

PLANNING AND ZONING COMMISSION MEETING

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

MINUTES - AUGUST 2, 2017

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

Members Present

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

Members Absent

Tom Krettler (Excused).

A quorum was present.

Administrative Personnel Present:

Jim Donahue, Senior Planner; Dan Ritter, Assistant Planner.

2. APPROVAL OF MINUTES:

Commissioner Ring moved, seconded by Commissioner Iozzo, to approve the June 21, 2017, meeting minutes. Voice Vote: 8 Ayes, 2 Abstain (Boxenbaum, Trieb), 1 Absent (Krettler). Motion Carried.

3. CHAIRMAN'S REPORT

Chairperson Combs stated Village Board requested review by the Planning, Building and Zoning Committee for the car wash at 2590 West Golf Road. At the next Village Board meeting, the car wash was approved. The corner side yard setback variation at 645 Northview Lane and the Ricky Rockets gas station were approved by the Village Board.

Chairperson Combs stated Commissioner Krettler has resigned.

4. NEW BUSINESS - PUBLIC HEARING - APPROVAL OF A REQUEST BY SHARON AND MICHAEL GAVRILOS FOR A 14 FOOT CORNER SIDE YARD SETBACK VARIATION FROM SECTION 9-3-3-C-2 TO ALLOW A 6 FOOT HIGH SOLID FENCE TO BE 1 FOOT FROM THE NORTHEASTERN PROPERTY LINE INSTEAD OF THE MINIMUM REQUIRED 15 FEET AT 3991 WHISPERING TRAILS DRIVE.

Commissioner Ring moved, seconded by Commissioner Henderson, to open the above hearing. Voice Vote: 10 Ayes, 1 Absent (Krettler). Motion Carried.

Chairperson Combs swore the petitioner in.

Michael Gavrilos (petitioner)

Michael Gavrilos presented an overview of the project.

Dan Ritter presented an overview of the staff report.

Commissioner Harner has concerns moving a 6 foot fence to the property line. Mr. Gavrilos stated their puppy could jump over a 4 foot fence and that is why a 6 foot fence is requested.

Commissioner Trieb asked will the fence abut with the ground or slightly off the ground. Mr. Gavrilos stated the fence will abut with the ground.

Commissioner Wehofer asked how many more square feet will be gained in the back yard with the fence going to the sidewalk. Mr. Gavrilos stated the area gained in the back yard is a good section (approximately 280 square feet). The fence is requested so Mr. Gavrilos' mother will have more area to walk privately in the back yard and the puppy will have more room to run around.

Commissioner Wehofer asked if this variation was denied, would you go with the 15 foot setback for the fence. Mr. Gavrilos stated he might apply for another variation for a 5 foot setback from the sidewalk.

Commissioner Henderson had no questions.

Commissioner Ring asked does the neighbor across the street at 4011 Whispering Trails Drive have a fence along the 12 foot high hedge. Mr. Gavrilos stated there is no fence. Commissioner Ring stated he does not mind the 6 foot high fence, but the setback is drastic and the petitioner is gaining approximately 700 square feet in the back yard, especially with the bushes being removed by his neighbor.

Commissioner Iozzo had no questions.

Commissioner Wilson had no questions.

Commissioner Boxenbaum asked if there is a fence on 2 sides of the yard. Mr. Gavrilos stated the fence to the south is the neighbor's fence which is falling apart and has sections missing. Mr. Gavrilos' 6 foot fence will replace that fence and he will help his neighbor take down the fence. The neighbors to the east like the fence and will be cutting down the bushes.

Vice Chairman Caramelli had no questions.

Chairperson Combs stated she does not like 6 foot fences that run along the property line and affect the property values of neighbors. Chairperson Combs suggested a 4 foot fence with bushes that run along it. Chairperson Combs stated she would have no problems with a 6 foot fence if it was pushed back substantially and does not like a 6 foot fence 1 foot from the property line.

Mr. Gavrilos asked if the request could be changed to a 5 foot setback from the property line. Chairperson Combs stated that would be up to the Commissioners whether to consider a 5 foot variation instead of the 1 foot variation.

