



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

June 4, 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, Denise Wilson, John Wise, Rajkumari Chhatwani

Commissioners Absent: Excused: Minerva Milford

A quorum was present.

Administrative Personnel Present: James Donahue, Senior Planner; Kevin Anderson, Planner II; Daisy Dose-Adamzadeh, Planner II

2. APPROVAL OF MINUTES

A. Planning & Zoning Commission 05-07-2025

Motion by Commissioner Harner, seconded by Commissioner Chhatwani, to approve the May 07, 2025, regular meeting minutes. Voice vote taken. Ayes - 6 | Nays - 0 | (Abstain: Daniel Lee, John Wise, Denise Wilson). Motion Passed.

3. CHAIRPERSON'S REPORT

Chairperson Combs stated the corner side yard setback for a storage shed located at 760 Orange Lane, which was denied by the Commission, was also denied by the Village Board.

4. NEW BUSINESS

A. Public Hearings

1. Special Use to DCCW Hoffman Estates LLC for a car wash and Master Sign Plan Amendment for the property at 105 E. Golf Road

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

Chairperson Combs swore in the petitioners.

Craig Krandel (Zukowski, Rogers, Flood & McArdle - 50 N Virginia St, Crystal Lake, IL)
Mitch Zaveduk (Dream Clean Carwash - 2844 Floral Dr, Northbrook)

Mr. Krandel presented an overview of the project.

Kevin Anderson presented an overview of the staff report. Mr. Anderson stated that the petitioners noted that there were two inaccurate pages within the agenda packet for this item, which would be corrected before being presented to the Village Board.

Commissioner Lee asked what the distance was from the road to the main sign location. Mr. Anderson stated the sign is located on the east side of the drive aisle and is set back approximately ten (10) feet from the north lot line.

Commissioner Wise had no questions.

Commissioner Wilson had no questions.

Commissioner Henderson asked if they were anticipating to be more busy with the new sign. Mr. Krandel stated he cannot comment on how much more activity a new sign would bring. Commissioner Henderson suggested traffic mitigation measures be taken when they are busy. Mr. Krandel stated this comment would be passed along to management to review strategies.

Commissioner Trieb had no questions.

Commissioner Harner had no questions.

Commissioner Chhatwani had no questions.

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

Chairperson Combs asked staff if the Village restricts other advertising on the business' signage. Mr. Anderson stated yes, off-site signage is restricted within the Code.

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

Motion by Commissioner Harner, seconded by Commissioner Henderson, to close the 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 Special Use as outlined in the June 04, 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 Chhatwani, to adopt the Findings of Fact for a Master Sign Plan Amendment as outlined in the June 04, 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 Special Use to DCCW Hoffman Estates LLC for a car wash, subject to the conditions as of the June 04, 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 Master Sign Plan Amendment, subject to the conditions as of the June 04, 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 that this recommendation would be presented to the Village Board at their next regular meeting on June 16, 2025, at 7:00 p.m.

2. Variation from Section 9-3-6-D of the Municipal Code to permit an accessory structure to be setback 0 feet from the side lot line instead of the minimum required 3 feet for the property at 510 Glendale Lane

Motion by Commissioner Harner, seconded by Commissioner Henderson, to open the Public

Hearing. Voice vote taken. Ayes - 9 | Nays - 0 | (Abstain: None). Motion Passed.

Chairperson Combs swore in the petitioners.

Mariusz Poplawski (510 Glendale Lane)
Malgorzata Poplawski (510 Glendale Lane)

Mrs. Poplawski presented an overview of the project.

Kevin Anderson presented an overview of the staff report.

Mr. and Mrs. Poplawski addressed the Commissioners stating the pool and deck were added for the use of their family, and they did not realize they needed a permit for a structure not attached to the house. Chairperson Combs questioned Mr. Poplawski's statement that the distance was 14-inches and asked him to clarify if this was to the footings. Mr. Poplawski stated it was 14-inches from the edge of the deck to the fence. Chairperson Combs asked staff to clarify. Mr. Anderson stated the documents provided by the petitioner state the distance is only 0.3 feet from the property line.

