



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

November 5, 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: Kendra Alexander, Rajkumari Chhatwani, Lon Harner, Lenard Henderson, Minerva Milford, John Wise

Commissioners Absent: Excused: Adam Bauske, Nancy Trieb | Unexcused: Daniel Lee

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 07-16-2025

Motion by Commissioner Harner, seconded by Commissioner Henderson, to approve the July 16, 2025, regular meeting minutes. Voice vote taken. Ayes - 5 | Nays - 0 | (Abstain: Kendra Alexander). Motion Passed.

B. Plan Commission 08-06-2025

Motion by Commissioner Harner, seconded by Commissioner Henderson, to approve the August 6, 2025, regular meeting minutes. Voice vote taken. Ayes - 5 | Nays - 0 | (Abstain: Kendra Alexander). Motion Passed.

C. Plan Commission 09-03-2025

Motion by Commissioner Harner, seconded by Commissioner Henderson, to approve the

September 3, 2025, regular meeting minutes. Voice vote taken. Ayes - 4 | Nays - 0 | (Abstain: Kendra Alexander, John Wise). Motion Passed.

4. CHAIRPERSON'S REPORT

Chairperson Chhatwani stated the request for a special use to Advance Preschool Inc. for a daycare for the property at 2353 Hassell Road #110 from the September 3, 2025 Plan Commission meeting was approved by the Village Board on September 15, 2025.

5. NEW BUSINESS

A. Public Hearings

1. Variation from Section 9-5-5-D-5 of the Municipal Code to permit a combined side yard setback of 12 feet instead of the minimum required 15 feet for the property at 3992 N. Parkside Drive

Motion by Commissioner Harner, seconded by Commissioner Henderson, to open the Public Hearing. Voice vote taken. Ayes - 6 | Nays - 0 | (Abstain: None). Motion Passed.

Chairperson Chhatwani swore in the petitioner.

Bryan Ackerlund (3992 N Parkside Drive)

Bryan Ackerlund presented an overview of the project.

Kevin Anderson presented an overview of the staff report.

Commissioner Wise had no questions.

Commissioner Milford had no questions.

Commissioner Harner had no questions.

Commissioner Henderson asked if there are any utilities in the setback area. Mr. Ackerlund stated there was a private Nicor line that would be relocated.

Commissioner Henderson asked if the setback would allow for the ability to maintain the area. Mr. Ackerlund stated there is plenty of space to maintain and mow the area and allow for proper drainage.

Commissioner Alexander had no questions.

Chairperson Chhatwani asked how long the petitioner had lived in the house. Mr. Ackerlund

stated the house was purchased in January 2012 as a married couple and now, with multiple children, they have quickly outgrown the space.

Chairperson Chhatwani asked the petitioner if they agreed with the conditions of approval in the staff report. Mr. Ackerlund stated yes.

There were no public comments.

Motion by Commissioner Harner, seconded by Commissioner Henderson, to close the Public Hearing. Voice vote taken. Ayes - 6 | Nays - 0 | (Abstain: None). Motion Passed.

Motion by Commissioner Harner, seconded by Commissioner Henderson, to adopt the Findings of Fact for a Variation as outlined in the attached Findings & Recommendations Summary.

Roll call vote:

Aye: Kendra Alexander, Rajkumari Chhatwani, Lon Harner, Lenard Henderson, Minerva Milford, John Wise

Nay: None

Absent: Daniel Lee, Adam Bauske, Nancy Trieb,
Motion Passed.

Motion by Commissioner Harner, seconded by Commissioner Henderson, to recommend to the Village Board of Trustees approval of a Variation from Section 9-5-5-D-5 of the Municipal Code to permit a combined side yard setback of 12 feet instead of the minimum required 15 feet for the property at 3992 N. Parkside Drive, subject to the conditions noted in the November 5, 2025, Findings & Recommendations Summary.

Roll call vote:

Aye: Kendra Alexander, Rajkumari Chhatwani, Lon Harner, Lenard Henderson, Minerva Milford, John Wise

Nay: None

Absent: Daniel Lee, Adam Bauske, Nancy Trieb,
Motion Passed.

Chairperson Chhatwani stated this recommendation would be presented to the Village Board at the next regular meeting on Monday, November 17, 2025, at 7:00 PM.

6. STAFF DISCUSSION

Daisy Dose-Adamzadeh stated there would be a meeting on November 19 and asked that the Commissioners notify her if they are unable to attend.

Kevin Anderson stated that the November 19 meeting would be larger in scope and duration than the past few meetings.

7. PUBLIC COMMENT

None.

8. ADJOURNMENT

Motion by Commissioner Harner, seconded by Commissioner Henderson, to adjourn at 06:43 PM. Voice vote taken. Ayes - 6 | Nays - 0 (None) | Abstain - 0 (None). Motion Passed.

Minutes prepared by Marquelle Cnota, Administrative Assistant.

R. Chhatwani
Chairperson's Approval

11/19/2025
Date Approved