



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

May 11, 2026

Council Chambers

**Immediately Following
Transportation & Road
Improvement Committee**

1. CALL TO ORDER/ROLL CALL

2. APPROVAL OF MINUTES

A. Planning, Building & Zoning Committee 04-13-2026

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.

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

April 13, 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
Arthur Janura, Corporation Counsel
Jon Pape, Assistant Village Manager
Cathy Doczekalski, Asst. Director HRM
Alan Wenderski, Director of Eng.
Ric Signorella, CATV Coordinator**

The Planning, Building & Zoning Committee meeting was called to order at 7:15 p.m.

2. APPROVAL OF MINUTES

Motion by Trustee Kinnane, seconded by Trustee Arnet, to approve the Planning, Building & Zoning Committee meeting minutes of March 9, 2026. 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

Mayor McLeod reported that he and Joane attended School District 15 gala on Friday, April 10.

Trustee Mills advised that there is a new USPS system where items put in mailboxes for delivery are not automatically postmarked until sometimes days later.

6. ITEMS IN REVIEW**7. OTHER****8. 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 Development Services
May 2026

General Updates

- Phil Green and Daisy Dose attended the IAMMA Conference in Naperville, which included sessions on a variety of local government topics.
- Phil also attended the APA National Planning Conference in Detroit, MI. Phil attended sessions on strategic and comprehensive planning, public participation, placemaking, and more. Phil served as Education Chair for the conference, receiving free registration in return. He will serve as conference chair for next year's NPC in Houston, TX.

Hello, Hoffman!

Hello, Hoffman is the Village's **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

- Phase 1 public engagement officially closed on March 20. Over 300 surveys were completed, as well as over 2000 in person contacts.
- Staff met with the consultant team from All Together to begin planning Phase 2 of public engagement.
- Phase 1 summary will be presented to the Planning, Building & Zoning Committee in July/August.

Hoffman In Motion, Multimodal Transportation Plan

- Please visit www.hoffmanestates.org/TransportPlan to view the adopted final plan and interactive Story Map.
- An Active Transportation Advisory Committee has been established by the Village Board, with the first meeting expected in May.



ACTIVE PLANNING PROJECTS

Project	Address	Status	PC or PBZ Meeting	VB Meeting
Barrington Square Animal Hospital Special Use Transfer	2370 W HIGGINS RD	APPROVED	4/15/26	4/20/26
Prairie Stone Apartments	5555 PRAIRIE STONE PKWY	PUBLIC MEETING	5/6/26	5/18/26
Hand & Stone Special Use Transfer	2510 N SUTTON RD	PUBLIC MEETING	5/20/26	6/1/26
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		
Siemens' Building Addition	2501 N BARRINGTON RD	UNDER REVIEW		
Red Roof Inn EV Chargers – Staff Level Amendment	2500 HASSELL RD	UNDER REVIEW		
McDonalds Drive-Thru Reconfiguration – Staff Level Amendment	2580 W GOLF RD	UNDER REVIEW		
Country Inn & Suites – Special Use Transfer	2280 N BARRINGTON RD	UNDER REVIEW		
Heyday Townhomes – Pre Development Review	5847 BEACON POINTE DR	UNDER REVIEW		

MONTHLY PLANNING PROJECT ACTIVITY

Projects Submitted by Type	April	2026 YTD
Pre-Development		1
Agreement		
Annexation		
Courtesy Review		
Easement		
Master Sign Plan		1
Plat of Subdivision		
Other Plat		
RPD Amendment		
Site Plan Review	1	3
Special Use	1	4
Text Amendment		
Rezoning		
Variation		
Total	2	9
FOIA Processed	3	21
Zoning Verification Letters	0	1
Building Permits Reviewed by Planning	90	280



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

May 2026

GENERAL ACTIVITIES

- On April 3, 2026, David Banaszynski passed the Food Allergen Examination.
- On April 9, 2026, David Banaszynski inspected the Bell Works Food Festival.
- On April 15, 2026, David Banaszynski, Anthony Knuth, Liz Dianovsky, Jeff Miller, John Staschke & Marc Shulga attended an ICC training session on Swimming Pool & Spa Code and Inspecting & Managing Special Events in Elgin.
- On April 16-17, Sanyo Kapur presented at a National ICC Conference for ICC Chapter Leadership Academy.
- On April 19, 2026, David Banaszynski inspected the food truck at Starbud's event.
- On April 20, 2026, Kerin Browne attended a CivicPlus webinar on Preparing Your Documents for the 2027 Accessibility Deadline.
- On April 20-22, 2026, David Banaszynski attended the NEHA FDA Retail Program Standards Symposium.
- On April 22, 2026, Kathleen Kuffer, Liz Dianovsky & Anthony Knuth attended the Thomas Jefferson School Career Fair.
- **Bruster's Ice Cream Shop** has received occupancy 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. Two buildings have received occupancy and one building is currently under construction.
- **Compass Data Center**, Building 1 & 2 are on schedule for final buildouts by summer. Compass Data Center Building 3, 4 & 5 permits have been issued.
- **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 almost complete 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

