

PLANNING AND ZONING COMMISSION MEETING

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

MINUTES - JUNE 26, 2013

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

Members Present

Chairperson Combs
Steve Caramelli
Steve Wehofer
Gaurav Patel

Myrene Iozzo
Lenard Henderson
Tom Krettler
Nancy Trieb

Members Absent

Hehn, Wilson (Excused)

Vacancy

One.

A quorum was present.

Administrative Personnel Present:

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

2. APPROVAL OF MINUTES:

Commissioner Krettler moved, seconded by Commissioner Iozzo, to defer the June 19, 2013, meeting minutes. Voice Vote: 8 Ayes, 2 Absent (Hehn, Wilson), 1 Vacancy. Motion Carried.

3. CHAIRMAN'S REPORT

None.

4.A NEW BUSINESS - PUBLIC HEARING - REQUEST OF GALENA AT BLACKBERRY CREEK CONDOMINIUM ASSOCIATION (OWNER) TO CONSIDER A SIGN VARIATION FROM THE ZONING CODE TO PERMIT A GROUND SIGN ON THE PROPERTY LOCATED AT THE INTERSECTION OF HASSELL ROAD AND BLACKBERRY LANE IN THE COMMON AREA OF THE GALENA AT BLACKBERRY CREEK CONDOMINIUMS.

Commissioner Krettler moved, seconded by Commissioner Henderson, to open the hearing. Voice Vote: 8 Ayes, 2 Absent (Hehn, Wilson), 1 Vacancy. Motion Carried.

Chairperson Combs swore the petitioner in.

Joe Marcin presented an overview of the sign at Galena at Blackberry Creek.

Mr. Edwards presented an overview of the staff report.

Commissioner Caramelli asked about the landscaping around the sign. Mr. Marcin stated the petitioner will submit something at a later date.

Commissioner Iozzo had no questions.

Commissioner Krettler had no questions.

Commissioner Wehofer had no questions.

Commissioner Henderson asked if there will be leasing information on the sign. Mr. Marcin stated no.

Commissioner Patel had no questions.

Commissioner Trieb had no questions.

Chairperson Combs asked if the sign will be illuminated, to which Mr. Marcin stated there will be no illumination.

Commissioner Krettler moved, seconded by Commissioner Henderson, to close the hearing. Voice Vote: 8 Ayes, 2 Absent (Hehn, Wilson), 1 Vacancy. Motion Carried.

MOTION: Commissioner Krettler moved (seconded by Commissioner Henderson), to approve a request by Galena at Blackberry Creek Condominium Association for a variation from Section 9-3-8-L-4 to permit a residential subdivision identification sign displaying the subdivision name at the southeast corner of Hassell Road and Blackberry Lane, in the common area of Galena at Blackberry Creek Condominiums.

Chairperson Combs requested to amend the motion to include the recommended condition of approval in the staff report.

Commissioner Krettler added to the motion subject to the condition of approval in the staff report.

Roll Call Vote:

Aye: Caramelli, Henderson, Iozzo, Krettler, Patel, Wehofer, Trieb, Chairperson Combs

Nay: None

Absent: Hehn, Wilson

Vacancy: One

Motion Carried.

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

4.B. NEW BUSINESS - PUBLIC HEARING - REQUEST OF KSD, INC. (OWNER) TO CONSIDER A SITE PLAN AMENDMENT FOR SITE IMPROVEMENTS AND A SPECIAL USE AMENDMENT UNDER THE ZONING CODE FOR AN EXPANSION OF THE MONTESSORI SCHOOL BUILDING ON THE PROPERTY LOCATED AT 1250 FREEMAN ROAD.

Commissioner Krettler moved, seconded by Commissioner Henderson, to open the hearing. Voice Vote: 8 Ayes, 2 Absent (Hehn, Wilson), 1 Vacancy. Motion Carried.

Chairperson Combs swore the petitioner in.

Walter Dohrmann presented an overview of the project.

Mr. Edwards presented an overview of the staff report.

Commissioner Trieb would like diversity in the landscaping, especially with the five maple trees. Mr. Edwards stated there are 19 shade trees proposed and there are several varieties. Mr. Donahue stated the petitioner is providing different species of trees, which staff has approved.

Commissioner Patel had no questions.

Commissioner Henderson asked where is the playground. Mr. Dohrmann stated the playground is at 1200 Freeman and is not installing any playground equipment on this site.

Chairperson Combs swore in Molood Naghibzadeh.

Commissioner Henderson asked how many students there are, to which Ms. Naghibzadeh stated there are 165 students. Ms. Naghibzadeh stated there is a gymnasium at their main campus.

Commissioner Wehofer had no questions.

Commissioner Krettler had no questions.

Commissioner Iozzo had no questions.

Commissioner Caramelli had no questions.

