



MINUTES
Planning & Zoning Commission
Regular Meeting
Village Hall
1900 Hassell Road, Hoffman Estates, IL 60169

September 18, 2024

Council Chambers

6:30 PM

1. CALL TO ORDER/ROLL CALL

Chairperson Combs called the meeting to order at 06:33 PM.

Commissioners Present: Lon Harner, Lenard Henderson, John Wise, Tom Burnitz, Nancy Trieb, Minerva Milford, Denise Wilson, Adam Bauske, Eva Combs, Daniel Lee (arrived at 06:37 PM)

Commissioners Absent: Unexcused: Sarah McClarey

A quorum was present.

Administrative Personnel Present: Kevin Anderson, Associate Planner

2. APPROVAL OF MINUTES

A. Planning & Zoning Commission 07-17-2024

Motion by Commissioner Harner, seconded by Commissioner Henderson, to approve the July 17, 2024, regular meeting minutes. Voice vote taken. Ayes - 6, Nays - 0, (Abstain: Minerva Milford, Nancy Trieb, Denise Wilson). Motion Passed.

3. CHAIRPERSON'S REPORT

None.

4. NEW BUSINESS

A. Public Hearings

1. Variation from Section 9-3-6-E-1 of the Zoning Code to permit a deck to have a side yard setback of 5 feet instead of the required 10 feet for the property located at 1720

Highland Boulevard

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

Chairperson Combs swore the petitioner in.

Pragnash Patel (1720 Highland Blvd.)

Mr. Patel presented an overview of the project.

Kevin Anderson presented an overview of the staff report.

Commissioner Burnitz had no questions.

Commissioner Trieb had no questions.

Commissioner Harner had no questions.

Commissioner Henderson had no questions.

Commissioner Wise asked what sections of the deck would be repaired or replaced. Mr. Patel stated the deck would be torn down completely and replaced with the same size structure.

Commissioner Milford had no questions.

Commissioner Wilson had no questions.

Vice Chairperson Bauske had no questions.

Chairperson Combs asked the petitioner if he agreed with the conditions of approval in the staff report. Mr. Patel stated yes.

Chairperson Combs asked if there were any members of the audience that would like 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: Lee). Motion Passed.

Motion by Commissioner Harner, seconded by Commissioner Henderson, to adopt the Findings of Fact for a Variation as stated in the Findings and Recommendations Summary of the September 18, 2024 Staff Report.

Roll call vote:

Aye: Eva Combs, Adam Bauske, Tom Burnitz, Lon Harner, Lenard Henderson, Minerva Milford, Nancy Trieb, Denise Wilson, John Wise

Nay: None

Absent: Sarah McClarey

Abstain: Daniel Lee
Motion Passed.

Motion by Commissioner Harner, seconded by Commissioner Henderson, to recommend to the Village Board of Trustees approval of a request for a Variation from 9-3-6- E-1 of the Zoning Code to permit a deck to have a side yard setback of 5 feet instead of the required 10 feet for the property located at 1720 Highland Boulevard.

Roll call vote:

Aye: Eva Combs, Adam Bauske, Tom Burnitz, Lon Harner, Lenard Henderson, Minerva Milford, Nancy Trieb, Denise Wilson, John Wise

Nay: None

Absent: Sarah McClarey

Abstain: Daniel Lee

Motion Passed.

Mr. Anderson stated that this recommendation would be presented to the Village Board at their next regular meeting on October 14, 2024, at 7:00 p.m.

*** Following the meeting, Mr. Anderson realized an error in reporting the date of the next Village Board meeting. The correct meeting date will be October 7, 2024, at 7:00 p.m. Both Chairperson Combs and the petitioner, Mr. Patel, were notified by email of the correct meeting date.*

5. STAFF DISCUSSION

Mr. Anderson stated there would be discussion about Kensington Fields, the property located next door to the Village Hall (the old CDK property) at the next regular meeting.

6. PUBLIC COMMENT

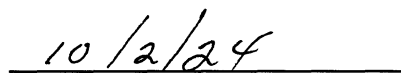
None.

7. ADJOURNMENT

Motion by Commissioner Harner, seconded by Commissioner Henderson, to adjourn at 06:43 PM. Voice vote taken. Ayes - 10 | Nays - 0 (None) | Abstain - 0 (None). Motion Passed.

Minutes prepared by Marquelle Cnota, Administrative Assistant.


Chairperson's Approval


Date Approved