

PLANNING AND ZONING COMMISSION MEETING

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

MINUTES – MAY 2, 2012

1. CALL TO ORDER: 7:02 P.M.

Members Present

Chairperson Combs	Donna Boomgarden
Vice- Chairman Gaeta	Steve Hehn
Steve Wehofer	Myrene Iozzo
Lenard Henderson	Steve Caramelli
Tom Krettler	
Denise Wilson (7:12 p.m.)	

Members Absent

Commissioner Patel (Excused)

A quorum was present.

Administrative Personnel Present:

Brian Portz, Associate Planner, Josh Edwards, Assistant Planner, and Ashley Monroe, Assistant Planner

2. APPROVAL OF MINUTES:

Vice-Chairman Gaeta moved, seconded by Commissioner Hehn, to approve the March 14, 2012 special meeting minutes. Voice Vote: 7 Ayes, 2 Abstain (Caramelli, Wehofer), 2 Absent (Patel, Wilson), *Motion Carried*

Vice-Chairman Gaeta moved, seconded by Commissioner Krettler, to approve the March 21, 2012 special meeting minutes. Voice Vote: 5 Ayes, 4 Abstain (Boomgarden, Caramelli, Wilson, Combs), 2 Absent (Patel, Wilson), *Motion Carried*

3. CHAIRMAN'S REPORT

Vice-Chairman Gaeta reported that requests by Barrington Square, Stone Eagle and Chase Bank were approved. Chairperson Combs reported that the 12 Oaks request was also approved.

Chairperson Combs introduced Steve Caramelli and welcomed him to the Commission.

4. NEW BUSINESS – PUBLIC MEETING – 5150 PRAIRIE STONE PARKWAY – BOSCH REXROTH – SITE PLAN AMENDMENT – SITE LIGHTING CHANGES

Request of Bosch Rexroth Corporation for a site plan amendment for site lighting changes at 5150 Prairie Stone Parkway.

Bob Michek, representing Bosch Rexroth, was sworn in. He stated that they are a green business and have done several things to their plant to improve the energy efficiency and recycling. They would like to replace their outdoor lighting with energy efficient LED lighting. He gave a brief presentation on how they would like to reduce the energy usage and maintenance cost for the outdoor lighting. The building was built in the 1990s and there have been a lot of efficiency gains in the last 20 years for the lighting industry. They would like to replace all of the outdoor pole mounted lights with LED fixtures, leaving the poles the same and only replacing the head. Eight lights attached to the building, eleven pedestal lights located along the front walkway and the walkway to the parking lot, and two flagpole lights illuminating the flag would also be replaced. The pole mounted lights would reduce the wattage consumed by 185 watts; the color temperature of the proposed fixture does not meet the current requirement. The building mounts are similar, have the same color temperature and would save 190 watts. The pedestal lights reduce energy consumption by 78 watts, and the flag pole lights have a less energy savings. He displayed photometric views of what the site will look like from a couple different angles. The light is contained to the areas that it needs to be. This will be a 65% reduction in electricity use and the lamps are good for 25 years. The facility will be more evenly lit and will look more attractive from the street.

Ms. Monroe advised that there have been previous waivers from the Annexation Agreement for the lighting temperature and that this is due to the availability of new technology that wasn't available when the Annexation Agreement was written. Other sites where lighting temperature waivers have been granted include JCL Bioassy, The Ambria School of Nursing, and The Saddle Room.

The Chairperson confirmed the Prairie Stone POA's approval of this request.

Ms. Monroe added that staff is working on amending the code so that this won't continue to be an issue.

Commissioner Questions

A Commissioner asked if any of the breakers will have to be changed for these lights and Mr. Michek responded that the lights will operate at the same voltage; there will just be less power consumption, so all of the wiring will remain the same.

A Commissioner commented that it is good to see the businesses becoming greener.

A Commissioner asked about the difference in the temperature and how it affects the color and Mr. Michek responded that the color of the illumination will be white instead of yellow; the illumination level will be basically the same.

Chairperson Combs opened the hearing to audience comments. There were no comments and the audience participation portion of the hearing was closed.

MOTION: Commissioner Boomgarden moved (seconded by Vice-Chairman Gaeta) to recommend approval of a request by Bosch Rexroth Corporation (Owner) for a site plan amendment to permit site lighting changes at 5150 Prairie Stone Parkway. The following condition shall apply:

1. An exception is granted to the Sears Annexation and Development Agreement permitting the color temperature for each light to be 5,700°K instead of the permitted color of light range between 2,500°K and 3,500°K.

Roll Call Vote:

Aye: Boomgarden, Caramelli, Hehn, Henderson, Iozzo, Krettler, Wehofer, Wilson, Gaeta, Combs

Nay: None

Absent: Patel

Motion Carried

Mr. Michek accepted the condition.

This will be presented to the Village Board on May 7, 2012 at 7:00 p.m.

The Chairperson advised the petitioner to attend the Village Board meeting.

