



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

**February 5, 2025**

**Council Chambers**

**6:30 PM**

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

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

**Commissioners Present:** Eva Combs, Adam Bauske, Lon Harner, Lenard Henderson, Daniel Lee, Nancy Trieb, John Wise, Rajkumari Chhatwani, Denise Wilson (arrived at 06:32 PM)

**Commissioners Absent:** Excused: Minerva Milford

A quorum was present.

**Administrative Personnel Present:** Jenny Horn, Director of Planning & Transportation; James Donahue, Senior Planner; Kevin Anderson, Associate Planner; Eric Palm, Village Manager

**2. APPROVAL OF MINUTES**

A. Planning & Zoning Commission 01-15-2025

Chairperson Combs announced that the approval of the January 15, 2025, minutes would be deferred until the February 19, 2025, meeting in order to allow the Commissioners enough time to review revisions she requested be made to the original draft.

**3. CHAIRPERSON'S REPORT**

Chairperson Combs stated the rear yard setback at 3688 Whispering Trails Drive was approved by the Village Trustees.

Chairperson Combs stated the garage enlargement to 850 square feet at 1120 Ash Road was approved by the Village Trustees based upon ADA Requirements.

**4. NEW BUSINESS**

A. Public Hearings

1. Variation from Section 9-3-6-K-2 of the Municipal Code to permit a garage to be 930 square feet instead of the maximum permitted 750 square feet for the property located at 5560 Airdrie Court

Motion by Commissioner Harner, seconded by Commissioner Henderson, to Open Public Hearing. Voice vote taken. Ayes - 9, Nays - 0, (Abstain: None). Motion Passed.

Chairperson Combs swore in the petitioner.

Selena Latic (5560 Airdrie Court)  
Iylin Latic (1234 Windsor Lane)

Ms. Latic presented an overview of the project.

Kevin Anderson presented an overview of the project.

Commissioner Lee had no questions.

Commissioner Wise asked the petitioner about storage needs. Ms. Latic stated they would likely build storage cabinets at the back of the garage space. Commissioner Wise inquired whether an exterior shed would be built. Ms. Latic stated she was new to the neighborhood and whether sheds would be allowed in this area.

Commissioner Wilson had no questions.

Commissioner Henderson had no questions.

Commissioner Harner had no questions.

Commissioner Trieb had no questions.

Commissioner Chhatwani had no questions.

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

Chairperson Combs had no questions.

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

Motion by Commissioner Harner, seconded by Commissioner Henderson, to Close Public Hearing. Voice vote taken. Ayes - 9, Nays - 0, (Abstain: None). Motion Passed.

Motion by Vice Chairperson Bauske, seconded by Commissioner Harner, to adopt the Findings of Fact for the variation as of the February 5, 2025, Staff Report.

Chairperson Combs read aloud the list of Findings of Fact indicated within the February 5, 2025, Staff Report.

Commissioner Wilson asked for clarification about whether a "yes" vote means they are denying the request. Mr. Anderson explained that a "yes" vote means that the Findings of Fact as they have been listed in the Staff Report provided to the Commissioners are accurate. He also stated that if you disagree with any of the Findings, you need to express this now so that the Findings can be revised before the final reading to the Village Board. Commissioner Wilson asked what Chairperson Combs read aloud, to which Mr. Anderson stated that Chairperson Combs had read verbatim the Findings of Fact from the Code as well as staff's determination of those Findings.

Roll call vote:

Aye: Eva Combs, Adam Bauske, Lon Harner, Lenard Henderson, Daniel Lee, Nancy Trieb, Denise Wilson, John Wise, Rajkumari Chhatwani

Nay: None

Absent: Minerva Milford

Motion Passed.

Motion by Vice Chairperson Bauske, seconded by Commissioner Harner, to recommend to the Village Board approval of a Variation from Section 9-3-6-K-2 of the Municipal Code to permit a garage to be 930 square feet instead of the maximum permitted 750 square feet for the property at 5560 Airdrie Court, subject to the conditions as of the February 5, 2025, Staff Report.

Chairperson Combs asked if there was any discussion from the Commissioners. There was no discussion held about the motion.

Roll call vote:

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

Nay: Eva Combs

Absent: Minerva Milford

Motion Passed.

Mr. Anderson stated this item is scheduled to be presented to the Village Board on Monday, February 17, 2025 at 7:00 p.m.

2. Text Amendment to Section 9-1-18A of the Hoffman Estates Municipal Code (Temporary Planned Development Process)

Motion by Commissioner Harner, seconded by Commissioner Chhatwani, to Open Public Hearing. Voice vote taken. Ayes - 9, Nays - 0, (Abstain: None). Motion Passed.

James Donahue presented an overview of the staff report.

Commissioner Chhatwani asked if there is a set time frame as before or if this would be continuous. Mr. Donahue answered that this will continue until the new Code is adopted by the Village Board, which is anticipated sometime in the spring or summer of 2025. Commissioner Chhatwani asked what happens to this text amendment when the Code is adopted. Mr. Donahue stated the text amendment would go away.

Commissioner Trieb had no questions.

Commissioner Harner had no questions.

