



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

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**March 19, 2025**

**Council Chambers**

**6:30 PM**

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1. **CALL TO ORDER/ROLL CALL**
2. **APPROVAL OF MINUTES**
  - A. Planning & Zoning Commission 02-19-2025
3. **CHAIRPERSON'S REPORT**
4. **NEW BUSINESS**
  - A. Public Hearings
    1. Special Use to Kaizen Jiu Jitsu to permit a martial arts studio at 1762 W. Algonquin Road
5. **STAFF DISCUSSION**
  - A. 2025 Zoning Map Update (Information Only)
6. **PUBLIC COMMENT**
7. **ADJOURNMENT**

The next regular Planning & Zoning Commission meeting is scheduled for **Wednesday, April 16, 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](http://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**  
**Planning & Zoning Commission**  
**Regular Meeting**  
**Village Hall**  
**1900 Hassell Road, Hoffman Estates, IL 60169**

**February 19, 2025**

**Council Chambers**

**6:30 PM**

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

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

**Commissioners Present:** Adam Bauske, Lon Harner, Lenard Henderson, Minerva Milford, Nancy Trieb, Denise Wilson, John Wise, Rajkumari Chhatwani

**Commissioners Absent:** Excused: Eva Combs | Unexcused: Daniel Lee

A quorum was present.

**Administrative Personnel Present:** Jenny Horn, Director of Planning & Transportation; Kevin Anderson, Associate Planner; Daisy Dose-Adamzadeh, Assistant Planner

**2. APPROVAL OF MINUTES**

**A. Planning & Zoning Commission 01-15-2025**

Motion by Commissioner Henderson, seconded by Commissioner Chhatwani, to approve the January 15, 2025, regular meeting minutes. Voice vote taken. Ayes - 7, Nays - 0, (Abstain: Nancy Trieb). Motion Passed.

**B. Planning & Zoning Commission 02-05-2025**

Motion by Commissioner Henderson, seconded by Commissioner Chhatwani, to approve the February 05, 2025, regular meeting minutes. Voice vote taken. Ayes - 7, Nays - 0, (Abstain: Minerva Milford). Motion Passed.

**3. CHAIRPERSON'S REPORT**

Vice Chairperson Bauske asked staff to provide an update since Chairperson Combs was absent.

Daisy Dose-Adamzadeh stated that the garage variation for 5560 Airdrie Court and the preliminary and the preliminary and final plat of subdivision and site plan for Compass Datacenters were approved by the Village Board.

#### 4. OLD BUSINESS

##### A. Public Meetings

1. Rezoning from R-2 One-Family Residential District to R-10 Attached Single-Family Dwelling Residential District, Variations from Sections 9-5-10-D-1 and 9-5-10-D-10 of the Municipal Code, and Preliminary Concept Site Plan for the property located at 1180-1190 Apple Street

Motion by Vice Chairperson Bauske, seconded by Commissioner Henderson, to open the Public Meeting. Voice vote taken. Ayes - 8 | Nays - None. Motion Passed.

Vice Chairperson Bauske notified the audience that the Public Hearing for this item was previously opened and closed on January 15, 2025. The Commission will not be hearing any public commentary during this portion of the meeting. Public comments may be made during the Public Comment time toward the end of this evening's meeting. The purpose of tonight's consideration by the Planning & Zoning Commission is to adopt findings and vote on the recommendations of the four requests. Any recommendations will be presented to the Village Board for final consideration on March 03, 2025.

Vice Chairperson Bauske swore in the petitioner.

Robert Kirk (Group A Architecture - 1100 Landmeier Rd, Elk Grove Village)

Kevin Anderson reminded Vice Chairperson Bauske that the Public Hearing is not open, that this is a Public Meeting, so there should be no additional testimony taken from the petitioner or public at this time.

Daisy Dose-Adamzadeh stated the Commissioners should proceed with discussion of the findings, then proceed with making the motions.

Vice Chairperson Bauske reminded the Commissioners that the information was previously presented and now is the time for any questions they may have for staff or the applicant based on the findings that were provided to them.

Commissioner Milford had no questions.

Commissioner Wise asked if they would be able to review the findings before they vote. Vice Chairperson Bauske asked for clarification of the question. Commissioner Wise asked what the findings of fact determine. Vice Chairperson Bauske explained the process and stated that the draft findings that are being presented to the commission are based on testimony

from the 1/19/25 public hearing. Kevin Anderson provided additional guidance on the process. Jenny Horn advised Commissioners to turn to page 30 of the packet to view the draft Findings & Recommendation which presents the four requests being voted on this evening.

Commissioner Wilson had no questions.

Commissioner Harner asked why there were no findings for Request # 1. Daisy Dose-Adamzadeh stated that Standards 1a-d represent what the planning and zoning commission should take into consideration when making their findings for Standard 2. Commissioner Harner asked how this finding is different from Page 31, where there are findings for 1a-c. Daisy Dose-Adamzadeh stated that the Rezoning Standards are different from Variation Standards. Jenny Horn stated the language in the code is different for Rezoning and Variations. Commissioner Harner stated that the commission had findings for Standards 1 a-d, but they are not in the draft findings document. Jenny Horn stated that there was not a consensus and, ultimately, what staff tried to do was reflect the overall outcome of the meeting and, generally speaking, it appeared that there was no consensus. Corporation Council has reviewed the draft findings and believes they meet the intent of the Code. Jenny Horn suggested that if Commissioner Harner would like to amend the draft language, he could make a motion to do so with the specific changes that he would like to make and that would need a second.

Vice Chairperson Bauske stated that he was comfortable with the findings and would like to vote on them as presented.

Commissioner Henderson asked Vice Chairperson Bauske to clarify if the Commissioners are voting first on whether the findings are accurate as presented and then voting to move on the motion. Vice Chairperson Bauske confirmed that was correct.

Commissioner Harner stated that Commissioner Trieb did not get the packet for this item. Commissioner Trieb received a copy of the packet and was given time to review the findings. The Vice Chairperson asked Commissioner Trieb if she had any questions about the findings. Commissioner Trieb had no questions.

Commissioner Chhatwani had no questions.

Jenny Horn suggested to Vice Chairperson Bauske to follow the order of requests starting on page 30 in the meeting packet for the voting.

Vice Chairperson Bauske asked the Commissioners to proceed with Request 1: Rezoning from R-2 to R-10.

Motion by Commissioner Harner, seconded by Commissioner Henderson, to adopt the Findings of Fact for Rezoning from R-2 to R-10.

Roll call vote:

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

Nay: None

Absent: Daniel Lee, Eva Combs

Motion Passed.

Motion by Commissioner Harner, seconded by Commissioner Henderson, to recommend to the Village Board approval of Rezoning from R-2 One-Family Residential District to R-10 Attached Single-Family Dwelling Residential District, subject to the conditions as of the February 19, 2025, Staff Report.

Roll call vote:

Aye: None

Nay: Adam Bauske, Lon Harner, Lenard Henderson, Minerva Milford, Nancy Trieb, Denise Wilson, John Wise, Rajkumari Chhatwani

Absent: Daniel Lee, Eva Combs

Motion Failed.

Vice Chairperson Bauske asked the Commissioners to proceed with Request 2: Variation for Minimum Development Area.