Chairperson Combs asked about security for the front and back door. Ms. Naghibzadeh stated they are going to install security, but at this time does not know. Mr. Dohrmann stated there are locks on both the rear doors and entry door and the front is monitored with a buzzer system.

Chairperson Combs asked if there will be a marked crosswalk between the two buildings. Mr. Edwards stated there is a crosswalk at the intersection of Mumford and Freeman. Looking at the aerial photo, there is a crosswalk at the path north of the school, so a crosswalk would be needed between the two buildings. Mr. Edwards stated there is a condition of approval stating that during school hours, students shall not be permitted to cross Mumford Drive, except at either of two marked crosswalks, and shall be supervised by staff at all times.

Mr. Edwards received an email from a resident who had concerns about traffic with increased enrollment and adding a second level to the building.

Gary Hebb, 1168 Dresden Court, stated the playground extends over to his lot line. Mr. Hebb had concern about the common area between his property and Montessori with regard to access to his willow tree.

Commissioner Krettler moved, seconded by Commissioner Henderson, to close the hearing. Voice Vote: 8 Ayes, 2 Absent (Hehn, Wilson), 1 Vacancy. Motion Carried.

MOTION: Commissioner Krettler moved (seconded by Commissioner Henderson), to approve a request by KSD, Inc. (owner) for a site plan amendment for site improvements and a special use amendment under Section 9-5-9-C of the Zoning Code to permit an expansion of the Montessori school building on the property located at 1250 Freeman Road, subject to the conditions of approval in the staff report.

Roll Call Vote:

Aye: Caramelli, Henderson, Iozzo, Krettler, Patel, Wehofer, Trieb, Chairperson Combs

Nay: None

Absent: Hehn, Wilson

Vacancy: One

Motion Carried.

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

5. OLD BUSINESS - PUBLIC MEETING - REQUEST OF BARRINGTON & HASSELL, LLC (OWNER) FOR A SITE PLAN AMENDMENT FOR LANDSCAPING AND BUILDING FACADE CHANGES AND A PLAT OF EASEMENT FOR THE PROPERTY LOCATED AT 2081-2095 NORTH BARRINGTON ROAD (CONTINUED FROM JUNE 5, 2013).

Mr. Donahue stated the lighting portion of this project was approved at the last meeting. This is a continuation of the items that were brought forth but were not considered at that time.

Eduard Garcia presented an overview of the project.

Mr. Donahue presented an overview of the staff report.

Commissioner Caramelli had no questions.

Commissioner Iozzo had no questions.

Commissioner Krettler asked why windows were installed in the east side of the car wash. Mr. Garcia stated by experience. Patrons feel more comfortable with natural light when traveling through the carwash.

Commissioner Wehofer asked about the menu board. Mr. Garcia stated it is for when you enter the carwash and one menu board for the Dunkin Donuts.

Commissioner Henderson asked if the transformer is a ComEd transformer. Mr. Garcia stated yes. Commissioner Henderson asked about the capacity for the transformer. Mr. Garcia stated that transformer will serve both buildings. Commissioner Henderson asked if the BP gas station need additional capacity, would they use this transformer, to which Mr. Garcia stated the BP gas station would get their additional capacity somewhere else.

Commissioner Patel had no questions.

Commissioner Trieb asked if the hotel owner is okay with the installation of the windows in the carwash. Mr. Donahue stated the hotel was notified of the meetings.

Chairperson Combs asked if the doors in the rear will have some type of peephole. Mr. Garcia stated there was an exception to the Dunkin Donuts door, but they can add a peephole to the mechanical room for security reasons.

Chairperson Combs asked about the screening for the HVAC for the hotel. Mr. Garcia stated when you get to a certain height, you will see the HVAC. At the ground and first levels, is too close to the building to see the HVAC units.

MOTION: Commissioner Krettler moved (seconded by Commissioner Caramelli), to approve a request by Barrington & Hassell, LLC (Owner) for a Site Plan Amendment for site landscaping and building facade changes and a plat of easement for the property at 2081-2095 North Barrington Road, subject to the conditions of approval in the staff report.

Mr. Donahue stated that an additional condition of approval should be added regarding the bollards should be painted the same color as the building.

Roll Call Vote:

Aye: Caramelli, Henderson, Iozzo, Krettler, Patel, Wehofer, Trieb, Chairperson Combs

Nay: None

Absent: Hehn, Wilson

Vacancy: One

Motion Carried.

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

5. STAFF REPORT

Mr. Donahue stated the next meeting is July 17, with two master sign plans, as well as a doggie daycare, and potentially a single-family lot development in Devonshire.

6. MOTION TO ADJOURN

Commissioner Krettler moved, seconded by Commissioner Iozzo, to adjourn the meeting at 9:08 p.m.
Voice Vote: 8 Ayes, 2 Absent (Hehn, Wilson), 1 Vacancy. Motion Carried.

Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant



Chairperson's Approval



Date Approved