



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

September 14, 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 07-20-2026 Special
- B. Planning, Building & Zoning Committee 08-03-2026

3. PUBLIC COMMENT

4. NEW BUSINESS

- A. Courtesy Review of a proposed car wash by El Car Wash for the property located at 2575 W. Higgins Road
- B. Courtesy Review of a proposed commercial development for the property located at 80 W. Higgins Road
- C. Ordinance adding Section 12-3-17 to the Hoffman Estates Municipal Code (Obligation of water consumers - Private water mains on private property)
- D. Ordinance amending Section 11-3-5 of the Hoffman Estates Municipal Code (Driveways, aprons and sidewalk requirements)
- E. Ordinance amending Section 11-1-2. B, Hoffman Estates Residential Code, of Chapter 11, Building Requirements, of the Hoffman Estates Municipal Code (Energy Storage Systems)
- F. Resolution authorizing a Purchase and Sale Agreement with Association for Individual Development for the property located at 1700 Moon Lake Boulevard, Hoffman Estates, Illinois
- G. Lakewood Center TIF Reimbursement Request #5 in the amount of \$67,605,274.54

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.

Village of Hoffman Estates

Special PLANNING, BUILDING & ZONING COMMITTEE MEETING MINUTES

July 20, 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:

**Jon Pape Deputy Village Manager
Jana Dickson, Asst. Corporation Counsel
Art Janura, Corporation Counsel
Cathy Doczekalski, Dir. HRM
Phil Green, Transp. & Long Ranger Planner
Alan Wenderski, Dir. Of Engineering
Rachel Musiala, Finance Director
Justin Roach, IT Infrastructure Manager
Dr. Monica Saavedra, Dir. HHS
Kasia Cawley, Police Chief
Kevin Kramer, Economic Dev. Director
Jenny Horn, Director of Dev. Services
Ric Signorella, CATV Coordinator
Ryan Christiansen, Sewer and Water Super
Tiffany Cuevas, Management Analyst**

The Planning, Building & Zoning Committee meeting was called to order at 6:50 p.m.

2. PUBLIC COMMENT

Dr. Bob Steinberg inquired about the term “blighted” and what determines if an area is blighted or not. Trustee Stanton indicated this would be discussed.

3. NEW BUSINESS

A. Discussion of Hello Hoffman Comprehensive Plan Phase I Report.

An item summary sheet was presented by Phil Green to Committee.

Mr. Green provided an in-depth overview of the comprehensive plan, noting several highlights around community analysis and interpretation.

B. Approval of an ordinance designating an area as blighted and in need of renewal for the property located at 675 W. Golf Road.

An item summary sheet by Kevin Kramer was presented to Committee.

Mr. Kramer provided background and historical context regarding the hardware store location under discussion. He identified several factors of blight that may apply to the property, including: the area being located within a low- to moderate-income census tract, obsolescence of the property and its existing layout, a large retail space with fewer tenants and excessive vacancies, deterioration of the property, including dumpster areas, ceiling tiles, and other structural elements that do not meet minimum requirements, fire and life safety concerns, including needed electrical upgrades and improvements to inadequate utility and building systems, the need to upgrade the heating system and address the challenges associated with subdividing the large, difficult-to-use space.

Mr. Kramer noted that the property's current layout and inability to easily subdivide the space present significant challenges to attract and retain tenants.

Motion by Trustee Pilafas, seconded by Trustee Arnet, to approve an ordinance designating an area as blighted and in need of renewal for the property located at 675 W. Golf Road. Voice vote taken. All ayes. Motion carried.

C. Approval of an ordinance supporting a Cook County class 7B classification application for property tax assessment purposes for the reoccupancy of the commercial building located at 675 W. Golf Road.

An item summary sheet by Kevin Kramer was presented to Committee.

Mr. Kramer indicated the Class 7B is for this commercial property – noting a 12-year property tax reduction with the first 10 years assessed at 10% and then year 11 and 12 assessed at 25%.

Trustee Stanton inquired what the difference was between Class 6 and Class 7. Mr. Kramer indicated Class 6 is only for Industrial use whereas Class 7 is for retail or office use.

Motion by Trustee Arnet, seconded by Trustee Pilafas, to approve an ordinance supporting a Cook County class 7B classification application for property tax assessment purposes for the reoccupancy of the commercial building located at 675 W. Golf Road. Voice vote taken. All ayes. Motion carried.

D. Approval of a resolution to approve a cost recovery agreement between the Village of Hoffman Estates and Hoffman Estates True Value, LLC.

An item summary sheet by Mr. Kramer was presented to Committee.

Mr. Kramer explained this agreement would be along with the 7B. Sales tax sharing agreement True Value would not be able to open. 5-year term that begins when they open. The store would get 100% of the sales tax for the rest of this year. Rest of the years would be 50% between the store and the Village. The cap is \$150,000 for that 5-year period whichever comes first. This is a similar structure to other businesses.

Trustee Stanton inquired when the store would be open. Mr. Lomanto, owner, said it would most likely be mid-September. He indicated True Value is very excited to be in town and feels that this location will be a success.

Trustee Mills asked what happened to the old inventory. Mr. Lomanto indicated that him and his partner purchased the remaining products.

Trustee Mills inquired if the business was to close before the end of the 5-year period is there a penalty? Mr. Kramer noted there would be no penalty other than the business closing and stopping sales.

Motion by Trustee Pilafas, seconded by Trustee Arnet, to approve a cost recovery agreement between the Village of Hoffman Estates and Hoffman Estates True Value, LLC. Voice vote taken. All ayes. Motion carried.

4. OTHER

5. ADJOURNMENT

Motion by Trustee Kinnane, seconded by Trustee Arnet, to adjourn the meeting at 7:26 pm. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

Jennifer Djordjevic, Dir. Of Operations /
Outreach, Office of the Mayor & Board

Date

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

August 3, 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
Arthur Janura, Corporation Counsel
Jon Pape, Deputy Village Manager
Rachel Musiala, Director of Finance
Darek Raszka, Director of IS
Monica Saavedra, Director of HHS
Alan Wenderski, Director of Engineering
Kasia Cawley, Police Chief
Alan Wax, Fire Chief
Jana Dickson, Asst. Corporation Counsel
Peter Ferretti, Dir. of Spatial Technology
Tiffany Cuevas, Administrative Intern
Jennifer Horn, Dir. Development Services
Sonia Zala, Senior Transportation Engineer
Jacob Cuthbert, Civil Engineer
Bryan Ackerlund, Asst. Director of PW
Michael Walker, Community Planner
Patty Richter, Village Clerk
Missy Brito, Communications Manager
Ric Signorella, Cable TV Manager**

The Planning, Building & Zoning Committee meeting was called to order at 7:38 p.m.

2. APPROVAL OF MINUTES

Motion by Trustee Arnet, seconded by Trustee Mills, to approve the Planning, Building & Zoning Committee meeting minutes of July 6, 2026. Voice vote taken. All ayes. Motion carried.

2. PUBLIC COMMENT

4. NEW BUSINESS

- A. Approval of a Resolution authorizing a change order for the contract with Construction Inc. for the Village Green Concessions & Restrooms Project in an amount of \$111,824.53.**

An item summary sheet from Bryan Ackerlund was presented to Committee.

Motion by Trustee Arnet, seconded by Mayor McLeod, to approve a resolution authorizing a change order for the contract with Construction Inc. for the Village Green concessions and restrooms project in an amount of \$11,824.53. Voice vote taken. All ayes. Motion carried.

- B. Approval of a Resolution authorizing the 2026-2027 CDBG Annual Action Plan (AAP).**

An item summary sheet from Michael Walker was presented to Committee.

Motion by Trustee Arnet, seconded by Trustee Kinnane, to approve a resolution authorizing the 2026-2027 CDBG Annual Action Plan (AAP). Voice vote taken. All ayes. Motion carried.

- C. Approval of a Resolution authorizing the 2026 CDBG Agreement with North West Housing Partnership to carry out Single Family Rehab Program.**

An item summary sheet from Michael Walker was presented to Committee.

Trustee Mills inquired and Mr. Walker replied that approximately 1-3 homes are included in the NWHP single family rehab project each year.

Motion by Trustee Mills, seconded by Trustee Kinnane, to approve a resolution authorizing the CDBG Agreement with North West Housing Partnership to carry out Single Family Rehab Program. Voice vote taken. All ayes. Motion carried.

- D. Approval of a Resolution authorizing the 2026 CDBG Agreement with Clearbrook for ADA improvements in an amount not to exceed \$12,000.**

An item summary sheet from Michael Walker was presented to Committee.

Motion by Trustee Arnet, seconded by Mayor McLeod, to approve a resolution authorizing the 2026 CDBG Agreement with Clearbrook for ADA improvements in an amount not to exceed \$12,000. Voice vote taken. All ayes. Motion carried.

- E. Approval of a Resolution authorizing the 2026 CDBG Agreement with Clearbrook for exterior building improvements in an amount not to exceed \$15,000.**

An item summary sheet from Michael Walker was presented to Committee.

Motion by Trustee Arnet, seconded by Trustee Mills, to approve a resolution authorizing the 2026 CDBG Agreement with Clearbrook for exterior building improvements in an amount not to exceed \$15,000. Voice vote taken. All ayes. Motion carried.

- F. Approval of a Resolution authorizing the 2026 CDBG Agreement with Leyden Family Service and Mental Health Center – The SHARE Program, for window replacements in an amount not to exceed \$100,000.**

An item summary sheet from Michael Walker was presented to Committee.

Motion by Trustee Arnet, seconded by Mayor McLeod, to approve a resolution authorizing the 2026 CDBG Agreement with Leyden Family Service and Mental Health Center – The SHARE Program, for window replacements in an amount not to exceed \$100,000. Voice vote taken. All ayes. Motion carried.