Motion by Commissioner Harner, seconded by Commissioner Henderson, to adopt the Findings of Fact for Variation for Minimum Development Area.

Roll call vote:

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

Nay: None

Absent: Daniel Lee, Eva Combs

Motion Passed.

Motion by Commissioner Harner, seconded by Commissioner Henderson, to recommend to the Village Board approval of a Variation from Section 9-5-10-D-1 to reduce the minimum development area to 0.9 acres instead of the minimum required 10 acres.

Roll call vote:

Aye: None

Nay: Adam Bauske, Lon Harner, Lenard Henderson, Minerva Milford, Nancy Trieb, Denise Wilson, John Wise, Rajkumari Chhatwani

Absent: Daniel Lee, Eva Combs

Motion Failed.

Vice Chairperson Bauske asked the Commissioners to proceed with Request 3: Variation for Maximum Density.

Motion by Commissioner Harner, seconded by Commissioner Henderson, to adopt the Findings of Fact for Variation for Maximum Density.

Roll call vote:

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

Nay: None

Absent: Daniel Lee, Eva Combs

Motion Passed.

Motion by Commissioner Harner, seconded by Commissioner Henderson, to recommend to the Village Board approval of a Variation from Section 9-5-10-D-10 to increase the gross density to 10.9 units per acre instead of the maximum density of 6 units per acre.

Roll call vote:

Aye: None

Nay: Adam Bauske, Lon Harner, Lenard Henderson, Minerva Milford, Nancy Trieb, Denise Wilson, John Wise, Rajkumari Chhatwani

Absent: Daniel Lee, Eva Combs

Motion Failed.

Vice Chairperson Bauske asked the Commissioners to proceed with Request 4: Preliminary Concept Site Plan.

Motion by Commissioner Harner, seconded by Commissioner Henderson, to recommend to the Village Board approval of the Preliminary Concept Site Plan, subject to the conditions as of the February 19, 2025, Staff Report.

Roll call vote:

Aye: None

Nay: Adam Bauske, Lon Harner, Lenard Henderson, Minerva Milford, Nancy Trieb, Denise Wilson, John Wise, Rajkumari Chhatwani

Absent: Daniel Lee, Eva Combs

Motion Failed.

Vice Chairperson Bauske stated this recommendation would be presented to the Village Board at the next regular meeting on Monday, March 03, 2025, at 7:00 p.m.

## 5. NEW BUSINESS

### A. Public Hearings

1. Special Use to Harvest Community Church for a religious institution and Site Plan Amendment for the property located at 2060 - 2080 Stonington Avenue

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

Vice Chairperson Bauske swore in the petitioners.

Lawrence Freedman (95 Revere Drive, Northbrook, IL)

Javier Milan (KLOA, Inc. 9575 W Higgins Road, Rosemont, IL)

David Lee (2060 Stonington Avenue)

Mr. Freedman presented an overview of the project.

Daisy Dose-Adamzadeh presented an overview of the staff report.

Commissioner Chhatwani had no questions.

Commissioner Henderson asked whether activities would be held outdoors on the property. David Lee stated there might occasionally be activities held outside on the property;

however, most activities are held inside.

Commissioner Trieb asked if they would have someone directing traffic flow in/out of the parking lot. Mr. Lee stated there is a team of greeters and parking lot attendants that would be on site to help direct traffic on site in the parking lot, or toward off-site parking locations. They will additionally ensure patrons are not parking in adjacent lots.

Commissioner Harner had no questions, but complemented that the site plan was mentioned in the presentation.

Commissioner Wilson had no questions.

Commissioner Wise had no questions.

Commissioner Milford had no questions.

Vice Chairperson Bauske asked the petitioners if they agreed with the conditions of approval in the staff report. Mr. Freedman stated yes.

Vice Chairperson Bauske asked about the days of operation being Monday through Friday and Sunday, with nothing on Saturday. Mr. Lee stated there is one small, once per month legal aid outreach program held on Saturdays, but no other regular programming is offered on Saturdays. This program only draws in about five to six cars. Vice Chairperson Bauske inquired what would happen if a holiday, such as Christmas, were to fall on a Saturday. Would services occur on a Saturday in this instance? Mr. Lee clarified that they do not meet on the holiday, but meet on the closest Sunday to the holiday.

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

Motion by Commissioner Harner, seconded by Commissioner Henderson, to adopt the Findings of Fact for a Special Use.

Roll call vote:

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

Nay: None

Absent: Daniel Lee, Eva Combs

Motion Passed.

Motion by Commissioner Harner, seconded by Commissioner Henderson, to adopt the Findings of Fact for a Site Plan.

Roll call vote:

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

Nay: None

Absent: Daniel Lee, Eva Combs,  
Motion Passed.

Motion by Commissioner Harner, seconded by Commissioner Henderson, to recommend to the Village Board approval of a Special Use to Harvest Community Church for a Religious Institution and Site Plan Amendment for the property located at 2060-2080 Stonington Avenue, subject to the conditions as of the February 19, 2025, Staff Report.

Roll call vote:

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

Nay: None

Absent: Daniel Lee, Eva Combs,  
Motion Passed.

Vice Chairperson Bauske stated this item is scheduled to be presented to the Village Board on Monday, March 03, 2025, at 7:00 p.m.

2. Special Use to Lorenz Naprapaths Inc (dba Revolutionary Health) to permit a yoga studio for the property at 1721 Moon Lake Boulevard, #410

Motion by Planning & Zoning Commissioner Henderson, seconded by Planning & Zoning Commissioner Harner, to Close Public Hearing. Voice vote taken. Ayes - 0 | Nays - 0 | (Abstain: None). Motion Passed. Motion by Vice Chairperson Bauske, seconded by Commissioner Henderson, to open the Public Hearing. Voice vote taken. Ayes - 8 | Nays - 0 | (Abstain: None). Motion Passed.

Vice Chairperson Bauske swore in the petitioner.

Nicholas Lorenz (185 Amherst Dr, Bartlett, IL)

Dr. Lorenz presented an overview of the project.

Kevin Anderson presented an overview of the staff report.

Commissioner Wilson asked what "other healing therapies" means as listed in the staff report. Mr. Anderson stated this was an abbreviation for purposes of the staff report. The full list, included in the business plan, includes Yoga, Physical Therapy, Massage, Medical Doctor, Phlebotomist, Chiropractor, Nutritional Counseling, Behavioral Health, LCSW, Sound Healing, Acupuncture, Nurse Practitioner, aesthetician, and Reiki.

Commissioner Wise had no questions.

Commissioner Milford had no questions.

Commissioner Chhatwani asked if yoga classes are offered to the Commissioners? Dr. Lorenz stated they are beneficial for all. Commissioner Chhatwani asked if he already had clientele for these yoga classes, since they are longer than the typical classes one sees offered by the Park District, to which Dr. Lorenz responded yes, he would be utilizing his and his wife's current client base.

Commissioner Henderson had no questions.

Commissioner Trieb had no questions.

Commissioner Harner had no questions.

Vice Chairperson Bauske asked the petitioner if he agreed with the conditions of approval in the staff report. Dr. Lorenz stated yes.

Vice Chairperson Bauske asked if there were any members of the audience who would like to comment on this request. There were no public comments.

