MINUTES
VILLAGE OF HOFFMAN ESTATES
ECONOMIC DEVELOPMENT COMMISSION
DECEMBER 3, 2025
VILLAGE HALL
HENNESSEY CONFERENCE ROOM
1900 HASSELL ROAD
HOFFMAN ESTATES, IL 60169

Mayor William D. McLeod
Co-Chairmen Gary Pilafas & Gary Stanton

Date: December 3, 2025
Time: 2:00 p.m.

Members in Attendance:
Gary Stanton, Co-Chairman
Tricia O'Brien
Kasi Paturi
Eric Smith
Daniel Lee
Eric Maschewski
Linda Dressler

Members Absent:
Gary Pilafas, Co-Chairman
Dan Jedrzekjak

Others in Attendance:
Greg Ring
Kevin Kramer, ex-officio
Michael Walker
Matthew Galloway
Eric Palm

1. **CALL TO ORDER**
   Called to order at 2:00pm – Committee introduced themselves to welcome Greg Ring prior to Mr. Ring being added to the Commission in the coming month.

2. **APPROVAL OF MINUTES**
   A. September 3, 2025

Commissioner Lee made a motion to approve the minutes from September 3, 2025, and Commissioner O'Brien seconded. A voice vote recorded all ayes.

3. **PUBLIC COMMENT**

There was no public comment.

4. **NEW BUSINESS**

A. Recap 2025 & Create 2026 Work Plan

Recap included information on the two C-Suite events at Club Colors and Edge Electrical Systems; a successful plaza business blitz with lots of positive contacts; and a CRE event 2025 that was very successful and looking forward to CRE 2026 on February 5th again at NOW Arena – with plans in motion. A majority of the people coming each year to the CRE event are the same each year, but Staff is hoping to add many more each year. Weather in February continues to negatively impact attendance each year. The format has changed from panelists to roundtables and will change again in 2026 – with likely 7 speakers for 6 minutes each on their topic. The CRE Event still plans to be heavily focused on networking and showcasing the strengths of Hoffman Estates. Speakers will be selected to highlight specific trends and topics of interest to attendees.

Eric Smith: Offered to extend offer to network to see if they would like to speak at the CRE.

Gary Stanton: Inquired about the number of attendees who stayed for the game.

Kevin Kramer: Attendance started quite high in the suites and stayed fairly high throughout the first half.

Kevin Kramer: Looking to have more people record testimonials about Hoffman Estates for social media and website purposes going forward. Seeking additional people to add to those who have already showcased our strengths.

Eric Smith: What about a spring fling sort of event?

Kevin Kramer: Likes the idea of a spring fling with the beer garden opening on May 1st, so maybe a late May event would work well.

Eric Smith: Aiming for the earlier part of May will attract people who are seeking to get out and about then. Can we have the event go inside NOW Arena if there is bad weather?

Kevin Kramer: May is a hard time with all of the graduations.

Gary Stanton: May be able to use Bell Works.

Kevin Kramer: Looking to update the EDSP that was written 2021-2022 and things have changed in the world and locally since then. We are 60%+ done with the items and some of the remaining items are fairly lofty dreams, so we should identify more items to be addressed as part of the daily workload. Phil Green will also be able to provide additional information from Phil's long-term planning projects.

Tricia O'Brien: I think the business visits we do are very important and would love to have an additional event. Possibly in the 59/90 area.

Kevin Kramer: While they take a lot of time to put together, it could be interesting to put an additional visit after one of the Commission meetings.

Greg Ring: How often does the Chamber do events/work with Economic Development Commission stuff?

Tricia O'Brien: Kevin Kramer is tightly aligned with the Chamber and works with Village directly.

Kevin Kramer: The positive relationship between the Chamber and the Village has allowed us to keep in touch with residents and work together with shared goals.

Linda Dressler: List of new businesses come from the Village to the Chamber and is super helpful.

B. Approve 2026 Meeting Schedule

Meetings scheduled for: March 11, June 3, September 2, and December 2. Commission O'Brien made a motion to change dates to 2026 and approve the meeting schedule, Commission Dressler seconded. A voice vote recorded all ayes.

C. Discuss Business Conditions

Kasi Paturi: Discussed about MHUB

Daniel Lee: Major housing units being added in Barrington Square

Linda Dressler: Others are seeing Hoffman Estates in high regard with all of the added housing and other developments.

Daniel Lee: Rents are still at or above three thousand monthly. But there is a lengthy list of amenities.

Kevin Kramer: Spring groundbreaking after a closing this winter.

Gary Stanton: I did not like the Phase 1 going up by the McDonald's or the whole project being that big. Property could have been a Walmart, but seller was uninterested at the time.

Kevin Kramer: With Walmart often closing those smaller storefronts, that may have also closed if it had come to fruition.

Daniel Lee: Happy that it will bring a younger demographic that is not the low-income type.

Gary Stanton: Any change in the other Menards property?

Kevin Kramer: Nothing major, we keep putting it out there but have not found anything major. Interest rates increasing at bad times have led to potential projects not happening. We can continue reaching out to see if there is renewed interest.

Linda Dressler: October housing numbers presented. Attached single-family: 34 on the market. 24 detached homes. 32 rentals from that report. Two pieces of land are also for sale. Still at 1.2 months of inventory and with the time of year, things just move slowly, so still very low.

Gary Stanton: Is everyone happy with their assessments? Mine went up about $100,000.

Daniel Lee: District 54 taxes will increase around $400 per household as the district borrows money. They have a lot of infrastructure projects in the future.

Eric Maschewski: Engineering for state projects remains very busy, including land surveyors.

Daniel Lee: Is there an ability to train local talent to become future land surveyors?

Eric Maschewski: Possible, no longer a specific degree program but requires long apprenticeships.

Eric Smith: Lots of work shifting to the suburbs with all of the negative press in Chicago and all of the added stress of the commutes. Electrical work continues strong in many suburbs.

Kevin Kramer: Even with Next Level Northwest dissolving, there are still business coaching options at the previously stated rates. Reach out to Matthew Galloway with businesses in mind.

Gary Stanton: How many businesses were helped with Next Level Northwest?

Kevin Kramer: About 7 in Hoffman Estates, but more within the region in general. Coming out of COVID, the demand had decreased and so they looked for options for change. Said changes would have led to a substantial amount of work and some of the partnering communities said they would rather just do it all on their own. Looking over the details of the business to determine what was needed for growth became the main driving force of how the coaching would be helpful.

Greg Ring: What is going with Bell Works?

Kevin Kramer: Townhomes is going now and now Pulte is pulling permits and working towards completion. Apartment project continues to move forward and part is already 97% leased up. West side redevelopment will mostly mirror the east side, with minor changes to style.

Eric Smith: Additional restaurants will be needed to keep up with development.

5. OTHER BUSINESS

There was no other business.

6. ADJOURNMENT

A motion was made by Linda Dressler and seconded by Tricia O'Brien to adjourn the meeting. Voice vote recorded all ayes. The meeting was adjourned at 2:56PM. Next regularly scheduled meeting will be Wednesday, March 11, 2026.