



AGENDA
Plan Commission
Regular Meeting
Village Hall

1900 Hassell Road, Hoffman Estates, IL 60169

May 20, 2026

Council Chambers

6:30 PM

1. **CALL TO ORDER/ROLL CALL**

2. **PLEDGE OF ALLEGIANCE TO THE FLAG**

3. **APPROVAL OF MINUTES**
 - A. Plan Commission 05-06-2026
4. **CHAIRPERSON'S REPORT**

5. **NEW BUSINESS**
 - A. Public Hearings
 1. Special Use to KAAM Spa # 13 LLC for a massage establishment at 2510 N Sutton Road.

6. **STAFF DISCUSSION**

7. **PUBLIC COMMENT**

8. **ADJOURNMENT**

The next regular Plan Commission meeting is scheduled for **Wednesday, June 03, 2026 at 6:30 p.m.**

Further details and information can be found in the agenda packet attached hereto and incorporated herein and can also be viewed online at www.hoffmanestates.org and/or in person in the Village Clerk's office. The Village of Hoffman Estates complies with the Americans with Disabilities Act (ADA). For accessibility assistance, call the ADA Coordinator at 847/882-9100.



MINUTES
Plan Commission
Regular Meeting
Village Hall

1900 Hassell Road, Hoffman Estates, IL 60169

May 6, 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: Adam Bauske, Rajkumari Chhatwani, Lon Harner, Minerva Milford, Nancy Trieb, John Wise

Commissioners Absent: Excused: Kendra Alexander | Unexcused: Lenard Henderson, Daniel Lee

A quorum was present.

Administrative Personnel Present: James Donahue, Senior Planner; Daisy Dose-Adamzadeh, Planner II

2. PLEDGE OF ALLEGIANCE TO THE FLAG

3. APPROVAL OF MINUTES

A. Plan Commission 04-15-2026

Motion by Commissioner Harner, seconded by Commissioner Trieb, to approve the April 15, 2026, regular meeting minutes. Voice vote taken. Ayes - 6 | Nays - 0 | (Abstain: None).
Motion Passed.

4. CHAIRPERSON'S REPORT

Chairperson Chhatwani stated the Special Use to FCPT Holdings LLC for an animal hospital located at 2370 W Higgins Road was approved by the Village Board on April 20, 2026.

5. NEW BUSINESS

- A. Special Use for a Planned Development & Preliminary and Final Plat of Subdivision for Prairie Stone Apartments located at 5555 Prairie Stone Parkway
Plat of Easement for the property located at 5435 Prairie Stone Parkway

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

Chairperson Chhatwani swore in the petitioners.

Eric Prechtel (Rosanova and Whitaker, Ltd., 445 Jackson Avenue)

The petitioners presented an overview of the project.

James Donahue presented an overview of the staff report.

Commissioner Trieb asked what is classified as an efficiency unit?

Prior to answering the question, Chairperson Chhatwani swore in an additional petitioner.

Joseph Segobiano (Willow Bridge, 1110 Jorie Blvd, Oakbrook)

Mr. Segobiano responded that all units will be 1 or 2 bedroom units; in some of the company's more compact developments, there is a mix that includes a studio or one-room style unit, but at this location there will only be 1 and 2 bedroom units.

Commissioner Harner asked staff for clarification about the locations being addressed by the motions (5555 and 5435). Mr. Donahue clarified that 5435 is the 10-acre property east of 5555 Prairie Stone Parkway that has the easement for the sewers. Ms. Dose-Adamzadeh directed Commissioner Harner to the correct page within the packet.

Commissioner Harner asked staff for clarification between motion number 2 and motion number 3. Mr. Donahue stated that motion 2 is to approve the site plan, everything that is involved with construction of the site; b is for the final plat of subdivision which subdivides the property into three lots. Mr. Prechtel showed the commissioners a copy of the Plat of Easement which shows the storm structure and stated the easement is required in order to run across the property.

