



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

January 7, 2026 **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, 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; Melanie Carollo, Civil Engineer II

2. PLEDGE OF ALLEGIANCE TO THE FLAG

3. APPROVAL OF MINUTES

A. Plan Commission 12-17-2025

Motion by Commissioner Harner, seconded by Commissioner Henderson, to approve the December 17, 2025, regular meeting minutes. Voice vote taken. Ayes - 9 | Nays - 0 | (Abstain: None). Motion Passed.

4. CHAIRPERSON'S REPORT

Chairperson Chhatwani stated the Special Use to 1700 Algonquin Inc. for an automobile service station for the property at 1700 W Algonquin Road was approved by the Village Board on January 5, 2026.

5. NEW BUSINESS

A. Public Hearings

1. Special Use for a Planned Development and Preliminary and Final Plat of Subdivision for Higgins Crossings located at 125 and 155 W. Higgins Road

Motion by Commissioner Harner, seconded by Commissioner Henderson, to open the Public Hearing. Voice vote taken. Ayes - 9 | Nays - 0 | (Abstain: None). Motion Passed.

Chairperson Chhatwani swore in the petitioner.

Eric Prechtel (445 Jackson Ave #200, Naperville)

Eric Prechtel 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 Alexander asked if the HOA costs are known at this time. Mr. Prechtel stated the costs are usually \$270 per month.

Commissioner Alexander asked what the average cost of a base unit would be. Mr. Prechtel stated the average cost would be around \$450,000.

Commissioner Alexander asked the petitioner to describe similarities and differences between the proposed development and the nearest development in Schaumburg. At this time, Chairperson Chhatwani swore in an additional petitioner to answer Commissioner Alexander's question.

Matthew Krummick (1750 Golf Rd, Schaumburg, DR Horton)

Mr. Krummick addressed Commissioner Alexander's question, stating that the Schaumburg location is a more urban style community, whereas the Hoffman Estates location has a more suburban, gabled design.

Commissioner Alexander asked about landscaping, particularly what type of grass blends would be used. Mr. Krummick stated that in the stormwater areas, native grasses would be used, whereas turf grasses would be used elsewhere throughout the community as well as other deciduous and native grasses near the buildings.

Commissioner Trieb had no questions.

Commissioner Harner asked staff whether there had been a decision made as to why certain

documents, such as HOA documents, landscape and building materials, are no longer being supplied to the Commissioners. Mr. Anderson stated he did not request the petitioner to provide the landscape or material pallets, nor the HOA decks which the previous Commission Chair would frequently request, and did not know what the Plan Commission's role would be in reviewing such items. Commissioner Harner stated he did not know either, but knew they used to see it, and now they were not, so he was just inquiring for his own knowledge. Mr. Prechtel stated these items are required to eventually be reviewed by the Village as a condition of project approval, but may not be something that is required for approval at this stage of the process.

Commissioner Harner asked the petitioner whether it was the developer's expectation that the retention area would hold water, or be dry. Mr. Krummick stated this area is a dry basin system. Commissioner Harner further requested clarification as to who would maintain the basin. Mr. Krummick stated the Association would be responsible for maintaining the area.

Commissioner Harner asked if the petitioner had considered solar panels for the property. Mr. Krummick stated they are not considering solar for energy production, but had been looking into providing EV-ready charging.

Commissioner Harner asked when the petitioner anticipates the first unit to be available for sale. Mr. Krummick stated they anticipate demolition of the existing site to begin in March or April, following the County demolition permit process. It is not anticipated that the first units will be available until 2027, with about two years projected to sell all the proposed units.

Commissioner Harner asked if there had been any comments from the neighboring Linden Circle residents. Mr. Anderson stated there have been no phone calls, email, or inquiries about the project following the Public Notice.

Commissioner Henderson asked for clarification that the property is presently two properties that will be consolidated and then the townhouses will be individually platted. Mr. Krummick stated this was correct.

Commissioner Henderson asked whether the advertising signage would be removed within 30 days of the sale of the last available unit on the property. The petitioner agreed this would be completed in accordance with the code.

Commissioner Henderson asked which study the water retention area would be reviewed under, the 100-year study, or the 500-year study. The petitioners stated a 100-year study would be used.

Vice Chairperson Bauske asked the petitioner if they agreed with the conditions of approval in the staff report. The petitioners answered yes.

Vice Chairperson Bauske thanked the petitioners for moving the entrance to the north of the property and the parking spaces. He also commented about the walkability of facilities in the area.

Vice Chairperson Bauske asked if there would be any pet facilities available in the area. The petitioners stated they did not have any pet areas called out in the plans, but the HOA could make those adjustments as needed in the future if desired.

Vice Chairperson Bauske called out a photograph within the presentation packet which showed a crooked light post, which he hoped would be addressed during construction.

Chairperson Chhatwani commended the petitioners and staff for a thorough presentation.

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 Public Hearing. Voice vote taken. Ayes - 9 | 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 - Findings & Recommendations Summary of the January 7, 2026, staff report.

Roll call vote:

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

Nay: None

Motion Passed.

Motion by Vice Chairperson Bauske, seconded by Commissioner Henderson, to recommend to the Village Board approval of a Special Use for a Planned Development for Higgins Crossings located at 125 and 155 W. Higgins Road, subject to the conditions A-P noted in Exhibit B - Findings & Recommendations Summary of the January 7, 2026, staff report.

Roll call vote:

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

Nay: None

Motion Passed.

Motion by Vice Chairperson Bauske, seconded by Commissioner Harner, to recommend to the Village Board approval of a Preliminary and Final Plat of Subdivision for Higgins Crossings located at 125 and 155 W. Higgins Road.

Roll call vote:

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

Nay: None

Motion Passed.

Chairperson Chhatwani stated this recommendation would be presented to the Village Board at the next regular meeting on Monday, January 19, 2026, at 07:00 PM.

6. STAFF DISCUSSION

Daisy Dose-Adamzadeh stated the next regular Plan Commission meeting on January 21, 2026, will be canceled. The next meeting is anticipated to occur on February 4, 2026. The

SEI filings will be sent to the Commissioners via email from Cook County, so please be sure to fill them out. A reminder will be sent to each of the Commissioners.

7. PUBLIC COMMENT

None.

8. ADJOURNMENT

Motion by Commissioner Harner, seconded by Commissioner Henderson, to adjourn at 07:05 PM. Voice vote taken. Ayes - 9 | Nays - 0 (None) | Abstain - 0 (None). Motion Passed.

Minutes prepared by Marquelle Cnota, Administrative Assistant.

Renuatwani

Chairperson's Approval

2/18/2026

Date Approved