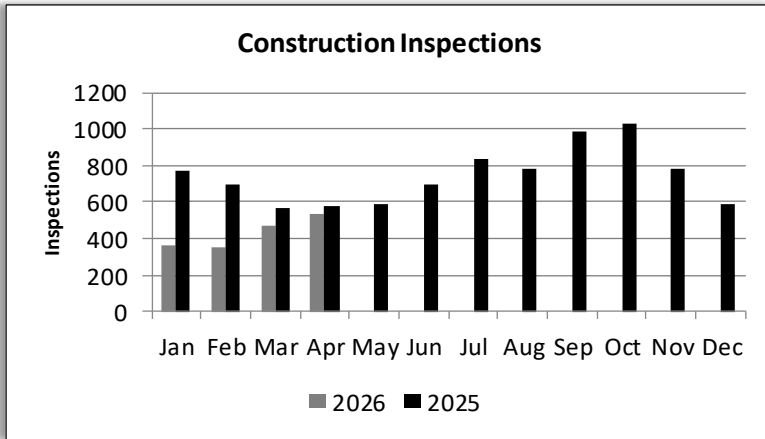
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
37	23	41	67									168

2026 Code Enforcement GovQA Questions & Complaints Processed

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
6	16	23	19									64

Construction Inspections

Year	2026	2025
Jan	368	775
Feb	351	693
Mar	473	563
Apr	537	576
May		589
Jun		698
Jul		837
Aug		788
Sep		986
Oct		1032
Nov		783
Dec		589
Total	1729	8909

**RENTAL HOUSING LICENSE AND INSPECTION PROGRAM**

- There are around 1,899 rental properties registered. This includes 1,238 single family and townhome units (65%) and 661 condominium units (35%). This number fluctuates based on new registrants and owners who choose to no longer rent their properties.

2026 Rental Inspections

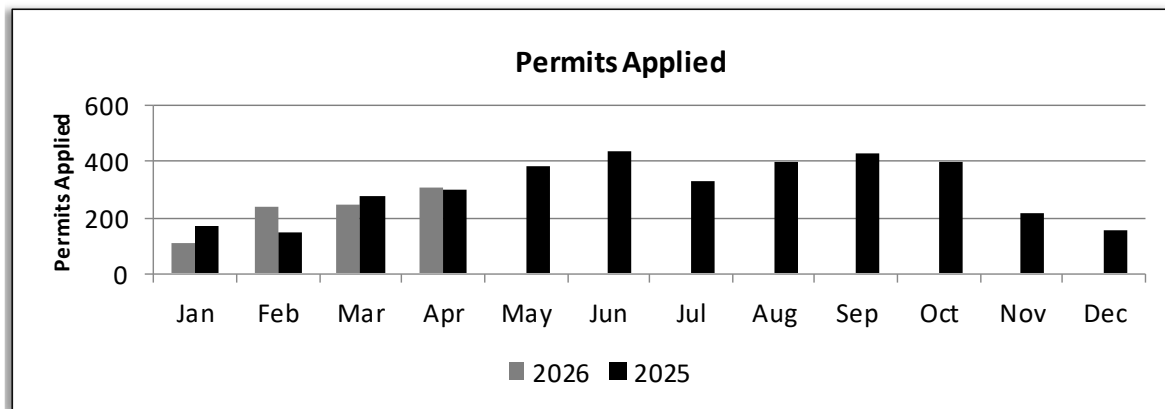
Inspection	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Annual	157	29	17	63									266
Reinspections	198	88	69	36									391
Total	355	117	86	99	0	0	0	0	0	0	0	0	657

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	0									1	6
Single Family New	0	0	29	1									30	5
Site Development	0	0	1	1									2	6
Fire	11	13	10	65									99	117
All Other Permits	85	129	174	331									719	2765
2026 Total	96	143	214	398	0	0	0	0	0	0	0	0	851	
2025 Total	147	127	191	212	228	339	280	299	326	370	235	145		2899

