

PLANNING AND ZONING COMMISSION MEETING

VILLAGE OF HOFFMAN ESTATES
COUNCIL CHAMBERS
1900 HASSELL ROAD
HOFFMAN ESTATES, IL 60169
FEBRUARY 19, 2020

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:

Jim Donahue, Senior Planner; Kevin Anderson, Associate Planner.

2. APPROVAL OF MINUTES

Vice Chairman Ring moved, seconded by Commissioner Henderson, to approve the January 15, 2020, meeting minutes. Voice Vote: 9 Ayes, 2 Abstain (Milford, Wilson). Motion Carried.

3. CHAIRMAN'S REPORT

Chairperson Combs stated the special use to permit a massage business at 1000 Grand Canyon Parkway was approved by the Village Board.

4. OLD BUSINESS

None.

5. NEW BUSINESS - PUBLIC HEARING - REQUEST BY LISA CHRISTIE (OWNER AND APPLICANT) TO CONSIDER A VARIATION TO ZONING CODE SECTION 9-5-2-D-5 TO PERMIT A RESIDENTIAL ADDITION TO BE LOCATED FOURTEEN (14) FEET FROM THE INTERIOR SIDE LOT LINE INSTEAD OF THE MINIMUM REQUIRED FIFTEEN (15) FEET; AND VARIATION TO THE ZONING CODE SECTION 9-5-2-D-5 TO PERMIT A RESIDENTIAL ADDITION TO BE LOCATED THIRTEEN (13) FEET FROM THE SIDE YARD ABUTTING A STREET INSTEAD OF THE MINIMUM REQUIRED THIRTY (30) FEET FOR THE PROPERTY AT 460 HAWTHORN LANE.

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

Chairperson Combs swore the petitioner in.

Lisa Christie (owner of 460 Hawthorn Lane)
Mike Anzalone (architect, 1065 Ash Road)
William Christie (owner of 460 Hawthorn Lane)

Mike Anzalone presented an overview of the project.

Kevin Anderson presented an overview of the staff report.

Commissioner Burnitz had no questions.

Commissioner Patel had no questions.

Commissioner Harner had no questions.

Commissioner Trieb asked where will the entrance be located from the garage to the house. Mr. Christie stated those details have not been determined yet because the interior of house has not been fully designed yet, so whatever is easier for the elderly resident when she enters the garage. Commissioner Trieb suggested the step from the garage into the house not be too high and maybe a grab bar.

Commissioner Trieb asked will the sidewalk be accessible from the driveway to the front of the house. Mr. Christie stated the sidewalk will be similar to what exists now.

Commissioner Henderson had no questions.

Commissioner Iozzo had no questions.

Commissioner Wilson had no questions.

Commissioner Bauske had no questions.

Commissioner Milford had no questions.

Vice Chairman Ring had no questions.

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

Chairperson Combs asked staff to include the demolition of the existing garage in the Finding of Fact. Mr. Anderson stated yes. Mr. Anderson stated staff will include the demolition of the existing garage as a condition of the building permit, and prior to closing out the building permit, the existing garage will be demolished.

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

MOTION: Vice Chairman Ring moved (seconded by Commissioner Henderson) to approve a request by Lisa Christie (owner and applicant) to consider a variation to Zoning Code Section 9-5-2-D-5 to permit a residential addition to be located 14 feet from the interior side lot line instead of the minimum required 15 feet; and variation to the Zoning Code Section 9-5-2-D-5 to permit a residential addition to be located 13 feet from the side yard abutting a street instead of the minimum required 30 feet for the property at 460 Hawthorn Lane, 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. Donahue stated that this will go to the Village Board meeting on March 2, 2020.

6. STAFF REPORT

Mr. Donahue stated the next scheduled meeting is March 4, 2020, three items on the agenda.

7. MOTION TO ADJOURN

Vice Chairman Ring moved, seconded by Commissioner Henderson, to adjourn the meeting at 7:13 p.m.
Voice Vote: 11 Ayes. Motion Carried.

Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant.



Chairperson's Approval

3/4/20
Date Approved