

PLANNING AND ZONING COMMISSION MEETING

VILLAGE OF HOFFMAN ESTATES
COUNCIL CHAMBERS
1900 HASSELL ROAD
HOFFMAN ESTATES, IL 60169
MARCH 2, 2022

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

Members Present

Chairperson Combs	Myrene Iozzo
Vice Chairman Ring	Nancy Trieb
Adam Bauske	Denise Wilson
Tom Burnitz	Minerva Milford
Lon Harner	John Wise
Lenard Henderson	

Members Absent

None.

A quorum was present.

Administrative Personnel Present:

Kevin Anderson, Planner; Daisy Dose, Assistant Planner.

2. APPROVAL OF MINUTES

Vice Chairman Ring moved, seconded by Commissioner Henderson, to approve the January 19, 2022, meeting minutes, as revised. Voice Vote: 10 Ayes, 1 Abstain (Iozzo). Motion Carried.

3. CHAIRMAN'S REPORT

Chairperson Combs stated the amendment to the Poplar Creek RPD General Plan of Development and preliminary concept site plan for Seasons at Hoffman Estates at 1701 Moon Lake Boulevard was approved by the Village Board. The Village Board reaffirmed that they are concerned with the amount of parking spaces proposed.

4. OLD BUSINESS

None.

5. NEW BUSINESS - PUBLIC HEARING - REQUEST FOR A SPECIAL USE TO PATHWAY VET ALLIANCE TO PERMIT AN ANIMAL HOSPITAL (THRIVE VET CLINIC) FOR THE PROPERTY LOCATED AT 2547 W. GOLF ROAD

Vice Chairman Ring moved, seconded by Commissioner Wilson to open the above hearing. Voice Vote: 11 Ayes. Motion Carried.

Chairperson Combs swore the petitioners in.

Mike Peirce (Storebuild, LLC)

Mike Peirce presented an overview of the project.

Daisy Dose presented an overview of the staff report.

Commissioner Iozzo had no questions.

Commissioner Milford asked to be shown where the pet relief island will be located. Ms. Dose pointed to the location on the site plan.

Commissioner Bauske had no questions.

Commissioner Wilson had no questions.

Commissioner Wise asked if any of the adjacent tenants had any comments regarding this proposal. Mr. Peirce stated that he has not received any comments from adjacent tenants. Ms. Dose stated that adjacent tenants were notified in addition to all property owners within 300 feet and there were no objections.

Commissioner Harner stated that the pet relief area is located in an island that is landscaped with wood chips and not grass. Commissioner Harner was concerned that dogs would not do their business in the wood chips. Commissioner Harner asked if the property owner would be installing grass. Mr. Peirce stated that typically dogs will do their business when they are nervous, regardless if it is grass or wood chips. Mr. Peirce stated that he can talk to the landlord about installing grass in the pet relief island.

Commissioner Trieb asked will there be a designated drive-up area where a customer can park their car and drop-off a pet, or will a customer have to park in the parking lot and then bring the pet inside. Mr. Peirce stated a customer would park in the parking lot and then walk the pet inside. Mr. Peirce stated that there is no plan to have any sort of curbside drop off / pick up, however they are unable to control if people do that informally.

Commissioner Henderson asked about the equipment in the pet relief station. Mr. Peirce stated there will be a pole with the trash receptacle attached to it with waste pick up supplies. Mr. Peirce stated the clinic will service the pet relief area, ensure its cleanliness, change the trash bags and check the supplies.

Commissioner Burnitz asked about the size of the pet relief island. Mr. Peirce stated they are not expanding or changing the island. Commissioner Burnitz encouraged a grass area instead of wood chips.

Vice Chairman Ring asked if the walls of the facility will be insulated to minimize the sound transmission between adjacent businesses as it is a condition of approval. Mr. Peirce stated they are not installing any extra sound barriers in the walls. The use is low auditory and there have not been any issues with other animal hospitals that are located in strip centers such as this one. Vice Chairman Ring suggested during the buildout of the unit to add some steel wool insulation along the walls to diffuse the sound.

Vice Chairman Ring asked does someone from the animal hospital check the pet relief area on a regular basis during the day and if snow will be piled onto the pet relief island. Mr. Peirce stated it is the landlord's

responsibility to designate areas for snow to be located. Mr. Peirce stated if snow is plowed onto the pet relief island, they would contact the landlord to be sure their contractor for snow plowing stores the snow somewhere else on the property. Mr. Peirce stated that the animal hospital will ensure that the pet relief area is clean.

