



MINUTES
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

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

Commissioners Present: Adam Bauske, Rajkumari Chhatwani, Lon Harner, Lenard Henderson, Daniel Lee (arrived at 6:32 PM), Minerva Milford

Commissioners Absent: Excused: John Wise | Unexcused: Nancy Trieb

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 07-16-2025

Minutes were presented for review. No action was taken at this meeting. Will be presented for approval at the next meeting.

B. Plan Commission 08-06-2025

Minutes were presented for review. No action was taken at this meeting. Will be presented for approval at the next meeting.

4. CHAIRPERSON'S REPORT

Chairperson Chhatwani stated the request for 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 was approved on August 18, 2025, by the Village Board.

5. COMMISSIONERS' COMMENTS

Commissioner Lee arrived at 06:32 PM.

Chairperson Chhatwani complimented the staff on the thoroughness of the packet.

6. NEW BUSINESS**A. Public Hearings**

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

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

Chairperson Chhatwani swore in the petitioner.

Kimberly Bianchini (Owner/Director of Advanced Early Learning Centers Inc.)

Ms. Bianchini presented an overview of the project.

Kevin Anderson presented an overview of the staff report.

Commissioner Lee asked whether staff agrees that there are no issues with parking on site for expanded staff. Mr. Anderson stated the business will demand less parking than a traditional office space would use per the Code. He also stated that the petitioner's operations require parents to park in a designated parking space, walk the child to the building for sign-in, then leave. Preschool staff will be parking on the eastern side of the property and student drop-offs will be on the western side of the property. Ms. Bianchini stated that if there are any parking issues, she will have staff park at the existing location in Barrington Square Mall and walk to the building.

Commissioner Milford asked about the current enrollment capacity. Ms. Bianchini stated the capacity fluctuates. The business typically loses approximately 70 students every August when families / students return to school, but builds back up in September. The maximum capacity is 196 in the current building, with the new building area increasing capacity by 111/125 children depending upon age groups. Commissioner Milford asked whether the increase comes from the community or if they anticipate the participation of other communities. Ms. Bianchini stated there is a large number from the Hoffman Estates community, which accounts for 70–75 % of total enrollment, but they also service families as far away as Elgin and Chicago. Many after-school students have been with the program since birth and provide consistent support services for the students.

Commissioner Milford asked whether the parking counts include ADA spaces. Mr. Anderson stated that the number of stalls is dependent on the total number of stalls within the parking lot, not the use of the building.

Commissioner Harner had no questions.

Commissioner Henderson commented that he went to look at the site today and is very impressed with the build-out.

Chairperson Chhatwani commented that she had also visited the site because her kids had gone to school where parking was very limited, and this location seems to have ample parking available. She also thanked Ms. Bianchini, on behalf of working parents, for the services she offers and the safety her facility provides.

Vice Chairperson Bauske thanked staff for the added detail provided in the findings of fact.

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

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 the Public Hearing. Voice vote taken. Ayes - 6 | Nays - 0 | (Abstain: None). Motion Passed.

Motion by Vice Chairperson Bauske, seconded by Commissioner Henderson, to adopt the Findings of Fact for a Special Use as outlined in the September 3, 2025, Staff Report.

Roll call vote:

Aye: Adam Bauske, Rajkumari Chhatwani, Lon Harner, Lenard Henderson, Daniel Lee, Minerva Milford

Nay: None

Absent: Nancy Trieb, John Wise

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 Advance Preschool Inc. for a daycare for the property at 2353 Hassell Road #110, subject to the conditions as of the September 3, 2025, Staff Report.

Roll call vote:

Aye: Adam Bauske, Rajkumari Chhatwani, Lon Harner, Lenard Henderson, Daniel Lee, Minerva Milford

Nay: None

Absent: Nancy Trieb, John Wise

Motion Passed.

Chairperson Chhatwani stated this recommendation would be presented to the Village Board at the next regular meeting on Monday, September 15, 2025, at 7:00 PM.

Ms. Bianchini mentioned that they will be having an open house on September 23, 2025, and invited the Plan Commissioners to attend between 4–6 PM with the official ribbon cutting at 5 PM. She also stated they hope to eventually revive the Winston Knolls outside share space to revisit the outdoor space.

7. STAFF DISCUSSION

Daisy Dose-Adamzadeh stated there will not be a meeting on September 17. The next meeting will possibly occur on October 1.

8. PUBLIC COMMENT

None.

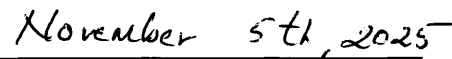
9. ADJOURNMENT

Motion by Commissioner Harner, seconded by Commissioner Henderson, to adjourn at 06:52 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