

**PLANNING AND ZONING COMMISSION MEETING**

**VILLAGE OF HOFFMAN ESTATES**  
**COUNCIL CHAMBERS**  
**1900 HASSELL ROAD**  
**MAY 5, 2021**

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

**Members Present**

Chairperson Combs  
Vice Chairman Ring  
Adam Bauske  
Tom Burnitz

Lon Harner  
Lenard Henderson  
Denise Wilson

**Members Absent**

Myrene Iozzo, Minerva Milford, Sohita Patel, Nancy Trieb (All Excused).

A quorum was present.

**Administrative Personnel Present:**

Jennifer Horn, Director of Planning and Transportation, Jim Donahue, Senior Planner; Kevin Anderson, Associate Planner; Daisy Dose, Development Services Technician.

**2. APPROVAL OF MINUTES**

Commissioner Henderson moved, seconded by Commissioner Wilson, to approve the April 21, 2021, meeting minutes. Voice Vote: 7 Ayes, 4 Absent (Iozzo, Milford, Patel, Trieb). Motion Carried.

**3. CHAIRMAN'S REPORT**

Chairperson Combs stated the special use to permit a Massage Business, Elite Clinical & Sports Massage, at 2300 N. Barrington Road, Suite #400, was withdrawn by the petitioner.

**4. OLD BUSINESS**

None.

**5. NEW BUSINESS - PUBLIC HEARING - REQUEST FOR A VARIATION FROM SECTION 9-3-6-E-1 OF THE ZONING CODE TO PERMIT A DECK GREATER THAN 5 FEET ABOVE GRADE TO EXTEND 12 FEET FROM THE PRINCIPAL STRUCTURE INSTEAD OF THE PERMITTED 10 FEET, AT 4401 TRAILSIDE COURT.**

Vice Chairman Ring moved, seconded by Commissioner Henderson, to open the above hearing. Voice Vote: 7 Ayes, 4 Absent (Iozzo, Milford, Patel, Trieb). Motion Carried.

Chairperson Combs swore the petitioner in.

Michael Pierce (4401 Trailside Court)

Michael Pierce presented an overview of the project.

Kevin Anderson presented an overview of the staff report.

Chairman Combs asked staff were there any objections to this project. Mr. Anderson stated no.

Commissioner Henderson had no questions.

Commissioner Burnitz had no questions.

Commissioner Wilson had no questions.

Commissioner Harner had no questions.

Commissioner Bauske had no questions.

Vice Chairman Ring asked the petitioner if he agrees with the conditions of approval in the staff report. Mr. Pierce stated yes.

Chairperson Combs stated, if approved, the Finding of Fact should note that the reason Chairperson Combs is voting Aye is because there is nobody behind their property, and this case is not to be used as a precedent in the future.

Vice Chairman Ring moved, seconded by Commissioner Wilson, to close the above hearing. Voice Vote: 7 Ayes, 4 Absent (Iozzo, Milford, Patel, Trieb).

**MOTION:** Vice Chairman Ring moved (seconded by Commissioner Wilson) to approve a request for a variation from Section 9-3-6-E-1 of the Zoning Code to permit a deck greater than 5 feet above grade to extend 12 feet from the principal structure instead of the permitted 10 feet for the property located at 4401 Trailside Court, with the recommended condition in the staff report.

Roll Call Vote:

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

Nay: None

Absent: Iozzo, Milford, Patel, Trieb

Motion Carried.

Mr. Anderson stated that this will go to the Village Board meeting on May 17, 2021.

**5. NEW BUSINESS - PUBLIC HEARING - REQUEST FOR A VARIATION FROM SECTION 9-3-6-D OF THE ZONING CODE TO PERMIT A DETACHED GARAGE TO BE SETBACK 9 FEET FROM THE CORNER SIDE LOT LINE INSTEAD OF THE MINIMUM REQUIRED 30 FEET AT 295 HAWTHORN LANE.**

Vice Chairman Ring moved, seconded by Commissioner Henderson, to open the above hearing. Voice Vote: 7 Ayes, 4 Absent (Iozzo, Milford, Patel, Trieb). Motion Carried.

Chairperson Combs swore the petitioner in.

John Ostrowski (295 Hawthorn Lane)

John Ostrowski presented an overview of the project.

Kevin Anderson presented an overview of the staff report.

