



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

March 9, 2026	Council Chambers	7:00 PM
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1. **CALL TO ORDER/ROLL CALL**
2. **APPROVAL OF MINUTES**
 - A. Planning, Building & Zoning Committee 02-09-2026
3. **PUBLIC COMMENT**
4. **NEW BUSINESS**
 - A. Approval of an Ordinance adopting and publishing the 2026 Zoning Map
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.

Village of Hoffman Estates

PLANNING, BUILDING & ZONING COMMITTEE MEETING MINUTES

February 9, 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
Jacob Cuthbert, Civil Engineer II
Patrick Seger, Director HRM
Alan Wenderski, Director of Engineering
Ric Signorella, CATV Coordinator**

The Planning, Building & Zoning Committee meeting was called to order at 7:06 p.m.

2. APPROVAL OF MINUTES

Motion by Trustee Arnet, seconded by Mayor McLeod, to approve the Planning, Building & Zoning Committee meeting minutes of January 12, 2026. Voice vote taken. All ayes. Motion carried.

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).

An item summary sheet from Jana Dickson was presented to Committee.

Mr. Dickson explained this is part of our new process when larger projects are approved through the Village's development agreement. The townhomes at Bell Works have private roads and this backup SSA will cover storm water improvement

as well as the private roads if it ever goes into effect. It will not go into effect upon passage, just in the event if the homeowners association fails and the residents call on the Village for help.

Trustee Stanton asked if Pulte was aware of this ordinance. Mr. Wenderski and Mr. Palm explained it was all part of the site plan approvals, plats, etc., previously approved.

Trustee Pilafas asked Manager Palm about his experience with SSA protocols and activations. Mr. Palm provided background and potential scenarios to play out in Hoffman Estates.

Trustee Mills suggested the purchasers of the properties should be presented with information about the SSA and what happens if it goes into effect.

Motion by Trustee Pilafas, seconded by Mayor McLeod, to approve the Planning, Building & Zoning Committee meeting minutes of January 12, 2026. 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 Mayor McLeod, to adjourn the meeting at 7:16 pm. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

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

Date



AGENDA ITEM REPORT

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

REQUEST: Approval of an Ordinance adopting and publishing the 2026 Zoning Map

FROM: Daisy Dose-Adamzadeh, Planner II
Jennifer Horn, Director of Planning & Transportation

ITEM TYPE: Ordinance - Committee

REQUEST SUMMARY

In accordance with 65 ILCS 5/11-13-19 and Section 9-1-3 of the Municipal Code, the Village is required to publish, no later than March 31 of each year, a map showing the existing zoning classifications for the preceding year.

There were no zoning changes approved in 2025.

FINANCIAL IMPACT

N/A

RECOMMENDATION

Approval of an Ordinance adopting and publishing the 2025 Zoning Map.

ATTACHMENTS

1. Ordinance - Zoning Map Draft
2. Draft 2026 Zoning Map

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE ADOPTING AND PUBLISHING THE 2026 ZONING MAP

WHEREAS, in accordance with 65 ILCS 5/11-13-19 and Section 9-1-3 of the Hoffman Estates Municipal Code, the corporate authorities shall cause to be published no later than March 31 of each year, a map showing the existing zoning uses, division, restrictions, regulations and classifications for such municipality for the preceding calendar year.

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

Section 1: That President and the Board of Trustees of the Village of Hoffman Estates do hereby adopt and publish the 2026 Zoning Map, attached hereto as Exhibit “A”.

Section 2: That said 2026 Zoning Map is hereby declared as the official zoning map of the Village of Hoffman Estates, effective January 1, 2026.

Section 3: The Village Clerk is hereby authorized to publish this Ordinance in pamphlet form.

Section 4: 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.



