



AGENDA
Planning, Building & Zoning Committee
Regular Meeting
Village Hall
1900 Hassell Road, Hoffman Estates, IL 60169

February 9, 2026	Council Chambers	Immediately following Transportation & Road Improvement Committee
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1. **CALL TO ORDER/ROLL CALL**
2. **APPROVAL OF MINUTES**
 - A. Planning, Building & Zoning Committee 01-12-2026
3. **PUBLIC COMMENT**
4. **NEW BUSINESS**
 - A. Approval of an Ordinance proposing the establishment of a Special Service Area in the Village of Hoffman Estates, Illinois and providing for a public hearing and other related procedures - Special Service Area 2026-1 (Bell Works Townhomes)
5. **REPORTS**
 - A. Planning Division Monthly Report
 - B. Code Enforcement Division Monthly Report
 - C. Economic Development and Tourism Monthly Report
6. **PRESIDENT'S REPORT**
7. **ITEMS IN REVIEW**
8. **OTHER**
9. **ADJOURNMENT**

Further details and information can be found in the agenda packet attached hereto and incorporated herein and can also be viewed online at www.hoffmanestates.org and/or in person in the Village Clerk's office. The Village of Hoffman Estates complies with the Americans with Disabilities Act (ADA). For accessibility assistance, call the ADA Coordinator at 847/882-9100.

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

January 12, 2026

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
Jon Pape, Assistant Village Manager
Arthur Janura, Corporation Counsel
Jana Dickson, Asst. Corporation Counsel
Cathy Doczekalski, Asst. Director of HRM
Alan Wenderski, Director of Engineering
Phil Green, Trans. & Long Range Planner
Ric Signorella, CATV Coordinator**

The Planning, Building & Zoning Committee meeting was called to order at 7:13 p.m.

2. APPROVAL OF MINUTES

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

3. PUBLIC COMMENT

4. 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.

5. PRESIDENT’S REPORT

6. ITEMS IN REVIEW

7. OTHER

8. ADJOURNMENT

Motion by Trustee Arnet, seconded by Mayor McLeod, to adjourn the meeting at 7:14 pm. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

Debbie Schoop, Executive Assistant

Date



AGENDA ITEM REPORT

Planning, Building & Zoning Committee
February 9, 2026
ITEM 4A

REQUEST: Approval of an Ordinance proposing the establishment of a Special Service Area in the Village of Hoffman Estates, Illinois and providing for a public hearing and other related procedures - Special Service Area 2026-1 (Bell Works Townhomes)

FROM: Jana Dickson, Assistant Corporation Counsel

ITEM TYPE: Ordinance - Committee

REQUEST SUMMARY

Bell Works Townhomes includes 164 units located at the southwest corner of Lakewood and Huntington Boulevards. Construction is well underway on Phase 1 of the project. The development will be served by private drives and stormwater improvements on outlots to be owned and maintained by the Homeowners Association. Similar to other residential developments approved by the Village, a back-up special service area shall be established in the event the Homeowners Association fails to maintain private improvements in the future.

The initial amount of taxes to be levied within the proposed SSA 2026-1 shall be a maximum of \$50,000.00. The maximum rate of taxes to be extended within the proposed SSA 2026-1 in any year thereafter shall not exceed one percent (1%, being \$1.00 for every \$100.00) of the whole equalized assessed value of the property within the proposed SSA 2026-1. ***SSA 2026-1 shall be “dormant” and only take effect and taxes levied if the Homeowners Association or owner(s) fails to maintain, repair or replace the stormwater improvements.***

A public hearing on the establishment of SSA 2026-1 shall be held on April 20, 2026. Prior to the hearing, the Village will send the required notice to taxpayers of record within the proposed SSA and will publish notice of the public hearing in a newspaper of general circulation pursuant to the requirements of the Special Service Area Tax Law. After final adjournment of the public hearing, the Village Board may pass an ordinance establishing Special Service Area 2026-1, which will only take effect after a 60-day objection period, provided that the objection threshold is not met.

FINANCIAL IMPACT

N/A

RECOMMENDATION

Approval of an Ordinance proposing the establishment of a Special Service Area in the Village of Hoffman Estates, Illinois, and providing for a public hearing and other related procedures for Special Service Area 2026-1 (Bell works Townhomes).

ATTACHMENTS

1. BW TOWNHOMES Ordinance - Call for Hearing - AW Rev JBD

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE PROPOSING THE ESTABLISHMENT OF A SPECIAL SERVICE AREA
IN THE VILLAGE OF HOFFMAN ESTATES, ILLINOIS AND PROVIDING FOR A
PUBLIC HEARING AND OTHER RELATED PROCEDURES

Special Service Area 2026-1
(Bell Works Townhomes)

WHEREAS, the Village of Hoffman Estates, Cook County, Illinois (the “Village”) is a home rule municipality within Article VII, Section 6(a) of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals and welfare; and

WHEREAS, pursuant to the power granted to the Village in item (2) of subsection (l) of Section 6 of Article VII of the 1970 Constitution of the State of Illinois and pursuant to the provisions of the Illinois Special Service Area Tax Law, 35 ILCS 200/27-5 et seq. (the “Tax Law”), the Village is authorized to create special service areas in and for the Village and to levy taxes in order to pay for the provision of special services to said special service areas within the boundaries of the Village; and

WHEREAS, the First Amended and Restated Development Agreement between the Village of Hoffman Estates and Hoffman Estates Acquisition LLC dated November 10, 2025 (“Agreement”) obligated Hoffman Estates Acquisition LLC to waive all objections to a backup Special Service Area (SSA); and