Commissioner Boxenbaum asked is the petitioner allowed to have a 6 foot fence if he requested a 15 foot setback. Chairperson Combs stated yes.

Chairperson Combs polled the Commission to change the variation from 1 foot to 5 feet.

Commissioner Harner would prefer a 10 foot variation but might consider a 5 foot variation.

Commissioner Trieb would consider a 5 foot variation as a compromise.

Commissioner Henderson would be okay with a 5 foot variation.

Commissioner Wehofer is okay with a 5 foot variation.

Commissioner Ring prefers a 10 foot variation.

Commissioner Iozzo is okay with a 5 foot variation.

Commissioner Wilson is okay with a 5 foot variation.

Commissioner Boxenbaum prefers a 10 foot variation.

Vice Chairman Caramelli has no opinion for either variation.

Chairperson Combs asked the petitioner if he would like to amend his request for a 5 foot variation instead of the 1 foot variation. Mr. Gavrilos stated absolutely.

Mr. Ritter stated the petitioner's request would be for a 10 foot corner side yard setback variation for a 6 foot high solid fence to be 5 feet from the property line.

Commissioner Ring moved, seconded by Commissioner Henderson agree with Mr. Ritter's amended variation. Voice Vote 10 Ayes, 1 Absent (Krettler). Motion Carried.

Commissioner Ring moved, seconded by Commissioner Henderson, to close the hearing. Voice Vote: 10 Ayes, 1 Absent (Krettler). Motion Carried.

MOTION: Vice Chairman Caramelli moved (seconded by Commissioner Henderson) to approve a request by Sharon and Michael Gavrilos for a 10 foot corner side yard setback variation from Section 9-3-3-C-2 to allow a 6 foot high solid fence to be 5 feet from the northeastern property line instead of the minimum required 15 feet at 3991 Whispering Trails Drive.

Roll Call Vote:

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

Nay: Ring

Absent: Krettler

Motion Carried.

Mr. Ritter stated that this will go to the Village Board meeting on August 7, 2017.

4. NEW BUSINESS - PUBLIC HEARING - APPROVAL OF A REQUEST BY STONEGATE PROPERTIES, INC. (OWNER) TO CONSIDER A SPECIAL USE UNDER THE ZONING CODE TO PERMIT THE CONTINUED USE OF AN OUTDOOR PATIO AREA AND TENT AS PART OF AN EXISTING MULTI-PURPOSE CONFERENCE CENTER ON THE PROPERTY LOCATED AT 2401 WEST HIGGINS ROAD (THE STONEGATE CONFERENCE AND BANQUET CENTRE).

Commissioner Ring moved, seconded by Commissioner Henderson, to open the above hearing. Voice Vote: 10 Ayes, 1 Absent (Krettler). Motion Carried.

Mr. Ritter stated the petitioner is not present and stated it is up to the Commission whether to vote without the petitioner present or to continue this hearing. Mr. Ritter recommended continuing this hearing to the September 6, meeting.

Commissioner Ring moved, seconded by Commissioner Henderson, to continue the hearing. Voice Vote: 10 Ayes, 1 Absent (Krettler). Motion Carried.

MOTION: Vice Chairman Caramelli moved (seconded by Commissioner Ring) to continue a request by Poplar Creek L.L.C. (owner) and Stonegate Properties, Inc. (Applicant) to consider an extension of a special use amendment under Section 9-8-2-C-9 of the Zoning Code to allow retention of an outdoor patio on the west side of The Stonegate Conference and Banquet Centre building located at 2401 West Higgins Road, to the date of September 6, 2017.

Voice Vote: 10 Ayes, 1 Absent (Krettler). Motion Carried.

Commissioner Trieb stated there were some violations and the petitioner was to submit an update on compliance with the violations before or during this meeting. Did the Village receive anything from the petitioner. Mr. Ritter stated he has not received anything.