Commissioner Harner asked if there was a suggested pricing on the units. Mr. Segobiano stated there had been a thorough analysis of pricing, that places pricing right around \$2.87 per square foot for a one-bedroom unit and \$2.68 per square foot for a two-bedroom unit around the time construction is complete.

Commissioner Harner noted that not having elevators in three-story buildings is inconvenient for the tenants, especially when they are trying to move furniture to an upper level.

Commissioner Harner also noted he sees that Phase 2 would have elevators. Mr. Segobiano responded that Phase 2 was a wrapped-style, four-story building, which wraps around hiding the parking structure, thus requiring elevators per the code.

Commissioner Harner commented he finds the traffic study lacking because it does not go beyond I-90, and does not show where people actually go to shop.

Commissioner Harner asked why the builder is giving the Park District funding instead of the Park District developing anything in the area, considering the significant amount of land surrounding the buildings on the property. Mr. Donahue stated the plans had been sent to the Park District and that on-site the developer would be providing cash-in-lieu as there may be other opportunities to do some off-site development in the future. Commissioner Harner asked if the Park District had provided a reason for not wanting to put a park in this area. Mr. Donahue stated that it could be because there may be an opportunity to accommodate something more than just this development.

Commissioner Harner asked which school district students would attend if they lived at this site. Mr. Prechtel stated U-46 School District.

Commissioner Wise commented that construction around Beverly Road is causing issues around the proposed site. Mr. Donahue stated the construction is related to the ComEd site and construction may be completed before the developer has any new residents in the complex. Mr. Prechtel stated they would do a pre-construction meeting with the Village at which time they would discuss staging for the project.

Commissioner Milford asked about the potential inclusion of a new school facility that was addressed in one of the presentation slides. Mr. Segobiano stated that the school facility was included in the larger Western Area study, shown in the Prairie Stone Parkway section, that the Village completed, and could not speak to its inclusion. Mr. Donahue stated that depending on density, when the Western Area study was completed, there could be a need for a new school. However, this development will not generate enough density for a new school.

Commissioner Milford asked the difference between the Naperville development plan and the Hoffman Estates plan. Mr. Prechtel stated that the Naperville development was more of the wrapped style, four-story development that Mr. Segobiano mentioned earlier, whereas this development does not include the parking structure. Commissioner Milford clarified that she meant in terms of the space, the unit style being 1- or 2-bedroom. Mr. Segobiano stated the layouts are very similar between the two communities.

Vice Chairperson Bauske asked if they had reached out to businesses, such as the NOW Arena, to gauge excitement about having residential coming into the area. Mr. Prechtel stated they had not heard anything directly following the notification of the public hearing. However, they are affiliated with several property owners in the area who are excited. Mr. Segobiano mentioned that as they become part of the community, they try to create synergy within the community and the local businesses.

Vice Chairperson Bauske asked staff about sidewalks and connectivity to businesses in the area — is this a sidewalk to nowhere? Mr. Donahue stated there is an existing path system in the area, and that the specific sidewalk being inquired about is currently being improved

and widened on that particular property.

Chairperson Chhatwani asked what makes this property different than any of the other rental properties available in the Village. Mr. Segobiano stated that they are focused on resident experience since they are the developer and the manager, and that they differentiate themselves on quality. The community will be named "Field House at Prairie Stone" based on market analysis with their target audience.

Chairperson Chhatwani asked if the community would be environmentally friendly, with solar panels and LEDs. Mr. Segobiano stated they do not have solar panels because they have found that they create long-term penetration that could become more of a liability with regard to mold, etc.

Chairperson Chhatwani asked about the traffic in the area. Mr. Segobiano stated the traffic study reflects the peak hours, so they feel the current two access points will be sufficient. However, when Phase 2 comes into play in the future, there would be a third access point added. Chairperson Chhatwani asked if there were three ways you could exit the facility, to which Mr. Segobiano stated there would be four long-term.

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 Trieb, to close the Public Hearing. Voice vote taken. Ayes - 6 | 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 - PC Findings and Recommendations Summary as of the May 06, 2026, staff report.

