



AGENDA
Plan Commission
Regular Meeting
Village Hall
1900 Hassell Road, Hoffman Estates, IL 60169

September 3, 2025	Council Chambers	6:30 PM
--------------------------	-------------------------	----------------

1. **CALL TO ORDER/ROLL CALL**
2. **PLEDGE OF ALLEGIANCE TO THE FLAG**
3. **APPROVAL OF MINUTES**
 - A. Plan Commission 07-16-2025
 - B. Plan Commission 08-06-2025
4. **CHAIRPERSON'S REPORT**
5. **COMMISSIONERS' COMMENTS**
6. **NEW BUSINESS**
 - A. Public Hearings
 1. Special Use to Advance Preschool Inc. for a daycare for the property at 2353 Hassell Road #110
7. **STAFF DISCUSSION**
8. **PUBLIC COMMENT**
9. **ADJOURNMENT**

The next regular Plan Commission meeting is scheduled for **Wednesday, September 17, 2025 at 6:30 p.m.**

Further details and information can be found in the agenda packet attached hereto and incorporated herein and can also be viewed online at www.hoffmanestates.org and/or in person in the Village Clerk's office. The Village of Hoffman Estates complies with the Americans with Disabilities Act (ADA). For accessibility assistance, call the ADA Coordinator at 847/882-9100.



MINUTES
Plan Commission
Regular Meeting
Village Hall
1900 Hassell Road, Hoffman Estates, IL 60169

July 16, 2025	Council Chambers	6:30 PM
----------------------	-------------------------	----------------

1. CALL TO ORDER/ROLL CALL

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

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

Commissioners Absent: None.

A quorum was present.

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

2. PLEDGE OF ALLEGIANCE TO THE FLAG

3. APPROVAL OF MINUTES

A. Plan Commission 07-02-2025

Motion by Commissioner Harner, seconded by Commissioner Henderson, to approve the July 02, 2025, regular meeting minutes. Voice vote taken. Ayes - 7 | Nays - 0 | (Abstain: Minerva Milford). Motion Passed.

4. CHAIRPERSON'S REPORT

Chairperson Chhatwani stated the request for a variation from Section 9-3-6-D of the Municipal Code to permit an accessory structure to be setback 1 foot from the side lot line instead of the minimum required 3 feet for the property at 510 Glendale Lane was denied by the Village Board. The homeowners have requested a reconsideration.

5. COMMISSIONERS' COMMENTS

Chairperson Chhatwani thanked the staff and Commissioners for their guidance over the short time she has been a member of the Commission. She also thanked the Commissioners who participated in the Fourth of July parade with her.

6. NEW BUSINESS

A. Public Hearings

1. Variation from Section 9-3-6-D of the Municipal Code to permit a storage shed to be located 7 feet from the corner side lot line instead of the minimum required 15 feet for the property at 1490 Nottingham Lane

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

Chairperson Chhatwani swore in the petitioner.

Gina Kotscharjan (1490 Nottingham Lane)

Ms. Kotscharjan presented an overview of the project.

Kevin Anderson presented an overview of the staff report.

Commissioner Harner had no questions for the petitioner, but stated he finds Item 2.b of the Findings of Fact to be incorrect, stating this property is not a typical corner lot and believes the necessary evidence was presented and is relevant. He also stated he feels Item 2.d of the Findings of Fact is also not correct; that evidence of the electrical line could present an issue to placement of the shed and believes the Commissioners need to address these two items.

Vice Chairperson Bauske asked if the Commissioners should address Commissioner Harner's comments before moving on to additional questions and comments. Chairperson Chhatwani advised them to continue with the questions first, then discuss any concerns all together.

Commissioner Trieb asked staff about the power lines, since they did not appear to be in the photos presented. Mr. Anderson apologized for not capturing the power lines in photographic evidence. He stated that the petitioner is testifying to their location and has represented their location on the site plan.

Commissioner Henderson asked how difficult it would be to maintain the grass in the location where the shed is proposed, as it looks to be close to the gate. Ms. Kotscharjan stated there is plenty of room to mow, and use the gate via a sidewalk.

Commissioner Henderson asked whether they would need to remove the tree. Ms.

Kotscharjan stated they did not desire to remove the tree, so they chose the identified corner in order to avoid its removal.

Commissioner Lee commented that the challenges are logically identified and the shape and location make sense based on the uniqueness of the lot.

Commissioner Wise commented that this is more like a small garage than a shed and asked if the petitioner agreed since it is 12-feet tall. Ms. Kotscharjan agreed that it could appear that way, but it still meets the size requirements of a shed.

Commissioner Wise asked if it would be placed on a slab. Ms. Kotscharjan stated yes.

Commissioner Wise asked about the current shed on the property. Ms. Kotscharjan stated the current shed is a plastic, non-permanent structure that would be removed as a condition of the installation of the new shed.

Commissioner Milford had no questions since they had all been answered.

Vice Chairperson Bauske stated he agrees that Items 2.b and 2.d of the Findings may need to be amended, and acknowledged the Commissioners would be discussing this further in a few moments.

Vice Chairperson Bauske asked the petitioner if the overhead lines were not in their current location, would they have looked at placing the shed in the other corner? Ms. Kotscharjan stated that in the spirit of being neighborly, they might not have because they did not want to cause additional drainage issues or put a giant shed in front of someone's windows.

Vice Chairperson Bauske inquired about the door to the shed. Ms. Kotscharjan stated the east side of the shed would have a general person-sized door, while the north side would have a roll-up garage-style door.

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

Chairperson Chhatwani asked whether the petitioner had thought about upgrading the shed they currently have. Ms. Kotscharjan stated the current shed came with the property and does not meet their needs due to its size (50 square feet).

