

PLANNING AND ZONING COMMISSION MEETING

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

MINUTES – FEBRUARY 20, 2013

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

Members Present

Chairperson Combs	Myrene Iozzo
Vice Chairman Gaeta	Steve Caramelli
Gaurav Patel	Tom Krettlar
Steve Hehn	Donna Boomgarden
Steve Wehofer (7:03 p.m.)	Lenard Henderson (7:03 p.m.)
Denise Wilson (7:05 p.m.)	

Members Absent

None

A quorum was present.

Administrative Personnel Present:

Peter Gugliotta, Planning Director; Jim Donahue, Senior Planner; Ashley Monroe, Assistant Planner; Dan Ritter, Planning Technician.

2. APPROVAL OF MINUTES:

Vice Chairman Gaeta moved, seconded by Commissioner Caramelli, to approve the January 16, 2013, meeting minutes. Voice Vote: 6 Ayes, 2 Abstain (Boomgarden, Patel), 3 Absent (Henderson, Wehofer, Wilson). Motion Carried.

3. CHAIRMAN'S REPORT

Chairperson Combs reported that the house addition at 405 Azalea Lane was approved unanimously by the Village Board.

4.A NEW BUSINESS - PUBLIC HEARING - RICHARD STEINHAUS TRUST 7-24-1997 D.B.A. HERITAGE PLUMBING (OWNER) FOR A TEXT AMENDMENT TO CHAPTER 9 (ZONING CODE) OF THE MUNICIPAL CODE REGARDING SPECIAL USES IN THE M-1 ZONING DISTRICT.

Vice Chairman Gaeta moved, seconded by Commissioner Boomgarden, to open the hearing for a text amendment to Chapter 9 (Zoning Code) regarding special uses in the M-1 zoning district. Voice Vote: 8 Ayes, 3 Absent (Henderson, Wehofer, Wilson). Motion Carried.
Chairperson Combs swore the petitioner in.

Commissioners Wehofer and Henderson arrived at 7:03 P.M.

Jim Helfrich presented an overview for the property at 2116 Stonington Avenue.

Jim Donahue presented an overview of the staff memo.

Commissioner Wilson arrived at 7:05 P.M.

There were no questions from the Commissioners.

Vice Chairman Gaeta asked staff is the Village setting a precedence by changing the text amendment. Mr. Donahue stated there will be text added to allow consideration these types of businesses as a special use. A use may come forward that is not specifically listed within that zoning district, either as a permitted or special use, because there are not a lot of options to be considered in the M-1 district. When something unique comes before the Commission, it allows the Commission to consider and Village Board to approve the request should it meet the criteria.

There was no audience comments.

Vice Chairman Gaeta moved, seconded by Commissioner Caramelli, to close the hearing. Voice Vote: 11 Ayes. Motion Carried.

MOTION: Commissioner Boomgarden moved (seconded by Vice Chairman Gaeta), to approve a request by Richard Steinhaus Trust 7-24-1997 d.b.a. Heritage Plumbing (owner) for a text amendment to Chapter 9-9-1 C of Chapter 9 (Zoning Code) of the Municipal Code regarding special uses in the M-1 Zoning District., based on the revised text.

Roll Call Vote:

Aye: Wehofer, Hehn, Iozzo, Caramelli, Krettler, Wilson, Boomgarden, Henderson, Patel, Vice Chairman Gaeta, Chairperson Combs

Nay: None

Motion Carried.

The Chairperson advised that this will go to a special Village Board meeting on February 25, 2013.

4.B NEW BUSINESS - PUBLIC HEARING - RICHARD STEINHAUS TRUST 7-24-1997 D.B.A. HERITAGE PLUMBING (OWNER) AND BOOSTIN PERFORMANCE (APPLICANT) FOR A SPECIAL USE UNDER THE ZONING CODE TO PERMIT A SPECIALTY AUTOMOBILE REPAIR BUSINESS ON THE PROPERTY LOCATED AT 2116 STONINGTON AVENUE.

