

PLANNING AND ZONING COMMISSION MEETING

VILLAGE OF HOFFMAN ESTATES

COUNCIL CHAMBERS

1900 HASSELL ROAD

HOFFMAN ESTATES, IL 60169

MINUTES - SEPTEMBER 18, 2013

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

Members Present

Chairperson Combs	Myrene Iozzo
Vice Chairman Steve Caramelli	Denise Wilson
Guarav Patel	Tom Krettler
Steve Wehofer	Nancy Trieb (7:07 p.m.)

Members Absent

Lenard Henderson, Greg Ring (All 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 approve the August 7, 2013, meeting minutes. Voice Vote: 5 Ayes, 2 Abstain (Patel, Wehofer), 3 Absent (Henderson, Ring, Trieb), 1 Vacancy. Motion Carried.

3. CHAIRMAN'S REPORT

Chairperson Combs stated all items were unanimously approved by the Village Board, which included the Curves, Gigi's, master sign plan for Barrington Square Town Center, the Swansons for a fence variation, and taxi service.

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

Commissioner Krettler moved, seconded by Commissioner Iozzo, to open the hearing. Voice Vote: 7 Ayes, 3 Absent (Henderson, Ring, Trieb), 1 Vacancy. Motion Carried.

Chairperson Combs swore the petitioner in.

Molood Naghibzadeh presented an overview of the project.

Mr. Edwards presented an overview of the staff report.

Commissioner Trieb arrived at 7:07 p.m.

Commissioner Wilson had no questions.

Commissioner Iozzo had no questions.

Commissioner Krettler had no questions.

Commissioner Wehofer had no questions.

Commissioner Patel asked if school has outdoor activities, will the petitioner have to return to the Commission. Mr. Edwards stated yes.

Commissioner Trieb had no questions.

Vice Chairman Caramelli had no questions.

Chairman Combs asked if the actual parking numbers are accurate. Ms. Naghibzadeh stated school started on August 26, so the parking numbers are accurate.

Chairman Combs asked if any interior changes in the school will need to go to the Commission. Mr. Edwards stated no. Code Enforcement has reviewed this request and the building code will allow the number of children. If there are any changes to the interior, staff will review from a building permit standpoint.

Chairman Combs asked the petitioner if the conditions of approval are satisfactory, to which Ms. Naghibzadeh stated yes.

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

MOTION: Vice Chairman Caramelli moved (seconded by Commissioner Krettler), to approve a request of KSD, Inc. (owner) for a special use amendment under Section 9-5-9-C of the Zoning Code to permit the relocation of the Freeman Montessori school to the school building on the property located at 1250 Freeman Road.

Roll Call Vote:

Aye: Iozzo, Krettler, Trieb, Wilson, Patel, Wehofer, Vice Chairman Caramelli, Chairperson Combs

Nay: None

Absent: Henderson, Ring

Vacancy: One

Motion Carried.

The Chairperson advised that this will go to a Village Board meeting on October 7, 2013.

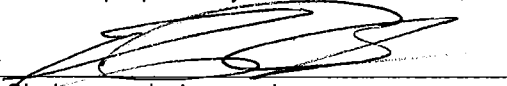
5. STAFF REPORT

Mr. Donahue stated there is a meeting on October 2, for an attached garage setback variance.

6. MOTION TO ADJOURN

Commissioner Krettler moved, seconded by Commissioner Iozzo, to adjourn the meeting at 7:18 p.m.
Voice Vote: 8 Ayes, 2 Absent (Henderson, Ring), 1 Vacancy. Motion Carried.

Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant



Chairperson's Approval

10/2/13

Date Approved