



AGENDA
Public Hearing
Regular Meeting
Village Hall

1900 Hassell Road, Hoffman Estates, IL 60169

April 20, 2026 **Council Chambers** **6:45 PM**

1. **CALL TO ORDER/ROLL CALL**
2. **PURPOSE OF MEETING**
 - A. Public Hearing for the Establishment of Special Service Area 2026-1 (Bell Works Townhomes)
3. **VILLAGE BOARD COMMENTS/QUESTIONS**
4. **PUBLIC COMMENTS/QUESTIONS**
5. **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.

ORDINANCE NO. 5215 - 2026

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 16th day of February, 2026

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

APPROVED THIS 16th DAY OF February, 2026

Village President

ATTEST:

Village Clerk

Published in pamphlet form this 18th day of February, 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,

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