



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

June 8, 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 05-11-2026
3. **PUBLIC COMMENT**
4. **NEW BUSINESS**
 - A. Approval of an Ordinance supporting a Cook County Class 6B Classification Application for property tax assessment purposes for the reoccupancy of the industrial building located at 2600 Forbs Avenue.
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.

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

May 11, 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
Patrick Seger, Dir. HRM
Jenny Horn, Dir. Development Services
Tiffany Cuevas, Management Analyst
Jacob Cuthbert, Civil Engineer II
Alan Wenderski, Director of Eng.
Ric Signorella, CATV Coordinator**

The Planning, Building & Zoning Committee meeting was called to order at 7:09 p.m.

2. APPROVAL OF MINUTES

Motion by Trustee Kinnane, seconded by Trustee Arnet, to approve the Planning, Building & Zoning Committee meeting minutes of April 13, 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**
- 6. ITEMS IN REVIEW**
- 7. OTHER**
- 8. ADJOURNMENT**

Motion by Trustee Arnet, seconded by Trustee Pilafas, to adjourn the meeting at 7:10 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
June 8, 2026
ITEM 4A

REQUEST: Approval of an Ordinance supporting a Cook County Class 6B Classification Application for property tax assessment purposes for the reoccupancy of the industrial building located at 2600 Forbs Avenue.

FROM: Kevin Kramer, Director of Economic Development

ITEM TYPE: Ordinance - Committee

REQUEST SUMMARY

The site, in Prairie Stone, was originally built by Serta Mattress as their headquarters in 2008. The architecturally award-winning building went vacant when the sleep company moved their HQ to Atlanta after a merger when Planmeca U.S.A. purchased the building in 2019. After never fully moving in due to COVID, the Swedish medical device manufacturer is now selling their building at 2600 Forbs Ave. The site has been fully vacant since 2023.

NSK-America Corporation (NSK), currently a good corporate citizen in Hoffman Estates at 1800 Global Parkway in the H90 Business Park which is around 27,000 square feet, has identified this 96,000 square foot (sf) building as a potential for their own corporate growth. NSK develops, sells, and distributes innovative products in the fields of (i) restorative dentistry, preventive dentistry, periodontics, implantology, oral surgery and mobile dental care using NSK's "innovative grinding technology", namely, high-speed rotary technology and ultrasound technology; and (ii) general industrial products, such as spindles used in tool and die. NSK has a purchase and sale agreement to buy the site and building which is split with 75,000 sf of office and 21,000 sf of warehouse space. NSK plans to use the building as a showroom for product demonstrations of their dental instruments and industrial spindles (30%), main admin and sales office for their North American headquarters (30%), product repair (10%), and minor warehouse distribution (30%). The building, in fact, became vacant on April 8, 2021. A property tax reduction incentive has not been approved for a site within the EDA but Corporation Counsel and Staff both believe there is nothing which precludes the Village from supporting a request to the County.

NSK plans to move all 53 employees to this site and hire another 5–8 full-time employees as they continue to grow into their new space.

FINANCIAL IMPACT

The petitioner has indicated it is necessary to obtain a Cook County 6B property tax incentive for the site in order the purchase and reoccupy the space with new tenants. Since this area is near Kane County, the 6B incentive is critical to create a competitive

tax situation in the market. NSK received a 6B at their current facility in 2010 which has since expired.

Class 6B designations are available in Cook County to encourage industrial development of land by offering a real estate tax incentive for the development of new facilities. Under the program, real estate is eligible for a reduced level assessment for a 12-year period. The assessment level is 10% market value for the first ten years, 15% in year 11, and 20% in year 12. In year 13, it would return to the normal 25%.

Cook County requires an ordinance from municipalities stating that the incentive provided by the Class 6B is necessary for the development to occur and that the municipality supports and consents to the Class 6B application. The submittal must be filed with the Assessor prior to reoccupancy of the building after it has been vacant for at least one year.

RECOMMENDATION

Approve the Ordinance supporting a Cook County Class 6B Classification for property tax assessment purposes for NSK-America Corporation to be located at 2600 Forbs Avenue.

ATTACHMENTS

1. ORD Class 6B-2600 Forbs 06-08-26
2. Exhibit B - Class 6b PBZ Packet

ORDINANCE NO. _____ - 2026

**VILLAGE OF HOFFMAN ESTATES
AN ORDINANCE SUPPORTING A COOK COUNTY CLASS 6B
CLASSIFICATION APPLICATION FOR PROPERTY TAX ASSESSMENT
PURPOSES FOR THE REOCCUPANCY OF THE INDUSTRIAL BUILDING
LOCATED AT 2600 FORBS AVENUE**

WHEREAS, the Cook County Real Property Assessment Classification Ordinance requires the Village's support and consent for an application for a 6B real estate classification under Sec. 74-63 (7); and