Roll call vote:

Aye: Adam Bauske, Rajkumari Chhatwani, Lon Harner, Minerva Milford, Nancy Trieb, John Wise

Nay: None

Absent: Lenard Henderson, Daniel Lee, Kendra Alexander,
Motion Passed.

Motion by Vice Chairperson Bauske, seconded by Commissioner Harner, to recommend to the Village Board approval of a Special Use for a Planned Development for Prairie Stone Apartments located at 5555 Prairie Stone Parkway, subject to conditions A-L included in Exhibit B - PC Findings and Recommendations Summary as of the May 06, 2026, staff report.

Roll call vote:

Aye: Adam Bauske, Rajkumari Chhatwani, Lon Harner, Minerva Milford, Nancy Trieb, John Wise

Nay: None

Absent: Lenard Henderson, Daniel Lee, Kendra Alexander,
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 Prairie Stone Apartments located at 5555 Prairie Stone Parkway, subject to condition A included in Exhibit B - PC Findings & Recommendations Summary as of the May 06, 2026, staff report.

Roll call vote:

Aye: Adam Bauske, Rajkumari Chhatwani, Lon Harner, Minerva Milford, Nancy Trieb, John Wise

Nay: None

Absent: Lenard Henderson, Daniel Lee, Kendra Alexander,

Motion Passed.

Motion by Vice Chairperson Bauske, seconded by Commissioner Harner, to recommend to the Village Board approval of a Plat of Easement for the property located at 5435 Prairie Stone Parkway, subject to conditions A-B included in Exhibit B - PC Findings & Recommendations Summary as of the May 06, 2026, staff report.

Roll call vote:

Aye: Adam Bauske, Rajkumari Chhatwani, Lon Harner, Minerva Milford, Nancy Trieb, John Wise

Nay: None

Absent: Lenard Henderson, Daniel Lee, Kendra Alexander,

Motion Passed.

Chairperson Chhatwani stated this recommendation would be presented to the Village Board at the next regular meeting on Monday, May 18, 2026, at 07:00 PM.

6. STAFF DISCUSSION

Daisy Dose-Adamzadeh stated the next regular meeting will be held on May 20, 2026.

7. PUBLIC COMMENT

None.

8. ADJOURNMENT

Motion by Commissioner Harner, seconded by Commissioner Trieb, to adjourn at 07:16 PM. Voice vote taken. Ayes - 6 | Nays - 0 (None) | Abstain - 0 (None). Motion Passed.

Minutes prepared by Marquelle Cnota, Administrative Assistant.

Chairperson's Approval

Date Approved



PLAN COMMISSION STAFF REPORT

Meeting Date: 5/20/2026

From: Daisy Dose-Adamzadeh, Planner II

PLN2604-0001

Public Hearing

Special Use to KAAM Spa # 13 LLC for a massage establishment at 2510 N Sutton Road.

REQUEST SUMMARY

KAAM Spa # 13, LLC is the new operator of Hand & Stone Massage and Facial Spa located at 2510 N Sutton Road. The previous operator (AMC II Investments HE LLC) was granted a special use in 2021. The new operator is seeking a Special Use to allow the continued operation of a massage establishment.

Location:	2510 N SUTTON RD
Property Owner / Applicant:	PT X LLC / KAAM SPA # 13 LLC
Property Size:	1.39 Acres
Zoning / Land Use:	CMU - Commercial Mixed-Use District / Retail
Adjacent Properties:	NORTH: CMU - Poplar Prairie Stone Crossing Shopping Center SOUTH: B-4 - Poplar Prairie Stone Crossing Shopping Center EAST: O-3 - Undeveloped - Sutton Crossing WEST: CMU - Poplar Prairie Stone Crossing Shopping Center

BACKGROUND / ANALYSIS

The subject property is approximately 1.4 acres and is improved with a multi-tenant building. Existing tenants include Starbucks (with drive-thru), Hand & Stone Massage and Facial Spa, and a recently vacated 3,500 square foot tenant space.

