

PLANNING AND ZONING COMMISSION MEETING

VILLAGE OF HOFFMAN ESTATES
COUNCIL CHAMBERS
1900 HASSELL ROAD
HOFFMAN ESTATES, IL 60169
JANUARY 15, 2020

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

Members Present

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

Members Absent

Minerva Milford, Denise Wilson (Excused).

A quorum was present.

Administrative Personnel Present:

Kevin Anderson, Associate Planner; Parth Joshi, Development Services Technician.

2. APPROVAL OF MINUTES

Vice Chairman Ring moved, seconded by Commissioner Henderson, to approve the December 18, 2019, meeting minutes. Voice Vote: 8 Ayes, 1 Abstain (Trieb), 2 Absent (Milford, Wilson). Motion Carried.

3. CHAIRMAN'S REPORT

Chairperson Combs stated the variation for a garage that is approximately 293 square feet, versus the minimum 440 square feet required, at 335 Glendale Lane; and the special use and preliminary and final site plan for an automobile service station at 2250 Higgins Road; were approved by the Village Board.

4. OLD BUSINESS

None.

5. NEW BUSINESS - PUBLIC HEARING - APPROVAL OF A REQUEST BY W-T PROPERTIES, LLC (OWNER) AND AREK SZAWLOWSKI (APPLICANT) FOR A SPECIAL USE UNDER SECTION 9-8-2-C-9 TO PERMIT A MESSAGE BUSINESS ON THE PROPERTY LOCATED AT 1000 GRAND CANYON PARKWAY.

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

Chairperson Combs swore the petitioners in.

Troy Triphahn (W-T Properties)
Jennifer Dexheimer (Journey to Wellness, Inc.)

Troy Triphahn presented an overview of the project.

Kevin Anderson presented an overview of the staff report.

Commissioner Bauske had no questions.

Commissioner Iozzo had no questions.

Commissioner Henderson is concerned about security and asked the petitioner if she has operated like this before. Ms. Dexheimer stated she had previously worked out of a couple of different offices. One was in Roselle, which was a massage specific facility and was alone often times, and in an Addison office with two physicians. Ms. Dexheimer stated she has never encountered a security issue.

Commissioner Trieb asked if there will be security cameras. Mr. Triphahn stated there are no security cameras for the building, but adding security cameras is part of the long term update to the building. Mr. Triphahn stated the building is a multi-tenant building so people enter and exit the building during normal business hours. After hours, the doors automatically lock at 5:00PM, and they can make arrangements for tenants with appointments after hours.

Commissioner Harner stated the Escape Room is in the building next door and they have customers entering and exiting after business hours. Mr. Triphahn stated the doors on the two buildings are adjustable and can set the times to lock the doors to cater to the tenants.

Commissioner Patel had no questions. Commissioner Patel commented that the Escape Room is open late on Monday and Wednesday until 9:00PM. Ms. Dexheimer stated 7:30PM is for her last patient two nights a week. Otherwise her hours are 8:00AM to 4:00PM all other days.

Commissioner Burnitz commented maybe the petitioner can buzz patients to enter the building.

Vice Chairman Ring had no questions.

Chairperson Combs had no questions.

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

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

MOTION: Vice Chairman Ring moved (seconded by Commissioner Henderson) to approve a request by W-T Properties, LLC (owner) and Arek Szawlowski (applicant) for a special use under Section 9-8-2-C-9 to permit a massage business on the property located at 1000 Grand Canyon Parkway, with the recommended condition in the staff report.

Roll Call Vote:

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

Nay: None

Absent: Milford, Wilson

Motion Carried.

Mr. Anderson stated that this will go to the Village Board meeting on January 20, 2020.

6. STAFF REPORT

Mr. Anderson stated the next scheduled meeting is February 5, 2020.

7. MOTION TO ADJOURN

Vice Chairman Ring moved, seconded by Commissioner Henderson, to adjourn the meeting at 7:19 p.m.
Voice Vote: 9 Ayes, 2 Absent (Milford, Wilson). Motion Carried.

Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant.



Chairperson's Approval

2/19/20
Date Approved