Commissioner Henderson had no questions.

Commissioner Wilson had no questions.

Commissioner Wise had no questions.

Commissioner Lee had no questions.

Vice Chairperson Bauske had no questions.

Chairperson Combs had no questions.

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

Motion by Commissioner Harner, seconded by Commissioner Henderson, to Close Public Hearing. Voice vote taken. Ayes - 9, Nays - 0, (Abstain: None). Motion Passed.

Motion by Vice Chairperson Bauske, seconded by Commissioner Harner, to adopt the Findings of Fact for a Text Amendment as of the February 5, 2025, Staff Report.

Roll call vote:

Aye: Eva Combs, Adam Bauske, Lon Harner, Lenard Henderson, Daniel Lee, Nancy Trieb, Denise Wilson, John Wise, Rajkumari Chhatwani

Nay: None

Absent: Minerva Milford

Motion Passed.

Motion by Vice Chairperson Bauske, seconded by Commissioner Harner, to recommend to the Village Board approval of a Text Amendment to Section 9-1-18A of the Hoffman Estates Municipal Code (Temporary Planned Development Process) as of the February 5, 2025, Staff Report.

Roll call vote:

Aye: Eva Combs, Adam Bauske, Lon Harner, Lenard Henderson, Daniel Lee, Nancy Trieb, Denise Wilson, John Wise, Rajkumari Chhatwani

Nay: None

Absent: Minerva Milford

Motion Passed.

B. Public Meetings

1. Preliminary and Final Plat of Subdivision and Site Plan for Compass Data Center located at 3333 Beverly Road

Chairperson Combs swore in the petitioners.

Mark Halford (Compass Data Centers, 14555 N Dallas Parkway, Dallas, TX)  
Brooke Hodel (Compass Data Centers, 14555 N Dallas Parkway, Dallas, TX)  
Jamie Putnam (Kimley-Horn, 4201 Winfield Road, Warrenville, IL)  
Taylor Eschback (Kimley-Horn, 4201 Winfield Road, Warrenville, IL)

Mr. Halford presented an overview of the project.

Jennifer Horn presented an overview of the history of the Prairie Stone Business Park.

James Donahue presented an overview of the staff report.

Commissioner Lee asked for clarification from staff of the process - is the Commission recommending it to the Village Board? Mr. Donahue stated yes. Commissioner Lee asked under what scenario would the Commission not be recommending? Mr. Donahue stated a vote of no would be for the entire plat of subdivision and site plan.

Commissioner Wise asked what type of noise is generated by a data center. Mr. Halford stated the noise would be from power. Commissioner Wise further inquired if the noise would be a humming sound. Mr. Halford stated yes.

Commissioner Wise asked if the Commission would be able to review items, such as fencing. Mr. Donahue stated the fence is a black, wrought iron style, Palisades fence around the entire site.

Commissioner Wilson had no questions.

Commissioner Henderson asked if there would be any barbed wire fencing used on site. Mr. Halford stated they do not use barbed wire fencing.

Commissioner Henderson inquired how negotiations with ComEd are progressing. Mr. Halford stated they have passed negotiations and are in the project management stage and ComEd is working with Compass during twice-weekly calls in order to finalize matters.

Commissioner Henderson restated his concerns about concertina (barbed) wiring and not wanting the campus to look like a prison. He stated ComEd has a tendency to utilize this style of fencing. Mr. Halford responded that he believes that ComEd's substation fencing is anticipated to be a similar style to the proposed Palisades style fence on the Compass campus.

Commissioner Harner commented that the proposal being presented is great. However, he expressed his opinion that the ComEd substation component is presently being hidden from the Commissioners and will be unattractive. Mr. Halford and Ms. Hodel responded that they

are working with ComEd during their meetings to aim for consistency of fencing and landscaping for both the Compass campus and ComEd substation sites. A representative from Kimley-Horn also provided insight into the access and landscaping of the site.

Commissioner Trieb asked about noise and sound remediation as this will be different from any other uses currently in the neighborhood - is there a real-life example people could go see/or a recording that can be listened to in order to experience the sounds that will be occurring from this project. Ms. Hodel stated there was a noise study completed that shows the sound levels in the area are relatively low. However, she did not have an answer to provide to the Commissioners about a location to visit to experience similar sounds.

Commissioner Chhatwani had no questions.

Vice Chairperson Bauske asked the petitioners if they agreed with the conditions of approval in the staff report. Mr. Halford stated yes.

Vice Chairperson Bauske asked if there is adequate water access for cooling needs on the site. Mr. Halford stated yes.

Chairperson Combs asked if the site is directly wired to the police and fire stations for emergency services. Mr. Halford stated they meet all the Code requirements for Fire codes. Chairperson Combs clarified her question relates to dispatching emergency services in the event of a fire, not the codes in particular. Mr. Donahue stated that all municipal buildings with sprinkler systems are automatically connected to dispatch for fires; incidents requiring Police assistance are not automatic and require a call to 9-1-1.

