

PLANNING AND ZONING COMMISSION MEETING

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

MINUTES - MAY 15, 2019

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

Members Present

Chairperson Combs	Myrene Iozzo
Vice Chairman Ring	Minerva Milford
Adam Bauske	Sohita Patel
Tom Burnitz	Nancy Trieb
Lon Harner	Denise Wilson
Lenard Henderson	

Members Absent

None.

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 May 1, 2019, meeting minutes. Voice Vote: 7 Ayes, 4 Abstain (Vice Chairman Ring, Milford, Trieb, Wilson). Motion Carried.

3. CHAIRMAN'S REPORT

Chairperson Combs stated the special use permit for Wuebker Fitness Hoffman Estates at 2567 West Golf Road, Master Sign Plan amendment for the Saddle Room at 2559 Pratum Avenue, special use permit for a vehicle storage lot at 1260 West Higgins Road, and a site plan amendment for 1000 West Golf Road were approved by the Village Board.

Chairman Combs stated on Monday, May 13, there was a courtesy review at the Planning, Building and Zoning Committee meeting for a business subdivision located on the ±53 acres of vacant land on the north side of Lakewood Boulevard, approximately 1,300 feet east of Barrington Road.

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, April 17, and May 1, 2019)

Vice Chairman Ring moved, seconded by Commissioner Henderson, to continue the above hearing to June 19, 2019. Voice Vote: 11 Ayes. Motion Carried.

5. NEW BUSINESS - PUBLIC HEARING - APPROVAL OF A REQUEST BY STEVEN ANDERSON (OWNER) FOR A FIVE FOOT CORNER SIDE YARD SETBACK VARIATION FROM SECTION 9-3-3-C-2-b TO ALLOW A FIVE FOOT HIGH SOLID FENCE TO BE ZERO FEET FROM THE SOUTHERN PROPERTY LINE INSTEAD OF THE MINIMUM REQUIRED FIVE FEET AT 4401 WILDWOOD COURT.

Commissioner Wilson moved, seconded by Commissioner Henderson, to open the above hearing. Voice Vote: 11 Ayes. Motion Carried.

Chairperson Combs swore the petitioner in.

Steven Anderson presented an overview of the project.

Parth Joshi presented an overview of the staff report.

Commissioner Milford had no questions.

Commissioner Bauske asked if the bushes would have to be removed if there was a 5 foot setback for the fence. Mr. Anderson stated yes.

Commissioner Wilson had no questions.

Commissioner Iozzo had no questions.

Commissioner Henderson had no questions.

Commissioner Trieb had no questions.

Commissioner Harner had no questions.

Commissioner Patel had no questions.

Commissioner Burnitz asked if the existing fence would be a total remove and replace or just a repair. Mr. Anderson stated the existing fence will be removed and replaced with a privacy fence.

Vice Chairman Ring had no questions.

Chairperson Combs stated for clarification, the new fence will be a solid fence, replacing the existing board-on-board fence on the Westbury side. Mr. Anderson stated the new fence will probably be a board-on-board. Mr. Khan stated the code does not state a difference between a solid fence or a board-on-board fence.

Commissioner Wilson moved, seconded by Commissioner Henderson, to close the above hearing. Voice Vote: 11 Ayes. Motion Carried.

MOTION: Vice Chairman Ring moved (seconded by Commissioner Wilson) to approve a request by Steven Anderson (owner) for a five foot corner side yard setback variation from Section 9-3-3-C-2-b to allow a five foot high solid fence to be zero feet from the southern property line instead of the minimum required five feet at 4401 Wildwood Court.

Roll Call Vote:

Aye: Bauske, Burnitz, Harner, Henderson, Iozzo, Milford, Patel, Trieb, Wilson, Vice Chairman Ring, Chairperson Combs

Nay: None

Absent: None

Motion Carried.

Chairperson Combs wants it noted that her vote of aye was because the existing fence already is in the location of the new fence and has been for over 20 years.

Mr. Joshi stated that this will go to the Village Board meeting on June 3, 2019.

5. NEW BUSINESS - PUBLIC HEARING - APPROVAL OF A REQUEST BY JERRY WATTRON (OWNER) AND THOMAS BUCKLEY (APPLICANT) FOR A FIVE FOOT SIDE YARD SETBACK VARIATION FROM SECTION 9-5-3-D-5 OF THE ZONING CODE TO PERMIT A FIVE FOOT SETBACK INSTEAD OF THE MINIMUM TEN FOOT FOR AN EXISTING SINGLE-FAMILY HOME AND PROPOSED ADDITION AT 445 WESTVIEW STREET.

Commissioner Wilson moved, seconded by Commissioner Henderson, to open the above hearing. Voice Vote: 11 Ayes. Motion Carried.

Chairperson Combs swore the petitioner in.

Thomas Buckley presented an overview of the project.

Parth Joshi presented an overview of the staff report.

Commissioner Burnitz had no questions.

Commissioner Patel had no questions.

Commissioner Harner had no questions.

Commissioner Trieb had no questions.

Commissioner Henderson had no questions.

Commissioner Iozzo had no questions.

Commissioner Wilson had no questions.

Commissioner Bauske asked is there a fence on the north side of the house. Mr. Joshi stated yes, there is privacy fence around the lot. Commissioner Bauske asked if the neighbor had any objections to the variance. Mr. Joshi stated there have been no complaints.

Commissioner Milford had no questions.

