

**PLANNING AND ZONING COMMISSION MEETING**

**VILLAGE OF HOFFMAN ESTATES**

**COUNCIL CHAMBERS**

**1900 HASSELL ROAD**

**HOFFMAN ESTATES, IL 60169**

**MINUTES - JUNE 5, 2013**

**1. CALL TO ORDER: 7:03 P.M.**

**Members Present**

Chairperson Combs	Myrene Iozzo
Steve Caramelli	Lenard Henderson
Steve Hehn	Tom Krettlar
Steve Wehofer	

**Members Absent**

Patel (Excused), Wilson (Unexcused)

**Vacancy**

Two

A quorum was present.

**Administrative Personnel Present:**

Jim Donahue, Senior Planner; Josh Edwards, Assistant Planner.

**2. APPROVAL OF MINUTES:**

Commissioner Krettlar moved, seconded by Commissioner Iozzo, to approve the May 8, 2013, meeting minutes. Voice Vote: 5 Ayes, 2 Abstain (Caramelli, Wehofer), 2 Absent (Patel, Wilson), 2 Vacancy. Motion Carried.

**3. CHAIRMAN'S REPORT**

No report.

**4.A NEW BUSINESS - PUBLIC HEARING - REQUEST OF JAMES MORRIS (OWNER) TO CONSIDER A VARIATION UNDER THE ZONING CODE TO PERMIT THE CONSTRUCTION OF A PATIO ON THE PROPERTY LOCATED AT 1340 DENNISON ROAD.**

Commissioner Krettlar moved, seconded by Commissioner Iozzo, to open the hearing. Voice Vote: 7 Ayes, 2 Absent (Patel, Wilson), 2 Vacancy. Motion Carried.

Chairperson Combs swore the petitioner in.

James Morris presented an overview of the project.

Mr. Edwards presented an overview of the staff memo.

Commissioner Caramelli asked if the 7.5' extension of the patio would meet code, to which Mr. Edwards stated there is a 30' setback line which parallels the road. To meet the code, the petitioner would need to cut off that corner of the patio to stay within the 30' setback line.

Commissioner Iozzo had no questions.

Commissioner Hehn asked about the liner in the hole and if it would be removed. Mr. Morris stated the hole is red brick down, with a coat of concrete. Commissioner Hehn asked if all black drainage pipes will be removed which go into the hole. Mr. Morris stated there is three drainage pipes, one very short which ends in the middle of the old patio. There is another drainage pipe that runs north/south on the far edge of the patio. There is another drainage pipe that runs on the south side. Mr. Morris has a meeting with the Engineering Division to go over proposed drainage.

Commissioner Krettler had no questions.

Commissioner Wehofer had no questions.

Commissioner Henderson had no questions.

Chairperson Combs asked what is the maximum distance between the setback and the end of the proposed patio. Mr. Edwards stated 7.5'.

Commissioner Krettler moved, seconded by Commissioner Henderson, to close the hearing. Voice Vote: 7 Ayes, 2 Absent (Patel, Wilson), 2 Vacancy. Motion Carried.

MOTION: Commissioner Krettler moved (seconded by Commissioner Hehn), to approve a request by James Morris for a seven feet six inch (7.5 feet) corner side yard setback variation from Section 9-3-6-E to allow a patio to be set back twenty two feet six inches (22.5 feet) from the south corner side property line instead of the minimum required thirty (30) feet in the location and extent as shown in the petitioner's application submitted with this request at 1340 Dennison Road.

Roll Call Vote:

Aye: Caramelli, Hehn, Wehofer, Iozzo, Henderson, Krettler, Chairperson Combs

Nay: None

Absent: Patel, Wilson

Vacancy: Two

Motion Carried.

The Chairperson advised that this will go to a Village Board meeting on June 17, 2013.

