



**MINUTES**  
**Plan Commission**  
**Regular Meeting**  
**Village Hall**  
**1900 Hassell Road, Hoffman Estates, IL 60169**

**July 15, 2026**

**Council Chambers**

**6:30 PM**

**1. CALL TO ORDER/ROLL CALL**

Chairperson Chhatwani called the meeting to order at 06:30 PM.

**Commissioners Present:** Kendra Alexander, Rajkumari Chhatwani, Lon Harner, Minerva Milford, Nancy Trieb

**Commissioners Absent:** Excused: Adam Bauske, Lenard Henderson, John Wise |  
Unexcused: Daniel Lee

A quorum was present.

**Administrative Personnel Present:** Kevin Anderson, Planner II

**2. PLEDGE OF ALLEGIANCE TO THE FLAG**

**3. APPROVAL OF MINUTES**

**A. Plan Commission 06-03-2026**

Motion by Commissioner Harner, seconded by Commissioner Trieb, to approve the June 03, 2026, regular meeting minutes. Voice vote taken. Ayes - 5 | Nays - 0 | (Abstain: None).  
Motion Passed.

**4. CHAIRPERSON'S REPORT**

Chairperson Chhatwani stated the developer for the rezoning from the C-MU (Commercial Mixed Use) and TN (Traditional Neighborhood) districts to the M-2 (Manufacturing) district for the property located north of Higgins Road between the Canadian National Railway and New Sutton Road (Plum Farms) had withdrawn their request, so the item did not move on to the Village Board of Trustees.

**5. NEW BUSINESS**

## A. Public Hearings

### 1. Master Sign Plan Amendment for the property located at 675 W. Golf Road.

Motion by Commissioner Harner, seconded by Commissioner Trieb, to Open Public Hearing. Voice vote taken. Ayes - 5 | Nays - 0 | (Abstain: None). Motion Passed.

Chairperson Chhatwani swore in the petitioner.

Mellissa Porcaro (Hoffman Estates True Value, LLC)

The petitioner presented an overview of the project.

Kevin Anderson presented an overview of the staff report.

Commissioner Alexander had no questions.

Commissioner Trieb asked whether the store goes all the way to the corner of the building. Ms. Porcaro stated the store does occupy the area all the way to the end of the building.

Commissioner Trieb asked what the owner feels the benefit would be having a sign placed in the location they are requesting on the side of the building. Ms. Porcaro stated it would help increase visibility, allowing commuters to see where the hardware store is located, since Hoffman Estates has been without a hardware store for a long time, as well as to provide continuity with the signage on the front side of the building.

Commissioner Milford asked if the current signage is illuminated. Ms. Porcaro stated it is. Commissioner Milford continued to ask if the owner had ever had any issues with the lighting on the current signage. Ms. Porcaro stated there currently is not a sign on site, but that she has experience with this type of signage and that sometimes you may have an LED light bulb burn out, which is an easy repair.

Commissioner Milford asked what type of materials the sign would be made from. Ms. Porcaro responded that the sign would be aluminum with white vinyl.

Commissioner Harner had no questions.

Chairperson Chhatwani had no questions.

Chairperson Chhatwani asked if there were any members of the audience that wished to comment on the request. There were no public comments.

Commissioner Harner asked the petitioner if they agreed with the conditions of approval in the staff report. Ms. Porcaro stated yes.

Motion by Commissioner Harner, seconded by Commissioner Trieb, to Close Public Hearing. Voice vote taken. Ayes - 5 | Nays - 0 | (Abstain: None). Motion Passed.

Motion by Commissioner Harner, seconded by Commissioner Milford, to adopt the Findings of Fact for a Master Sign Plan as outlined in Exhibit B - Findings & Recommendations Summary as of the July 15, 2026, staff report.

Roll call vote:

Aye: Kendra Alexander, Rajkumari Chhatwani, Lon Harner, Minerva Milford, Nancy Trieb

Nay: None

Absent: Daniel Lee, Adam Bauske, Lenard Henderson, John Wise,

Motion Passed.