5. REPORTS

- A. Department of Development Services monthly report for Planning Division.**

The Department of Development Services monthly report for Planning Division was received and filed.

- B. Department of Development Services monthly report for Code Enforcement Division.**

The Department of Development Services monthly report for Code Enforcement Division was received and filed.

- C. Economic Development and Tourism Monthly Report.**

The Economic Development and Tourism Monthly Report was received and filed.

- 6. PRESIDENT'S REPORT**
7. ITEMS IN REVIEW
8. OTHER
9. ADJOURNMENT

Motion by Trustee Arnet, seconded by Trustee Kinnane, to adjourn the meeting at 7:46 pm. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

Debbie Schoop, Executive Assistant

Date



AGENDA ITEM REPORT

Planning, Building & Zoning Committee
September 14, 2026
ITEM 4A

REQUEST: Courtesy Review of a proposed car wash by El Car Wash for the property located at 2575 W. Higgins Road

FROM: James Donahue, Senior Planner

ITEM TYPE: Discussion - Committee

REQUEST SUMMARY

El Car Wash Mid-West LLC (applicant) is proposing a car wash with vacuum stations at 2575 W. Higgins Road. The 1.94-acre parcel is vacant and is the former site of the Macaroni Grill, which was razed in 2023.

The proposed car wash would feature a single tunnel car wash facility with 30 exterior vacuum stations for use. A pay station kiosk would be utilized by customers to select their car wash. The petitioner's submittal states that the hours of operation are typically 7am–8pm, seven days a week with 3–4 employees on site at any given time to ensure the site is operating safely.

If the project proceeds, the request would require Site Plan review as well as a Special Use. As part of the formal application process, review of the Special Use Standards as well as site plan items like architectural design, setbacks, site access, parking, landscaping, lighting, signage, sidewalk connectivity, detention and other site-related items will be reviewed and changes will likely be required to the proposed plan.

FINANCIAL IMPACT

N/A

RECOMMENDATION

Material presented for courtesy review only.

ATTACHMENTS

1. Location Map - 2575 W Higgins Road
2. Supporting Documents - 2575 W Higgins Road

2575 W HIGGINS RD
PIN: 07-07-100-040-0000



North West
Corporate Center

W HIGGINS RD

2575

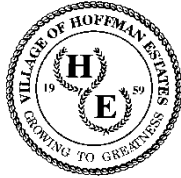
N BARRINGTON RD

Legend

- Subject Properties
- Parcels
- Village Boundary

N





VILLAGE OF HOFFMAN ESTATES PLANNING, BUILDING AND ZONING COMMITTEE COURTESY REVIEW

A petitioner may appear before the Planning, Building and Zoning Committee of the Village Board to make a brief "courtesy" presentation of a proposed project. Expert witnesses, exhibits, etc. are not required, as the appearance is only intended to provide a general overview of the proposed project. The presentation should occur prior to initial Planning and Zoning Commission review of the proposal.

A Courtesy Review allows the applicant to acquaint the Board Committee with the proposal. The Committee may ask questions on the presentation, however, the presentation does not constitute an official review by the Village Board and any direction to proceed to a hearing review should not be construed as any indication of future project approval. Formal Village Board action will occur only after the appropriate Planning and Zoning Commission public review has occurred.

Electronic copies of a site plan, a brief description of the project, and the *Statement of Understanding* (below) should be submitted to the Director of Planning & Transportation a minimum of two weeks prior to the meeting. Meetings are typically held on the second Monday of the month, beginning at 7:00 p.m. A Village staff member will work with you regarding the submission of material and the meeting presentation, as well as establishing a meeting date. Should you have any questions regarding this process, please call the Planning & Transportation division at 847.781.2660.

STATEMENT OF UNDERSTANDING

I understand my appearance before the Planning, Building and Zoning Committee shall not constitute any Village Board endorsement, support, or implied approval of the subject property. I also understand that final project approval or denial shall only occur through official Village Board action.

Company / Developer: _____

Name of Project: _____

Address: _____

City, State, Zip Code: _____

Telephone Number: _____

Email Address: _____

Signature

Name (PLEASE PRINT)

Date



OWNER CONSENT FOR APPLICATION

ACKNOWLEDGEMENTS AND VERIFICATION

I hereby certify that I am the current owner of record of the subject property. I certify that the statements or information made in any paper or plans are true and correct to the best of my knowledge. I understand that any false, inaccurate, or incomplete information provided by me, or the applicant may result in the denial, revocation, or withdrawal of the request and/or approval.

Furthermore, I acknowledge the following:

- Owner, applicant and primary contact may include other team members (consultants, brokers, tenants, etc.) that may be called upon to present at public meetings before the Planning and Zoning Commission and Village Board. Owner acknowledges that it is bound by and must act in accordance with any statements, promises, or assurances given by such team members (consultants, brokers, tenants, etc.).
- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable or otherwise.
- Planning and Zoning Commission members and Village Staff often conduct inspections of subject site(s) as part of the pre-hearing review of requests. These individuals will be carrying official Village identification cards that can be shown upon request.

Required Disclosures:

1. Proof of Ownership
 - a. Proof of current ownership must be submitted with the application. Examples of proof of ownership may include a deed, current tax bill, or title commitment.
2. Disclosure of Beneficiaries
 - a. If the owner or applicant is a Partnership, Corporation, Joint Venture, LLC, Trust, or publicly traded company, the Village of Hoffman Estates Owner or Applicant Disclosure of Beneficiaries found on the application portal must be submitted with the application.
3. Other Interested Parties
 - a. If someone other than the owner has a property interest in the subject property such a mortgage or lease, such property interest and individual or entity holding such interest must be disclosed.

The Owner and Applicant, by signing this Application, certifies the correctness of the application and all submittals and represents that it has the legal authority to do so.

2575 W Higgins Rd, Hoffman Estates, IL 07-07-100-040-0000

Property Address

Property PIN

2575 HIGGINS PROPERTY LLC Mark W. Hoffmann 8/19/26

Ownership Name / Entity Name (Please Print)

Owner's Signature

Date

Gabe Schuchman / El Car Wash Mid-West, LLC

8/17/2026

Applicant Name / Entity Name (Please Print)

Applicant's Signature

Date



Hoffman Estates



Table of Contents

- Who We Are
- Mission Statement & Core Values
- Our Associate Experience
- Community is at the Heart of Who We Are
- El Car Wash Site Photos
- Site Plan, Elevations, Isometrics
- Operations, Traffic Impact
- Environmental Impact & Misconceptions

WHO WE ARE

El Car Wash was built to elevate a routine errand into a premium, **feel-good experience**. What started in 2011 on Bird Rd in Miami, FL has grown into one of the fastest and most-loved car wash brands in the country – with over 100+ locations and 1,500+ team members (more now as you read this!)

We blend technology, operational excellence, and a people-first culture to create **a wash experience designed to brighten your day.**

Mission Statement & Core Values

CORE VALUES

People

Our success stems from the quality and commitment of our team members as well as the strength of our relationships with our customers. We focus relentlessly and passionately on impressing our customers, we always do the right thing, and we have uncompromising integrity.

Excellence

We pursue excellence in everything that we do. Everyday, we strive to get a little better through consistent, passionate, and focused hard work. Excellence is a habit.

Community

We are committed to supporting our local communities, which are home to both our customers and employees. When we support our communities and help every one thrive, they reciprocate and enable us to achieve our goals.

Growth

The growth of our business creates new opportunities for our team and enhances the value proposition we provide to our customers. High performing team members can build fulfilling careers resulting from the personal, professional and financial advancement that growth enables

Fun

Washing cars and building a great company should always be fun. Having fun while pursuing excellence and growth helps fosters El Car Wash’s unique workplace environment and beloved customer experience.

Our Associate Experience

Equity Participation

around 30% of equity in company is owned by employees

Internal Promotion

75% of positions are filled by promoting existing team members

BALANCE

Caring for everyone in our ecosystem.

RECOGNITION & REWARDS

Making appreciation visible and meaningful.

Benefits

Tuition Reimbursement
Mental Health Initiatives
Neurodivergent program

COMMUNITY IS AT THE HEART OF WHO WE ARE

Giving back isn't a program—it's part of our foundation.

- **\$2M+ total community impact to date**
- **\$500K+ in direct charitable contributions**
 - Supporting organizations including Baptist Health South Florida, AdventHealth, American Red Cross, and more
- **\$75K+ invested in schools**
 - Supporting educators, arts, youth programs, and athletics
 - Funded through direct giving, memberships, and wash initiatives
- **\$50K+ invested in local sports & community programs**
 - Including initiatives like Pride in Michigan
- **\$1.5M+ in in-kind support**
 - Complimentary washes for first responders
 - Across 85+ grand openings

