

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