

PLANNING AND ZONING COMMISSION MEETING

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

MINUTES - AUGUST 7, 2013

1. CALL TO ORDER: 7:06 P.M.

Members Present

Chairperson Combs	Myrene Iozzo
Vice Chairman Steve Caramelli	Lenard Henderson
Nancy Trieb	Tom Krettler
Greg Ring	Denise Wilson (7:10 p.m.)

Members Absent

Gaurav Patel, Steve Wehofer (All Excused)

Vacancy

One.

A quorum was present.

Administrative Personnel Present:

Jim Donahue, Senior Planner; Josh Edwards, Assistant Planner; Dan Ritter, Development Services Technician.

2. APPROVAL OF MINUTES:

Commissioner Iozzo moved, seconded by Commissioner Henderson, to approve the July 17, 2013, meeting minutes. Voice Vote: 7 Ayes, 3 Absent (Patel, Wehofer, Wilson), 1 Vacancy. Motion Carried.

3. CHAIRMAN'S REPORT

Chairperson Combs stated the two items for the Bradwell Estates was remanded back to the Planning and Zoning Commission by the Village Board. The 7 Paws a Week dog day care facility was approved by the Village Board with one nay vote. The Golf Rose Shopping Center and St. Alexius Medical Center was unanimously approved by the Village Board.

4.A NEW BUSINESS - PUBLIC HEARING - REQUEST OF RANDALL AND MARTHA SWANSON FOR A VARIATION FROM THE ZONING CODE TO PERMIT THE CONSTRUCTION OF A FENCE ON THE PROPERTY LOCATED AT 3786 NORTH ALDER DRIVE.

Vice Chairman Caramelli moved, seconded by Commissioner Henderson, to open the hearing. Voice Vote: 7 Ayes, 3 Absent (Patel, Wehofer, Wilson), 1 Vacancy. Motion Carried.

Chairperson Combs swore the petitioner in.

Martha Swanson presented an overview of the project.

Commissioner Wilson arrived at 7:10 p.m.

Mr. Edwards presented an overview of the staff report.

Commissioner Krettler had no questions.

Commissioner Iozzo had no questions.

Commissioner Ring had no questions.

Commissioner Wilson had no questions.

Commissioner Henderson had no questions.

Commissioner Trieb asked if there is an issue with easements. Mr. Edwards stated there is a zoning setback requirement for how close a house, shed, garage, etc. can be to the property line. For fences, a 6 foot fence can enclose a rear yard of a lot and sides of a house. For corner lots, you have two front yard setbacks, so on the Whispering Trails Drive the fence needs to be setback 15 feet from the property line. If the fence goes all the way to the property line, the fence needs to be a 4 foot high picket fence. This is required to maintain visibility along the sidewalk and street. The Zoning Code does require that these 6 foot fences be pulled back at least 15 feet.

Vice Chairman Caramelli asked staff if this fence is a replacement, to which Mr. Edwards stated yes. Vice Chairman Caramelli asked if there have been similar approvals in the past. Mr. Edwards stated the Village has approved several similar variation requests for fences in the corner side yard.

Chairperson Combs stated the Village received one negative email regarding this project, disapproving the variation.

Ms. Swanson stated that if the fence was 4 feet, her dogs, if provoked, could jump over the fence.

Commissioner Ring asked if the entire fence is to be replaced. Ms. Swanson stated just two sides (north and east).

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

MOTION: Vice Chairman Caramelli moved (seconded by Commissioner Iozzo), to approve a request of Randall and Martha Swanson for a variation from the Zoning Code to permit the construction of a fence on the property located at 3786 North Alder Drive.

Roll Call Vote:

Aye: Henderson, Iozzo, Kretzler, Trieb, Wilson, Ring, Vice Chairman Caramelli, Chairperson Combs

Nay: None

Absent: Patel, Wehofer

Vacancy: One

Motion Carried.

The Chairperson advised that this will go to a Village Board meeting on September 9, 2013.

4.B NEW BUSINESS - PUBLIC HEARING - REQUEST OF STONEGATE PROPERTIES, INC. (OWNER) AND UNITED TAXI SERVICES, LLC (TENANT) TO CONSIDER A SPECIAL USE FOR A TAXI SERVICE COMPANY UNDER SECTION 9-9-1-C OF THE ZONING CODE ON THE PROPERTY LOCATED AT 2200 NORTH STONINGTON AVENUE, SUITE 130.

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

Chairperson Combs swore the petitioner in.

Philip Obaob presented an overview of the project.

Vice Chair Combs asked the petitioner how many cars would be parked at any time or overnight. Mr. Obaob stated the cars will be parked for two hours, between 4:00 a.m. to 6:00 a.m. All the cars are used from 6:00 a.m. to 4:00 a.m.