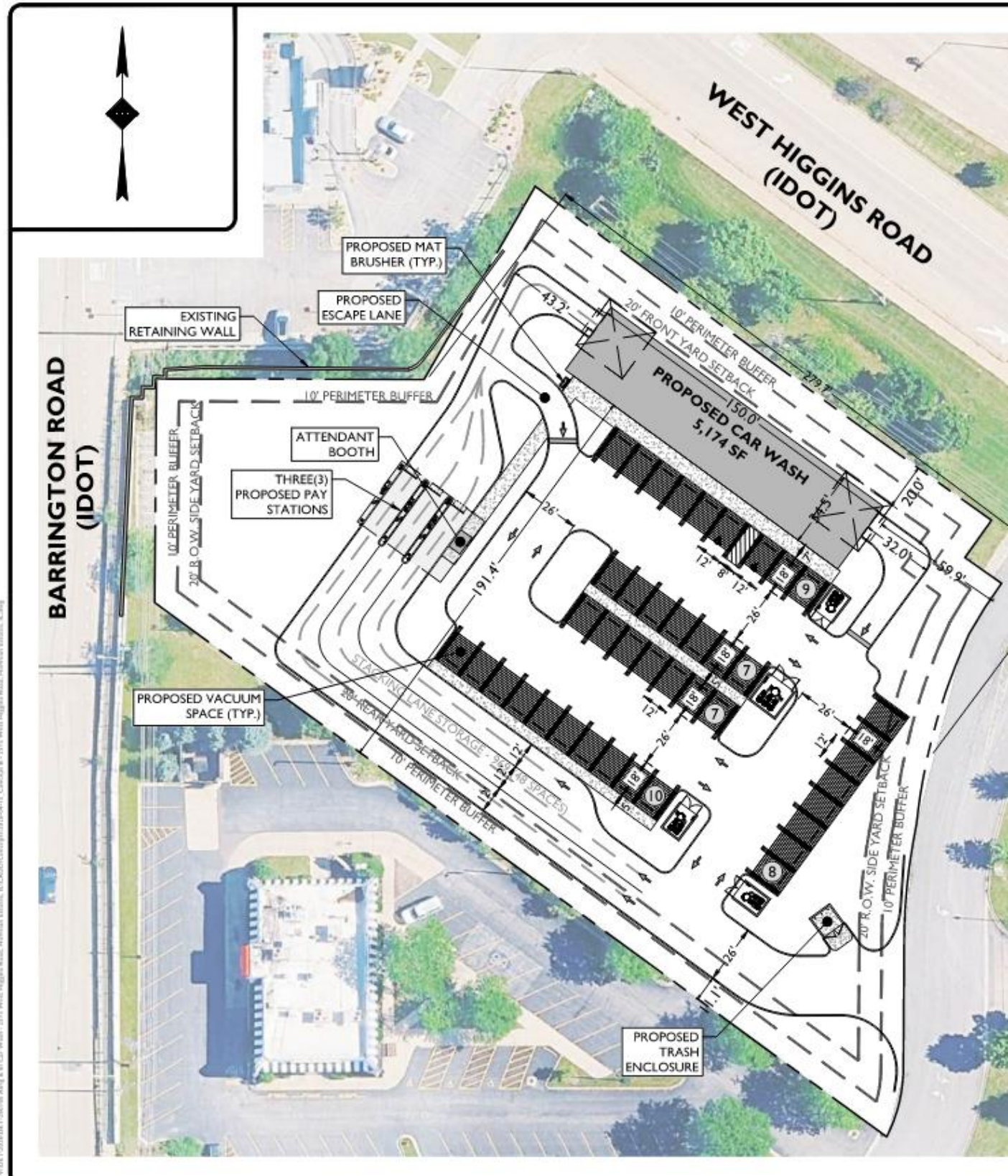
- **People-first approach to giving**
 - Supporting causes meaningful to both our communities *and* our employees
- **Launching store-level sponsorship program**
 - Empowering local teams to support:
 - Youth sports leagues
 - Schools & education programs
 - Community events & local initiatives
- **Our commitment**
 - Show up early
 - Invest locally
 - Make a lasting impact in every community we serve



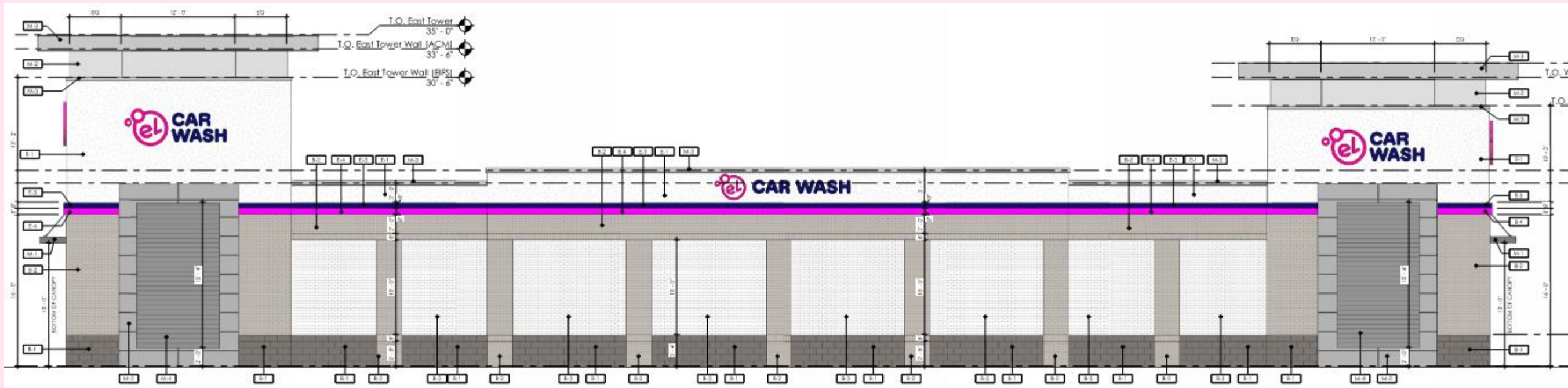
El Car Wash Photos



Site Plan



El Car Wash Elevations



1 North Exterior Elevation - Site Plan Approval
3/16" = 1'-0"



2 East Exterior Elevation - Site Plan Approval
3/16" = 1'-0"

El Car Wash 3D Renderings



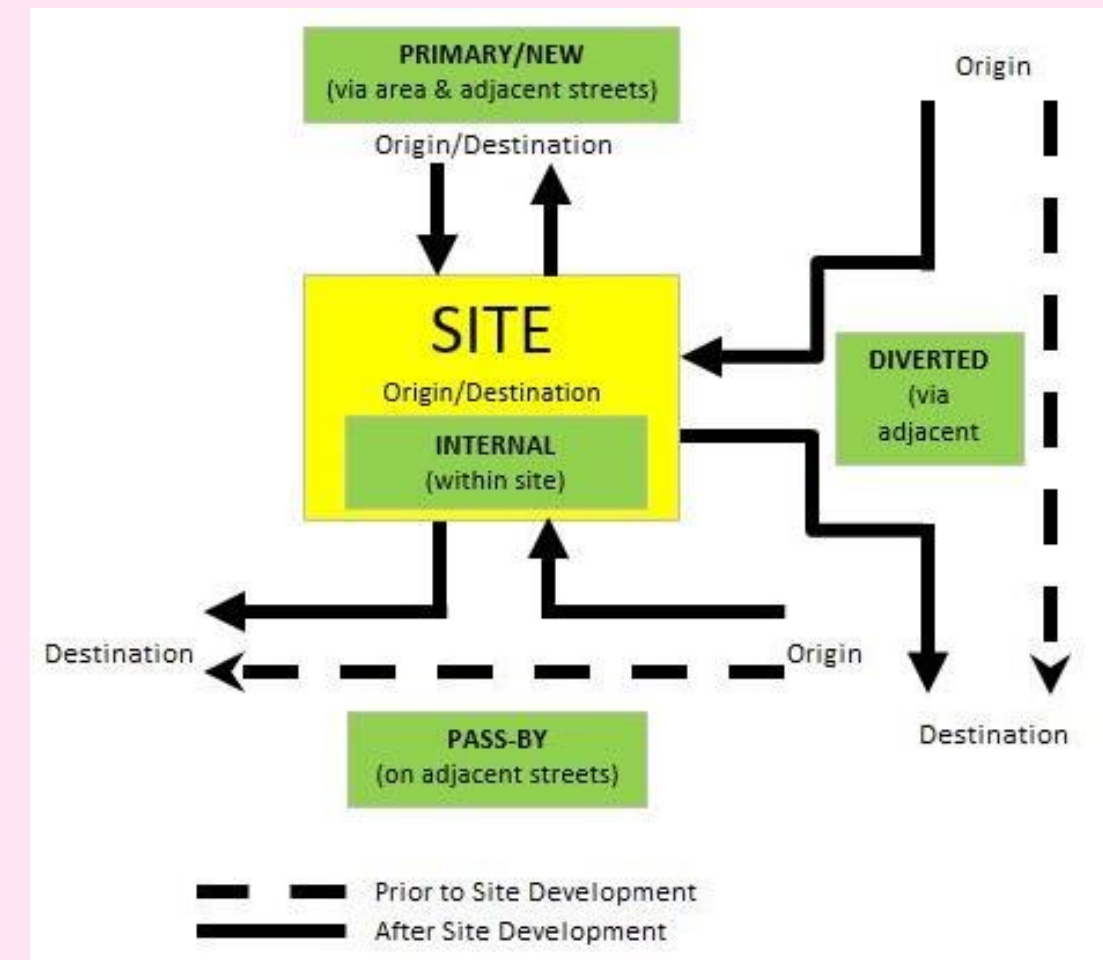
El Car Wash Operations

- The hours of operation is typically from 7am-8pm
- El Car Wash hires ~15 employees per site with 3-4 employees working at any given time.
 - The employees are there for customer service only and to ensure the site is operating safe and smoothly
- Our sites typically have around 30 vacuum spaces with an additional 3 employee parking spaces.
 - The vacuum enclosures are encased in concrete to ensure there's no potential noise impact.
- El Car Wash utilizes a state of the art, water reclamation system, allowing us to reuse 90% of the water from wash to wash