4. NEW BUSINESS - PUBLIC MEETING - APPROVAL OF A REQUEST BY SVAP HOFFMAN PLAZA, L.D. (OWNER) AND KIMLEY HORN AND ASSOCIATES (APPLICANT) TO CONSIDER A PRELIMINARY AND FINAL PLAT OF SUBDIVISION FOR HOFFMAN PLAZA LOCATED AT THE NORTHEAST CORNER OF HIGGINS ROAD AND ROSELLE ROAD.

Chairperson Combs swore the petitioners in.

Joe Mayer (Kimley-Horn)

Joe Mayer presented an overview of the project.

Jim Donahue presented an overview of the staff report.

Commissioner Boxenbaum had no questions.

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 Trieb had no questions.

Commissioner Harner had no questions.

Vice Chairman Caramelli had no questions.

Chairperson Combs had no questions.

Wayne Korecky, Apple Street. Mr. Korecky asked when the retention pond work will be done and if there will be a street in back of the Acorn Tire exiting onto Apple Street. Mr. Donahue stated the existing access on Apple Street at Higgins Road will remain. Mr. Donahue stated a sanitary line has to be moved for the retention pond and that Burlington has to be open in October, so they are hoping to have everything completed in the next 3 months.

Mr. Korecky stated Apple Street is a residential street, and if you are exiting from the Burlington store, the only way to exit Burlington would be to exit onto Roselle Road in the front of Jewel or go to the back where the Burger King was and exit either onto Higgins Road or north on Apple Street. Can a road be added that would exit onto Higgins Road and have a sign that there is no cut-thru traffic. Mr. Donahue stated the plans were approved by the Village Board and this hearing is to consider a plat which consolidates all the land. There will be no access onto Higgins Road at this point.

MOTION: Vice Chairman Caramelli moved (seconded by Commissioner Ring) to approve a request by SVAP Hoffman Plaza, L.D. (owner) and Kimley Horn and Associates (Applicant) to consider a preliminary and final plat of subdivision for Hoffman Plaza located at the northeast corner of Higgins Road and Roselle Road.

Roll Call Vote:

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

Nay: None

Absent: Krettler

Motion Carried.

Mr. Donahue stated that this will go to the Village Board meeting on August 7, 2017.

5. OLD BUSINESS - PUBLIC MEETING - APPROVAL OF A REQUEST BY VILLAGE OF HOFFMAN ESTATES (OWNER) TO CONSIDER PRELIMINARY AND FINAL PLAT OF RESUBDIVISION FOR THE PROPERTY LOCATED AT 75 AND 85 EAST GOLF ROAD (CONTINUED FROM JUNE 21, 2017, PZC MEETING).

Jim Donahue presented an overview of the staff report.

Commissioner Boxenbaum had no questions.

Commissioner Wilson had no questions.

Commissioner Iozzo had no questions.

Commissioner Ring had no questions.

Commissioner Henderson had no questions.

Commissioner Wehofer had no questions.

Commissioner Trieb had no questions.

Commissioner Harner had no questions.

Vice Chairman Caramelli had no questions.

Chairperson Combs asked what could be done with the sliver of land to the north of the cross access easement. Mr. Donahue stated that the land north of the access easement that goes across Lot 1 will consist of the landscape setback, parking, etc.

MOTION: Vice Chairman Caramelli moved (seconded by Commissioner Ring) to approve a request by Village of Hoffman Estates (owner) of a preliminary and final plat of resubdivision for the property located at 75 and 85 East Golf Road.

Roll Call Vote:

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

Nay: None

Absent: Krettler

Motion Carried.

Mr. Ritter stated that this will go to the Village Board meeting on August 7, 2017.

6. STAFF REPORT

Mr. Ritter stated the August 16 meeting is canceled. The next meeting will be September 6.

7. MOTION TO ADJOURN

Commissioner Ring moved, seconded by Commissioner Henderson, to adjourn the meeting at 7:58 p.m.
Voice Vote: 10 Ayes, 1 Absent (Krettler). Motion Carried.

Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant



Chairperson's Approval

9/6/17
Date Approved