WHEREAS, NSK-America Corporation, or its assignee, (the "Applicant") proposes to purchase, redevelop, own, and reoccupy the industrial property located at 2600 Forbs Avenue (PIN: 01-32-401-008-0000) Hoffman Estates, Illinois, and hereinafter legally described on **Exhibit A**, a copy of which is attached hereto and made a part hereof (the "Property"); and

WHEREAS, Applicant intends to purchase the Property for value with no special circumstances including a 96,153 square foot building on approximately 19.43 acres to reoccupy ("Project"), the viability of such being dependent on the granting of a Class 6B Tax Assessment Classification, as said term is defined in the Classification Ordinance (the "Class 6B Tax Assessment Classification "); and

WHEREAS, the Property has been fully vacant since June 2023 and on the market for sale, with the former occupant winding down operations, since June 2022; and

WHEREAS, Applicant's proposed commitment in terms of Project size, cost, and related operations represents an extraordinary increase in financial commitment in the Village, Cook County and Illinois; and

WHEREAS, Applicant will use the property for product demonstration of dental instruments and industrial spindles, office, administration, sales support, warehouse distribution, and product repair. These services will continue to employ 53 full-time employees in Cook County and allow the Applicant to grow employment by another 10-15%; and

WHEREAS, Applicant cannot make this financial commitment but for a commitment of support from the Village for a Cook County 6B real estate classification; and

WHEREAS, Applicant has requested that the President and Board of Trustees of the Village of Hoffman Estates (the "Corporate Authorities") support and consent to the filing of its application for a Cook County Class 6B Real Estate Tax Assessment Classification for the Property; and

WHEREAS, the Village has received Applicant's completed Class 6B application (**Exhibit B**), including the identification of persons having an interest in the property, a detailed description of the precise nature of the intended use, information which demonstrate the vacancy of the property, and a signed Living Wage Ordinance Affidavit; and

WHEREAS, the Corporate Authorities have received information, letters and testimony regarding said request, including an Economic Disclosure Statement in accordance with the Cook County Board; and

WHEREAS, the adoption of an ordinance by the Corporate Authorities is required and must be filed with Applicant's application in order for the Property to obtain a Class 6B Tax Assessment Classification; and

WHEREAS, Applicant or its tenants, will financially support the Hoffman Estates community and likely be members of business organizations such as the Greater Chicagoland Advanced Manufacturing Partnership, the Hoffman Estates Chamber of Commerce and Industry, or other; and

WHEREAS, the proposed development would result in significant economic and fiscal impacts for the Village of Hoffman Estates and Cook County; and

WHEREAS, the redevelopment objective of this Village is to create a thriving and vital local economy with a strong blend of retail, clean-industrial, commercial and residential properties; and

WHEREAS, to ensure the ongoing viability of the industrial base of the Village, the continuation and expansion of employment opportunities in the Village and to safeguard and further diversify the tax base of the Village, the Corporate Authorities have determined that it is necessary and in the best interests of the Village to approve the application by Applicant for a Class 6B Real Estate Tax Assessment Classification for the Property.

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

Section 1: That the above recitals and legislative findings are hereby incorporated herein and made a part hereof, as if fully set forth in their Entirety.

Section 2: That the Village of Hoffman Estates supports and consents to the Applicant's filing of a Class 6B Application with respect to the Property and finds Class 6B classification under the Cook County Real Estate Classification System necessary for development to occur on the Property.

Section 3: That this Ordinance shall be in full force and effect immediately from and after its passage and approval.

Section 4: If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

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 Patrick Kinnane	_____	_____	_____	_____
Trustee Karen Arnet	_____	_____	_____	_____
Mayor William D. McLeod	_____	_____	_____	_____

APPROVED THIS _____ DAY OF _____, 2026

Village President

ATTEST:

Village Clerk

Exhibit A
Legal Description of Property

PIN: 01-32-401-008-0000

LOT 5B1 IN THE FINAL PLAT OF RE-SUBDIVISION OF LOT 5B IN SEARS BUSINESS PARK AMENDED PLAT OF SUBDIVISION, BEING A RE-SUBDIVISION OF SECTIONS 32 AND 33, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED MAY 9, 2005 AS DOCUMENT 0512939052, ALL IN COOK COUNTY, ILLINOIS.

Exhibit B
6B Application

COOK COUNTY ASSESSOR
FRITZ KAEGI



COOK COUNTY ASSESSOR'S OFFICE
118 NORTH CLARK STREET, CHICAGO, IL 60602
PHONE: 312.443.7550 FAX: 312.603.6584
WWW.COOKCOUNTYASSESSOR.COM

CLASS 6B
ELIGIBILITY APPLICATION

Carefully review the Class 6B Eligibility Bulletin before completing this Application. For assistance, please contact the Assessor's Office, Development Incentives Department (312) 603-7529. This application, *a filing fee of \$1000.00*, and supporting documentation (*except drawings and surveys*) must be filed as follows:

This application must be filed **PRIOR TO** the commencement of New Construction or **PRIOR TO** the commencement of Substantial Rehabilitation Activities or **PRIOR TO** the commencement of Reoccupation of Abandoned Property.