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

Motion by Commissioner Harner, seconded by Commissioner Henderson, to adopt the Findings of Fact for a Special Use.

Roll call vote:

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

Nay: None

Absent: Daniel Lee, Eva Combs,

Motion Passed.

Motion by Commissioner Harner, seconded by Commissioner Henderson, to recommend to the Village Board approval of a Special Use to Lorenz Naprapaths Inc (dba Revolutionary Health) to permit a yoga studio for the property located at 1721 Moon Lake Blvd, #410, subject to the conditions as of the February 19, 2025, Staff Report.

Roll call vote:

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

Nay: None

Absent: Daniel Lee, Eva Combs,

Motion Passed.

Vice Chairperson Bauske stated this item is scheduled to be presented to the Village Board on Monday, March 03, 2025, at 7:00 p.m.

## 6. STAFF DISCUSSION

Daisy Dose-Adamzadeh stated there are currently no items on the March 05, 2025 agenda. Ms. Dose-Adamzadeh will notify Commissioners about the status of a meeting for March 19, 2025.

## 7. PUBLIC COMMENT

Vice Chairperson Bauske invited audience members to come forward who wished to address the Commission.

Mr. Ahmed (200 Aster Lane) - Mr. Ahmed stated he is against the 1180-1190 Apple Street project because the lots are single-family and should stay single-family.

**8. ADJOURNMENT**

Motion by Commissioner Harner, seconded by Commissioner Henderson, to adjourn at 07:28 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*

Revised Draft  
3-19-2025



## PLANNING & ZONING COMMISSION STAFF REPORT

Meeting Date: 3/19/2025

From: Kevin Anderson, Planner II

**PLN25-0007**

**Public Hearing**

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

#### **REQUEST SUMMARY**

Kaizen Jiu Jitsu is a new martial arts studio proposing to open in the Forest View Plaza shopping center. The subject property is zoned B-1 Neighborhood Business District. Martial arts studios are considered a health club which requires a Special Use under Section 9-8-1-C-2 in order to operate.

<b>Location:</b>	1762 W. Algonquin Road
<b>Property Owner / Applicant:</b>	Forest View Plaza II Partnership / Faizan Mughni
<b>Property Size:</b>	5.45 ac.
<b>Zoning / Land Use:</b>	B-1 Neighborhood Business District / Forest View Plaza retail center
<b>Adjacent Properties:</b>	North: R-7, detention basin West: R-7, Whispering Trails Subdivision South: R-5, Algonquin Road ROW East: B-1, gas station / shopping center

#### **BACKGROUND / ANALYSIS**

Kaizen Jiu Jitsu Club is proposing to occupy a 2,480-square foot tenant space in the Forest View Plaza. Minimal changes are proposed for the space. Most of the floor plan is dedicated to an open-space training area. A new office, storage room, and locker room would be added, as well as a small retail area and reception desk. Restrooms would be updated to meet accessibility requirements of the Americans with Disabilities Act (ADA) and the Illinois Accessibility Code (IAC). The use would not negatively impact parking demand for the shopping center. Retail shopping centers require 4 spaces per 1,000 square feet of gross floor area and the shopping center currently has an adequate supply of parking (282 spaces) for its size and tenant mix. Parking hasn't been an issue in the shopping center.

Hours of operation would be 12:00 pm - 8:00 pm Monday through Thursday; 10:00 am - 1:00 pm Saturday and 11:00 am to 12:00 pm Sunday. The maximum size for any one session would be 15 students.

The club is operated by two full-time staff members who are experienced in operating similar martial arts studios in the Chicago area.

## **MOTIONS**

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

1. Adopt the Findings of Fact for a Special Use.
2. 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 following conditions:
  - a. The approval of the Special Use shall be based on the application materials submitted by the petitioner for this request. Any change in business operations or occupancy will require additional review by the Village.
  - b. A building permit shall be obtained within twelve (12) months of Village Board action on this request.

## **ATTACHMENTS**

1. Draft PZC Findings and Recommendations Summary
2. Location Map
3. Supporting Documents



**PLANNING & ZONING COMMISSION  
FINDINGS & RECOMMENDATION SUMMARY**

Meeting Date: 3/19/2025  
Prepared By: Kevin Anderson, Planner II  
Project #: PLN25-0007

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

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

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*Sec 9-1-18-I Standards for a Special Use.* No special use shall be recommended by the Planning and Zoning Commission unless said Planning and Zoning 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 establishment of the proposed martial arts studio will not be detrimental to the public health, safety, morals, 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 proposed martial arts studio will not be injurious to surrounding properties.***
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 establishment of the proposed martial arts studio will not impede normal and orderly development of surrounding properties.***
4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided;  
***FINDING: The property is already served by adequate utilities, access, and drainage.***
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: There would be no change in the existing curb cuts or access to public roads.***
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 Planning and Zoning Commission; and  
***FINDING: The proposed martial arts studio is expected to conform to all applicable regulations of the Village Code.***
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: Supporting a new business is in line with the Business Retention and Expansion (BRE) goals of the Village's Economic Development Strategic Plan.***

## Draft Recommendations

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The Planning and Zoning Commission shall make the following motions (2 motions are required):

1. Adopt the Findings of Fact for a Special Use.

*Motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to adopt the findings.*

*Roll call vote:*

*Aye:*

*Nay:*

*Absent:*

***Motion [Passed/Failed].***

2. Recommend to the Village Board approval of a Special Use to Kaizen Jiu Jitsu to permit a martial arts studio at 1762 W. Algonquin Road, subject to the following conditions:
  - a. The approval of the Special Use shall be based on the application materials submitted by the petitioner for this request. Any change in business operations or occupancy will require additional review by Village.
  - b. A building permit shall be obtained within twelve (12) months of Village Board action on this request.

*Motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to recommend approval.*

*Roll call vote:*

*Aye:*

*Nay:*

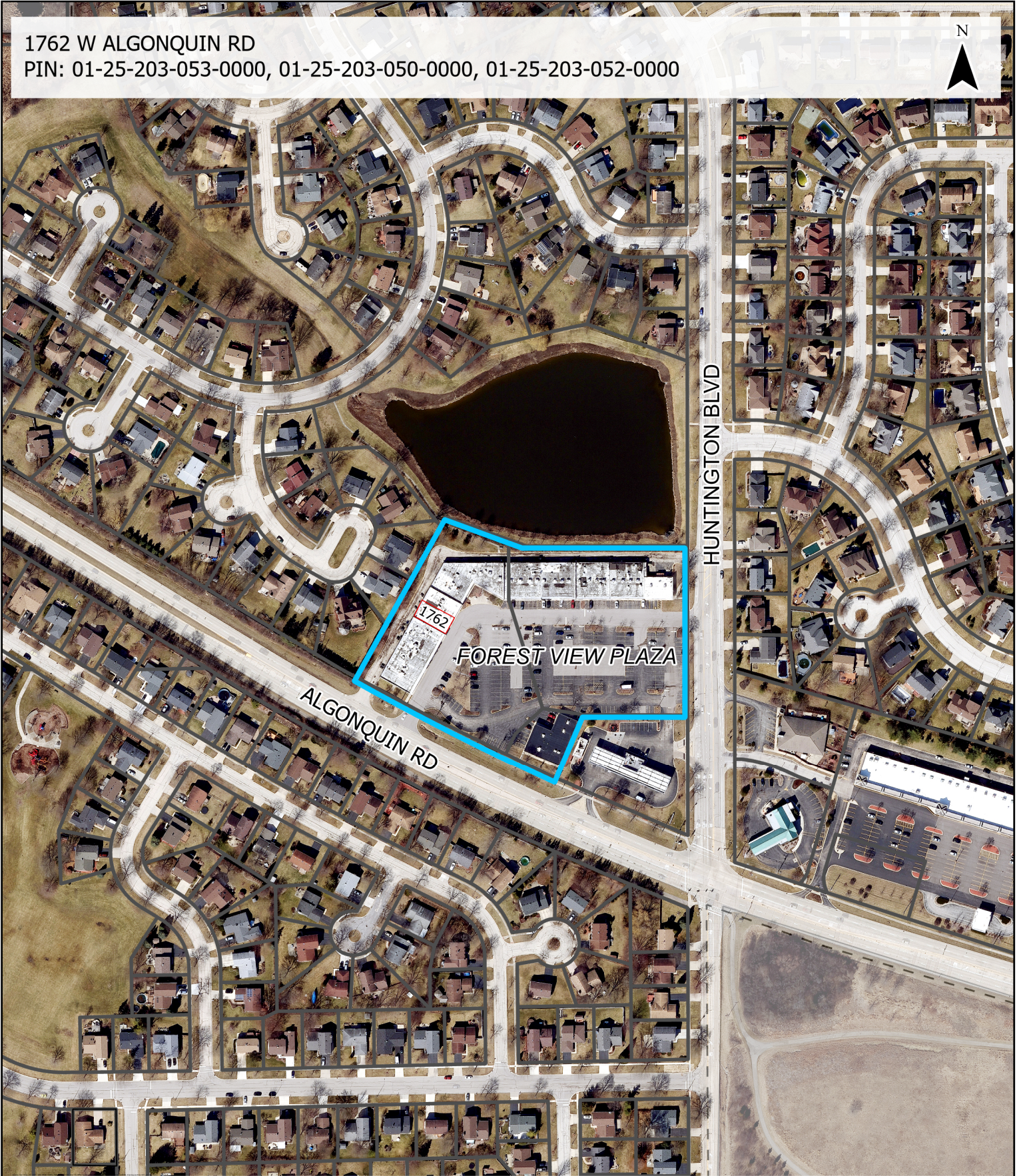
*Absent:*

***Motion [Passed/Failed].***

1762 W ALGONQUIN RD

PIN: 01-25-203-053-0000, 01-25-203-050-0000, 01-25-203-052-0000

N



Legend

-  Subject Property
-  Parcel
-  VillageBoundary



Department of Development Services  
Village of Hoffman Estates



# VILLAGE OF HOFFMAN ESTATES PLANNING & ZONING APPLICATION SUMMARY

## APPLICATION INFORMATION

Project Number:	PLN25-0007
Project Name:	Kaizen Jiu Jitsu Club
Project Application Date:	1/30/2025
Project Manager:	Kevin Anderson

## PROJECT TYPE

Special Use;

## SITE INFORMATION

Property Address:	1762 W ALGONQUIN RD
All Included PINs:	01-25-203-053

## PROJECT CONTACTS

Relationship to Project	Name / Firm	Address	Phone	E-Mail
APPLICANT	Faizan Mughni	1299 Mallard Ln Hoffman Estates, IL 60192	3316254082	kaizenjiujitsuclub@gmail.com
OTHER	Earvin J Aquino	8641 Austin Ave Morton Grove, IL 60053	7739712750	kazienjiujitsuclub@gmail.com
OWNER	Forest View Plaza II Partnership	968 W LAKE ST ROSELLE, IL 60172-3352	6308941277	LEO@CHUCKANDLEO.COM



# KAIZEN

## JIU JITSU CLUB

### PROJECT NARRATIVE:

**Background:** Kaizen Jiu Jitsu was founded on over a decade of experience as both a practitioner and instructor, training under the prestigious Gracie Allegiance Team. In 2021, we co-founded All Star Jiu Jitsu in Lombard, IL, growing it into one of the most successful academies in the area with a thriving student base and strong community presence. After selling our share in that gym, we set out to create something of our own—Kaizen Jiu Jitsu—in Hoffman Estates, the city we proudly call home.

Kaizen Jiu Jitsu is proud to be a direct affiliate of the prestigious Gracie Allegiance Team, led by the highly respected Carley Gracie. This elite affiliation is exclusive to only eight gyms in the Midwest, ensuring the highest level of instruction, lineage, and tradition. Our mission is to cultivate a community-driven training environment where students of all levels can grow, improve, and embody the Kaizen philosophy of continuous progress.

Currently, we do not have intentions to expand to multiple locations. However, we have proactively requested the landlord to grant us the first right of refusal for the neighboring spaces, allowing us the opportunity to expand our current facility if the right circumstances arise.

**Mission:** Our mission is to build a strong, inclusive community where people from all walks of life can come together. At Kaizen Jiu Jitsu, we believe that the practice of Jiu Jitsu goes beyond physical training—it's about fostering connections, building relationships, and creating a supportive environment.

We envision a place where individuals of all ages, backgrounds, and skill levels can unite, learn, and grow together. Our Academy will be more than just a training facility; it will be a hub for community engagement, personal development, and mutual respect. Through various programs, events, and collaborative efforts, we aim to strengthen the bonds within our community and create a positive impact.

By bringing Kaizen Jiu Jitsu to Hoffman Estates, we aspire to spark a new wave of camaraderie and support, helping to weave a richer, more connected community fabric. Join us in this journey to empower individuals, foster unity, and build a vibrant, thriving community.

**Total Employees : 2**

- 2 Employees : Owner - Instructors

**HOURS OF OPERATION:**

**MONDAY – THURSDAY:**

- 12-1PM Adults afternoon class (10 – 15 adults approx. per class)
- 1PM- 5PM – **CLOSED**
- 5-6 PM Kids Class (10-15 kids per class approx.)
- 6-7PM – Adults Self Defense/ Fundamentals Jiu Jitsu class (10-15 adults approx. per class)
- 7-8PM – Adults Advance Jiu Jitsu Class (10-15 adults approx. per class)

**FRIDAY – **CLOSED****

**SATURDAY :**

- 10 - 11 AM Kids Class (10-15 kids approx. per class)
- 11AM-12PM Adults Self Defense/ Fundamentals Jiu Jitsu class (10-15 adults approx. per class)
- 12-1 PM – Adults Advance Jiu Jitsu Class (10-15 adults approx. per class)

**SUNDAY :**

- 11AM – 12PM - Adults Open Matt (10-15 Adults approx. per class)

## STANDARDS OF A SPECIAL USE

Zoning Code Section 9-1-18 requires that the Planning and Zoning Commission shall, in making its determination, find that adequate evidence is provided to meet the Standards of a Special Use. All standards must be answered in full.

1. 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 provide an explanation on how the request meets this standard.

2. 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. Please provide an explanation.

