

PLANNING AND ZONING COMMISSION MEETING

VILLAGE OF HOFFMAN ESTATES
COUNCIL CHAMBERS
1900 HASSELL ROAD
HOFFMAN ESTATES, IL 60169
MARCH 6, 2024

1. CALL TO ORDER: 6:31 P.M.

Members Present

Chairperson Eva Combs	Minerva Milford
Vice Chairperson Adam Bauske	Nancy Trieb
Tom Burnitz	Denise Wilson
Lon Harner	John Wise
Lenard Henderson	
Daniel Lee (arrived at 6:33)	

Members Absent

Sarah McClarey (excused).

A quorum was present.

Administrative Personnel Present:

Kevin Anderson, Associate Planner; Daisy Dose, Assistant Planner.

2. APPROVAL OF MINUTES

Commissioner Harner moved, seconded by Commissioner Henderson, to approve the February 7, 2024, regular meeting minutes. Voice Vote: 5 Ayes, 4 Abstain, 2 Absent (Lee, McClarey). Motion Carried.

3. CHAIRMAN'S REPORT

Vice Chairperson Bauske stated the request for preliminary and final site plan for a Microsoft Data Center Phase 2 located at 2190 Lakewood Boulevard was approved by the Village Board.

4. OLD BUSINESS

None.

5. NEW BUSINESS – PUBLIC HEARING – REQUEST FOR APPROVAL FOR A MASTER SIGN PLAN AMENDMENT TO THE BELL WORKS MASTER SIGN PLAN FOR THE PROPERTY LOCATED AT 2000 CENTER DRIVE.

Commissioner Harner moved, seconded by Commissioner Henderson, to open the above hearing. Voice Vote: 10 Ayes, 1 Absent (McClarey). Motion Carried.

Chairperson Combs swore the petitioner in.

Ken Gold (Somerset Development)

Ken Gold presented an overview of the project.

Daisy Dose presented an overview of the staff report.

Commissioner Lee had no questions.

Commissioner Wise had no questions.

Commissioner Milford had no questions.

Commissioner Wilson had no questions.

Commissioner Burnitz asked how far along Bell Works is with the signage shown in the master sign plan packet. Mr. Gold explained that the master sign plan is not a list of signs specific to be installed, but rather a list of signs they have the right to have when they apply for permits. Mr. Gold stated there are a lot of signs that have been placed, but he did not have an exact number handy, and that leasing activity has increased, so he anticipates having to apply for many more signs.

Commissioner Trieb asked why the words are listed on the side, instead of up and down. Mr. Gold stated that this is the design intent of World's Fair. Ms. Dose stated that we cannot regulate sign content and content design. Commissioner Trieb clarified that she was curious about the design since it looks as if it was a mistake.

Commissioner Harner had no questions.

Commissioner Henderson had no questions.

Vice Chairperson Bauske asked the petitioner if he agrees with the conditions of approval in the staff report. Mr. Gold stated yes.

Chairperson Combs asked for clarification whether there would just be one sign per corner, not another above and below. Mr. Gold stated this was correct; there would just be the one sign.

Chairperson Combs asked if there were any members of the audience that would like to comment on the request. There was no public comment.

Commissioner Harner moved, seconded by Commissioner Henderson, to close the above hearing. Voice Vote: 10 Ayes, 1 Absent (McClarey). Motion Carried.

MOTION: Vice Chairperson Bauske (seconded by Commissioner Henderson) to recommend approval of a request for approval for a master sign plan amendment to the Bell Works Master Sign Plan for the property located at 2000 Center Drive, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Burnitz, Harner, Henderson, Lee, Milford, Trieb, Wilson, Wise, Vice Chairperson Bauske, Chairperson Combs

Nay: None

Absent: McClarey

Motion Carried.

Chairperson Combs stated that this will go to the Village Board meeting on March 18, 2024 at 7:00 p.m.

6. STAFF DISCUSSION ITEMS

Daisy Dose presented the informational memo introducing the 2024 Zoning Map to the Planning and Zoning Commission.


7. PUBLIC COMMENT

None.

8. MOTION TO ADJOURN

Commissioner Harner moved, seconded by Commissioner Henderson, to adjourn the meeting at 6:44 p.m. Voice Vote: 10 Ayes, 1 Absent (McClarey). Motion Carried.

Minutes prepared by Marquelle Cnota, Administrative Assistant.



Chairperson's Approval



Date Approved