In 2021, the previous Hand & Stone operator, AMC II Investments HE LLC, was granted a Special Use for the massage establishment (Ordinance 4896-2021). The previous operator has since left the business, and a new operator has taken over the Hand & Stone location, requiring approval of a new Special Use. The new operator has indicated that there will not be any fundamental changes to the existing business operations. No changes are proposed to the site or floor plan.

There are currently 63 parking spaces on the site, which exceeds the amount of recommended parking noted in the Municipal Code. There have been no known issues with parking at the site nor any code enforcement issues associated with the Hand & Stone business at this location.

PUBLIC NOTIFICATION

Public notification procedures were followed pursuant to Resolution 1481-2011. No objections or comments have been received.

MOTIONS

The Plan Commission shall make the following motions (a total of 2 motions are required):

- 1. Adopt the Findings of Fact for a Special Use as outlined in Exhibit B - Findings & Recommendations Summary.
- 2. Recommend to the Village Board approval of a Special Use to KAAM Spa # 13 LLC for a massage establishment located at 2510 N Sutton Road, subject to the following conditions:
 - a. The business operations shall substantially conform to the operations identified in this request.

ATTACHMENTS

- 1. PZC Staff Report - Hand and Stone Special Use
- 2. Draft PC Findings and Recommendations Summary - 2510 N Sutton Road - Hand and Stone Special Use
- 3. Location Map - 2510 N Sutton Road - Hand and Stone Special Use
- 4. Supporting Documents - 2510 N Sutton Rd - Hand and Stone Special Use



**PLAN COMMISSION
FINDINGS & RECOMMENDATION SUMMARY**

Meeting Date: 5/20/2026

Prepared By: Daisy Dose-Adamzadeh, Planner II
PLN2604-0001

Special Use to KAAM Spa # 13 LLC for a Massage Establishment at 2510 N Sutton Road

Draft Findings of Fact – Special Use (as drafted by staff and may be modified by the Commission)

Sec. 9-1-18-1: Standards. No special use shall be recommended by the Planning and Zoning Commission unless said Planning and Zoning Commission shall find:

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
FINDING: The proposal would allow the continued operation of a massage establishment, which has been in operation at this location for many years. Staff is not aware of any outstanding code violations or concerns related to this property.

2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
FINDING: The continued use as a massage establishment will not have a detrimental impact on the neighborhood or surrounding properties.

3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
FINDING: The proposal would continue the use of a massage establishment. No changes are proposed to the site and there would be no impact on the use of nearby properties.

4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
FINDING: All utilities are provided by existing services.

5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in public streets.
FINDING: Access to the site would continue from the existing curb cut on N Sutton Road, Higgins Road, and Hoffman Boulevard. Cross-Access easements exist with the neighboring shopping center. No changes are proposed.

6. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except in each instance as such regulations may be modified by the Village Board pursuant to the recommendation of the Planning and Zoning Commission.
FINDING: The proposed operations would comply with the Village's performance standards.

7. That the special use shall support the economic development goals of the Village as conveyed through the Village's Comprehensive Plan, or other relevant adopted sub-area or strategic plans.

FINDING: The continued operation of an established business supports the economic goals of the Village.

Draft Recommendations

The Plan Commission shall make the following motions (*a total of 2 motions are required*):

1. Adopt the Findings of Fact for a Special Use, as noted in the Findings & Recommendations Summary.
2. Recommend to the Village Board approval of a Special Use to KAAM Spa # 13 LLC for a massage establishment located at 2510 N Sutton Road, subject to the following condition:
 - a. The business operations shall substantially conform to the operations identified in this request.

