

PLANNING AND ZONING COMMISSION MEETING

VILLAGE OF HOFFMAN ESTATES
COUNCIL CHAMBERS
1900 HASSELL ROAD
HOFFMAN ESTATES, IL 60169
JUNE 21, 2023

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

Members Present

Chairperson Eva Combs	Daniel Lee
Vice Chairperson Adam Bauske	Minerva Milford
Tom Burnitz	Nancy Trieb
Lon Harner	Denise Wilson
Lenard Henderson	John Wise
Patrick Kinnane	

Members Absent

None.

A quorum was present.

Administrative Personnel Present:

Jenny Horn, Director of Planning & Transportation; James Donahue, Senior Planner; 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 June 7, 2023, meeting minutes. Voice Vote: 8 Ayes, 3 Abstain (Bauske, Kinnane, Wilson). Motion Carried.

3. CHAIRMAN'S REPORT

Chairperson Combs stated the preliminary and final site plan for a building addition for Sensient at 5115 Sedge Boulevard; the preliminary and final plat of resubdivision for Sensient Consolidation at 5115 Sedge Boulevard; and special use to Dar-UI-Im Foundation for a religious institution at 2360 Lakewood Boulevard, were approved by the Village Board.

4. OLD BUSINESS

None.

5. NEW BUSINESS - PUBLIC HEARING - REQUEST FOR A VARIATION FOR DECK SETBACK REDUCTION FOR THE PROPERTY AT 1680 JEFFERSON ROAD.

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

Chairperson Combs swore the petitioner in.

Dan Cilenski (petitioner)

Dan Cilenski presented an overview of the project.

Kevin Anderson presented an overview of the staff report.

Commissioner Kinnane had no questions.

Commissioner Milford had no questions.

Commissioner Lee asked will the entire deck be moved towards the back yard. Mr. Cilenski stated yes. At the present, the deck ends, the stairs come down, then angle, then there are a couple of concrete steps, then turn a corner. Mr. Cilenski stated the entire deck would be moved towards the back yard so the stairs end in the back yard and not the side yard.

Commissioner Wise asked is the setback 10 feet. Mr. Anderson stated yes, and at present, their setback is 5.9 feet, so they would have to remove approximately 4.6 feet to be in compliance or reduce the height of the deck by 1 foot.

Commissioner Wise asked what is the purpose of the 10 foot setback. Mr. Anderson stated the 10 foot setback is intended to create uniformity within the zoning district that houses would be setback approximately 20 feet from one another.

Commissioner Wilson had no questions.

Commissioner Henderson asked what is the purpose of lowering the deck. Mr. Anderson stated the code treats decks that are less than 5 feet above grade as if they are a patio, and patios are treated differently than above grade decks. Once a deck is greater than 5 feet in height, it is creating additional bulk, so the intent is for structures as this, considered to be a portion of the principle building.

Commissioner Harner asked if the patio in the rear yard is permitted. Mr. Anderson stated yes.

Commissioner Trieb asked if the air conditioning unit will have to be moved. Mr. Anderson stated no.

Commissioner Burnitz had no questions.

Vice Chairperson Bauske asked if the concrete steps will be kept. Mr. Cilenski stated the concrete steps will be demolished.

Chairperson Combs asked about the deck being flush with the threshold. Mr. Cilenski stated it will match the same deck height that is present now. The deck would be about a 2 inch drop from the kitchen door.

Chairperson Combs stated that if the deck were to be lowered 1 foot, that would be more than allowed for a transition between the threshold door and the deck and would require steps. Mr. Anderson stated the maximum riser height is 7 and $\frac{3}{4}$ inches, so the petitioner would need 2 risers to drop the threshold a foot. Mr. Cilenski stated if they lowered the deck 1 foot, it would put the deck into the window of the bathroom downstairs.

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

Chairperson Combs asked if there were any members of the audience that would like to comment on the request. There was no public comment.

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

MOTION: Vice Chairperson Bauske moved (seconded by Commissioner Harner) to approve a request for a variation for a deck setback for the property located at 1680 Jefferson Road, with the recommended conditions in the staff report.

Roll Call Vote:

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

Nay: None

Absent: None

Motion Carried.

Ms. Dose stated that this will go to the Village Board meeting on July 3, 2023.

6. STAFF DISCUSSION ITEMS

Ms. Dose stated the next meeting will be July 5, which includes 2 special use requests. The following meeting will be July 19.

7. PUBLIC COMMENT

None.

9. MOTION TO ADJOURN

Commissioner Harner moved, seconded by Commissioner Henderson, to adjourn the meeting at 7:15 p.m. Voice Vote: 11Ayes. Motion Carried.

Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant.


Chairperson's Approval


Date Approved