

PLANNING AND ZONING COMMISSION MEETING

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

MINUTES - MAY 1, 2019

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

Members Present

Chairperson Combs	Lenard Henderson
Adam Bauske	Myrene Iozzo
Tom Burnitz	Sohita Patel
Lon Harner	

Members Absent

Minerva Milford, Nancy Trieb, Denise Wilson, Vice Chairman Ring (All Excused).

A quorum was present.

Administrative Personnel Present:

Mo Khan, Associate Planner; Parth Joshi, Development Services Technician.

2. APPROVAL OF MINUTES:

Commissioner Henderson moved, seconded by Commissioner Iozzo, to approve the April 17, 2019, meeting minutes. Voice Vote: 7 Ayes, 4 Abstain (Chairperson Combs, Burnitz, Henderson, Wilson). Motion Carried.

3. CHAIRMAN'S REPORT

Chairperson Combs stated there is no Chairman's Report.

4. OLD BUSINESS - PUBLIC HEARING - APPROVAL OF A REQUEST BY THE VILLAGE OF HOFFMAN ESTATES TO CONSIDER TEXT AMENDMENTS TO SECTION 9-2-1 AND CHAPTER 9 OF THE MUNICIPAL CODE (ZONING CODE). (Continued from March 20, April 3, and April 17, 2019)

Commissioner Henderson moved, seconded by Commissioner Iozzo, to continue the above hearing to May 15, 2019. Voice Vote: 7 Ayes, 4 Absent (Milford, Trieb, Wilson, Vice Chairman Ring). Motion Carried.

5. NEW BUSINESS - PUBLIC MEETING - APPROVAL OF A REQUEST BY HIGGINS & GOLF, LTD. (OWNER) AND SCOTT KOZAK (APPLICANT) FOR A SITE PLAN AMENDMENT FOR THE PROPERTY LOCATED AT 1000 WEST GOLF ROAD.

Chairperson Combs swore the petitioner in.

Scott Kozak (TMA Infinity Corp.)

Scott Kozak presented an overview of the project.

Mo Khan presented an overview of the staff report.

Commissioner Burnitz asked about the new dealership to the east and what will it be known as. Mr. Kozak stated the manufacturer is requiring the dealer be renamed to Jaguar/Land Rover of Schaumburg.

Commissioner Patel asked if the number of handicap spaces are being increased. Mr. Kozak stated there is an existing handicap parking space in the front and there is also a handicap parking space on the west side of the building. Mr. Khan stated there are two handicap parking spaces per Village and State codes and the petitioner will be rebuilding one of the handicap parking spaces which is in front of the building.

Commissioner Patel asked about the access road to the new Land Rover dealership to the east and if it will be one way or two way traffic. Mr. Kozak stated the access drive will be two way, given the required 24 foot width is provided.

Commissioner Harner had no questions.

Commissioner Henderson asked if staff received any complaints about the proposed parking lot development. Mr. Khan stated staff received no objections for the proposed project.

Commissioner Iozzo had no questions.

Commissioner Bauske asked if the access road to Golf Road will still be accessible from the Barrington Orthopedics building in the back. Mr. Kozak stated yes.

Chairperson Combs stated on the east side, there are 4 trees being removed, but there are only 3 new trees being installed. On the west side, the application states existing dead trees to be removed, but there are no replacement trees. Mr. Kozak stated there is 1 existing dead tree, which is included in the number of new trees that will be installed. Mr. Kozak stated there are 5 new trees to be installed on the west side. Mr. Khan showed Chairperson Combs the trees to be removed and replaced. Mr. Kozak stated there are 3 dead trees which they are going to replace. Chairperson Combs stated the drawings need to be changed to indicate the 3 dead trees will be replaced. Mr. Kozak agreed. Mr. Khan stated the petitioner will be removing 7 trees and replacing with new 7 trees, which may not be in the same location.

Chairperson Combs asked about the shrubs. Mr. Kozak stated there are shrubs to be installed as part of the new landscaping on the southeast corner. Chairperson Combs stated it is required that the petitioner give the Commission pictures for landscaping and it should be included the Village Board packet.

Chairperson Combs asked the petitioner if he agrees with the conditions of approval in the staff report. Mr. Kozak stated yes.

MOTION: Commissioner Harner moved (seconded by Commissioner Henderson) to approve a request by Higgins & Golf, Ltd. (owner) for a site plan amendment for the property located at 1000 West Golf Road, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Bauske, Burnitz, Harner, Henderson, Iozzo, Patel, Chairperson Combs

Nay: None

Absent: Milford, Trieb, Wilson, Vice Chairman Ring

Motion Carried.

Mr. Joshi stated that this will go to the Village Board meeting on May 6, 2019.

6. STAFF REPORT

Mr. Joshi stated the next meeting is May 15, with the redline version of the Zoning Code for possible review. There are also three residential variations - fence, room addition, screen porch and deck.

7. MOTION TO ADJOURN

Commissioner Henderson moved, seconded by Commissioner Iozzo, to adjourn the meeting at 7:23 p.m. Voice Vote: 7 Ayes, 4 Absent (Milford, Trieb, Wilson, Vice Chairman Ring). Motion Carried.

Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant.



Chairperson's Approval



Date Approved