



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

April 13, 2026

Council Chambers

**Immediately Following
Transportation & Road
Improvement Committee**

- 1. CALL TO ORDER/ROLL CALL**
- 2. APPROVAL OF MINUTES**
 - A. Planning, Building & Zoning Committee 03-09-2026
- 3. PUBLIC COMMENT**
- 4. REPORTS**
 - A. Planning Division Monthly Report
 - B. Code Enforcement Division Monthly Report
 - C. Economic Development and Tourism Monthly Report
- 5. PRESIDENT'S REPORT**
- 6. ITEMS IN REVIEW**
- 7. OTHER**
- 8. 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

March 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 (via electronically)
Mayor William D. McLeod**

Management Team Members in Attendance:

**Dan O'Malley, Deputy Village Manager
Arthur Janura, Corporation Counsel
Jana Dickson, Asst. Corporation Counsel
Jon Pape, Assistant Village Manager
Patty Richter, Village Clerk
Patrick Seger, Director HRM
Jenny Horn, Dir. of Trans. & Eng.
Ric Signorella, CATV Coordinator**

The Planning, Building & Zoning Committee meeting was called to order at 7:00 p.m.

Motion by Trustee Arnet, seconded by Trustee Mills, to allow Trustee Pilafas to attend the meeting via electronic attendance. Voice vote taken. All ayes. Motion carried.

2. APPROVAL OF MINUTES

Motion by Trustee Kinnane, seconded by Trustee Arnet, to approve the Planning, Building & Zoning Committee meeting minutes of February 9, 2026. Voice vote taken. All ayes. Motion carried.

3. PUBLIC COMMENT

4. NEW BUSINESS

A. Approval of an Ordinance adopting and publishing the 2026 Zoning Map.

An item summary sheet from Daisy Dose-Adamzadeh and Jennifer Horn was presented to Committee.

Jennifer Horn reported that there were no zoning changes approved in 2025.

Motion by Trustee Mills, 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

Mayor McLeod attended a Council of Mayors Executive Committee meeting on March 3, a NWMC Executive Board meeting and a Children's Advocacy Center Board meeting on March 4. On March 5, he attended a Data Center Task Force meeting and a Northwest Cook on Demand meeting with Pace in Rolling Meadows. On March 7, Mayor attended a Youth Commission kids craft event and on March 8, attended an Eagle Court of Honor for Alex Schwer.

7. ITEMS IN REVIEW

8. OTHER

9. ADJOURNMENT

Motion by Trustee Kinnane, seconded by Trustee Arnet, to adjourn the meeting at 7:04 pm. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

Debbie Schoop, Executive Assistant

Date



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

April 2026

GENERAL ACTIVITIES

- On March 3, 5, 10 & 12, 2026, David Banaszynski and Kathleen Kuffer attended the IEHA Spring Virtual Conference.
- On March 4, 2026, Sanyokta Kapur, Anthony Knuth, David Banaszynski, David Dodge, Gigi Gonzalez, Jeff Miller, John Staschke, Kathleen Kuffer, Kerin Browne, Liz Dianovosky, March Shulga and Mike McAvoy attended a Sonya Shearer virtual class on Inspection Report Writing Techniques.
- On March 6, 2026, Sanyokta Kapur, Jeff Miller, John Staschke, Liz Dianovosky and Mike McAvoy attended the SBOC Spring School Training on Energy Sense Day for Code Basics, Performance Paths, and 2024 IL ECC in Woodridge.
- On March 13, 2026, Sanyokta Kapur and Anthony Knuth attended the SBOC Spring School Training on ICC Day for 2021 IBC Accessibility and Usability for Commercial and Residential in Woodridge.
- On March 18, 2026, David Banaszynski attended the IEHA Board Retreat at Starved Rock.
- On March 18, 2026, Tricia Morandi attended the ABCI meeting on Administrative Workflow for Plumbing Permits & Inspection reports in Buffalo Grove.
- On March 20, 2026, Kathleen Kuffer, Anthony Knuth and David Dodge attended the SBOC Spring School Training on B&F Day for Building Code Leadership: Recruit, Develop and Manage Your Team in Woodridge.
- On March 27, 2026, Sanyokta Kapur, John Staschke and David Dodge attended the SBOC Spring School Training on NEC Day for Qualified Persons Requirement for Emerging Technology Based on the National Electrical Code and Other NFPA Standards, Grounding & Bonding – NEC Article 250 and EV Inspection focused on the 2026 NEC in Woodridge.
- **Bruster's Ice Cream Shop** is under construction at Poplar Creek Crossing.
- **Natura Academy** tenant buildout is underway at 2357 Hassell Rd.
- 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. Three buildings are currently under construction.
- **Compass Data Center**, Building 1 & 2 are on schedule for final buildouts by summer. Compass Data Center Building 3 & 4 permit was issued. Permits have been received for Building 5.
- **Hi-Rise Dispensary** off N. Barrington Rd has received temporary certificate of occupancy but the business license is still pending.
- **Fire Station 21** off Flagstaff Lane has received Occupancy. Existing building demolition is ongoing.
- Demolition is complete 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 108 permits have been issued for work to remedy the potential life safety hazard. Of the permits issued 65 have been closed out and 43 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 by Pulte** has been issued and work is underway. **Model home and Sales office** for Bell works **Townhomes** has received temporary occupancy. Construction is underway for second building. **West side parking garage** repairs and interior demolition of **West and Central buildings** are under progress.