2510 N SUTTON RD
PIN: 01-33-301-008-0000





*Poplar Prairie Stone Crossing
Shopping Center*



N SUTTON RD

Legend

-  Subject Property
-  Parcels





VILLAGE OF HOFFMAN ESTATES
PZE APPLICATION SUMMARY

APPLICATION INFORMATION

Project Number: PLN2604-0001

Project Name: Hand & Stone Special Use - Ownership Transfer

Application Date: 3/31/2026

Staff Contact: Daisy Dose

PROJECT TYPE

Special Use - Ownership Transfer

SITE INFORMATION

Property Address: 2510 N SUTTON RD

All included PINs: 01-33-301-008-0000

PROJECT CONTACTS

Applicant: KAAM SPA # 13 LLC/HAND & STONE MASSAGE & FACIAL SPA

Owner: PT X LLC



OWNER CONSENT FOR APPLICATION

ACKNOWLEDGEMENTS AND VERIFICATION

I hereby certify that I am the current owner of record of the subject property. I certify that the statements or information made in any paper or plans are true and correct to the best of my knowledge. I understand that any false, inaccurate, or incomplete information provided by me, or the applicant may result in the denial, revocation, or withdrawal of the request and/or approval.

Furthermore, I acknowledge the following:

- Owner, applicant and primary contact may include other team members (consultants, brokers, tenants, etc.) that may be called upon to present at public meetings before the Planning and Zoning Commission and Village Board. Owner acknowledges that it is bound by and must act in accordance with any statements, promises, or assurances given by such team members (consultants, brokers, tenants, etc.).
- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable or otherwise.
- Planning and Zoning Commission members and Village Staff often conduct inspections of subject site(s) as part of the pre-hearing review of requests. These individuals will be carrying official Village identification cards that can be shown upon request.

Required Disclosures:

1. Proof of Ownership
 - a. Proof of current ownership must be submitted with the application. Examples of proof of ownership may include a deed, current tax bill, or title commitment.
2. Disclosure of Beneficiaries
 - a. If the owner or applicant is a Partnership, Corporation, Joint Venture, LLC, Trust, or publicly traded company, the Village of Hoffman Estates Owner or Applicant Disclosure of Beneficiaries found on the application portal must be submitted with the application.
3. Other Interested Parties
 - a. If someone other than the owner has a property interest in the subject property such a mortgage or lease, such property interest and individual or entity holding such interest must be disclosed.

The Owner and Applicant, by signing this Application, certifies the correctness of the application and all submittals and represents that it has the legal authority to do so.

2510 New Sutton Road, Hoffman, IL 60192		01-33-301-008.0000
Property Address		Property PIN
PT X, LLC	<i>Chikabiy Clement, V.P.</i>	03/25/2026
Ownership Name / Entity Name (Please Print)	Owner's Signature / Authorized Agent	Date
KAAM SPA 13 LLC	<i>[Signature]</i>	5/11/26
Applicant Name / Entity Name (Please Print)	Applicant's Signature	Date

Business Overview

KAAM Spa 13 LLC dba Hand and Stone Massage and Facial Spa Hoffman Estates

KAAM 13 LLC – dba Hand and Stone Massage and Facial Spa is an upscale day spa specializing in massage, facial, hair removal and body slimming services. We are located at 2510 N Sutton Road in Hoffman Estates IL. This business has been open at this address since April 2022. The location was previously owned by another franchise owner who recently relocated out of state and retired from the industry. The location is one of a group of 13 spas owned by Michael and Kathy Hendershott. The new owners are long-term multi-unit franchise owners of Hand and Stone Massage and Facial.

Massage and facial services are a growing industry and part of a healthy lifestyle. Our mission is to provide quality spa services at affordable rates. Hand and Stone has over 20 years of spa development with over 600 locations nationwide. Along with massage and facial services, we sell retail skin products and gift cards. Our target market is middle income women and men between 35 and 65 years of age.

From the Hand and Stone prospective:

Massage, skincare & spa industry by the numbers

The facial, massage, and spa industry has experienced significant growth across North America, and it's not slowing down anytime soon.

Americans between 16-24 spend over \$200 on health and wellness per month (U.S. Bureau of Labor Statistics)

The massage therapy industry is expected to reach \$21.6 billion in revenue in 2024.

The U.S. spa industry is expected to grow at a CAGR of 11.3% through 2030.