Chairperson Chhatwani asked how heavy the traffic is on the street where the fence and the shed are proposed to be located (Rosedale Lane). Mr. Anderson stated it is a neighborhood street, not a collector street. Ms. Kotscharjan added that the street is a U-shape that borders I-90, and that cars would not be traveling through this section unless they were visiting a home in the area.

Vice Chairperson Bauske asked if the grade would be leveled in the area of the shed? Ms. Kotscharjan stated the plan is to level the slab. She also stated the Engineering Division had been out to the property to check the grade. Mr. Anderson stated the Engineering Division did review the plans prior to the meeting and had approved the design.

Chairperson Chhatwani asked if there were any members of the audience that would like to

comment on the request. There were no public comments.

Vice Chairperson Bauske asked the Commissioners to discuss Finding of Fact Item 2.b. Commissioner Harner made a motion to amend the Finding to state, "This is not a typical lot, the street angles make a difference and are relevant." The Commissioners were in agreement with the amended language.

Vice Chairperson Bauske asked the Commissioners to discuss Finding of Fact Item 2.d. Commissioner Lee asked for clarification about how they would be amending the Finding. Commissioner Harner made a motion to amend the Finding to state, "Evidence has been found that a hardship was not created by the interested party." The Commissioners were in agreement with the amended language.

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

Motion by Vice Chairperson Bauske, seconded by Commissioner Harner, to adopt the Findings of Fact for a Variation as outlined in the July 16, 2025, Staff Report with amended language for Item 2.b to state "This is not a typical lot, the street angles make a difference and are relevant." and Item 2.d to state "Evidence has been found that a hardship was not created by the interested party."

Roll call vote:

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

Nay: None

Absent: None

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 storage shed to be located 7 feet from the corner side lot line instead of the minimum required 15 feet for the property at 1490 Nottingham Lane, subject to the conditions as of the July 16, 2025, Staff Report.

Roll call vote:

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

Nay: None

Absent: None

Motion Passed.

Chairperson Chhatwani stated this recommendation would be presented to the Village Board at the next regular meeting on Monday, July 21, 2025, at 7:00 p.m.

7. STAFF DISCUSSION

Kevin Anderson stated the Village Board would be hearing tonight's recommendation on Monday July 21, 2025, in addition to the 510 Glendale Lane variation for Village Board Reconsideration.

8. PUBLIC COMMENT

None.

9. ADJOURNMENT

Motion by Commissioner Harner, seconded by Commissioner Henderson, to adjourn at 07:03 PM. Voice vote taken. Ayes - 8 | Nays - 0 (None) | Abstain - 0 (None). Motion Passed.

Minutes prepared by Marquelle Cnota, Administrative Assistant.

Chairperson's Approval

Date Approved



MINUTES
Plan Commission
Regular Meeting
Village Hall

1900 Hassell Road, Hoffman Estates, IL 60169

August 6, 2025

Council Chambers

6:30 PM

1. CALL TO ORDER/ROLL CALL

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

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

Commissioners Absent: None.

A quorum was present.

Administrative Personnel Present: Kevin Anderson, Planner II

2. PLEDGE OF ALLEGIANCE TO THE FLAG

3. CHAIRPERSON'S REPORT

Vice Chairperson Bauske stated the variations for the deck on Glendale Lane and the shed on Nottingham Lane were both approved at the July 21, 2025, Village Board meeting.

4. COMMISSIONERS' COMMENTS

Commissioner Harner thanked the attendees of the golf tournament where they were able to give over \$40,000 to the foundation.

Chairperson Chhatwani thanked Mayor McLeod, Trustee Stanton and Trustee Newell and other Village staff who attended the Bank of America picnic at Victoria Park.

5. NEW BUSINESS

A. Public Hearings

1. Variation from Section 9-3-6-J of the Municipal Code to permit a storage shed to be 192 square feet instead of the maximum permitted 150 square feet for the property at 1845 W. Shorewood Drive

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

Chairperson Chhatwani swore in the petitioner.

Jillian Fioretto (1983 Windsong Drive, Schaumburg)

Ms. Fioretto presented an overview of the project.

Kevin Anderson presented an overview of the staff report.

Commissioner Lee had no questions.

Commissioner Wise had no questions.

Commissioner Milford had no questions.

Commissioner Henderson had no questions.

Commissioner Trieb suggested the petitioner use hooks to assist with hanging various tools and equipment on the walls for ease of access. Ms. Fioretto thanked her for her suggestion and stated that this is the system her father currently uses in the garage, and will likely continue to use in the shed.

Commissioner Harner asked staff to clarify that there is no option for a structure between 150 square feet and 440 square feet. Mr. Anderson stated this is correct. Commissioner Harner further asked staff to clarify that if someone wanted a structure between these sizes, they would need to come to the Plan Commission for a variation. Mr. Anderson again stated this is correct. Commissioner Harner asked, if the petitioner went to the 440 square foot size, would they no longer need to make a variation request to the Plan Commission. Mr. Anderson explained the Village has a maximum combined allowance for garages of 750 square feet, and that while the petitioner could indeed build a detached garage within the maximum combined size limits if they had space on the property, this petitioner has stated that the cost difference would be substantial.

Commissioner Harner also pointed out that the Variation standard 2.d., in his opinion, has been met since age is a hardship not created by the petitioner.

Vice Chairperson Bauske asked the petitioner if they agreed with the conditions of approval in the staff report. Ms. Fioretto stated yes.

Vice Chairperson Bauske asked if the fence on the property was new. Ms. Fioretto stated it had been there for approximately a year. Vice Chairperson Bauske stated he noticed it wasn't shown on the location map and the tree in the background appears to provide sufficient coverage.

