

PLANNING AND ZONING COMMISSION MEETING

VILLAGE OF HOFFMAN ESTATES
COUNCIL CHAMBERS
1900 HASSELL ROAD
HOFFMAN ESTATES, IL 60169
FEBURARY 15, 2023

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

Members Present

Chairperson Combs	Daniel Lee
Vice-Chairperson Adam Bauske	Minerva Milford
Tom Burnitz	Nancy Trieb
Lon Harner	John Wise
Lenard Henderson	

Members Absent

Denise Wilson (Excused).

A quorum was present.

Administrative Personnel Present:

Kevin Anderson, Associate Planner, Daisy Dose, Assistant Planner.

2. APPROVAL OF MINUTES

Commissioner Harner moved, seconded by Commissioner Henderson, to approve the February 1, 2023, meeting minutes. Voice Vote: 8 Ayes, 1 Abstain (Milford), 1 Absent (Wilson). Motion Carried.

3. CHAIRMAN'S REPORT

Chairperson Combs stated the special use, preliminary and final site plan amendment, variations, and barbed wire fencing for the ComEd substation at 2400 Pembroke Avenue; the site plan amendment and master sign plan for White Castle at 1100 W. Golf Road; the preliminary and final site plan for townhomes, preliminary and final plat of subdivision, and preliminary concept site plan for apartments at Bell Works were approved by the Village Board.

4. OLD BUSINESS

None.

5. NEW BUSINESS - PUBLIC HEARING - REQUEST FOR A VARIATION FOR GARAGE SIZE FOR THE PROPERTY LOCATED AT 5610 AIRDRIE COURT.

Commissioner Harner moved, seconded by Commissioner Henderson, to open the above hearing. Voice Vote: 9 Ayes, 1 Absent (Wilson). Motion Carried

Chairperson Combs swore the petitioner in.

Jesus Serrato (JMD Properties) presented an overview of the project.

Kevin Anderson presented an overview of the staff report.

Chairperson Combs asked if the stormwater pipe was included in the plans. Mr. Anderson stated yes, it is shown.

Commissioner Lee had no questions.

Commissioner Wise had no questions.

Commissioner Milford had no questions.

Commissioner Henderson asked if staff has received any feedback from the neighbors. Mr. Anderson stated that there was a public notice letter sent to all property owners within 150 feet, which included the property owner directly to the west of the site. Staff did receive phone calls from some other lot owners in Airdrie Estates and they requested copies of the plans being presented, however staff did not hear back from anyone after receipt of those plans.

Commissioner Harner had no questions.

Commissioner Trieb had no questions.

Commissioner Burnitz had no questions.

Vice-Chairperson Bauske asked the petitioner if he agrees with the conditions of approval in the staff report. Mr. Serrato stated yes.

Chairperson Combs asked if the garage will be visible to the house directly west of this lot. Mr. Anderson stated the western property's garage is on the east side of their house, so they would see the garage from their garage. Mr. Serrato added that they plan to install landscaping on their property so that they do not see the neighbor's property.

Commissioner Harner moved, seconded by Commissioner Henderson, to close the above hearing. Voice Vote: 9 Ayes, 1 Absent (Wilson). Motion Carried.

MOTION: Vice Chairperson Bauske moved (seconded by Commissioner Henderson) to approve the variation for garage size for the property located at 5610 Airdrie Court, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Burnitz, Harner, Henderson, Lee, Milford, Trieb, Wise, Vice Chairperson Bauske, Chairperson Combs

Nay: None

Absent: Wilson

Motion Carried.

Mr. Anderson stated that this will go to the Village Board meeting on February 20, 2023.

5. NEW BUSINESS - PUBLIC HEARING - REQUEST FOR A SPECIAL USE TO PATHWAY VET ALLIANCE, LLC TO PERMIT AN ANIMAL HOSPITAL FOR THE PROPERTY LOCATED AT 1744 W. ALGONQUIN ROAD.

Commissioner Harner moved, seconded by Commissioner Henderson, to open the above hearing. Voice Vote: 9 Ayes, 1 Absent (Wilson). Motion Carried

Chairperson Combs swore the petitioners in.

Mike Pierce (Storebuild, LLC)

Mike Pierce presented an overview of the project.

Ms. Dose stated that the new special use requirement was triggered when Pathway Vet Alliance acquired Forest View Animal Hospital in 2018. Chairperson Combs added that the special use does not pass from the previous owner to the new owner.

Chairperson Combs asked about the new dog station at the front of the clinic. Mr. Pierce stated the cleanup station has bags and a garbage can to dispose of the pet's waste, which is a common practice with most vet clinics throughout the country.

Ms. Dose presented an overview of the staff report.

Commissioner Burnitz asked if there will be signage for the outside dog station so people will know that is the designated area. Mr. Pierce stated there is a pole with a garbage can on it and there will be a sign indicating such. Vet Clinic Staff changes the garbage can daily. Nervous animals will typically relieve themselves wherever they can but generally, animals do not like to relieve themselves on concrete, so a landscape island or grassy area near the front door is often used.

Commissioner Trieb asked what time of day will the pet relief station be cleaned. Mr. Pierce stated staff should check the area in the morning to be sure there is a garbage bag inside in the garbage can, and also before staff leaves for the day.

Commissioner Harner had no questions.

Commissioner Henderson had no questions.

Commissioner Milford had no questions.

Commissioner Wise had no questions.

Commissioner Lee had no questions.

Vice-Chairperson Bauske had no questions.

Chairperson Combs suggested extending the hours of operation at this location. Mr. Pierce stated the hours of operation are usually driven by how many veterinarians are on staff at a particular location.

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

Commissioner Harner moved, seconded by Commissioner Henderson, to close the above hearing. Voice Vote: 9 Ayes, 1 Absent (Wilson). Motion Carried.

MOTION Vice Chairperson Bauske moved (seconded by Commissioner Henderson) to approve a special use to Pathway Vet Alliance, LLC to permit an animal hospital for the property located at 1744 W. Algonquin Road, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Burnitz, Harner, Henderson, Lee, Milford, Trieb, Wise, Vice Chairperson Bauske, Chairperson Combs

Nay: None

Absent: Wilson

Motion Carried.

Ms. Dose stated that this will go to the Village Board meeting on February 20, 2023.

6. STAFF DISCUSSION ITEMS

Ms. Dose stated the next meeting is March 1, for a deck variation.

7. MOTION TO ADJOURN

Commissioner Harner moved, seconded by Commissioner Henderson, to adjourn the meeting at 7:23 p.m.
Voice Vote: 9 Ayes, 1 Absent (Wilson). Motion Carried.

Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant.



Chairperson's Approval

3/1/23
Date Approved