The skincare treatment market is valued at nearly \$21 billion as of 2024. With estimated growth projected at 5.4% YOY, it is expected to reach over \$35 billion in 10 years.

Nearly half of all massage consumers in 2023 got their last massage for health reasons. (American Massage Therapy Association)

22% of those massages occur at massage franchises.

The owners of this location have a combined 50 years of professional business experience prior to becoming franchise owners. Michael was a Managing Director at JP Morgan and Kathy was a Restaurant Manufacturing Project Manager for Restaurant Services Inc. Both owners are active in the business along with their adult children.

We employ approximately 25 professional massage therapists and estheticians at this location. All our service providers are educated, licensed and regulated by the State of Illinois licensing professional standards. Our combined locations have over 300 employees, 13,000 members and provide over 130k services annually with a combined revenue of \$17M.

As this is an existing location in this retail center, there is more than adequate parking for our clients and the other tenants in this building. Our customers are members or new customers seeking therapeutic, relaxation or skin care services. Appointments are booked in advance over phone, in-person or online scheduling through our website or app. We currently have over 500 full-time members and provide approximately 150 customer services per month.

Our long-term plan for this location is to continue to grow our membership base, increase the number of services provided and ultimately increase our staff of professionals. We believe this location has an untapped potential for continued growth and is an asset to the shopping center and community in which we operate. We look forward to the continued success of this location and becoming the premium spa service provider in the Village of Hoffman Estates.



PROJECT NAME: _____

STANDARDS OF SPECIAL USE

Zoning Code Section 9-1-18-I requires that the Planning and Zoning Commission shall, in making its determination, find that adequate evidence is provided to meet the Standards of Special Use.

You must answer and explain each Standard of Special Use. Incomplete submittals will not be considered. Any submittal that does not contain an explanation of why and how each standard is met will not be accepted.

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. Please explain how and why you meet this standard.

2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within that neighborhood. Please explain how and why you meet this standard.

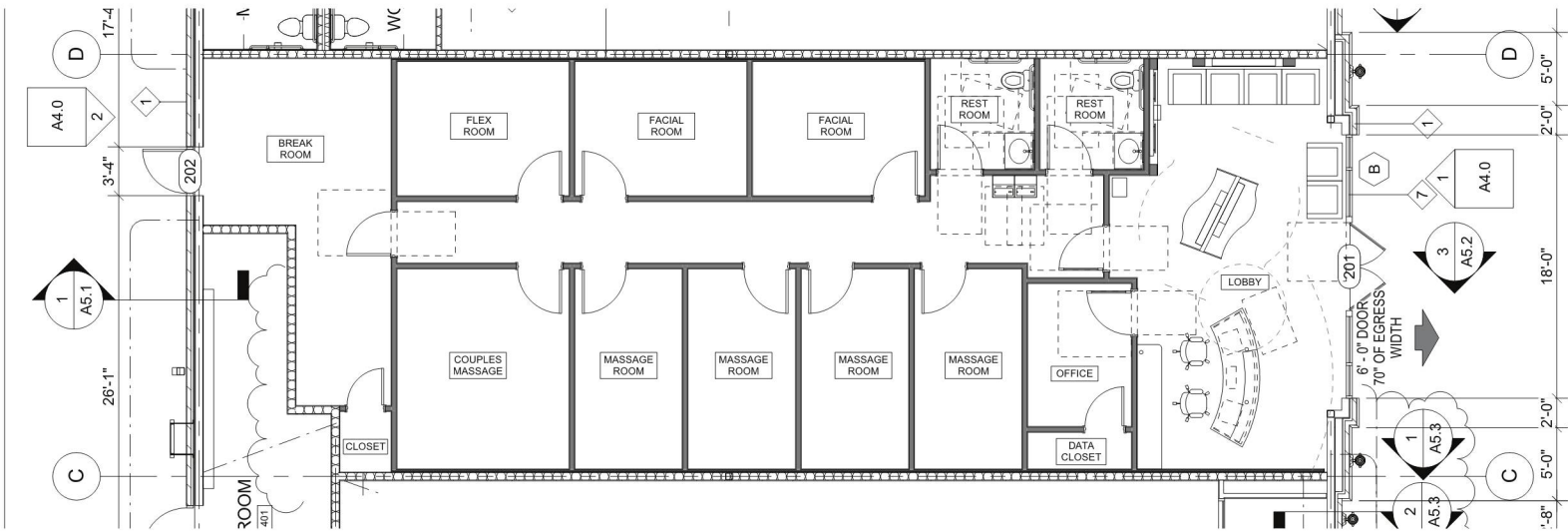
3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. Please explain how and why you meet this standard.