Vice Chairperson Bauske stated that while certain standards are met, not all standards must be met in order to receive an approval.

Chairperson Chhatwani asked about the size of the petitioners' current shed. Ms. Fioretto stated her parents do not currently have a shed on the property, but that the proposed shed is 192 square feet. Chairperson Chhatwani asked if 150 square feet would be adequate for their needs. Ms. Fioretto stated her parents do not feel 150 square feet would meet their needs due to the size of the equipment they would need to store in the shed. Mr. Anderson also stated the Code only allows one shed per property, so the petitioner would only be allowed to have this one shed.

Chairperson Chhatwani 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 - 8 | Nays - 0 | (Abstain: None). Motion Passed.

Motion by Vice Chairperson Bauske, seconded by Commissioner Harner, to adopt the Findings of Fact for a Variation as amended by Commissioner Harner to reflect that age is a hardship not caused by the petitioner.

Roll call vote:

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

Nay: None

Absent: None

Motion Passed.

Motion by Vice Chairperson Bauske, seconded by Commissioner Harner, to recommend to the Village Board approval of a Variation from Section 9-3-6-J of the Municipal Code to permit a storage shed to be 192 square feet instead of the maximum permitted 150 square feet for the property at 1845 W. Shorewood Drive, subject to the conditions as of the August 06, 2025, Staff Report.

Roll call vote:

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

Nay: None

Absent: None

Motion Passed.

Mr. Anderson stated this recommendation would be presented to the Village Board at the next regular meeting on Monday, August 18, 2025, at 7:00 p.m. Ms. Fioretto stated her mother would be in attendance at the Village Board meeting.

6. STAFF DISCUSSION

Kevin Anderson stated that there is presently nothing scheduled for the next regular Plan Commission meeting on August 20, 2025. Confirmation will be sent by Daisy in the next few days.

Vice Chairperson Bauske asked why there weren't minutes from the last meeting on the agenda to be approved. Mr. Anderson stated the minutes were not prepared in time for the meeting due to the transcriber being out of the office.

7. PUBLIC COMMENT

None.

8. ADJOURNMENT

Motion by Commissioner Harner, seconded by Commissioner Henderson, to adjourn at 06:50 PM. Voice vote taken. Ayes - 8 | Nays - 0 (None) | Abstain - 0 (None). Motion Passed.

Minutes prepared by Marquelle Cnota, Administrative Assistant.

Chairperson's Approval

Date Approved



PLAN COMMISSION STAFF REPORT

Meeting Date: 9/3/2025

From: Kevin Anderson, Planner II

PLN25-0031

Public Hearing

Special Use to Advance Preschool Inc. for a daycare for the property at 2353 Hassell Road #110

REQUEST SUMMARY

Advance Preschool Inc. is requesting approval of a Special Use to permit a 4,700 square foot interior expansion to the existing school at 2353 Hassell Road.

Location:	2353 Hassell Rd. #110
Property Owner / Applicant:	Blackberry Falls / Advance Preschool Inc.
Property Size:	~2.1 acres
Zoning / Land Use:	B-2 Community Business District, Office
Adjacent Properties:	North: B-2 Community Business, Office East: R-10 Attached Single-Family, Blackberry Creek Townhouses South: B-2 Community Business, Office West: B-2 Community Business, Detention Basin

BACKGROUND / ANALYSIS

The subject property is within the Blackberry Falls professional office complex. The applicant currently operates a preschool in this location and is proposing an expansion into the adjoining tenant space. The subject property is zoned B-2 Community Business District and, per Municipal Code §9-8-2-C-5, daycare centers require a Special Use in the B-2 District.

Advance Preschool currently operates a 14,990 square foot preschool and day care center at 2320 W. Higgins Road in the Barrington Square Town Center that has been open since 1998. In 2024, Advanced Preschool Inc. received Special Use approval (Ord. 2024-5108) to operate a second location at 2353 Hassell Road. The proposed 4,700 square foot expansion at the Hassell Road location would include four new classroom spaces as well as restrooms and support space. The combined space for Advance Preschool in this building after the expansion would be 11,400 square feet. There are no changes proposed to the exterior of the site.

No changes are proposed to the current curriculum. This expansion will accommodate childcare services for children aged 6 weeks to 12 years old. The hours of operation are proposed to be from 6:30 AM to 6:00 PM Monday through Friday. The facility will adhere to all DCFS guidelines and requirements, including student-to-teacher ratios, as

outlined in their project narrative. A DCFS certificate will be required for this expansion.

Student drop-offs occur on the west side of the building where parents are required to park their vehicles in a designated parking space and walk their children into the building. Staff parking is designated on the east side of the building. There are a total of 191 parking spaces available at the overall site, which is sufficient to accommodate the proposed expansion as well as other tenants in the center. The Petitioner's estimated parking demand for the expansion (10 spaces) would be less than the Code would anticipate for office uses (19 spaces). There have been no concerns or complaints related to the current operations of the school.

The applicant has indicated they expect to expand their operations into the remainder of the office space at 2353 Hassell Road over the next few years. They would be required to obtain Special Use approval for any future expansions. The applicant has acknowledged this requirement.

Public Notice

Notification letters were mailed to all properties within 300' and a notification sign has been posted to the property. No objections have been received.

