

**PLANNING AND ZONING COMMISSION MEETING**

**VILLAGE OF HOFFMAN ESTATES**  
**COUNCIL CHAMBERS**  
**1900 HASSELL ROAD**  
**HOFFMAN ESTATES, IL 60169**  
**MAY 6, 2020**

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

**Members Present**

Chairperson Combs	Sohita Patel (via Electronic Attendance)
Vice Chairman Ring (via Electronic Attendance)	Nancy Trieb
Adam Bauske (via Electronic Attendance)	Minerva Milford (via Electronic Attendance)
Lon Harner (via Electronic Attendance)	Denise Wilson (via Electronic Attendance)
Myrene Iozzo (via Electronic Attendance)	

**Members Absent**

Tom Burnitz (Excused)  
Lenard Henderson (Not excused)

A quorum was present.

**Administrative Personnel Present:**

Peter Gugliotta, Director of Development Services; Kevin Anderson, Associate Planner.

**2. APPROVAL OF MINUTES**

Vice Chairman Ring moved, seconded by Commissioner Iozzo, to approve the March 4, 2020, meeting minutes. Voice Vote: 6 Ayes, 3 Abstain (Iozzo, Milford, Wilson), 2 Absent (Burnitz, Henderson). Motion Carried.

**3. CHAIRMAN'S REPORT**

Chairperson Combs stated the Elgin Church of the Nazarene for a preliminary and final plat of subdivision to permit a two lot subdivision at 12N171 Berner Drive; Joe Coconato dba McDonald's USA, LLC for a site plan amendment for modifications to the site and facade and a master sign plan for modifications in the approved sign allowances for 2580 West Golf Road; and Dan Scheid dba Zeigler Hoffman Estates 2 LLC for a special use for temporary automobile storage at 80 West Higgins Road, were approved by the Village Board.

**4. OLD BUSINESS**

None.

**5. NEW BUSINESS - PUBLIC HEARING - REQUEST BY RANDOL AND DEBORAH HENSON (OWNERS AND APPLICANT) TO CONSIDER A VARIATION TO ZONING CODE SECTION 9-5-3-D-5 TO PERMIT A DECK ADDITION TO BE LOCATED 4 FEET FROM THE SIDE LOT LINE INSTEAD OF THE MINIMUM REQUIRED 10 FEET FOR THE PROPERTY AT 740 HILLCREST BOULEVARD.**

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

Chairperson Combs swore the petitioner in.

Randol Henson (homeowner)

Randol Henson presented an overview of the project.

Kevin Anderson presented an overview of the staff report.

Commissioner Trieb asked how close will the edge of the deck addition be to the side lot line. Mr. Anderson stated it will be 4.9 feet.

Commissioner Trieb asked if the stairs on the deck will have railings. Mr. Henson stated yes.

Commissioner Bauske had no questions.

Commissioner Harner had no questions.

Commissioner Iozzo had no questions.

Commissioner Patel had no questions.

Commissioner Milford had no questions.

Commissioner Wilson had no questions.

Vice Chairman Ring had no questions.

Chairperson Combs had no questions.

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

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

MOTION: Vice Chairman Ring moved (seconded by Commissioner Milford) to approve a request by Randol and Deborah Henson (owner and applicant) to consider a variation to Zoning Code Section 9-5-3-D-5 to permit a deck addition to be located 4 feet from the interior side lot line instead of the minimum required 10 feet; for the property at 740 Hillcrest Boulevard, with the recommended conditions in the staff report.

Roll Call Vote:

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

Nay: None

Absent: Burnitz, Henderson

Motion Carried.

Mr. Anderson stated that this will go to the Village Board meeting on May 18, 2020.

**6. STAFF REPORT**

Mr. Anderson stated the May 20 meeting is canceled. Currently, there are no items scheduled for June 3.

**7. MOTION TO ADJOURN**

Vice Chairman Ring moved, seconded by Commissioner Iozzo, to adjourn the meeting at 7:18 p.m. Voice Vote: 9 Ayes, 2 Absent (Burnitz, Henderson). Motion Carried.

*Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant.*

  
Chairperson's Approval

  
Date Approved