



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

May 7, 2025

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, Rajkumari Chhatwani, Lon Harner, Lenard Henderson, Minerva Milford, Nancy Trieb

Commissioners Absent: Excused: Daniel Lee, Denise Wilson, John Wise

A quorum was present.

Administrative Personnel Present: Kevin Anderson, Associate Planner

2. APPROVAL OF MINUTES

A. Planning & Zoning Commission 03-19-2025

Motion by Commissioner Harner, seconded by Commissioner Henderson, to approve the March 19, 2025, regular meeting minutes. Voice vote taken. Ayes - 6 | Nays - 0 | (Abstain: Minerva Milford). Motion Passed.

3. CHAIRPERSON'S REPORT

Chairperson Combs stated the special use to Kaizen Jiu Jitsu to permit a martial arts studio at 1762 W. Algonquin Road was approved by the Village Trustees.

4. NEW BUSINESS

A. Public Hearings

1. Variation from Section 9-3-6-D of the Municipal Code to permit a corner side yard

setback for a storage shed to be 4 feet instead of the minimum permitted 15 feet for the property located at 760 Orange Lane

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.

Ewelina Chmielewski (760 Orange Lane)

Mrs. Chmielewski presented an overview of the project.

Kevin Anderson presented an overview of the staff report.

Commissioner Chhatwani asked if the play area for the children would be reduced if the shed were to meet the allowable Code requirements. Mrs. Chmielewski stated there is an easement on the other side, so the proposed location is the only one that would allow a shed and an area for her children to play.

Commissioner Harner asked why the petitioner would be unable to place the shed to meet the Code requirements. Mrs. Chmielewski stated there are limited areas that are not already encumbered by trees, an easement and other play items. Mrs. Chmielewski stated the allowable location would place the shed in the middle of the backyard. Commissioner Harner asked to clarify which area on the lot the resident considers to be the backyard. Mr. Anderson stated that by the Zoning Code, the north lot line is the rear yard.

Commissioner Trieb noted that there were concerns from the neighbors regarding visibility; could the shed be moved closer to the house? Mrs. Chmielewski stated this was not what they wanted. Commissioner Trieb asked if a fence would create visibility issues. Mr. Anderson answered no.

Commissioner Henderson asked how tall the shed would be. Mrs. Chmielewski answered it would be twelve (12) feet tall. Commissioner Henderson asked if the shed did not block sight from the property. Mrs. Chmielewski stated yes.

Commissioner Milford asked staff why the Village received the notes of complaint. Mr. Anderson answered that public notification was provided to all properties within 150 feet of the subject property, and the Village was in receipt of two notices of awareness from adjacent neighbors. Mr. Anderson is unable to speculate about the neighbors' concerns. Commissioner Milford posed the same question to the petitioner. Mrs. Chmielewski stated the neighbor to the east has ongoing concerns about an existing non-conforming shed, so they were aware of the application.

Vice Chairperson Bauske acknowledged that several of the concerns relate to the fence, but clarified that the Commission is only reviewing the shed, not the fence. He asked if the petitioner were to apply for a fence permit, would it be allowed. Mrs. Chmielewski stated yes. Vice Chairperson Bauske asked if the shed would be used for normal storage items. Mrs. Chmielewski stated they did not have an attic or basement on the property, so the shed would be used for bicycles and seasonal storage. Vice Chairperson Bauske asked staff about the easement area on this property, particularly why it is unusually shaped. Mr.

Anderson stated this is typical of properties that were platted in the 1950s. Vice Chairperson Bauske stated there is an ability to place the shed in the side yard and still meet the Code; is this acceptable to the applicant? Mrs. Chmielewski answered no, the space would be better used by placing the shed in the corner.

Chairperson Combs asked if the petitioner would consider an eight (8) foot-tall shed instead of the proposed twelve (12) foot height. Mrs. Chmielewski stated they could choose a shed that is ten (10) feet tall, but they would prefer the largest size allowed. Chairperson Combs asked if the shorter shed would satisfy the neighbors' concerns. Mrs. Chmielewski answered that if that is what they would need to do in order to make the neighbors happy, they would do it.

