



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

December 4, 2024

Council Chambers

6:30 PM

1. CALL TO ORDER/ROLL CALL

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

Commissioners Present: Eva Combs, Adam Bauske, Lon Harner, Minerva Milford, Nancy Trieb, Denise Wilson, John Wise, Rajkumari Chhatwani, Daniel Lee (arrived at 6:31pm following approval of Minutes)

Commissioners Absent: Unexcused: Lenard Henderson

A quorum was present.

Administrative Personnel Present: Kevin Anderson, Associate Planner; Daisy Dose-Adamzadeh, Assistant Planner

2. APPROVAL OF MINUTES

A. Planning & Zoning Commission 11-20-2024

Motion by Commissioner Chhatwani, seconded by Commissioner Harner, to approve November 20, 2024, regular meeting minutes. Voice vote taken. Ayes - 7, Nays - 0, (Abstain: Denise Wilson). Motion Passed.

3. CHAIRPERSON'S REPORT

Chairperson Combs stated the Site Plan Amendment and the Special Use to Clearbrook for a social service agency at 1260 W. Higgins Road was approved by the Village Board.

Commissioner Lee arrived to the meeting at 6:31 p.m.

4. NEW BUSINESS

A. Public Hearings

1. Special Use to Ivy Massage N Spa, Inc. for a massage establishment located at 1033 W. Golf Road

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

Chairperson Combs swore in the petitioner.

Bob Xiang (1033 W Golf Road)

Mr. Xiang presented an overview of the project.

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

Commissioner Chhatwani inquired about there only being two therapists, and hours from Monday through Saturday, if the petitioner believed that might be a lot of hours for the therapists to work. Mr. Xiang stated the working hours might be staggered and, if needed, additional help might be hired.

Commissioner Chhatwani asked where within the plaza the salon would be located. Mr. Xiang stated it would be located near the Thai restaurant.

Commissioner Chhatwani asked how long the lease was for the establishment. Mr. Xiang stated the lease is five years with an additional five years option available.

Commissioner Harner asked how the front of house would be handled. Mr. Xiang stated that since they operate by appointment only, the customer would come out to pay once the massage is complete. Commissioner Harner clarified his question by inquiring if the front door would be locked. Mr. Xiang stated the door would be unlocked. Commissioner Harner further inquired whether that would allow anyone to just come in and have full access to the establishment without the employee knowing, since they are busy giving a massage. Mr. Xiang stated that most of the time, there are two people on staff, but that they chose the location because it is in a nice area. Commissioner Harner agreed it is a nice area, but stated they should probably consider having an employee in the front of the establishment regularly, so people do not just wander in freely.

Commissioner Trieb had no questions.

Commissioner Lee asked when they planned to open for operation. Mr. Xiang stated that there would be a little bit of remodeling, then depending on the building permit process, it might be February or March before they are open.

Commissioner Lee asked how reservations are made. Mr. Xiang stated they have an online site as well as making reservations over the phone.

Commissioner Milford had no questions.

Commissioner Wilson had no questions.

Commissioner Wise had no questions.

Vice Chairperson Bauske asked the petitioner if he agreed with the conditions of approval in the staff report. Mr. Xiang stated yes.

Chairperson Combs suggested possibly having a doorbell outside with a sign so that customers can ring the bell in order to be allowed to enter.

Chairperson Combs asked staff if there is a reason a condition that used to be made with Special Use requests which would provide an end to the Special Use if the business was no longer occupying the space is not included with this request. Ms. Dose-Adamzadeh stated that each Special Use is issued an Ordinance specific to the business, so if the business no longer occupies the space, the Ordinance is no longer valid. Chairperson Combs understood this, but again asked if there is a reason the condition is no longer explicitly stated as it was included in past years. Ms. Dose-Adamzadeh stated they no longer had to list this condition because of the Ordinance.

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 Wilson, seconded by Commissioner Harner, to Close Public Hearing. Voice vote taken. Ayes - 9, 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 the Findings & Recommendations Summary.

Roll call vote:

Aye: Eva Combs, Adam Bauske, Lon Harner, Daniel Lee, Minerva Milford, Nancy Trieb, Denise Wilson, John Wise, Rajkumari Chhatwani

Nay: None

Absent: Lenard Henderson

Motion Passed.

Motion by Vice Chairperson Bauske, seconded by Commissioner Harner, to recommend a request of a Special Use to Ivy Massage N Spa, Inc. for a massage establishment located at 1033 W Golf Road, subject to the conditions as of the December 4, 2024, Staff Report.

Roll call vote:

Aye: Eva Combs, Adam Bauske, Lon Harner, Daniel Lee, Minerva Milford, Nancy Trieb, Denise Wilson, John Wise, Rajkumari Chhatwani

Nay: None

Absent: Lenard Henderson

Motion Passed.

Chairperson Combs stated this recommendation would be presented to the Village Board at

the next regular meeting on December 16, 2024, at 7:00 p.m.

5. STAFF DISCUSSION

Ms. Dose-Adamzadeh stated there will be a meeting on December 18, 2024, to present a rezoning request as well as a variation request for garage size. The regular meeting scheduled for January 1, 2025, has been canceled.

6. PUBLIC COMMENT

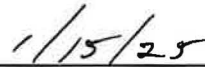
None.

7. ADJOURNMENT

Motion by Commissioner Chhatwani, seconded by Commissioner Harner, to adjourn at 06:48 PM. Voice vote taken. Ayes - 9 | Nays - 0 (None) | Abstain - 0 (None). Motion Passed.

Minutes prepared by Marquelle Cnota, Administrative Assistant.


Chairperson's Approval


Date Approved