

PLANNING AND ZONING COMMISSION MEETING

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

MINUTES - JUNE 20, 2018

1. CALL TO ORDER: 7:02 P.M.

Members Present

Chairperson Combs	Lenard Henderson
Vice Chairman Caramelli	Myrene Iozzo
Adam Bauske	Greg Ring
Lon Harner	Nancy Trieb

Members Absent

Sohita Patel, Denise Wilson (Excused). Sharron Boxenbaum (Unexcused).

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 Henderson, to approve the June 6, 2018, meeting minutes. Voice Vote: 8 Ayes, 3 Absent (Boxenbaum, Patel, Wilson). Motion Carried.

3. CHAIRMAN'S REPORT

Chairperson Combs stated the Village Board granted an extension to move/relocate the shed at 1580 Edgefield Lane.

4. OLD BUSINESS

None.

5. NEW BUSINESS - PUBLIC HEARING - REQUEST BY JAMES NELSON (OWNER) FOR A 1.9 FOOT SETBACK VARIATION FROM SECTION 9-3-6-H OF THE ZONING CODE TO PERMIT A 5.1 FOOT SETBACK INSTEAD OF THE MINIMUM 7 FEET FOR A DETACHED GARAGE AT 595 GERONIMO STREET.

Commissioner Ring moved, seconded by Commissioner Henderson, to open the above hearing. Voice Vote: 8 Ayes, 3 Absent (Boxenbaum, Patel, Wilson). Motion Carried.

Chairperson Combs swore the petitioner in.

James Nelson (petitioner)

James Nelson presented an overview of the project.

Parth Joshi presented an overview of the staff report.

Commissioner Bauske asked the main reason for the 7 foot setback is for fire and life safety issues to which Mr. Joshi stated yes. Commissioner Bauske asked if the 1 hour fire rated walls would make up the difference for the variation. Mr. Joshi confirmed the west and front wall of the garage will have to be 1 hour fire rated walls to satisfy building codes.

Commissioner Bauske stated one of the diagram shows that there is a tight turn around for both the cars to be inside the garage so architecturally were there any other ideas considered for more space? The petitioner stated that the garage door would be the standard 18 foot so parking the second car in the garage will not be an issue.

Commissioner Bauske asked if similar variations have been approved in the past before to which Mr. Joshi stated yes.

Commissioner Iozzo had no questions.

Commissioner Ring asked how the new curb cuts involved in the proposed driveway and removal of the old driveway be handled. Mr. Joshi stated the new driveway, along with new curb cuts and removal of the old driveway, will be addressed in the building permit application process.

Commissioner Ring stated by changing the driveway access, does the house address change to which Chairperson Combs stated no the address will remain the same.

Commissioner Harner had no questions.

Commissioner Trieb had no questions.

Commissioner Henderson had no questions.

Vice Chairman Caramelli had no questions.

Chairperson Combs stated about a tree in the neighbor's yard which overhangs in the petitioner's rear yard and asked if the neighbor is okay with cutting the tree for the garage. Mr. Nelson stated he has talked with the neighbor and they are fine with me cutting the tree.

Chairperson Combs asked the petitioner if they agree with the conditions of approval in the staff report. Mr. Nelson stated yes.

Commissioner Ring moved, seconded by Commissioner Henderson, to close the above hearing. Voice Vote: 8 Ayes, 3 Absent (Boxenbaum, Patel, Wilson). Motion Carried.

MOTION: Vice Chairman Caramelli (seconded by Commissioner Ring) to approve a request by James Nelson (owner) for a 1.9 foot setback variation from Section 9-3-6-H of the Zoning Code to permit a 5.1 foot setback instead of the minimum 7 feet for a detached garage at 595 Geronimo Street, with the recommended conditions in the staff report.

Roll Call Vote:

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

Nay: None

Absent: Boxenbaum, Patel, Wilson

Motion Carried.

Mr. Joshi stated that this will go to the Village Board meeting on July 2, 2018.