Village of Hoffman Estates Zoning Map

Effective January 1, 2026

Zoning Districts

A-1 Apartment District	Forest Preserve District	R-1 One-Family Residential District	R-7 One-Family Residential District
Agricultural District	Historic District	R-10 Attached Single-Family Dwelling Residential District	R-8 Two-Family Residential District
B-1 Neighborhood Business District	M-1 Manufacturing District	R-2 One-Family Residential District	R-9 Planned Development District
B-2 Community Business District	M-2 Manufacturing District	R-3 One-Family Residential District	RAA One-Family Residential Active Adult District
B-3 Business District	O-1 Office District	R-4 One-Family Residential District	RPD Residential Planned Development
B-4 Business District	O-3 Office and Research Tollway	R-5 One-Family Residential District	TN Traditional Neighborhood District
C-MU Commercial Mixed-Use District	O-5 Office District	R-6 One-Family Residential District	

R-9 Subzones	
Subzone A	
Subzone B	
Subzone C	
Subzone D	
Subzone E	
Subzone F-1	
Subzone F-2	

Legend

Cannabis Overlay District	Parcels	Village Boundary
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0 0.25 0.5 1 1.5 2 Miles



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

March 2026

General Updates

- Staff and members of the Active Transportation Advisory Committee attended the ribbon cutting for Pace's expanded Northwest Cook On Demand service in Rolling Meadows.
- Transportation & Long-Range Planner Phil Green gave the opening keynote speech for the Rural Transit Assistance Center Conference in Springfield. Phil spoke on the importance of robust public engagement and storytelling efforts.
- Phil has also been appointed Chair of the 2027 National Planning Conference in Houston, TX. Phil will lead the organizing efforts for the gathering of planners in May 2027.

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 attended the Eisenhower Career Day and gathered feedback from 65 students about their favorite places in Hoffman Estates
- ◆ The Village Board held their Strategic Planning retreat on February 7.
- ◆ 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. Survey to close at the end of March.

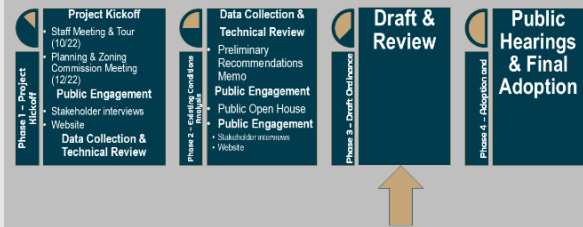
Hoffman In Motion, Multimodal Transportation Plan

- ◆ 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 and Ancel Glink awarded contract to complete the update of the Zoning Code as a Unified Development Code.
- ◆ The PB&Z Committee adopted 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 2026 adoption process.

**Zoning Code Update Timeline****ACTIVE PLANNING PROJECTS**

Project	Address	Status	PZC or PBZ Meeting	VB Meeting
Natura Academy Special Use	2357 HASSELL RD	APPROVED	2/18/2026	3/2/2026
Bruster's Patio Addition – Staff Level Amendment	2748 N SUTTON RD	APPROVED	-	-
Poplar Creek Crossing Shopping Center – Master Sign Plan Amendment	4607 W HIGGINS RD	PUBLIC MEETING	3/18/2026	4/6/2026
Schaumburg Township – Food Pantry Expansion and Loading Dock – 10-Day Review	1 ILLINOIS BLVD	APPROVED	N/A	N/A
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 Site Plan	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		
Red Roof Inn EV Chargers – Staff Level Amendment	2500 HASSELL RD	UNDER REVIEW		
Barrington Square Animal Hospital Special Use Transfer	2370 W HIGGINS RD	UNDER REVIEW		

MONTHLY PLANNING PROJECT ACTIVITY

Projects Submitted by Type	February	2026 YTD
Pre-Development		
Agreement		
Annexation		
Courtesy Review		
Easement		
Master Sign Plan	1	1
Plat of Subdivision		
Other Plat		
RPD Amendment		
Site Plan Review	2	2
Special Use	1	2
Text Amendment		
Rezoning		
Variation		
Total	4	5
FOIA Processed	3	16
Zoning Verification Letters	1	1
Building Permits Reviewed by Planning	81	106



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

March 2026

GENERAL ACTIVITIES

- On February 10, 2026, David Dodge and Sanyo Kapur attended NWBOCA Training and Board meeting in Arlington Heights.
- On February 25, 2026, David Banaszynski attended an Emergency Preparedness class in Crystal Lake.
- On February 26, 2026, Kerin Browne attended an online meeting with Granicus on current use of GovQA.
- 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. Compass Data Center Building 4 permit was issued.
- **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 has received Occupancy.
- 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.