Chairperson Combs stated if the petitioner is required to remove the Hawthorn Lane driveway and fix the curb cut, is there anything preventing the petitioner from having a sidewalk. Mr. Anderson stated no.

Commissioner Bauske had no questions.

Commissioner Harner asked the petitioner why he does not want to remove the driveway on Hawthorn Lane. Mr. Ostrowski stated Village staff advised the petitioner of the requirement to remove that driveway.

Commissioner Wilson had no questions.

Commissioner Burnitz had no questions.

Commissioner Henderson had no questions.

Vice Chairman Ring asked staff if there are any other structures on Ash Road with a similar 9 foot setback. It appears that the neighbor directly across the street on Ash Road has a similar scenario, and asked what is the setback for this location. Mr. Anderson stated the neighbor's garage across the street on Ash Road does meet Village code.

Vice Chairman Ring asked about a location for garbage. Mr. Ostrowski stated Village staff suggested a sidewalk be installed to maintain garbage out to Hawthorn Street. Mr. Anderson stated if the petitioner decides to replace the nonconforming driveway with a sidewalk that would just need a building permit and not any additional zoning review.

Chairperson Combs had no questions.

Vice Chairman Ring moved, seconded by Commissioner Henderson, to close the above hearing. Voice Vote: 7 Ayes, 4 Absent (Iozzo, Milford, Patel, Trieb).

**MOTION:** Vice Chairman Ring moved (seconded by Commissioner Wilson) to approve a request for a variation from Section 9-3-6-D of the Zoning Code to permit a detached garage to be setback 9 feet from the corner side lot line instead of the minimum required 30 feet for the property located at 295 Hawthorn Lane, with the recommended conditions in the staff report.

Roll Call Vote:

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

Nay: None

Absent: Iozzo, Milford, Patel, Trieb

Motion Carried.

Mr. Anderson stated that this will go to the Village Board meeting on May 17, 2021.

**5. NEW BUSINESS - PUBLIC HEARING - REQUEST FOR A VARIATION FROM SECTION 9-3-6-J OF THE ZONING CODE TO PERMIT A SHED TO BE 294 SQUARE FEET INSTEAD OF THE MAXIMUM 150 SQUARE FEET AT 1155 N. DARLINGTON CIRCLE.**

Commissioner Henderson moved, seconded by Vice Chairman Ring, to open the above hearing. Voice Vote: 7 Ayes, 4 Absent (Iozzo, Milford, Patel, Trieb). Motion Carried.

Chairperson Combs swore the petitioner in.

Peter Shino (1155 N. Darlington Circle)

Peter Shino presented an overview of the project.

Kevin Anderson presented an overview of the staff report.

Commissioner Wilson had no questions.

Commissioner Burnitz asked what material will the shed floor be and will the shed be anchored to the ground. Mr. Shino stated there will be 4 by 4s on the east side and he will dig 24 inches in the ground since the yard is not level. The shed will be steel and will have a gravel floor and it will be anchored to the 4 by 4s.

Commissioner Henderson had no questions.

Commissioner Harner had no questions.

Commissioner Bauske asked staff besides the size of the shed, everything else meets Village code. Mr. Anderson stated yes, the setbacks meet code and there are no easement that would be impacted.

Commissioner Bauske asked if there are other sheds in the Village with similar approvals for a larger shed. Mr. Anderson stated the Village has approved similar shed situations, but does not know the addresses.

Vice Chairman Ring stated the shed should be installed on a solid foundation, whether it be a concrete slab, to anchor the shed. Vice Chairman Ring requests staff's input as to how the shed should be installed. Mr. Shino stated the foundation of the shed will be constructed with 4" by 4"s, then dig 24 inches into the ground to pour concrete piers. This would be similar to a fence post or similar to a deck. Vice Chairman Ring asked if this how the shed is designed to be anchored. Mr. Shino stated the shed is designed to be anchored on the wood, or deck. Vice Chairman Ring stated a wood floor will not support the shed over time and the shed needs a solid foundation. Mr. Anderson stated the petitioner will need a building permit to install the shed and the building codes will determine what is required.

Vice Chairman Ring had concerns about the grey color of the shed and the house being a beige/yellow and asked the petitioner to consider a different color or moving the shed to the southeast corner of the lot where it will be less visible. Vice Chairman Ring also pointed out that the shed is not waterproof, just water resistant.

Vice Chairman Ring asked if the petitioner agrees with the conditions of approval. Mr. Shino stated yes.