Vice Chairman Ring stated the plat of survey is not current and does the Village require a current plat of survey. Ms. Dose stated the plat of survey in this case presents just the legal description, which is a staff requirement. As there are no exterior site plan modifications, an updated Plat of Survey is not required.

Vice Chairman asked the petitioner if he agrees with all the conditions of approval in the staff report. Mr. Peirce stated yes and will ask the landlord for a current plat of survey.

Chairperson Combs asked staff when the parking count was done, and if the current parking count has taken into consideration the reserved spaces and cart storage areas recently installed. Ms. Dose stated that the parking count used was the parking count that was calculated following the construction of the Mariano's Gas Station.

Vice Chairman Ring moved, seconded by Commissioner Henderson, to close the above hearing. Voice Vote: 11 Ayes. Motion Carried.

MOTION: Vice Chairman Ring moved (seconded by Commissioner Henderson) to approve a request for a special use to Pathway Vet Alliance to permit an animal hospital (Thrive Vet Clinic) for the property located at 2547 W. Golf Road, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Bauske, Burnitz, Iozzo, Milford, Trieb, Wilson, Wise, Vice Chairman Ring, Chairperson Combs

Nay: Harner, Henderson

Absent: None

Motion Carried.

Ms. Dose stated that this will go to the Village Board meeting on March 7, 2022.

5. NEW BUSINESS - PUBLIC HEARING - REQUEST APPROVAL OF TEXT AMENDMENTS AMENDING SECTION 9-2-1, DEFINITIONS; SECTION 9-3-3, FENCES; ARTICLE 9-7, OFFICE DISTRICTS; ARTICLE 9-8, BUSINESS DISTRICTS; AND ARTICLE 9-9, MANUFACTURING DISTRICTS, OF THE HOFFMAN ESATES MUNICIPAL CODE (DATA CENTERS).

Vice Chairman Ring moved, seconded by Commissioner Henderson to open the above hearing. Voice Vote: 11 Ayes. Motion Carried.

Kevin Anderson summarized the text amendment revisions.

Chairperson Combs requested a zoning map to be shown. Mr. Anderson pointed out the different zoning districts on the zoning map.

Commissioner Burnitz had no questions.

Commissioner Henderson asked about razor wire on top of fences. Mr. Anderson stated any razor wire, barbed, wire, or electrified fence is prohibited by Village code.

Commissioner Henderson asked about fiber optic cables. Mr. Anderson stated data center facilities will have fiber optic cables buried underneath the ground. The burial of fiber optic cables are not accounted for within the definition of data centers and fiber optic cables would be considered infrastructure support equipment.

Commissioner Henderson asked if there were any considerations to allow two paths for fiber optic cables for Data Centers. Mr. Anderson stated he will review the building permit for the Microsoft building to see what was proposed but this would not be considered as part of the definition of data centers.

Commissioner Trieb had no questions.

Commissioner Harner asked what kind of 8 foot fence can be installed. Mr. Anderson stated currently, the Village is not specifying the fence material to be used. Mr. Anderson stated for the ComEd site, the Village required ComEd to upgrade to the palisades style fence, which is at least 50% see-through. Mr. Anderson stated there will be different fence materials for different locations in the Village and they would be reviewed based on a site plan request. Commissioner Harner has concerns that the petitioner will decide on their own what type of fence materials to be used.

Commissioner Wise had no questions.

Commissioner Wilson had no questions.

Commissioner Milford asked if data centers independently owned or are they owned by corporations. Mr. Anderson stated data centers range from a few thousand square feet to millions of square feet. Mr. Anderson stated a single data center can house one or multiple companies.

Commissioner Bauske had no questions.

Commissioner Iozzo had no questions.

Vice Chairman Ring stated the definition of a data center is vague, and asked if the definition of routing of data could fall under fiber optics. Mr. Anderson stated yes.

Vice Chairman Ring is concerned about the inclusion of the CM-U areas as part of an improved location for potential data centers. Vice Chairman Ring asked why the CM-U is listed twice in the Staff Report. Mr. Anderson stated there is a CM-U district that contemplates just commercial uses and a CM-U district that contemplates commercial and residential uses combined.