Commissioner Trieb had no questions.

Commissioner Henderson asked if there was any expansion plans. Mr. Obaob stated not at this time. Commissioner Henderson asked if there will be visiting cabs from other cab companies. Mr. Obaob stated no.

Commissioner Wilson had no questions.

Commissioner Ring had no questions.

Commissioner Iozzo had no questions.

Commissioner Kretzler asked if the cars are marked taxis. Mr. Obaob stated they are marked cars. Commissioner Kretzler asked if this is a 24 hour operation. Mr. Obaob stated the operation starts at 6:00 a.m. until 4:00 a.m. the following day. The clients can book a taxi online. Commissioner Kretzler asked if the taxis are dispatched or in holding areas. Mr. Obaob stated he started a dispatch system, which can be office, Internet, or mobile dispatch system. The mobile dispatch system will be used during the night because there will be nobody in the office to handle the dispatch system, so one of the four taxis will be assigned to be the dispatch center.

Vice Chairman Caramelli asked what is the main purpose of office space. Mr. Obaob stated the office can be used for any customer service relations. If there is an issue with a driver, the office can be used to handle the case. Vice Chairman Caramelli asked what the office hours are, to which Mr. Obaob stated the office will be open between 6:00 a.m. and 4:30 p.m. Vice Chairman Caramelli asked where the taxis will be parked. Mr. Obaob stated there are parking spaces in the front of the office facing the pond, which will not be an assigned parking area.

Mr. Ritter presented an overview of the staff report.

Chairperson Combs had no questions.

Commissioner Ring moved, seconded by Commissioner Iozzo, to close the hearing. Voice Vote: 8 Ayes, 2 Absent (Patel, Wehofer), 1 Vacancy. Motion Carried.

MOTION: Vice Chairman Caramelli moved (seconded by Commissioner Iozzo), to approve a request of Stonegate Properties, Inc. (owner) and United Taxi Services, LLC (tenant) to consider a special use for a taxi service company under Section 9-9-1-C of the Zoning Code on the property located at 2200 North Stonington Avenue, Suite 130, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Henderson, Iozzo, Krettler, Ring, Trieb, Wilson, Vice Chairman Caramelli, Chairperson Combs

Nay: None

Absent: Patel, Wehofer

Vacancy: One

Motion Carried.

The Chairperson advised that this will go to a Village Board meeting on September 9, 2013.

4.C NEW BUSINESS - PUBLIC HEARING - REQUEST OF HUNTINGTON HOFFMAN LLC (OWNER) AND NATURAL CHANGES INC DBA CURVES (APPLICANT) TO CONSIDER A SPECIAL USE UNDER THE ZONING CODE TO PERMIT A HEALTH CLUB (CURVES) ON THE PROPERTY LOCATED AT 1612 WEST ALGONQUIN ROAD.

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

Chairperson Combs swore the petitioner in.

Marcia Zuicarelli presented an overview of the project.

Mr. Donahue presented an overview of the staff report.

Commissioner Henderson had no questions.

Commissioner Wilson had no questions.

Commissioner Ring had no questions.

Commissioner Iozzo had no questions.

Commissioner Krettler had no questions.

Vice Chairman Caramelli had no questions.

Chairperson Combs asked where is Curves located in Huntington Plaza. Ms. Zuicarelli stated between Subway and the PNC Bank.

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

MOTION: Vice Chairman Caramelli moved (seconded by Commissioner Krettler), to approve a request of Huntington Hoffman LLC (owner) and Natural Changes Inc. DBA Curves (applicant) to consider a special use under the Zoning Code to permit a health club (Curves) on the property located at 1612 West Algonquin Road.

Roll Call Vote:

Aye: Henderson, Iozzo, Krettler, Ring, Wilson, Vice Chairman Caramelli, Chairperson Combs

Nay: None

Abstain: Trieb

Absent: Patel, Wehofer

Vacancy: One

Motion Carried.

The Chairperson advised that this will go to a Village Board meeting on August 26, 2013.

4.D NEW BUSINESS - PUBLIC HEARING - REQUEST OF GIGI'S PLAYHOUSE, INC. (APPLICANT) TO CONSIDER A SPECIAL USE UNDER THE ZONING CODE TO PERMIT THE OPERATION OF A GIGI'S PLAYHOUSE NATIONAL ACHIEVEMENT CENTER ON THE PROPERTY LOCATED AT 2350-A WEST HIGGINS ROAD (BARRINGTON SQUARE TOWN CENTER).

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

Chairperson Combs swore the petitioner in.

Nancy Gianni presented an overview of the project.

Mr. Edwards presented an overview of the staff report.