Chairperson Combs does not see the necessity of such a large shed and does not believe the petitioner meets the conditions of variation that would allow the petitioner to have this large of a shed. Petitioner stated he intends to use it for storage of household items as well as lawn equipment. Chairperson Combs stated that the size of the lot does not dictate the size of the shed and would set a precedent.

Vice Chairman Ring moved, seconded by Commissioner Henderson, to close the above hearing. Voice Vote: 7 Ayes, 4 Absent (Iozzo, Milford, Patel, Trieb).

MOTION: Vice Chairman Ring moved (seconded by Commissioner Henderson) to approve a request for a variation from Section 9-3-6-J of the Zoning Code to permit a shed to be 294 square feet instead of the maximum 150 square feet for the property located at 1155 N. Darlington Circle, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Bauske, Henderson, Wilson

Nay: Harner, Burnitz, Vice Chairman Ring, Chairperson Combs

Absent: Iozzo, Milford, Patel, Trieb

Motion Failed.

Mr. Anderson stated that this will go to the Village Board meeting on May 17, 2021.

**5. NEW BUSINESS - PUBLIC HEARING - (1) REQUEST FOR PRELIMINARY AND FINAL PLAT OF SUBDIVISION FOR MICROSOFT DATA CENTER LOCATED AT 2190-2200 LAKEWOOD BOULEVARD, AND (2) REQUEST FOR PRELIMINARY AND FINAL SITE PLAN, INCLUDING A VARIATION FROM THE ZONING CODE SECTION 9-3-3-C-1 TO PERMIT A FENCE TO BE 8 FEET IN HEIGHT INSTEAD OF THE MAXIMUM PERMITTED 7 FEET FOR A MICROSOFT DATA CENTER LOCATED AT 2190-2200 LAKEWOOD BOULEVARD.**

Vice Chairman Ring moved, seconded by Commissioner Henderson, to open the above hearing. Voice Vote: 7 Ayes, 4 Absent (Iozzo, Milford, Patel, Trieb). Motion Carried.

Chairperson Combs swore the petitioners in.

Randy Guillot (Gensler)

Jackson Metcalf (Gensler)

Andrew Krebs (Syska Hennessy Group)

Aaron Bilyeu (Microsoft)

Luke Sherry (Christopher B. Burke Engineering, Ltd.)

Andrew Krebs presented an overview of the project.

Jackson Metcalf presented an overview of the Master Plan.

Randy Guillot presented an overview of the data center and off-site utilities.

Jim Donahue presented an overview of the staff report.

Commissioner Harner asked where will the fence be located on this site. A slide was brought up indicating where the fence will be located. Commissioner Harner asked does the fence go on the edge of the property line all around the site. Mr. Guillot stated yes. Commissioner Harner asked if all the trees on the site are located inside of the fence. Mr. Donahue stated in the front yard, the fence will be set back from the property by 30 feet and there will be landscaping in front of the fence. Mr. Donahue stated that a symbol of a tree on a landscape plan represents the growth of a tree in the future, not the day 1 growth of the tree.

Commissioner Harner asked what is immediately north of the site's property line. Mr. Donahue stated an undeveloped property in South Barrington, owned by Willow Creek Church. The property is used as a nursery to grow trees.

Commissioner Harner stated the AT&T facility, when it was built, was considered one of the largest data centers in the area. Is Microsoft receiving any amenities from that facility. Mr. Guillot stated no, and they are designed for separate infrastructure, but the existing water infrastructure is there from AT&T.

Commissioner Wilson had no questions.

Commissioner Burnitz asked where the generators will be located. Mr. Guillot stated the generators run on diesel and are in sound enclosures. Commissioner Burnitz asked if there will be fuel tanks for the generators. Mr. Guillot stated no, the actual fuel tanks are belly tanks and underneath the system.

Commissioner Burnitz asked about the discharge of the potable water. Mr. Guillot stated the potable water will discharge into the sanitary sewer and will be upgraded from a 10 inch sanitary sewer to a 12 inch sanitary sewer.

Commissioner Henderson asked about any carbon footprint and will there be anything discharged into the environment. Mr. Guillot stated Microsoft and all their data centers are committed to achieving LEED Gold certification.

Commissioner Bauske asked if there are other Microsoft locations similar in design to this site. Mr. Guillot stated yes. Mr. Bilyeu stated the design in Hoffman Estates is Microsoft's standard design and are currently building or planning to build in excess of 50-60 globally.

