



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

July 2, 2025

Council Chambers

6:30 PM

1. CALL TO ORDER/ROLL CALL

Chairperson Chhatwani called the meeting to order at 06:31 PM.

Commissioners Present: Adam Bauske, Rajkumari Chhatwani, Lon Harner, Lenard Henderson, Daniel Lee (arrived at 6:35 PM), Nancy Trieb, John Wise

Commissioners Absent: Unexcused: Minerva Milford

A quorum was present.

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

2. APPROVAL OF MINUTES

A. Planning & Zoning Commission 06-04-2025

Motion by Commissioner Harner, seconded by Commissioner Henderson, to approve the June 04, 2025, regular meeting minutes. Voice vote taken. Ayes - 6 | Nays - 0 | Absent: Lee (arrived at 6:35 PM) | (Abstain: None). Motion Passed.

3. CHAIRPERSON'S REPORT

Daisy Dose-Adamzadeh stated the special use and master sign plan for the property at 105 E. Golf Road (Dream Clean Car Wash) and the preliminary and final site plan for the property at 5700 Trillium Boulevard (ComEd Substation) were approved by the Village Board.

4. OLD BUSINESS

A. Public Hearings

1. Variation from Section 9-3-6-D of the Municipal Code to permit an accessory structure to be setback 1 foot 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 continue the Public Hearing from June 4, 2025. Voice vote taken. Ayes - 6 | Nays - 0 | (Abstain: None). Motion Passed.

Chairperson Chhatwani swore in the petitioner.

Malgorzata Poplawski (510 Glendale Lane)

Mrs. Poplawski presented an overview of the project.

Commissioner Lee arrived at 06:35 PM.

Kevin Anderson presented an overview of the staff report.

Commissioner Harner asked for clarification on whether the owners would be moving the structure. Mrs. Poplawski stated they would be cutting the decking back by one-foot to avoid cutting the structure of the deck. Commissioner Harner asked if the fence would be moved as well. Mrs. Poplawski stated yes, the fence would also be moved.

Commissioner Trieb asked if they would be moving the fence. Mrs. Poplawski stated it is the neighbor's fence and that down the road, the fence is planned to be moved.

Commissioner Henderson asked if the additional one-foot would allow enough room to mow the lawn and perform maintenance in the area behind the structure. Mrs. Poplawski stated they are currently able to maintain the area, so the extra one-foot will allow more space to maintain the area. Commissioner Henderson asked staff whether they concur with this assessment or whether they have doubts. Mr. Anderson stated that while it is a tight fit with the fence where it is currently situated, if the fence is indeed moved in the future, the accessible space would be minimized and might cause the area to be difficult to maintain.

Chairperson Chhatwani swore in an additional petitioner.

Mariusz Poplawski (510 Glendale Lane)

Commissioner Lee asked if a new owner were to move onto the neighbor's property and wanted to move the fence to the property line, how much space would there be behind the structure? Mr. Anderson stated there would be fourteen-inches (14") based upon the removal of the one-foot from the existing structure. Commissioner Lee asked what the code requirement was for the setback. Mr. Anderson stated the requirement is for three-feet and the requested variation is two-feet. Mr. Poplawski stated that the neighbor in question just purchased the home last year and has stated they do not intend to move in the near future, and they do not object to the fence remaining in its current location. Commissioner Lee stated the Commission still has to be concerned with the current regulations. Commissioner Lee asked the petitioner, if, ten years from now, a new resident had to cut off 10-inches of

the deck, would it still be usable? Mr. Poplawski hesitantly stated yes, but also stated that on that side of the deck, there is no grass, so there is minimal maintenance and there is easy access under the deck.

Commissioner Wise had no questions.

Vice Chairperson Bauske asked the petitioners if they cut back the deck, the privacy wall on the deck would also need to be moved and replaced, correct? The petitioners stated yes. Vice Chairperson Bauske asked staff if a building permit would be required in order for the residents to have the deck approved when they cut it back and fix the privacy wall. Mr. Anderson stated a building permit would be required no matter what work they would do, since they never applied for, nor received, a permit to build the accessory structure under review. Mr. Poplawski stated that the structural engineer said the deck was well-built.

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

Vice Chairperson Bauske commented to the Commissioners that if they choose to approve the Findings of Fact, they would be approving findings where no standards are being met. He recommended they state the reason why they are voting yes, if they believe it does meet the standards.

Chairperson Chhatwani asked the petitioners why they do not just remove two feet of the deck to meet the setback, rather than just one-foot as they had proposed. The petitioner stated the deck would no longer have enough usable space for their needs.

Vice Chairperson Bauske 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 - 7 | Nays - 0 | (Abstain: None). Motion Passed.

Motion by Vice Chairperson Bauske, seconded by Commissioner Harner, to adopt the Findings of Fact for a Variation as outlined in the July 02, 2025, Staff Report.

Roll call vote:

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

Nay: None

Absent: Minerva Milford

Motion Passed.

Motion by Vice Chairperson Bauske, seconded by Commissioner Harner, to recommend to the Village Board approval of Variation from Section 9-3-6-D of the Municipal Code to permit an accessory structure to be setback 1 foot from the side lot line instead of the minimum required 3 feet from the property at 510 Glendale Lane, subject to the conditions as of the July 02, 2025, Staff Report.

Roll call vote:

Aye: Rajkumari Chhatwani, Lenard Henderson, Daniel Lee, Nancy Trieb, John Wise

Nay: Adam Bauske, Lon Harner
Absent: Minerva Milford
Motion Passed.

Commissioner Henderson stated he voted yes because though the petitioners built the deck without a permit, they are making an effort to correct the situation.

Chairperson Chhatwani stated this recommendation would be presented to the Village Board at the next regular meeting on Monday, July 07, 2025, at 7:00 p.m.

5. STAFF DISCUSSION

Daisy Dose-Adamzadeh stated that there will be an item for the next regular Plan Commission meeting on July 16, 2025.

6. PUBLIC COMMENT

None.

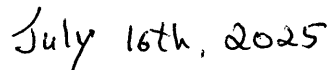
7. ADJOURNMENT

Motion by Commissioner Harner, seconded by Commissioner Henderson, to adjourn at 06:53 PM. Voice vote taken. Ayes - 7 | Nays - 0 (None) | Abstain - 0 (None). Motion Passed.

Minutes prepared by Marquelle Cnota, Administrative Assistant.



Chairperson's Approval



Date Approved