

PLANNING AND ZONING COMMISSION MEETING

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

MINUTES - MAY 16, 2018

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

Members Present

Chairperson Combs	Sohita Patel
Vice Chairman Caramelli	Greg Ring
Adam Bauske	Nancy Trieb
Lon Harner	Denise Wilson
Myrene Iozzo	

Members Absent

Sharron Boxenbaum, Lenard Henderson (All Excused).

A quorum was present.

Administrative Personnel Present:

Jim Donahue, Senior Planner; Parth Joshi, Development Services Technician.

2. APPROVAL OF MINUTES:

Commissioner Ring moved, seconded by Commissioner Harner, to approve the May 2, 2018, meeting minutes. Voice Vote: 6 Ayes, 3 Abstain (Harner, Iozzo, Trieb), 2 Absent (Boxenbaum, Henderson). Motion Carried.

3. CHAIRMAN'S REPORT

Chairperson Combs stated the preliminary concept plan for a mixed-use project ("City Works") was unanimously approved by the Village Board.

4. OLD BUSINESS

None.

5.A. NEW BUSINESS - PUBLIC HEARING - REQUEST BY MICHAEL LOTOWSKI (OWNER) AND ANNA URBANOWICZ (APPLICANT) FOR A 2' HEIGHT VARIATION FROM SECTION 9-3-6-B-1 OF THE ZONING CODE TO ALLOW A SHED TO BE 14' HIGH INSTEAD OF THE MAXIMUM 12' HIGH AT 1580 EDGEFIELD LANE.

5.B. NEW BUSINESS - PUBLIC HEARING - REQUEST BY MICHAEL LOTOWSKI (OWNER) AND ANNA URBANOWICZ (APPLICANT) FOR A 3' SIDE YARD SETBACK VARIATION FROM SECTION 9-3-6-D OF THE ZONING CODE TO PERMIT A 0' SIDE YARD SETBACK INSTEAD OF THE MINIMUM 3' SIDE YARD SETBACK FOR A STORAGE SHED AT 1580 EDGEFIELD LANE.

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

Chairperson Combs swore the petitioner in.

Michael Lotowski (owner of the property)

Michael Lotowski presented an overview of the property.

Parth Joshi presented an overview of the staff report.

Commissioner Patel stated that the petitioner has submitted four statement of awareness from the neighbors. The neighbors do not object to the shed and the utility companies are okay with the shed. Commissioner Patel asked if the height of the shed is within the height limit of the Zoning Code. Mr. Joshi stated the maximum height, per the Zoning Code, is 12 feet from the ridge of the roof to the bottom. The height of the existing shed is 14 feet.

Commissioner Harner asked why the petitioner took so long to request the shed variance. Mr. Lotowski stated he has no explanation.

Commissioner Trieb asked about the procedure after a permit is applied for, what is the follow-up, fees. Mr. Joshi stated that it is the homeowner's responsibility to call for a final inspection once the work has been completed. The Village does not charge any fee for not following up. Commissioner Trieb suggested to work around the shed to make alterations to be in code compliance.

Commissioner Ring stated that the Village should be more clear on the follow up process and it is our mistake on this permit to not follow up. Commissioner Ring stated that the shed came out great and complimented Mr. Lotowski on the work. Commissioner Ring asked about a possible walkway structure on the plat of survey which encroaches the neighbor's property and why that was not caught during the inspection. Mr. Donahue stated that the inspection was for the shed and that is what the inspector is looking at. The Village does not require a permit for brick paver work.

Commissioner Ring reminded Mr. Lotowski that he might have to relocate the shed in the future if utility companies require work to be done in their easement.

Commissioner Iozzo had no questions.

Commissioner Wilson had no questions.

Commissioner Bauske asked if a new neighbor moves in to the house south of the property, would the petitioner be required to remove the shed. Mr. Joshi stated no, however it will create visual clutter if the neighbor puts up a fence right on their property line. Commissioner Bauske asked why is there no condition added in regards to the visual aesthetics which will be impacted if a new neighbor moves in. Mr. Donahue stated that this variation is for the approval of the setback. Therefore, if the setback variation is approved, then there is no need for a condition.

Vice Chairman Caramelli had no questions.

Chairperson Combs asked if the neighbor has seen the plat of survey to which Mr. Lotowski stated no. Chairperson Combs stated there are many issues with this shed which impacts the neighbor's property and it could eventually lead to a legal problem.

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

MOTION A: Vice Chairman Caramelli (seconded by Commissioner Iozzo) to approve a request by Michael Lotowski (owner) and Anna Urbanowicz (applicant) for a 2' height variation from Section 9-3-6-B-1 of the Zoning Code to allow a shed to be 14' high instead of the maximum 12' high at 1580 Edgefield Lane, with the recommended condition in the staff report.

Roll Call Vote:

Aye: Harner, Iozzo, Ring, Wilson, Vice Chairman Caramelli

Nay: Bauske, Patel, Trieb, Chairperson Combs

Absent: Boxenbaum, Henderson

Motion Carried.

MOTION B: Vice Chairman Caramelli (seconded by Commissioner Harner) to approve a request by Michael Lotowski (owner) and Anna Urbanowicz (applicant) for a 3' side yard setback variation from Section 9-3-6-D of the Zoning Code to permit a 0' side yard setback instead of the minimum 3' side yard setback for a storage shed at 1580 Edgefield Lane, with the recommended condition in the staff report.

Roll Call Vote:

Aye: Iozzo, Wilson

Nay: Bauske, Harner, Patel, Ring, Trieb, Vice Chairman Caramelli, Chairperson Combs

Absent: Boxenbaum, Henderson

Motion Failed.

Mr. Joshi stated that this will go to the Village Board meeting on June 4, 2018.

6. STAFF REPORT

Mr. Joshi stated there will be Planning & Zoning Commission training on June 6 at 7:00 pm, so there is no meeting on June 6.

7. MOTION TO ADJOURN

Commissioner Ring moved, seconded by Commissioner Wilson, to adjourn the meeting at 7:28 p.m. Voice Vote: 9 Ayes, 2 Absent (Boxenbaum, Henderson). Motion Carried.

Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant



Chairperson's Approval



Date Approved