



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

February 19, 2025

Council Chambers

6:30 PM

1. CALL TO ORDER/ROLL CALL

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

Commissioners Present: Adam Bauske, Lon Harner, Lenard Henderson, Minerva Milford, Nancy Trieb, Denise Wilson, John Wise, Rajkumari Chhatwani

Commissioners Absent: Excused: Eva Combs | Unexcused: Daniel Lee

A quorum was present.

Administrative Personnel Present: Jenny Horn, Director of Planning & Transportation; Kevin Anderson, Associate Planner; Daisy Dose-Adamzadeh, Assistant Planner

2. APPROVAL OF MINUTES

A. Planning & Zoning Commission 01-15-2025

Motion by Commissioner Henderson, seconded by Commissioner Chhatwani, to approve the January 15, 2025, regular meeting minutes. Voice vote taken. Ayes - 7, Nays - 0, (Abstain: Nancy Trieb). Motion Passed.

B. Planning & Zoning Commission 02-05-2025

Motion by Commissioner Henderson, seconded by Commissioner Chhatwani, to approve the February 05, 2025, regular meeting minutes. Voice vote taken. Ayes - 7, Nays - 0, (Abstain: Minerva Milford). Motion Passed.

3. CHAIRPERSON'S REPORT

Vice Chairperson Bauske asked staff to provide an update since Chairperson Combs was absent.

Daisy Dose-Adamzadeh stated that the garage variation for 5560 Airdrie Court and the preliminary and the preliminary and final plat of subdivision and site plan for Compass Datacenters were approved by the Village Board.

4. OLD BUSINESS

A. Public Meetings

1. Rezoning from R-2 One-Family Residential District to R-10 Attached Single-Family Dwelling Residential District, Variations from Sections 9-5-10-D-1 and 9-5-10-D-10 of the Municipal Code, and Preliminary Concept Site Plan for the property located at 1180-1190 Apple Street

Motion by Vice Chairperson Bauske, seconded by Commissioner Henderson, to open the Public Meeting. Voice vote taken. Ayes - 8 | Nays - None. Motion Passed.

Vice Chairperson Bauske notified the audience that the Public Hearing for this item was previously opened and closed on January 15, 2025. The Commission will not be hearing any public commentary during this portion of the meeting. Public comments may be made during the Public Comment time toward the end of this evening's meeting. The purpose of tonight's consideration by the Planning & Zoning Commission is to adopt findings and vote on the recommendations of the four requests. Any recommendations will be presented to the Village Board for final consideration on March 03, 2025.

Vice Chairperson Bauske swore in the petitioner.

Robert Kirk (Group A Architecture - 1100 Landmeier Rd, Elk Grove Village)

Kevin Anderson reminded Vice Chairperson Bauske that the Public Hearing is not open, that this is a Public Meeting, so there should be no additional testimony taken from the petitioner or public at this time.

Daisy Dose-Adamzadeh stated the Commissioners should proceed with discussion of the findings, then proceed with making the motions.

Vice Chairperson Bauske reminded the Commissioners that the information was previously presented and now is the time for any questions they may have for staff or the applicant based on the findings that were provided to them.

Commissioner Milford had no questions.

Commissioner Wise asked if they would be able to review the findings before they vote. Vice Chairperson Bauske asked for clarification of the question. Commissioner Wise asked what the findings of fact determine. Vice Chairperson Bauske explained the process and stated that the draft findings that are being presented to the commission are based on testimony

from the 1/19/25 public hearing. Kevin Anderson provided additional guidance on the process. Jenny Horn advised Commissioners to turn to page 30 of the packet to view the draft Findings & Recommendation which presents the four requests being voted on this evening.

Commissioner Wilson had no questions.

Commissioner Harner asked why there were no findings for Request # 1. Daisy Dose-Adamzadeh stated that Standards 1a-d represent what the planning and zoning commission should take into consideration when making their findings for Standard 2. Commissioner Harner asked how this finding is different from Page 31, where there are findings for 1a-c. Daisy Dose-Adamzadeh stated that the Rezoning Standards are different from Variation Standards. Jenny Horn stated the language in the code is different for Rezonings and Variations. Commissioner Harner stated that the commission had findings for Standards 1 a-d, but they are not in the draft findings document. Jenny Horn stated that there was not a consensus and, ultimately, what staff tried to do was reflect the overall outcome of the meeting and, generally speaking, it appeared that there was no consensus. Corporation Council has reviewed the draft findings and believes they meet the intent of the Code. Jenny Horn suggested that if Commissioner Harner would like to amend the draft language, he could make a motion to do so with the specific changes that he would like to make and that would need a second.

