**PLANNING AND ZONING COMMISSION MEETING**

**VILLAGE OF HOFFMAN ESTATES**

**COUNCIL CHAMBERS**

##### 1900 HASSELL ROAD

**HOFFMAN ESTATES, IL 60169**

#### NOVEMBER 16, 2022

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

**Members Present**

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| Chairperson Combs | Lenard Henderson |
| Vice-Chair Adam Bauske | Daniel Lee |
| Lon Harner | John Wise |

**Members Absent**

Tom Burnitz, Myrene Iozzo, Minerva Milford, Nancy Trieb, Denise Wilson (All Excused).

A quorum was present.

## Administrative Personnel Present:

## Jim Donahue, Senior Planner; Kevin Anderson, Planner.

**2. APPROVAL OF MINUTES**

Commissioner Harner moved, seconded by Commissioner Henderson, to approve the November 2, 2022, meeting minutes. Voice Vote: 6 Ayes, 5 Absent (Burnitz, Iozzo, Milford, Trieb, Wilson). Motion Carried.

**3. CHAIRPERSON’S REPORT**

Chairperson Combs stated the variation for a fence to be located 0 feet from the corner side lot line at 360 Glendale Lane and preliminary and final plat of subdivision for Prairie Crossing at 4700 Hoffman Boulevard were approved by the Village Board.

**4. OLD BUSINESS**

None.

**5. NEW BUSINESS - PUBLIC HEARING - REQUEST FOR PRELIMINARY AND FINAL PLAN, INCLUDING VARIATIONS FROM THE ZONING CODE FOR HEIGHT AND FENCING FOR THE MICROSOFT DATA CENTER SUBSTATION AT 2210 LAKEWOOD BOULEVARD.**

Commissioner Harner moved, seconded by Commissioner Henderson, to open the above hearing. Voice Vote: 6 Ayes, 5 Absent (Burnitz, Iozzo, Milford, Trieb, Wilson). Motion Carried

Chairperson Combs swore the petitioners in.

Thomas Konopka (Burns & McDonnell Engineering)

Ross Kaplan (Burns & McDonnell Engineering)

Thomas Konopka presented an overview of the project.

Jim Donahue presented an overview of the staff report.

Commissioner Henderson has an issue with the barbed wire on the fence. Mr. Konopka stated if there is a concern about the barbed wire, he can look at for the non-public facing sides of the fence to change to the same type of fence (Palisade style) as the public facing side.

Commissioner Harner asked will there be any overhead electric on the site. Mr. Konopka stated the electric cables come into the site underground. Mr. Konopka stated the only item that reaches up are the lightning mast poles.

Commissioner Lee asked is the engineering for the substation intended to support any further development in the area. Mr. Konopka stated the main and only purpose is to feed the data center and is providing for the future building of the data center.

Commissioner Lee asked how many lightning mast poles are there. Mr. Konopka stated there might be 9 or 10. Mr. Konopka stated the lightning mast poles are put around the perimeter so if a lightning strike happens, it does not hit the substation.

Commissioner Wise had no questions.

Vice-Chair Bauske had no questions.

Chairperson Combs requested a poll from the Commission whether to require an 8 foot palisades fence around the whole substation perimeter as part of a condition of approval. The Commission agreed to revise condition #2 to state that an 8 foot palisades fence shall be placed on the whole perimeter of the substation instead of stating that there shall be barbed wire on a 7 foot fence. Mr. Donahue stated just the variation would be dropped from the condition of approval. Mr. Konopka stated the fence would either be a palisades style or the barbed wire, and if approved without the barbed wire, the fence would be an 8 foot palisades fence.

Chairman Combs stated that the condition of approval should also state there will be no chain link fence.

Chairperson Combs asked the petitioner if agrees with the modified conditions of approval. Mr. Konopka stated yes, and to be clear, will confirm that it is acceptable to ComEd. Mr. Donahue stated essentially the variation that allowed for barbed wire will not be allowed and has to be replaced with an 8 foot palisades fence.

Paula McCombie, 30 S. Barrington Road, South Barrington, was sworn in by Chairperson Combs.

Ms. McCombie thanked the Commission for not approving the barbed wire fence. Ms. McCombie is requesting the approved landscape plan for the site, since the South Barrington Village Hall is adjacent to the site. Chairperson Combs stated the plans included in their packets are on the Internet.

Ms. McCombie also stated the number of lightning mast poles will be difficult for a residential area just behind the site.

Ms. McCombie stated the above issues are the position of the Village of South Barrington.