Kaizen Jiu Jitsu Club will complement the surrounding area by providing a well-maintained, professional facility that promotes health, fitness, and personal development. The club will operate in a structured and respectful manner, ensuring that noise levels, parking, and overall activity remain non-disruptive to neighboring properties. Additionally, a high-quality martial arts academy can enhance community appeal by attracting families and individuals, potentially increasing local property values.

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 provide an explanation.

Kaizen Jiu Jitsu Club will operate within zoning regulations without disrupting future development. As a low-impact, family-friendly facility, it will generate minimal noise and traffic while enhancing community appeal. The club will comply with all local codes, ensuring it supports, rather than hinders, the area's growth and improvement.

4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided. Please provide an explanation.

Kaizen Jiu Jitsu Club will be established in a location with existing infrastructure, including adequate utilities, access roads, drainage, and necessary facilities. The site is easily accessible for members and visitors, with sufficient parking and safe entry points. All utility connections and drainage systems will comply with local regulations, ensuring seamless operation without straining public resources.

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 provide an explanation.

Kaizen Jiu Jitsu Club will be situated in an area with adequate parking and well-planned access points to ensure efficient traffic flow. The design of the ingress and egress routes will be optimized to minimize congestion on public streets by providing ample space for vehicles to enter and exit smoothly. The layout will ensure that traffic remains orderly and does not disrupt the surrounding neighborhood. We will communicate with students and parents on where to park and how to avoid any traffic.

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 Planning and Zoning Commission. Please provide an explanation.

Kaizen Jiu Jitsu Club will fully comply with all applicable regulations for the district in which it is located. Any necessary modifications to these regulations will be made in accordance with the recommendations of the Planning and Zoning Commission and approved by the Village Board. The club will ensure that its operations align with the district's standards while maintaining flexibility for any required adjustments to meet local needs.

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. Please provide an explanation.

Kaizen Jiu Jitsu Club aligns with the Village's economic development goals by contributing to the local economy through job creation, attracting visitors, and supporting local businesses. As a community-focused fitness facility, it enhances the well-being of residents and fosters a healthy, active lifestyle, which is a key component of the Village's long-term vision. The club also has the potential to increase foot traffic in the area, benefiting nearby establishments, and contributing to the overall growth and vitality of the local economy as outlined in the Village's Comprehensive Plan.

# INTERIOR REMODELING OF COMMERCIAL SPACE TO ACCOMMODATE NEW JIU JITSU ACADEMY

## 1762 W. ALGONQUIN RD., HOFFMAN ESTATES, IL 60192



### COMMERCIAL BUILDING THERMAL ENVELOPE METHOD OF COMPLIANCE: PRESCRIPTIVE

2021 INTERNATIONAL ENERGY CONSERVATION CODE													
TABLE C402.1.3 OPAQUE THERMAL ENVELOPE INSULATION COMPONENT MINIMUM REQUIREMENTS, R-VALUE METHOD (a.1)													
CLIMATE ZONE	Roofs			Walls, above grade				Walls below grade	Floors		Slab-on-grade floors		Opaque doors
	INSULATION ENTIRELY ABOVE ROOF DECK	METAL BUILDINGS (b)	ATTIC & OTHER	MASS (g)	METAL BUILDING	METAL FRAMED	WOOD FRAMED & OTHER	BELOW-GRADE WALL (d)	MASS (e)	JOIST/FRAMING	UNHEATED SLABS	HEATED SLABS (h)	
5 AND MARINE 4	R-30ci	R-19 + R-11 LS	R-49	R-9.5ci	R-13 + R-13 ci	R-13 + R-7.5ci	R-13+ R-3.8ci or R-20	R - 7.5ci	R-14.6ci	R-30	R-15 for 24" below	R-10 for 24" below + R-5 full slab	U-031
<p>ci = Continuous insulation, NR = No Requirement, LS = Liner System                      a. Assembly descriptions can be found in ANSI/ASHRAE/IESNA Appendix A.                      b. Where using R-value compliance method, a thermal spacer block shall be provided, otherwise use the U-factor compliance method in Table C402.1.4.                      c. R-5.7ci is allowed to be substituted with concrete block walls complying with ASTM C90, ungrouted or partially grouted at 32 inches or less on center vertically and 48 inches or less on center horizontally, with ungrouted cores filled with materials having a maximum thermal conductivity of 0.44 Bu-in-h<sup>2</sup>(2)F°                      d. Where heated slabs are below grade, below-grade walls shall comply with the exterior insulation requirements for heated slabs.                      e. "Mass floors" shall be in accordance with Section C402.2.3                      f. Steel floor joist systems shall be insulated to R-38.                      g. "Mass walls" shall be in accordance with Section C402.2.2.                      h. The first value is for perimeter insulation and the second value is for slab insulation. Perimeter insulation is not required to extend below the bottom of the slab.                      i. Not applicable to garage doors. See table C402.1.4.</p>													
TABLE C402.4 BUILDING ENVELOPE FENESTRATION MAXIMUM U-FACTOR AND SHGC REQUIREMENTS													
CLIMATE ZONE	U-Factor			SHGC						Skylights			
	FIXED FENESTRATION	OPERABLE FENESTRATION	ENTRANCE DOOR	PF < 0.2		0.2 ≤ PF < 0.5		PF ≥ 0.5		U-FACTOR	SHGC		
5 AND MARINE 4	0.36	0.45	0.63	FIXED	OPERABLE	FIXED	OPERABLE	FIXED	OPERABLE	0.50	0.40		
				0.38	0.33	0.46	0.40	0.61	0.53				
NR = No Requirement, PF = Projection Factor.													
COMMERCIAL													
C403.11.1 Duct and plenum insulation and sealing (Mandatory). Supply and return air ducts and plenums shall be insulated with not less than R-6 insulation where located in unconditioned spaces and where located outside the building with not less than R-8 insulation in Climate Zones 1 through 4 and not less than R-12 insulation in Climate Zones 5 through 8.													

PROJECT DATA	
ZONE DISTRICT	B-1 Neighborhood Business District
EXISTING UNIT AREA	2481.0 sq.ft.
IBC OCCUPANCY	Assembly Group A-3
TYPE OF CONSTRUCTION	III B
FIRE SPRINKLER SYSTEM	Existing
FIRE ALARM SYSTEM	To be provided
OCCUPANCY LOAD	
Reception	62.33 SQ. FT.
- 150 sq.ft./person	1 person
Sales Area	129.14 SQ. FT.
- 60 sq.ft./person	2 persons
Office	87.50 SQ. FT.
- custom	2 persons
Jiu Jitsu Area	1543.06 SQ.FT.
-50 sq.ft./person	31 persons
Locker Room	135.40 SQ.FT.
-50 sq.ft./person	3 persons
ACCESSORY AREA	
Corridor	66.40 SQ.FT.
Storage 1	49.00 SQ.FT.
Storage 2	38.39 SQ.FT.
Unisex Handicapped Bath 1	73.68 SQ.FT.
Unisex Handicapped Bath 2	73.68 SQ.FT.
Janitor Room	43.17 SQ.FT.
Total Accessory	341.72 sq.ft.
-300 sq.ft./person	2 persons
<b>TOTAL OCCUPANCY LOAD</b>	<b>41 persons</b>

Building Codes the Village of Hoffman Estates codes adopted are the:

