

Village of Hoffman Estates

PLANNING, BUILDING & ZONING COMMITTEE MEETING MINUTES

October 13, 2025

1. ROLL CALL

Members in Attendance:

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

Management Team Members in Attendance:

**Eric Palm, Village Manager
Dan O'Malley, Deputy Village Manager
Jana Dickson, Asst. Corporation Counsel
Jon Pape, Assistant Village Manager
Kasia Cawley, Police Chief
Jennifer Horn, Dir. of Planning & Trans.
Amy Senior, Production Assistant**

The Planning, Building & Zoning Committee meeting was called to order at 7:27 p.m.

2. APPROVAL OF MINUTES

Motion by Trustee Pilafas, seconded by Trustee Arnet, to approve the Planning, Building & Zoning Committee meeting minutes of September 8, 2025. Voice vote taken. All ayes. Motion carried.

3. PUBLIC COMMENT

4. NEW BUSINESS

- A. Approval of an Ordinance vacating and accepting public utility easements at 1800 Autumn Drive (Seasons at Hoffman Estates Apartments)**

An item summary sheet from Jim Donahue was presented to Committee.

October 13, 2025

Trustee Pilafas inquired if this was part of the closeout process for Seasons. Ms. Jenny Horn confirmed.

Motion by Trustee Pilafas, seconded by Trustee Kinnane, to approve an Ordinance vacating and accepting public utility easements at 1800 Autumn Drive (Seasons at Hoffman Estates Apartments) Voice vote taken. All ayes. Motion carried.

B. Approval of a License Agreement with Commonwealth Edison Company (ComEd) for underground electric distribution lines in the Beverly Road Right-of-Way.

An item summary sheet from Jenny Horn and Alan Wenderski was presented to Committee.

Allows ComEd to install high voltage electricity lines within the Village's right of way to serve the Compass Data Center. According to the approved plan. And to maintain the lines along the Beverly Road Right of Way. Corporation counsel as reviewed the language in the license agreement.

Motion by Trustee Pilafas, seconded by Mayor McLeod, to approve of a License Agreement with Commonwealth Edison Company (ComEd) for underground electric distribution lines in the Beverly Road Right-of-Way. Voice vote taken. All ayes. Motion carried.

C. Approval of a Resolution authorizing an Agreement with BLA, Inc. for construction inspection services in an amount not to exceed \$164,580.

An item summary sheet from Jenny Horn and Alan Wenderski was presented to Committee.

Ms. Horn explained the request as related to previous license agreement discussion.

Motion by Trustee Pilafas, seconded by Trustee Arnet, to authorize an Agreement with BLA, Inc. for construction inspection services in an amount not to exceed \$164,580 Voice vote taken. All ayes. Motion carried.

5. REPORTS (INFORMATION ONLY)

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

October 13, 2025

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**
- 7. ITEMS IN REVIEW**
- 8. OTHER**
- 9. ADJOURNMENT**

Motion by Trustee Arnet, seconded by Trustee Kinnane, to adjourn the meeting at 7:38 pm. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

Jennifer Djordjevic, Dir. Of Operations
Outreach, Office of the Mayor & Board

Date