Vice Chairman Ring asked about the sound in Phase 2, and if the sound will be mitigated and diverted to the center of the site. Mr. Guillot stated there will be a new mitigation strategy. With the Phase 2 building in mind, there will be a combination of mitigating through the acoustic enclosure of the generator (which will mitigate the majority of the sound). Mr. Guillot stated they will completely enclose the screen wall in a solid condition which will help at the south site and create the acoustic mitigation to the north as well.

Vice Chairman Ring asked is it the intent to wrap the substation with a similar wall so it would look like it is part of the buildings. Mr. Guillot stated wrapping the substation is under consideration and the details of that substation are still preliminary.

Vice Chairman Ring asked are there any concerns about noise that a substation would generate. Mr. Guillot stated the noise is minimal and ComEd is also going through their own verification with Microsoft's on-site noise so it meets all local ordinances.

Vice Chairman Ring asked if there are other similar building designs that the Commission can see at some point. Mr. Bilyeau stated when they say standard design, that is mechanical, electrical, and the setting the conditions for the servers. Mr. Bilyeau stated this data center is probably the best looking data center they have done.

Vice Chairman Ring suggested the substation should be designed to mimic the rest of the architecture on the property.

Chairperson Combs asked how many employees are planned. Mr. Guillot stated upwards of 63 employees, which is the top end.

Chairperson Combs asked how many employee shifts will there be. Mr. Guillot stated two 12 hour shifts are security related. For employees, there is a 3 shift scenario.

Chairperson Combs asked how do employees access the site for both shifts. Mr. Guillot stated there will be a security access card at the gate for both shifts.

Chairperson Combs stated in a worst case scenario if someone want to do harm to the site, will the fence withstand an impact from a vehicle. Mr. Guillot stated yes, the fence is designed to be impact resistant.

Chairperson Combs asked if there will be a telecommunications tax. Mr. Guillot stated that was not included in the packet and will be added before the Village Board presentation.

Chairperson Combs asked about the public utilities access. Mr. Guillot stated they worked through the easement design with the Village for access and the Utility Access Agreement will say so.

Chairperson Combs asked if the corrugated metal treated so as not to rust. Mr. Bilyeau stated yes, and the corrugated metal is coated with a high performance architectural coating that has a 20+ year warranty.

Chairperson Combs asked about lightning strikes. Mr. Bilyeau stated there is a lightning protection system designed for the building.

Chairperson Combs asked about fire suppression system. Mr. Bilyeau stated there is a fire suppression system throughout the building.

Chairperson Combs asked staff if there will be sufficient screening to accommodate the future phases of the Bell Works (hotel, townhomes, etc). Mr. Donahue stated there will be sufficient screening, but the future design is not known.

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

Vice Chairman Ring moved, seconded by Commissioner Henderson, to close the above hearing. Voice Vote: 7 Ayes, 4 Absent (Iozzo, Milford, Patel, Trieb).

**MOTION 1:** Vice Chairman Ring moved (seconded by Commissioner Wilson) to approve a request for preliminary and final plat of subdivision for Microsoft Data Center located at 2190-2200 Lakewood Boulevard, with the recommended condition in the staff report.

Roll Call Vote:

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

Nay: None

Absent: Iozzo, Milford, Patel, Trieb

Motion Carried.

MOTION 2: Vice Chairman Ring moved (seconded by Commissioner Wilson) to approve a request for preliminary and final site plan, including a variation from the Zoning Code Section 9-3-3-C-1 to permit a fence to be 8 feet in height instead of the maximum permitted 7 feet for a Microsoft Data Center located at 2190-2200 Lakewood Boulevard, with the recommended conditions in the staff report.

Roll Call Vote:

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

Nay: None

Absent: Iozzo, Milford, Patel, Trieb

Motion Carried.

Mr. Donahue stated that this will go to the Village Board meeting on May 17, 2021.

**6. STAFF REPORT**

Mr. Donahue stated the May 19 meeting will include a Bell Works request.

**7. MOTION TO ADJOURN**

Vice Chairman Ring moved, seconded by Commissioner Henderson, to adjourn the meeting at 8:25 p.m.

Voice Vote: 7 Ayes, 4 Absent (Iozzo, Milford, Patel, Trieb).

*Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant.*



Chairperson's Approval



Date Approved