5. NEW BUSINESS – PUBLIC HEARING – 1471-1473 GLEN LAKE ROAD – SPECIAL USE & SITE PLAN AMENDMENT – DOG DAY CARE FACILITY

Request of Corrado Cesario (Owner) and Laura Jungen (Applicant) for a site plan amendment and special use to permit a dog day care facility with related services and overnight boarding on the property located at 1471-1473 Glen Lake Road.

Commissioner Boomgarden moved, seconded by Commissioner Krettler, to open the public hearing for 1471-1473 Glen Lake Road. Voice Vote: 10 Ayes, 1 Absent (Patel), 1 Vacancy. *Motion Carried*

Laura Jungen was sworn in. She is requesting a special use for a dog day care facility and related services. She has been operating Ruff & Ready in a strip mall in Schaumburg for 11 years and has never had any complaints. People drop their dogs off in the morning and the staff to dog ratio is 1 to 10. Safety and cleanliness are the primary goals. All of the dogs are temperament tested and current on their shots. She typically has 25-35 dogs a day with a maximum of 50. The dogs spend most of the time indoors playing with each other or playing ball, etc. and they are separated into different play areas based on temperament and size. They are taken out in small groups periodically to relieve themselves and to get fresh air. The outdoor area is a fenced area that is attached to the building. A 6 foot wood privacy fence is being proposed to enclose an asphalt area. The Department of Agriculture does not allow the dogs to be on anything porous that can't be kept clean. The dogs are fully supervised. The privacy fence should minimize barking and screen the view of the high-school children walking to school. The dog waste is picked up immediately after it occurs and deposited in a bag in a closed garbage can. Every night the garbage can is emptied into a dumpster. She has never had any smell issues at her current location. She has a vigorous cleaning process for the inside and outside of the facility. The dogs are not walked and the dog play area will be placed on the pantry side of the property. Between the play area and the dentist's office there will be two walls of concrete and 18 feet of space. The site has been set up to keep the play

area away from the homes and dentist's office. Drop off occurs from 7:00 a.m. to noon and is very staggered. She has rarely had more than one or two customers picking up or dropping off at a time.

Mr. Edwards noted the proposed conditions of approval limiting the number of dogs and regulating sanitation and noise concerns. He added that the Subdivision Code requires a property owner to make improvements to the exterior of the property when a tenant change or occupancy occurs. A number of shopping centers in town have made improvements to the properties to bring them closer to current Code requirements that were triggered by tenant changes. This property owner will need to develop plans and make improvements over the next year and a half. At this time the owner will be required to submit a performance guarantee that the work will be done. In addition to the special use, a site plan amendment is being required because part of the business is occurring outside.

Mr. Edwards noted that a letter from the adjacent property owner at Webster Dental Care, laying out his concerns and Ms. Jungen's email response has been provided tonight. A subsequent email from Ms. Jungen indicated her intent to change the fence from a metal fence to a wood privacy fence.

Commissioner Questions

A Commissioner asked why Ms. Jungen is moving. She responded that she is looking for a better lease and she is gaining 1,000 square feet of space. He also asked what happens if the owner does not pick up the dog on time and Ms. Jungen replied that similar to a child day care, there is a fining system in place although most of the owners are pretty good. In an emergency, she sometimes takes a dog home with her. She added the owners treat the dogs like their children.

A Commissioner commented that brick is not a good insulator and 10 or 20 barking dogs can get pretty loud. Ms. Jungen advised that she has no brick wall between her current location and the Alexian Brothers Health facility next door and she hasn't had one complaint.

A Commissioner asked how dog waste will be managed between the car and building. Ms. Jungen answered that there will be a garbage can with bags and if something happens the owner is responsible for picking it up. Again, she has never had a problem with that.

A Commissioner questioned statements in the letter from the adjacent property owner regarding EPA and drainage issues that occurred during the time the previous tenant occupied the space. Mr. Edwards indicated that he discussed the issues with the Director of the Engineering Division who indicated that he will contact the dentist to discuss the drainage concern.

Cerrado Cesario, owner of the property, was sworn in. He stated that the drainage issue is caused by the dentist's roof. There is a gutter on his roof leading to the back of his building.

The Commissioner questioned whether the water backs up into the property that this petitioner is moving into and Mr. Cesario replied no.

Mr. Edwards reminded the Commission that this property is zoned B-2, Business District and that district allows many uses that would have more of an impact than what is anticipated with this use. The B-2 District allows auto repair and a number of light industry type uses that likely would be louder than this business.

A Commissioner asked what is done about a dog that barks and Ms. Jungen replied they use humane ways to control barking such as shaker cans and water spray bottles. The Commissioner also asked if her business is regulated by the Department of Agriculture and she responded yes.

A Commissioner commented that she lives in a townhouse and she can barely hear the two big dogs next-door when they bark; she is not concerned with the sound issue. She also commented that she has a neighbor who uses the petitioner's facility and has said only good things about it. The Commissioner added that this is a great idea and a good use of the property.