Commissioner Boomgarden moved, seconded by Commissioner Caramelli, to open the hearing for a special use to permit a specialty automobile repair business at 2116 Stonington Avenue. Voice Vote: 11 Ayes. Motion Carried.

Chairperson Combs swore the petitioner in.

Kristin Schultz presented an overview of the project and passed out additional information.

Jim Donahue presented an overview of the staff memo.

Commissioner Caramelli commented about any body work that will be done. Ms. Schultz stated that there is no body work nor painting - just motor and transmission work. Commissioner Caramelli asked what types of parts are delivered, to which Ms. Schultz said gauges, exhaust system, or piping, and these parts are delivered through FedEx or UPS.

Commissioner Hehn asked if the buildings on either side of 2116 Stonington are occupied. Ms. Schultz stated the unit next to us is the owner, and they are at the very end. Commissioner Hehn asked about the noise generated from these high performance vehicles. Ms. Schultz stated the cars are indoors, with all doors and windows of the building closed to help with any noise. The only real noise will be their compressor or impact gun. Ms. Schultz stated they are willing to install some sort of padding to help some of the noise. Ms. Schultz stated they never take any cars on the road to test anything.

Commissioner Krettler asked if there are any hydraulic lifts or will any have to be installed. Ms. Schultz stated they will have 2 hydraulic lifts to be installed and these hydraulic lifts bolt into the floor.

Commissioner Krettler asked if there is a crane to pull out an engine in a car. Ms. Schultz stated they have an engine hoist, which is a machine that is hand pumped and uses a chain.

Commissioner Krettler asked staff if the Village monitors the safety issues or is the owner's responsibility. Mr. Donahue stated that it is the owner's responsibility to keep their employees safe.

Mr. Gugliotta stated OSHA has rules that apply to businesses such as this.

Commissioner Boomgarden asked how the customer's car is brought in. Ms. Schultz stated that some customers drive them in and some trailer them in if they are coming from across the country.

Commissioner Wehofer asked staff if the facility is sprinklered, to which Mr. Donahue stated yes. Commissioner Wehofer stated that item #1 in the staff memo recommendation states there is no outside storage of materials. Does that include the outside trailer. Mr. Donahue stated their outside trailer is not considered materials.

Commissioner Henderson asked about the security system used. Ms. Schultz stated their security system is motion and light sensor and is monitored by ADT.

Vice Chairman Gaeta asked staff about the 2116 Stonington building. Mr. Helfrich stated there was an addition to the building about 20 years ago. Half of that addition belongs to Heritage Plumbing. The other half on the west side belongs to Able Concrete and Landscaping. Mr. Helfrich stated there are 5 more tenants to the building, ranging from 2,500 to 5,000 square foot spaces, which include plumbing, stainless steel fabricator, importer of motors, installation of alarms and automatic starters to automobiles.

Vice Chairman Gaeta asked where the waste oil/trash will be located. Ms. Schultz stated inside of the unit by the overhead doors. That is where the storage bins will be for the oil.

Chairperson Combs asked if the Village will receive any sales tax from the merchandise that is shipped. Ms. Schultz stated yes.

There was no audience comments.

Vice Chairman Gaeta moved, seconded by Commissioner Boomgarden, to close the hearing. Voice Vote: 11 Ayes. Motion Carried.

MOTION: Commissioner Boomgarden moved (seconded by Vice Chairman Gaeta), to approve a request by Richard Steinhaus Trust 7-24-1997 d.b.a. Heritage Plumbing (owner) and Boostin Performance (applicant) for a special use under Section 9-9-1 C 2. I. to permit a specialty automobile repair business on the property located at 2116 Stonington Avenue, with the recommended conditions.

Mr. Gugliotta stated in the motion, the last letter in the Section is a lower case l and not an i.

Roll Call Vote:

Aye: Wehofer, Hehn, Iozzo, Caramelli, Krettler, Wilson, Boomgarden, Henderson, Patel, Vice Chairman Gaeta, Chairperson Combs

Nay: None

Motion Carried.

