



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

March 19, 2025

Council Chambers

6:30 PM

1. CALL TO ORDER/ROLL CALL

Chairperson Combs called the meeting to order at 06:31 PM.

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

Commissioners Absent: Excused: Minerva Milford, Denise Wilson | Unexcused: Daniel Lee

A quorum was present.

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

2. APPROVAL OF MINUTES

A. Planning & Zoning Commission 02-19-2025

Motion by Commissioner Harner, seconded by Commissioner Chhatwani, to approve the February 19, 2025, regular meeting minutes as revised. Voice vote taken. Ayes - 6 | Nays - 0 | (Abstain: Eva Combs). Motion Passed.

3. CHAIRPERSON'S REPORT

Vice Chairperson Bauske stated the Village Board denied the rezoning of the property at 1180-1190 Apple Street, and the Village Board approved the request for Special Use and Site Plan Amendment for Harvest Community Church at 2060-2080 Stonington Avenue.

4. NEW BUSINESS

A. Public Hearings

1. Special Use to Kaizen Jiu Jitsu to permit a martial arts studio at 1762 W. Algonquin Road

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

Chairperson Combs swore in the petitioner.

Faizan Mughni (Home: 1299 Mallard Ln, Business: 1762 W. Algonquin Rd)

Mr. Mughni presented an overview of the project.

Kevin Anderson presented an overview of the staff report.

Commissioner Wise had no questions.

Commissioner Henderson had no questions.

Commissioner Trieb had no questions.

Commissioner Harner complemented the petitioner on the responses provided for the special use.

Commissioner Chhatwani asked about the retail area within the space, and what types of items would be sold. Mr. Mughni stated only merchandise would be sold, such as shirts, hats, uniforms, etc. No food items will be sold.

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

Chairperson Combs asked how the party walls would be insulated against noise. Mr. Mughni stated he believed the walls were already insulated since the location was formerly used by a dance studio. Chairperson Combs asked if the petitioner knew how the space was insulated between business neighbors. Mr. Mughni did not know, but he believes that the shopping center owners, Chuck and Leo, have the spaces set up to follow regulations that exist. Chairperson Combs expressed her concerns with regard to the dog grooming business located next door. Mr. Mughni clarified that the company does not play loud music, the environment is mellow, and there are no loud noises or screaming that would be occurring. Chairperson Combs stated she was concerned about how the dogs might react to sudden noises and asked that the petitioner work with the groomers if there are any noise related concerns that come up in the future.

Chairperson Combs 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 Harner, seconded by Commissioner Henderson, to close 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.

Roll call vote:

Aye: Eva Combs, Adam Bauske, Lon Harner, Lenard Henderson, Nancy Trieb, John Wise, Rajkumari Chhatwani

Nay: None

Absent: Daniel Lee, Minerva Milford, Denise Wilson,
Motion Passed.

Motion by Vice Chairperson Bauske, seconded by Commissioner Harner, to recommend to the Village Board of Trustees approval of a Special Use to Kaizen Jiu Jitsu club to permit a martial arts studio at 1762 W. Algonquin Road, subject to the conditions as of the March 19, 2025, Staff Report.

Roll call vote:

Aye: Eva Combs, Adam Bauske, Lon Harner, Lenard Henderson, Nancy Trieb, John Wise, Rajkumari Chhatwani

Nay: None

Absent: Daniel Lee, Minerva Milford, Denise Wilson,
Motion Passed.

Chairperson Combs stated this item would be presented to the Village Board on Monday, April 7, 2025, at 7:00 p.m.

5. STAFF DISCUSSION

A. 2025 Zoning Map Update (Information Only)

Daisy Dose-Adamzadeh presented information regarding the 2025 Zoning Map Update approved on March 17, 2025. No changes were made to the Zoning Map within the last year. A copy of the Zoning Map was provided and is also available online.

Ms. Dose-Adamzadeh asked that the Statements of Economic Interest, which were sent to the Commissioners, be completed, and the confirmation emails be sent to her attention; she will submit them to the Village Clerk.

The regular meeting scheduled for April 2, 2025, has been canceled; it is anticipated that there will be items to be presented at the April 16, 2025, regular meeting.

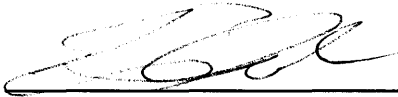
6. PUBLIC COMMENT

There was no public comment.

7. ADJOURNMENT

Motion by Commissioner Chhatwani, seconded by Commissioner Henderson, to adjourn at 06:45 PM. Voice vote taken. Ayes - 7 | Nays - 0 (None) | Abstain - 0 (None). Motion Passed.

Minutes prepared by Marquelle Cnota, Administrative Assistant.



Chairperson's Approval

5-7-25

Date Approved