Commissioner Chhatwani had no questions.

Commissioner Harner had no questions.

Commissioner Trieb had no questions.

Commissioner Henderson had no questions.

Commissioner Wilson asked staff which side of the structure was the side that is either 0.3 feet or 14-inches from the property line. Mr. Anderson stated it is the west side of the structure, between the deck and the property line. Commissioner Wilson asked if they were considering amending the Code as a whole, to which Mr. Anderson clarified this was a variation request and would affect this structure only.

Commissioner Wise had no questions.

Commissioner Wilson asked what the setbacks were for the garages / accessory structures of other properties in the area. Mr. Anderson stated all the accessory structures he was able to review in this area met the setback requirements.

Commissioner Lee stated he feels the issue of whether the deck is 0.3 feet or 14-inches from the property line requires clarification because being able to access the side of the structure for debris removal, mowing, etc. is important. Commissioner Lee commented that the fence looks to be 14-inches away, rather than 3-inches, in the photograph, and stated maybe the location of the fence is not accurate. Mr. Anderson responded that the plans the Commission is reviewing and voting on this evening are based on the 0.3-foot setback. However, if the Commission were to have the petitioner return to the designer and have the plans amended to accurately reflect what he has testified to here tonight, the request could be continued in order to allow the petitioner time to present information that appropriately reflects what was testified to this evening.

Mr. Poplawski stated that each week he is able to maintain the lawn in the area in question using his weed whacker.

Chairperson Combs stated that the issue is that the petitioner has presented a plan that shows 0.3 feet, which contradicts the distance he is verbally telling the Commissioners is on the site (14-inches). Mr. Anderson stated the neighbor's fence is located a few inches within the property line, not on the subject property's lot line.

Chairperson Combs swore in an additional petitioner.

Dave Hafner (545 Glendale Lane)

Mr. Hafner stated he is in support of the variation, commenting that the petitioner is always working on the house and that the metal fences were installed many years ago.

Mr. Anderson provided the Commissioners with a copy of the petition from eight surrounding property owners in favor of the variation.

Chairperson Combs called for a vote to continue the hearing and allow the petitioner to amend it with the actual setback from the property line. The architect would have to make the necessary changes to the plans. Commissioner Henderson suggested that when the architect comes to the property, that the accessory structure be adjusted to meet the code if the dimensions are closer to 0.3-feet.

Vice Chairperson Bauske asked to clarify if there were any additional dimensions (height, etc.) that were of concern regarding this structure, or is the setback the only issue. Mr. Anderson stated the setback is the main concern. If the petitioners were to meet the 3-foot setback, the building permit would be issued without the need for the variation.

Mr. Poplawski commented that the inspectors from the Village told him the structure was well-built. Vice Chairperson Bauske stated that his main concern is whether the plan is correct.

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

Chairperson Combs swore in an additional petitioner.

Chris Cosman (505 Glendale Lane)

Mr. Cosman commented on the character of the neighbors. Chairperson Combs asked that comments be kept related to the variation at hand, not the neighbor's character.

Chairperson Combs asked staff if there was a date to which the hearing should be assigned for continuation, or if it would depend on when the revised documents arrive from the petitioners? Mr. Anderson stated it would be best to wait until the plans arrive before scheduling a continuation date.

Motion by Vice Chairperson Bauske, seconded by Commissioner Trieb, to continue the Public Hearing for a Variation from Section 9-3-6-D of the Municipal Code to permit an

accessory structure to be setback 0 feet from the side lot line instead of the minimum required 3 feet for the property at 510 Glendale Lane to a date yet to be determined.

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.

Chairperson Combs asked if the hearing would remain open. Mr. Anderson stated the Public Hearing would remain open.

B. Public Meetings

1. Preliminary and Final Site Plan for a ComEd Substation located at 5700 Trillium Boulevard

Chairperson Combs swore in the petitioners.