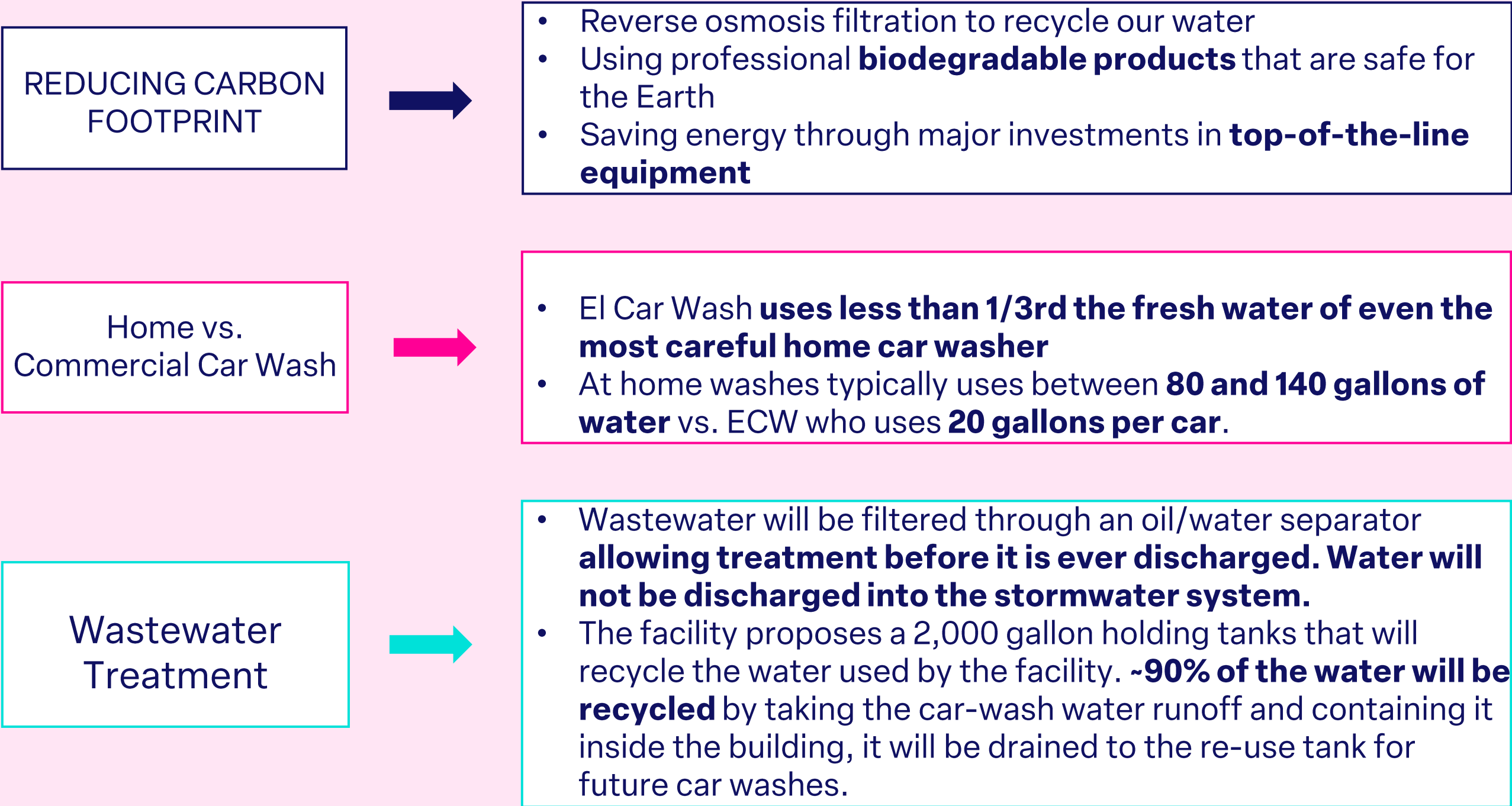
El Car Wash Traffic Impact

- According to ITE data, a car wash generates less trips than a fast-food restaurant with drive through or a pharmacy / drugstore.
- Car washes have less intense AM peak hour than a fast-food restaurant with drive through (e.g. Coffee Shop)
- Car washes are not a destination trip, meaning they utilize pass by traffic.
- This reduces the impact to the roadway network by pulling traffic from the adjacent street and not adding new trips to the network.
- Time spent at each location is under 10 minutes (wash + vacuums)

*ITE Trip Generation Manual, 12 ed (2025)



El Car Wash Environmental Impact / Misconceptions



Express Car Washes – Misconception vs Reality

Item	Misconception	ECW Reality
Hours of Operation	Car Washes are 24/7	We are exclusively a day-time operation - 7am to 8pm (all employees off site shortly after)
Aesthetics	Car washes are ugly	We invest substantial capital/resources and work with local communities to create strong and thoughtful curb appeal
Environmental Impact	Car washes are bad for the environment	Our washes are completely environmentally friendly (all soaps are biodegradable) and save substantial water vs. our competitors or washing at home
Noise (Music)	There is loud music played	We do not play music and no music is allowed on site
Noise (Vacuums)	The vacuums are loud	Our vacuum equipment is housed inside of concrete enclosures and thus produce only average street level noise at property line
Light	The site is lit up all night	Site lighting is turned off when closed and there are stringent requirements for all photometrics
Traffic	Car washes bring traffic	We generate fewer trips than restaurants or banks and our high speed tunnel gets cars out in 2-3 minutes
Staffing	There are 20+ employees drying & vacuuming cars	We NEVER touch a car – this is an express car wash only – there are typically 4 employees on site for customer service
Odor & Smell	Car washes create waste	There are no odors or smells
Maintenance	Car washes are not maintained well	Our only focus of business is car washing – not gas station/lube shops – we keep our sites looking perfect because we sell cleanliness



AGENDA ITEM REPORT
Planning, Building & Zoning Committee
September 14, 2026
ITEM 4B

REQUEST: Courtesy Review of a proposed commercial development for the property located at 80 W. Higgins Road

FROM: James Donahue, Senior Planner

ITEM TYPE: Discussion - Committee

REQUEST SUMMARY

Heartland Bank and Trust Company has signed a Letter of Intent to purchase 80 W. Higgins from the current owner (W-T Properties Schaumburg I, LLC) to develop the 2.65-acre vacant parcel. The concept site plan identifies a stand-alone Heartland Bank and Trust building on the western portion of the parcel, a quick service restaurant in the center of the site, and an undetermined use along the eastern portion of the site. Heartland would develop the bank and sell off the remaining two outlots for retail development. The site currently has a single access point off Higgins Road. As part of the development, cross access via the existing Golf Center entrance drives would need to be established. Additionally, cross access easements between all uses on the subject property would need to be provided.

If the project proceeds, the request would require a formal submission for Site Plan approval, which would review items like architectural design, setbacks, site access, parking and circulation, landscaping, lighting, signage, sidewalk connectivity, detention and other site-related items. It is anticipated that changes will be required to the applicant's proposed concept plan as part of the development review process. A Plat of Subdivision with the aforementioned easements as well as any required utility easements would be reviewed as part of the site development as well.

FINANCIAL IMPACT

N/A

RECOMMENDATION

Material presented for courtesy review only.

ATTACHMENTS

1. Location Map - 80 W HIGGINS RD
2. Supporting Documents - 80 W Higgins Rd

80 W HIGGINS RD
PIN: 07-15-101-005-0000



Golf Rose Shopping Center

80

W HIGGINS RD

ROSELLE RD

Legend

-  Subject Properties
-  Parcels
-  Village Boundary

N





VILLAGE OF HOFFMAN ESTATES PLANNING, BUILDING AND ZONING COMMITTEE COURTESY REVIEW

A petitioner may appear before the Planning, Building and Zoning Committee of the Village Board to make a brief "courtesy" presentation of a proposed project. Expert witnesses, exhibits, etc. are not required, as the appearance is only intended to provide a general overview of the proposed project. The presentation should occur prior to initial Planning and Zoning Commission review of the proposal.

A Courtesy Review allows the applicant to acquaint the Board Committee with the proposal. The Committee may ask questions on the presentation, however, the presentation does not constitute an official review by the Village Board and any direction to proceed to a hearing review should not be construed as any indication of future project approval. Formal Village Board action will occur only after the appropriate Planning and Zoning Commission public review has occurred.

Electronic copies of a site plan, a brief description of the project, and the *Statement of Understanding* (below) should be submitted to the Director of Planning & Transportation a minimum of two weeks prior to the meeting. Meetings are typically held on the second Monday of the month, beginning at 7:00 p.m. A Village staff member will work with you regarding the submission of material and the meeting presentation, as well as establishing a meeting date. Should you have any questions regarding this process, please call the Planning & Transportation division at 847.781.2660.

STATEMENT OF UNDERSTANDING

I understand my appearance before the Planning, Building and Zoning Committee shall not constitute any Village Board endorsement, support, or implied approval of the subject property. I also understand that final project approval or denial shall only occur through official Village Board action.

Company / Developer: HEARTLAND BANK + Trust Company
Name of Project: 80 WEST Higgins Rd, Hoffman Estates
Address: 4456 WOLF ROAD
City, State, Zip Code: WESTERN SPRINGS, IL.
Telephone Number: 312-208-3338 MARK PTACEK, President
Email Address: mptacek@hbtbank.com

Mark Ptacek

Signature

MARK PTACEK

Name (PLEASE PRINT)

9/8/26

Date



OWNER CONSENT FOR APPLICATION

ACKNOWLEDGEMENTS AND VERIFICATION

I hereby certify that I am the current owner of record of the subject property. I certify that the statements or information made in any paper or plans are true and correct to the best of my knowledge. I understand that any false, inaccurate, or incomplete information provided by me, or the applicant may result in the denial, revocation, or withdrawal of the request and/or approval.

Furthermore, I acknowledge the following:

- Owner, applicant and primary contact may include other team members (consultants, brokers, tenants, etc.) that may be called upon to present at public meetings before the Planning and Zoning Commission and Village Board. Owner acknowledges that it is bound by and must act in accordance with any statements, promises, or assurances given by such team members (consultants, brokers, tenants, etc.).
- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable or otherwise.
- Planning and Zoning Commission members and Village Staff often conduct inspections of subject site(s) as part of the pre-hearing review of requests. These individuals will be carrying official Village identification cards that can be shown upon request.

