

PLANNING AND ZONING COMMISSION MEETING

VILLAGE OF HOFFMAN ESTATES
COUNCIL CHAMBERS
1900 HASSELL ROAD
HOFFMAN ESTATES, IL 60169
DECEMBER 18, 2019

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

Members Present

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

Members Absent

Nancy Trieb (Excused).

A quorum was present.

Administrative Personnel Present:

Jim Donahue, Senior Planner; Parth Joshi, Development Services Technician.

2. APPROVAL OF MINUTES

Commissioner Henderson moved, seconded by Vice Chairman Ring, to approve the December 4, 2019, meeting minutes. Voice Vote: 9 Ayes, 1 Abstain (Iozzo), 1 Absent (Trieb). Motion Carried.

3. CHAIRMAN'S REPORT

Chairperson Combs stated the special use amendment for an outdoor playground for special needs children at 2353 Hassell Road was approved by the Village Board.

4. OLD BUSINESS

None.

5. NEW BUSINESS - PUBLIC HEARING - APPROVAL OF A REQUEST BY OMER PUSKAR (OWNER) AND KAL NOMAN (APPLICANT) FOR A VARIATION FROM SECTION 9-3-6-K-1 OF THE ZONING CODE TO ALLOW A GARAGE THAT IS APPROXIMATELY 293 SQUARE FEET, VERSUS THE MINIMUM 440 SQUARE FEET REQUIRED, AT THE PROPERTY LOCATED AT 335 GLENDALE LANE.

Vice Chairman Ring moved, seconded by Commissioner Henderson, to open the above hearing. Voice Vote: 10 Ayes, 1 Absent (Trieb). Motion Carried.

Chairperson Combs swore the petitioner's representative in.

Ermin Arslanagic presented an overview of the project on behalf of Omer Puskar

Parth Joshi presented an overview of the staff report.

Commissioner Milford had no questions.

Commissioner Bauske had no questions.

Commissioner Wilson had no questions.

Commissioner Iozzo had no questions.

Commissioner Henderson had no questions.

Commissioner Harner had no questions.

Commissioner Patel had no questions.

Commissioner Burnitz had no questions.

Vice Chairman Ring had no questions.

Chairperson Combs asked if the new house will be sprinklered. Mr. Joshi stated yes, and the petitioner is aware of this requirement.

Chairperson Combs asked the petitioner if he agrees with the conditions of approval in the staff report. Mr. Arslanagic stated yes.

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

MOTION: Vice Chairman Ring moved (seconded by Commissioner Henderson) to approve a request by Omer Puskar (owner) and Kal Noman (applicant) for a variation from Section 9-3-6-K-1 of the Zoning Code to allow a garage that is approximately 293 square feet, versus the minimum 440 square feet required, at the property located at 335 Glendale Lane, with the recommended conditions in the staff report.

Roll Call Vote:

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

Nay: None

Absent: Trieb

Motion Carried.

Mr. Joshi stated that this will go to the Village Board meeting on January 6, 2020.

5. NEW BUSINESS - PUBLIC HEARING - APPROVAL OF A REQUEST BY DESCHOUW BSM, LLC (OWNER) AND VEQUITY LLC (APPLICANT) TO CONSIDER A SPECIAL USE UNDER SECTION 9-8-2-C-1 OF THE ZONING CODE AND A PRELIMINARY AND FINAL SITE PLAN TO PERMIT AN AUTOMOBILE SERVICE STATION ON THE PROPERTY LOCATED AT 2250 WEST HIGGINS ROAD.

Vice Chairman Ring moved, seconded by Commissioner Henderson, to open the above hearing. Voice Vote: 10 Ayes, 1 Absent (Trieb). Motion Carried.

Chairperson Combs swore the petitioners in.

Mark Bettensausen (7-Eleven)
Yousuf Ghori (Ilekis Associates)
James Ghascoti (WT Group)
Ivan Nocklov (Vequity LLC)

Ivan Nocklov presented an overview of the project.

Chairperson Combs asked about the type of lighting. Mr. Nocklov stated the lighting will be LED.

Chairperson Combs asked if the HVAC units will be hidden from street view. Mr. Nocklov stated in most cases, the HVAC units are hidden. In a few cases, the parapet walls will be extended to hide them.

Jim Donahue presented an overview of the staff report.

Commissioner Burnitz asked will there be a sign with the price of gas on it. Mr. Ghori stated signage is permitted separately, so all the signage will be submitted on a separate permit. Mr. Donahue stated the sign will be located along Higgins Road.

Commissioner Patel asked if the proposed 14 parking spaces meet Village code. Mr. Donahue stated the 14 spaces meet Village guidelines and customers for the 7-Eleven are not parked for long term.

Commissioner Harner had no questions.

Commissioner Henderson asked will the construction area be contained in the space that you will be working in. Mr. Nocklov stated yes.

Commissioner Iozzo had no questions.

Commissioner Wilson had no questions.

Commissioner Bauske had no questions.

Commissioner Milford had no questions.

Vice Chairman Ring asked if there are plans to close any 7-Elevens in close proximity to this future 7-Eleven. Mr. Nocklov stated he is not aware of any closings.

Vice Chairman Ring asked if the monument sign for the shopping center at the southeast corner will remain as is. Mr. Ghascoti stated the monument sign will not be modified.

Chairperson Combs asked where will snow be stored on the site. Mr. Ghascoti stated they would use the landscape area south of the canopy in between the cross access driveway for the site for the majority of the snow. Mr. Ghascoti pointed the location on a diagram. Chairperson Combs stated she would like assurances that if the above does not work, that the snow will be removed from the site. Mr. Nocklov stated that everything will be done to get the snow away from the parking and/or site.

Chairperson Combs asked where is the dumpster located and how is the garbage truck going to access the dumpster. Mr. Ghascoti indicated on a diagram.

Chairperson Combs asked when construction will begin. Mr. Nocklov stated the start of construction will be contingent on receiving a permit, and they usually like to start construction one month after a permit is issued.

Chairperson Combs asked the petitioner if they agree with the conditions of approval in the staff report. Mr. Nocklov stated yes.

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

MOTION: Vice Chairman Ring moved (seconded by Commissioner Henderson) to approve a request by DeSchouw BSM, LLC (owner) and Vequity LLC (applicant) to consider a special use under Section 9-8-2-C-1 of the Zoning Code and a preliminary and final site plan to permit an automobile service station on the property located at 2250 West Higgins Road, with the recommended conditions in the staff report.

Roll Call Vote:

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

Nay: None

Absent: Trieb

Motion Carried.

Mr. Joshi stated that this will go to the Village Board meeting on January 6, 2020.

6. STAFF REPORT

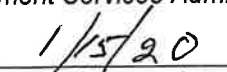
Mr. Joshi stated the January 1, 2020 meeting is canceled. The next scheduled meeting is January 15, 2020.

7. MOTION TO ADJOURN

Vice Chairman Ring moved, seconded by Commissioner Henderson, to adjourn the meeting at 7:35 p.m. Voice Vote: 10 Ayes, 1 Absent (Trieb). Motion Carried.

Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant.


Chairperson's Approval


Date Approved