4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided. Please explain how and why you meet this standard.

5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in public streets. Please explain how and why you meet this standard.

6. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except in each instance such as regulations may be modified by the Village Board pursuant to the recommendation of the Planning and Zoning Commission. Please explain how and why you meet this standard.

7. That the special use shall support the economic development goals of the Village as conveyed through the Village's Comprehensive Plan, or other relevant adopted sub-area or strategic plans.



ORDINANCE NO. 4896 - 2021

VILLAGE OF HOFFMAN ESTATES
AN ORDINANCE GRANTING A SPECIAL USE TO PT X LLC AND AMC II
INVESTMENTS HE LLC D/B/A HAND AND STONE MASSAGE AND FACIAL SPA
FOR THE PROPERTY LOCATED AT
2510 N. SUTTON ROAD, HOFFMAN ESTATES, ILLINOIS

WHEREAS, the Planning and Zoning Commission, at a public hearing duly called and held according to law on November 3, 2021, considered a request by PT X, LLC (owner) and AMC II Investments HE LLC d/b/a Hand and Stone Massage and Facial Spa (applicant) for a special use to permit a massage establishment for the property at 2510 N. Sutton Road, as shown on Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, the Planning and Zoning Commission made certain Finding of Fact attached hereto and made a part hereof as Exhibit "B" and recommended approval of the site plan amendment and special use to the Board of Trustees; and

WHEREAS, the Corporate Authorities have received and considered said recommendation; and

WHEREAS, the proposed special use has met the standards of Section 9-1-18 of the Zoning Code of the Hoffman Estates Municipal Code; and

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hoffman Estates, Cook and Kane Counties, Illinois, as follows:

Section 1: The Corporate Authorities hereby find that the facts and statements contained in the preamble of this Ordinance are true.

Section 2: A special use authorized under Section 9-8-3-B-3-J of the Zoning Code is hereby granted to PT X, LLC (owner) and AMC II Investments HE LLC d/b/a Hand and Stone Massage and Facial Spa (applicant) to permit a massage establishment for the property located at 2510 N. Sutton Road.

Section 3: The special use is granted based upon the plans incorporated in Exhibit B and the following conditions:

- a) The special use shall only include the services included in the petitioner's application for this request.

Section 4: The Village Clerk is hereby authorized to publish this Ordinance in pamphlet form.

Section 5: This Ordinance shall be in full force and effect immediately from and after its passage and approval.

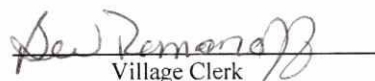
PASSED THIS 15th day of November, 2021

VOTE	AYE	NAY	ABSENT	ABSTAIN
Trustee Karen V. Mills	<u>X</u>	_____	_____	_____
Trustee Anna Newell	<u>X</u>	_____	_____	_____
Trustee Gary J. Pilafas	<u>X</u>	_____	_____	_____
Trustee Gary G. Stanton	<u>X</u>	_____	_____	_____
Trustee Michael Gaeta	<u>X</u>	_____	_____	_____
Trustee Karen Arnet	<u>X</u>	_____	_____	_____
Mayor William D. McLeod	<u>X</u>	_____	_____	_____

APPROVED THIS 15th DAY OF November, 2021


Village President

ATTEST:


Village Clerk

Published in pamphlet form this 18th day of November, 2021.