

PLANNING AND ZONING COMMISSION MEETING

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

MINUTES - OCTOBER 3, 2018

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

Members Present

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

Members Absent

Adam Bauske, Sharron Boxenbaum (All Excused).

A quorum was present.

Administrative Personnel Present:

Jim Donahue, Senior Planner; Mo Khan, Associate Planner; Parth Joshi, Development Services Technician; Kala Kuttenberg, Rental Program & Property Maintenance Supervisor.

2. APPROVAL OF MINUTES:

Commissioner Ring moved, seconded by Commissioner Henderson, to approve the September 5, 2018, meeting minutes. Voice Vote: 7 Ayes, 2 Abstain (Chairperson Combs, Ring), 2 Absent (Bauske, Boxenbaum). Motion Carried.

3. CHAIRMAN'S REPORT

Chairperson Combs stated that the preliminary and final site plan and preliminary and final plat of subdivision, preliminary and final site plan (Phase 1) and plat of dedication, and Master Sign Plan Amendment dated 9/5/18 for the Huntington 90 property were approved by the Village Board.

4. OLD BUSINESS

None.

5. NEW BUSINESS - PUBLIC HEARING - REQUEST BY JOHN REBMANN (OWNER) FOR A VARIATION FROM SECTION 9-3-6-K-1 TO ALLOW FOR A GARAGE THAT IS APPROXIMATELY 206 SQUARE FEET, VERSUS THE MINIMUM 440 SQUARE FEET REQUIRED, AT THE PROPERTY LOCATED AT 645 MORTION STREET.

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

Chairperson Combs swore the petitioner in.

John Rebmann (owner)

John Rebmann presented an overview of the project.

Mo Khan presented an overview of the staff report.

Commissioner Wilson had no questions.

Commissioner Iozzo had no questions.

Commissioner Ring had no questions.

Commissioner Henderson had no questions.

Commissioner Trieb asked about the tampering with his motorcycles. Mr. Rebmann stated someone knocked over his motorcycle, which has happened 2-3 times over the 10 years he has lived there.

Commissioner Harner asked if the petitioner has considered building a garage in the back of the home, like other neighbors in the area. Mr. Rebmann stated because of the expense and the backyard is not evenly graded which causes flooding, this would not be feasible.

Commissioner Patel had no questions.

Vice Chairman Caramelli asked what type of enclosure will be used to surround the existing garage. Mr. Rebmann stated a frame studded wall and a garage door for the one side.

Chairperson Combs said it is her understanding that the petitioner has already done this work. Mr. Rebmann stated yes. All he did was build a partition wall and no structure was changed, and he assumed no permit was needed. Mr. Rebmann stated if approved, staff stated he will need to get a permit, and stated he has no problem with that.

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

MOTION: Vice Chairman Caramelli moved (seconded by Commissioner Ring) to approve a request by John Rebmann (owner) for a variation to Section 9-3-6-K-1 to allow for a garage that is approximately 206 square feet, versus the minimum 440 square feet required, at the property located at 645 Morton Street, with the recommended conditions in the staff report.

Roll Call Vote:

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

Nay: None

Absent: Bauske, Boxenbaum

Motion Carried.

Mr. Joshi stated that this will go to the Village Board meeting on October 15, 2018.

5. NEW BUSINESS - PUBLIC MEETING - REQUEST BY TOWNSHIP OF SCHAUMBURG AND HOFFMAN ESTATES PARK DISTRICT (OWNERS) TO CONSIDER A PRELIMINARY AND FINAL PLAT OF RESUBDIVISION FOR SCHAUMBURG TOWNSHIP PROPERTY LOCATED AT 1 ILLINOIS BOULEVARD.

Chairperson Combs swore the petitioner in.

Todd Abrams (W-T Group)

Todd Abrams presented an overview of the project.

Jim Donahue presented an overview of the staff report.

Commissioner Patel had no questions

Commissioner Harner had no questions.

Commissioner Trieb had no questions.

Commissioner Henderson asked where the kids playground been relocated to. Mr. Abrams stated the playground is in the far northwest corner and will remain as is.

Commissioner Ring asked if per the plat of survey, the Park District is retaining a portion of Lot 2, but just allocating a portion of Lot 2 for the Township. Mr. Abrams stated that is correct.

Commissioner Iozzo had no questions.

Commissioner Wilson had no questions.

Vice Chairman Caramelli had no questions.

Chairperson Combs had no questions.

Sue Ratio, 100 Illinois Boulevard. Ms. Ratio asked has there been changes to the plans since the last meeting she has attended. Mr. Abrams stated the plan is the same that was presented at previous public meetings. Ms. Ratio had a question concerning the October 8, meeting. Chairperson Combs stated the October 8, meeting is a Committee meeting, which is made up of the Board of Trustees. They will discuss the parking lot improvements at that time. The October 15, meeting is when the Village Board will vote on the recommendations.

Jodie Mitchell, 345 Illinois Boulevard. Ms. Mitchell stated she has paperwork to distribute. Chairperson Combs stated if the paperwork has to do with the parking lot expansion improvements, that it should be given to the Committee for October 8 meeting. Ms. Mitchell distributed the paperwork to the Commission. Mr. Donahue stated that the paperwork concerned the subdivision and mainly building the parking lot and services offered at the Township.

MOTION: Vice Chairman Caramelli moved (seconded by Commissioner Ring) to approve a request by Township of Schaumburg and Hoffman Estates Park District (owners) to consider a preliminary and final plat of resubdivision for Schaumburg Township property located at 1 Illinois Boulevard.

Roll Call Vote:

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

Nay: None

Absent: Bauske, Boxenbaum

Motion Carried.

Mr. Joshi stated that this will go to the Village Board meeting on October 15, 2018.

6. STAFF REPORT

Mr. Joshi stated the meeting for October 17, is cancelled. The next scheduled meeting is November 7.

7. MOTION TO ADJOURN

Commissioner Ring moved, seconded by Commissioner Henderson, to adjourn the meeting at 7:24 p.m.

Voice Vote: 9 Ayes, 2 Absent (Bauske, Boxenbaum). Motion Carried.

Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant.



Chairperson's Approval



Date Approved