

PLANNING AND ZONING COMMISSION MEETING

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

MINUTES - MAY 7, 2014

1. CALL TO ORDER: 7:04 P.M.

Members Present

Chairperson Combs	Diane Kielb
Vice Chairman Caramelli	Greg Ring
Lenard Henderson	Nancy Trieb
Tom Krettler	Sharron Boxenbaum
Myrene Iozzo	

Members Absent

Denise Wilson, Steve Wehofer (All Excused)

A quorum was present.

Administrative Personnel Present:

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

2. APPROVAL OF MINUTES:

Commissioner Krettler moved, seconded by Commissioner Henderson, to approve the April 2, 2014, meeting minutes. Voice Vote: 7 Ayes, 2 Abstain (Krettler, Boxenbaum), 2 Absent (Wilson, Wehofer). Motion Carried.

3. CHAIRMAN'S REPORT

The Village Board unanimously approved the preliminary and final plat of resubdivision for the Mobil/Culvers at Route 59 and Hoffman Boulevard, and the ten foot corner/side yard setback at 505 Newark Lane.

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, 3/19/14, AND 4/2/14.)

Stoney Scales, Director of Development for Montessori School, stated based on a letter received today from the Village, the petitioner is in agreement and ready to proceed.

Chairperson Combs swore the petitioner in.

Mr. Scales stated their contractor recommended that stucco be left on the tops of the building. The Planning & Zoning Commission recommended this not be done, so now the petitioner is going to follow the Commission's direction and put brick on the second floor.

Chairperson Combs asked about the apron, canopy, and the rest of the building. Mr. Scales stated they are in agreement to the Village's recommendation that the stucco be changed to brick on portions of the building (first floor front elevation).

Mr. Edwards stated the only difference between what was originally approved and the current request is the first floor front elevation. The original plans had brick panels on the canopy of the parapet on either end of the first floor, which is not ideal. The original plans had brick panels on the east elevation facing Mumford and the second floor classrooms on all sides, except for the very upper part which had stucco. The petitioner is now requesting to do what was originally proposed/approved, except for the front elevation on the first floor on the parapet, which would allow the stucco to remain, which staff feels is reasonable to allow the upper level of the first floor front elevation to remain stucco across. Otherwise, the building would be finished as it was originally approved.

Chairperson Combs stated there is no completion date in any of the conditions of approval, and asked about the penalty date. Mr. Edwards stated it would be based on the final certificate of occupancy. At this point, in addition to the building, there are other outstanding items (some landscaping, and other items on the property). Mr. Edwards further stated the Village declares the month of May as spring and every building under temporary occupancy (which this building has), the work has to be completed by the end of May. So the deadline is May 31. If the work is not completed by May 31, a fee of \$300 per month is charged until the work is completed, and may increase after two months.

Chairperson Combs asked Mr. Scales if he is aware of the May 31 completion date, to which Mr. Scales stated he was not aware of the May 31 completion date. Mr. Edwards stated a Code Inspector provided a letter and a list. Mr. Scales stated a week ago, the Code Inspector dropped off a letter. Mr. Scales stated he will take the May 31 date back to the school's board of directors, and obviously, bricks will not be on the building. Mr. Scales further stated the petitioner is acknowledging the May 31 deadline, but the petitioner will do the best they can to finish the work as soon as possible.

Commissioner Boxenbaum asked what will have brick. Mr. Scales stated brick will be added just on the upper floor and the east side.

Commissioner Iozzo had no questions.

Commissioner Ring would have liked to have seen some sort of rendering on what the building will look like. Mr. Edwards stated the work to be done is to complete the work that was approved in 2013. That includes the original design intent with the exception of the facade on the lower canopy.

Commissioner Krettler had no questions.

Commissioner Henderson had no questions.

Commissioner Trieb had no questions.

Commissioner Kielb had no questions.

Vice Chairman Caramelli had no questions.

Chairperson Combs had no questions.

Commissioner Boxenbaum asked is brick going to be installed on all four sides of the upper level. Mr. Scales stated they are going to follow the original plans, which is all four sides. Mr. Scales stated there will be signage on the upper level once their rebranding is completed.

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

MOTION: Vice Chairman Caramelli moved (seconded by Commissioner Krettler), to approve a request by KSD, Inc. (owner) for a site plan amendment for a facade change to allow stucco instead of brick on portions of the building's *first floor front elevation in accordance with the petitioner's revised proposal letter and exhibits dated April 22, 2014*, on the property located at 1250 Freeman Road, with the recommended conditions in the staff report.

Roll Call Vote:

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

Nay: Boxenbaum

Absent: Wilson, Wehofer

Motion Carried.

The Chairperson advised that this will go to a Village Board meeting on May 27, 2014.

5. NEW BUSINESS - PUBLIC HEARING - REQUEST BY TOWNSHIP HIGH SCHOOL DISTRICT 211 (OWNER) AND VERIZON WIRELESS (APPLICANT) TO CONSIDER A SPECIAL USE UNDER THE ZONING CODE TO PERMIT THE INSTALLATION OF COMMUNICATION ANTENNAS AND ASSOCIATED EQUIPMENT ON THE PROPERTY LOCATED AT 700 COUGAR TRAIL (CONANT HIGH SCHOOL).

