

**PLANNING AND ZONING COMMISSION MEETING**

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

**MINUTES – MARCH 20, 2013**

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

**Members Present**

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

**Members Absent**

Boomgarden (Excused)

A quorum was present.

**Administrative Personnel Present:**

Peter Gugliotta, Planning Director; Josh Edwards, Assistant Planner.

**2. APPROVAL OF MINUTES:**

Vice Chairman Gaeta moved, seconded by Commissioner Iozzo, to approve the February 20, 2013, meeting minutes. Voice Vote: 9 Ayes, 2 Absent (Boomgarden, Wilson). Motion Carried.

**3. CHAIRMAN'S REPORT**

Chairperson Combs reported that the request by Richard Steinhaus Trust (d.b.a. Heritage Plumbing) for a text amendment and special use to the Zoning Code, as well as the text amendments to Chapter 10 of the Subdivision Code were approved by the Village Board.

**4.A NEW BUSINESS - PUBLIC HEARING - HOFFMAN VILLAGE, LLC C/O HIGHLAND MANAGEMENT ASSOCIATION, INC. (OWNER) TO CONSIDER A SITE PLAN AMENDMENT AND A MASTER SIGN PLAN AMENDMENT UNDER THE ZONING CODE ON THE PROPERTY LOCATED AT 1405-1481 PALATINE ROAD, COMMONLY KNOWN AS CHARLES PLAZA (FORMERLY KNOWN AS ROSE PLAZA).**

Vice Chairman Gaeta moved, seconded by Commissioner Krettler, to open the hearing. Voice Vote: 9 Ayes, 2 Absent (Boomgarden, Wilson). Motion Carried.

Chairperson Combs swore the petitioners in.

Charles Margosian, Jr. presented an overview of the project.

Commissioner Wilson arrived at 7:05 P.M.

Charles Margosian, Sr. presented additional information on the project.

Josh Edwards presented an overview of the staff memo.

Commissioner Patel had no questions.

Commissioner Henderson asked if an electronic sign was considered. Mr. Edwards stated the Zoning Code prohibits that sign type. The Village has approved electronic signs in a few instances, but the Village Board has generally been reluctant in the past.

Commissioner Wehofer had no questions.

Commissioner Wilson had no questions.

Commissioner Krettler asked where are the two parking spaces that will be eliminated. Mr. Margosian, Jr. stated the cars what would be parking in the two spaces would be facing Palatine Road on either side of the sign. The parking lot island where the sign sits in will be widened so no cars will block the new sign.

Commissioner Hehn had no questions.

Commissioner Iozzo had no questions.

Commissioner Caramelli asked if the 20 square foot variance will encroach Palatine Road or the east/west. Mr. Edwards stated the sign will be new in about the same location, but the area in the Master Sign Plan of the sign is the tenant panel. The sign area excludes the decorative areas of the sign (masonry and metal at the top). The existing sign pre-dates the existing Master Sign Plan and is not the maximum 160 square feet.

Vice Chairman Gaeta asked how many vacancies are in the shopping center. Mr. Margosian, Jr. stated there are four vacant stores, although there is a dentist moving into a vacant space in a couple of months. The vacant spaces are the former Blockbuster, in the rear there is a vacant end-cap which used to be the jeweler, and the former Radio Shack.

Vice Chairman Gaeta stated that the sign shows 20 spaces for tenants. Mr. Margosian, Jr. stated there are 20 tenant spaces in the shopping center.

Chairperson Combs suggested a street address be included on the sign. Mr. Edwards stated that a street address could be added in the green area of the sign. Mr. Edwards stated that when the sign permit is issued, the drawing will be replaced.

Chairperson Combs requested no high grass be put around the new sign so as not to block the tenant names.

Vice Chairman Gaeta asked staff if a 12 inch address on the sign would be large enough to see for drivers passing by. Mr. Edwards stated yes.

Donald Cernanski, 4665 Olmstead Drive asked if Palatine Road will be widened, have a turning lane, and will affect the sidewalk. Mr. Edwards stated the plans for Palatine Road do include widening in the existing right of way. The new sign will be located outside of the right of way on the private property and the existing sidewalk will remain.

Mary Gallagher, Tiger Koo's Martial Arts Academy, 1465 Palatine Road, stated she is in favor of the new sign.

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

**MOTION:** Vice Chairman Gaeta moved (seconded by Commissioner Krettler), to approve a request by Hoffman Village, LLC c/o Highland Management Association, Inc. (Owner) for a site plan amendment and a Master Sign Plan amendment in accordance with Section 9-3-8-M-12 of the Zoning Code for the property located at 1405-1481 Palatine Road, commonly known as Charles Plaza (formerly known as Rose Plaza).

Roll Call Vote:

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

Nay: None

Absent: Boomgarden

Motion Carried.

The Chairperson advised that this will go to a special Village Board meeting on April 1, 2013.

**4.B NEW BUSINESS - PUBLIC HEARING - BARRINGTON & HASSELL, LLC (OWNER) TO CONSIDER A MASTER SIGN PLAN AMENDMENT UNDER THE ZONING CODE ON THE PROPERTY LOCATED AT 2081-2095 BARRINGTON ROAD.**

Vice Chairman Gaeta moved, seconded by Commissioner Krettler, to open the hearing. Voice Vote: 10 Ayes, 1 Absent (Boomgarden). Motion Carried.

Chairperson Combs swore the petitioner in.

Edward Garcia presented an overview of the project.

Josh Edwards presented an overview of the staff memo.