**4.B NEW BUSINESS - PUBLIC HEARING - REQUEST OF GRACE MANAGEMENT ENTERPRISES V, LLC (OWNER) TO CONSIDER A SITE PLAN AMENDMENT, A SPECIAL USE AMENDMENT FOR AN ANIMAL HOSPITAL/VETERINARY CLINIC, AND A SIGN VARIATION UNDER THE ZONING CODE ON THE PROPERTY LOCATED AT 2370 WEST HIGGINS ROAD.**

Commissioner Krettlar moved, seconded by Commissioner Henderson, to open the hearing. Voice Vote: 7 Ayes, 2 Absent (Patel, Wilson), 2 Vacancy. Motion Carried.

Chairperson Combs swore the petitioners in.

Jerome Majewski, attorney for Grace Management Enterprises V, LLC  
Dr. Dan Markwalder, principal owner of Grace Management Enterprises V, LLC  
Sam Salahi, architect  
Robert Edwards, RWE Management  
Jason Sanderson, RWE Management

Mr. Majewski presented an overview of the project.

Dr. Markwalder presented an overview of the purpose of the building expansion.

Mr. Salahi presented an overview of the proposed building addition.

Mr. Robert Edwards presented an overview of the construction of the proposed building addition.

Mr. Josh Edwards presented an overview of the staff memo.

Commissioner Henderson asked when this project will start. Dr. Markwalder stated he would like the project completed before the end of the year.

Commissioner Wehofer asked staff if the petitioner has agreed to all the conditions of approval. Mr. Josh Edwards stated yes.

Commissioner Krettlar had no questions.

Commissioner Hehn had no questions.

Commissioner Iozzo had no questions.

Commissioner Caramelli had no questions.

Chairperson Combs asked where the garbage is located. Mr. Majewski stated it is in an enclosed area. The garbage truck comes on Friday mornings and there are no dumpsters.

Chairperson Combs asked about lighting for the building addition. Mr. Salahi stated the only light to be added is a light in the back of the building by the doorway, which will be directed downward.

Chairperson Combs asked how many employees will be in the building. Dr. Markwalder stated typically there are three employees, a technician, doctor, and a receptionist. Chairperson suggested amending the application (which stated two employees). Dr. Markwalder further stated the hours of operation are 7:00 a.m. to 7:00 p.m. (Monday-Friday), and 8:00 a.m. to 2:00 p.m. (Saturday).

Chairperson Combs asked about parking. Mr. Josh Edwards stated there is currently 9 parking spaces on the property and there is a condition of approval which states the animal hospital needs to manage and monitor to be sure that illegal parking does not occur.

Commissioner Krettlar moved, seconded by Commissioner Henderson, to close the hearing. Voice Vote: 7 Ayes, 2 Absent (Patel, Wilson), 2 Vacancy. Motion Carried.

MOTION: Commissioner Krettlar moved (seconded by Commissioner Caramelli), to approve a request by Grace Management Enterprises V, LLC (owner) to consider a site plan amendment for a building expansion and a special use for an animal hospital/veterinary clinic at 2370 W Higgins Road, including any recommended conditions and amendments, if applicable.

Roll Call Vote:

Aye: Caramelli, Hehn, Wehofer, Iozzo, Henderson, Krettlar, Chairperson Combs

Nay: None

Absent: Patel, Wilson

Vacancy: Two

Motion Carried.

MOTION: Commissioner Krettlar moved (seconded by Commissioner Iozzo), to approve a request by Grace Management Enterprises V, LLC (owner) to consider a variation under the Zoning Code to permit a ground sign to be located zero feet from the east side property line and zero feet from the curb along the east side of the parking lot on the property located at 2370 West Higgins Road, including any recommended conditions and amendments, if applicable.

Chairperson Combs requested an amendment to the motion to refer to those conditions set forth in the staff memo dated June 5, 2013.

Roll Call Vote:

Aye: Caramelli, Hehn, Wehofer, Iozzo, Henderson, Krettlar, Chairperson Combs

Nay: None

Absent: Patel, Wilson

Vacancy: Two

Motion Carried.

