



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

August 6, 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

2. PLEDGE OF ALLEGIANCE TO THE FLAG

3. CHAIRPERSON'S REPORT

Vice Chairperson Bauske stated the variations for the deck on Glendale Lane and the shed on Nottingham Lane were both approved at the July 21, 2025, Village Board meeting.

4. COMMISSIONERS' COMMENTS

Commissioner Harner thanked the attendees of the golf tournament where they were able to give over \$40,000 to the foundation.

Chairperson Chhatwani thanked Mayor McLeod, Trustee Stanton and Trustee Newell and other Village staff who attended the Bank of America picnic at Victoria Park.

5. NEW BUSINESS

A. Public Hearings

1. Variation from Section 9-3-6-J of the Municipal Code to permit a storage shed to be 192 square feet instead of the maximum permitted 150 square feet for the property at 1845 W. Shorewood Drive

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.

Jillian Fioretto (1983 Windsong Drive, Schaumburg)

Ms. Fioretto presented an overview of the project.

Kevin Anderson presented an overview of the staff report.

Commissioner Lee had no questions.

Commissioner Wise had no questions.

Commissioner Milford had no questions.

Commissioner Henderson had no questions.

Commissioner Trieb suggested the petitioner use hooks to assist with hanging various tools and equipment on the walls for ease of access. Ms. Fioretto thanked her for her suggestion and stated that this is the system her father currently uses in the garage, and will likely continue to use in the shed.

Commissioner Harner asked staff to clarify that there is no option for a structure between 150 square feet and 440 square feet. Mr. Anderson stated this is correct. Commissioner Harner further asked staff to clarify that if someone wanted a structure between these sizes, they would need to come to the Plan Commission for a variation. Mr. Anderson again stated this is correct. Commissioner Harner asked, if the petitioner went to the 440 square foot size, would they no longer need to make a variation request to the Plan Commission. Mr. Anderson explained the Village has a maximum combined allowance for garages of 750 square feet, and that while the petitioner could indeed build a detached garage within the maximum combined size limits if they had space on the property, this petitioner has stated that the cost difference would be substantial.

Commissioner Harner also pointed out that the Variation standard 2.d., in his opinion, has been met since age is a hardship not created by the petitioner.

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

Vice Chairperson Bauske asked if the fence on the property was new. Ms. Fioretto stated it had been there for approximately a year. Vice Chairperson Bauske stated he noticed it wasn't shown on the location map and the tree in the background appears to provide sufficient coverage.

Vice Chairperson Bauske stated that while certain standards are met, not all standards must be met in order to receive an approval.

Chairperson Chhatwani asked about the size of the petitioners' current shed. Ms. Fioretto stated her parents do not currently have a shed on the property, but that the proposed shed is 192 square feet. Chairperson Chhatwani asked if 150 square feet would be adequate for their needs. Ms. Fioretto stated her parents do not feel 150 square feet would meet their needs due to the size of the equipment they would need to store in the shed. Mr. Anderson also stated the Code only allows one shed per property, so the petitioner would only be allowed to have this one shed.

Chairperson Chhatwani 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 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 amended by Commissioner Harner to reflect that age is a hardship not caused by the petitioner.

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 approval of a Variation from Section 9-3-6-J of the Municipal Code to permit a storage shed to be 192 square feet instead of the maximum permitted 150 square feet for the property at 1845 W. Shorewood Drive, subject to the conditions as of the August 06, 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.

Mr. Anderson stated this recommendation would be presented to the Village Board at the next regular meeting on Monday, August 18, 2025, at 7:00 p.m. Ms. Fioretto stated her mother would be in attendance at the Village Board meeting.

6. STAFF DISCUSSION

Kevin Anderson stated that there is presently nothing scheduled for the next regular Plan Commission meeting on August 20, 2025. Confirmation will be sent by Daisy in the next few days.

Vice Chairperson Bauske asked why there weren't minutes from the last meeting on the agenda to be approved. Mr. Anderson stated the minutes were not prepared in time for the meeting due to the transcriber being out of the office.

7. PUBLIC COMMENT

None.

8. ADJOURNMENT

Motion by Commissioner Harner, seconded by Commissioner Henderson, to adjourn at 06:50 PM. Voice vote taken. Ayes - 8 | Nays - 0 (None) | Abstain - 0 (None). Motion Passed.

Minutes prepared by Marquelle Cnota, Administrative Assistant.

Rachawani
Chairperson's Approval

November 5th 2025
Date Approved