Chairperson Combs asked about wetland mitigation for the site and the site's proximity to a forest preserve - is the project impacting wildlife near the forest preserve? Mr. Putnam stated an endangered species report was completed and that the jurisdictional wetland on the east side of the site will remain untouched. He further stated that the wetlands being impacted are isolated wetlands, not jurisdictional wetlands, per Army Corps requirements. Mr. Putnam stated they have been working with MWRD and obtained a permit to fill in low, depressional areas that have not been maintained which have, over time, created wetland style plants; these areas are not bound by Army Corps. Chairperson Combs stated her concern is that wildlife on the property will not have anywhere to go. Mr. Putnam stated that the area to the east is being kept since this is a feature and will not be impacted, but the others were just areas of overgrowth.

Chairperson Combs asked if the humming sounds on the site would have any impact on the wildlife in the forest preserve. Ms. Hodel stated it should not, since the sounds are intermittent.

Chairperson Combs asked if the generators would be on at night. Ms. Hodel stated that the generators would not on in the evenings or late at night.

Chairperson Combs asked if there were any additional questions. There were no additional questions.

Chairperson Combs asked if there were any members of the audience that would like to comment on this request. Chairperson Combs swore in the petitioner.

Doreen Gibrich (1850 Nicholson Drive)

Ms. Gibrich expressed her appreciation to the staff for keeping residents notified about the project. She asked if an EPA review is required for this site and was one completed. Mr. Donahue stated yes, and they have an approved permit in hand from the Illinois EPA for the site.

Ms. Gibrich asked if there is a way for the ComEd substation location to be relocated from the southwest corner to the northwest corner. Mr. Donahue stated that moving the location to Higgins Road is a high traffic area with increased visibility, moving it to the interior of the park places it closer to the businesses, so the location on Beverly is the probably the best location for the site. Ms. Gibrich commented that this location is closer to the homes in the surrounding area. Mr. Donahue stated the nearest home is approximately one-mile away from the site.

Ms. Gibrich asked when the noise study was completed and if it was done with 5 buildings running. Mr. Donahue replied that the study was completed for all 5 buildings.

Ms. Gibrich asked about the approximate number of jobs that would be created by the project. Mr. Halford stated construction jobs are the first jobs that have been created, then when the data center is fully complete, the staff is generally 20-30 full-time positions per building depending on customer needs.

Ms. Gibrich asked what happens to the location if the current owners go out of business? Mr. Halford stated it is unlikely that these particular owners will go out of business, considering they are two of the largest pension funds and asset managers currently in business, so this is of minimal concern from Compass' viewpoint.

Ms. Gibrich asked what the Village's plan is for the future - will there be other data centers coming to the Village, since we already have Microsoft and now Compass, but still have larger areas of open land. Mr. Donahue stated that he could not speak for the Board, but stated in 2022, the Board approved data centers to be allowed within certain Zoning districts. Ms. Gibrich asked if there were a set number, to which Mr. Donahue replied there was not a set number.

Motion by Vice Chairperson Bauske, seconded by Commissioner Henderson, to adopt the Findings of Fact for Site Plan as of the February 5, 2025, Staff Report.

Roll call vote:

Aye: Eva Combs, Adam Bauske, Lenard Henderson, Daniel Lee, Nancy Trieb, Denise Wilson, John Wise, Rajkumari Chhatwani

Nay: Lon Harner

Absent: Minerva Milford

Motion Passed.

Motion by Vice Chairperson Bauske, seconded by Commissioner Harner, to recommend to the Village Board approval of Preliminary and Final Plat of Subdivision, subject to the Final Plat of Subdivision for Compass Datacenter dated January 7, 2025.

Roll call vote:

Aye: Eva Combs, Adam Bauske, Lon Harner, Lenard Henderson, Daniel Lee, Nancy Trieb, Denise Wilson, John Wise, Rajkumari Chhatwani  
Nay: None  
Absent: Minerva Milford  
Motion Passed.

Motion by Vice Chairperson Bauske, seconded by Commissioner Harner, to recommend to the Village Board approval of Preliminary and Final Site Plan for Compass Data Center located at 3333 Beverly Road, subject to the conditions as of the February 5, 2025, Staff Report.

Roll call vote:

Aye: Eva Combs, Adam Bauske, Lon Harner, Lenard Henderson, Daniel Lee, Nancy Trieb, Denise Wilson, John Wise, Rajkumari Chhatwani  
Nay: None  
Absent: Minerva Milford  
Motion Passed.

Chairperson Combs stated this recommendation would be presented to the Village Board at the next regular meeting on Monday, February 17, 2025 at 7:00 p.m.

5. STAFF DISCUSSION

Kevin Anderson stated that the items heard this evening will be presented at the Village Board meeting on February 17, 2025, and there will be three items on the agenda for the next regular PZC meeting on February 19, 2025.

6. PUBLIC COMMENT

None.

7. ADJOURNMENT

Motion by Commissioner Chhatwani, seconded by Commissioner Harner, to Adjourn at 07:42 PM. Voice vote taken. Ayes - 9 | Nays - 0 (None) | Abstain - 0 (None). Motion Passed.

*Minutes prepared by Marquelle Cnota, Administrative Assistant.*

  
Vice Chairperson's Approval

2/19/25  
Date Approved