Commissioner Harner moved, seconded by Commissioner Henderson, to close the above hearing. Voice Vote: 6 Ayes, 5 Absent (Burnitz, Iozzo, Milford, Trieb, Wilson). Motion Carried.

MOTION: Vice-Chair Bauske moved (seconded by Commissioner Henderson) to approve the preliminary and final site plan, including variations from the Zoning Code for height and fencing for the Microsoft Data Center Substation at 2210 Lakewood Boulevard, with the recommended conditions in the staff report, with modifications that include the removal of the variance for Section 9-3-3-B-1 to permit barbed wire fencing on top of the fence, and with an additional condition stating the perimeter fence shall be an 8 foot palisades fence.

Roll Call Vote:

Aye: Harner, Henderson, Lee, Wise, Vice-Chair Bauske, Chairperson Combs

Nay: None

Absent: Burnitz, Iozzo, Milford, Trieb, Wilson

Motion Carried.

Mr. Anderson stated that this will go to the Village Board meeting on November 21, 2022.

**5. NEW BUSINESS - PUBLIC HEARING - REQUEST BY PRAIRIE RIDGE ACQUISITIONS LLC (APPLICANT) AND MEIJER STORES LP (OWNER) FOR A MAP AMENDMENT (REZONING) FROM B-2, COMMUNITY BUSINESS TO M-2, MANUFACTURING DISTRICT FOR LOTS 6, 8 AND 9 OF FOUNTAIN CROSSING SUBDIVISION (2625 N. BARRINGTON ROAD).**

Commissioner Harner moved, seconded by Commissioner Henderson, to open the above hearing. Voice Vote: 6 Ayes, 5 Absent (Burnitz, Iozzo, Milford, Trieb, Wilson). Motion Carried

Chairperson Combs swore the petitioners in.

Pete Harmon (Prairie Ridge Acquisitions)

Matt Levitt (Meijer)

Pete Harmon presented an overview of the project.

Jim Donahue presented an overview of the staff report.

Commissioner Lee had no questions.

Commissioner Wise had no questions.

Commissioner Harner asked what the status of the building that was built. Mr. Harmon stated the building was finished but currently has no tenants. Mr. Harmon stated there have been inquiries for the building Mr. Harmon stated the zoning on the proposed site needs to be changed to attract an interested party or a build-to-suit tenant.

Commissioner Henderson had no questions.

Vice-Chair Bauske had no questions.

Chairperson Combs asked why Lot 8 has to be rezoned to the Manufacturing District since the majority of the lot is a retention pond. Mr. Donahue stated Lot 8 is unbuildable and the rezoning would allow the new owners to be in charge of the POA.

Paula McCombie asked about the access to this site from Barrington Road and the number of trucks entering/exiting the site. Chairperson Combs stated the truck traffic would enter/exit the site on the east side road. Mr. Harmon indicated on a map where they constructed a road, which will be used for cars and not truck traffic.

Commissioner Harner moved, seconded by Commissioner Henderson, to close the above hearing. Voice Vote: 6 Ayes, 5 Absent (Burnitz, Iozzo, Milford, Trieb, Wilson). Motion Carried.

MOTION: Vice-Chair Bauske moved (seconded by Commissioner Henderson) to approve the request by Prairie Ridge Acquisitions LLC (applicant) and Meijer Stores LP (owner) for a map amendment (rezoning) from B-2, Community Business to M-2, Manufacturing District for Lots 6, 8 and 9 of Fountain Crossing Subdivision at 2625 N. Barrington Road.

Roll Call Vote:

Aye: Harner, Henderson, Lee, Wise, Vice-Chair Bauske, Chairperson Combs

Nay: None

Absent: Burnitz, Iozzo, Milford, Trieb, Wilson

Motion Carried.

Mr. Anderson stated that this will go to the Village Board meeting on November 21, 2022.

**6. STAFF DISCUSSION ITEMS**

Mr. Donahue stated the meeting on December 7 is canceled. There will be a meeting on December 21.

Chairperson Combs asked if the meeting on December 21 just for the Zoning Code training. Mr. Donahue will check into this and will let the Commission know.

**7. MOTION TO ADJOURN**

Commissioner Harner moved, seconded by Commissioner Henderson, to adjourn the meeting at 7:42 p.m. Voice Vote: 6 Ayes, 5 Absent (Burnitz, Iozzo, Milford, Trieb, Wilson). Motion Carried.

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

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| Chairperson’s Approval |  | Date Approved |