2026 Code Enforcement Freedom of Information Act Requests Processed

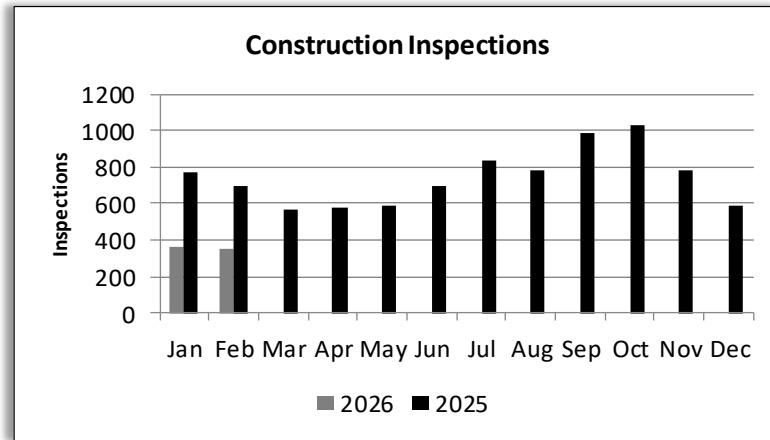
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
37	23											60

2026 Code Enforcement GovQA Questions & Complaints Processed

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
6	16											22

Construction Inspections

Year	2026	2025
Jan	368	775
Feb	351	693
Mar		563
Apr		576
May		589
Jun		698
Jul		837
Aug		788
Sep		986
Oct		1032
Nov		783
Dec		589
Total	719	8909

**RENTAL HOUSING LICENSE AND INSPECTION PROGRAM**

- There are around 1,887 rental properties registered. This includes 1,222 single family and townhome units (65%) and 658 condominium units (35%). This number fluctuates based on new registrants and owners who choose to no longer rent their properties.

2026 Rental Inspections

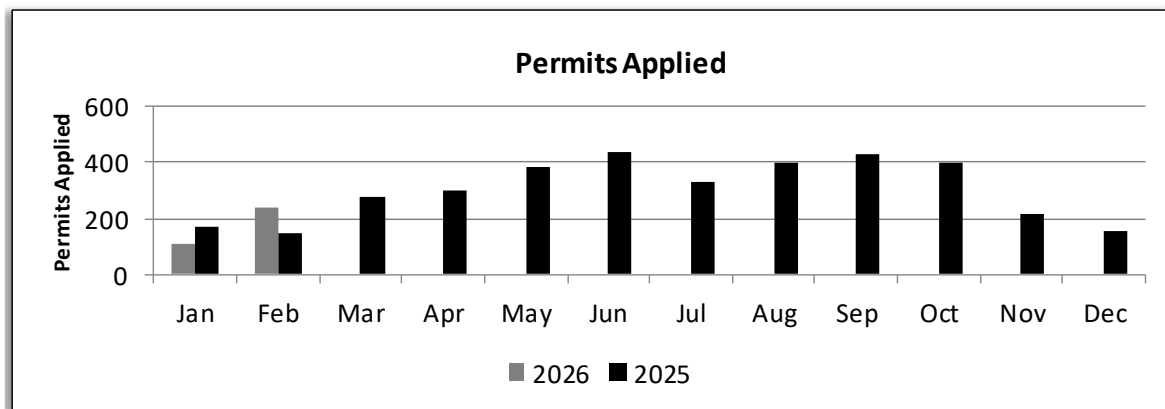
Inspection	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Annual	157	29											186
Reinspections	198	88											286
Total	355	117	0	0	0	0	0	0	0	0	0	0	472

2026 Permits Issued

Permit	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2026 YTD	2025 Total
Commercial New	0	1											1	6
Single Family New	0	0											0	5
Land Development	0	0											0	6
Fire	11	13											24	117
All Other Permits	85	129											214	2765
2026 Total	96	143	0	0	0	0	0	0	0	0	0	0	239	
2025 Total	147	127	191	212	228	339	280	299	326	370	235	145		2899