MOTIONS

The Plan Commission shall make the following motions (a total of 2 motions are required):

1. Adopt the Findings of Fact for a Special Use as outlined in the attached document (as amended by the Commission).
2. Recommend to the Village Board of Trustees approval of a Special Use to Advance Preschool Inc. for a daycare for the property at 2353 Hassell Road #110, subject to the following conditions:
 - a. A building permit, occupancy permit, and business license are required prior to commencing operations of the preschool and day care center.
 - b. The business must operate in a manner consistent with the business operations as outlined in the narrative attached hereto as part of this application.
 - c. Expansion of the preschool and day care use shall not occur until special use approval has been granted for such expansion.
 - d. The Special Use shall be established and operational within one year of approval by the Village Board or the special use shall be revoked.
 - e. Appropriate state certification for this facility shall be obtained, and a copy shall be provided to the Village as part of the final certificate of occupancy process.
 - f. No drop-off or pick-up of children in traffic aisles or fire lanes within the development shall be permitted. Adults dropping off and picking up a child shall accompany the child to and from the facility.

ATTACHMENTS

1. PC Staff Report - 2353 Hassell Road #110
2. PC Findings and Recommendations Summary - 2353 Hassell Rd #110

3. Location Map - Blackberry Falls
4. Supporting Documents - 2353 Hassell Rd #110 - Advance Preschool Phase 2



**PLAN COMMISSION
FINDINGS & RECOMMENDATION SUMMARY**

Meeting Date: 9/3/2025
Prepared By: Kevin Anderson
PLN25-0031

Special Use to Advance Preschool Inc. for a daycare at 2353 Hassell Road #110

Draft Findings of Fact – Special Use *(as drafted by staff and may be modified by the Commission)*

Sec. 9-1-18-I: Standards. No special use shall be recommended by the Plan Commission unless said Plan Commission shall find:

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
FINDING: The operator has been conducting business in Hoffman Estates since 1998 with no issues or concerns. Advance Preschool is licensed by the State of Illinois Department of Child and Family Services. Proper building permits and inspections have been received for the interior remodel of the space. The proposal will not be detrimental to the public health, safety, comfort or general welfare
2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
FINDING: The proposal would be compatible with the other school and professional office uses within the complex. The operations are designed to minimize external impacts.
3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
FINDING: The proposed improvements would be within an existing building and would not alter the site plan. The proposal would not impede reuse of adjoining tenant spaces.
4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
FINDING: All utilities and access would be provided by existing services.
5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in public streets.
FINDING: The Petitioner's operations plan for student drop off requires parents to park their vehicle in designated spaces and walk their child into the building. There is adequate parking to accommodate the school's operations. The proposal will not impact ingress and egress for other tenants.
6. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except in each instance as such regulations may be modified by the Village Board pursuant to the recommendation of the Plan Commission.
FINDING: The operations would comply with the Village's performance standards.

7. That the special use shall support the economic development goals of the Village as conveyed through the Village's Comprehensive Plan, or other relevant adopted sub-area or strategic plans.

FINDING: The proposed facility would provide educational services to the community.

Draft Recommendations

The Plan Commission shall make the following motions (*a total of 2 motions are required*):

1. Adopt the Findings of Fact for Special Use, as noted in the Findings & Recommendations Summary.
2. Recommend to the Village Board approval of Special Use to Advance Preschool Inc. for a daycare at 2353 Hassell Road #110, subject to the following conditions:
 - a. A building permit, occupancy permit, and business license are required prior to commencing operations of the preschool and day care center.
 - b. The business must operate in a manner consistent with the business operations as outlined in the narrative attached hereto as part of this application.
 - c. Expansion of the preschool and day care use shall not occur until special use approval has been granted for such expansion.
 - d. The Special Use shall be established and operational within one year of approval by the Village Board or the special use shall be revoked.
 - e. Appropriate state certification for this facility shall be obtained, and a copy shall be provided to the Village as part of the final certificate of occupancy process.
 - f. No drop-off or pick-up of children in traffic aisles or fire lanes within the development shall be permitted. Adults dropping off and picking up a child shall accompany the child to and from the facility.

ADVANCE PRESCHOOL EXPANSION
2353 HASSELL ROAD # 110
PIN: 07-07-206-001-0000



HASSELL ROAD

2353

EXPANSION AREA

EXISTING SPACE

BARRINGTON SQUARE TOWN CENTER

Legend

-  Subject Property
-  Parcels





VILLAGE OF HOFFMAN ESTATES PLANNING & ZONING APPLICATION SUMMARY

APPLICATION INFORMATION

Project Number:	PLN25-0031
Project Name:	Advance Preschool expansion
Project Application Date:	7/21/2025
Project Manager:	Kevin Anderson

PROJECT TYPE

Special Use;

SITE INFORMATION

Property Address:	2353 HASSELL # 110
All Included PINs:	07-07-206-001-0000

PROJECT CONTACTS

Relationship to Project	Name / Firm	Address
APPLICANT	Advance Preschool Inc.	2320 W. Higgins Rd Hoffman Estates, IL 60169
AUTHORIZED AGENT	Kimberly Bianchini	2320 W. Higgins Rd Hoffman Estates, il 60169
OTHER	Joseph Caruso	2314 w higgins hoffman estates, il 60169
OWNER	BLACKBERRY FALLS	2357 HASSELL RD HOFFMAN ESTATES, IL 60169



Village of Hoffman Estates SPECIAL USE STANDARDS

PROJECT NAME: _____

STANDARDS OF SPECIAL USE

Zoning Code Section 9-1-18-I requires that the Planning and Zoning Commission shall, in making its determination, find that adequate evidence is provided to meet the Standards of Special Use.

You must answer and explain each Standard of Special Use. Incomplete submittals will not be considered. Any submittal that does not contain an explanation of why and how each standard is met will not be accepted.