Vice Chairman Ring asked what is the Village's reasoning for considering the very limited CM-U areas in the Village. Mr. Anderson stated staff broke out the CM-U district as a special use, which would have an additional layer of review by staff and would come before this Commission before going to the Village Board for approval.

Chairperson Combs does not want any larger future data center to back up to any residential properties because it would affect the market value of any surrounding homes.

Chairperson Combs asked will the Village require power lines to be underground. Mr. Anderson stated it would ultimately be up to ComEd on the regulate electrical equipment but that the Subdivision Code requires burial of all utilities.

Commissioner Wilson asked about guidelines for other data centers being built or already built. Mr. Anderson stated that are several data centers in the Chicago area but only three communities that have a definition of data centers (Aurora, Mount Prospect, and DeKalb). Mr. Anderson stated the State of Illinois has a definition for data centers, and portions of that definition were incorporated into the Village's definition.

Mr. Anderson stated Section 10-3-7 of the Village code states all utility services shall be located underground. Mr. Anderson stated that, per code, power lines would need to be buried.

Vice Chairman Ring moved, seconded by Commissioner Henderson, to close the above hearing. Voice Vote: 11 Ayes. Motion Carried.

MOTION A: Vice Chairman Ring moved (seconded by Commissioner Henderson) to approve text amendment related to Section 9-2-1, Definitions; Section 9-3-3, Fences; Article 9-7, Office Districts; Article 9-8, Business Districts; and Article 9-9, Manufacturing Districts, of the Hoffman Estates Municipal Code (Data Centers). This is based upon the proposed text amendments Item 1 only on page 3 of the provided documents.

Chairperson Combs stated the Commission is just voting on the first item amending Section 9-2-1, Definitions, of the Municipal Code to add a definition for data center.

Roll Call Vote:

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

Nay: None

Absent: None

Motion Carried.

MOTION B: Vice Chairman Ring moved (seconded by Commissioner Henderson) to approve text amendments amending Section 9-2-1, Definitions; Section 9-3-3, Fences; Article 9-7, Office Districts; Article 9-8, Business Districts; and Article 9-9, Manufacturing Districts, of the Hoffman Estates Municipal Code (Data Centers), as it relates to the proposed text amendment item 2 on page 3 of the provided documents.

Roll Call Vote:

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

Nay: None

Absent: None

Motion Carried.

MOTION C: Vice Chairman Ring moved (seconded by Commissioner Henderson) to approve text amendments amending Section 9-2-1, Definitions; Section 9-3-3, Fences; Article 9-7, Office Districts; Article 9-8, Business Districts; and Article 9-9, Manufacturing Districts, of the Hoffman Estates Municipal Code (Data Centers), as it relates to the proposed text amendment item 3 on page 3 of the provided documents.

Roll Call Vote:

Aye: Bauske, Burnitz, Iozzo, Milford, Trieb, Wilson, Wise

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

Absent: None

Motion Carried.

MOTION D: Vice Chairman Ring moved (seconded by Commissioner Henderson) to approve text amendments amending Section 9-2-1, Definitions; Section 9-3-3, Fences; Article 9-7, Office Districts; Article 9-8, Business Districts; and Article 9-9, Manufacturing Districts, of the Hoffman Estates Municipal Code (Data Centers), as it relates to the proposed text amendment item 4 on page 3 of the provided documents.

Roll Call Vote:

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

Nay: None

Absent: None

Motion Carried.

Ms. Dose stated that this will go to the Village Board meeting on March 7, 2022.

6. STAFF DISCUSSION ITEMS

Ms. Dose stated the Village Board approved the 2022 zoning map on February 21, 2022. There were no changes from the previous year.

Chairperson Combs asked what the orange sections are on the Zoning Map by the Forest Preserves. Ms. Dose stated the orange section of the forest preserve is unincorporated Cook County.

Ms. Dose stated there is no meeting on March 16, but are expecting a meeting on April 6.

7. MOTION TO ADJOURN

Vice Chairman Ring moved, seconded by Commissioner Henderson, to adjourn the meeting at 8:13 p.m.
Voice Vote: 11 Ayes. Motion Carried.

Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant.


Chairperson's Approval


Date Approved