The Chairperson advised that this will go to a special Village Board meeting on February 25, 2013.

4.C NEW BUSINESS - PUBLIC HEARING - REQUEST OF THE VILLAGE OF HOFFMAN ESTATES TO CONSIDER TEXT AMENDMENTS TO CHAPTER 10 OF THE MUNICIPAL CODE (SUBDIVISION CODE).

Mr. Gugliotta presented an overview of the staff memo.

Commissioner Henderson asked if the parking standards are trending smaller for smaller spaces. Mr. Gugliotta stated the parking sizes have stayed the same. There are some allowances for employee parking to be reduced sizes such as at office buildings. The basic parking space is still 9 feet wide by 18 feet deep.

Vice Chairman Gaeta asked if the Commission will receive a Chapter 10 that is up-to-date. Mr. Gugliotta stated the underline items are new and the strikethrough items are deleted. Once the Village Board has approved these changes, the Commission will receive the revised Chapter 10.

Chairperson Combs asked why school districts are exempt. Mr. Gugliotta stated under state law, public schools are exempt from the local Building Code, Zoning Code, and a decision by the Village Board to exempt school districts from the Subdivision Code as it relates to site design.

Chairperson Combs asked if the Village allows segways. Mr. Gugliotta stated it has not come up to the Village and because segways are motorized, they are not allowed on sidewalks.

Chairperson Combs stated that the definition of embankment only references the holding back of water or soil, and does not mention the screening normally associated with a berm. Mr. Gugliotta stated there is a separate definition for a berm and it does reference embankment, but not vice versa. Mr. Gugliotta agreed that the end of the definition of embankment should be modified to add a reference to state that it also includes berms.

Chairperson Combs stated regarding a fence, there is nothing regarding composite plastic fences which need to be included. Mr. Gugliotta stated he will add composite plastic or similar materials.

Chairperson Combs stated in public improvements, there is nothing included to do with federal. There is state, county, township, and village, but not federal. Mr. Gugliotta will not add federal to this section.

Chairperson Combs does cable need to be included in right of way. Mr. Gugliotta will add or for another similar utility use, because there are cable companies considered public and licensed by the FCC.

Chairperson Combs stated on page 16 (Planning and Zoning Commission review and recommendation), would like added anybody that appears before the Planning and Zoning Commission has to have material and color samples, landscape illustrated, snow removal, and final plans have to be final. Mr. Gugliotta stated starting on page 114, there is an entire chapter regarding development documents, which is the section that elaborates on exactly what has to be provided to the Planning and Zoning Commission. Chairperson Combs suggested staff give the petitioner a list of items that the Planning and Zoning Commission would like to see at the meeting. Mr. Gugliotta stated that staff can do that.

MOTION: Commissioner Boomgarden moved (seconded by Commissioner Caramelli), to approve a request to amend the Subdivision Code Chapter 10, as attached, subject to the final staff and legal review for formatting and consistency prior to final action by the Village Board, including the verbal changes.

Roll Call Vote:

Aye: Wehofer, Hehn, Iozzo, Caramelli, Krettler, Wilson, Boomgarden, Henderson, Patel, Vice Chairman Gaeta, Chairperson Combs

Nay: None

Motion Carried.

The Chairperson advised that this will go to the Village Board meeting on March 4, 2013.

5. STAFF REPORT

Mr. Gugliotta stated the 2013 zoning map includes all the special use updates and the only major zoning change was the Economic Development Area (adding B3, B4, and O5 districts and eliminating the EDA district).

MOTION: Commissioner Boomgarden moved (seconded by Commissioner Caramelli), to accept the changes to the 2013 zoning map. Voice Vote: 11 Ayes. Motion Carried.

6. MOTION TO ADJOURN

Commissioner Boomgarden moved, seconded by Vice Chairman Gaeta, to adjourn the meeting at 8:12 p.m. Voice Vote: 11 Ayes. Motion Carried.

Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant


Chairperson's Approval


Date Approved