Applicant Information

Name: Colan Rogers Telephone: (732) 272-2005
Company: NSK-America Corporation
Address: 1800 Global Pkwy
City: Hoffman Estates State: IL Zip Code: 60192
Email: c.rogers@nsk dental.com

Contact Person (if different than the Applicant)

Name: Tim Hammersmith Telephone: (312) 245-7500
Company: Masuda, Funai, Eifert & Mitchell, LTD.
Address: 203 N. LaSalle Street, Suite 1700
City: Chicago State: IL Zip Code: 60601
Email: thammersmith@masudafunai.com

Property Description (per PIN)

If you are applying for more than three different PINs, please submit the additional PIN information in an attachment.

Street Address: (1) 2600 Forbs Avenue
Permanent Real Estate Index Number: 01-32-401-008-0000
(2) _____
Permanent Real Estate Index Number: _____
(3) _____
Permanent Real Estate Index Number: _____
City: Hoffman Estates State: IL Zip Code: 60192
Township: Barrington Existing Class: 5-92

Attach legal description, site dimensions and square footage and building dimensions and square footage.

Identification of Person Having an Interest in the Property SEE ATTACHED EXHIBIT "A"

Attach a complete list of all owners, developers, occupants and other interested parties (*including all beneficial owners of a land trust*) identified by names and addresses, and the nature and extent of their interest.

Industrial Use SEE ATTACHED EXHIBIT "A"

Attach a detail description of the precise nature and extent of the intended use of the subject property, specifying in the case of the multiple uses the relative percentages of each use.

Include copies of materials, which explain the occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

Employment Opportunities

How many construction jobs will be created as a result of this development? _____

How many new permanent full-time and part-time employees do you now employ in Cook County? (transfers within Hoffman Estates)
Full-time: 53 Part-time: _____

How many new permanent full-time jobs will be created by this proposed development? 5-8

How many new permanent full-time jobs will be created by this proposed development? _____

Nature of Development

Indicate nature of proposed development by checking the appropriate space:

- ☐ New Construction (**Read and Complete Section A**)
- ☐ Substantial Rehabilitation (**Read and Complete Section A**)
Incentive only applied to the market value attributable to the rehabilitation
- ☒ Occupation of Abandoned Property - No Special Circumstance
(**Read and Complete Section B**)
- ☐ Occupation of Abandoned Property - With Special Circumstance
(**Read and Complete Section C**)
- ☐ Occupation of Abandoned Property - (CEERM Supplemental Application)
(**Read and Complete Section C**)

SECTION B (ABANDONED PROPERTY WITH NO SPECIAL CIRCUMSTANCE)

If the proposed development consists of the reoccupation of abandoned property, purchased for value, complete (1) and (2) below:

1. Was the subject property vacant and unused for at least 12 continuous months prior to the purchase for value?

☒ YES ☐ NO

When and by whom was the subject property last occupied prior to the purchase for value?

Planmeca USA Inc

Attach copies of the following documents:

- (a) Sworn statements from person having personal knowledge attesting to the fact and the duration of vacancy and abandonment
 - (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of such vacancy
2. Application must be made to the Assessor prior to occupation:

Estimated date of reoccupation:	<u>TO BE DETERMINED</u>
Date of Purchase:	<u>TO BE DETERMINED</u>
Name of purchaser:	<u>NSK-America Corporation.</u>
Name of seller:	<u>PLANMECA U.S.A INC.</u>
Relationship of purchaser to seller:	<u>None. Arms length sale and purchase.</u>

Attach copies of the following documents:

- (a) Sale Contract
- (b) Closing Statement
- (c) Recorded Deed
- (d) Assignment of Beneficial Interest
- (e) Real Estate Transfer Declaration

LOCAL APPROVAL

A certified copy of a resolution or ordinance from the municipality in which the real estate is located (or the County Board, if the real estate is located in an unincorporated area) should accompany this Application. The ordinance or resolution must expressly state that the municipality supports and consents to this Class 6B Application and that it finds Class 6B necessary for development to occur on the subject property. If a resolution is unavailable at the time the application is filed, a letter from the municipality or the County Board, as the case may be, stating that a resolution or ordinance supporting the incentive has been requested may be filed with this application instead. If the applicant is seeking to apply based on the reoccupation of abandoned property and will be seeking a finding of "special circumstances" from the municipality, in addition to obtaining a letter from the municipality confirming that a resolution or ordinance supporting the incentive has been requested, the applicant must file a letter from the County Board confirming that a resolution validating a municipal finding of special circumstances has been requested. If, at a later date, the municipality or the County Board denies the applicant's request for a resolution or ordinance, the applicant will be deemed ineligible for the Class 6B incentive, whether or not construction has begun. In all circumstances, the resolution must be submitted by the time the applicant files an "Incentive Appeal".

FINALIZING THE INCENTIVE PROCESS

In order to finalize the class change you will need to file an **Incentive Appeal** with supporting documentation (including **Proof of Occupancy**) in the year that the property has been substantially occupied. It is advised that you access our website (www.cookcountyassessor.com) to determine the allowable filing dates for such action.