Vice Chairperson Bauske stated that he was comfortable with the findings and would like to vote on them as presented.

Commissioner Henderson asked Vice Chairperson Bauske to clarify if the Commissioners are voting first on whether the findings are accurate as presented and then voting to move on the motion. Vice Chairperson Bauske confirmed that was correct.

Commissioner Harner stated that Commissioner Trieb did not get the packet for this item. Commissioner Trieb received a copy of the packet and was given time to review the findings. The Vice Chairperson asked Commissioner Trieb if she had any questions about the findings. Commissioner Trieb had no questions.

Commissioner Chhatwani had no questions.

Jenny Horn suggested to Vice Chairperson Bauske to follow the order of requests starting on page 30 in the meeting packet for the voting.

Vice Chairperson Bauske asked the Commissioners to proceed with Request 1: Rezoning from R-2 to R-10.

Motion by Commissioner Harner, seconded by Commissioner Henderson, to adopt the Findings of Fact for Rezoning from R-2 to R-10.

Roll call vote:

Aye: Adam Bauske, Lon Harner, Lenard Henderson, Minerva Milford, Nancy Trieb, Denise Wilson, John Wise, Rajkumari Chhatwani

Nay: None

Absent: Daniel Lee, Eva Combs

Motion Passed.

Motion by Commissioner Harner, seconded by Commissioner Henderson, to recommend to the Village Board approval of Rezoning from R-2 One-Family Residential District to R-10 Attached Single-Family Dwelling Residential District, subject to the conditions as of the February 19, 2025, Staff Report.

Roll call vote:

Aye: None

Nay: Adam Bauske, Lon Harner, Lenard Henderson, Minerva Milford, Nancy Trieb, Denise Wilson, John Wise, Rajkumari Chhatwani

Absent: Daniel Lee, Eva Combs

Motion Failed.

Vice Chairperson Bauske asked the Commissioners to proceed with Request 2: Variation for Minimum Development Area.

Motion by Commissioner Harner, seconded by Commissioner Henderson, to adopt the Findings of Fact for Variation for Minimum Development Area.

Roll call vote:

Aye: Adam Bauske, Lon Harner, Lenard Henderson, Minerva Milford, Nancy Trieb, Denise Wilson, John Wise, Rajkumari Chhatwani

Nay: None

Absent: Daniel Lee, Eva Combs

Motion Passed.

Motion by Commissioner Harner, seconded by Commissioner Henderson, to recommend to the Village Board approval of a Variation from Section 9-5-10-D-1 to reduce the minimum development area to 0.9 acres instead of the minimum required 10 acres.

Roll call vote:

Aye: None

Nay: Adam Bauske, Lon Harner, Lenard Henderson, Minerva Milford, Nancy Trieb, Denise Wilson, John Wise, Rajkumari Chhatwani

Absent: Daniel Lee, Eva Combs

Motion Failed.

Vice Chairperson Bauske asked the Commissioners to proceed with Request 3: Variation for Maximum Density.

Motion by Commissioner Harner, seconded by Commissioner Henderson, to adopt the Findings of Fact for Variation for Maximum Density.

Roll call vote:

Aye: Adam Bauske, Lon Harner, Lenard Henderson, Minerva Milford, Nancy Trieb, Denise Wilson, John Wise, Rajkumari Chhatwani

Nay: None

Absent: Daniel Lee, Eva Combs

Motion Passed.

Motion by Commissioner Harner, seconded by Commissioner Henderson, to recommend to the Village Board approval of a Variation from Section 9-5-10-D-10 to increase the gross density to 10.9 units per acre instead of the maximum density of 6 units per acre.

Roll call vote:

Aye: None

Nay: Adam Bauske, Lon Harner, Lenard Henderson, Minerva Milford, Nancy Trieb, Denise Wilson, John Wise, Rajkumari Chhatwani

Absent: Daniel Lee, Eva Combs

Motion Failed.

Vice Chairperson Bauske asked the Commissioners to proceed with Request 4: Preliminary Concept Site Plan.