WHEREAS, the Agreement contemplates a backup mechanism for the payment of any and all costs associated with maintaining, repairing, and reconstructing stormwater improvements, including all storm sewers, stormwater detention or retention basins, and compensatory storage facilities that are necessary or desirable to convey stormwater drainage from or stormwater drainage and costs associated with maintaining, repairing, and reconstructing private roads (collectively the “Services”) in the Area only as reasonably necessary and at the election of the Village to abate and failure by the owner or owners association to maintain said improvements; and

WHEREAS, the Agreement governs the development of the properties legally described in Exhibit 1 which is attached hereto and made a part hereof (the “Area”); and

WHEREAS, the Area is accurately depicted on the map marked as Exhibit 2 which is attached hereto and made a part hereof; and

WHEREAS, it is in the public interest that the President and Board of Trustees of the Village consider the establishment of a special service area to provide the Services for the Area; and

WHEREAS, the Area is compact and contiguous, and totally within the corporate limits of the Village; and

WHEREAS, the provision of the Services pertains to the government and affairs of the Village; and

WHEREAS, the Area will benefit specially from the Services to be provided in the event the special service area is established, and the Services are unique and in addition to the municipal services provided generally throughout the Village, and it is, therefore, in the best interests of the Village that the establishment of the Area be considered; and

WHEREAS, it is in the public interest that levy of a direct annual *ad valorem* tax upon all taxable property within the Area being considered for the purpose of paying the cost of providing the Services; and

WHEREAS, the revenue from such tax shall be used solely and only for Services for which the Village is authorized under the provisions of the Illinois Municipal Code, as amended, to levy taxes or special assessments or to appropriate the funds of the Village, all of the Services to be in and for the

Area and all of the necessary Services to be on property now owned or to be acquired by the Village, or property in which the Village will obtain an interest sufficient for the provision of the Services used for the special service area and all of the necessary construction.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hoffman Estates, Cook County, Illinois, as follows:

Section 1: Incorporation of Preambles. The preambles of this ordinance constitute legislative findings and are hereby incorporated into this text as if set out herein in full.

Section 2: Findings. The President and Board of Trustees of the Village of Hoffman Estates make the following findings of fact:

- A. The approximate location is the 11.5_ acre property with a common address of 1705 Lakewood Boulevard. The legal descriptions, common addresses, and Property Identification numbers for the property which will comprise the Special Service Area 2026-1 (hereinafter “Area”) is attached hereto as Exhibit 1.
- B. It is in the public interest that the President and Board of Trustees of the Village consider the establishment of a special service area to provide the Services for the Area.
- C. The Area is compact and contiguous, and totally within the corporate limits of the Village as evidenced by the proposed map of Special Service Area 2026-1 attached hereto as Exhibit 2.
- D. The provision of the Services pertains to the government and affairs of the Village.
- E. The proposed Services are for maintenance and other purposes as set forth in the preambles.
- F. The Area will benefit specially from the Services to be provided in the event the special service area is established, and the Services are unique and in addition to the municipal services provided generally throughout the Village, and it is, therefore, in the best interests of the Village that the establishment of the Area be considered.
- G. It is in the public interest that levy of a direct annual *ad valorem* tax upon all taxable property within the Area be considered for the purpose of paying the cost of providing the Services.
- H. The revenue from such tax shall be used solely and only for Services for which the Village is authorized under the provisions of the Illinois Municipal Code, as amended, to levy taxes or special assessments or to appropriate the funds of the Village, all of the Services to be in and for the Area and all of the necessary Services to be on property now owned or to be acquired by the Village, or property in which the Village will obtain an interest sufficient for the provision of the Services used for the special service area and all of the necessary construction.

Section 3: Proposal. The Village hereby proposes the establishment of a special service area for the Area to be known as “Special Service Area 2026-1” for the purpose of providing the Services and providing funding for the costs incurred by the Village in connection with said Services.

Section 4: Public Hearing. A public hearing shall be held on the 20th day of April 2026, at 6:55 p.m. or as soon thereafter as possible, at the Village Hall for the Village of Hoffman Estates, Cook County, Illinois, 1900 Hassell Road, Hoffman Estates, IL 60169 (the “Hearing”), to consider the following:

- A. The establishment of Special Service Area 2026-1 of the Village of Hoffman Estates in the Area which is legally described in Exhibit 1 and depicted on the map marked Exhibit 2.

The levy of an annual *ad valorem* tax based upon the whole equalized assessed value on each parcel of property in the proposed Special Service Area 2026-1 by the Village, sufficient to produce revenues to provide the Services. Initial tax will be imposed when the need arises to provide needed Services. The initial amount of taxes to be levied within the proposed Special Service Area 2026-1 shall be \$50,000.00. The maximum rate of taxes to be extended within the proposed Special Service Area in any year thereafter shall not exceed one percent (1%, being \$1.00 for every \$100.00) of the whole equalized assessed value of the property within the proposed Special Service Area 2026-1.” Said taxes shall be imposed for an indefinite period of time after the date of the ordinance establishing the proposed Special Service Area 2026-1. Said taxes shall be in addition to all other taxes provided by law and shall be levied pursuant to the provisions of the Illinois Property Tax Code. Notwithstanding the foregoing, taxes shall not be levied hereunder and said Area shall be “dormant”, and shall take effect only if the owners association or property owner(s) fails to maintain, repair or replace the stormwater improvements.