When filing an appeal requesting an Incentive Class Change, a **\$100.00 filing fee** (made out to the **Cook County Assessor**) must be included. The property cannot receive Class 6B designation until you file an Incentive Appeal Form, AND this office grants reclassification for the parcel(s).

I, the undersigned, certify that I have read this Application and that the statements set forth in this Application and in the attachments hereto are true and correct, except as those matters stated to be on information and belief and as to such matters, the undersigned certifies that he/she believes the same to be true.

Colon R. Roger

Signature

Colon R. Roger

Print Name

3-18-26

Date

President & CEO

Title

4/1/2022

Exhibit "A"

Persons Having an Interest in the Property

Owner of Record: PLANMECA U.S.A. INC.

Industrial Use of Property Description

The property will be used for product demonstration of dental instruments and industrial spindles, office, administration, sales support, warehouse distribution, and product repair.

Relative percentages of each use:

1. Product demonstration: 30%
2. Warehouse distribution: 30%
3. Product repair: 10%
4. Office, administration and sales support: 30%

Business Description for NSK-America Corporation ("NSK")

NSK develops, sells and distributes innovative products in the fields of (i) restorative dentistry, preventive dentistry, periodontics, implantology, oral surgery and mobile dental care using NSK's "innovative grinding technology", namely, high-speed rotary technology and ultrasound technology; and (ii) general industrial products, such as spindles used in tool and die.

Additional information on the Applicant attached hereto.

PIN: 01-32-401-008-0000

LEGAL DESCRIPTION

LOT 5B1 IN THE FINAL PLAT OF RE-SUBDIVISION OF LOT 5B IN SEARS BUSINESS PARK AMENDED PLAT OF SUBDIVISION, BEING A RE-SUBDIVISION OF SECTIONS 32 AND 33, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED MAY 9, 2005 AS DOCUMENT 0512939052, ALL IN COOK COUNTY, ILLINOIS.



INCENTIVES CLASS LIVING WAGE ORDINANCE AFFIDAVIT

Colan R. Rogers as agent for the applicant set forth below, who is seeking a classification incentive as referenced below, I do hereby state under oath as follows:

1. As the agent for the applicant set forth below, I have personal knowledge as to the facts stated herein.
2. The property identified by PIN(s) with commonly known address(es), listed in Exhibit A attached and herein incorporated, are/is the subject of a pending application/renewal (circle as appropriate) for one of the following development incentives provided by the Code of Ordinances of Cook County, Chapter 74, Article II, Division 2, The Cook County Real Property Assessment Classification Ordinance, Sec.74-60 et seq., as amended:

X Class 6b Class 8 (industrial property) Class 9

3. The Cook County Assessor's Office has issued the following control number regarding this application/renewal (circle as appropriate), .
4. I have reviewed the Code of Ordinances of Cook County, Cook County Living Wage Ordinance, as amended (the "Ordinance"), and certify that the applicant is in compliance with the above referenced Cook County Living Wage Ordinance, due to one of the following options (check as appropriate):

X Applicant is currently paying a living wage to its employees, as defined in the Ordinance.

OR

 Applicant is not required to pay a living wage, pursuant to the Ordinance.

Further affiant sayeth not.

Colan R. Rogers
Agent's Signature

Colan R. Rogers President + CEO
Agent's Name & Title

1800 Global Parkway, Hoffman Estates, IL 60192
Agent's Mailing Address

732-272-2005
Agent's Telephone Number

NSK-America Corporation
Applicant's Name

1800 Global Parkway, Hoffman Estates, IL 60192
Applicant's Mailing Address

c.rogers@nsk dental.com
Applicant's e-mail address

Subscribed and sworn before me this 16th day of April, 2026

Patricia A Picardi
Signature of Notary Public

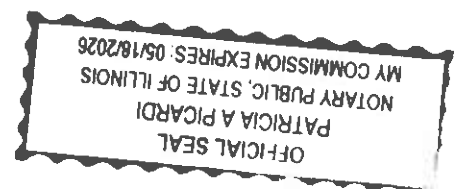


EXHIBIT A

(Please type or Print)

PIN(s)

01-32-401-008-0000

Common Address

2600 Forbs Avenue, Hoffman Estates, IL 60192

ECONOMIC DISCLOSURE AFFIDAVIT

The certifications hereinafter made by NSK-America Corporation, An Illinois corporation ("NSK") are each a material representation of fact upon which reliance is placed by the Village of Hoffman Estates.

I, Colan Rogers, hereby certify that I am the President and CEO of NSK, and as such hereby represent and warrant to the Village of Hoffman Estates, a municipal corporation, that NSK, its managers, officers and directors are:

Not a Village official, spouse or dependent child of a Village official, agent on behalf of any Village official or trust in which a Village official, the spouse or dependent child of a Village official in violation of any section of the Village Code.