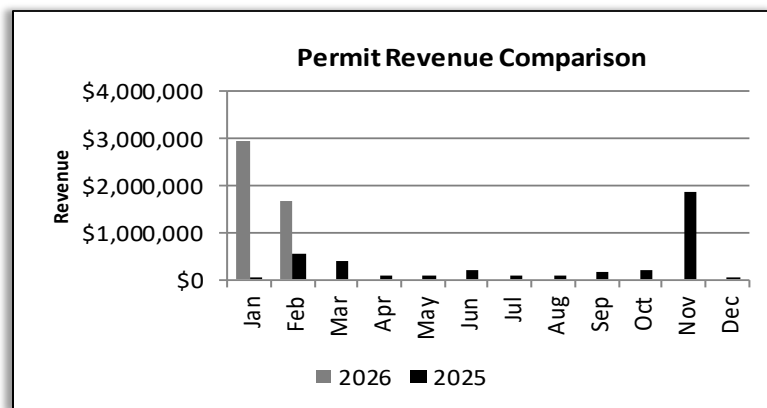
2026 Permits Applied

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2026	108	239											347
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	\$1,683,735	\$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	\$4,632,409	\$3,749,834

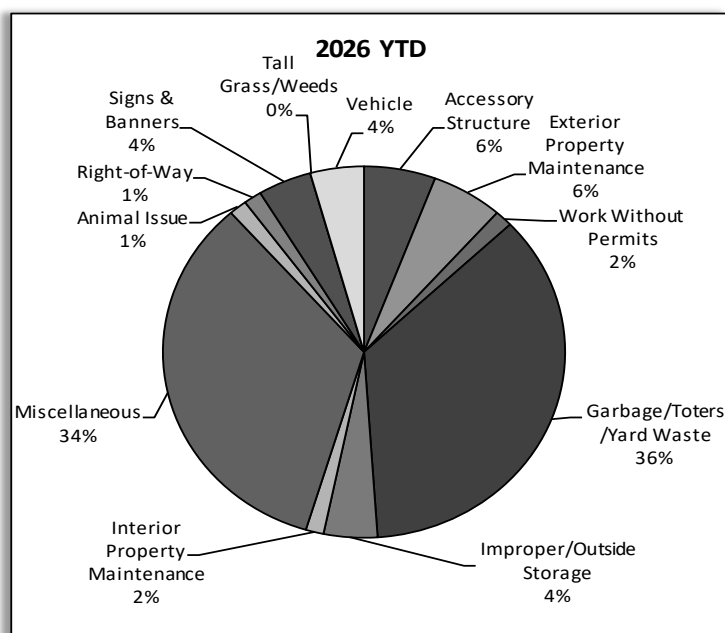


2026 Budget: \$5,500,000.

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	5											8	50
Exterior Property Maintenance	4	4											8	113
Work Without Permits	2	0											2	69
Garbage/Toters/Yard Waste	10	40											50	246
Improper/Outside Storage	6	0											6	66
Interior Property Maintenance	2	0											2	23
Miscellaneous	21	26											47	262
Animal Issue	1	1											2	17
Right-of-Way	2	0											2	37
Signs & Banners	2	4											6	20
Tall Grass/Weeds	0	0											0	341
Vehicle	4	2											6	80
2026 Total	57	82	0	0	0	0	0	0	0	0	0	0	139	
2025 Total	60	87	99	91	166	202	121	172	104	78	84	60		1324



