



MINUTES
Planning & Zoning Commission
Regular Meeting
Village Hall
1900 Hassell Road, Hoffman Estates, IL 60169

October 16, 2024

Council Chambers

6:30 PM

1. CALL TO ORDER/ROLL CALL

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

Commissioners Present: Adam Bauske, Lon Harner, Daniel Lee, Minerva Milford, Nancy Trieb, Denise Wilson, John Wise, Lenard Henderson (arrived at 06:32 PM)

Commissioners Absent: Excused: Rajkumari Chhatwani, Eva Combs

A quorum was present.

Administrative Personnel Present: Kevin Anderson, Associate Planner; Daisy Dose-Adamzadeh, Assistant Planner

2. APPROVAL OF MINUTES

A. Planning & Zoning Commission 10-02-2024

Motion by Commissioner Harner, seconded by Commissioner Trieb, to approve October 2, 2024, regular meeting minutes. Voice vote taken. Ayes - 6, Nays - 0, (Abstain: John Wise). Motion Passed.

3. CHAIRPERSON'S REPORT

Vice Chairperson Bauske did not have a report.

Staff Member Daisy Dose-Adamzadeh reported the Village Board approved the Pulte Townhomes and 1720 Highland Blvd items on Monday, October 7.

4. NEW BUSINESS

A. Public Hearings

1. Master Sign Plan for the property at 2200 W. Higgins Road
(Hoffman Estates Community Bank)

Motion by Commissioner Harner, seconded by Commissioner Trieb, to Open Public Hearing. Voice vote taken. Ayes - 8, Nays - 0, (Abstain: None) (Absent: Chhatwani, Combs). Motion Passed.

Vice Chairperson Bauske swore in the petitioners.

Leslie McCracken (Omega Sign & Lighting)

Leslie McCracken presented an overview of the project.

Kevin Anderson presented an overview of the staff report.

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

Commissioner Lee had no questions. He commented that he was sad to see the roof go away since he liked the shape, but thinks the new design is very sleek.

Commissioner Milford had no questions.

Commissioner Wilson had no questions.

Commissioner Wise asked if the photo depicted the exact location. Ms. McCracken stated it was.

Commissioner Wise asked what other tenants would be in the location. Ms. McCracken stated she was not aware of the tenants who would be remaining in the building.

Commissioner Trieb stated she liked that the new sign would be in brick to complement the building. She asked whether the colors represented in the photo, showing navy blue, white with black trim, would be the final color scheme. Ms. McCracken stated the colors could be changed to what the customer chooses.

Commissioner Harner had no questions.

Commissioner Henderson commented he really likes the sign and had no questions.

Vice Chairperson Bauske asked the petitioner if they agreed with the conditions of approval in the staff report. Ms. McCracken stated yes.

Mr. Anderson pointed out there are operational restrictions written into the Master Sign Plan that the signs are not allowed to flash, scroll, blink, scintillate. They are required to have a

static message on the sign for at least six (6) seconds at a time.

Motion by Commissioner Harner, seconded by Commissioner Henderson, to Close Public Hearing. Voice vote taken. Ayes - 8, Nays - 0, (Abstain: None) (Absent: Chhatwani, Combs). Motion Passed.

Motion by Commissioner Harner, seconded by Commissioner Henderson, to adopt the Findings of Fact for a Master Sign Plan, as stated in the Findings & Recommendations Summary of October 16, 2024.

Roll call vote:

Aye: Adam Bauske, Lon Harner, Lenard Henderson, Daniel Lee, Minerva Milford, Nancy Trieb, Denise Wilson, John Wise

Nay: None

Absent: Rajkumari Chhatwani, Eva Combs

Motion Passed.

Motion by Commissioner Harner, seconded by Commissioner Henderson, to recommend to the Village Board approval of a Master Sign Plan for the property located at 2200 W. Higgins Road (Hoffman Estates Community Bank) dated October 2024, and subject to the conditions as presented in the October 16, 2024, staff report.

Roll call vote:

Aye: Adam Bauske, Lon Harner, Lenard Henderson, Daniel Lee, Minerva Milford, Nancy Trieb, Denise Wilson, John Wise

Nay: None

Absent: Rajkumari Chhatwani, Eva Combs

Motion Passed.

Vice Chairperson Bauske stated this recommendation would be presented to the Village Board at the next regular meeting on October 21, 2024, at 7:00 p.m.

5. STAFF DISCUSSION

Ms. Dose-Adamzadeh stated there was nothing on the agenda for November 6, 2024. She stated there is an agenda for the meeting to be held on Wednesday, November 20, 2024.

6. PUBLIC COMMENT

None.

7. ADJOURNMENT

Motion by Commissioner Harner, seconded by Commissioner Henderson, to adjourn at 06:42 PM. Voice vote taken. Ayes - 8 | Nays - 0 (None) | Abstain - 0 (None). Motion Passed.

Minutes prepared by Marquelle Cnota, Administrative Assistant.



Vice Chairperson's Approval

11/20/24

Date Approved