Mark Halford (Compass Data Centers, 14555 N Dallas Parkway, Dallas, TX)

Bill Pegel (ComEd, 2241 Coventry Circle, Sycamore, IL)

Jamie Putnam (Kimley-Horn, 4201 Winfield Road, Warrenville, IL)

Mr. Halford presented an overview of the project.

James Donahue presented an overview of the staff report.

Commissioner Chhatwani had no questions.

Commissioner Harner asked if there was a reason for having an entrance on Beverly Road for this facility. Mr. Pegel stated their substation standards for maintenance and safety require two entrances to a station, which are typically kept separated so that, in the case of an emergency or an outage, operators can get to the site and get the equipment up and live. Commissioner Harner commented that Beverly Road is a highly traveled roadway. Mr. Pegel stated most of the vehicles would likely be entering via the Trillium entrance due to traffic conditions. Commissioner Harner asked staff if the roadway would be resurfaced. Mr. Donahue stated underground electric lines are being run from the existing substation south of I-90 to Beverly Road; there are currently test holes in the pavement to check the subsurface and when the project is complete, the roadway will be repaired. Mr. Pegel agreed that the roadway is not currently complete, but that permits would be pulled to repair the road accordingly.

Commissioner Trieb had no questions.

Commissioner Henderson commented he was happy with the lack of barbed wire.

Commissioner Wilson had no questions.

Commissioner Wise asked whether the feeders were abandoned from the previous Sears facility. Mr. Pegel stated that he was not aware if they had been demolished, but that typically when a building is abandoned, this equipment is brought back to ComEd Assets.

Commissioner Lee 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.

Chairperson Combs asked about security for the property. Mr. Pegel stated there is security installed on the facilities for motion detection, cameras on most facilities, and there is a control building that is managed which meets all requirements. Chairperson Combs asked if there was an issue on site that it would be routed automatically to the proper department (i.e. Police, Fire, etc.). Mr. Pegel stated yes, the OCC and the TSO system operators receive warnings on their control boards. Chairperson Combs asked about the color of the 86-foot masts. Mr. Pegel stated it was his assumption that the poles would be galvanized, but he had not looked at the plans for this level of information. Chairperson Combs asked if they could blend in with the sky because another facility in town looks like Stonehenge. Mr. Pegel stated the challenge with painted poles is the long-term maintenance issues. ComEd does try to minimize the amount of long-term maintenance because this cost is socialized to all rate-payers. Chairperson Combs asked how sound would impact the Forest Preserve. Mr. Halford could not speak directly to the sound study. He stated they met the requirements but was unable to speak about how it would impact the Forest Preserve specifically. Chairperson Combs commented her concern was with regard to how it would interfere with the wildlife. Mr. Donahue pointed out the sphere of sound provided on the map does not travel that far north.

Commissioner Henderson asked whether this facility would have security. Mr. Halford stated this location would have Tier 1 security, meaning there will not be cameras at the fence, but they will have cameras on the control building as well as motion detection.

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)

Mrs. Gibrich thanked staff for keeping residents up-to-date. Ms. Gibrich asked why they did not consider the NW corner of Higgins Road for their location. Mr. Pegel stated he believes the location was chosen based upon the distance from the substation where the equipment is coming from and the lines being pulled to service the new substation. Mr. Donahue pulled up a map of the area on the screen at the front of the meeting room and showed the audience the locations from which the power would be coming. Mr. Pegel stated they typically try to reduce the amount of impact on an area from construction and coordinate with the customer to determine site limits, soil conditions, etc. that impact the constructability of the substation. Mr. Putnam stated the location of the nursing college and the interstate, along with the location of the existing substation where the lines are being pulled from all were factors in deciding on the best location for the new substation.

Mrs. Gibrich stated her frustration that money rules out in the end over business and

residential impacts.