Vice Chairman Ring stated the plat of survey shows a garage that does not match the site plan. Was the garage not built not to code. Mr. Joshi stated the homeowner received a variation to expand the garage.

Chairperson Combs asked if the same exterior material will be used on the house addition. Mr. Buckley stated yes.

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

Commissioner Wilson moved, seconded by Commissioner Henderson, to close the above hearing. Voice Vote: 11 Ayes. Motion Carried.

MOTION: Vice Chairman Ring moved (seconded by Commissioner Wilson) to approve a request by Jerry Watron (owner) and Thomas Buckley (applicant) for a five foot side yard setback variation from Section 9-5-3-D-5 of the Zoning Code to permit a five foot setback instead of the minimum ten foot for an existing single-family home and proposed addition at 445 Westview Street, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Bauske, Burnitz, Harner, Henderson, Iozzo, Milford, Patel, Trieb, Wilson, Vice Chairman Ring, Chairperson Combs

Nay: None

Absent: None

Motion Carried.

Mr. Joshi stated that this will go to the Village Board meeting on June 3, 2019.

5. NEW BUSINESS - PUBLIC HEARING - (A) APPROVAL OF A REQUEST BY LIONEL AND DORIS HARNER (OWNER) AND THOMAS BUCKLEY (APPLICANT) FOR A 2.56 FOOT REAR YARD SETBACK VARIATION FROM SECTION 9-5-3-D-6 OF THE ZONING CODE TO PERMIT A SCREEN PORCH (ADDITION) TO BE SETBACK 17.44 FEET INSTEAD OF THE MINIMUM 20 FEET SETBACK ON THE PROPERTY LOCATED AT 1647 BUR OAK DRIVE, AND (B) REQUEST BY LIONEL AND DORIS HARNER (OWNER) AND THOMAS BUCKLEY (APPLICANT) FOR A TWO FOOT REAR YARD SETBACK VARIATION FROM SECTION 9-3-6-E-1 OF THE ZONING CODE TO PERMIT A 12 FOOT SETBACK INSTEAD OF THE MINIMUM 20 FOOT SETBACK FOR AN ATTACHED DECK THAT IS HIGHER THAN 5 FEET FROM GRADE ON THE PROPERTY LOCATED AT 1647 BUR OAK DRIVE.

Commissioner Wilson moved, seconded by Commissioner Henderson, to open the above hearing. Voice Vote: 10 Ayes, 1 Abstain (Harner). Motion Carried.

Commissioner Harner stated he needs to recuse himself from his hearing. Mr. Khan requested Commissioner Harner remove himself from the dais and join the audience.

Chairperson Combs swore the petitioner in.

Thomas Buckley presented an overview of the project.

Parth Joshi presented an overview of the staff report.

Commissioner Milford had no questions.

Commissioner Bauske had no questions.

Commissioner Wilson had no questions.

Chairperson Combs swore Lon Harner in.

Commissioner Iozzo asked if there is a homeowners association for Devonshire Woods subdivision. Mr. Harner stated yes and he has received permission from the HOA.

Commissioner Henderson had no questions.

Commissioner Trieb had no questions.

Commissioner Patel had no questions.

Commissioner Burnitz had no questions.

Vice Chairman Ring had no questions.

Chairperson Combs asked the petitioner if he agrees with the conditions of approval in the staff report. Mr. Buckley stated yes. Chairperson Combs wished it to be noted that she would have objected to the variance if there were homes to the rear of the property.

Commissioner Wilson moved, seconded by Commissioner Henderson, to close the above hearing. Voice Vote: 10 Ayes, 1 Abstain (Harner). Motion Carried.

MOTION A: Vice Chairman Ring moved (seconded by Commissioner Henderson) to approve a request by Lionel and Doris Harner (owner) and Thomas Buckley (applicant) for a 2.56 foot rear yard setback variation from Section 9-5-3-D-6 of the Zoning Code to permit a screen porch (addition) to be setback 17.44 feet instead of the minimum 20 foot setback on the property located at 1647 Bur Oak Drive, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Bauske, Burnitz, Henderson, Iozzo, Milford, Patel, Trieb, Wilson, Vice Chairman Ring, Chairperson Combs

Nay: None

Abstain: Harner

Absent: None
Motion Carried.

MOTION B: Vice Chairman Ring moved (seconded by Commissioner Henderson) to approve a request by Lionel and Doris Harner (owner) and Thomas Buckley (applicant) for a 2 foot rear yard setback variation from Section 9-3-6-E-1 of the Zoning Code to permit a 12 foot setback instead of the minimum 20 foot setback for an attached deck that is higher than 5 feet from grade on the property located at 1647 Bur Oak Drive, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Bauske, Burnitz, Henderson, Iozzo, Milford, Patel, Trieb, Wilson, Vice Chairman Ring, Chairperson Combs

Nay: None

Abstain: Harner

Absent: None

Motion Carried.

Mr. Joshi stated that this will go to the Village Board meeting on June 3, 2019.

6. STAFF REPORT

Mr. Joshi stated the next meeting is June 5, with five items on the agenda (fence variation, special use, 2 site plan amendments, and 1 plat of subdivision).

Chairperson Combs asked when is the business subdivision north of Lakewood Boulevard coming to the Commission? Mr. Khan stated staff is waiting on the full site plan submittal.

7. MOTION TO ADJOURN

Commissioner Wilson moved, seconded by Commissioner Henderson, to adjourn the meeting at 7:41 p.m.
Voice Vote: 11 Ayes. Motion Carried.

Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant.



Chairperson's Approval



Date Approved