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

Chairperson Combs swore the petitioner in.

Patrick Allen presented an overview of the project.

Josh Edwards presented an overview of the staff report.

Commissioner Henderson asked is the installation is decommissioned, does the pole stay or come down. Mr. Edwards stated if it is decommissioned, the petitioner should put the site back to its original condition, so the petitioner would need to modify the pole. The school district could opt to keep the 100 foot pole and have the antennas removed. Commissioner Henderson is concerned about the lights for the field on the pole. Mr. Edwards stated the Village would work with the school district in enforcing that the site be corrected (removing the shelter). The Village would require the antennas be taken down from the pole.

Mr. Allen stated there is language in the agreement for all the towers at all the schools that basically says the property will be returned as it was and there is an option to leave the pole.

Commissioner Trieb asked about the quality and reliability of the service. Mr. Allen showed on a map the before and after coverage.

Commissioner Trieb asked if there is any conflict in the signals between the towers from different companies. Mr. Allen stated no. All these antennas are regulated by the FCC, so they all have a different frequency and they cannot, by law, interfere with another frequency.

Commissioner Kielb asked about the construction timeline. Mr. Allen stated probably over the summer months when the kids are out of school. Mr. Allen stated the approval process would probably take 30-60 days from today's date. After that is done, then construction can be scheduled. Mr. Allen stated typically it takes 10-12 weeks for construction.

Commissioner Krettler asked what determines how many antennas are on a tower. Mr. Allen stated the radio frequency engineers come up with a plan for a particular installation.

Commissioner Krettler asked where does the revenue from these antennas go. Mr. Edwards stated the revenue goes to School District 211.

Commissioner Ring asked the maintenance/protection of the outbuilding and whether it requires a fence. Mr. Allen stated no. Mr. Edwards stated the outbuilding is not required to be fenced in. Commissioner Ring asked who maintains this outbuilding, to which Mr. Allen stated Verizon maintains the outbuilding.

Commissioner Iozzo had no questions.

Commissioner Boxenbaum asked about the height of the pole. The antenna center line is 96 feet and the antennas extend above and below that center line, so the top of the pole will be 100 feet, the antenna might be 6 feet tall, so it may go 3 feet up and 3 feet down.

Commissioner Boxenbaum asked about whether the poles would interfere with small planes flying in/from nearby Schaumburg airport. Mr. Allen stated for pole interference, poles would have to be at 150-200 feet. Mr. Edwards stated there will be a lightning rod at the top of the pole.

Commissioner Boxenbaum asked if there will be disruption to what is happening on the football field, to which Mr. Allen stated no, the pole is well outside the football field.

Commissioner Boxenbaum asked if the existing lights will be transferred to the new pole, to which Mr. Allen stated yes, that is the plan.

Commissioner Boxenbaum asked about the outbuilding. Mr. Allen stated the building has racks of equipment and backup power supplies. Once the tower is working, then regular maintenance will occur probably once a month. Mr. Allen stated the outbuilding is locked with no windows.

Vice Chairman Caramelli asked staff if residents were notified. Mr. Edwards stated letters are sent for every hearing. For a special use such as this, a letter is sent to all properties within 300 feet. There were no phone calls in response to the letters. In the past at this site there have been concerned residents who attended the meeting or have called.

Chairperson Combs asked if the pole will be padded around the base. Mr. Edwards stated there is an existing pole in the same location that is not padded. Chairperson Combs would like to see the pole padded. Mr. Allen stated there is an existing pole in the same location and it does not have padding on it. Mr. Edwards will check into putting padding on the pole and Mr. Allen stated he will contact the school district about adding padding to the pole.

Chairperson Combs asked when you say to remove your facility when you are done, is that to the ground, a foot below ground, or everything. Mr. Allen stated normally they go 3 feet below ground level.

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

MOTION: Vice Chairman Caramelli moved (seconded by Commissioner Krettler), to approve a request by Township High School District 211 (owner) and Verizon Wireless (applicant), to consider a special use under Section 9-3-9 and Section 9-5-3-C-4 of the Zoning Code to permit the installation of a maximum of twelve (12) communication antennas and associated equipment as part of a wireless telecommunications facility to be installed on a light pole near the northeast corner of the football field at 700 Cougar Trail (Conant High School), with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Boxenbaum, Henderson, Iozzo, Kielb, Krettler, Trieb, Vice Chairman Caramelli, Chairperson Combs

Nay: None

Abstain: Ring

Absent: Wilson, Wehofer

Motion Carried.

The Chairperson advised that this will go to a Village Board meeting on May 27, 2014.


6. STAFF REPORT

Mr. Ritter stated there is nothing scheduled for the May 21, meeting yet.


7. MOTION TO ADJOURN

Commissioner Krettler moved, seconded by Commissioner Henderson, to adjourn the meeting at 8:22 p.m. Voice Vote: 9 Ayes, 2 Absent (Wilson, Wehofer). Motion Carried.

Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant



Chairperson's Approval



Date Approved