

**Village of Hoffman Estates**

**PLANNING, BUILDING & ZONING  
COMMITTEE MEETING MINUTES**

**June 9, 2025**

**1. ROLL CALL**

**Members in Attendance:**

**Gary Stanton, Chair  
Karen Arnet, Vice-Chair  
Karen Mills, Trustee  
Anna Newell, Trustee  
Patrick Kinnane, Trustee  
Mayor William D. McLeod**

**Absent:**

**Gary Pilafas, Trustee**

**Management Team Members  
in Attendance:**

**Eric Palm, Village Manager  
Arthur Janura, Corporation Counsel  
Jon Pape, Assistant Village Manager  
Sonia Zala, Senior Transportation Engineer  
Patrick Seger, Director of HRM  
Jenny Horn, Dir Transportation and Eng.  
Pete Gugliotta, Dir. Dev. Services**

**Guests:**

**Representatives from D.H. Horton**

The Planning, Building & Zoning Committee meeting was called to order at 7:04 p.m.

**2. APPROVAL OF MINUTES**

Motion by Trustee Arnet, seconded by Mayor McLeod, to approve the Planning, Building & Zoning Committee meeting minutes of May 12, 2025. Voice vote taken. All ayes. Motion carried.

**3. PUBLIC COMMENT**

**4. NEW BUSINESS**

**A. Courtesy Review of a proposed townhome development by D.R. Horton for the property located at 125-155 W. Higgins Road.**

An item summary sheet from James Donahue and Jenny Horn was presented to Committee.

Representatives from D.H. Horton delivered a presentation on the proposed townhome development and highlighted additional parking spaces added per the recommendation of the staff and board.

Several Trustees had questions about property structure (are basements included) and price points. Trustee Stanton asked about the detention basis being installed. Mrs. Horn indicated this is a requirement for the project. D.H. Horton representatives provided additional information on the usage and flow into MWRD structures.

Mr. Palm explained the SSA will have a broader purpose, it will cover most of the common area and other elements within the development. The SSA is structured through the property tax system.

## **5. REPORTS (INFORMATION ONLY)**

### **A. Department of Development Services monthly report for Planning Division.**

The Department of Development Services monthly report for Planning Division was received and filed.

### **B. Department of Development Services monthly report for Code Enforcement Division.**

The Department of Development Services monthly report for Code Enforcement Division was received and filed.

### **C. Department of Development Services monthly report for Economic Development and Tourism.**

The Department of Development Services monthly report for Economic Development and Tourism was received and filed.

- 6. PRESIDENT'S REPORT** – Mayor McLeod reported on his activities and noted the upcoming Fishing Derby at South Ridge Park on June 14<sup>th</sup>. During the week of June 2, Mayor attended the Environmental Committee Meeting for the Metro Mayors Caucus, Celtic Fest Commission meeting and the NWMC Executive Board Meeting, travel to Tennessee for his grandson Aiden's 15<sup>th</sup> birthday.

**7. ITEMS IN REVIEW**

**8. OTHER**

**9. ADJOURNMENT**

Motion by Trustee Kinnane, seconded by Trustee Arnet, to adjourn the meeting at 7:23 pm. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

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Jennifer Djordjevic, Director of Operations/  
Outreach, Office of the Mayor & Board

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Date