



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

April 15, 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, Minerva Milford, Nancy Trieb, John Wise

Commissioners Absent: Excused: 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 03-18-2026

Motion by Commissioner Harner, seconded by Commissioner Henderson, to approve the January 07, 2026, regular meeting minutes. Voice vote taken. Ayes - 8 | Nays - 0 | (Abstain: None). Motion Passed.

4. CHAIRPERSON'S REPORT

Chairperson Chhatwani stated the Master Sign Plan Amendment for the Poplar Creek Crossing Shopping Center located at 4585-4613 W. Higgins Road was approved by the Village Board on April 06, 2026.

5. NEW BUSINESS

A. Public Hearings

1. Special Use to FCPT Holdings LLC for an animal hospital located at 2370 W Higgins 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.

Kristen Vanzant (Barrington Square Animal Hospital)

The petitioner presented an overview of the project.

Daisy Dose-Adamzadeh presented an overview of the staff report.

Commissioner Alexander had no questions.

Commissioner Trieb had no questions.

Commissioner Harner stated he had read this same entity recently purchased a similar veterinary office in another state and asked if the landlord would be local. Ms. Vanzant stated yes, the primary vet would remain part of the operations at the Hoffman Estates location. There would be no absentee owner.

Commissioner Henderson had no questions.

Commissioner Milford had no questions.

Commissioner Wise had no questions.

Vice Chairperson Bauske asked the petitioner if they agreed with the conditions of approval in the staff report. Ms. Vanzant 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 stated in the April 15, 2026, 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 FCPT Holdings LLC for an animal hospital located at 2370 W Higgins Road subject to the conditions stated in the April 15, 2026, 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, April 20, 2026, at 07:00 PM.

6. STAFF DISCUSSION

Daisy Dose-Adamzadeh stated there are items scheduled for both the May 06, 2026, and May 20, 2026, regular Plan Commission meetings.

7. PUBLIC COMMENT

None.

8. ADJOURNMENT

Motion by Commissioner Harner, seconded by Commissioner Henderson, to adjourn at 06:41 PM. Voice vote taken. Ayes - 8 | Nays - 0 (None) | Abstain - 0 (None). Motion Passed.

Minutes prepared by Marquelle Cnota, Administrative Assistant.

R. Chhatwani
Chairperson's Approval

May 6th, 2026
Date Approved