Required Disclosures:

1. Proof of Ownership
 - a. Proof of current ownership must be submitted with the application. Examples of proof of ownership may include a deed, current tax bill, or title commitment.
2. Disclosure of Beneficiaries
 - a. If the owner or applicant is a Partnership, Corporation, Joint Venture, LLC, Trust, or publicly traded company, the Village of Hoffman Estates Owner or Applicant Disclosure of Beneficiaries found on the application portal must be submitted with the application.
3. Other Interested Parties
 - a. If someone other than the owner has a property interest in the subject property such a mortgage or lease, such property interest and individual or entity holding such interest must be disclosed.

The Owner and Applicant, by signing this Application, certifies the correctness of the application and all submittals and represents that it has the legal authority to do so.

80 W. Higgins Rd. Hoffman Estates, IL 60169 07-15-101-005

Property Address

Property PIN

W-T Properties Schaumburg I, LLC

September 8, 2026

Ownership Name / Entity Name (Please Print)

Owner's Signature

Date

Heartland Bank and Trust

September 8, 2026

Applicant Name / Entity Name (Please Print)

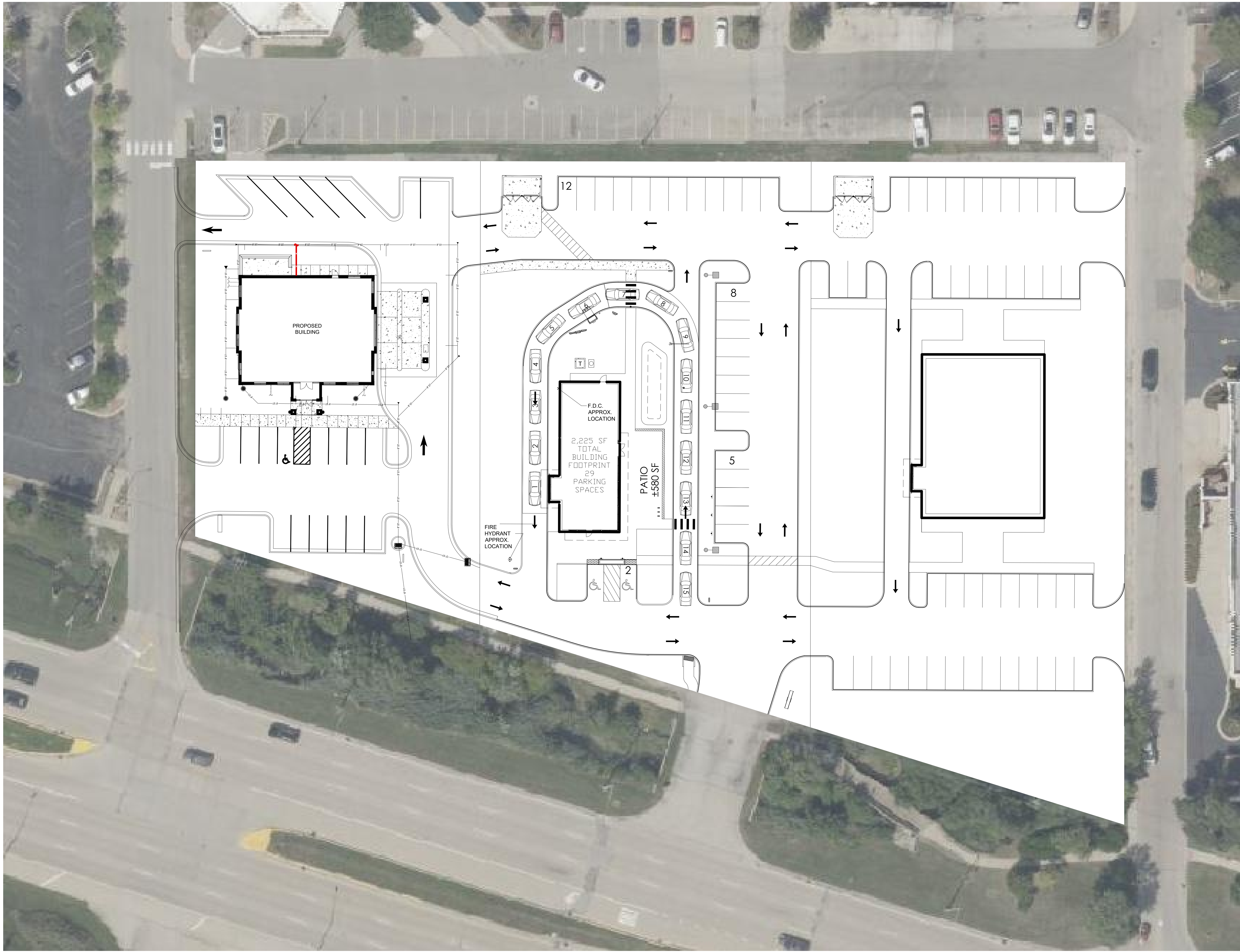
Applicant's Signature

Date

SUBJECT PROPERTY

80 Higgins Rd, Hoffman Estates, IL 60169







HEARTLAND BANK AND TRUST COMPANY COMMUNITY PROFILE

Company Snapshot

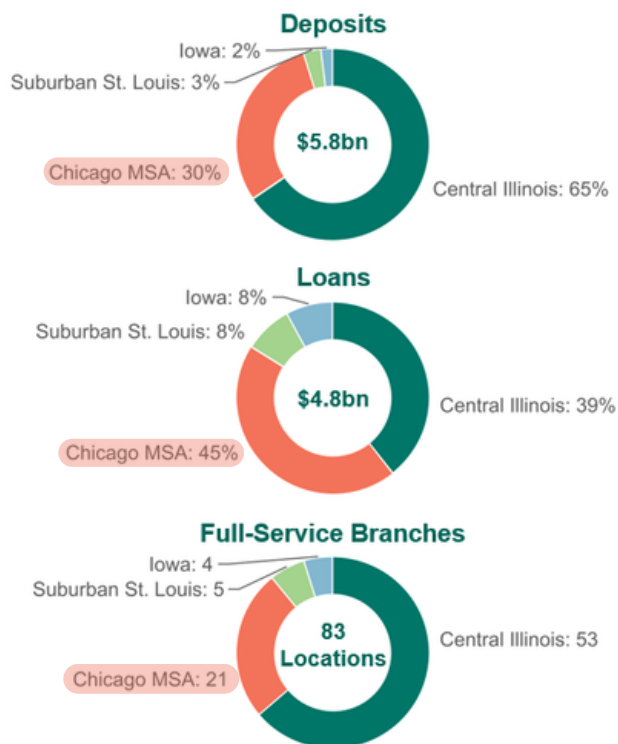
- Company incorporated in 1982 from a base of family-owned banks and completed its IPO in October 2019
- Headquartered in Bloomington, Illinois, with operations throughout Illinois, eastern Iowa, suburban St. Louis, and the Chicago MSA
- Between 2010 - 2015, through FDIC-assisted and strategic acquisitions, HBT expanded into the Chicago MSA
- 40% of financial assets are in Chicago area

Business Strategy

- Management lives and works in our communities
- Community banking and relationship-based approach stems from adherence to our Midwestern values
- Vast majority of loans originated to borrowers residing within 60 miles of a branch

Current Schaumburg Location

- Nearly \$60M in deposits
- Over 2,000 transactions per month
- 5 Full-time employees



Loan Growth Opportunities in the Chicago MSA

- Entered market in 2011 with acquisition of Western Springs National Bank
- Scale and diversity of Chicago MSA provides continued growth opportunities, both in lending and deposits
- Chicago MSA loans grew 51% over the last 12 months, driven primarily by the CNB acquisition

A HIGH PERFORMING BANK

We're proud of our strength and capabilities, the services we offer and the team of people who stand ready to serve their communities. Put our strength to work for you, and you'll understand why we feel that way.