Not In violation of Chapter 15 of the Village Code by an officer or employee of the Village having solicited any gratuity, discount, entertainment, hospitality, loan, forbearance, or other tangible or intangible item having monetary value including, but not limited to, cash, food and drink, and honoraria for speaking engagements related to or attributable to the government employment or the official position of the employee or officer from NSK.

Not in violation of Chapter 15 of the Village Code by NSK having given to any officer or employee of the Village any gratuity, discount, entertainment, hospitality, loan, forbearance, or other tangible or intangible item having monetary value including, but not limited to, cash, food and drink, and honoraria for speaking engagements related to or attributable to the government employment or the official position of the employee or officer.

Not in violation of Chapter 2, Article VII of the County Code by NSK having given to any officer or employee of the Village any gratuity, discount, entertainment, hospitality, loan, forbearance, or other tangible or intangible item having monetary value including, but not limited to, cash, food and drink, and honoraria for speaking engagements related to or attributable to the government employment or the official position of the employee or officer.

Not In violation of Chapter 2, Article VII of the County Code by an officer or employee of the Village having solicited any gratuity, discount, entertainment, hospitality, loan, forbearance, or other tangible or intangible item having monetary value including, but not limited to, cash, food and drink, and honoraria for speaking engagements related to or attributable to the government employment or the official position of the employee or officer from NSK.

Not delinquent in the payment of any property taxes administered by Cook County or by a local municipality.

Affiant further sayeth naught.

DATED THIS 16th DAY OF April 2026.

NSK-AMERICA CORPORATION

By:

Name: Colan Rogers

Its: President and CEO

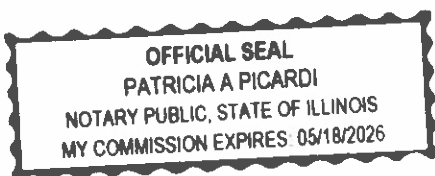
Date: 4-16-26

STATE OF Illinois)
COUNTY OF DeWitt) SS.

I, the undersigned, a notary public in and for the State and County aforesaid, hereby certify that Colan Rogers known to me to be the 16th day of April appeared before me this day in person and, being first duly sworn on oath, acknowledged that he executed the foregoing certification as his free act and deed.

Dated: April 16th, 2026

Patricia A. Picardi
Notary Public





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

June 2026

General Updates

- Transportation & Long-Range Planner Phil Green attended the ICMA Local Government Reimagined conference in Philadelphia, PA, focused on democracy and public trust. Phil represented Hoffman Estates on a panel about the future of local government alongside Mesa, AZ's fire chief, and the Acting Secretary for Human Services for the state of Maryland.



- While in town, Phil also received his Local Government 250 Public Service Champion award from the National Academy of Public Administration.

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.

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 soon.

**ACTIVE PLANNING PROJECTS**

Project	Address	Status	PC or PBZ Meeting	VB Meeting
Prairie Stone Apartments	5555 PRAIRIE STONE PKWY	APPROVED	5/6/26	5/18/26
Hand & Stone Special Use Transfer	2510 N SUTTON RD	APPROVED	5/20/26	6/1/26
Plum Farms Rezoning	4800 W HIGGINS RD	PUBLIC MEETING	6/3/26	PENDING
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		
Medcoa Buildings – Special Use 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		
True Value MSP, Plat of Subdivision, and Site Plan Amendment	675 W GOLF RD	UNDER REVIEW		

MONTHLY PLANNING PROJECT ACTIVITY

Projects Submitted by Type	May	2026 YTD
Pre-Development		1
Agreement		
Annexation		
Courtesy Review		
Easement		
Master Sign Plan	1	2
Plat of Subdivision		
Other Plat		
RPD Amendment		
Site Plan Review	1	4
Special Use	1	5
Text Amendment		
Rezoning	1	
Variation		
Total	4	12
FOIA Processed	4	25
Zoning Verification Letters	0	1
Building Permits Reviewed by Planning	97	377



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

June 2026

GENERAL ACTIVITIES

- On May 12, 2026, Tricia Morandi attended the NWBOCA meeting on Qualified Person Requirements for Emerging Technologies in Arlington Heights.
- On May 12, 2026, Sanyo Kapur attended the BS&A Illinois User Group Kick Off meeting at the Village Hall.
- On May 13, 2026, Liz Dianovsky & Kerin Browne attended an ATIS webinar on Emergency Communications and Monitoring.
- On May 13, 2026, David Banaszynski attended the Food Safety Summit in Rosemont.
- On May 21, 2026, David Banaszynski & Tricia Morandi attended the SBOC field trip to UL Solutions Lab Tour in Northbrook.
- On May 21, 2026, Gigi Gonzalez & Kerin Browne attended a virtual training on Mastering the Art of Handling Difficult People in Life & Work.
- On May 26, 2026, Tricia Morandi attended a Permit Tech Nation virtual training on Effective Written Communication for Customer Service & Internal Collaboration.
- On May 26, 2026, Sanyo Kapur participated in an Illinois Council of Code Administrators board meeting as the Secretary.
- On May 28, 2026, the Mayor, Trustees and several Village staff visited the **Compass Data Center** for a walk through of ongoing construction.
- On May 29, 2026, building inspection and plan review team attended an in-house seminar by Sanyo Kapur on 2024 Illinois Energy Code Significant changes.
- On May 30, 2026, David Banaszynski inspected the Unity Day event.
- **Natura Academy** tenant buildout is underway at 2357 Hassell Rd.
- **Microsoft CHI06**, Second Phase has been issued Temporary Occupancy.
- 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 three buildings are currently under different phases of 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 Temporary Occupancy. Site development work is ongoing.
- Demolition is complete at **2200 W Higgins Rd.**, to clear the site for new **Fire Station 22**.
- Demolition permits have been issued for **Higgins Crossing Townhomes**.
- 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