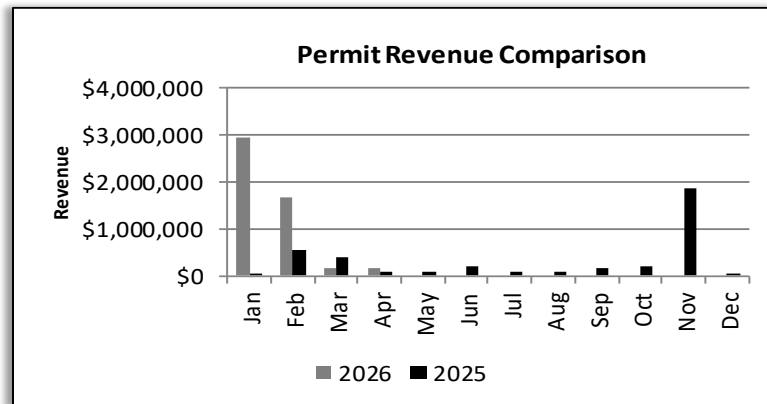
2026 Permits Applied

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2026	108	239	247	306									900
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	\$172,570	\$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	\$4,958,839	\$3,749,834

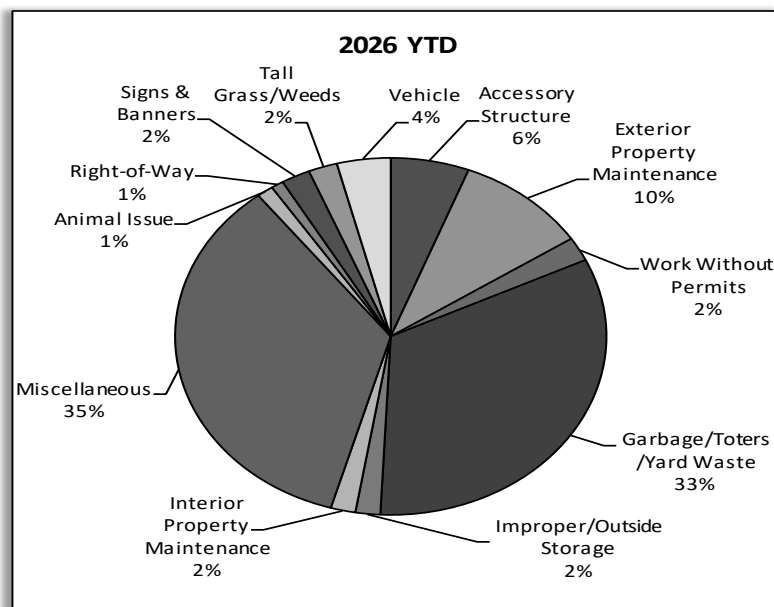


2026 Budget: \$5,500,000.

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	4									19	50
Exterior Property Maintenance	4	4	12	12									32	113
Work Without Permits	2	0	1	4									7	69
Garbage/Toters/Yard Waste	10	40	39	17									106	246
Improper/Outside Storage	6	0	0	0									6	66
Interior Property Maintenance	2	0	2	2									6	23
Miscellaneous	21	26	35	31									113	262
Animal Issue	1	1	1	1									4	17
Right-of-Way	2	0	1	0									3	37
Signs & Banners	2	4	1	0									7	20
Tall Grass/Weeds	0	0	0	7									7	341
Vehicle	4	2	3	4									13	80
2026 Total	57	82	102	82	0	0	0	0	0	0	0	0	323	
2025 Total	60	87	99	91	166	202	121	172	104	78	84	60		1324



2026 Citations Issued

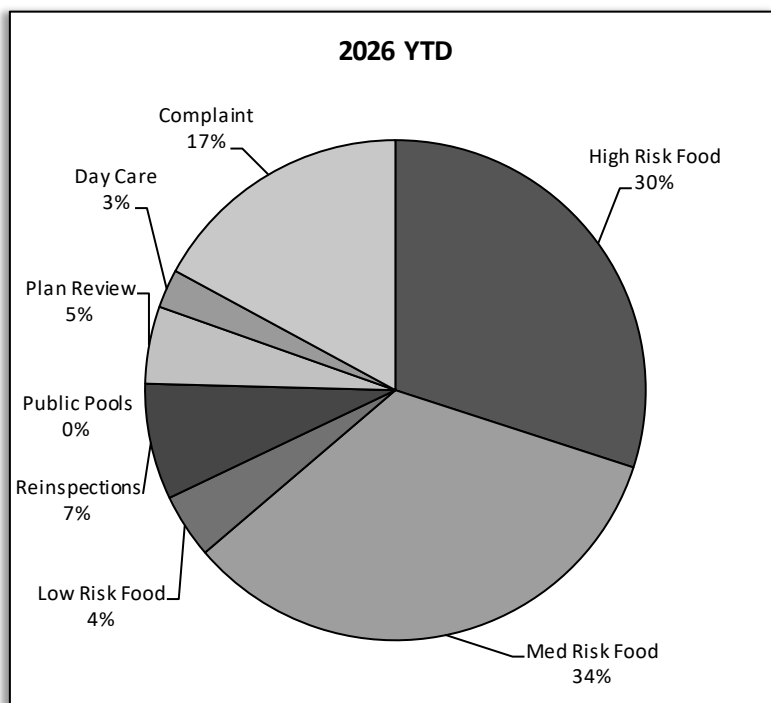
Violation	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Business License	20	6	0	15									41
Code	56	36	34	21									147
Rental	73	33	58	7									171
Total	149	75	92	43	0	0	0	0	0	0	0	0	359

