

PLANNING AND ZONING COMMISSION MEETING

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

MINUTES - APRIL 3, 2019

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

Members Present

Vice Chairman Ring	Minerva Milford
Adam Bauske	Sohita Patel
Lon Harner	Nancy Trieb
Myrene Iozzo	

Members Absent

Tom Burnitz, Lenard Henderson, Denise Wilson, Chairperson Combs (All Excused).

A quorum was present.

Administrative Personnel Present:

Peter Gugliotta, Director of Planning, Building and Code Enforcement; Mo Khan, Associate Planner; Parth Joshi, Development Services Technician.

2. APPROVAL OF MINUTES:

Commissioner Iozzo moved, seconded by Commissioner Harner, to approve the March 20, 2019, meeting minutes. Voice Vote: 7 Ayes, 4 Absent (Burnitz, Henderson, Wilson, Chairperson Combs). Motion Carried.

3. CHAIRMAN'S REPORT

Vice Chairman Ring stated the fence text amendment to Section 9-3-3-C of the Municipal Code, reflecting the new setback dimension of 5 foot versus the 1 foot, was approved by the Village Board.

4. OLD BUSINESS - PUBLIC HEARING - APPROVAL OF A REQUEST BY THE VILLAGE OF HOFFMAN ESTATES TO CONSIDER TEXT AMENDMENTS TO SECTION 9-2-1 AND CHAPTER 9 OF THE MUNICIPAL CODE (ZONING CODE).

Commissioner Harner moved, seconded by Commissioner Bauske, to open the above hearing. Voice Vote: 7 Ayes, 4 Absent (Burnitz, Henderson, Wilson, Chairperson Combs). Motion Carried.

Mo Khan presented an overview of the staff report.

Commissioner Patel asked if medical marijuana is allowed to be grown in the residential district. Mr. Khan stated for uses, such as a medical marijuana use facility, would fall into the all other uses category of the Zoning Code and the petitioner would have to go through the special use process. Mr. Khan added that a medical marijuana dispensary or other state licensed medical marijuana facility would fall into a medical facility, all other uses, or retail facility, depending on their business operations.

Commissioner Harner asked what is the goal of the proposed text amendments. Mr. Khan stated one of the goals is to be user-friendly. Commissioner Harner asked about pet store facilities that have dogs and pet store facilities without dogs. Mr. Khan stated pet stores that include dog sales would have a bigger impact on the adjacent properties. Commissioner Harner asked if the Village has pet stores without dog sales. Mr. Gugliotta stated not at this time. Mr. Gugliotta stated that stores that sell dogs are impactful, with barking and the potential for outside impact.

Commissioner Bauske questioned why does the Village need to separate a business selling ~~and~~ dogs and not selling dogs. If a business does not sell dogs, is that not a retail business. Mr. Gugliotta stated if a pet store is not selling cats and dogs, but is selling tropical fish or birds, the code leads a person to the conclusion that tropical fish or birds are not allowed in the code.

Commissioner Harner stated there are multiple definitions of schools and the way they are described are confusing. Mr. Khan stated private schools are pre-K through 12. Campus and colleges are all post-secondary schools. Commissioner Harner stated there is public schools, non-boarding, but there is no public schools, boarding. Mr. Khan stated there are not many public schools that have boarding facilities. Commissioner Harner asked if private schools can have boarding. Mr. Khan stated private schools is a new use that was added in the code. Mr. Gugliotta stated staff will add non-boarding for private schools use in the proposed text amendments.

Commissioner Harner asked if the Village has any mining extraction and removal of natural resources use. Mr. Gugliotta stated yes, the Plote pit on the west side of Beverly Road.

Commissioner Harner asked as to why automobile sales and service shops that are less than 2 acres are not allowed. Mr. Gugliotta stated the Village Board decided to put this into the code. If you are going to sell cars, you must have an integrated service shop and be at least 2 acres.

Commissioner Harner asked is there is a reason why a spa establishment and a day spa, beauty, and tanning salons space to be used for massage services located within are differentiated. Mr. Khan stated a massage establishment only offers massage services. Whereas a day spa, you can get your nails done, hair done, and has massage services as well.

Commissioner Harner asked if slot machines are amusement devices. Mr. Gugliotta stated the Village's code excludes the state licensed gambling machines. The amusement devices referenced are not the gambling machines.

Commissioner Harner asked about adult materials. Mr. Khan stated there are legal issues regarding regulating adult uses. The Village has to provide specific definition in the code to avoid potential lawsuits. Adult uses is a general category and the Village will need to define specific items.

Commissioner Trieb asked more clarification as to what is spouting in the building contractors office use. Mr. Gugliotta clarified spouting is a technical term for rain gutters on a roof. Commissioner Trieb asked about assisted living uses. Mr. Gugliotta stated residential based uses are not being revised at this time with the proposed text amendments. Commissioner

Commissioner Trieb asked about funeral home and if cremation services would be a separate use. Mr. Gugliotta stated cremation services would be a special use.

Commissioner Iozzo asked about auto charging stations. Mr. Gugliotta stated the Village has had several requests. Charging stations are not by themselves on a piece of property. Charging stations are usually in addition to some other use. Mr. Gugliotta stated staff should address this as part of the accessory uses.

Commissioner Bauske had a question on flex-tech uses pertaining to light manufacturing and manufacturing facilities. Mr. Gugliotta stated the office component of these businesses will always be a permitted use. The Village's concern is regulating the manufacturing use and which zoning district it is in. Mr. Khan stated that staff will review adding flex-tech uses as permitted in the manufacturing zoning districts.

Commissioner Bauske commented on kennels and animals, grooming, and daycare. Mr. Bauske stated kennels includes grooming and daycare. Kennels can be overnight stays, whereas grooming and daycare is not overnight.

Commissioner Milford had a question on private school under religious assembly. Mr. Khan stated there can be private schools that are not religious. Religious assembly is for churches that can have a school component as part of their operation.

Vice Chairman Ring asked if the Commission will be receiving text amendment updates. Mr. Khan stated staff will build on the Commission's recommendations tonight into a redline version, which will be recommending for approval.

Commissioner Harner moved, seconded by Commissioner Bauske, to continue the above hearing to April 17, 2019. Voice Vote: 7 Ayes, 4 Absent (Burnitz, Henderson, Wilson, Chairperson Combs). Motion Carried.

5. NEW BUSINESS

None.

6. STAFF REPORT

Mr. Joshi stated the next Planning and Zoning Commission meeting on April 17, should have 3 or 4 items. Vice Chairman Ring suggested tabling this item because the next meeting will be busy. Mr. Gugliotta stated the items scheduled for the next meeting are short and staff will work on the text amendments for the next meeting.

7. MOTION TO ADJOURN

Commissioner Iozzo moved, seconded by Commissioner Harner, to adjourn the meeting at 8:06 p.m. Voice Vote: 7 Ayes, 4 Absent (Burnitz, Henderson, Wilson, Chairperson Combs). Motion Carried.

Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant.



Chairperson's Approval

4/17/19
Date Approved