Section 5: Notice of the Hearing. The Village Clerk is directed to provide notice of the public hearing (“Notice”) in accordance with the requirements of Section 27-25 of 35 ILCS 200, aforesaid, and this Ordinance.

- A. Form of Notice. The Notice shall be substantially in the form of Exhibit 3 attached hereto and made a part hereof.
- B. Manner of Notice. The Notice shall be given by publication and mailing.
 - 1. Notice by publication shall be given by publication at least once not less than fifteen (15) days prior to the hearing in a newspaper of general circulation within the Village.
 - 2. Notice by mailing shall be given by depositing the notice in the United States mails addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each property lying within the proposed special service area. In the event taxes for the last preceding year were not paid, the notice shall be sent to the person last listed on the tax rolls prior to that year as the owner of the property. The notice shall be mailed not less than 10 days prior to the time set for the public hearing.

Section 6: Conduct of Hearing. At the public hearing, any interested person, including all persons owning taxable property located within the proposed special service area, may file with the Village Clerk written objections to and may be heard orally in respect to any issues embodied in the notice of public hearing. The Village shall hear and determine all protests and objections at the hearing and the hearing may be adjourned to another date without further notice other than a motion to be entered upon the minutes fixing the time and place it will reconvene. At the public hearing or at the first regular meeting of the corporate authorities thereafter, the Village may delete area from the proposed special service area so long as it remains a contiguous area as defined in Section 27-5 of the Tax Law.

Section 7: Objection Petition. If a petition signed by at least 51% of the electors residing within the proposed Special Service Area 2026-1 and by at least 51% of the owners of record of the land included within the boundaries of the proposed Special Service Area 2026-1 is filed with the Village Clerk within 60 days following the final adjournment of the public hearing objecting to the creation of the proposed Special Service Area 2026-1, the enlargement thereof, the levy or imposition of a tax for the provision of special services to the proposed Special Service Area 2026-1, then the proposed Special Service Area 2026-1 shall not be created or enlarged, or the tax shall not

be levied or imposed. Each resident of the proposed Special Service Area 2026-1 registered to vote at the time of the public hearing held with regard to the proposed Special Service Area 2026-1 shall be considered an elector. Each person in whose name legal title to land included within the boundaries of the proposed Special Service Area 2026-1 is held according to the records of the county in which the land is located shall be considered an owner of record. Owners of record shall be determined at the time of the public hearing held with regard to proposed Special Service Area 2026-1. Land owned in the name of a land trust, corporation, estate or partnership shall be considered to have a single owner of record.

Section 8: The Village Clerk is hereby authorized to publish this Ordinance in pamphlet form.

Section 9: Effective Date. This Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS _____ day of _____, 2026

VOTE	AYE	NAY	ABSENT	ABSTAIN
Trustee Karen V. Mills	_____	_____	_____	_____
Trustee Anna Newell	_____	_____	_____	_____
Trustee Gary J. Pilafas	_____	_____	_____	_____
Trustee Gary G. Stanton	_____	_____	_____	_____
Trustee Karen Arnet	_____	_____	_____	_____
Trustee Patrick Kinnane	_____	_____	_____	_____
President William D. McLeod	_____	_____	_____	_____

APPROVED THIS _____ DAY OF _____, 2026

Village President

ATTEST:

Village Clerk

Published in pamphlet form this _____ day of _____, 2026

EXHIBIT 1
Boundaries of Area

LEGAL DESCRIPTION:

(Described with the intent to follow the existing right-of-way lines, existing easement lines and existing property boundary lines, and as such, the courses and distances described herein are superseded by the right-of-way lines, easement lines and property boundary lines that they are intended to follow as shown on Exhibit 2.)

Lot 1 in Bellworks Subdivision, being a subdivision of part of the south half of Section 36 Township 42 North, Range 9 East of the Third Principal Meridian, according to the plat thereof, recorded August 9, 2023 as Document Number 2322115008, in Cook County, Illinois,

Also,

Lots 5 through 170, inclusive, in Bellworks Subdivision aforesaid,

Also,

That part of Lot 4 in Bellworks Subdivision aforesaid, described as follows:

Beginning at the southwest corner of Lot 1 aforesaid, thence South 89 degrees 36 minutes 30 seconds West (along the south line of said Lot 4) a distance of 595.86 feet to a boundary corner of said Lot 4;

thence northeasterly along a curve, concave to the northwest, said curve having a radius of 250.00 feet and an arc distance of 93.27 feet (said curve has a chord bearing of North 16 degrees 40 minutes 41 seconds East and a chord length of 92.73 feet) to a point of reverse curve;

thence northeasterly along a curve, concave to the southeast, said curve having a radius of 30.21 feet and an arc distance of 44.30 feet (said curve has a chord bearing of North 47 degrees 59 minutes 51 seconds East and a chord length of 40.44 feet) to a point of compound curve said point being on the southerly line of Lohan Way (Private Drive) as depicted on the aforesaid plat of Bellworks Subdivision;

thence southeasterly (on said southerly line of Lohan Way) along a curve, concave to the south, said curve having a radius of 309.18 feet and an arc distance of 101.30 feet (said curve has a chord bearing of South 82 degrees 10 minutes 05 seconds East and a chord length of 100.84 feet) to a point of reverse curve;

thence southeasterly (on said southerly line of Lohan Way) along a curve, concave to the north, said curve having a radius of 713.50 feet and an arc distance of 246.55 feet (said curve has a chord bearing of South 82 degrees 38 minutes 36 seconds East and a chord length of 245.32 feet) to a point of tangency;

thence North 87 degrees 27 minutes 27 seconds East (on said southerly line of Lohan Way) a distance of 53.06 feet to a point of curve;

thence northeasterly (on said southerly line of Lohan Way) along a curve, concave to the north, said curve having a radius of 713.50 feet and an arc distance of 123.80 feet (said curve has a chord bearing of North 82 degrees 29 minutes 12 seconds East and a chord length of 123.65 feet) to a Northwest corner of Lot 1 aforesaid;

thence South 13 degrees 27 minutes 31 seconds East (along a common line between Lot 1 and Lot 4 aforesaid) a distance of 87.59 feet to the point of beginning, in Cook County, Illinois.