Commissioner Krettler asked if the parking in the previous location was adequate. Ms. Gianni stated for a big event, they partnered with the Infiniti dealership. For day-to-day parking, there was no issue.

Commissioner Iozzo had no questions.

Commissioner Ring had a concern regarding the close proximity to the nearby bars. Ms. Gianni stated there have been no incidents at their other locations, probably because the parents stay with the kids and the kids are not outside by themselves. Ms. Gianni stated in the evenings, there is not a lot of programming with the kids.

Commissioner Wilson had no questions.

Commissioner Henderson had no questions.

Commissioner Trieb had concern regarding lighting during a power outage. Ms. Gianni stated at the present location, there are emergency lights, which would be enough. Ms. Gianni further stated that she will be meeting with their architectural firm and Pepper Construction and will bring up the lighting concern during a power outage.

Vice Chairman Caramelli asked what the hours of operation are. Ms. Gianni stated the business is staffed daily from 8:30 a.m. to 6:00 p.m., but they continue to provide services, with one-on-one tutoring, until 7:00 p.m. and 8:00 p.m.

Chairperson Combs had no questions.

Commissioner Ring moved, seconded by Commissioner Iozzo, to close the hearing. Voice Vote: 8 Ayes, 2 Absent (Patel, Wehofer), 1 Vacancy. Motion Carried.

MOTION: Vice Chairman Caramelli moved (seconded by Commissioner Krettler), to approve a request of GiGi's Playhouse, Inc. (applicant) to consider a special use under the Zoning Code to permit the operation of a GiGi's Playhouse National Achievement Center on the property located at 2350-A West Higgins Road (Barrington Square Town Center).

Roll Call Vote:

Aye: Henderson, Iozzo, Krettler, Wilson, Trieb, Ring, Vice Chairman Caramelli, Chairperson Combs

Nay: None

Absent: Patel, Wehofer

Vacancy: One

Motion Carried.

The Chairperson advised that this will go to a Village Board meeting on August 26, 2013.

4.E NEW BUSINESS - PUBLIC HEARING - REQUEST OF JOSEPH CARUSO, AGENT FOR OWNER DE SCHOUW B.V. TO CONSIDER A MASTER SIGN PLAN AMENDMENT ON THE PROPERTY LOCATED AT 2300-2360 WEST HIGGINS ROAD (BARRINGTON SQUARE TOWN CENTER) AND A SITE PLAN AMENDMENT FOR FACADE CHANGES AT 2350-A WEST HIGGINS ROAD.

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

Chairperson Combs swore the petitioners in.

Jennifer Boenzi presented an overview of the project.

Joseph Caruso clarified the GiGi's Playhouse space.

Mr. Edwards presented an overview of the staff report.

Commissioner Krettler had no questions.

Commissioner Iozzo had no questions.

Commissioner Ring had no questions.

Commissioner Wilson had no questions.

Commissioner Henderson had no questions.

Commissioner Trieb had no questions.

Vice Chairman Caramelli had no questions.

Chairperson Combs had a question about the window coverings. Ms. Boenzi showed the designer's and architect's renderings.

Chairperson Combs asked if there will be three separate doors into three separate facilities. Mr. Caruso stated there is a door on the eastern side by GiGi's and another door by the Mugs & Hugs, so there are two doors. Mr. Caruso stated the main entrance to GiGi's is on the eastern side by GiGi's University.

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

MOTION: Vice Chairman Caramelli moved (seconded by Commissioner Iozzo), to approve a request of Joseph Caruso, agent for owner De Schouw B.V. to consider a master sign plan amendment on the property located at 2300-2360 West Higgins Road (Barrington Square Town Center) and a site plan amendment for facade changes at 2350-A West Higgins Road.

Roll Call Vote:

Aye: Henderson, Iozzo, Krettler, Trieb, Ring, Wilson, Vice Chairman Caramelli, Chairperson Combs

Nay: None

Absent: Patel, Wehofer

Vacancy: One

Motion Carried.

The Chairperson advised that this will go to a Village Board meeting on August 26, 2013.

5. STAFF REPORT

Mr. Donahue introduced Dan Ritter, who will be full time in September. There is a meeting on August 21, for another taxi company.

New Commissioner Ring introduced himself to the other Commissioners.

Chairperson Combs stated the Village Board approved the Commission's new Vice Chairman Caramelli.

6. MOTION TO ADJOURN

Commissioner Trieb moved, seconded by Commissioner Iozzo, to adjourn the meeting at 8:06 p.m.
Voice Vote: 8 Ayes, 2 Absent (Patel, Wehofer), 1 Vacancy. Motion Carried.

Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant



Chairperson's Approval

9/18/13
Date Approved