

**MINUTES**  
**VILLAGE OF HOFFMAN ESTATES**  
**ECONOMIC DEVELOPMENT COMMISSION**  
**March 12, 2025**  
**VILLAGE HALL**  
**REGAN CONFERENCE ROOM**  
**1900 HASSELL ROAD**  
**HOFFMAN ESTATES, IL 60169**

**Mayor William D. McLeod**  
**Co-Chairmen Gary Pilafas & Gary Stanton**

Date: March 12, 2025

Time: 2:00 p.m.

**Members in Attendance:**

Tricia O'Brien  
Kasi Paturi  
Gary Stanton  
Gary Pilafas  
Dan Jedrzejak  
Linda Dressler  
Eric Maschewski (virtual)

**Members Absent:**

Eric Smith  
Dan O'Malley  
Daniel Lee

**Others in Attendance:**

Kevin Kramer, ex-officio  
Michael Walker  
Mayor Bill McLeod  
Matthew Galloway  
Jennifer Djordjevic  
Eric Palm, Village Manager

**1. CALL TO ORDER**

**Gary Pilafas: Called to order at 2:02pm**

**Introduction to new Economic Development Specialist Matthew Galloway.  
Celebration of Kevin Kramer being named to 40 Under 40 in Economic Development.**

**2. APPROVAL OF MINUTES**

A. December 4, 2024

Commissioner Stanton made a motion to approve the minutes and Commissioner O'Brien seconded. A voice vote recorded all ayes.

### **3. PUBLIC COMMENT**

There was no public comment.

### **4. NEW BUSINESS**

#### **A. 2025 Work Plan Discussion**

CRE 2025 was a fantastic event and lots of awareness was brought to the work we are doing within Hoffman Estates. There was also very successful networking between different business sectors. Positive feedback has been received and thus, the plan is to do it again in 2026.

Two (2) CEO (C-Suite) Events have been scheduled – first one will be at Club Colors on Tuesday, April 22<sup>nd</sup>. The second one will be hosted at Edge Electrical Systems on October 28<sup>th</sup>.

Next Business Blitz event is being scheduled for Wednesday, October 3<sup>rd</sup> in the northern portion of the Village along Algonquin.

Scheduling is still in process to finalize a time to tour a data center, looking at a time potentially in June. Date, time and location to be finalized soon.

Commissioner Paturi: Can we schedule the data center tour for the same Wednesday as the Economic Development Commission meeting for that quarter?

Japan Fest 2026 – Details forthcoming, but the process is beginning, and teams are forming to work through different details of what the festival could become for 2026. Preliminary aspects are being worked through, and the team is open to suggestions and discussions.

Commissioner Dressler: Could there be an opportunity to pair our efforts with other commissions/committees, such as the Cultural Arts Commissions.

Commissioner Paturi: Has connections with Japanese companies that may be interested in being involved in the event.

Commissioner Dressler: Could there be a connection to a Japanese holiday or broader time of cultural importance?

Kevin Kramer: Seeking additional testimonials from Hoffman businesses, thus looking for Commissioners to volunteer to assist Matthew with this process.

Commissioner Pilafas: Be sure to talk to DMG Mori, and similar businesses with Japanese corporate ties. Lots of options for sponsorship and involvement.

## B. Development Update & Business Conditions

Kevin Kramer: Sneak peak of Visit Hoffman website and logo – demo of old website as comparison. The new website's layout is more mobile friendly and has a modern look to pull in people seeking information about all there is to do in Hoffman Estates.

Similarly, there is an economic development specific website in the works. Because the different audience seeks substantially different information, this other site will cater to the needs of businesses and developers. Lots of information is available instantly so that site selectors can have many of their questions answered without staff needing to make contact each individual time.

Commissioner Dan: Will these sites link back to the main Village site?

Kevin Kramer: Yes, they will be able to open a new window to see information off of the main website.

Kevin Kramer: Mayor's Breakfast video will be sent out via email to ensure that Commissioners can spread the updates to the community at large.

Commissioner Dressler: Lots of positive community feedback about all of the new housing being added to the market recently.

Kevin Kramer: Provided updates on additional housing coming from old CDK building and on the Bell Works' property. More coming, including ~320 units (apartments likely similar to Seasons) on the old Menards' lot.

Commissioner Stanton: Has Reinsdorf sold his land?

Kevin Kramer: The ~10 acres of land out by the NOW Arena has not been sold, but other land in that area has been purchased, as they work on an entertainment district concept.

Commissioner Dressler: Stonegate property is now for sale.

Kevin Kramer: Multiple people are interested in the property.

Kevin Kramer: Retail space remains around 2% available. So, the transition of the Obama property becoming available soon will likely open some interesting opportunities. Carpenters' Union property, of ~15 acres, remains available. A nearby additional ~15 acres, that was once NIU's Foundation property remains in legal limbo. Lexington Homes owns the neighboring ~30 acres. The higher priority is on Shoe Factor Road, as that approaches the final push needed to finish.

Kevin Kramer: The Village is actively working with all of the school districts to ensure that they are in the loop of projects and to receive feedback on how the project may impact them.

Commissioner Pilafas: Any updates on the nearby TIF?

Kevin Kramer: Staff discussion continue to determine how we want to approach meeting the different wants and needs of developers for those spaces.

Commissioner Pilafas: Would the park district be interested in moving their current facility?

Kevin Kramer: Yes, if we worked with them and found the right space to move them over to, that feels like a possibility.

Commissioner Pilafas: When is Anthony's going away?

Kevin Kramer: We have a date and are working towards getting rid of the junkyard.

Commissioner Dressler: {Provided the group with a handout of updates locally} Nationally, home prices have went up 47% since 2019.

## **5. OTHER BUSINESS**

None

## **6. ADJOURNMENT**

A motion was made by Dan Jedrzejak and seconded by Kasi Paturi to adjourn the meeting. Voice vote recorded all ayes. The meeting was adjourned at 3:00PM. Next regularly scheduled meeting will be Wednesday, September 3, 2025.