5. NEW BUSINESS - PUBLIC HEARING - REQUEST BY BUTERA PROPERTY, LLC (OWNER) AND MEI TONG MASSAGE, LTD D/B/A HAPPY FOOT (APPLICANT) FOR A SPECIAL USE UNDER SECTION 9-8-2-C-9 TO PERMIT A FOOT MASSAGE BUSINESS ON THE PROPERTY LOCATED AT 1007 WEST GOLF ROAD IN THE HOFFMAN CENTER SHOPPING PLAZA.

Commissioner Ring moved, seconded by Commissioner Henderson, to open the above hearing. Voice Vote: 8 Ayes, 3 Absent (Boxenbaum, Patel, Wilson). Motion Carried.

Chairperson Combs swore the petitioner in.

Anna Chu (petitioner) representing on behalf of Mei Tong Massage, LTD.
Al Presco (Butera Management)

Anna Chu presented an overview of the project.

Parth Joshi presented an overview of the staff report.

Commissioner Harner asked are there going to be 10-15 customer per hour or all day. Ms. Chu stated most of our customers will be scheduled by appointment so we anticipate 10-15 customer per day. Mr. Joshi also stated that the worst case scenario is 10-15 customers at any given time which is not likely to happen.

Commissioner Trieb asked if the petitioner has any other locations where they are providing the proposed business. Ms. Chu stated no but the owner of the proposed business is currently on contract work at a different foot massage business and is planning on opening their own business because they have over 10 years of experience.

Commissioner Trieb asked what made the owner of the business to choose to locate their business in Hoffman Estates. Ms. Chu stated the owner lives around the area and is currently working in Schaumburg so locating a business in the area is a good business opportunity.

Commissioner Trieb commented that there are other massage business places around the area so expect some competition.

Commissioner Henderson asked where the manager sits in the store because there is no office on the floor plans. Ms. Chu stated we do not have an office and the manager will work around the sales floor supervising other employees at all the times.

Commissioner Ring had no questions.

Commissioner Iozzo asked how many therapists you will have for the business. Ms. Chu stated 3-4 massage therapists. Commissioner Iozzo asked if the therapists are required to have a state license. Ms. Chu stated the state does not require massage therapists to be licensed.

Commissioner Bauske had no questions.

Vice Chairman Caramelli asked what type of business was being operated in the store before. Mr. Presco stated the store prior to this was a photography studio and before that it was a chiropractor office.

Chairperson Combs stated to have the petitioner get an owner sign authorization letter stating that they are okay with the petitioner representing them before this goes in front of the Village Board meeting.

Chairperson Combs asked the petitioner if they agree with the conditions of approval in the staff report. Ms. Chu stated yes.

Commissioner Ring moved, seconded by Commissioner Henderson, to close the above hearing. Voice Vote: 8 Ayes, 3 Absent (Boxenbaum, Patel, Wilson). Motion Carried.

MOTION: Vice Chairman Caramelli (seconded by Commissioner Ring) to approve a request by Butera Property, LLC (owner) and Mei Tong Massage, LTD d/b/a Happy Foot (applicant) for a special use under Section 9-8-2-C-9 to permit a foot massage business on the property located at 1007 West Golf Road in the Hoffman Center Shopping Plaza, with the recommended conditions in the staff report.

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

Mr. Joshi stated that this will go to the Village Board meeting on July 2, 2018.

5. NEW BUSINESS - PUBLIC HEARING - REQUEST BY TOWNSHIP OF SCHAUMBURG (OWNER) TO CONSIDER A SPECIAL USE UNDER THE ZONING CODE SECTION 9-3-8-L-8 TO PERMIT A GOVERNMENTAL COMMUNITY INFORMATION SIGN, INCLUDING AN ELECTRONIC MESSAGE CENTER, ON THE PROPERTY LOCATED AT 1 ILLINOIS BOULEVARD. (TO BE CONTINUED TO JUNE 27, 2018, PZC MEETING)

Chairperson Combs continued the hearing for the next Commission meeting on June 27, 2018.

6. STAFF REPORT

Mr. Joshi stated there will be Planning & Zoning Commission meeting on June 27.

7. MOTION TO ADJOURN

Commissioner Ring moved, seconded by Commissioner Henderson, to adjourn the meeting at 7:35 p.m.
Voice Vote: 8 Ayes, 3 Absent (Boxenbaum, Patel, Wilson). Motion Carried.

Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant



Chairperson's Approval



Date Approved