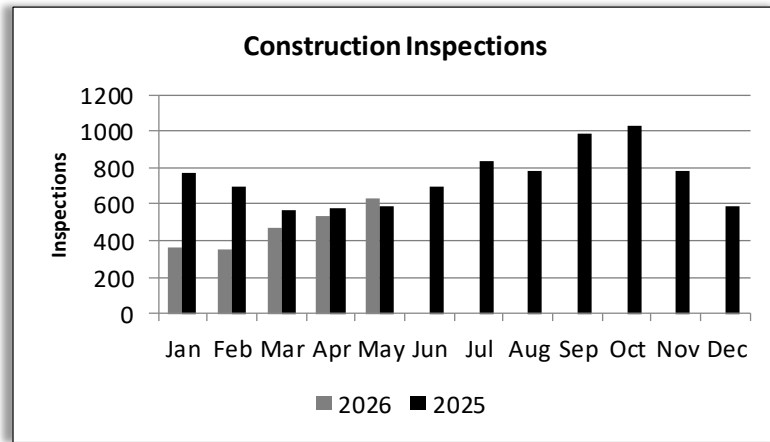
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
37	23	41	67	60								228

2026 Code Enforcement GovQA Questions & Complaints Processed

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
6	16	23	19	33								97

Construction Inspections

Year	2026	2025
Jan	368	775
Feb	351	693
Mar	473	563
Apr	537	576
May	627	589
Jun		698
Jul		837
Aug		788
Sep		986
Oct		1032
Nov		783
Dec		589
Total	2356	8909

**RENTAL HOUSING LICENSE AND INSPECTION PROGRAM**

- There are around 1,898 rental properties registered. This includes 1,238 single family and townhome units (65%) and 660 condominium units (35%). This number fluctuates based on new registrants and owners who choose to no longer rent their properties.

2026 Rental Inspections

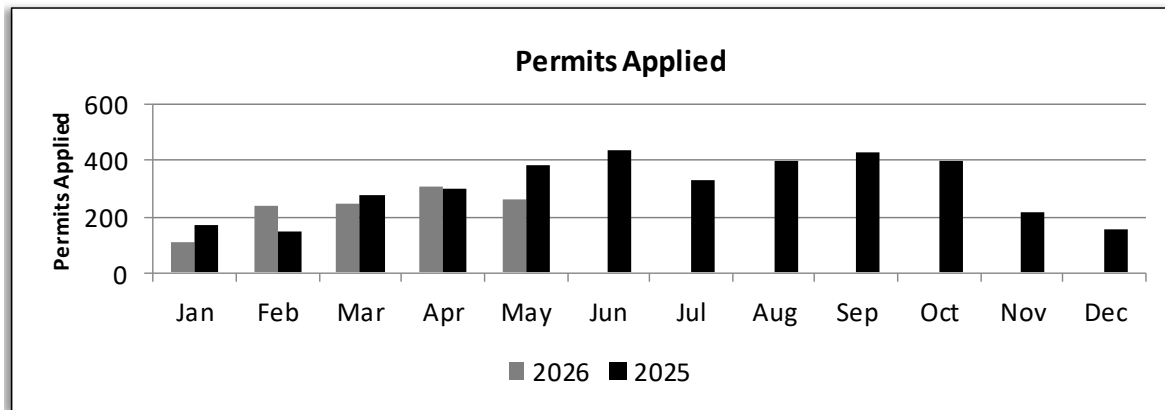
Inspection	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Annual	157	29	17	63	73								339
Reinspections	198	88	69	36	33								424
Total	355	117	86	99	106	0	0	0	0	0	0	0	763

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								2	6
Single Family New	0	0	29	1	0								30	5
Site Development	0	0	1	1	0								2	6
Fire	11	13	10	65	10								109	117
All Other Permits	85	129	174	331	268								987	2765
2026 Total	96	143	214	398	279	0	0	0	0	0	0	0	1130	
2025 Total	147	127	191	212	228	339	280	299	326	370	235	145		2899

