

**PLANNING AND ZONING COMMISSION MEETING**

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

**MINUTES - APRIL 2, 2014**

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

**Members Present**

Chairperson Combs	Myrene Iozzo
Vice Chairman Caramelli	Diane Kielb
Lenard Henderson	Greg Ring
Steve Wehofer	Nancy Trieb
Denise Wilson (7:03 p.m.)	

**Members Absent**

Tom Krettler, Sharron Boxenbaum (All Excused)

A quorum was present.

**Administrative Personnel Present:**

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

**2. APPROVAL OF MINUTES:**

Commissioner Ring moved, seconded by Commissioner Henderson, to approve the March 19, 2014, meeting minutes. Voice Vote: 8 Ayes, 1 Abstain (Wilson), 2 Absent (Krettler, Boxenbaum). Motion Carried.

**3. CHAIRMAN'S REPORT**

No Chairman's report.

**4. OLD BUSINESS - PUBLIC MEETING - REQUEST BY KSD, INC. D/B/A/ MONTESSORI SCHOOL OF NORTH HOFFMAN (OWNER) TO CONSIDER A SITE PLAN AMENDMENT FOR A BUILDING FACADE CHANGE ON THE PROPERTY LOCATED AT 1250 FREEMAN ROAD. (THIS HAS BEEN CONTINUED FROM 2/5/14, 2/19/14, 3/5/14, AND 3/19/14.)**

Commissioner Henderson moved, seconded by Commissioner Iozzo, to continue the public meeting to April 16, 2014. Voice Vote: 9 Ayes, 2 Absent (Krettler, Boxenbaum). Motion Carried.

**5. NEW BUSINESS - PUBLIC HEARING - REQUEST BY JASON BERGEN FOR A VARIATION FROM THE ZONING CODE TO PERMIT THE CONSTRUCTION OF A FENCE ON THE PROPERTY LOCATED AT 505 NEWARK LANE.**

Commissioner Henderson moved, seconded by Commissioner Ring, to open the hearing. Voice Vote: 9 Ayes, 2 Absent (Krettler, Boxenbaum). Motion Carried.

Chairperson Combs swore the petitioner in:

Jason Bergen presented an overview of the project.

Dan Ritter presented an overview of the staff report.

Commissioner Ring asked staff if the fence will be 16 feet back from the sidewalk. Mr. Ritter stated the fence will be 5 feet from the property line and then 11 feet from the property line to the sidewalk.

Commissioner Ring asked the petitioner if the neighbor will put in writing that he has no problem with the fence. Mr. Bergen stated he can get something in writing and bring it to the next meeting.

Commissioner Ring had a question regarding the deck. Mr. Bergen stated that last summer the deck was extended towards the inside of the house and stairs were installed from the deck down to the yard.

Commissioner Iozzo asked if the Village sent letters regarding the fence to the neighbors. Mr. Ritter stated letters were sent to properties within 150 feet and no comments were received.

Commissioner Wilson had no questions.

Commissioner Kielb had no questions.

Commissioner Trieb asked how high the petitioner's neighbor's fence is, to which Mr. Bergen stated 6 feet.

Commissioner Henderson had no questions.

Commissioner Wehofer asked about the existing and new fence locations. Mr. Bergen showed the locations on a diagram. Commissioner Wehofer asked staff what do the white lines indicate on the aerial photo. Mr. Ritter stated the white lines are lot lines, so between the white lines and the sidewalk is the right of way.

Commissioner Wehofer asked staff if this type of situation has been approved in other areas of the Village. Mr. Ritter stated the Village has approved a number of corner lot fences, which comes down to visibility and how the fence looks with the streetscape. The two unique items with this is the shape of the lot and a driveway next to the fence.

Vice Chairman Caramelli had no questions.

Chairperson Combs has no problem with the fence variation, but has a problem with the type of fence. A 6 foot stockade fence is inappropriate and the petitioner should have complied with code and gone with a 4 foot open fence.

Commissioner Ring moved, seconded by Commissioner Henderson, to close the hearing. Voice Vote: 9 Ayes, 2 Absent (Krettler, Boxenbaum). Motion Carried.

MOTION: Vice Chairman Caramelli moved (seconded by Commissioner Henderson), to approve a request by Jason Bergen for a ten (10) foot corner side yard setback variation from Section 9-3-3-C to allow a six (6) foot high solid fence to be five (5) feet from the southeast side property line instead of the minimum required fifteen (15) feet at 505 Newark Lane.

Roll Call Vote:

Aye: Henderson, Iozzo, Ring, Trieb, Wehofer, Kielb, Wilson

Nay: Vice Chairman Caramelli, Chairperson Combs

Absent: Krettler, Boxenbaum

Motion Carried.

The Chairperson advised that this will go to a Village Board meeting on April 7, 2014.

## 6. STAFF REPORT

Mr. Ritter stated the April 16 agenda consists of Montessori, which will probably be continued to the first meeting in May.

## 7. MOTION TO ADJOURN

Commissioner Henderson moved, seconded by Commissioner Wehofer, to adjourn the meeting at 7:22 p.m. Voice Vote: 9 Ayes, 2 Absent (Krettler, Boxenbaum). Motion Carried.

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



Chairperson's Approval

5/7/14  
Date Approved