



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

July 16, 2025

Council Chambers

6:30 PM

1. CALL TO ORDER/ROLL CALL

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

Commissioners Present: Adam Bauske, Rajkumari Chhatwani, Lon Harner, Lenard Henderson, Daniel Lee, Minerva Milford, Nancy Trieb, John Wise

Commissioners Absent: None.

A quorum was present.

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

2. PLEDGE OF ALLEGIANCE TO THE FLAG

3. APPROVAL OF MINUTES

A. Plan Commission 07-02-2025

Motion by Commissioner Harner, seconded by Commissioner Henderson, to approve the July 02, 2025, regular meeting minutes. Voice vote taken. Ayes - 7 | Nays - 0 | (Abstain: Minerva Milford). Motion Passed.

4. CHAIRPERSON'S REPORT

Chairperson Chhatwani stated the request for a 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 was denied by the Village Board. The homeowners have requested a reconsideration.

5. COMMISSIONERS' COMMENTS

Chairperson Chhatwani thanked the staff and Commissioners for their guidance over the short time she has been a member of the Commission. She also thanked the Commissioners who participated in the Fourth of July parade with her.

6. NEW BUSINESS

A. Public Hearings

1. Variation from Section 9-3-6-D of the Municipal Code to permit a storage shed to be located 7 feet from the corner side lot line instead of the minimum required 15 feet for the property at 1490 Nottingham Lane

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

Chairperson Chhatwani swore in the petitioner.

Gina Kotscharjan (1490 Nottingham Lane)

Ms. Kotscharjan presented an overview of the project.

Kevin Anderson presented an overview of the staff report.

Commissioner Harner had no questions for the petitioner, but stated he finds Item 2.b of the Findings of Fact to be incorrect, stating this property is not a typical corner lot and believes the necessary evidence was presented and is relevant. He also stated he feels Item 2.d of the Findings of Fact is also not correct; that evidence of the electrical line could present an issue to placement of the shed and believes the Commissioners need to address these two items.

Vice Chairperson Bauske asked if the Commissioners should address Commissioner Harner's comments before moving on to additional questions and comments. Chairperson Chhatwani advised them to continue with the questions first, then discuss any concerns all together.

Commissioner Trieb asked staff about the power lines, since they did not appear to be in the photos presented. Mr. Anderson apologized for not capturing the power lines in photographic evidence. He stated that the petitioner is testifying to their location and has represented their location on the site plan.

Commissioner Henderson asked how difficult it would be to maintain the grass in the location where the shed is proposed, as it looks to be close to the gate. Ms. Kotscharjan stated there is plenty of room to mow, and use the gate via a sidewalk.

Commissioner Henderson asked whether they would need to remove the tree. Ms.

Kotscharjan stated they did not desire to remove the tree, so they chose the identified corner in order to avoid its removal.

Commissioner Lee commented that the challenges are logically identified and the shape and location make sense based on the uniqueness of the lot.

Commissioner Wise commented that this is more like a small garage than a shed and asked if the petitioner agreed since it is 12-feet tall. Ms. Kotscharjan agreed that it could appear that way, but it still meets the size requirements of a shed.

Commissioner Wise asked if it would be placed on a slab. Ms. Kotscharjan stated yes.

Commissioner Wise asked about the current shed on the property. Ms. Kotscharjan stated the current shed is a plastic, non-permanent structure that would be removed as a condition of the installation of the new shed.

Commissioner Milford had no questions since they had all been answered.

Vice Chairperson Bauske stated he agrees that Items 2.b and 2.d of the Findings may need to be amended, and acknowledged the Commissioners would be discussing this further in a few moments.

Vice Chairperson Bauske asked the petitioner if the overhead lines were not in their current location, would they have looked at placing the shed in the other corner? Ms. Kotscharjan stated that in the spirit of being neighborly, they might not have because they did not want to cause additional drainage issues or put a giant shed in front of someone's windows.

Vice Chairperson Bauske inquired about the door to the shed. Ms. Kotscharjan stated the east side of the shed would have a general person-sized door, while the north side would have a roll-up garage-style door.

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

Chairperson Chhatwani asked whether the petitioner had thought about upgrading the shed they currently have. Ms. Kotscharjan stated the current shed came with the property and does not meet their needs due to its size (50 square feet).

Chairperson Chhatwani asked how heavy the traffic is on the street where the fence and the shed are proposed to be located (Rosedale Lane). Mr. Anderson stated it is a neighborhood street, not a collector street. Ms. Kotscharjan added that the street is a U-shape that borders I-90, and that cars would not be traveling through this section unless they were visiting a home in the area.

Vice Chairperson Bauske asked if the grade would be leveled in the area of the shed? Ms. Kotscharjan stated the plan is to level the slab. She also stated the Engineering Division had been out to the property to check the grade. Mr. Anderson stated the Engineering Division did review the plans prior to the meeting and had approved the design.

Chairperson Chhatwani asked if there were any members of the audience that would like to

comment on the request. There were no public comments.

Vice Chairperson Bauske asked the Commissioners to discuss Finding of Fact Item 2.b. Commissioner Harner made a motion to amend the Finding to state, "This is not a typical lot, the street angles make a difference and are relevant." The Commissioners were in agreement with the amended language.

Vice Chairperson Bauske asked the Commissioners to discuss Finding of Fact Item 2.d. Commissioner Lee asked for clarification about how they would be amending the Finding. Commissioner Harner made a motion to amend the Finding to state, "Evidence has been found that a hardship was not created by the interested party." The Commissioners were in agreement with the amended language.

Motion by Commissioner Harner, seconded by Commissioner Henderson, to close the Public Hearing. Voice vote taken. Ayes - 8 | 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 16, 2025, Staff Report with amended language for Item 2.b to state "This is not a typical lot, the street angles make a difference and are relevant." and Item 2.d to state "Evidence has been found that a hardship was not created by the interested party."

Roll call vote:

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

Nay: None

Absent: None

Motion Passed.

Motion by Vice Chairperson Bauske, seconded by Commissioner Harner, to recommend to the Village Board of Trustees approval of a Variation from Section 9-3-6-D of the Municipal Code to permit a storage shed to be located 7 feet from the corner side lot line instead of the minimum required 15 feet for the property at 1490 Nottingham Lane, subject to the conditions as of the July 16, 2025, Staff Report.

Roll call vote:

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

Nay: None

Absent: None

Motion Passed.

Chairperson Chhatwani stated this recommendation would be presented to the Village Board at the next regular meeting on Monday, July 21, 2025, at 7:00 p.m.

7. STAFF DISCUSSION

Kevin Anderson stated the Village Board would be hearing tonight's recommendation on Monday July 21, 2025, in addition to the 510 Glendale Lane variation for Village Board Reconsideration.

8. **PUBLIC COMMENT**

None.

9. **ADJOURNMENT**

Motion by Commissioner Harner, seconded by Commissioner Henderson, to adjourn at 07:03 PM. Voice vote taken. Ayes - 8 | Nays - 0 (None) | Abstain - 0 (None). Motion Passed.

Minutes prepared by Marquelle Cnota, Administrative Assistant.

Rennaturani
Chairperson's Approval

November 5th 2025
Date Approved