



MINUTES
Plan Commission
Regular Meeting
Village Hall

1900 Hassell Road, Hoffman Estates, IL 60169

December 17, 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, Adam Bauske, Rajkumari Chhatwani, Lon Harner, Lenard Henderson, Minerva Milford, Nancy Trieb, John Wise

Commissioners Absent: Unexcused: Daniel Lee

A quorum was present.

Administrative Personnel Present: Kevin Anderson, Planner II

2. PLEDGE OF ALLEGIANCE TO THE FLAG

3. APPROVAL OF MINUTES

A. Plan Commission 11-19-2025

Motion by Commissioner Harner, seconded by Commissioner Henderson, to approve the November 19, 2025, regular meeting minutes. Voice vote taken. Ayes - 8 | Nays - 0 | (Abstain: None). Motion Passed.

4. CHAIRPERSON'S REPORT

Chairperson Chhatwani stated the Special Use for a Planned Development for Grand Reserve of Hoffman Estates located at 2300 W. Higgins Road was approved by the Village Board on December 1, 2025.

Chairperson Chhatwani wished the Commissioners and Staff a Happy Holidays and a Happy New Year.

5. NEW BUSINESS

A. Public Hearings

1. Special Use to 1700 Algonquin Inc. for an automobile service station for the property at 1700 W Algonquin Road

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

Chairperson Chhatwani swore in the petitioner.

Binoy Poothurail (1700 Algonquin Inc.)

Binoy Poothurail presented an overview of the project.

Kevin Anderson presented an overview of the staff report.

Commissioner Wise had no questions.

Commissioner Milford asked the petitioner if this was their first business. Mr. Poothurail stated this was not their first business, they have another location.

Commissioner Alexander had no questions.

Commissioner Trieb commented that the station is useful, convenient, and well maintained.

Commissioner Harner asked the petitioner if the business would still be selling gas. Mr. Poothurail answered that yes, they will still be selling gas.

Commissioner Henderson had no questions.

Chairperson Chhatwani had no questions.

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

Chairperson Chhatwani asked if there were any members of the audience that wished 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 - 8 | 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 Exhibit B of the December 17, 2025, staff report.

Roll call vote:

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

Nay: None

Absent: Daniel Lee

Motion Passed.

Motion by Vice Chairperson Bauske, seconded by Commissioner Harner, to recommend to the Village Board approval of a Special Use to 1700 Algonquin Inc. for an automotive service station for the property at 1700 W Algonquin Road subject to the conditions as noted in the December 17, 2025, staff report.

Roll call vote:

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

Nay: None

Absent: Daniel Lee

Motion Passed.

Chairperson Chhatwani stated this recommendation would be presented to the Village Board at the next regular meeting on Monday, January 5, 2026, at 7:00 PM.

6. STAFF DISCUSSION

Kevin Anderson stated the special use from this evening will be presented at the Village Board meeting on January 5, 2026. The next regular Plan Commission meeting is currently scheduled to occur on January 7, 2026. Notice for the upcoming meeting is not due until this Friday, December 19, and therefore the meeting is pending until confirmed by the end of the week.


7. PUBLIC COMMENT

None.

8. ADJOURNMENT

Motion by Commissioner Harner, seconded by Commissioner Henderson, to adjourn at 06:39 AM. Voice vote taken. Ayes - 8 | Nays - 0 (None) | Abstain - 0 (None). Motion Passed.

Minutes prepared by Marquelle Cnota, Administrative Assistant.



Chairperson's Approval

01/07/26

Date Approved