Motion by Commissioner Harner, seconded by Commissioner Henderson, to recommend to the Village Board approval of the Preliminary Concept Site Plan, subject to the conditions as of the February 19, 2025, Staff Report.

Roll call vote:

Aye: None

Nay: Adam Bauske, Lon Harner, Lenard Henderson, Minerva Milford, Nancy Trieb, Denise Wilson, John Wise, Rajkumari Chhatwani

Absent: Daniel Lee, Eva Combs

Motion Failed.

Vice Chairperson Bauske stated this recommendation would be presented to the Village Board at the next regular meeting on Monday, March 03, 2025, at 7:00 p.m.

5. NEW BUSINESS

A. Public Hearings

1. Special Use to Harvest Community Church for a religious institution and Site Plan Amendment for the property located at 2060 - 2080 Stonington Avenue

Motion by Commissioner Harner, seconded by Commissioner Henderson, to open the Public Hearing. Voice vote taken. Ayes - 8 | Nays - 0 | (Abstain: None). Motion Passed.

Vice Chairperson Bauske swore in the petitioners.

Lawrence Freedman (95 Revere Drive, Northbrook, IL)

Javier Milan (KLOA, Inc. 9575 W Higgins Road, Rosemont, IL)

David Lee (2060 Stonington Avenue)

Mr. Freedman presented an overview of the project.

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

Commissioner Chhatwani had no questions.

Commissioner Henderson asked whether activities would be held outdoors on the property. David Lee stated there might occasionally be activities held outside on the property;

however, most activities are held inside.

Commissioner Trieb asked if they would have someone directing traffic flow in/out of the parking lot. Mr. Lee stated there is a team of greeters and parking lot attendants that would be on site to help direct traffic on site in the parking lot, or toward off-site parking locations. They will additionally ensure patrons are not parking in adjacent lots.

Commissioner Harner had no questions, but complemented that the site plan was mentioned in the presentation.

Commissioner Wilson had no questions.

Commissioner Wise had no questions.

Commissioner Milford had no questions.

Vice Chairperson Bauske asked the petitioners if they agreed with the conditions of approval in the staff report. Mr. Freedman stated yes.

Vice Chairperson Bauske asked about the days of operation being Monday through Friday and Sunday, with nothing on Saturday. Mr. Lee stated there is one small, once per month legal aid outreach program held on Saturdays, but no other regular programming is offered on Saturdays. This program only draws in about five to six cars. Vice Chairperson Bauske inquired what would happen if a holiday, such as Christmas, were to fall on a Saturday. Would services occur on a Saturday in this instance? Mr. Lee clarified that they do not meet on the holiday, but meet on the closest Sunday to the holiday.

Vice Chairperson Bauske asked if there were any members of the audience who would like to comment on this request. There were no public comments.

Motion by Commissioner Henderson, seconded by Commissioner Harner, to close the Public Hearing. Voice vote taken. Ayes - 8 | Nays - 0 | (Abstain: None). Motion Passed.

Motion by Commissioner Harner, seconded by Commissioner Henderson, to adopt the Findings of Fact for a Special Use.

Roll call vote:

Aye: Adam Bauske, Lon Harner, Lenard Henderson, Minerva Milford, Nancy Trieb, Denise Wilson, John Wise, Rajkumari Chhatwani

Nay: None

Absent: Daniel Lee, Eva Combs

Motion Passed.

Motion by Commissioner Harner, seconded by Commissioner Henderson, to adopt the Findings of Fact for a Site Plan.

Roll call vote:

Aye: Adam Bauske, Lon Harner, Lenard Henderson, Minerva Milford, Nancy Trieb, Denise Wilson, John Wise, Rajkumari Chhatwani

Nay: None

Absent: Daniel Lee, Eva Combs,
Motion Passed.

Motion by Commissioner Harner, seconded by Commissioner Henderson, to recommend to the Village Board approval of a Special Use to Harvest Community Church for a Religious Institution and Site Plan Amendment for the property located at 2060-2080 Stonington Avenue, subject to the conditions as of the February 19, 2025, Staff Report.

Roll call vote:

Aye: Adam Bauske, Lon Harner, Lenard Henderson, Minerva Milford, Nancy Trieb, Denise Wilson, John Wise, Rajkumari Chhatwani

Nay: None

Absent: Daniel Lee, Eva Combs,
Motion Passed.