Ranked #1 on Forbes' 2026 America's Best Banks List

TOTAL ASSETS
\$6.8 BILLION



EMPLOYEES
1,000+



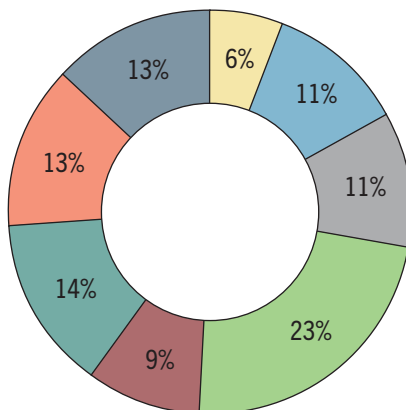
BRANCHES
83



FORBES
ARTICLE

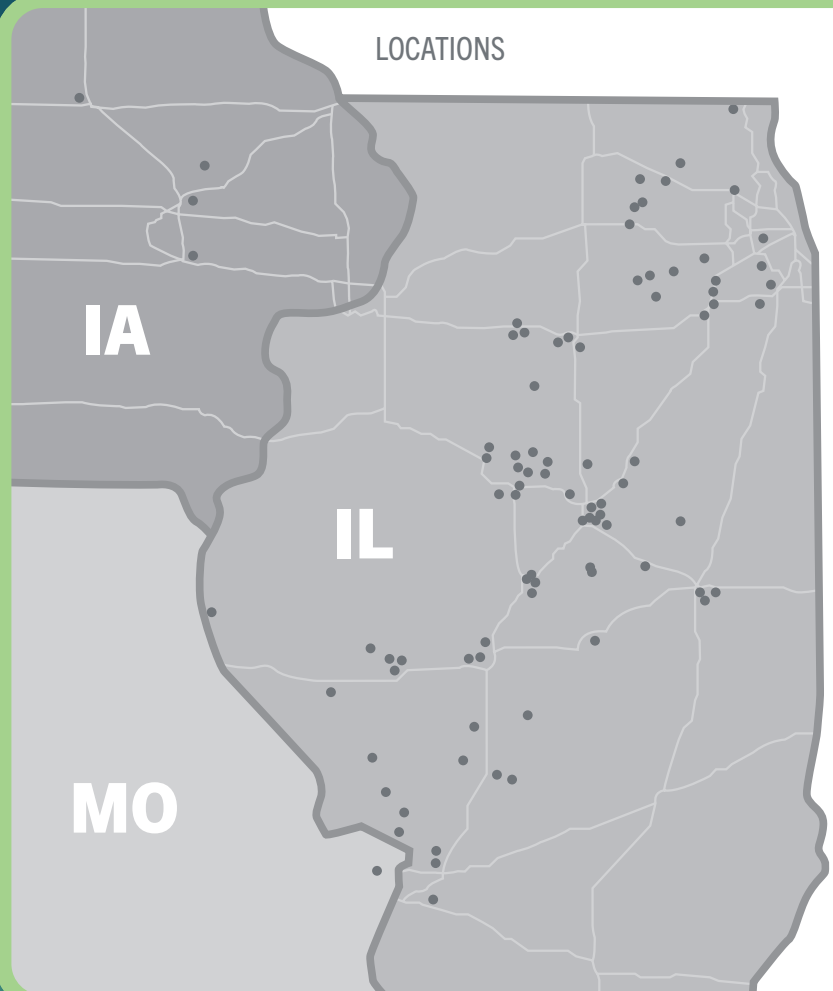


LOAN COMPOSITION



- Municipal, consumer & other
- C&I
- CRE - Owner occupied
- CRE - Non-owner occupied
- C&D
- Multi-family
- 1-4 Family residential
- Agricultural and farmland

LOCATIONS







 **Heartland
Bank** and Trust
Company
MEMBER FDIC



AGENDA ITEM REPORT

Planning, Building & Zoning Committee
September 14, 2026
ITEM 4C

REQUEST: Ordinance adding Section 12-3-17 to the Hoffman Estates Municipal Code (Obligation of water consumers - Private water mains on private property)

FROM: Alan Wenderski, Director of Engineering
Ryan Christensen, Water & Sewer Superintendent

ITEM TYPE: Ordinance - Committee

REQUEST SUMMARY

The proposed addition of Section 12-3-7 (Obligation of water consumers - Private water mains on public property) to Waterworks System Provisions of the Municipal Code addresses the responsibilities of water main on private property that is intended to be maintained by the private property owner. In some instances, a private owner may wish to maintain portions of the water works system on their property in lieu of granting the Village a Public Utility Easement or requesting public acceptance of the water infrastructure.

The Code would require the private property owner to maintain the system in accordance with standard water works system practices. If the private owner does not meet their maintenance obligation, the Code would allow for the Village to discontinue service and/or cause the necessary maintenance/repairs to be completed. Any costs incurred by the Village would be the responsibility of the private owner.

FINANCIAL IMPACT

N/A

RECOMMENDATION

Approval of an Ordinance adding Section 12-3-7 to the Hoffman Estates Municipal Code (Obligation of water consumers - Private water mains on private property).

ATTACHMENTS

1. Ordinance - Sec 12-3-17 Private Water Main

ORDINANCE NO. _____ - 2026

VILLAGE OF HOFFMAN ESTATES

**AN ORDINANCE ADDING SECTION 12-3-17 TO THE HOFFMAN ESTATES
MUNICIPAL CODE (OBLIGATIONS OF WATER CONSUMERS –
PRIVATE WATER MAINS ON PRIVATE PROPERTY)**

WHEREAS, It is necessary to ensure that private water infrastructure is appropriately maintained to the benefit of the Village water works system.

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: That Section 12-3-17, Obligation of water consumers – Private water mains on private property, of Chapter 12, WATER AND SEWER SYSTEM, of the Hoffman Estates Municipal Code to read as follows:

Sec. 12-3-17 Obligations of water consumers – Private water mains on private property

- A. Every person who constructs or owns a private water main and connection to the System and every consumer of water having service therefrom, whether owner, occupant, or person in possession, charge, or control of any building, structure, or premises, collectively “Owners”, shall be governed by and subject to the provisions of this Code governing the use of water.
- B. It shall be the duty of the owner or Owners to maintain water infrastructure in accordance with standard water works system practices. This includes but is not limited to: (i) flushing all fire hydrants connected to the private water mains on an annual basis; and (ii) exercising water isolation valves connected to the private water mains on an annual basis. Reports and records of these system maintenance activities are to be delivered to the Director of Public Works no later than November 15th of each year.
- C. It shall be the duty of the owner or Owners of the property under which the private water main is located to maintain any private water main to the point where it connects to the public system and to make any necessary repairs to the private water main.
- D. If necessary, repairs to the aforementioned private water main are not completed in a timely manner, the Director of Public Works of the Village of Hoffman Estates is hereby authorized and directed to discontinue service, after reasonable notice to the owner or Owners thereof and an opportunity for a hearing, the private water system wherein access has not been granted.
- E. If the property owner or Owners fail to maintain or repair the private water main in violation of subsection (b), the Director of Public Works may notify the property owner or Owners in writing of the duty to maintain or repair the private water main. The notification shall be sent via certified mail and shall contain the following information: (i) a statement describing the

maintenance, repair, or replacement to be made; (ii) the penalty for noncompliance; and (iii) the date the notification was sent.

- F. The Director of Public Works may, subject to the availability of appropriated funds and subject to the owner, cause the maintenance, repair, or replacement to the private water. The owner or Owners shall pay the Village in full for any direct and administrative costs and expenses which the Village incurs in connection with the performance of that work.
- G. Penalties may be imposed for any violation of this ordinance. Owner to pay penalties, attorney fees, or other expenses which the Village incurs in enforcement of this Code. and effect from and after its passage, approval, and publication as required by law.

Section 2: The Village Clerk is hereby authorized to publish this Ordinance in pamphlet form.

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

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

APPROVED THIS _____ DAY OF _____, 2026

Village President

ATTEST:

Village Clerk

Published in pamphlet form this _____ day of _____, 2026.



AGENDA ITEM REPORT

Planning, Building & Zoning Committee
September 14, 2026
ITEM 4D

REQUEST: Ordinance amending Section 11-3-5 of the Hoffman Estates Municipal Code (Driveways, aprons and sidewalk requirements)

FROM: Alan Wenderski, Director of Engineering

ITEM TYPE: Ordinance - Committee

REQUEST SUMMARY

Section 11-3-5 of the Hoffman Estates Municipal Code specifies requirements for driveway, apron, and sidewalk construction. A summary of the proposed amendments include:

- Allowance to use synthetic fibers as an alternative to welded wire fabric with Portland Cement Concrete.
- Revising the minimum thickness of a Portland Cement Concrete driveway from four inches to five inches.
- Revisions to material specifications that are more consistent with current Portland Cement Concrete mix designs.
- General formatting adjustments.

Along with the fully amended ordinance, the current Code and full redlined version are attached for reference.

FINANCIAL IMPACT

N/A

RECOMMENDATION

Approval of an Ordinance amending Section 11-3-5 of the Hoffman Estates Municipal Code (Driveways, aprons and sidewalk requirements).

ATTACHMENTS

1. Ordinance - Sec 11-3-5 Driveways, aprons, sidewalks
2. Redline - Sec 11-3-5 Driveways, aprons, and sidewalk requirements
3. Existing - Sec 11-3-5 Driveways, aprons, and sidewalk requirements

ORDINANCE NO. _____ - 2026

VILLAGE OF HOFFMAN ESTATES

**AN ORDINANCE AMENDING SECTION 11-3-5 OF THE HOFFMAN ESTATES
MUNICIPAL CODE (DRIVEWAYS, APRONS, AND SIDEWALK REQUIREMENTS)**

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: That Section 11-3-5, Driveways, aprons, and sidewalk requirements, of Chapter 11, BUILDING REQUIREMENTS, of the Hoffman Estates Municipal Code is hereby amended to read as follows:

Sec. 11-3-5. Driveways, aprons and sidewalk requirements.

- A. *Location of Driveways* - The locations of all driveways and aprons shall be approved by the Building Official before any permit shall be issued.
- B. *Standards of Construction* - All driveway and aprons.
 - 1. Driveways shall not be less than ten feet in width, nor more than 30 feet in width.
 - 2. Aprons shall be not less than ten feet in width, nor more than 30 feet when measured adjacent to the driveway. The maximum width shall be 32 feet when measured at the curb.
 - 3. Driveways constructed of asphalt concrete shall have a base of compacted course-graded aggregate, having a thickness of not less than six inches and surfaced with a minimum of two inches of asphalt concrete.
 - 4. Aprons must be constructed with Portland Cement Concrete. If, however, the option of asphalt concrete is permitted by Section 10-3-2 of the Hoffman Estates Municipal Code, the asphalt concrete apron shall meet the requirements as specified in the Village of Hoffman Estates Development Requirements and Standards Manual.
 - 5. Driveways constructed of Portland Cement Concrete shall have a base of compacted course-graded aggregate, having a thickness of not less than four inches and surfaced with Portland Cement Concrete with a minimum of five inches in thickness, with synthetic fibers or 6 × 6 × 10 welded wire fabric.
 - 6. Aprons constructed of Portland Cement Concrete shall have a base of compacted course-graded aggregate, having a thickness of not less than four inches and surfaced with Portland Cement Concrete with a minimum of six inches in thickness, with synthetic fibers or 6 × 6 × 10 welded wire fabric.
 - 7. Driveways or aprons constructed of concrete paving stones shall have a base of course-graded aggregate, having a thickness of not less than eight inches with a top lift of not less than one inch of compacted sand. Concrete paving stones shall not be less than two-and-three-eighths inch in thickness. A permit for the use of paving stones shall be

issued only upon the condition that a covenant regarding driveway and/or apron responsibility be executed.