Chairperson Combs asked if there were any members of the audience that would like to comment on the request.

Chairperson Combs swore in the first petitioner.

Jennifer Clarke (730 Orange Lane)

Mrs. Clarke stated there is no stop sign at the intersection and the shed would result in lack of visibility. Parents make school pickups on Westview Street. Mrs. Clarke stated her yard is the same shape as the petitioner's yard and her own shed meets the Code, so why can't theirs? A code-compliant shed would eliminate this concern.

Chairperson Combs swore in the next petitioner.

Rob Malek (325 Westview Street)

Mr. Malek read his objection letter into the record.

Mr. Anderson stated for the record one additional objection letter was received from the property owner at 360 Westview Street; however, her concern was primarily related to the fence, which is a compliant fence.

Chairperson Combs stated that Commissioner Henderson had to leave due to an emergency.

Petitioner Clarke asked questions about how to challenge the compliance of the fence due to her concerns relating to rights-of-way codes. Mr. Anderson and Chairperson Combs provided clarification about right-of-way versus private property.

Petitioner Chmielewski readdressed the Commission regarding concerns being raised by the neighbors. She feels she followed the process and recommendations of Village staff as to the available options to request the placement of the shed on the property in its proposed location. She also stated she too has children who will attend the school and does not believe that the shed will cause any safety concerns.

Vice Chairperson Bauske asked the petitioner if she agreed with the conditions of approval in the staff report. Mrs. Chmielewski stated yes.

Petitioner Malek asked a question about how Section 9-3-3-B-4 was analyzed when determining this fence was safe for the community, as he feels it does violate the line of sight, creating unsafe conditions. Mr. Anderson stated the 15x15-foot line-of-sight triangle would apply from your driveway, and the fifteen (15) feet would be measured south from your driveway, and measured northeast to a point fifteen (15) feet between your driveway and your residence, which would create your line-of-sight triangle; this is all that is required by Code.

Motion by Commissioner Harner, seconded by Commissioner Trieb, to close Public Hearing. Voice vote taken. Ayes - 6 | Nays - 0 | (Abstain: None). Motion Passed.

Motion by Vice Chairperson Bauske, seconded by Commissioner Trieb, to adopt the Findings of Fact for a Variation as presented in the May 07, 2025, Staff Report.

Roll call vote:

Aye: Eva Combs, Adam Bauske, Lon Harner, Minerva Milford, Nancy Trieb, Rajkumari Chhatwani

Nay: None

Absent: Lenard Henderson, Daniel Lee, Denise Wilson, John Wise,
Motion Passed.

Motion by Vice Chairperson Bauske, seconded by Commissioner Harner, to recommend to the Village Board of Trustees approval of a Variation from Section 9-3-6-D of the Municipal Code to permit a corner side yard setback for a storage shed to be 4 feet instead of the minimum permitted 15 feet for the property located at 760 Orange Lane, subject to the conditions as of the May 07, 2025, Staff Report.

Roll call vote:

Aye: None

Nay: Eva Combs, Adam Bauske, Lon Harner, Minerva Milford, Nancy Trieb, Rajkumari Chhatwani

Absent: Lenard Henderson, Daniel Lee, Denise Wilson, John Wise,
Motion Failed.

Chairperson Combs stated that this recommendation would be presented to the Village Board at their next regular meeting on May 19, 2025, at 7:00 p.m.

5. STAFF DISCUSSION

Mr. Anderson stated the next regular meeting is scheduled for June 4, 2025.

6. PUBLIC COMMENT

There was no public comment.

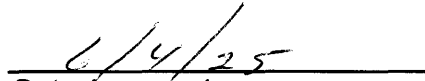
7. ADJOURNMENT

Motion by Commissioner Milford, seconded by Commissioner Chhatwani, to adjourn at 07:24 PM. Voice vote taken. Ayes - 6 | Nays - 0 (None) | Abstain - 0 (None). Motion Passed.

Minutes prepared by Marquelle Cnota, Administrative Assistant.



Chairperson's Approval



Date Approved