



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

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**February 18, 2026**

**Council Chambers**

**6:30 PM**

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**1. CALL TO ORDER/ROLL CALL**

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

**Commissioners Present:** Kendra Alexander, Adam Bauske, Rajkumari Chhatwani, Lon Harner, Lenard Henderson, Minerva Milford, Nancy Trieb

**Commissioners Absent:** Excused: John Wise | Unexcused: Daniel Lee

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 01-07-2026

Motion by Commissioner Harner, seconded by Commissioner Henderson, to approve the January 07, 2026, regular meeting minutes. Voice vote taken. Ayes - 7 | Nays - 0 | (Abstain: None). Motion Passed.

**4. CHAIRPERSON'S REPORT**

Chairperson Chhatwani stated the Special Use for a Planned Development and Preliminary and Final Plat of Subdivision for Higgins Crossings located at 125 and 155 W. Higgins Road was approved by the Village Board on February 02, 2026.

**5. NEW BUSINESS**

## A. Public Hearings

1. A Special Use to Natura Academy to permit a private education facility for the property at 2357 Hassell Road

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

Chairperson Chhatwani swore in the petitioners.

Rabije Perezic (Natura Academy)  
Dana Fair (Natura Academy)  
Mary Mangione (Natura Academy)

The petitioners presented an overview of the project.

Kevin Anderson presented an overview of the staff report.

Commissioner Alexander had no questions.

Commissioner Trieb had no questions, but complimented the petitioners on the integration between the two schools.

Commissioner Harner had no questions.

Commissioner Henderson had no questions.

Commissioner Milford asked if what the petitioners are proposing is due to increased enrollment or do they anticipate increased enrollment, or are they introducing this due to the existing enrollment. Ms. Fair stated it is a combination of factors — this is a different school with a different population being served, and part of it is passion for serving students with significant challenges.

Commissioner Milford asked why the petitioners chose not to provide a playground. Ms. Perezic stated that at this time, they will not be moving forward with a playground, but they are looking into partnering with Advance Preschool. Mr. Anderson stated there was a play space approved north of the detention basin on the property west of the subject location over three years ago, which would have to be brought back to the Commission for approval if they decide to revisit utilizing this space, but since they have a working relationship with Advance Preschool, which occupies a large portion of the neighboring property for school uses, and this location also being for school use, it is likely that the Commission may see the playground space being presented again in the future.

Commissioner Milford asked about lunchroom facilities available at the school. Ms. Fair stated the gym area would also be utilized as a cafeteria space.

Commissioner Milford asked for an example of off-site activities, as mentioned in the

presentation. Ms. Fair provided an example for students who demonstrate chronic absenteeism or school refusal behavior. An activity might be a community-based or home visit for face-to-face interaction with the student. Ms. Perezic added that this is part of their programming for remote students at which time instruction and therapy can be administered in person.

Commissioner Milford asked about security on site. Ms. Perezic stated that there is a plan for security cameras on the exterior of the school, but not interior cameras, since they have an adequate number of staff that they do not feel is necessary.

Vice Chairperson Bauske commended the petitioners on a thorough presentation and community-based approach. He asked what the petitioners' timeline looks like for this project. Ms. Fair stated they anticipate opening in August 2026 if approved to move forward.

Vice Chairperson Bauske asked the petitioners if they agreed with the conditions of approval in the staff report. Mr. Anderson read the following conditions into the record at the request of the petitioners; The Special Use to operate a private education facility shall be granted solely to Natura Academy; Operations shall significantly conform to the Project Narrative and Program Description included as part of the Petitioner's application; The Special Use shall be established within one year from the date of granting by the Village Board or the special use shall be revoked; No bus parking shall be permitted on site; There shall be no stopping, standing, or stacking of vehicles in the drive aisles or along the curb in the fire lanes. The property owner and petitioner shall manage all taxi and bus operations on the site so as not to disrupt site circulation or block parking areas. The school shall monitor and manage where staff and visitors park to ensure that cars do not interfere with drop-off or pick-up parking. If the Village determines that there are problems, as witnessed by illegal parking or standing on the property, the Village shall have the right to require additional signage, site modifications, or other measures to remedy the problems. Mr. Anderson stated these are similar conditions to which Wallace Academy was approved with. The petitioners answered yes.

Chairperson Chhatwani asked what measures the petitioners are taking to advertise their services / programs. Ms. Fair stated that, following approval by the State, they send informational packets to school districts up to an hour away so they are aware of available programming, and they are also listed on the ISBE website as an approved program.

Chairperson Chhatwani asked about program funding. Ms. Perezic stated funding is a combination of private funding and a loan from the SBA.

Chairperson Chhatwani asked if there were any members of the audience that wished 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 - 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 as stated in the February 18, 2026, staff report.

Roll call vote:

Aye: Kendra Alexander, Adam Bauske, Rajkumari Chhatwani, Lon Harner, Lenard

Henderson, Minerva Milford, Nancy Trieb  
Nay: None  
Absent: Daniel Lee, John Wise,  
Motion Passed.

Motion by Vice Chairperson Bauske, seconded by Commissioner Harner, to recommend to the Village Board approval of a Special Use to Natura Academy for a private education facility at 2357 Hassell Road subject to the conditions stated in the February 18, 2026, staff report.

Roll call vote:  
Aye: Kendra Alexander, Adam Bauske, Rajkumari Chhatwani, Lon Harner, Lenard Henderson, Minerva Milford, Nancy Trieb  
Nay: None  
Absent: Daniel Lee, John Wise,  
Motion Passed.

Chairperson Chhatwani stated this recommendation would be presented to the Village Board at the next regular meeting on Monday, March 02, 2026, at 07:00 PM.

**6. STAFF DISCUSSION**

Daisy Dose-Adamzadeh stated the next regular Plan Commission meeting on March 04, 2026, will be canceled. The next meeting is anticipated to occur on March 18, 2026.

Ms. Dose-Adamzadeh also requested that the Commissioners' completed SEI filing confirmations be sent to her for processing with the Clerk's Office and that a reminder would be sent to each member. Commissioner Harner, Chairperson Chhatwani, and Commissioner Alexander noted they had not received anything from the County. Ms. Dose-Adamzadeh stated she would reach out to the Clerk to determine why the information had not been sent. Chairperson Chhatwani inquired about the due date. Ms. Dose-Adamzadeh said she would confirm the deadline and follow-up with the Commissioners.

**7. PUBLIC COMMENT**

None.

**8. ADJOURNMENT**

Motion by Commissioner Harner, seconded by Commissioner Henderson, to adjourn at 07:04 AM. Voice vote taken. Ayes - 7 | Nays - 0 (None) | Abstain - 0 (None). Motion Passed.

*Minutes prepared by Marquelle Cnota, Administrative Assistant.*

*R Chhatwani*  
Chairperson's Approval

03/18/2026  
Date Approved