Common Address:

1705 Lakewood Boulevard
Hoffman Estates, IL 60192

PIN's:

01-36-404-0001-0000 thru 01-36-404-168-0000
01-36-403-0007-0000

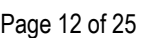


EXHIBIT 3

**NOTICE OF HEARING
VILLAGE OF HOFFMAN ESTATES, COOK COUNTY, ILLINOIS
THE PROPOSED CREATION OF SPECIAL SERVICE AREA NO. 2026-1**

NOTICE IS HEREBY GIVEN that on the 20th day of April, 2026 at 6:55 p.m., or as soon thereafter as possible, in the Village Hall for the Village of Hoffman Estates, Cook County, Illinois, 1900 Hassell Road, Hoffman Estates, IL 60169, a hearing will be held by the President and Board of Trustees of the Village of Hoffman Estates, Cook County, Illinois, to consider the establishment of a special service area to be called “Special Service Area No. 2026-1” consisting of the real property legally described as attached hereto on Notice Exhibit A and incorporated herein (the “Area”). The Area is accurately depicted on the map attached hereto on Notice Exhibit B and incorporated herein.

All interested persons, including all persons owning taxable real property located within the proposed Special Service Area No. 2026-1, may file written objections with the Village Clerk and will be given an opportunity to be heard at the hearing regarding the formation of and the boundaries of the proposed Special Service Area No. 2026-1, and the tax levy and an opportunity to file objections to the amount of the tax levy.

The purpose for the formation of the proposed Special Service Area No. 2026-1, in general, is to provide special governmental services for maintaining, repairing, and reconstructing stormwater improvements, including all storm sewers, detention systems, stormwater detention or retention basins, and compensatory storage facilities that are necessary or desirable to convey stormwater drainage from, or store stormwater drainage (collectively the “Services”), in the Area. The proposed Services are for maintenance and other purposes as required to provide the Services.

It is proposed that to pay for such services, the Village shall levy an annual *ad valorem* tax based upon the whole equalized assessed value on each parcel of property in the proposed Special Service Area 2026-1 by the Village, sufficient to produce revenues to provide the Services. Initial tax will be imposed when the need arises to provide needed Services. The initial amount of taxes to be levied within the proposed Special Service Area 2026-1 shall be \$50,000.00. The maximum rate of taxes to be extended within the proposed Special Service Area in any year thereafter shall not exceed one percent (1%, being \$1.00 for every \$100.00) of the whole equalized assessed value of the property within the proposed Special Service Area 2026-1.” Said taxes shall be imposed for an indefinite period of time after the date of the ordinance establishing the proposed Special Service Area 2026-1. Said taxes shall be in addition to all other taxes provided by law and shall be levied pursuant to the provisions of the Illinois Property Tax Code. Notwithstanding the foregoing, taxes shall not be levied hereunder and said Area shall be “dormant”, and shall take effect only if the owners association or property owner(s) fails to maintain, repair or replace the stormwater improvements.

The President and Board of Trustees shall hear and determine all protests and objections at the hearing and the hearing may be adjourned to another date without further notice other than a motion to be entered upon the minutes fixing the time and place it will reconvene. At the public hearing or at the first regular meeting thereafter, the President and Board of Trustees may delete area from the proposed Special Service Area No. 2026-1.

In accordance with the provisions of Section 27-55 of 35 ILCS 200, if a petition signed by at least 51% of the electors residing within the special service area and by at least 51% of the owners of record of the land included within the boundaries of the special service area is filed with the Village Clerk within 60 days following the final adjournment of the public hearing, objecting to the creation of the special service district, the enlargement of the area, the levy or imposition of a tax for the provision of special services to the area, or to a proposed increase in the tax rate, the district shall not be created or enlarged, or the tax shall not be levied or imposed nor the rate increased.

Dated this ____ day of _____, 2026

VILLAGE CLERK

NOTICE EXHIBIT A
Boundaries of Area

LEGAL DESCRIPTION:

Lot 1 in Bellworks Subdivision, being a subdivision of part of the south half of Section 36 Township 42 North, Range 9 East of the Third Principal Meridian, according to the plat thereof, recorded August 9, 2023 as Document Number 2322115008, in Cook County, Illinois,

Also,

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thence northeasterly along a curve, concave to the northwest, said curve having a radius of 250.00 feet and an arc distance of 93.27 feet (said curve has a chord bearing of North 16 degrees 40 minutes 41 seconds East and a chord length of 92.73 feet) to a point of reverse curve;

thence northeasterly along a curve, concave to the southeast, said curve having a radius of 30.21 feet and an arc distance of 44.30 feet (said curve has a chord bearing of North 47 degrees 59 minutes 51 seconds East and a chord length of 40.44 feet) to a point of compound curve said point being on the southerly line of Lohan Way (Private Drive) as depicted on the aforesaid plat of Bellworks Subdivision;

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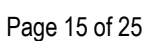
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Common Address:

1705 Lakewood Boulevard
Hoffman Estates, IL 60192

PIN's:

01-36-404-0001-0000 thru 01-36-404-168-0000
01-36-403-0007-0000





VILLAGE OF HOFFMAN ESTATES DEPARTMENT OF DEVELOPMENT SERVICES **PLANNING DIVISION MONTHLY REPORT**

SUBMITTED TO: PLANNING, BUILDING & ZONING COMMITTEE

BY: Jennifer Horn, Director of Planning and Transportation

February 2026

Hello, Hoffman!