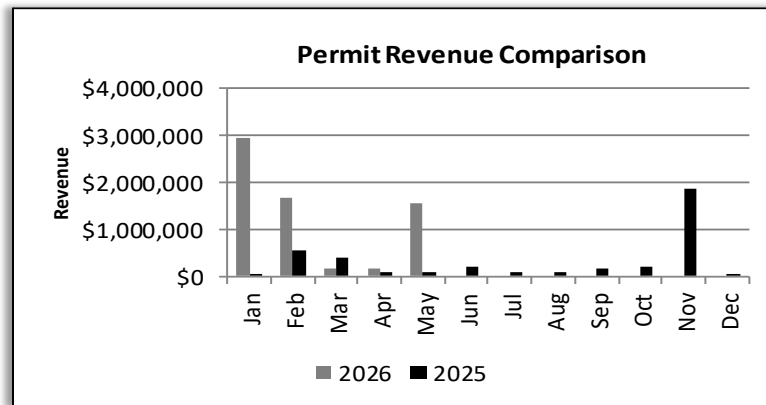
2026 Permits Applied

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2026	108	239	247	306	259								1159
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	\$1,557,697	\$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	\$6,516,536	\$3,749,834

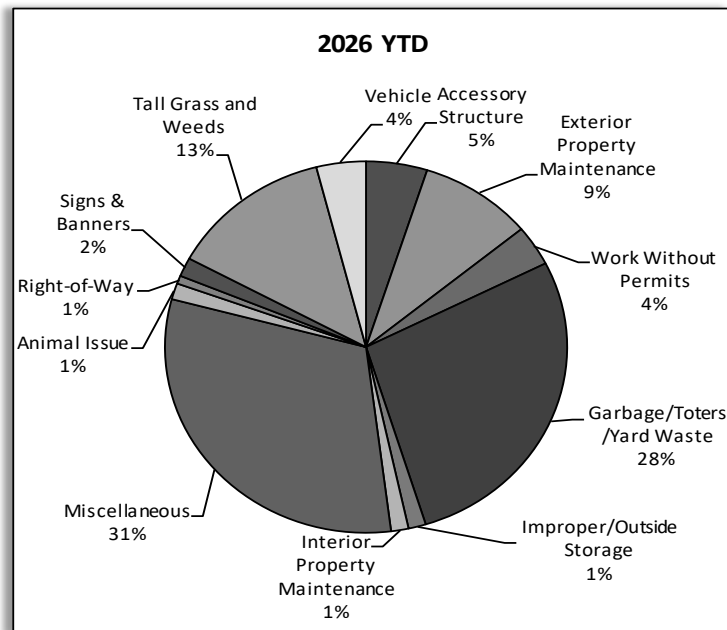


2026 Budget: \$5,500,000.

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	2								21	50
Exterior Property Maintenance	4	4	12	12	7								39	113
Work Without Permits	2	0	1	4	8								15	69
Garbage/Toters/Yard Waste	10	40	39	17	12								118	246
Improper/Outside Storage	6	0	0	0	0								6	66
Interior Property Maintenance	2	0	2	2	0								6	23
Miscellaneous	21	26	35	31	20								133	262
Animal Issue	1	1	1	1	2								6	17
Right-of-Way	2	0	1	0	0								3	37
Signs & Banners	2	4	1	0	0								7	20
Tall Grass and Weeds	0	0	0	7	49								56	341
Vehicle	4	2	3	4	4								17	80
2026 Total	57	82	102	82	104	0	0	0	0	0	0	0	427	
2025 Total	60	87	99	91	166	202	121	172	104	78	84	60		1324



2026 Citations Issued

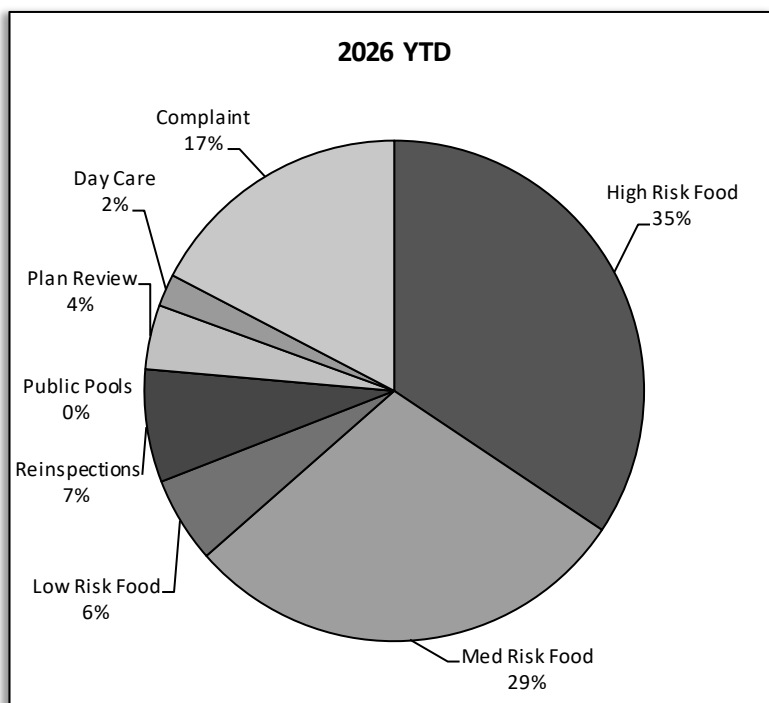
Violation	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Business License	20	6	0	15	13								54
Code	56	36	34	21	57								204
Rental	73	33	58	7	50								221
Total	149	75	92	43	120	0	0	0	0	0	0	0	479