2026 Code Enforcement Freedom of Information Act Requests Processed

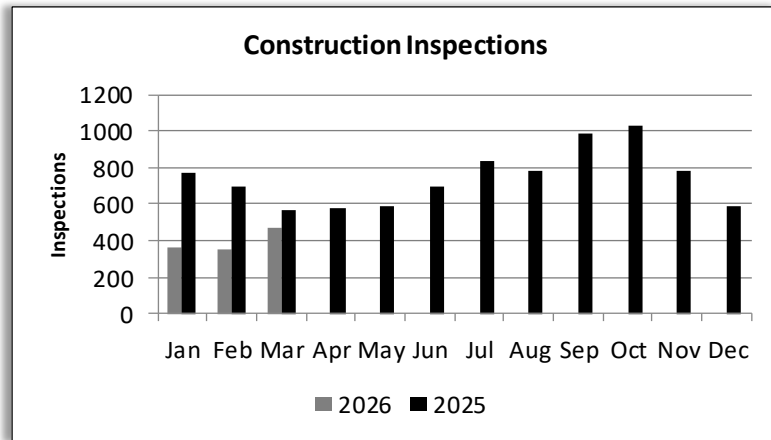
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
37	23	41										101

2026 Code Enforcement GovQA Questions & Complaints Processed

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
6	16	23										45

Construction Inspections

Year	2026	2025
Jan	368	775
Feb	351	693
Mar	473	563
Apr		576
May		589
Jun		698
Jul		837
Aug		788
Sep		986
Oct		1032
Nov		783
Dec		589
Total	1192	8909

**RENTAL HOUSING LICENSE AND INSPECTION PROGRAM**

- There are around 1,897 rental properties registered. This includes 1,234 single family and townhome units (65%) and 663 condominium units (35%). This number fluctuates based on new registrants and owners who choose to no longer rent their properties.

2026 Rental Inspections

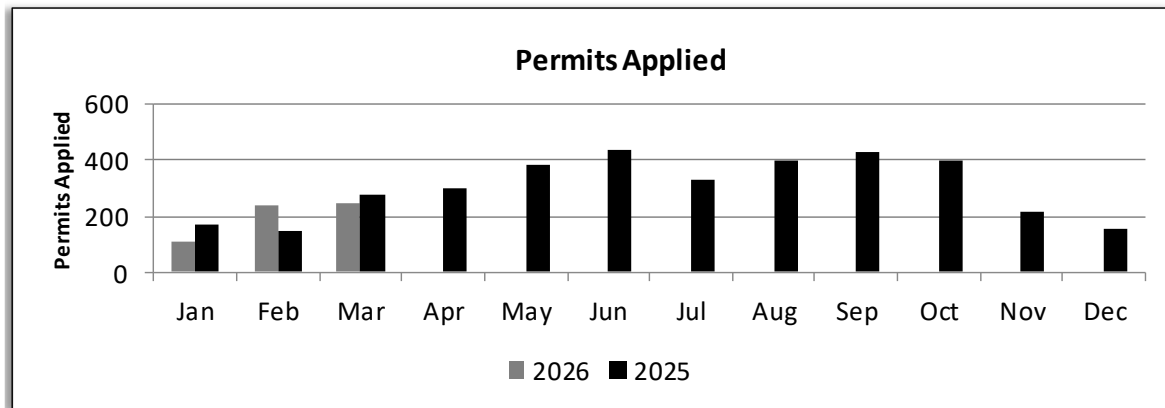
Inspection	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Annual	157	29	17										203
Reinspections	198	88	69										355
Total	355	117	86	0	0	0	0	0	0	0	0	0	558