Hello, Hoffman is the Village's new **Comprehensive & Strategic Plan**—a guide for how Hoffman Estates will grow and thrive in the years ahead. This plan is all about shaping the future of our neighborhoods, roads, public spaces, businesses, and services. It will be shaped by input from those who live here, work here, play here, and know this community best.

Together, we're answering three big questions throughout the project:

- **#1: Where are we now?** *Let's take a good look at where we stand today. What's working, and where can we improve? What makes our community shine?*
- **#2: Where do we want to go?** *Let's boldly envision the next 20 years for our community. What are our values and priorities as we say hello to a bigger, brighter future?*
- **#3: How do we get there?** *Let's make plans! What policies, decisions, and actions do we need to take together to reach our community's goals?*



Project Updates

- ◆ Public engagement continues with over 2000 individual contacts across the Summer Hang, various pop-up events, and the online survey.
- ◆ Staff and consultants held Discovery Discussions with members of Village staff and students from Conant High School.
- ◆ Project website is live at www.hellohoffman.com with a survey and interactive map.

Hoffman In Motion, Multimodal Transportation Plan

- ◆ The Hoffman in Motion Plan was adopted by the Village board at the 10/20/2025 Village Board meeting.
- ◆ Please visit www.hoffmanestates.org/TransportPlan to view the final plan and interactive Story Map.
- ◆ Implementation steps are underway.
- ◆ The Active Transportation Advisory Committee was established by the Village Board on January 19, 2026.

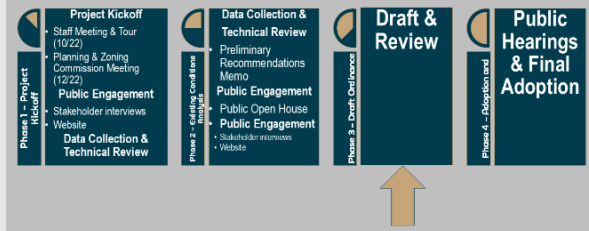


Unified Development Code Update (Zoning and Subdivision Code)

- ◆ Teska Associates (as lead) and Ancel Glink awarded contract to complete the update of the Zoning Code. The new code will be a Unified Development Code.
- ◆ The PB&Z Committee moved to support the consultant's findings and recommendations on August 7, 2023.
- ◆ The project website is live at www.VOHEzoning.org.
- ◆ A first draft of the complete code has been reviewed by Corporation Counsel. Staff are actively redrafting ahead of an anticipated early 2026 adoption process.



Zoning Code Update Timeline



ACTIVE PLANNING PROJECTS

Project	Address	Status	PZC or PBZ Meeting	VB Meeting
Bell Works – West Side Site Plan	2000 CENTER DR	APPROVED	12/8/2025	1/19/2026
Higgins Crossing Townhomes	125 - 155 W HIGGINS RD	APPROVED	1/7/2026	2/2/2026
Natura Academy	2357 HASSELL RD	PUBLIC MEETING	2/18/2026	3/2/2026
Microsoft CHI07 Data Center	3125 N BARRINGTON RD	UNDER REVIEW		
Bell Works Apartments	1730 LOHAN WAY	UNDER REVIEW		
Scooter's Coffee	2 E HIGGINS RD	UNDER REVIEW		
Fire Station 22	2170 – 2190 W HIGGINS RD	UNDER REVIEW		
Medcoa Buildings – SU and Parking Lot Improvements	990 - 1000 GRAND CANYON PKWY	UNDER REVIEW		
635 Lakeview Lane Plat of Subdivision	635 LAKEVIEW LN	UNDER REVIEW		
Prairie Stone Apartments	5555 PRAIRIE STONE PKWY	UNDER REVIEW		
Siemens' Building Addition	2501 N BARRINGTON RD	UNDER REVIEW		
Bruster's Patio Addition – Staff Level Amendment	2748 N SUTTON RD	UNDER REVIEW		

MONTHLY PLANNING PROJECT ACTIVITY

Projects Submitted by Type	January	2026 YTD
Pre-Development		
Agreement		
Annexation		
Courtesy Review		
Easement		
Master Sign Plan		
Plat of Subdivision		
Other Plat		
RPD Amendment		
Site Plan Review		
Special Use	1	1
Text Amendment		
Rezoning		
Variation		
Total	1	1
FOIA Processed	13	13
Zoning Verification Letters	0	0
Building Permits Reviewed by Planning	25	25

PLANNING PERFORMANCE MEASURES

Site Plan Review Process	January		2026 YTD	
Number of administrative/staff review site plan cases completed	NA	NA	NA	NA
Number of PZC site plan cases processed	NA		NA	
Annual goal is to complete at least 65% of site plan cases through administrative review process				

Site Plan Review Timing	January		2026 YTD	
Number of cases processed within 105 days	NA	NA	NA	NA
Annual goal is to complete 100% of cases within 105 days				



