Village of Hoffman Estates

Sp. PLANNING, BUILDING & ZONING COMMITTEE MEETING MINUTES **November 24, 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**
	Art Janura, Corporation Counsel
	Jon Pape, Assistant Village Manager
	Kasia Cawley, Chief of Police
	Alan Wax, Fire Chief
	Rachel Musiala, Finance Director
	Al Wenderski, Director of Transportation
	Kevin Kramer, Economic Dev. Director
	Joe Nebel, Public Works Director
	Audra Marks, Assistant HHS Director
	Justin Roach, IT Infrastructure Manager
	Ric Signorella, Multimedia Production Manager

The Planning, Building & Zoning Committee meeting was called to order at 7:15 p.m.

2. PUBLIC COMMENT

3. NEW BUSINESS

A. Approval of a License Agreement with Commonwealth Edison Company (ComEd) for underground electric distribution lines in the Chatham Drive, Essex Drive, Beacon Pointe Drive, Beverly Road, and Trillium Boulevard Rights of Way.

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

The Committee reviewed and recommended approval of a license agreement with ComEd for underground electric distribution lines to support a second power route for the Compass Data Center. Two underground lines will be installed at varying depths (3–20 feet depending on location). Beverly Road includes a segment within township jurisdiction; township approval is expected by month-end. Village staff noted that a dedicated resident engineer will oversee neighborhood communications and restoration efforts.

Motion by Trustee Kinnane, seconded by Trustee Pilafas, to approve Approval of a License Agreement with Commonwealth Edison Company (ComEd) for underground electric distribution lines in the Chatham Drive, Essex Drive, Beacon Pointe Drive, Beverly Road, and Trillium Boulevard Rights of Way. Voice vote taken. All ayes. Motion carried.

B. Approval of an Ordinance Authorizing the Execution of a Lot 8 Redevelopment Agreement and the Issuance of a TIF Note for Lot 8 in the Higgins/Hassell Redevelopment Project Area in the Village of Hoffman Estates, Illinois (Higgins/Hassell TIF District).

An item summary sheet from Kevin Kramer was presented to Committee.

Key points included: Two-phase project: a five-story and a four-story building; studio, 1-bedroom, and 2-bedroom units; no 3-bedrooms.

Developer seeks reimbursement only from self-generated TIF increment.

Maximum reimbursement: $5M for Phase 1 and $3M for Phase 2 (total $8M), with 6% annual interest, paid only from increment generated before TIF expiration (Dec. 31, 2035).

This TIF includes residential for the first time; school districts will report student counts and are reimbursed per-pupil costs before the increment split.

Remaining increment is split 95% developer / 5% village TIF account. Developer must purchase the property by March 1 or the agreement becomes void.

Discussion included concerns about approving the agreement before formal board consideration next week. Questions on tax base, student impact, and TIF structure.

Trustees noted the long-vacant condition of the property and supported redevelopment.

Staff noted low student generation is expected due to smaller unit sizes. Committee consensus: send item to the Village Board without recommendation for action next week.

Motion by Trustee Kinnane, seconded by Trustee Pilafas, to approve an Ordinance Authorizing the Execution of a Lot 8 Redevelopment Agreement and the Issuance of a TIF Note for Lot 8 in the Higgins/Hassell Redevelopment Project Area in the Village of Hoffman Estates, Illinois (Higgins/Hassell TIF District). Voice vote taken. All ayes. Motion carried.

C. Approval of an Ordinance Authorizing the Issuance of a TIF Note for Higgins/Hassell Redevelopment Project Area Except Lot 8.

An item summary sheet from Kevin Kramer was presented to Committee.

The Committee reviewed changes needed after removing Lot 8 from the existing Hassell/Higgins TIF district obligations. Key Points:

The current redevelopment agreement with Disha must be terminated because it includes increment from Lot 8, which will now be handled under a separate project.

The existing TIF note totals $8.8 million, with $1.8 million already reimbursed.

A new TIF note will be issued to continue reimbursing the developer for previously completed, certified eligible work. No new redevelopment agreement is needed because no new development is tied to this action.

Two Main Changes in the New Note:

1. Increment from Lot 8 will no longer be included.
2. The revenue split changes from 50/50 to 75% developer / 25% village after administrative costs.

Village staff noted:

- Fewer future TIF-funded projects are expected in the area, so 25% should be enough for any needed improvements.

- Even with the new split, the developer may still not reach the full $7 million remaining balance unless additional major redevelopment occurs.

Trustees commented that this structure would have been ideal years ago but acknowledged the property owner's prior leasing strategies hindered redevelopment.

Motion by Trustee Kinnane, seconded by Trustee Pilafas, to approve an Ordinance Authorizing the Issuance of a TIF Note for Higgins/Hassell Redevelopment Project Area Except Lot 8. Voice vote taken. All ayes. One Nay (Stanton). Motion carried.

4. OTHER

5. ADJOURNMENT

Motion by Trustee Pilafas, seconded by Trustee Arnet, to adjourn the meeting at 7:54 pm. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

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