

Village of Hoffman Estates

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

November 10, 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:**

**Jon Pape, Assistant Village Manager
Arthur Janura, Corporation Counsel
Patrick Seger, Director of HRM
Alan Wenderski, Director of Engineering
Jennifer Horn, Director of Trans. & Eng.
Audra Marks, Asst. Director of HHS
Ric Signorella, Cable TV Coordinator**

The Planning, Building & Zoning Committee meeting was called to order at 7:12 p.m.

2. APPROVAL OF MINUTES

Motion by Trustee Pilafas, seconded by Trustee Arnet, to approve the Planning, Building & Zoning Committee meeting minutes of October 13, 2025. Voice vote taken. All ayes. Motion carried.

3. PUBLIC COMMENT

4. NEW BUSINESS

**A. Approval of an Ordinance amending Section 10-8-1 of the Hoffman Estates
Municipal Code (Flood Hazard Area Requirements).**

An item summary sheet from Al Wenderski was presented to Committee.

Al Wenderski addressed the Committee and reported that the entire Section 10-8-1 is being replaced with an updated model ordinance provided by the State.

Motion by Trustee Pilafas, seconded by Mayor McLeod, to approve an ordinance amending Section 10-8-1 of the Hoffman Estates Municipal Code (Flood Hazard Area Requirements). Voice vote taken. All ayes. Motion carried.

B. Approval of a First Amended and Restated Development Agreement between the Village of Hoffman Estates and Hoffman Estates Acquisitions LLC (Bell Works Townhomes).

An item summary sheet from Jennifer Horn was presented to Committee.

Motion by Trustee Arnet, seconded by Trustee Kinnane, to approve a First Amended and Restated Development Agreement between the Village of Hoffman Estates and Hoffman Estates Acquisitions LLC (Bell Works Townhomes). Voice vote taken. All ayes. Motion carried.

5. REPORTS

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. Economic Development and Tourism Monthly Report.

The Economic Development and Tourism Monthly Report was received and filed.

6. PRESIDENT'S REPORT

7. ITEMS IN REVIEW

8. OTHER

9. ADJOURNMENT

Motion by Trustee Pilafas, seconded by Trustee Arnet, to adjourn the meeting at 7:21 pm. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

Debbie Schoop, Executive Assistant

Date