VILLAGE OF HOFFMAN ESTATES DEPARTMENT OF DEVELOPMENT SERVICES

BUILDING & CODE ENFORCEMENT DIVISION MONTHLY REPORT

SUBMITTED TO: PLANNING, BUILDING & ZONING COMMITTEE

BY: Sanyokta Kapur, Director of Building & Code Enforcement

February 2026

GENERAL ACTIVITIES

- On January 15, 2026, Sanyokta Kapur participated in the CRCA conference in Oakbrook Terrace.
- On January 15, 2026, Sanyokta Kapur participated as Treasurer for NWBOCA board meeting.
- On January 20, 2026, Sanyokta Kapur participated as Secretary for ICCA board meeting.
- On January 23, 2026, Kathleen Kuffer attended NeoGov walk through and training with HRM.
- On January 28, 2026, Liz Dianovsky & Jeff Miller attended an online seminar on Bed Bugs Uncovered by Identifying, Preventing and Protecting.
- Congratulations to Code Enforcement Officer, Jeff Miller, who became ICC certified as ICC Property Maintenance and Housing Inspector on January 30th.
- We are happy to announce the promotion of Tony Knuth to Chief Building Inspector. Tony has been with the Village of Hoffman Estates for almost 12 years and established himself as a dynamic key player in the Building and Code Division.
- Site development is ongoing for **Kensington Townhomes by Pulte** on 1950 Hassell Rd. Model Building 1 is fully occupied and open as a showcase and sales office. Construction for Building 2, Building 3 and Building 4 is underway.
- **Compass Data Center**, Building 1 & 2 are on schedule for final buildouts by summer. Permits have been received for Building 3 and Building 4.
- **Hi-Rise Dispensary** off N. Barrington Rd has received temporary certificate of occupancy.
- **Dar-ul-Ilm** Foundation interior buildout for religious center at Lakewood Blvd is underway.
- **Fire Station 21** off Flagstaff Lane is ready for Occupancy, pending minor items.
- Demolition is underway for existing office buildings at **2200 W Higgins Rd.**, to clear the site for new **Fire Station 22**.
- Construction is ongoing at **Village Greens** for the new concessions building.
- **Airdrie Estates** subdivision has several lots under construction for new single-family homes.
- Code Enforcement staff have been involved in several ongoing property maintenance cases as well as annual monitoring of commercial snow removal and pothole maintenance.
- **Pebble Beach** fireplaces were found to be potentially not in compliance with minimum code requirements and might pose a life safety hazard. The village staff has been working with the homeowner's association, contractor and residents to remedy the situation by early 2026. So far 101 permits have been issued for work to remedy the potential life safety hazard. Of the permits issued 65 have been closed out and 36 permits are still active.

Bell Works Construction Update:

- Staff is working with Bell Works on several east side tenant build-outs and parking garage repairs are underway. Land Development permit for Bell Works **Townhomes** has been issued and work is underway. Construction is ongoing for Building 1 at Bell works **Townhomes**, construction by **Pulte**. **West side parking garage** repairs and interior demolition of **West and Central building** is under progress.

Due to the Village wide software transition, the January numbers reported are partial and will be updated next month.

2026 Code Enforcement Freedom of Information Act Requests Processed

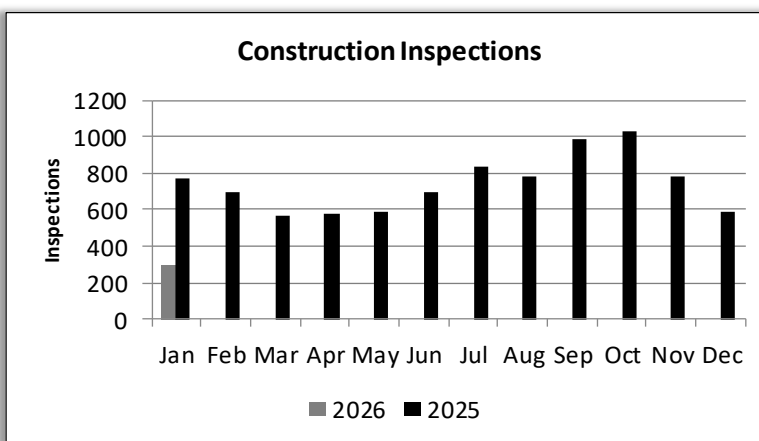
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
37												37

2026 Code Enforcement GovQA Questions & Complaints Processed

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
6												6

Construction Inspections

Year	2026	2025
Jan	297	775
Feb		693
Mar		563
Apr		576
May		589
Jun		698
Jul		837
Aug		788
Sep		986
Oct		1032
Nov		783
Dec		589
Total	297	8909



RENTAL HOUSING LICENSE AND INSPECTION PROGRAM

- There are currently 1,880 rental properties registered. This includes 1,227 single family and townhome units (65%) and 653 condominium units (35%). This number fluctuates based on new registrants and owners who choose to no longer rent their properties.

