



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.

Rachana Chhatwani
Chairperson's Approval

May 20th, 2026
Date Approved