Motion by Commissioner Harner, seconded by Commissioner Alexander, to recommend to the Village Board approval of a Master Sign Plan Amendment for the property at 675 W. Golf Road, subject to the conditions outlined in Exhibit B - Findings & Recommendations Summary of the July 15, 2026, staff report.

Roll call vote:

Aye: Kendra Alexander, Rajkumari Chhatwani, Lon Harner, Minerva Milford, Nancy Trieb

Nay: None

Absent: Daniel Lee, Adam Bauske, Lenard Henderson, John Wise,

Motion Passed.

Chairperson Chhatwani stated this recommendation would be presented to the Village Board at the next regular meeting on Monday, July 20, 2026, at 07:00 PM.

## **6. STAFF DISCUSSION**

Kevin Anderson stated there is presently not an agenda set for the next regular meeting. The application that was heard at the last meeting was withdrawn, so if that developer ever reapplies, they would have to present the new request to the Plan Commission again. The item that was presented at tonight's meeting will go to the Village Board on Monday, July 20.

## **7. PUBLIC COMMENT**

Chairperson Chhatwani swore in a petitioner.

Maggie Dowling (2160 Seaver Lane)

Ms. Dowling presented general questions and concerns about data centers - "I've written to the Village and I've brought it up at the trustee's meeting that I had heard a lot of villages, well not a lot, but I've heard some Village officials say that the group that was here about the data center was misinformed and I was just asking for more information and that was in early June and I brought it up with the trustees, I said, I just want more information. I don't know whether that's right or and if you say we're misinformed you need to correct us and I think the unease that a lot of people feel about the data centers is that we're not well informed. Like I would like to know from the Plan Committee gives some reassurance that if you buy a place across the street from Microsoft your family is gonna be healthy, nothing detrimental

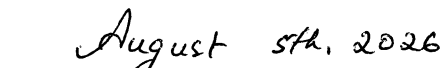
will happen and how are you monitoring that the data centers, I asked about the water systems and as you know the New York state governor today has a moratorium on data centers for the state of New York over 20 megawatts. I don't even know if ours are 20, I don't even know what megawatts our data centers are. You know, like, what electricity, who's monitoring, how do we know what, and I think it's strange that we don't have this you don't involve the sustainability committee cause the planning, the sustainability committee is supposed to be keeping an eye on making sure we have enough that the grid's adequate and the water's adequate, but they're for some reason, they said it's not their lane, but I thought it might be useful cause the other reason they put a moratorium in the New York state governor also suggested that within a year they'll have a framework for negotiations. Cause I've been involved in some negotiation and the guys with the most expertise, with the better team, are the ones who are the better negotiateors. You know if you're gonna negotiate with Microsoft or these big companies it makes me nervous. I asked somebody, I said how did you and the mayor decide to approve this data center and they said, oh we talked about it. That's, um, I think the state needs to be involved, actually, to start off regulatory guidelines, and as well maybe get the Herald involved in asking for more specifics, cause I just can't get any specifics from the Village on what we have now and then what we're proposing. Someone suggested at the last trustees meeting that there's perhaps two more data centers, the 3 more additional ones, and, um, I don't even know what the tax subsidies or what the tax revenues are or why it's such a good idea and someone said well, it these AIs are so smart they can figure out how to make it cooler and use less energy and less water so. I just would really like to know more about these data centers that are in my community and whether it would be safe to, if for families, young families, to have their kids near, and a lot of the people that spoke were ones who had relatives and friends and who worked around data centers, so I just wish that the, um, what I think the Planning Committee has a responsibility to ensure that what you've approved is safe for anyone who wants to live near it. Thank you."

## 8. ADJOURNMENT

Motion by Commissioner Harner, seconded by Commissioner Trieb, to adjourn at 06:55 PM. Voice vote taken. Ayes - 5 | Nays - 0 (None) | Abstain - 0 (None). Motion Passed.

*Minutes prepared by Marquella Cnota, Administrative Assistant.*

  
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Chairperson's Approval

  
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Date Approved