- C. *Curb and Gutter Replacement* - If the curb and gutter are not replaced to the specifications of the Village, the Village shall have the right to complete the work at the expense of the owner of the property.
- D. *Aprons, Other Driveways and Curb Cuts* - All parking aprons or runways, either on the parkway or between the parkway and the building line, shall conform to the requirements of this Chapter. Any other driveway, other than that specified in this Chapter, is prohibited.

In residential zoning districts, corner lots of more than 20,000 square feet or more than 150 foot frontage, shall be allowed to contain a maximum of two curb cuts - one curb cut per street - provided the driveway leads to a code compliant parking structure.

Driving over curbs, except at authorized driveways, parkways or driving or parking on lawns between the street and the building line where no driveway is constructed according to the requirements of this Section is prohibited.

Curb depressions shall be provided for all driveways.

- E. *Sidewalk Construction* - All public sidewalks, whether on public property or private property, shall be constructed of Portland Cement Concrete to a minimum depth of five inches or minimum depth of six inches when adjacent to an apron or driveway, over course-graded aggregate having a minimum thickness of four inches.
- F. *Gutter Obstructions* - No person shall place boards or other materials in any gutter in the Village in order to make a crossover from the street onto any curb or sidewalk or to avoid sloping of a driveway at the required curb opening.
- G. *Barricade Requirements* - Any person making any repairs to any street, curb, sidewalk or driveway or making any excavations in or adjacent to any street, curb, sidewalk, or driveway shall maintain approved barricades to prevent injury to any person by reason of such work or excavation. All such barricades shall be lighted at night. All openings in sidewalks shall be kept securely covered at all times when not opened for use and such openings shall be properly guarded or barricaded when not in use.
- H. *Material Specifications* - Portland Cement Concrete for all sidewalks, driveways, and aprons shall have minimum 28-day compression strength of 3,500 psi and shall contain not less than five percent nor more than eight percent entrained air. Slump shall be not less than two inches nor more than four inches.

Section 2: The Village Clerk is hereby authorized to publish this Ordinance in pamphlet form.

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

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

APPROVED THIS _____ DAY OF _____, 2026

Village President

ATTEST:

Village Clerk

Published in pamphlet form this _____ day of _____, 2026.

Redline Version

Sec. 11-3-5. Driveways, aprons and sidewalk requirements.

For Reference Only

Sec. 11-3-5. Driveways, aprons and sidewalk requirements.

- A. *Location of Driveways* - The locations of all driveways and aprons shall be approved by the ~~Village Engineer~~Building Official before any permit shall be issued.
- B. *Standards of Construction* - All driveway and aprons.
1. Driveways shall not be less than ten feet in width, nor more than 30 feet in width.
 2. ~~Aprons shall be not less than ten feet in width, nor more than 30 feet when measured adjacent to the driveway. The maximum width shall be 32 feet when measured at the curb.~~
 3. Driveways constructed of ~~bituminous concrete~~asphalt concrete shall have a base of compacted ~~crushed stone, or gravel~~course-graded aggregate, having a thickness of not less than six inches and surfaced with a minimum of two inches of ~~bituminous concrete~~asphalt concrete.
 4. ~~Aprons must be constructed with Portland Cement Concrete. If, however, the option of asphalt concrete is permitted by Section 10-3-2 of the Hoffman Estates Municipal Code, the apron shall have a base of compacted course-graded aggregate, having a thickness of not less than eight inches and surfaced with a minimum of three inches of asphalt concrete.~~
 5. Driveways constructed of Portland ~~Cement C~~oncrete shall have a base of compacted ~~crushed stone, or gravel~~course-graded aggregate, having a thickness of not less than four inches and surfaced with Portland ~~Cement C~~oncrete with a minimum of ~~four-five~~ inches in thickness, ~~reinforced with synthetic fibers or~~ 6 x 6 x 10 welded wire fabric.
 6. ~~Aprons constructed of Portland Cement Concrete shall have a base of compacted course-graded aggregate, having a thickness of not less than four inches and surfaced with Portland Cement Concrete with a minimum of six inches in thickness, with synthetic fibers or 6 x 6 x 10 welded wire fabric.~~
 7. ~~Driveways or aprons constructed of concrete paving stones shall have a base of compacted crushed stone~~course-graded aggregate, or gravel, having a thickness of not less than eight inches with a top lift of not less than one inch of compacted sand. Concrete paving stones shall not be less than two-and-three-eighths inch in thickness. A permit for the use of paving stones shall be issued only upon the condition that a covenant regarding driveway and/or apron responsibility be executed.
 5. ~~Aprons shall be not less than ten feet in width, flared to 12 feet at the curb, nor more than 30 feet flared to 32 feet at the curb.~~
 6. ~~Aprons constructed of Portland cement concrete shall have a base of compacted crushed stone, or gravel, having a thickness of not less than four inches. The Portland cement concrete shall be six inches in thickness, reinforced with 6 x 6 x 10 welded wire fabric.~~
 7. ~~Aprons constructed of concrete paving stones shall have a base of compacted crushed stone, or gravel, having a thickness of not less than eight inches with a top lift of not less than one inch of compacted sand. Concrete paving stones shall not be less than two and three eighths inch in thickness.~~
- ~~Replacement aprons must be replaced with Portland cement concrete as above. If, however, the option of bituminous concrete is permitted by Section 10-3-2 of the Hoffman Estates Municipal Code, it must be bituminous concrete constructed of crushed stone or gravel having a thickness of not less than eight inches and surfaced with three inches of bituminous concrete. All such driveways shall conform to configuration and size standards set by the Village Engineer.~~
- ~~A permit for the use of paving stones shall be issued only upon the condition that a covenant regarding driveway and apron responsibility be executed.~~

-
- C. *Curb and Gutter Replacement* - If the curb and gutter are not replaced to the specifications of the Village, the Village shall have the right to complete the work at the expense of the owner of the property.
- D. *Aprons, Other Driveways and Curb Cuts* - All parking aprons or runways, either on the parkway or between the parkway and the building line, shall conform to the requirements of this Chapter. Any other driveway, other than that specified in this Chapter, is prohibited.

In residential zoning districts, corner lots of more than 20,000 square feet or more than 150 foot frontage, shall be allowed to contain a maximum of two curb cuts - one curb cut per street - provided the driveway leads to a code compliant garageparking structure.

Driving over curbs, except at authorized driveways, parkways or driving or parking on lawns between the street and the building line where no driveway is constructed according to the requirements of this Section is prohibited.

Curb depressions shall be provided for all driveways.

- E. *Sidewalk Construction* - All public sidewalks, whether on public property or private property, shall be constructed of Portland ~~Ce~~ement ~~Ce~~oncrete to a minimum depth of ~~at least five inches or minimum depth of six inches when adjacent to an apron or driveway over course-graded aggregatecrushed stone or gravel~~ having a minimum thickness of four inches. ~~All such sidewalks shall be at least five feet in width.~~
- F. *Gutter Obstructions* - No person shall place boards or other materials in any gutter in the Village in order to make a crossover from the street onto any curb or sidewalk or to avoid sloping of a driveway at the required curb opening.
- G. *Barricade Requirements* - Any person making any repairs to any street, curb, sidewalk or driveway or making any excavations in or adjacent to any street, curb, sidewalk, or driveway shall maintain approved barricades to prevent injury to any person by reason of such work or excavation. All such barricades shall be lighted at night. All openings in sidewalks shall be kept securely covered at all times when not opened for use and such openings shall be properly guarded or barricaded when not in use.
- H. *Material Specifications* - Portland ~~Ce~~ement ~~Ce~~oncrete for all sidewalks ~~and~~, driveways, ~~and aprins~~aprons shall have minimum 28- day compression strength of 3,500 psi and shall contain not less than three-five percent nor more than six-eight percent entrained air. ~~The Portland cement content per cubic yard of concrete shall be six bags.~~ Slump shall be not less than two inches nor more than four inches.

Existing Version

Sec. 11-3-5. Driveways, aprons and sidewalk requirements.

For Reference Only

Sec. 11-3-5. Driveways, aprons and sidewalk requirements.

- A. *Location of Driveways* - The locations of all driveways and aprons shall be approved by the Village Engineer before any permit shall be issued.
- B. *Standards of Construction* - All driveway and aprons.
1. Driveways shall not be less than ten feet in width, nor more than 30 feet in width.
 2. Driveways constructed of bituminous concrete shall have a base of compacted crushed stone, or gravel, having a thickness of not less than six inches and surfaced with a minimum of two inches of bituminous concrete.
 3. Driveways constructed of Portland cement concrete shall have a base of compacted crushed stone, or gravel, having a thickness of not less than four inches and surfaced with Portland cement concrete with a minimum of four inches in thickness, reinforced with 6 × 6 × 10 welded wire fabric.
 4. Driveways constructed of concrete paving stones shall have a base of compacted crushed stone, or gravel, having a thickness of not less than eight inches with a top lift of not less than one inch of compacted sand. Concrete paving stones shall not be less than two-and-three-eighths inch in thickness.
 5. Aprons shall be not less than ten feet in width, flared to 12 feet at the curb, nor more than 30 feet flared to 32 feet at the curb.
 6. Aprons constructed of Portland cement concrete shall have a base of compacted crushed stone, or gravel, having a thickness of not less than four inches. The Portland cement concrete shall be six inches in thickness, reinforced with 6 × 6 × 10 welded wire fabric.
 7. Aprons constructed of concrete paving stones shall have a base of compacted crushed stone, or gravel, having a thickness of not less than eight inches with a top lift of not less than one inch of compacted sand. Concrete paving stones shall not be less than two-and-three-eighths inch in thickness.
- Replacement aprons must be replaced with Portland cement concrete as above. If, however, the option of bituminous concrete is permitted by Section 10-3-2 of the Hoffman Estates Municipal Code, it must be bituminous concrete constructed of crushed stone or gravel having a thickness of not less than eight inches and surfaced with three inches of bituminous concrete. All such driveways shall conform to configuration and size standards set by the Village Engineer.
- A permit for the use of paving stones shall be issued only upon the condition that a covenant regarding driveway and apron responsibility be executed.
- C. *Curb and Gutter Replacement* - If the curb and gutter are not replaced to the specifications of the Village, the Village shall have the right to complete the work at the expense of the owner of the property.
- D. *Aprons, Other Driveways and Curb Cuts* - All parking aprons or runways, either on the parkway or between the parkway and the building line, shall conform to the requirements of this Chapter. Any other driveway, other than that specified in this Chapter, is prohibited.