2026 Rental Inspections

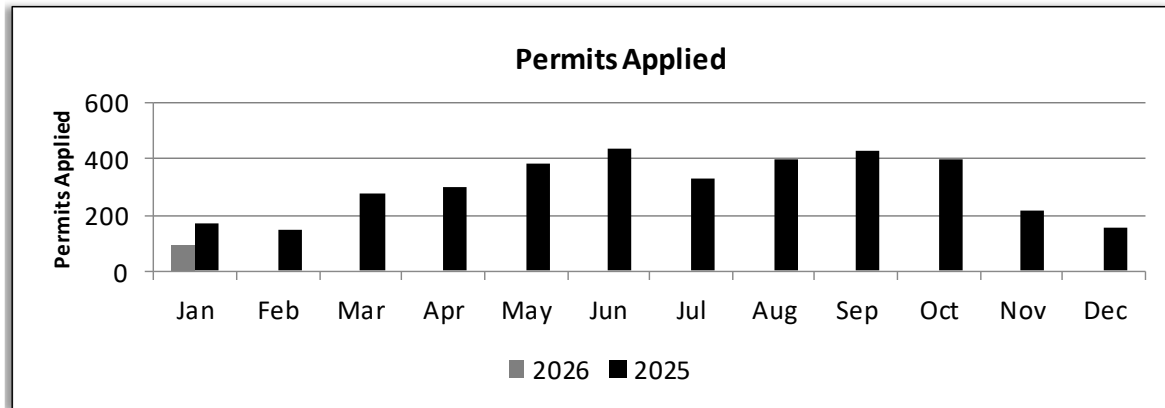
Inspection	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Annual	139												139
Reinspections	122												122
Total	261	0	0	0	0	0	0	0	0	0	0	0	261

2026 Permits Issued

Permit	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2026 YTD	2025 Total
Commercial New	0												0	6
Single Family New	0												0	5
Land Development	0												0	6
Fire	11												11	117
All Other Permits	78												78	2765
2026 Total	89	0	0	0	0	0	0	0	0	0	0	0	89	
2025 Total	147	127	191	212	228	339	280	299	326	370	235	145		2899

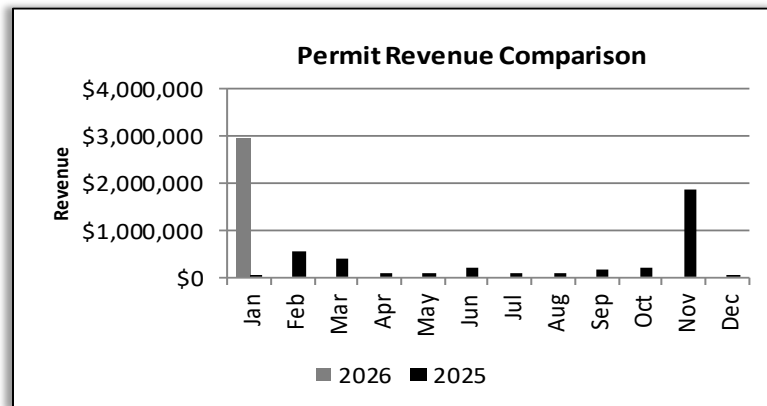
2026 Permits Applied

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2026	93												93
2025	168	145	273	302	383	434	326	398	429	396	214	154	3622



Permit Revenue

Year	2026	2025
Jan	\$2,948,674	\$57,516
Feb		\$532,367
Mar		\$381,031
Apr		\$102,949
May		\$77,219
Jun		\$188,961
Jul		\$85,321
Aug		\$67,944
Sep		\$161,153
Oct		\$196,400
Nov		\$1,847,077
Dec		\$51,897
Total	\$2,948,674	\$3,749,834

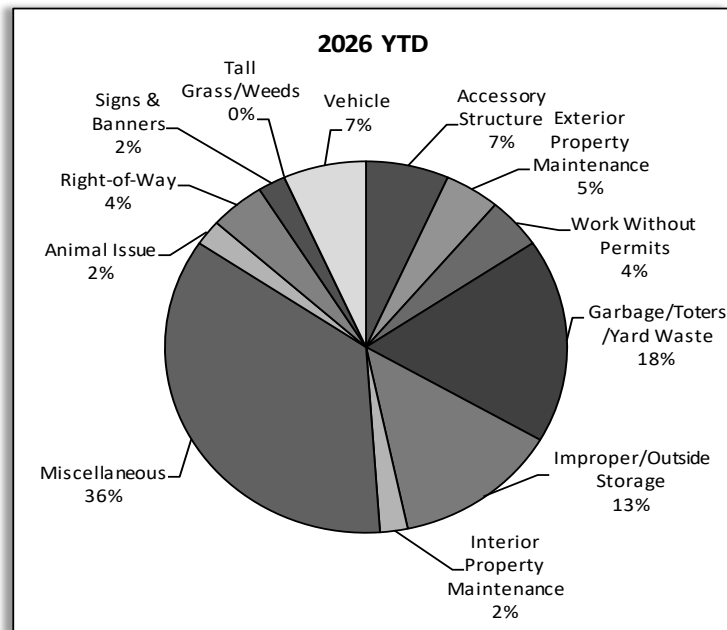


2026 Budget: \$5,500,000.

Total Revenue includes building permits, fire permits and Temporary & Full Certificates of Occupancy.

2026 Property Maintenance Summary Report

Violation	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2026 YTD	2025 Total
Accessory Structure	3												3	50
Exterior Property Maintenance	2												2	113
Work Without Permits	2												2	69
Garbage/Toters/Yard Waste	8												8	246
Improper/Outside Storage	6												6	66
Interior Property Maintenance	1												1	23
Miscellaneous	16												16	262
Animal Issue	1												1	17
Right-of-Way	2												2	37
Signs & Banners	1												1	20
Tall Grass/Weeds	0												0	341
Vehicle	3												3	80
2026 Total	45	0	0	0	0	0	0	0	0	0	0	0	45	
2025 Total	60	87	99	91	166	202	121	172	104	78	84	60		1324