Mrs. Gibrich asked for further clarification about the security on site - will there just be cameras, or will there be a physical person on the site? Mr. Pegel stated ComEd does not staff their stations 24/7, including data centers, since the property is owned by the customer and the equipment is installed, owned, operated and maintained by ComEd per the tariff filed with ICC. Mr. Pegel also addressed the comment about the cost of the site clarifying that the site is rate-payer-funded. This means ComEd makes investments based on the laws they have as a public utility, and since they are rate-payer-funded, meaning every electric utility customer pays into the fund, the ICC, as regulator, challenges ComEd to find the most economical way to perform the work they are doing in order to have the least impact to all rate payers, both locally and through the Illinois territory, as well as to transmission from Illinois all the way to the East Coast. Mr. Halford stated the Compass site would have 24/7 security, which Mrs. Gibrich affirmed was information he had provided at the February Public Meeting.

Mrs. Gibrich asked about proper funding / training for the Fire Station. Mr. Pegel stated they work with the municipality or individual jurisdictional fire departments to perform site walkdowns, pre-planning, etc., and as much training as possible with their staff. Mr. Pegel also stated that for substations, the Fire Department is not allowed to enter the substation until ComEd staff are on-site, confirm it has been de-energized, and escort emergency personnel into the station.

Mrs. Gibrich asked if, at the time the sound study was completed, there had been any consideration of performing the study near the homes within the area. Mr. Pegel stated there are certain parameters regulated for this type of study/location, but he was unable to speak directly about what the parameters are or who sets them. Mr. Donahue stated that the sphere of noise that could potentially come from the substation, which the study states would not exceed what the allowances are, would not travel that far, so the chances of the residences south of I-90 hearing noise from this substation site would not happen because residents would hear noises from the tollway before they would hear noises from the substation. Mr. Pegel stated the sound from the transformers is due to the fans making a slight humming sound.

Mrs. Gibrich asked if there were any studies relating to native plants and wildlife in the area. Mr. Halford stated this was completed during the original site approval and there was no impact found.

Chairperson Combs swore in an additional petitioner.

Scott Gibrich (1850 Nicholson Drive)

Mr. Gibrich asked ComEd if, in the normal operation of the datacenters, is the delivery of power consistent, or would residents expect to see issues with power surges, brown outs, etc. Mr. Pegel responded that during the planning and engineering process, the system supporting the load from the customer is studied, whether it be large load, commercial/industrial, or residential, and they continue to study it along the way and adjust accordingly. This facility is a large load customer, and would be serviced by the transmission system. It is high-voltage distribution, which is not the same distribution system used for residential services.

Mr. Gibrich further clarified his question as to where the power is coming from. Is it sufficient to support the datacenter without having to pull more power from the surrounding area? Mr. Pegel stated that all large load customers are required to adhere to the load-ramp as submitted for the study, which is how they ensure these concerns do not occur. Mr. Pegel stated they are not a generator, but rather they are strictly a transmission company.

Mr. Gibrich asked if there were any cost benefits to being close to the transmission facility. Mr. Pegel explained how rates are quantified and impacted by other factors for rate-payers.

Mr. Gibrich asked if there were other TDC plans for this immediate area. Mr. Pegel stated he was not aware of any TDC plans for this immediate area.

Mr. Gibrich commented that he is hoping the area at Shoe Factory and Beverly Road will not become another data center or industrial area close to the residences.

Motion by Vice Chairperson Bauske, seconded by Commissioner Harner, to adopt the Findings of Fact for Site Plan as presented in the June 04, 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 of Trustees approval of Preliminary and Final Site Plan for a ComEd Substation located at 5700 Trillium Boulevard, subject to the conditions as of the June 04, 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, June 16, 2025 at 7:00 p.m.

5. STAFF DISCUSSION

Daisy Dose-Adamzadeh stated that there were not currently any items scheduled for the next regular PZC meeting on June 18, 2025, but that this could change. Commissioners will be updated accordingly.

6. PUBLIC COMMENT

None.

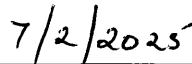
7. **ADJOURNMENT**

Motion by Commissioner Chhatwani, seconded by Commissioner Henderson, to adjourn at 07:57 PM. Voice vote taken. Ayes - 9 | Nays - 0 (None) | Abstain - 0 (None). Motion Passed.

Minutes prepared by Marquelle Cnota, Administrative Assistant.



Chairperson's Approval



Date Approved