International Building Code/2021 and Appendix K,  
 International Residential Code/2021 and Appendix AC and Appendix AJ  
 International Existing Buildings Code/2021  
 International Fire Code/2021  
 International Mechanical Code/2021  
 International Property Maintenance Code/2021  
 International Fuel Gas Code/2021  
 International Swimming Pool and Spa Code/2021  
 National Electrical Code – NFPA 70 /2020  
 Illinois Plumbing Code/ Illinois Administrative Code TITLE 77 PART 690  
 Illinois Energy Conservation Code/ Illinois Administrative Code TITLE 71 PART 600  
 2018 Illinois Accessibility Code/ Illinois Administrative Code TITLE 71 PART 400  
 Illinois Food Service Sanitation Code/ Illinois Administrative Code TITLE 77 PART 750  
 Illinois Elevator Safety and Regulation Act/ Illinois Administrative Code TITLE 41 PART 1000  
 Illinois Swimming Facility Code/ Illinois Administrative Code TITLE 77 PART 820

INDEX OF DRAWINGS	
NO.	SHEET TITLE
A-0	VICINITY MAP & INDEX OF DRAWINGS
A-1	DEMOLITION FLOOR PLAN
A-2	PROPOSED FLOOR PLAN
A-3	PROPOSED DROPPED CEILING PLAN
A-4	PROPOSED LIFE SAFETY PLAN
A-5	HANDICAPPED DETAILS
E-1	PROPOSED ELECTRICAL FLOOR PLAN, AND POWER RISER DIAGRAM
E-2	ELECTRICAL CALCULATIONS
M-1	PROPOSED MECHANICAL FLOOR PLAN
M-2	MECHANICAL NOTES
P-1	PROPOSED PLUMBING FLOOR PLAN
P-2	PLUMBING DIAGRAMS

All work shall be conducted, installed and completed in a professional and workmanlike manner consistent with current construction practices to secure the results intended by the Building Code for the Village of Hoffman Estates. This code is intended to produce installations essentially free from hazards and to promote quality workmanship.

All framing shall be non-combustible materials (metal studs and drywall). This includes walls, knee walls, mezzanines, ceilings, soffits, dropped headers, water heater platforms etc. Regular wood is only allowed as blocking for millwork, cabinets, window and door frames. This building is non-combustible Construction Type II-B.

All elements of the site/building that are new or altered shall comply with the 2018 Illinois Accessibility Code

All operating devices on doors shall have a shape that does not require tight grasping or twisting to operate; lever-operated mechanisms, push-type mechanisms and U-shaped handles are acceptable designs. All egress doors shall be readily operable from the egress side without the use of a key or special knowledge or effort.

Light fixtures in suspended ceilings shall be mechanically fastened to the grid. The grid around each fixture shall be supported from the building structure (not roof deck) at a minimum of two (2) locations that are within 6" of opposite corners of the light fixture

Required inspections for this project:  
 a. Rough inspection – Framing, Plumbing, Electrical and Mechanical before covering the work  
 b. Above Ceiling – Prior to ceiling tile installation.  
 c. Final inspection- After all work for this project is completed.

Provide a mechanical balancing report by an approved method for enclosed occupied spaces to determine that ventilation rates are in compliance with IMC 2021. Provide HVAC test and balance report to the Village Inspector and plan reviewer at final mechanical inspection

The proper street address shall be displayed on front and rear entry doors. 6" high street number address of a color contrasting with the background. White if on glass.

Areas outside permit application that are labeled NIC but are affected by the construction MUST be returned to an original finished state when construction is completed.

Maintenance of means of egress. Required means of egress shall be maintained at all times during construction, demolition, remodeling or alterations and additions to any building

All work shall be conducted, installed and completed in a professional and workmanlike manner consistent with current construction practices so as to secure the results intended by the Building Code for the Village of Hoffman Estates. This code is intended to produce installations essentially free from hazards and to promote quality workmanship.

**A COPY OF APPROVED PLANS SHALL BE KEPT ON THE SITE OF THE BUILDING OR WORK AT ALL THE TIME.**

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, COMPLY WITH THE ORDINANCES AND CODES OF THE VILLAGE OF HOFFMAN ESTATES, AND THE STATE OF ILLINOIS.

*Andrzej Kacprzynski* January 3, 2025

ANDRZEJ KACPRZYNSKI REGISTERED ARCHITECT # 001 - 021686

NOVEMBER 30, 2026 LICENSE EXP.

**PRO-PLAN ARCHITECTS PC**  
 705 Devon Ave.  
 Park Ridge, IL 60068  
 PROFESSIONAL DESIGN FIRM  
 LICENSE NO. 184.006386  
 LICENSE EXP. APRIL 30, 2025



ISSUE DATES	DESCRIPTION	PERMIT ISSUE
DATE		
January 3, 2025		



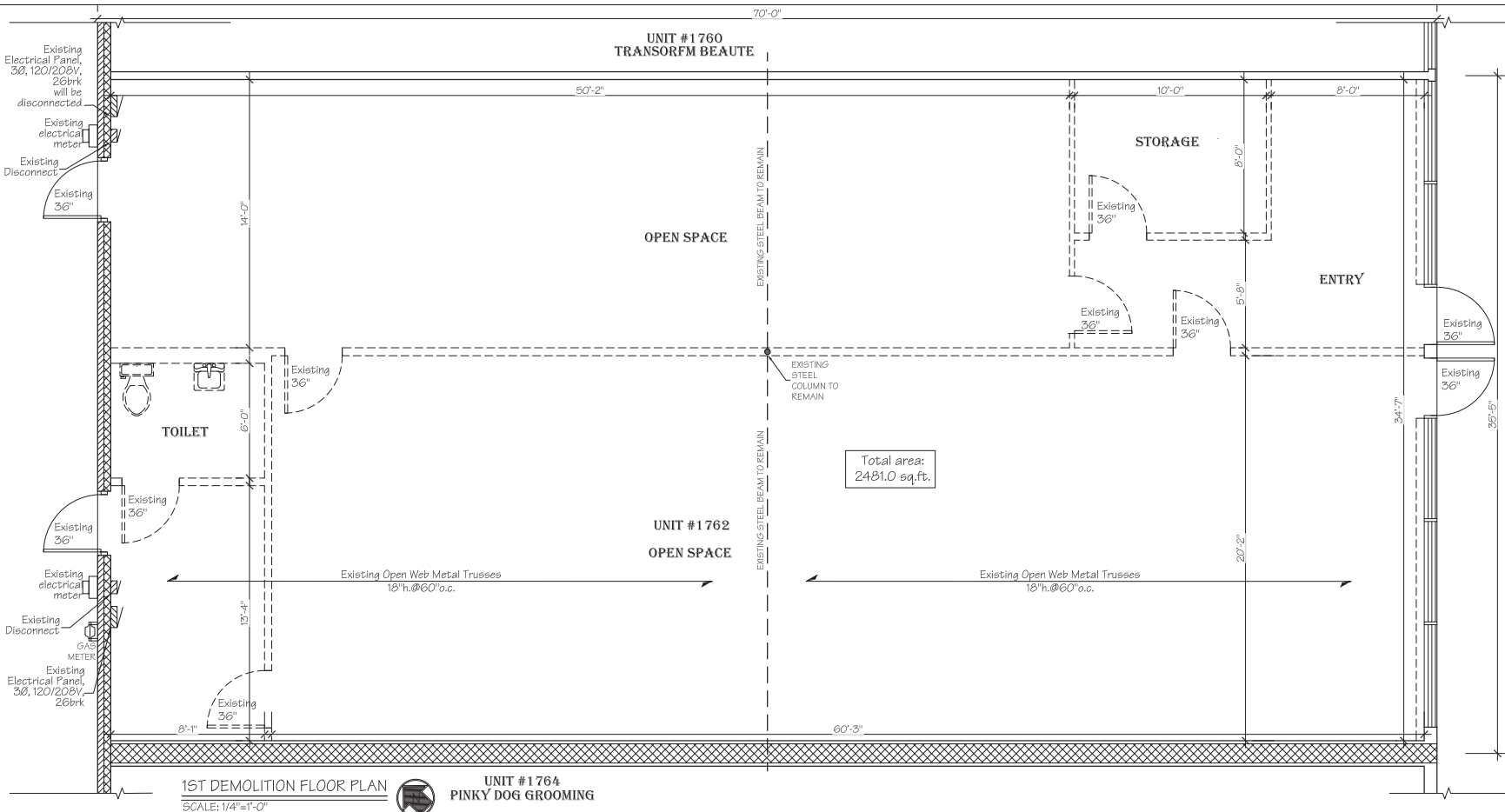
**New Jiu Jitsu Academy  
 1762 W. Algonquin Rd.,  
 Hoffman Estates,  
 IL 60192**

