

PLANNING AND ZONING COMMISSION MEETING

VILLAGE OF HOFFMAN ESTATES

COUNCIL CHAMBERS

1900 HASSELL ROAD

HOFFMAN ESTATES, IL 60169

MINUTES - JANUARY 16, 2019

1. CALL TO ORDER: 7:01 P.M.

Members Present

Chairperson Combs	Lenard Henderson
Vice Chairman Ring	Myrene Iozzo
Adam Bauske	Sohita Patel
Tom Burnitz	Nancy Trieb
Lon Harner	Denise Wilson

Members Absent

Minerva Milford (Excused).

A quorum was present.

Administrative Personnel Present:

Mo Khan, Associate Planner.

2. APPROVAL OF MINUTES:

Commissioner Henderson moved, seconded by Commissioner Harner, to approve the December 5, 2018, meeting minutes. Voice Vote: 7 Ayes, 3 Abstain (Henderson, Iozzo, Trieb), 1 Absent (Milford). Motion Carried.

3. CHAIRMAN'S REPORT

Chairperson Combs stated that the side yard setback variation for an above ground pool at 1835 West Parkside Lane was approved by the Village Board.

4. OLD BUSINESS

None.

5. NEW BUSINESS - PUBLIC HEARING - REQUEST BY BLACKBERRY FALLS PROFESSIONAL OFFICE PARK, LLC (OWNER) AND JOSEPH CARUSO (APPLICANT) TO CONSIDER A MASTER SIGN PLAN AMENDMENT IN ACCORDANCE WITH SECTION 9-3-8-M-12 OF THE ZONING CODE FOR THE PROPERTIES LOCATED AT 2353 AND 2357 WEST HASSELL ROAD.

Commissioner Henderson moved, seconded by Commissioner Harner, to open the above hearing. Voice Vote: 10 Ayes, 1 Absent (Milford). Motion Carried.

Chairperson Combs swore the petitioner in.

Chairperson Combs stated according to the general application, the only person authorized to speak at this meeting is Val Belmonte, who was appointed by Joseph Caruso. Chairperson Combs stated the Commission needs a new authorization signed before the Village Board meeting, and add a condition of approval saying such.

Michael Belmonte presented an overview of the project.

Chairperson Combs asked if the sign is illuminated. Mr. Belmonte stated the sign is not illuminated.

Mo Khan presented an overview of the staff report.

Commissioner Burnitz had no questions.

Commissioner Bauske stated the petitioner stated the sign is not illuminated, but in the second paragraph in the staff report it states individually mounted, internally lighted channel letters or logos, which will be mounted directly to the building wall surface. Mr. Belmonte stated the petitioner is amending the Master Sign Plan for the petitioner's building and the sign can be illuminated so the petitioner is giving the option for other occupants to have illuminations to that. Mr. Belmonte stated their sign will not be illuminated and if that is how it is worded in the staff report, he can change it. Mr. Khan clarified that the amended language to the Master Sign Plan would allow for an illuminated sign but it is not required.

Commissioner Wilson had no questions.

Commissioner Iozzo had no questions.

Commissioner Henderson asked the sign that is in the Commission's packet is the sign to be installed. Mr. Belmonte stated yes. Commissioner Henderson asked if there will be a monument sign. Mr. Belmonte stated no.

Commissioner Trieb had no questions.

Commissioner Harner had no questions.

Commissioner Patel had no questions.

Vice Chairman Ring had no questions.

Chairperson Combs asked why is the Commission amending the language to be 200 square feet maximum, when the sign for the school is 60 square feet. Mr. Khan stated the wall sign allowance is consistent with what is currently allowed for other non-commercial properties by the Sign Code. The size of the sign is dependent on the frontage space the tenant occupies up to a maximum of 200 square feet. Mr. Khan clarified that the proposed wall sign for Winston Knolls is approximately 186 square feet.

Chairperson Combs asked in the Finding of Fact, does it need to state that Val Belmonte was authorized to speak, or should a condition of approval be added to state that. Mr. Khan stated that it could be either one. Chairperson Combs stated to add in the Finding of Fact that a revised application is to be submitted authorizing Michael Belmonte to speak.

Commissioner Wilson moved, seconded by Commissioner Iozzo, to close the above hearing. Voice Vote: 10 Ayes, 1 Absent (Milford). Motion Carried.

MOTION: Vice Chairman Ring moved (seconded by Commissioner Wilson) to approve a request by Blackberry Falls Professional Office Park, LLC (owner) and Joseph Caruso (applicant) to consider a master sign plan amendment in accordance with Section 9-3-8-M-12 of the Zoning Code for the properties located at 2353 and 2357 Hassell Road.

Roll Call Vote:

Aye: Bauske, Burnitz, Harner, Henderson, Iozzo, Patel, Trieb, Wilson, Vice Chairman Ring, Chairperson Combs

Nay: None

Absent: Milford

Motion Carried.

Mr. Khan stated that this will go to the Village Board meeting on January 21, 2019.

6. STAFF REPORT

Mr. Khan stated there is nothing for staff report.

7. MOTION TO ADJOURN

Commissioner Wilson moved, seconded by Commissioner Harner, to adjourn the meeting at 7:20 p.m. Voice Vote: 10 Ayes, 1 Absent (Milford). Motion Carried.

Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant.



Chairperson's Approval



Date Approved