2026 Permits Issued

Permit	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2026 YTD	2025 Total
Commercial New	0	1	0										1	6
Single Family New	0	0	29										29	5
Site Development	0	0	1										1	6
Fire	11	13	10										34	117
All Other Permits	85	129	174										388	2765
2026 Total	96	143	214	0	0	0	0	0	0	0	0	0	453	
2025 Total	147	127	191	212	228	339	280	299	326	370	235	145		2899

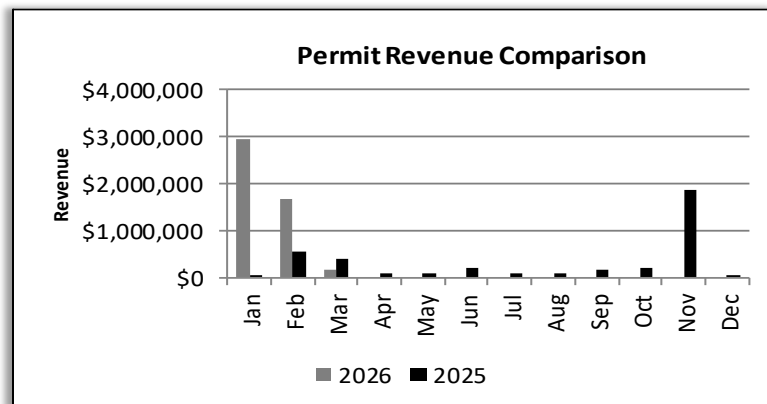
2026 Permits Applied

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2026	108	239	247										594
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	\$153,860	\$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	\$4,786,269	\$3,749,834

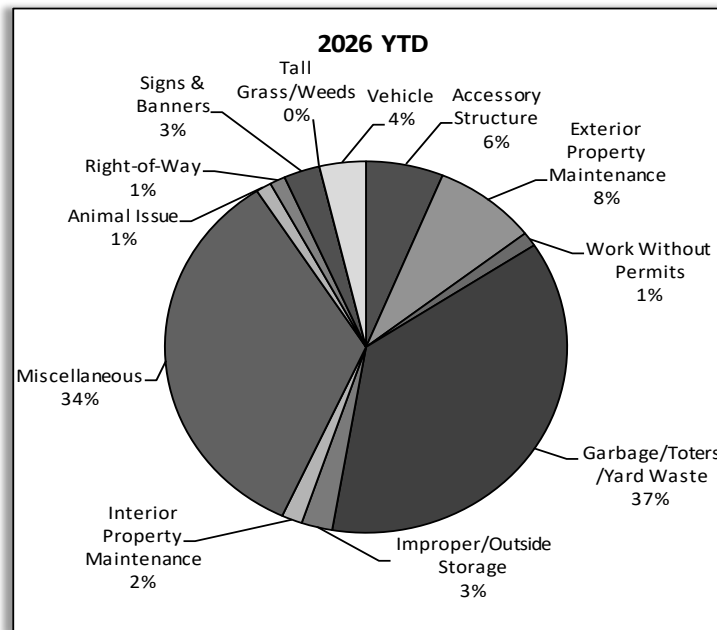


2026 Budget: \$5,500,000.

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	7										15	50
Exterior Property Maintenance	4	4	12										20	113
Work Without Permits	2	0	1										3	69
Garbage/Toters/Yard Waste	10	40	39										89	246
Improper/Outside Storage	6	0	0										6	66
Interior Property Maintenance	2	0	2										4	23
Miscellaneous	21	26	35										82	262
Animal Issue	1	1	1										3	17
Right-of-Way	2	0	1										3	37
Signs & Banners	2	4	1										7	20
Tall Grass/Weeds	0	0	0										0	341
Vehicle	4	2	3										9	80
2026 Total	57	82	102	0	0	0	0	0	0	0	0	0	241	
2025 Total	60	87	99	91	166	202	121	172	104	78	84	60		1324