2026 Citations Issued

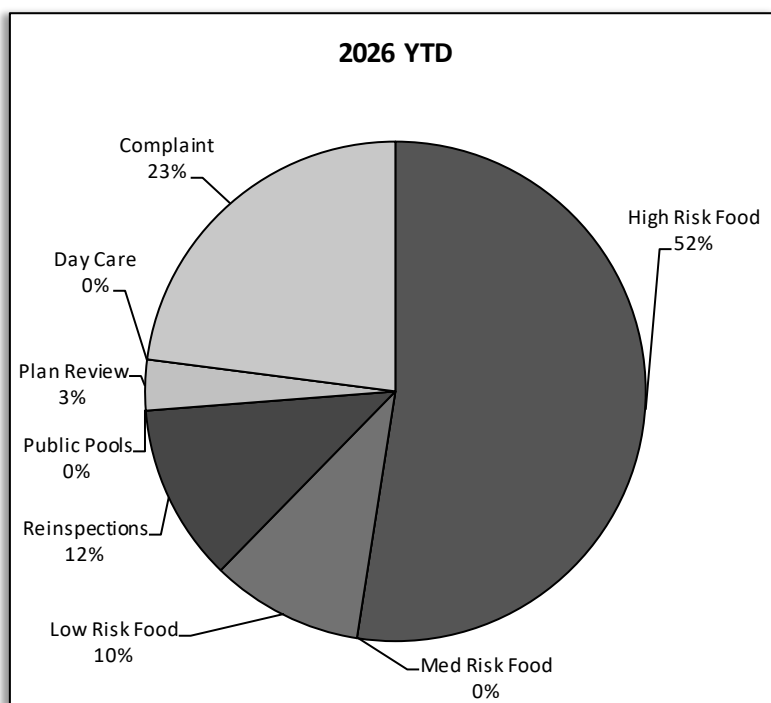
Violation	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Business License	20												20
Code	56												56
Rental	73												73
Total	149	0	0	0	0	0	0	0	0	0	0	0	149

2026 Adjudication Court Dockets - Citations Presented

Court	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Code	50												50
Rental/Bus Lic	56												56
Total	106	0	0	0	0	0	0	0	0	0	0	0	106

2026 Environmental Health Inspection Report

Activity	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
High Risk Food	32												32
Med Risk Food	0												0
Low Risk Food	6												6
Reinspections	7												7
Public Pools	0												0
Plan Review	2												2
Day Care	0												0
Complaint	14												14
Total	61	0	0	0	0	0	0	0	0	0	0	0	61



Food establishments are divided into the risk categories of high, moderate or low, and planned inspections are performed three, two, or one time each year respectively. A high-risk establishment presents a high relative risk of causing foodborne illness based on the large number of food handling operations typically implicated in foodborne outbreaks and/or the type of population served by the facility. There are approximately 285 facilities that require a total of approximately 550 planned inspections throughout the year (this number fluctuates based on businesses opening/closing).

HIGHLIGHTS IN JAN 2026

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Staff attended 9 networking events to start the year including REJournals' Chicago Forecast conference where the Village had a booth and Mr. Kramer spoke on a panel; the quarterly economic developers luncheon; the 7x24 State of the data center market event; IL TIF Association Webinar; the Chamber Excellence Awards; and Bisnow 2026 market forecast conference.



SUMMARY OF ACTIVITIES

- Staff met with several potential developers for properties around the Village. Particular sites focused on the former Allstate property in Cook County, Sutton Crossing, and sites at Beverly and Beacon Pointe. Staff also met with several property owners to strategize about the most likely development possibilities.
- Staff, along with the Mayor and Economic Development Commission Chair Stanton, met with Convergent as a welcome visit to learn about how the Village can assist the tech company.
- Continued the facilitation of the Small Business Assistance Program, finalizing engagement with 3 companies - Minuteman Press, Fabbrini Flowers, and ACDC Closets - with IA Business Advisors. The program offers the same pro-bono, professional coaching assistance to Village companies.
- Finished the 2025 economic development annual report.
- Created ads and wrote articles to market Hoffman Estates in various publications and on digital platforms.

CRE 2026 EVENT

Staff is so grateful for the support of the Village Board and the Economic Development Commission who hosted the 5th annual CRE event at the NOW Arena on February 5, 2026. The event, with a spy theme, had more than 100 attendees from all sectors of commercial real estate to network, learn about the suburban Chicago market, and hear about the great things happening in Hoffman Estates.



January was the month of outreach. Meeting with Village hotels to determine their challenges in 2025 to determining how the Tourism Office can assist in helping each stakeholder accomplish their revenue goals for 2026. Rising operational costs and staffing challenges were top of mind for all. The NOW Arena continues to be the top demand generator with travel from international businesses experiencing a major slow down attributed to the geopolitical climate.

January is also the time staff begins to organize the major fests with an eye toward increasing tourism by celebrating the Nation's 250th Anniversary. Stars and Stripes marathons return in June. NW 4th Fest will include a tribute to the anniversary in July and Celtic Fest's Shenanigans in August will be enhanced by adding activities to draw a larger attendance.

US Volleyball returns to the NOW Arena in July creating hotel occupancy with international teams providing a desired length of stay and considerable spend in the region. Last hosted in 2025, the Village utilized a \$50k grant from DCEO to increase marketing efforts beyond 50 miles of the Arena drawing guests from bordering states.

Staff continues to explore opportunities to host new events with the organizers of the Ultimate Strongman and World Darts Federation to either enhance existing events or host one of their World Championship events in the NOW Arena.



Kevin Kramer, Director of Economic
Development



Linda Scheck, Director of Tourism & Business
Retention