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. Please explain how and why you meet this standard.
As this project is an addition to our current building expansion, there will be no detriment or endangerment of the public health and safety. Advance Preschool has been operating efficiently for 26 years within the Hoffman Estates area. Our current location has improved the atmosphere and safety of the current location and attracted positive activities providing family supports. This current expansion will serve as a continuation of that growth.
2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within that neighborhood. Please explain how and why you meet this standard.
As this project expands Advance Preschools' ability to serve the community, there will be no negative impact on surrounding properties or neighbors. Advance has demonstrated long standing positive relationships with in the community and will use this expansion to further improve those relationships.
3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. Please explain how and why you meet this standard.
Advance Preschool has effectively operated in this area for 26 years. the expansion requested will improve Advance's ability to service the community and families. There will be additional astetically pleasing outdoor spaces and additional flexible use spaces for community support.
4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided. Please explain how and why you meet this standard.
Advance is requesting use in an established building there will be no additional utilities, roads or drainage required.

5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in public streets. Please explain how and why you meet this standard.

As previously assessed, Advance will not add additional traffic congestion to the identified building as services are being transferred using the same egress and ingress routes.

6. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except in each instance such as regulations may be modified by the Village Board pursuant to the recommendation of the Planning and Zoning Commission. Please explain how and why you meet this standard.

The request conforms to all other applicable regulations as this use has previously been approved.

7. That the special use shall support the economic development goals of the Village as conveyed through the Village's Comprehensive Plan, or other relevant adopted sub-area or strategic plans.

The Special Use request supports the Village's goals in relation to early childhood education and care. Advance has serviced Hoffman Estates and the surrounding community for 26 years in this same capacity. This request will allow Advance to continue and expand services to eligible families.

Overview for Advance Preschool Inc. Expansion Phase Two

At this time, Advance Preschool Inc would like to expand its corporate foot print in the 2352 building. This expansion will create four additional room maintaining an additional enrollment of 63 students. This breakdown will include 1 infant room (12), 1 toddler room (15), 1 two-year-old room (16) and one preschool room (20). These rooms will support children with the same methodology and curriculum that has been utilized at Advance for over 25 years. We will need an additional 9 staff to service these children. All staff will follow current educational practices.

There will be no parking modifications needed. Parent pick up and drop off will be required as outlined in our Parent manual. Parents are required to legally park, enter the building, escort their child to the classroom and exit upon drop off. The process for pick up is similar, ensure all vehicles are legally parked and leave in a reasonable amount of time.

All center modifications have been presented and approved by a licensed architect, and will comply with all Village codes. A license from the Department of Children and Family Services will be obtained.

There are no modifications to our hours of operation or our service providers. All staff are screened and approved childcare staff. Students and families are integrated into the program through an intensive enrollment process which supports family growth and development as well.

This expansion is reflective our continued successful growth. At Advance we have provided the highest level of care possible. We look forward to another successful expansion in the Village of Hoffman Estates.

Our Philosophy

The Staff of Advance Preschool Inc. is dedicated to executing an educationally appropriate curriculum.

At Advance Preschool, Inc. we realize each child is a unique individual. We have developed a curriculum to address your child's social, emotional, intellectual and physical growth. Our center has created developmentally appropriate programs that focus on creative exploration and allow children to enjoy successful experiences. We encourage not just learning, but a life long love of learning.

At Advance Preschool, Inc. we are committed to providing a physical environment that is safe, clean, healthy and nurturing to children. Classrooms are arranged to offer exploration and learning experiences at a range of developmental levels. Each classroom contains activity centers that allow children the opportunity to explore, to experience and to develop a quest for knowledge that will propel them into a life of learning.

At Advance Preschool, Inc. the strength of our program is the training of our teaching staff. Our staff has been hand selected based on the ability to relate to children and their knowledge of child development. We establish consistent, age-appropriate limits to help children develop social skills. At Advance Preschool, Inc. we support only positive methods of discipline. Our programs are designed to develop in your child a sense of independence and responsibility as well as promote a concern for others. We desire to strengthen each child's own identity and an appreciation for human diversity.

At Advance Preschool, Inc. we know parents are the most significant adults in a child's life. We constantly strive to create strong relationships between parents and teachers through constant communication and an open door policy. We encourage regular conferences between parents and the center's staff as well as frequent visits and parent participation in special events. Advance Preschool, Inc. is an organization dedicated to providing the best possible childcare. We have set our expectations high and we resolve ourselves to providing each student with a life long love for learning.

Executive Summary

Business Overview

Advance Preschool Inc. is a daycare located in Hoffman Estates, Illinois. Advance Preschool Inc. will offer a variety of educational environments including infant, toddler and preschool care. Our programs will partner with the school districts to provide supplemental programs and after-school support. Advance will foster a nurturing, loving and safe environment to ensure children will feel comfortable while learning foundational skills. This environment will allow them to have successful cognitive, behavioral, and emotional development. Advance's teaching staff will be highly-qualified and certified early education providers, receiving the latest in training and support. Advance will offer competitive tuition rates and support families using the Illinois Action for Children program. The facility will also have secure-access codes to ensure that only verified parents and visitors are allowed on site.

Advance Preschool's curriculum is developed with the latest innovative learning methods and techniques so that each child will receive proper foundational skills taught in a positive manner while providing a fun and enriching learning environment

Product Offering

The following are the services to be offered:

- Infant class (6 weeks to 14 months)
- Toddler class (2 to 3 years old)
- Preschool class (3 to 5 years old)
- Before and After School program for elementary age children.

Customer Focus

Advance Preschool Inc. will focus on families living in and around Hoffman Estates, Illinois that are either starting out or have young children. They will target nearby businesses so that working parents will have access to high quality early education and care. Advance will also target nearby elementary schools so that parents will have access to before and after school programs. Advance has consistently served the families of Hoffman Estates to ensure the highest level of services

Management Team

Advance Preschool Inc. is a family owned and operated child care center. Kimberly Bianchini will be the Directors of the facility as well as the on site program development coordinators. Advance Preschool is an exciting opportunity that provides safe and secure child care to the Hoffman Estates neighborhood. Through a combination of affordable pricing, outstanding customer service, and a well-seasoned management team, Advance Preschool Inc. has quickly gained market share and a reputation as a premier child care provider.