Mr. Cesario stated that he visited Ms. Jungen's current location and was impressed by the way it was run and the cleanliness of the facility.

A Commissioner confirmed that the animals are required to be neutered or spayed if old enough.

A Commissioner asked staff what type of improvements will be done to this property. Mr. Edwards responded some minor curb work, landscaping, and minor façade repairs/clean up. The Commissioner confirmed that the fence would be solid wood so the dogs can't see through it. The Commissioner confirmed that the dogs have to enter & exit on a leash and collar. The Commissioner commented that he doesn't want to see the small patch of grass in the front used for dog waste. Ms. Jungen stated that there is a garbage can with bags in front and should it become an issue she will address it.

A Commissioner confirmed that owners would not have access to their dogs through a back entrance.

The Chairperson commented that she has visited a dog day care and is surprised at how minimal the sound penetration is. She added that most of the dogs are so anxious to get in the center that they will not stop and go to the bathroom. She doubts that there would be issues at night either since they are probably tired from playing all day. She added that it takes two minutes to drop off or pick up a dog so there shouldn't be any parking issues.

Chairperson Combs opened the hearing to audience comments.

Chairperson Combs swore in Jacqueline Marik of 1525 Fairfield Lane. Ms. Marik stated that her back yard is 75 feet from this facility. She appreciates what the owner of the shopping center is doing to improve it and keep it clean. She hopes that he does get a viable business as well. As a neighbor she does not want this facility there; and doesn't believe that it is an appropriate use that close to homes. When the neighbor dogs bark they can be heard very clearly. The neighbors are all present or previous dog owners and love dogs. In large groups it is a dog's nature to bark and the neighbors feel that there has to be a better place for this facility than this close to homes. Some of the neighbors were unable to attend but without exception they object to having this facility that close to their homes. She also noted her concerns about home resale values in the area.

The Chairperson swore in Phyllis Raufeisen of 1540 Fairfield. She stated that she lives on the north side of Fairfield Lane, across from Ms. Marik. She expressed concern about the barking. She has a dog and loves dogs and thinks day care facilities are wonderful but not in this spot. She thinks this is a bleak back yard area for the dogs and would like to see more of a scenic, country view for the dogs. She questioned whether this will cause a traffic concern in the mornings. She also worries about property values.

The audience participation portion of the hearing was closed.

Vice-Chairman Gaeta moved, seconded by Commissioner Krettler, to close the public hearing. Voice Vote: 10 Ayes, 1 Absent (Patel). *Motion Carried*

MOTION: Commissioner Boomgarden moved (seconded by Commissioner Krettler) to recommend approval of a request by Corrado Cesario (Owner) and Laura Jungen (Applicant) for a special use to permit a Dog Day Care facility with related services and overnight boarding and for a site plan amendment to allow an exterior fenced area on the property located at 1471-1473 Glen Lake Road. The following conditions shall apply:

1. No more than 50 dogs shall be housed in the business at any time.
2. Noise shall be minimized and shall not create a nuisance for the property or surrounding properties.
3. Dogs in the exterior fenced area shall be supervised at all times by business staff.
4. The exterior fenced area shall be maintained in a clean and orderly manner, and shall not be used for outside storage.
5. The petitioner shall obtain a fence permit for the exterior fenced area and shall submit a drawing with the permit application showing the exact fence dimensions.
6. The exterior fenced area shall be relocated or reconfigured as required in the future to accommodate site improvements to be completed by the property owner.
7. The tenant shall monitor and manage where their customers and employees park to ensure that no customers stop/stand along the curb or park illegally when dropping off/picking up.
8. Per Subdivision Code Section 10-2-1, the property owner shall complete required site improvements. The owner shall submit a deposit as a performance guarantee in the amount of \$6,200 prior to issuance of a certificate of occupancy for this tenant. The owner shall submit plans for approval from the Village and shall complete the work within 18 months after the occupancy of this tenant.
9. Property maintenance items, such as removing debris behind the building and removing a lean-to structure, shall be completed prior to issuance of a certificate of occupancy for this tenant.

Roll Call Vote:

Aye: Boomgarden, Hehn, Henderson, Iozzo, Krettler, Patel, Wehofer, Wilson, Gaeta, Combs
Nay: None
Absent: Patel

Motion Carried

This will be presented to the Village Board on May 7, 2012 at 7:00 p.m. The Chairperson advised the petitioners that the PZC is a recommending body and that the final decision will be made by the Village Board. She also advised the audience members that they are welcome to attend the Village Board meeting.


6. STAFF REPORT

Mr. Portz reported that the next PZC meeting scheduled for May 16 is cancelled. The next scheduled meeting is June 6th.

7. MOTION TO ADJOURN

Motion by Commissioner Krettler, seconded by Vice-Chairman Gaeta, to adjourn the meeting at 8:15 p.m.
Voice Vote: 10 Ayes, 1 Absent (Patel). *Motion Carried*

Minutes prepared by Paula Moore, Planning Services Coordinator



Chairperson's Approval



Date Approved