2026 Adjudication Court Dockets - Citations Presented

Court	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Code	50	39	49	59									197
Rental/Bus Lic	56	55	45	79									235
Total	106	94	94	138	0	0	0	0	0	0	0	0	432

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	0									72
Med Risk Food	0	0	33	48									81
Low Risk Food	6	0	1	3									10
Reinspections	7	4	4	3									18
Public Pools	0	0	0	0									0
Plan Review	2	1	7	2									12
Day Care	0	0	2	4									6
Complaint	14	10	10	7									41
Total	61	53	59	67	0	0	0	0	0	0	0	0	240



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 MAY 2026

7

Staff attended 7 networking events including Bisnow's Sports, Entertainment, and Retail Summit, where the Village sponsored and had a table, the ICSC downtown walking tour, the GCSI Annual Conference, a Data Center innovation summit, the Harper College Employer Appreciation Breakfast, 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 other sites in town. 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 expo 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.
- Met with three businesses as part of the BRE plan and promoted upcoming events
- Planned the first of two **C-Suite events, hosted at NSK America on May 18th** in the morning.
- 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 **will require a new Cook County incentive** to ensure longevity. The site plan and incentive support would **come before this committee in July** after the property has been vacant for a year.
- Planned, prepared, and **scheduled meetings to attend the annual ICSC@LasVegas conference** with more than 20,000 retail real estate focused professionals in the country.
- **Mr. Galloway attended a week long economic development training course** to focus on community and neighborhood development and small business development. This provided a great opportunity to network and build relationships for a stronger support system as an economic developer.

FESTIVALS:***STARS & STRIPES / June 27, 2026 / Bell Works Chicagoland***

The Village partners with Bell Works Chicagoland to sponsor a day of running events through the Bell Works campus and surrounding Paul Douglas Forest Preserves. For 18 years, thousands of runners have challenged themselves to the 5K, 10K and half marathon on this USATF certified course. Tourism Staff works with the event organizer, All Community Events to secure use of the BW Campus, arrange parking, alert area businesses to road closures, suggest on-site vendors, arrange donation from GROOT, assist in volunteer recruitment, liaison with Police, Fire, Public Works and Code until escorting the dignitaries to the starting line to officially open the event. This event draws hundreds of guests to Village hotels along Barrington Road. The focus is on growing the event to a full weekend again to increase occupancy.

NW Fourth Fest / July 3 & 4 / Village Green/Hideaway

Staff organizes the food vendor and volunteer portion of the event. The mission is to involve as many HE based restaurants as possible who would see benefit from the opportunity. This year the fest welcomes Garibaldi's, DiBenedetto's, El Taurino, I Smell Bacon BBQ, Rainbow Cone, Buona Beef and El Fuego. Sadly, additional restaurants wanted to join but the festival is already at capacity due to space constraints. Staff receives many requests from Food Truck vendors that are brought in to serve additional areas of the fest site. The fest is adding a large beer tent adjacent to the Food Vendor tent with picnic benches and a photo op area to celebrate the 250th Anniversary.

NW Celtic Fest – Shenanigans on the Green / August 8, 2026 / Village Green/Hideaway

Tourism staff organizes free activities for families and the Celtic Marketplace. Many of the previous vendors have been contacted for this year. New will be a mini farm with 24 farm animals, trampolines, bounce house obstacle course, a trackless train, 2 face painting tents and 2 balloon artists tents. In addition to the Celtic vendors the fest will host Thrive Pet Care and Nothing Bundt Cakes in the Marketplace.

JapanFest NW / July 11, 2026 / Village Green/Hideaway

New this year, in conjunction with an initiative from the Economic Development Strategic Plan and the Economic Development Commission, Staff is creating an event that would honor and celebrate the Japanese culture, JapanFest NW. The NOW arena is hosting a first-time event, New Japan Pro-Wrestling on July 11th. Typically, the Hideaway would host a pre-event for this type of event giving the Village a perfect day to expand the pre-event to a mini fest. Staff is looking for performance artists and demonstrations to engage our audience and honor the Japanese culture. Business retention meetings are being held with Japanese companies to gauge their interest in participating by taking a booth onsite, providing arts and craft demonstrations, or sponsoring an entertainment artist.



Kevin Kramer, Director of Economic Development



Linda Scheck, Director of Tourism & Business Retention