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	53								250
Rental/Bus Lic	56	55	45	79	16								251
Total	106	94	94	138	69	0	0	0	0	0	0	0	501

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	27								99
Med Risk Food	0	0	33	48	3								84
Low Risk Food	6	0	1	3	6								16
Reinspections	7	4	4	3	3								21
Public Pools	0	0	0	0	0								0
Plan Review	2	1	7	2	0								12
Day Care	0	0	2	4	0								6
Complaint	14	10	10	7	9								50
Total	61	53	59	67	48	0	0	0	0	0	0	0	288



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 JUNE 2026

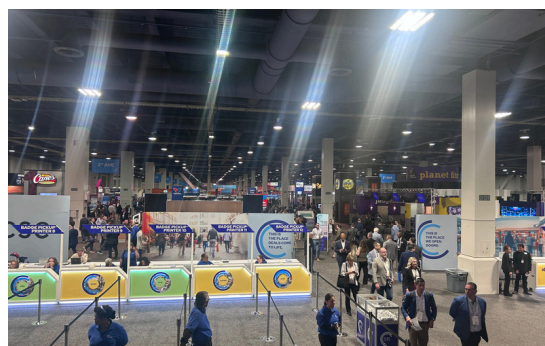
13

Staff attended another successful ICSC trade show on May 18-20, 2026 at the Las Vegas Convention Center with 13 scheduled appointments, as well as some chance hallway meetings and cold calls to other booths. Most of the meetings were with existing developers, landlords, and brokers.



SUMMARY OF ACTIVITIES

- Staff met with several **developers and brokers for properties around the Village**. Staff also met with several property owners to strategize about the most likely development possibilities.
- **Created ads** and articles to market Hoffman Estates in various publications.
- Staff continued planning for a **JapanFest but has decided to move the date to the fall** when school is back in session. See below for more details.
- Staff continued to plan Crossroads Career Expo with Roll Call Chicagoland **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. Compass Datacenters has just signed on as a main supporter.
- Coordinated first of two **C-Suite events, hosted at NSK America on May 18th** in the morning.
- Finalized a 6B request NSK America at 2600 Forbs Ave, on PBZ tonight for consideration.
- Submitted all necessary reports and documents to remain **in compliance with CDBG** requirements including a first draft of the annual Action Plan.
- 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.
- Staff **attended several networking events** to continue to build relationships and promote Hoffman Estates.



TOURISM

HOTEL NEWS:

Country Inn & Suites sold to Maple Creek Hospitality on 04/22/2026. New owners have retained the GM, Front Office Manager, Housekeeper and all seem pleased with the new ownership. **MainStay Suites** is about a month away from completing a property wide renovation, soft goods and surfaces, total refresh for this property inside and out. **Comfort Inn, Hilton Garden Inn, Hampton Inn and Holiday Inn Express** are all pacing ahead of this time last year with increased revenues in April 2026.

FESTIVALS:

STARS & STRIPES / June 27, 2026 / Bell Works Chicagoland

The Village partners with Bell Works Chicagoland to sponsor a day of running events. Tourism Staff has sent race routes, road closure maps, race schedules and the invitation to join to FANUC, DMG Mori, NSK America, BIG Daishowa, Bystronic, Claires, Siemens, Trumpf, CORE Orthopedic, The Walsh Group and Com Ed. Staff helped ensure there will be parking for all. GROOT will again donate the large dumpster and cardboard trash bins. GROOT is recognized on the event website. There are currently over 1,800 runners registered !
WOOHOO!

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

Staff organizes the food vendor and volunteer portion of the event. There are 9 food vendors in the tented area and another 7 that are food trucks. Representatives from Police, Public Works and Finance will be attending the mandatory food vendor meeting on June 11th to distribute parking passes and information on set-up/teardown, road closures, onsite electrical needs. Locations will be assigned during this meeting and sales tax reporting will be discussed.

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

Tourism staff is chasing vendor applications and working with the Arena on the new site plan due to recent construction and improvements. Here is the new logo reflecting the fun filled atmosphere leaning into the Corgie Dash!



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. Researching a date in Fall 2026 with Hideaway Brew Garden and Village Green after discovering that the Japanese Cultural Center had already moved their annual fest to July 11-12, 2026 instead of late July. Schools are in session during the fall allowing us to work with and highlight the Japanese clubs and cultural events the students participate in.

Kevin Kramer, Director of Economic Development

Linda Scheck, Director of Tourism & Business Retention