2026 Citations Issued

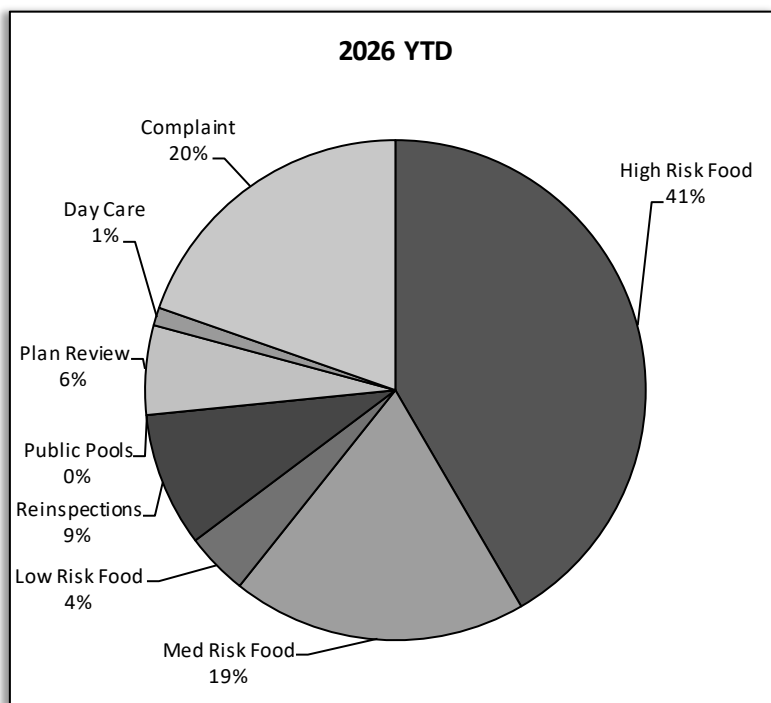
Violation	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Business License	20	6	0										26
Code	56	36	34										126
Rental	73	33	58										164
Total	149	75	92	0	0	0	0	0	0	0	0	0	316

2026 Adjudication Court Dockets - Citations Presented

Court	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Code	50	39	49										138
Rental/Bus Lic	56	55	45										156
Total	106	94	94	0	0	0	0	0	0	0	0	0	294

2026 Environmental Health Inspection Report

Activity	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
High Risk Food	32	38	2										72
Med Risk Food	0	0	33										33
Low Risk Food	6	0	1										7
Reinspections	7	4	4										15
Public Pools	0	0	0										0
Plan Review	2	1	7										10
Day Care	0	0	2										2
Complaint	14	10	10										34
Total	61	53	59	0	0	0	0	0	0	0	0	0	173



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).

HIGHLIGHTS IN APRIL 2026

7

Staff attended 7 networking events including Bisnow's State of the Chicago Suburbs where the Village sponsored and had a table, the VIA/GCAMP Spark Awards, the Chicago Veterans Job Fair to research for the Village's upcoming job fair, the Hoffman Estates Chamber Bon Appetite Food Fest, and many more events.



SUMMARY OF ACTIVITIES

- Staff met with several potential developers for properties around the Village. Particular sites focused on Sutton Crossing, Plum Farms, Hoffman Plaza, and sites at Beverly Rd and Beacon Pointe Dr. Staff also met with several property owners to strategize about the most likely development possibilities.
- Created ads and wrote articles to market Hoffman Estates in various publications and on digital platforms.
- 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.
- Staff continued to plan a career fair focusing on the Ad Manu, Healthcare, and Data Center services sectors. The event will be held at Bell Works on July 14th in the afternoon. Staff is working to get businesses to sign up for a free table at the event.
- Finalized the BRE plan for the year with identifying companies to visit and reconnect with again.
- Met with the brokers and attorneys for 2600 Forbs regarding a 6B for a potential future buyer.
- Submitted all necessary reports and documents to remain in compliance with CDBG requirements.
- Working with other departments to bring a hardware store back to town at the site of the former Ace Hardware. This may require a new Cook County incentive to ensure longevity.
- Working to bring a new restaurant concept to the former Claim Jumper space. This may require some type of assistance as the property has long sat vacant due to its unusually large size.
- Worked with general government to obtain all necessary support letters to extend the Roselle, Higgins, and Golf Roads TIF District for 12 additional years. The additional increment for the extension will be split 50/50 between the TIF and the taxing districts.

US Volleyball brings their elite international volleyball to NOW Arena July 15-19, 2026. Staff continues to assist the Arena team with lodging for the event.

In March, the Tourism Division provided a link to the Willow Creek Leadership Summit organizers to invite Village hotels to become a “preferred” hotel. Hotels were asked to provide a courtesy room block—no rebates or commissions charged. Through Staff efforts 6 of the hotels now appear on the event registration website. This event draws 10,000 guests to the South Barrington campus August 6-8, 2026.

Meanwhile, Staff continues to work on JapanFest to honor the Japanese Culture that will take place at the Village Green Saturday, July 10th from 1-5pm. The event will feature music, drummers, artists, crafts for kids, and more. The event will take place before a World Japan Pro-Wrestling event at the NOW Arena that night.



Kevin Kramer, Director of Economic
Development



Linda Scheck, Director of Tourism & Business
Retention