

PLANNING AND ZONING COMMISSION MEETING

VILLAGE OF HOFFMAN ESTATES
COUNCIL CHAMBERS
1900 HASSELL ROAD
HOFFMAN ESTATES, IL 60169
AUGUST 17, 2022

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

Members Present

Chairperson Combs	Myrene Iozzo
Adam Bauske	Daniel Lee
Tom Burnitz	Nancy Trieb
Lon Harner	Denise Wilson
Lenard Henderson	John Wise

Members Absent

Minerva Milford (Unexcused).

A quorum was present.

Administrative Personnel Present:

Phil Green, Transportation & Long Range Planner; Kevin Anderson, Associate Planner; Daisy Dose, Assistant Planner.

2. APPROVAL OF MINUTES

Commissioner Harner moved, seconded by Commissioner Henderson, to approve the July 6, 2022, meeting minutes. Voice Vote: 5 Ayes, 1 Absent (Milford), 5 Abstain (Burnitz, Henderson, Iozzo, Lee, Trieb). Motion Carried.

3. CHAIRMAN'S REPORT

Chairperson Combs stated the variation from the corner side yard fence setback at 1990 Chippendale Road; preliminary and final site plan, including a plat of easement, and Master Sign Plan for Popeyes at 2280 W. Higgins Road; were approved by the Village Board.

4. OLD BUSINESS

None.

5. NEW BUSINESS - PUBLIC HEARING - REQUEST FOR A SPECIAL USE TO PERMIT EXXOTIC STRAINS LLC TO OPERATE A CANNABIS DISPENSARY AT 1237 N. BARRINGTON ROAD.

Chairperson Combs stated this item is being postponed until September 7. Mr. Anderson stated the public notice was not properly completed. He noted there was no one in the audience related to this matter.

6. STAFF DISCUSSION ITEMS

Mr. Green presented an overview of the reimagining of the Village's Subdivision and Zoning Codes.

Vice Chairman Combs asked if the Commission will be given an opportunity, once there is a re-write, to read the whole code through and have final comments before proceeding through Village Board approval. Mr. Green stated yes.

Commissioner Harner stated many issues that the Commission has to vote on are the result that many issues have been grandfathered into the Village and do not meet the current code. Mr. Green stated issues, such as the above, are considered nonconforming. The goal in this code update is to minimize nonconformities.

Mr. Green stated staff will be working with the Commissioners regarding training on the new codes.


Mr. Green stated in the Commissioners' packet, there is a link to a survey which should be filled out by the Commissioners. Mr. Green stated staff has requested the survey be completed and returned by August 29, so training could start around the second meeting in September.

Ms. Dose stated the Cannabis item from this evening will be on the meeting for September 7, along with the final site plan for Seasons of Hoffman Estates; a text amendment for special and permitted uses in the CM-U; and Rickey Rockets and Dunkin' lot consolidation and site plan amendment.

7. MOTION TO ADJOURN

Commissioner Harner moved, seconded by Commissioner Henderson, to adjourn the meeting at 7:28 p.m. Voice Vote: 10 Ayes, 1 Absent (Milford). Motion Carried.

Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant.



Chairperson's Approval



Date Approved