JOB NO.	24-051	A.C.
DRAWN BY:	ANDRZEJ KACPRZYNSKI	
DATE:	7/25/2024	
CHECKED BY:	ANDRZEJ KACPRZYNSKI	

DRAWING LIST  
 VICINITY MAP & INDEX OF DRAWINGS

SHEET NO  
**A-0**

**APP. # XXXX**

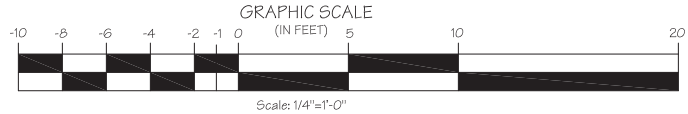


Existing joints, fire caulking if found to be deficient in the field by Village inspector shall need to be made compliant as part of current scope of work.

Wall finish and partition adjacent services sink and plumbing fixtures shall have smooth, hard, nonabsorbent surface 48in above floor and within 2 feet on each side of plumbing fixture. Painted wall finish is not acceptable.

1ST DEMOLITION FLOOR PLAN  
SCALE: 1/4"=1'-0"

UNIT #1764  
PINKY DOG GROOMING



DOOR & DOOR HARDWARE SCHEDULE						
MARK	QUANTITY	SIZE (WIDTH x HEIGHT)	DOOR AND FRAME FIRE RATING	DOOR MATL	FRAME MATL	REMARKS
(A)	2	3'-0" X 6'-8" EXISTING TO REMAIN	-	ALUMINIUM & GLASS	ALUMINIUM	-KEYLESS LOCKSET ON THE EGRESS SIDE. NO FLUSH BOLTS, DEAD OR DRAW BOLTS, ETC. WILL BE ALLOWED. PANIC HARDWARE, SELF CLOSING DEVICE
(B)	3	3'-0" X 6'-8"	-	WOOD	METAL	-
(C)	1	3'-0" X 6'-8" EXISTING TO REMAIN	-	METAL	METAL	-KEYLESS LOCKSET ON THE EGRESS SIDE. NO FLUSH BOLTS, DEAD OR DRAW BOLTS, ETC. WILL BE ALLOWED. PANIC HARDWARE, SELF CLOSING DEVICE
(D)	1	3'-0" X 6'-8"	-	METAL	METAL	-SELF CLOSING DEVICE
(E)	2	3'-0" X 6'-8"	-	METAL	METAL	-SELF CLOSING DEVICE, PRIVACY LOCK
(F)	1	3'-0" X 6'-8"	-	METAL	METAL	-KNURLED HARDWARE TEXTURED SURFACE ON DOOR HANDLE
(G)	1	TO BE PERMANENTLY CLOSED	-	METAL	METAL	-

2016 Illinois Accessibility Code  
**404.2.3 Clear Width.** Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches deep shall provide a clear opening of 36 inches minimum. There shall be no projections into the required clear opening width lower than 34 inches above the finish floor or ground. Projections into the clear opening width between 34 inches and 80 inches above the finish floor or ground shall not exceed 4 inches.  
**404.2.7 Door and Gate Hardware.** Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4. Operable parts of such hardware shall be 34 inches minimum and 48 inches maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.  
**404.2.8.1 Door Closers and Gate Closers.** Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

**LEGEND**

- - - - - TO REMOVE
- ▬ PROPOSED WALL
- ▬ EXISTING FRAMING WALL
- ▨ EXISTING CMU WALL
- ▩ EXISTING BRICK WALL

There shall be at least one 10-pound ABC fire extinguisher every 1000 square feet, clearly marked for construction crews to be located throughout the demolition/remodeling area.

Combustible waste material shall not be accumulated within buildings and shall be removed at the end of each workday.

Materials susceptible to spontaneous ignition, such as oily rags, shall be stored in a listed disposal container.

Combustible debris, rubbish and waste material shall not be disposed of by burning.

Coverings of fire protection devices to protect them from damage during construction processes shall be immediately removed upon the completion of the construction in the room or area the devices are installed in.

If fire alarm/sprinkler system(s) needs to be taken out of service for any reason or for any amount of time, then all affected occupancies must be notified at least 24 hours in advance and a fire watch shall be conducted until system(s) are returned to service. Fire safety provisions shall be considered while the system(s) are out of service.

Contact NWCD at (847)398-1130 when placing system(s) in/out of service.

Required means of egress shall be maintained during construction and demolition, remodeling or alterations and additions to any building.

