

Village of Hoffman Estates

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

December 8, 2025

1. ROLL CALL

Members in Attendance:

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

Members Absent:

Gary Pilafas, Trustee

**Management Team Members
in Attendance:**

**Eric Palm, Village Manager
Jon Pape, Assistant Village Manager
Dan O'Malley, Deputy Village Manager
Arthur Janura, Corporation Counsel
Patrick Seger, Director of HRM
Alan Wenderski, Director of Engineering
Jennifer Horn, Director of Trans. & Eng.
Kevin Kramer, Dir. Of Economic Dev.
Kasia Cawley, Police Chief
Ric Signorella, Cable TV Coordinator
Amy Senior, Production Assistant**

The Planning, Building & Zoning Committee meeting was called to order at 7:11 p.m.

2. APPROVAL OF MINUTES

Motion by Trustee Mills, seconded by Trustee Arnet, to approve the Planning, Building & Zoning Committee meeting minutes of November 10, 2025. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Arnet, seconded by Trustee Kinnane, to approve the Special Planning, Building & Zoning Committee meeting minutes of November 24, 2025. Voice vote taken. All ayes. Motion carried.

3. PUBLIC COMMENT

4. NEW BUSINESS

A. Approval of an Ordinance granting a Site Plan Amendment for Casey's restaurant located at 2069 N. Barrington Road. (MM/KA)

Item summary sheet by Kevin Anderson was presented to committee.

Jennifer Horn provided background on the request.

Trustee Stanton clarified the parking issues and that space is limited – wanting to make sure the owners understand. He also asked about the timeline of the inside construction.

Owners of Casey's (Tim and Diane Schneider) indicated they are aware of potential issues but feel their space will be used at times with Starbucks and Jimmy John's are less busy and vice versa. Construction is anticipated to be three months approximately – owners are hoping to be open by St. Patrick's Day.

Motion by Mayor McLeod, seconded by Trustee Arnet, to approve an ordinance granting a Site Plan Amendment for Casey's restaurant located at 2069 N. Barrington Road. Voice vote taken. All ayes. Motion carried.

B. Approval of an Amended and Restated Redevelopment Agreement for Bell Works Chicagoland with Hoffman Estates Acquisitions LLC and Hoffman Estates Acquisitions II LLC (Lakewood Center TIF) (NO MILLS)

An item summary sheet by Jennifer Horn and Kevin Kramer was presented to committee.

Mr. Kramer provided background on the request.

The amendment permits one apartment building to be located within the TIF by removing the original restriction on residential use, reflecting revised site planning due to space and soil constraints, while a second building remains outside the TIF. It also extends the 95% developer / 5% Village TIF increment split by five additional years before reverting to a 50/50 split, addressing increased construction costs, COVID-related delays, and financing needs.

In exchange, the developer will fund specific infrastructure and connectivity improvements, including a shared-use path along Lakewood Boulevard, with administrative and school-related costs continuing to be deducted prior to increment distribution.

Motion by Trustee Arnet, seconded by Trustee Kinnane, to amend and restate redevelopment agreement for Bell Works Chicagoland with Hoffman Estates Acquisitions LLC and Hoffman Estates Acquisitions II LLC (Lakewood Center TIF). Voice vote taken. All ayes. (One Nay: Mills) Motion carried.

C. Approval of an Ordinance granting a Site Plan Amendment for Bell Works West Side located at 2000 Center Drive.

An item summary sheet by James Donahue was presented to committee.

Mrs. Horn provided background and explained, Bell Works ownership is seeking site plan amendment approval to activate the west side of the Bell Works Chicagoland development, with exterior and interior renovations designed to mirror the east side approved in 2021. The project includes removal of the covered pedestrian bridge, reconfiguration of drop-off areas, ADA and garage modifications, and full interior renovations, resulting in approximately 430,000 square feet of office space and 70,000 square feet of retail space. The ordinance also requires completion of multiple bicycle and pedestrian connectivity improvements throughout the site, with no direct financial impact to the Village.

Motion by Mayor McLeod, seconded by Trustee Arnet, to Approval of an Ordinance granting a Site Plan Amendment for Bell Works West Side located at 2000 Center Drive. Voice vote taken. All ayes. Motion carried.

D. Approval of an Ordinance amending Chapter 8 of the Municipal Code, Residential Rental Property Licenses. (KA/PK)

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

Discussion: The Village is implementing the BS&A ERP system in late January 2026 and proposes interim changes to align the Residential Rental Property License program with the new platform. Current licenses would be extended to March 31, 2026, with future licenses operating on an April 1–March 31 term.

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.

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 Arnet, seconded by Trustee Kinnane, to adjourn the meeting at 7:34 pm. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

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

Date