



MINUTES
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

Chairperson Chhatwani called the meeting to order at 06:30 PM.

Commissioners Present: Kendra Alexander, Adam Bauske, Rajkumari Chhatwani, Lon Harner, Lenard Henderson, Nancy Trieb, John Wise

Commissioners Absent: Excused: Minerva Milford | Unexcused: Daniel Lee

A quorum was present.

Administrative Personnel Present: Daisy Dose-Adamzadeh, Planner II

2. PLEDGE OF ALLEGIANCE TO THE FLAG

3. APPROVAL OF MINUTES

A. Plan Commission 05-06-2026

Motion by Commissioner Harner, seconded by Commissioner Henderson, to approve the May 06, 2026, regular meeting minutes. Voice vote taken. Ayes - 7 | Nays - 0 | (Abstain: None). Motion Passed.

4. CHAIRPERSON'S REPORT

Chairperson Chhatwani stated the 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 were approved by the Village Board on May 18, 2026.

5. NEW BUSINESS

A. Public Hearings

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

Motion by Commissioner Harner, seconded by Commissioner Henderson, to open the Public Hearing. Voice vote taken. Ayes - 7 | Nays - 0 | (Abstain: None). Motion Passed.

Chairperson Chhatwani swore in the petitioner.

Michael Hendershott (KAAM Spa Services LLC)

The petitioner presented an overview of the project.

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

Commissioner Alexander asked what services the petitioners were hoping to provide in the future. Mr. Hendershott clarified that they want to increase the volume of services, not the types of services. He further explained this was an underperforming membership location and they were hoping to increase the number of members.

Commissioner Henderson had no questions.

Commissioner Trieb had no questions.

Commissioner Harner asked whether the employees would be retained at the location. Mr. Hendershott will be keeping the staff on hand.

Commissioner Wise had no questions.

Vice Chairperson Bauske had no questions.

Chairperson Chhatwani had no questions.

Motion by Commissioner Harner, seconded by Commissioner Henderson, to close the Public Hearing. Voice vote taken. Ayes - 7 | 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 as of the May 20, 2026, staff report.

Roll call vote:

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

Nay: None

Absent: Daniel Lee, Minerva Milford,

Motion Passed.

Motion by Vice Chairperson Bauske, seconded by Commissioner Harner, to 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 conditions as outlined in the May 20, 2026, staff report.

Roll call vote:

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

Nay: None

Absent: Daniel Lee, Minerva Milford,

Motion Passed.

Chairperson Chhatwani stated this recommendation would be presented to the Village Board at the next regular meeting on Monday, June 01, 2026, at 07:00 PM.

6. STAFF DISCUSSION

Daisy Dose-Adamzadeh stated there is a rezoning request scheduled for the June 03, 2026, regular Plan Commission meeting.

7. PUBLIC COMMENT

None.

8. ADJOURNMENT

Motion by Commissioner Harner, seconded by Commissioner Henderson, to adjourn at 06:39 AM. Voice vote taken. Ayes - 7 | Nays - 0 (None) | Abstain - 0 (None). Motion Passed.

Minutes prepared by Marquelle Cnota, Administrative Assistant.

R. Chhatwani

Chairperson's Approval

06/03/2026

Date Approved