Commissioner Caramelli asked if the rocket is part of this request. Mr. Edwards stated the Master Sign Plan approved in 2010, has sections for all the different types of signs. The property will have two buildings (convenience store and retail building), with various sign types. This request is only to amend the section for the gas station canopy.

Commissioner Iozzo had no questions.

Commissioner Hehn had no questions.

Commissioner Krettler had no questions.

Commissioner Wilson had no questions.

Commissioner Wehofer asked when construction will be completed. Mr. Garcia stated he is an architect and does not know the construction schedule.

Commissioner Henderson had no questions.

Commissioner Patel had no questions.

Vice Chairman Gaeta had no questions.

Chairperson Combs commented that the metal stand for the construction gate, when opened, encroaches into the street, creating a hazard.

There was no audience comments.

Commissioner Krettler moved, seconded by Commissioner Iozzo, to close the hearing. Voice Vote: 10 Ayes, 1 Absent (Boomgarden). Motion Carried.

MOTION: Vice Chairman Gaeta moved (seconded by Commissioner Krettler), to approve a request by Barrington & Hassell, LLC (Owner) for the Master Sign Plan amendment in accordance with Section 9-3-8-M-12 of the Zoning Code for the property located at 2081-2095 Barrington Road, based on the Rickey Rockets convenience store and adjacent retail center, amended March 20, 2013.

Roll Call Vote:

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

Nay: None

Absent: Boomgarden

Motion Carried.

The Chairperson advised that this will go to a special Village Board meeting on April 1, 2013.

**4.C NEW BUSINESS - PUBLIC HEARING - REQUEST BY THE VILLAGE OF HOFFMAN ESTATES TO CONSIDER TEXT AMENDMENTS TO CHAPTER 9 (ZONING CODE) and CHAPTER 10 (SUBDIVISION CODE) OF THE VILLAGE MUNICIPAL CODE REGARDING THE REGULATION OF COMMUNICATION ANTENNAS.**

Vice Chairman Gaeta moved, seconded by Commissioner Krettler, to open the hearing. Voice Vote: 10 Ayes, 1 Absent (Boomgarden). Motion Carried.

Josh Edwards presented an overview of the staff memo.

Commissioner Patel had no questions.

Commissioner Henderson asked, in the past when cell towers were put in place, was there a decrease in property value. Mr. Gugliotta stated there was an instance where the Village Board denied an antenna and the cell company sued the Village. Mr. Gugliotta further stated that the burden is on the petitioner to submit evidence to support their request. In the case of antennas under the federal law, and there is explicit burden placed on the local government why the request was denied. If property values were a concern, the Village would have had to hire licensed, professional real estate people who have expertise to testify at the public hearing to provide testimony that in their opinion property values would be decreased. The Village has never taken this approach. Mr. Gugliotta stated that in the  $\pm 50$  that the Village approved, only three have been denied.

Commissioner Wehofer had no questions.

Commissioner Wilson had no questions.

Commissioner Krettler had no questions.

Commissioner Hehn asked about health issues of cell antennas. Mr. Edwards stated the federal government does regulate and the FCC has jurisdiction to regulate the health and environmental concerns, which comes down to the energy output of the radio waves of the antennas.

Commissioner Iozzo asked about the limit to the number of antennas on a pole. Mr. Gugliotta stated the regulations do not address the number of antennas. What they do address is the ability of the carriers to provide service to the public.

Commissioner Caramelli had no questions.

Vice Chairman Gaeta had no questions.

Chairperson Combs asked if the carrier does not maintain their antenna, does the Village have authority to enforce it. Mr. Gugliotta stated he believes so and will be issues that the Village will address through lease provisions on property that the Village owns. On private property, anything that is not maintained would fall under the Village's property maintenance codes.

Chairperson Combs asked if antennas fall into disrepair or disuse, does the Village require their removal from below grade. Mr. Gugliotta stated there is language in the lease that the Village has the right to remove equipment if the owner is not responsive on Village property. On private property, the Village would go to the property owner.

Chairperson Combs asked if the Village regulates access easements. Mr. Gugliotta stated yes on Village property.

Chairperson Combs asked if an owner changes, is it required to either publish a public notice or give the Village a written form of an assignment. Mr. Gugliotta stated yes.

Chairperson Combs asked about cell antennas on Park District property. Mr. Gugliotta stated the property owner is the Park District and they have the authority to say no.

Vice Chairman Gaeta asked if there is a change that if a company shuts down, they have one year to remove all equipment, to which Mr. Gugliotta stated there is no change.

There was no audience comments.

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

MOTION: Vice Chairman Gaeta moved (seconded by Commissioner Krettler), to approve a request to consider text amendments to amend Section 9-3-9 of Chapter 9 (Zoning Code) and to add Section 10-5-3-Q to Chapter 10 (Subdivision Code) of the Village Municipal Code regarding the regulation of communication antennas.

Roll Call Vote:

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

Absent: Boomgarden

Nay: None

Motion Carried.

The Chairperson advised that this will go to the Village Board meeting on April 1, 2013.

#### **5. STAFF REPORT**

Mr. Gugliotta stated that Savers in Golf Center is tentatively scheduled for April 3<sup>rd</sup>.

#### **6. MOTION TO ADJOURN**

Commissioner Krettler moved, seconded by Vice Chairman Gaeta, to adjourn the meeting at 8:45p.m. Voice Vote: 10 Ayes, 1 Absent (Boomgarden). Motion Carried.

*Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant*

  
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Chairperson's Approval

4/3/13  
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Date Approved