The Chairperson advised that this will go to a Village Board meeting on June 17, 2013.

**4.C NEW BUSINESS - PUBLIC HEARING - REQUEST OF BARRINGTON & HASSELL, LLC (OWNER) FOR A SITE PLAN AMENDMENT FOR SITE LIGHTING, LANDSCAPING, AND BUILDING FACADE CHANGES AND A PLAT OF EASEMENT FOR THE PROPERTY LOCATED AT 2081-2095 NORTH BARRINGTON ROAD.**

Chairperson Combs swore the petitioners in.

Rick Heidner, Ricky Rockets Fuel Center  
Eduard Garcia, Corporate Design and Development Group

Mr. Donahue stated the original memo that went out with the packet recommend that this item gets tabled. There are still some outstanding issues that need to be resolved regarding the facade and rooftop units. There is an element of site lighting, which was included in the packet, that a subsequent memo was emailed to the Commissioners Friday. Therefore, to keep the project moving, the petitioner asked the site lighting to be considered this evening. The hearing, with corrected plans, is scheduled for June 26.

Mr. Garcia presented an overview of the site lighting.

Mr. Donahue presented an overview of the memo.

Commissioner Caramelli had no questions.

Commissioner Iozzo had no questions.

Commissioner Hehn asked about the east lighting not reflecting into the business to the east. Mr. Garcia stated there are no lights on that side of the property. The only lights on that property is on the building itself which light the door areas and drive-thru.

Commissioner Krettler asked staff when the landscaping and building will go before the Planning and Zoning Committee. Mr. Donahue stated on June 26.

Commissioner Wehoffer had no questions.

Commissioner Henderson had no questions.

Chairperson Combs asked if the hotel as commented on the lighting. Mr. Donahue stated the hotel has been noticed about every meeting and has not heard from the hotel.

Chairperson Combs asked if the rooms above the facade will have light shining in their rooms. Mr. Donahue stated no. The Village code requires all light is cast downward and shielded.

MOTION: Commissioner Krettler moved (seconded by Commissioner Iozzo), to approve a request by Barrington & Hassell, LLC (Owner) for a site plan amendment for site lighting for the property at 2081–2095 North Barrington Road, including recommended conditions in staff memo dated June 5, 2013.

Roll Call Vote:

Aye: Caramelli, Hehn, Wehofer, Iozzo, Henderson, Krettler, Chairperson Combs

Nay: None

Absent: Patel, Wilson

Vacancy: Two

Motion Carried.

The Chairperson advised that this will go to a Village Board meeting on June 17, 2013.

MOTION: Commissioner Krettler moved (seconded by Commissioner Caramelli), to continue a request by Barrington & Hassell, LLC (Owner) for a site plan amendment for landscaping and building facade changes and a plat of easement for the property at 2081–2095 North Barrington Road to June 26, 2013.

Voice Vote: 7 Ayes, 2 Absent (Patel, Wilson), 2 Vacancy. Motion Carried.

The Chairperson advised that the site lighting will go to a Village Board meeting on June 17, 2013.

**5. STAFF REPORT**

Mr. Donahue stated the meeting on June 19, 2013, will include preliminary plans/plat and rezoning for a 19 lot subdivision off Bradwell Road (between Chambers and north of Colony Park), as well as a request by Goodwill for a special use for a resale shop in Hoffman Village Shopping Center. The July 3, meeting has been rescheduled to June 26, which will included the site plan amendment for landscaping and building facade changes and a plat of easement for the property at 2081-2095 North Barrington Road and the Montessori School expansion on Freeman Road.

**6. MOTION TO ADJOURN**

Commissioner Krettler moved, seconded by Commissioner Henderson, to adjourn the meeting at 8:10 p.m. Voice Vote: 7 Ayes, 2 Absent (Patel, Wilson), 2 Vacancy. Motion Carried.

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

  
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Chairperson's Approval

  
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Date Approved