Mission

Advance Preschool Inc. aims to offer safe and secure child care at all times. Close personal attention to each child is essential to providing a quality experience for all children; therefore, adequate personnel are ready to ensure each child has the proper supervision in our care. Educational environments are extremely important to secure a message of honest and comfortable traditions, in which every child feels loved. The communities at Advance Preschool Inc. are rooted in the deeply intimate connections made by parents and our staff. In order to ensure this, the Advance mission is to welcome each and every family, and not only help them adapt into a new environment, but to represent important sanctions of growing together as one.

Success Factors

Advance Preschool Inc. is primed for success by offering the following competitive advantages:

- Friendly, warm, and safe environment for children.
- All teachers are certified, trained, and experienced.
- Menu that is developed with the highest regard for nutritional value.
- Security-controlled facility access. Only permitted parents and visitors are given access via a passcode, fingerprint or face recognition.
- Age-appropriate playgrounds with the safest playground equipment.
- Flexible hours that will help parents seek childcare for longer hours.

Advance Preschool Inc.

Company Overview

Who is Advance Preschool Inc?

Advance Preschool Inc. is a locally owned, our facility is committed to providing quality early childhood education to infants and preschool-age children in Hoffman Estates and the surrounding communities. At Advance Preschool inc. we believe that the first five years of a child's life deeply affect his or her cognitive, physical, emotional and social development for the rest of their lives. The children will receive a structured, loving environment while learning basic foundational skills to enable them for a successful childhood. Advance Preschool Inc. will offer a variety of programs that are tailored to the age of the child. There are multiple classes that are kept small and allow for maximum interaction with the classroom's dedicated teachers. The teacher to child ratio is kept low to ensure that every child attending Advance Preschool Inc. receives unmatched attention and instruction.

Services

Advance Preschool Inc. offers child care services for ages from 6 weeks infants to 12 years old. Hours of operation are from 6:30 A.M. to 6:00 P.M., Monday through Friday.

Our facility will provide breakfast, two snack-times, and lunch. Our facility will utilize Garabaldi's as our primary meal provider. We will post weekly menus so parents know in advance what will be served each day.

We will use the existing parking spots for both parent and employee parking, and will not be using a drop off system. Parents will be required to park legally and walk their children into the building. Upon entry, children will be visually inspected and screened. Parents will then sign their child in and escort them to their classroom. All parents will exit the building, ensure consistent parking opportunities.

Company Locations and Facilities

Advance Preschool Inc. has based its' operations in, Hoffman Estates, Illinois, a suburb of Chicago. Advance has been in operation for over 25 years, serving the children and families of the Northwest suburbs. During this time, Advance has completed 7 expansions. This allows us to serve over 200 students daily. The new facility is our first step to transion and expand our existing footprint

The outdoor playground will be fully fenced in, to ensure no one can either come in or wander away. The outdoor playground will be furnished with safe, entertaining toys, as well as a sandbox.

The classrooms will also contain toys, games, and books for the entertainment of the children.

The kitchen will be created for serving healthy, nutritious meals for children. We are planning on using catering services provided by Garabladi's. Four staff members will have completed a course to receive the food protection manager certification and each employee in the facility will have completed the food handler certification. Advance Preschool Inc. will meet all child-to-staff ratio requirements.

1. Infant Room (6 weeks -14 months old): total of 12 children (1x4 ratio)
2. Toddlers Room(15 - 23 months old): total of 15 children (1x5 ratio)
3. Preschool Room(2 years old): total of 15 children (1x8 ratio)
4. Before and Afterschool Room (3 – 5 years old): total of 20 children (1x10 ratio)

Industry Analysis

The Day Care industry is expected to grow just over \$56 billion over the next five years. Over the five-year period, per capita disposable income is projected to increase at an annualized rate of 1.2% and is expected to contribute to industry revenue growth during the period by enabling families to cover the high cost of childcare. Advance has prided itself in providing affordable childcare and education at affordable prices. based on industry projections and traditional growth patterns demonstrated by Advance, the chances of success are very high.

Advance has been a positive member of the Hoffman Estates community, building collaborations and programming to serve the community at the highest level. This potential relocation will allow our agency to continue this pattern of growth while maintaining exceptional services.

TENANT IMPROVEMENT:

SUITE 110 EXPANSION (INTO 108)

2353 HASSELL RD
HOFFMAN ESTATES, IL

ADVANCE PRESCHOOL

CARUSO DEVELOPMENT CORPORATION

2314 W HIGGINS ROAD
HOFFMAN ESTATES, ILLINOIS 60169

INTERWORK ARCHITECTS INC.

1717 DEERFIELD ROAD, SUITE 320
DEERFIELD, ILLINOIS 60053

GREGG & ASSOCIATES

225 E. PARK AVE
LIBERTYVILLE, IL 60048

TENANT

847.732.0824

PROPERTY MANAGER

847.855.4160

ARCHITECT

847.509.4070

M/E/P/FP

847.918.1172

CONDITIONALLY
APPROVED

Pursuant to 17 Ill. Adm. Code 3730.307 (c) 4) and subject to the Illinois Plumbing Code (17 Ill. Adm. Code 890) and the Lawn Irrigation Contractor and Lawn Sprinkler System Registration Code (17 Ill. Adm. Code 892), be it hereby ordained that in the Village of Hoffman Estates, all new plumbing fixtures and irrigation controllers installed after the effective date of the ordinance shall bear the WaterSense label (as designated by the U.S. Environmental Protection Agency WaterSense Program), when such labeled fixtures are available.