2026 Citations Issued

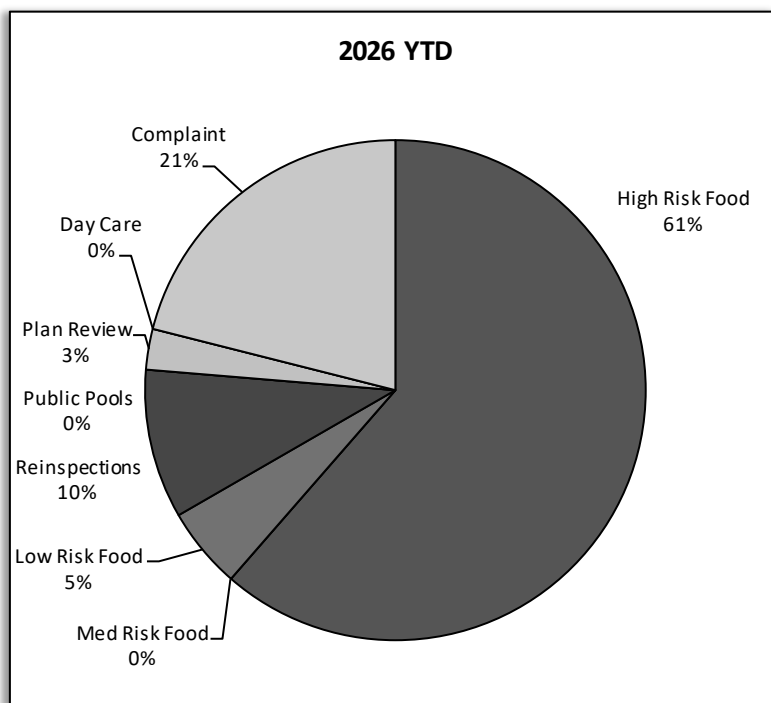
Violation	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Business License	20	6											26
Code	56	36											92
Rental	73	33											106
Total	149	75	0	0	0	0	0	0	0	0	0	0	224

2026 Adjudication Court Dockets - Citations Presented

Court	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Code	50	39											89
Rental/Bus Lic	56	55											111
Total	106	94	0	0	0	0	0	0	0	0	0	0	200

2026 Environmental Health Inspection Report

Activity	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
High Risk Food	32	38											70
Med Risk Food	0	0											0
Low Risk Food	6	0											6
Reinspections	7	4											11
Public Pools	0	0											0
Plan Review	2	1											3
Day Care	0	0											0
Complaint	14	10											24
Total	61	53	0	0	0	0	0	0	0	0	0	0	114



Food establishments are divided into 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).

SUMMARY OF ACTIVITIES

- Staff met with several potential developers for properties around the Village. Particular sites focused on Sutton Crossing, Plum Farms, and sites at Beverly Rd and Beacon Pointe Dr. Staff also met with several property owners to strategize about the most likely development possibilities.
- Continued the facilitation of the Small Business Assistance Program, as follow up for the businesses who have finished the program, they will present a summary of their thoughts to the Economic Development Commission in March. Staff continues to promote the program for 3-4 more companies this year.
- Created ads and wrote articles to market Hoffman Estates in various publications and on digital platforms.
- Mr. Galloway attended the IEDC Leadership Conference in Washington D.C. There he built his network of other economic development professionals while gaining new insights to bring back to Hoffman Estates.
- Mr. Kramer attended the Escape the Cold Aisle data center networking event and golf outing.
- Staff continued planning for a JapanFest in July to celebrate a culture so prevalent in our residential and business community. More on that below in the Tourism section.
- Finalized the BRE plan for the year with identifying companies to visit and reconnect with again.
- Met with the brokers for 2600 Forbs to discuss the possibility of a 6B for a potential future buyer.
- Mr. Kramer continues to meet monthly with a mentee through ICSC.
- Worked with the owner of 80 W Higgins to explore the potential for a gas station and car wash going on the site.
- Staff is working to plan the upcoming IEDA Annual Summit taking place in June in Chicago this year.
- Submitted all necessary reports and documents to remain in compliance with CDBG requirements.



US Volleyball brings their elite international volleyball to NOW Arena July 15-19, 2026. The Chicago Marriott NW has been awarded the lodging for this prestigious event that historically generates over 3,000 room nights with an average F&B spend of \$300,000 for team meals at the hotel. The event generated over \$1 million in spend in the market in 2026.

Despite the dramatic drop in international travel, Village hotels are pacing ahead in reported revenues year over year.

Meanwhile, Staff is creating a Festival to honor the Japanese Culture that will take place at the Village Green Saturday, July 10th from 1-5pm. ED&T staff will ask the Japanese businesses in town for their counsel to ensure they feel celebrated and demonstrate our gratitude that they chose Hoffman Estates! The NOW Arena is hosting a first time Japanese Wrestling tournament July 10th that will begin at 5:30 encouraging the fest guests to make a night of it in Hoffman Estates!



Kevin Kramer, Director of Economic
Development



Linda Scheck, Director of Tourism & Business
Retention