

PLANNING AND ZONING COMMISSION MEETING

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

MINUTES - JUNE 4, 2014

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

Members Present

Chairperson Combs	Diane Lawrence
Vice Chairman Caramelli	Greg Ring
Steve Wehofer	Nancy Trieb
Tom Krettler	Sharron Boxenbaum
Myrene Iozzo	Denise Wilson (arrived 7:15 p.m.)

Members Absent

Lenard Henderson (Unexcused)

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 Wehofer, to approve the May 7, 2014, meeting minutes. Voice Vote: 7 Ayes, 2 Abstain (Wilson, Wehofer), 2 Absent (Henderson, Wilson). Motion Carried.

3. CHAIRMAN'S REPORT

The Village Board approved the Verizon cell tower at Conant High School and the site plan amendment for Montessori School.

4. NEW BUSINESS - PUBLIC HEARING - REQUEST OF MICHAEL ANZALONE (OWNER) TO CONSIDER A VARIATION UNDER THE ZONING CODE TO PERMIT THE EXPANSION OF A HOUSE ON THE PROPERTY LOCATED AT 1065 ASH ROAD.

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

Chairperson Combs swore the petitioner in.

Mike Anzalone presented an overview of the project.

Chairperson Combs asked the petitioner for material samples to which Mr. Anzalone said no. Mr. Edwards stated it is typical for residential variations that material samples are not required. Chairperson Combs asked the petitioner to describe the materials of the house expansion. Mr. Anzalone described the house materials.

Josh Edwards presented an overview of the staff report.

Commissioner Boxenbaum asked about the changes to the existing house. Mr. Anzalone stated he simplified the existing house to get more square footage.

Commissioner Boxenbaum asked about the driveway. Mr. Anzalone stated the driveway is 2 inches over 30 feet. The driveway will be adjusted when the new driveway is installed. The driveway will still lead to the front of the house and go to the back.

Mr. Edwards stated the Zoning Code does not allow the pavement to go directly to the front of the house. The proposal includes a front porch, and in front of the front porch, some portion of asphalt will have to be removed so the pavement does not lead directly up to the front porch.

Commissioner Boxenbaum asked if the Village will require the petitioner to adjust the driveway before the house expansion. Mr. Edwards stated the driveway in the front would need to be part of the house expansion plan, and this is part of the certificate of occupancy for the house expansion.

Commissioner Boxenbaum asked if the addition to the garage was existing or not. Mr. Anzalone stated that everything in the back yard is existing.

Commissioner Wilson arrived at 7:15 p.m.

Commissioner Iozzo had no questions.

Commissioner Ring asked staff that if the conditions of approval are not met then no permit or certificate of occupancy will be issued. Mr. Edwards stated correct.

Commissioner Krettler requested that in the future, building materials should be presented.

Commissioner Wehofer had no questions.

Commissioner Trieb asked the petitioner to consider the depth of the step from the ground to the front porch and from the front porch into the house. Mr. Anzalone stated the back door is going to be flush.

Commissioner Lawrence asked if there is another entrance going directly into the house expansion. Mr. Anzalone stated there is an entrance in the back.

Vice Chairman Caramelli asked staff when a house is considered to be legal and nonconforming and a new owner wants to do some changes and the Village notes some illegal modifications previously done to the house, does the new homeowner have the burden to make those changes. Mr. Edwards stated yes. In this case, the Village identified existing violations in 2008, which were tied to the teardown project of the house which did not happen. None of those violations were addressed at that time. Mr. Edwards further stated that variations and code violations run with the property, so if the property is sold, the new homeowner would inherit the violations.

Vice Chairman Caramelli asked if the conditions of approval in the staff report will fulfill those requirements that will make the house conforming, to which Mr. Edwards stated yes for code violations.

Chairperson Combs stated according to a color picture in the packet, a good part of the driveway is not on the petitioner's property. The petitioner stated the driveway is all on his property. Mr. Edwards stated that is an aerial photo from the Village's GIS mapping system. The property lines are not always in sync with the aerial photo.

Commissioner Krettler moved, seconded by Commissioner Ring, to close the hearing. Voice Vote: 10 Ayes, 1 Absent (Henderson). Motion Carried.

MOTION: Vice Chairman Caramelli moved (seconded by Commissioner Krettler), to approve a request by Michael Anzalone (owner) for a 6.25 foot side yard setback variation from Section 9-5-2-D-5 to allow an existing house and an expansion of a house to be set back 8.75 feet from the north side lot line instead of the minimum required 15 foot side yard setback at 1065 Ash Road, with the recommended conditions in the staff report.

Commissioner Ring stated some of the conditions of approval have been met. Are there any modifications now to the conditions of approval. Mr. Ritter stated Code Enforcement has not checked yet, so the conditions of approval should stay unchanged.

Roll Call Vote:

Aye: Boxenbaum, Iozzo, Krettler, Lawrence, Ring, Trieb, Wehofer, Wilson, Vice Chairman Caramelli, Chairperson Combs

Nay: None

Absent: Henderson

Motion Carried.

The Chairperson advised that this will go to a Village Board meeting on June 16, 2014.

6. STAFF REPORT

Mr. Ritter stated there is nothing scheduled for the June 18, meeting yet.


Chairperson Combs asked about the preliminary review of the Bergman Farm subdivision. Mr. Edwards does know the status of the subdivision. The property owner hired a third party historical assessment company to assess the historical significance of the Bergman farmhouse. Mr. Ritter stated the Planning, Building and Zoning Committee recommended less row houses and multi-family, and wanted single-family housing.

Chairperson Combs asked about the O'Malley house. Mr. Edwards stated the property owner had proposed to renovate the house and do an addition on the north end and put in a garage and driveway. The property owner ran into higher costs than expected. The Village told the property owner that they can come back to the Village Board asking to tear down the house and build a new house, and that it should include a farmhouse style.

7. MOTION TO ADJOURN

Commissioner Krettler moved, seconded by Commissioner Iozzo, to adjourn the meeting at 7:37 p.m. Voice Vote: 10 Ayes, 1 Absent (Henderson). Motion Carried.

Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant



Chairperson's Approval

7/2/14

Date Approved