ISSUE DATES	DATE	DESCRIPTION	PERMIT ISSUE
	January 3, 2023		

ANDRZEJ KACPRZYNSKI  
 LICENSED ARCHITECT  
 773-577-6304  
 www.naklicki.net

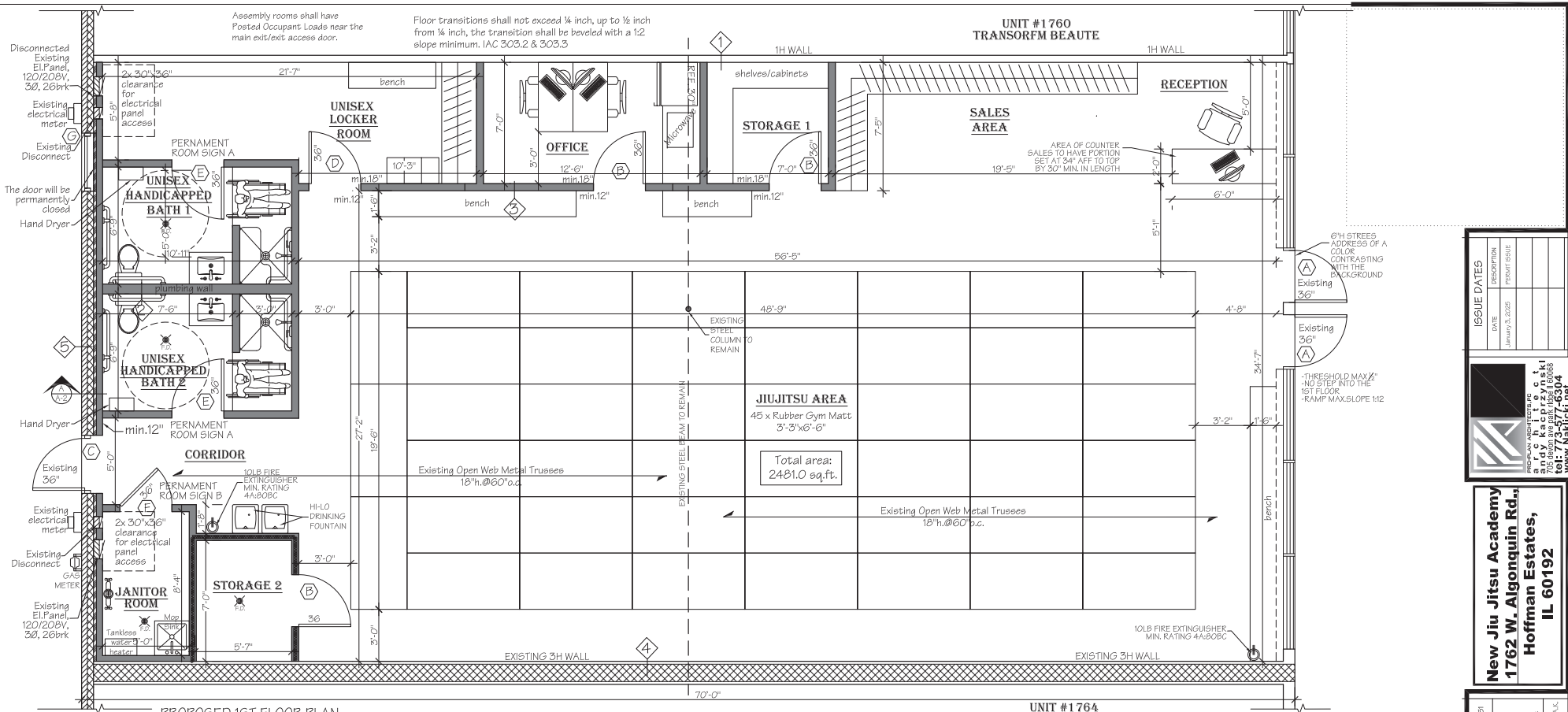
**New Jiu Jitsu Academy**  
 1762 W. Algonquin Rd.,  
 Hoffman Estates,  
 IL 60192

JOB NO	24-051	CHECKED BY	A.C.
DRAWN BY	POTR NAKLICKI		
E-mail	773-577-6304		
Phone	773-577-6304		

DRAWING LIST  
 DEMOLITION FLOOR PLAN

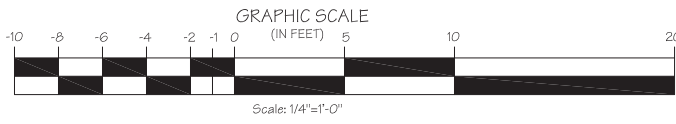
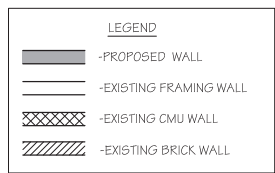
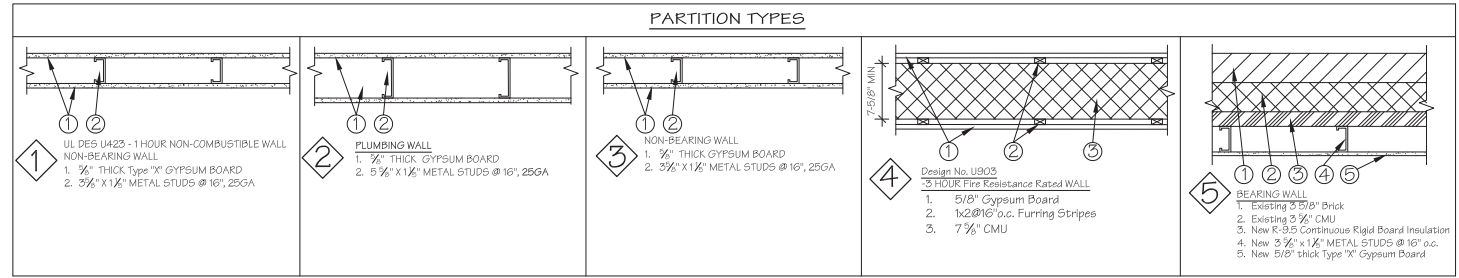
SHEET NO  
 A-1

STATE OF ILLINOIS  
 ANDRZEJ KACPRZYNSKI  
 001.021686  
 LICENSED ARCHITECT



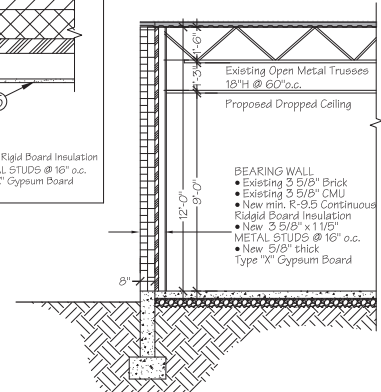
PROPOSED 1ST FLOOR PLAN  
SCALE: 1/4"=1'-0"

UNIT #1764  
PINKY DOG GROOMING



Existing joints, fire caulking if found to be deficient in the field by Village inspector shall need to be made complaint as part of current scope of work.

Wall finish and partition adjacent services sink and plumbing fixtures shall have smooth, hard, nonabsorbent



CROSS SECTION A  
SCALE: 1/4"=1'-0"

ISSUE DATES	
DATE	DESCRIPTION
January 3, 2023	PERMIT ISSUE

andy kacprzyński  
 architect  
 tel: 773-577-6304  
 www.naklicki.net

**New Jiu Jitsu Academy**  
**1762 W. Algonquin Rd.,**  
**Hoffman Estates,**  
**IL 60192**

JOB NO	24-051	A.C.
DRAWN BY:	POTR NAKLICKI	
DATE:	7/2/2024	
E-mail:	potr@naklicki.net	
CHECKED BY:		

DRAWING LIST  
PROPOSED FLOOR PLAN

SHEET NO  
A-2



APP. # XXXX



# PLANNING & ZONING COMMISSION STAFF REPORT

Meeting Date: 3/19/2025

From: Daisy Dose-Adamzadeh, Planner II

**2025 Zoning Map  
Discussion**

## 2025 Zoning Map Update (Information Only)

### REQUEST SUMMARY

In accordance with 65 ILCS 5/11-13-19 and Section 9-1-3 of the Village's Zoning Code, the Village of Hoffman Estates Zoning Map is annually revised by March 31st and adopted by the Village Board. The Village Board will consider an Ordinance adopting the 2025 Zoning Map on March 17, 2025.

### BACKGROUND / ANALYSIS

There were no zoning changes approved in 2024, therefore no changes have been made to the 2025 Zoning Map.

### MOTIONS

N/A

### ATTACHMENTS

1. 2025 Zoning Map