Vice Chairperson Bauske stated this item is scheduled to be presented to the Village Board on Monday, March 03, 2025, at 7:00 p.m.

2. Special Use to Lorenz Naprapaths Inc (dba Revolutionary Health) to permit a yoga studio for the property at 1721 Moon Lake Boulevard, #410

Motion by Planning & Zoning Commissioner Henderson, seconded by Planning & Zoning Commissioner Harner, to Close Public Hearing. Voice vote taken. Ayes - 0 | Nays - 0 | (Abstain: None). Motion Passed. Motion by Vice Chairperson Bauske, seconded by Commissioner Henderson, to open the Public Hearing. Voice vote taken. Ayes - 8 | Nays - 0 | (Abstain: None). Motion Passed.

Vice Chairperson Bauske swore in the petitioner.

Nicholas Lorenz (185 Amherst Dr, Bartlett, IL)

Dr. Lorenz presented an overview of the project.

Kevin Anderson presented an overview of the staff report.

Commissioner Wilson asked what "other healing therapies" means as listed in the staff report. Mr. Anderson stated this was an abbreviation for purposes of the staff report. The full list, included in the business plan, includes Yoga, Physical Therapy, Massage, Medical Doctor, Phlebotomist, Chiropractor, Nutritional Counseling, Behavioral Health, LCSW, Sound Healing, Acupuncture, Nurse Practitioner, aesthetician, and Reiki.

Commissioner Wise had no questions.

Commissioner Milford had no questions.

Commissioner Chhatwani asked if yoga classes are offered to the Commissioners? Dr. Lorenz stated they are beneficial for all. Commissioner Chhatwani asked if he already had clientele for these yoga classes, since they are longer than the typical classes one sees offered by the Park District, to which Dr. Lorenz responded yes, he would be utilizing his and his wife's current client base.

Commissioner Henderson had no questions.

Commissioner Trieb had no questions.

Commissioner Harner had no questions.

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

Vice Chairperson Bauske asked if there were any members of the audience who would like to comment on this request. There were no public comments.

Motion by Planning & Zoning Commissioner Henderson, seconded by Planning & Zoning Commissioner Harner, to Close Public Hearing. Voice vote taken. Ayes - 8 | Nays - 0 | (Abstain: None). Motion Passed.

Motion by Commissioner Harner, seconded by Commissioner Henderson, to adopt the Findings of Fact for a Special Use.

Roll call vote:

Aye: Adam Bauske, Lon Harner, Lenard Henderson, Minerva Milford, Nancy Trieb, Denise Wilson, John Wise, Rajkumari Chhatwani

Nay: None

Absent: Daniel Lee, Eva Combs,

Motion Passed.

Motion by Commissioner Harner, seconded by Commissioner Henderson, to recommend to the Village Board approval of a Special Use to Lorenz Naprapaths Inc (dba Revolutionary Health) to permit a yoga studio for the property located at 1721 Moon Lake Blvd, #410, subject to the conditions as of the February 19, 2025, Staff Report.

Roll call vote:

Aye: Adam Bauske, Lon Harner, Lenard Henderson, Minerva Milford, Nancy Trieb, Denise Wilson, John Wise, Rajkumari Chhatwani

Nay: None

Absent: Daniel Lee, Eva Combs,

Motion Passed.

Vice Chairperson Bauske stated this item is scheduled to be presented to the Village Board on Monday, March 03, 2025, at 7:00 p.m.

6. STAFF DISCUSSION

Daisy Dose-Adamzadeh stated there are currently no items on the March 05, 2025 agenda. Ms. Dose-Adamzadeh will notify Commissioners about the status of a meeting for March 19, 2025.

7. PUBLIC COMMENT

Vice Chairperson Bauske invited audience members to come forward who wished to address the Commission.

Mr. Ahmed (200 Aster Lane) - Mr. Ahmed stated he is against the 1180-1190 Apple Street project because the lots are single-family and should stay single-family.

8. ADJOURNMENT

Motion by Commissioner Harner, seconded by Commissioner Henderson, to adjourn at 07:28 PM. Voice vote taken. Ayes - 8 | Nays - 0 (None) | Abstain - 0 (None). Motion Passed.

Minutes prepared by Marquelle Cnota, Administrative Assistant.



VICE- Chairperson's Approval

3/19/25

Date Approved