interwork architects

1717 DEERFIELD ROAD, SUITE 320, DEERFIELD, IL 60015
P 847.509.4070 | interworkarchitects.com

TENANT IMPROVEMENT:

SUITE 110 EXPANSION
(INTO 108)

2353 HASSELL RD
HOFFMAN ESTATES, IL

INTERWORK ARCHITECTS INC.
PROJECT CONTACT: RICHARD GORDON
RGORDON@INTERWORKARCHITECTS.COM

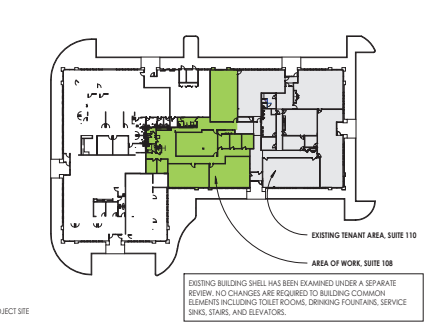
GENERAL NOTES

- ALL WORK IS TO BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE LOCAL AND STATE CODES AND ORDINANCES. THE CONTRACTOR IS RESPONSIBLE FOR SECURING ALL REQUIRED PERMITS AND FEES.
- COORDINATE STORAGE OF MATERIALS AND EQUIPMENT WITH PROPERTY MANAGER. CONTRACTOR IS SOLELY RESPONSIBLE FOR MATERIALS AND EQUIPMENT STORED ON SITE. OWNER ASSUMES NO RESPONSIBILITY FOR STORED MATERIALS AND EQUIPMENT.
- NO CONTRACTOR SHALL DAMAGE OR WEAKEN THE STRUCTURAL INTEGRITY OF THE BUILDING.
- DO NOT SCALE DRAWINGS - DIMENSIONS GOVERN.
- THE WORK INCLUDES THE FURNISHINGS OF ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY FOR AND REASONABLY INCIDENTAL TO THE COMPLETION OF THE WORK AS ILLUSTRATED AND DESCRIBED IN THE PLANS AS PREPARED BY THE ARCHITECT. ALL SUCH WORK IS TO BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.
- ALL CONTRACTORS ARE TO BECOME FAMILIAR WITH SITE CONDITIONS AND BASE BUILDING CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES OR BE RESPONSIBLE FOR THE SAME.
- SUBCONTRACTORS ARE REQUIRED TO REVIEW THE ENTIRE SET OF CONTRACT DOCUMENTS TO VERIFY AREAS OF WORK OF THEIR TRADE ON SHEETS TRADITIONALLY INDICATING WORK OF OTHER TRADES. THE ARCHITECT IS TO BE NOTIFIED IN WRITING OF THE DISCREPANCY AND WILL COORDINATE DESIGN WORK OF THEIR FIRM. HOWEVER, THE SUBCONTRACTOR IS STILL RESPONSIBLE FOR IDENTIFYING AND INCLUDING THIS WORK IN HIS/HER CONTRACT.
- GENERAL CONTRACTOR SHALL VERIFY AND ENSURE THAT ALL EXIT EGRESS IS MAINTAINED THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL PERFORM THE WORK IN A MANNER THAT ALLOWS ANY OPERATING FACILITY TO MAINTAIN A 100% LEVEL OF OPERATION AND CLEANLINESS.
- ALL CONTRACTORS SHALL TAKE OUT ALL NECESSARY INSURANCE TO INDEMNIFY AND HOLD HARMLESS THE OWNER, ARCHITECT AND THEIR AGENTS THEREOF FROM ANY DAMAGES RESULTING FROM CONTRACTORS EXECUTION OF WORK. INTERWORK ARCHITECTS, INC. SHALL BE LISTED AS ADDITIONAL INSURED ON ALL CONTRACTOR POLICIES.
- THE ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION, METHODS AND MATERIALS.
- CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL ITEMS SO INDICATED. PATCH AND REPAIR ANY DAMAGE TO WALLS, FLOORS, CEILINGS, ETC. INCURRED DURING DEMOLITION AND CONSTRUCTION.
- CONTRACTOR(S) SHALL ADEQUATELY PROTECT PERSONS AND PROPERTY FROM DAMAGE AND DIRT CAUSED BY THEIR OPERATIONS. EACH CONTRACTOR SHALL CLEAN, REPAIR OR REPLACE AND PROPERTY PROMPTLY AT NO COST TO OWNER.
- CONTRACTOR SHALL MAINTAIN ALL PUBLIC AND PRIVATE STREETS, DRIVEWAYS, ADJOINING PROPERTIES AND BUILDING ENTRANCES FREE FROM INTERRUPTION OR OBSTRUCTION BY CONSTRUCTION OPERATIONS OR MATERIALS. ANY REQUIRED DISRUPTION SHALL BE PREARRANGED WITH ALL NECESSARY AUTHORITIES AND PARTIES. ROADWAYS AND DRIVES SHALL BE CLEANED IMMEDIATELY OF CONSTRUCTION DEBRIS AND RESIDUE. CONTRACTOR(S) SHALL THOROUGHLY CLEAN THE WORK AREAS UPON COMPLETION OF THE WORK.
- PROVIDE SUBMITTALS FOR ALL EQUIPMENT, FIXTURES AND FABRICATIONS FOR REVIEW. PROVIDE (3) COPIES AND (1) REPRODUCIBLE COPY OF SHOP DRAWINGS. PROVIDE (3) PIECES OF ANY SAMPLE SUBMITTED. WHERE COLOR SELECTIONS ARE REQUIRED, PROVIDE MANUFACTURER'S INFORMATION / SAMPLES FOR SELECTION.

LOCATION MAP



KEY MAP



CODE REQUIREMENTS

TENANT SPACE USE GROUP	I-4 INSTITUTIONAL, DAY CARE FACILITIES
CONSTRUCTION TYPE	TYPE I B
EXISTING NUMBER OF STORIES	1
EXISTING TENANT AREA (SUITE 110)	8,285 USF
EXISTING TENANT OCCUPANT LOAD	109
AREA OF WORK (SUITE 108)	4,547 USF
OCCUPANT LOAD	75
TOTAL OCCUPANT LOAD	184
TOTAL TENANT AREA	14,334 USF

FIRE PROTECTION SYSTEMS PROVIDED:

- AUTOMATIC SPRINKLER SYSTEM
- FIRE ALARM
- EMERGENCY LIGHTING
- PORTABLE FIRE EXTINGUISHERS

BUILDING CODES

- 2021 INTERNATIONAL BUILDING CODE AND APPENDIX K
- 2021 INTERNATIONAL EXISTING BUILDING CODE
- 2021 INTERNATIONAL FIRE CODE
- 2021 INTERNATIONAL MECHANICAL CODE
- 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE
- 2021 INTERNATIONAL FUEL GAS CODE
- ILLINOIS ENERGY CONSERVATION CODE (2021 IECC W/ AMENDMENTS)
- NFPA 701 2020 NATIONAL ELECTRICAL CODE
- ILLINOIS PLUMBING CODE (ILLINOIS ADMINISTRATIVE CODES TITLE 71 PART 60)

ACCESSIBILITY CODES

- AMERICANS WITH DISABILITIES ACT GUIDELINES
- ILLINOIS ACCESSIBILITY CODE, CURRENT EDITION

CODE COMPLIANCE CONTINUED ON SHEET A-0.3

INDEX OF DRAWINGS

ARCHITECTURAL

- A-0.1 TITLE
- A-0.2 GENERAL NOTES
- A-0.3 CODE COMPLIANCE
- A-1.0 DEMOLITION PLAN
- A-1.2 CONSTRUCTION PLAN
- A-1.3 REFLECTED CEILING PLAN
- A-1.1 DEMOLITION REFLECTED CEILING PLAN
- A-1.4 FINISH PLAN
- A-2.0 PARTITION TYPES, DOOR SCHEDULES, AND DETAILS

MECHANICAL

- M1.0 HVAC DEMOLITION PLAN
- M2.0 HVAC PLAN - NEW WORK
- M3.0 HVAC - SPECIFICATIONS & SCHEDULES

ELECTRICAL

- E1.0 ELECTRICAL DEMOLITION PLAN
- E2.0 LIGHTING PLAN
- E3.0 POWER PLAN
- E4.0 ELECTRICAL SPECIFICATIONS & DETAILS

PLUMBING

- P1.0 PLUMBING PLAN

FIRE PROTECTION

- FP1.0 FIRE PROTECTION PLAN

CERTIFICATION

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, COMPLIANCE WITH ALL CODES AND ORDINANCES OF HOFFMAN ESTATES.



RICHARD GORDON
ILLINOIS LICENSE NO. 001-011976
EXPIRES 11-2026

INTERWORK ARCHITECTS INCORPORATED
DESIGN FIRM REGISTRATION #184-000131

THIS DOCUMENT IS THE PROPERTY OF INTERWORK ARCHITECTS INCORPORATED AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM INTERWORK ARCHITECTS INCORPORATED.		
No.	Description	Date
ISSUED FOR BID/PERMIT 05.13.2025		

PROJECT NO: 9819.045.000

SHEET TITLE:

TITLE

SHEET NO:

A-0.1



FINISH PLAN LEGEND		FINISH SYMBOLS LEGEND		PHASING ABBREVIATION LEGEND	
	EXISTING FLOORING AND WALL BASE TO REMAIN		FINISH TRANSITION POINT SEE FINISH SCHEDULE FOR TRANSITION TRIM IF APPLICABLE	N:	NEW
	NEW FLOORING AND WALL BASE TO MATCH ADJACENT EXISTING. PROVIDE SEAMLESS TRANSITION BETWEEN EXISTING AND NEW.		WALL FINISH TAG	EX:	EXISTING TO REMAIN
	NEW LVT FLOORING, NEW WALL BASE, FINAL SELECTION TBD.		BASE FINISH TAG	R:	RELOCATED
			FLOOR FINISH TAG	D:	DEMOLISHED
			ACCENT MATERIAL TAG	T:	TEMPORARY
			MATERIAL ORIENTATION		
			INSTALLATION START POINT		

FINISH MATERIAL SCHEDULE										
MATERIAL	TAG	MFR.	STYLE / #	COLOR / #	FINISH / SHEEN	SIZE	INSTALLATION	LOCATION	CONTACT	COMMENTS
CARPET										
CARPET	CPF-1									FINISHES TO BE DETERMINED
LUXURY VINYL TILE										
LUXURY VINYL TILE	LVS-1									FINISHES TO BE DETERMINED
PANIT										
PAINT	PF-1									FINISHES TO BE DETERMINED
VINYL BASE										
VINYL BASE	VB-1									FINISHES TO BE DETERMINED



1717 DEERFIELD ROAD, SUITE 320, DEERFIELD, IL 60015
P: 847.509.4070 | interworkarchitects.com

TENANT IMPROVEMENT:

**SUITE 110 EXPANSION
(INTO 108)**

2353 HASSELL RD
HOFFMAN ESTATES, IL

INTERWORK RICHARD GORDON
PROJECT CONTACT: RGORDON@INTERWORKARCHITECTS.COM

[illegible]

PROJECT No: 9819.045.000

SHEET TITLE:

FINISH PLAN

SHEET No: _____

A-1.4