In residential zoning districts, corner lots of more than 20,000 square feet or more than 150 foot frontage, shall be allowed to contain a maximum of two curb cuts - one curb cut per street - provided the driveway leads to a code compliant garage.

Driving over curbs, except at authorized driveways, parkways or driving or parking on lawns between the street and the building line where no driveway is constructed according to the requirements of this Section is prohibited.

-
- E. *Sidewalk Construction* - All public sidewalks, whether on public property or private property, shall be constructed of Portland cement concrete to a depth of at least five inches over crushed stone or gravel having a minimum thickness of four inches. All such sidewalks shall be at least five feet in width.
 - F. *Gutter Obstructions* - No person shall place boards or other materials in any gutter in the Village in order to make a crossover from the street onto any curb or sidewalk or to avoid sloping of a driveway at the required curb opening.
 - G. *Barricade Requirements* - Any person making any repairs to any street, curb, sidewalk or driveway or making any excavations in or adjacent to any street, curb, sidewalk, or driveway shall maintain approved barricades to prevent injury to any person by reason of such work or excavation. All such barricades shall be lighted at night. All openings in sidewalks shall be kept securely covered at all times when not opened for use and such openings shall be properly guarded or barricaded when not in use.
 - H. *Material Specifications* - Portland cement concrete for all sidewalks and driveways shall have minimum 28 day compression strength of 3,500 psi and shall contain not less than three percent nor more than six percent entrained air. The Portland cement content per cubic yard of concrete shall be six bags. Slump shall be not less than two inches nor more than four inches.



AGENDA ITEM REPORT

Planning, Building & Zoning Committee
September 14, 2026
ITEM 4E

REQUEST: Ordinance amending Section 11-1-2. B, Hoffman Estates Residential Code, of Chapter 11, Building Requirements, of the Hoffman Estates Municipal Code (Energy Storage Systems)

FROM: Sanyo Kapur, Director of Building & Code Enforcement
Patrick Clarke, Deputy Fire Chief - Operations

ITEM TYPE: Ordinance - Committee

REQUEST SUMMARY

The proposed local amendments to the Hoffman Estates Residential Code of the Municipal Code address the life safety and property damage concerns associated with installing energy (battery) storage systems inside residential dwelling units.

The proposed language would remove provisions in the 2021 International Residential Code (IRC) that allows battery storage systems to be installed within dwelling units in basements or utility rooms. The IRC allows battery storage systems inside dwelling units on the basic premise that the dwelling unit already has fire sprinkler protection. A thermal runaway inside the dwelling unit is a potential life safety risk, with the potential to cause extensive smoke and property damage. If the battery storage systems are limited to attached or detached garages or to exterior walls, the battery storage equipment can be accessed and removed without significant damage to the dwelling's primary structure or floor framing. It will also provide additional protection for fire/emergency personnel during a fire event. Installation of energy storage systems on the exterior southern walls has similar thermal runaway concerns due to solar heating of those surfaces.

FINANCIAL IMPACT

N/A

RECOMMENDATION

Staff recommends approval of an Ordinance amending Section 11-1-2. B, Hoffman Estates Residential Code, of Chapter 11, Building Requirements, of the Hoffman Estates Municipal Code (Energy Storage Systems).

ATTACHMENTS

1. Ordinance - Section 11-1-2. B

ORDINANCE NO. _____ - 2026

VILLAGE OF HOFFMAN ESTATES

**AN ORDINANCE AMENDING SECTION 11-1-2. B, HOFFMAN ESTATES
RESIDENTIAL CODE, OF CHAPTER 11, BUILDING REQUIREMENTS, OF THE
HOFFMAN ESTATES MUNICIPAL CODE (ENERGY STORAGE SYSTEMS)**

WHEREAS, it is necessary to ensure that residential energy storage systems are safely located to the benefit of the Village residents.

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: That Section 11-1-2. B, Hoffman Estates Residential Code, of Chapter 11, BUILDING REQUIREMENTS, of the Hoffman Estates Municipal Code is hereby amended to add a new Section R328 as follows:

12. SECTION R328 – ENERGY STORAGE SYSTEMS

R328.1 of the Hoffman Estates Residential Code is hereby amended as follows:

R328.1 General. Energy storage systems (ESS) shall comply with the provisions of this section.

Exceptions:

1. ESS less than 1 kWh (3.6 megajoules).

R328.4 of the Hoffman Estates Residential Code is hereby amended as follows:

R328.4 Locations. ESS shall be installed only in the following locations:

1. Detached garages and detached accessory structures.
2. Attached garages separated from the dwelling unit living space in accordance with Section R302.6. Bottom of ESS shall be no lower than 42" height from finished floor.
3. Outdoors or on the exterior side of exterior walls located not less than 3 feet (914 mm) from doors and windows directly entering the dwelling unit. ESS shall not be installed at south facing exterior walls.
4. ESS shall not be installed inside dwelling units, sleeping rooms, or closets or spaces opening directly into sleeping rooms.
5. ESS shall be mounted on the wall so that the disconnect switch for the unit shall be located no greater than 6'-7" above grade.

R328.5 of the Hoffman Estates Residential Code is hereby amended as follows:

R328.5 Energy ratings. Individual ESS units shall have a maximum rating of 20 kWh. The aggregate rating of the ESS shall not exceed:

1. 80 kWh in attached or detached garages and detached accessory structures.
2. 80 kWh on exterior walls.
3. 80 kWh outdoors on the ground. ESS installations exceeding the permitted individual or aggregate ratings shall be installed in accordance with Section 1207 of the International Fire Code.

R328.6 of the Hoffman Estates Residential Code is hereby amended as follows:

R328.6 Electrical installation. ESS shall be installed in accordance with NFPA 70 and NFPA 855. Inverters shall be listed and labeled in accordance with UL 1741 or provided as part of the

UL 9540 listing. Systems connected to the utility grid shall use inverters listed for utility interaction

R328.7 of the Hoffman Estates Residential Code is hereby amended as follows:

R328.7 Fire detection. Areas in attached garages in which ESS are installed shall be protected by smoke alarms in accordance with Section R314. A heat detector, listed and interconnected to the smoke alarms, shall be installed in attached garages where smoke alarms cannot be installed based on their listing.

R328.8 of the Hoffman Estates Residential Code is hereby amended as follows:

R328.8 Protection from impact. ESS shall not be installed in a location subject to vehicle damage and shall be protected by approved barriers. Outdoor ground mounted installations shall be protected by a minimum 4 inch equipment curb.

Section 2: That Section 11-1-2. B, Hoffman Estates Residential Code, of Chapter 11, BUILDING REQUIREMENTS, of the Hoffman Estates Municipal Code is hereby amended to renumber Sections 11-1-2.B.12 through 1-2.B.15 to new Sections 11-1-2.B.13 through 1-2.B.16.

Section 3: The Village Clerk is hereby authorized to publish this Ordinance in pamphlet form.

Section 4: This Ordinance shall be in full force and effect immediately from and after its passage and approval.

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

APPROVED THIS _____ DAY OF _____, 2026

Village President

ATTEST:

Village Clerk

Published in pamphlet form this _____ day of _____, 2026



AGENDA ITEM REPORT

Planning, Building & Zoning Committee
September 14, 2026
ITEM 4F

REQUEST: Resolution authorizing a Purchase and Sale Agreement with Association for Individual Development for the property located at 1700 Moon Lake Boulevard, Hoffman Estates, Illinois

FROM: Jennifer Horn, Director of Development Services

ITEM TYPE: Resolution - Committee

REQUEST SUMMARY

The Village recognizes a local need to provide housing opportunities specifically designed to accommodate residents with intellectual disabilities. To further that effort, last year the Village sought statements of qualifications from qualified firms interested in developing and operating a Permanent Supportive Housing (PSH) development on the 1.35-acre Fire Station 22 property located at 1700 Moon Lake Boulevard. The new Fire Station 22 is currently under construction at 1801 Governors Lane, with construction expected to be completed and the Moon Lake property vacated in early 2028.

The Village reviewed submittals and conducted interviews with two qualified PSH developers/operators with proven track records of successful projects in the Chicagoland area. Following that process, the Village selected the Association for Individual Development (AID) as the preferred partner based on their qualifications, experience, and approach to the project.

Association for Individual Development

Since 1961, AID has served individuals facing developmental, intellectual, physical, and mental health challenges. AID delivers services to promote the highest level of independence and community integration. AID provides housing for more than 1,300 residents through housing partnerships in their 7-county service area (Kane, Kendall, DeKalb, McHenry, Northwestern Cook, DuPage and Will Counties). AID has 50 plus years of experience owning, operating, and maintaining housing for people living with disabilities.

Development Concept

AID intends to build a 3-story 30–40-unit development on the 1.35-acre property that will look and feel like any other market rate, amenity rich, apartment building. The only difference will be that services provided by AID will be available to all residents living in the development. It will be designed to provide long-term, permanent supportive housing for individuals with disabilities to live independently with supports. The building will include universal design features and enhanced accessible/adaptable features that will allow a resident to age in place if desired. Planned amenities could include: Energy Star appliances, patio, walking paths, gardens, a large community room, fitness room, on-site offices for staff to provide supportive services to residents, all electric building,

laundry on each floor, secure entryway, library/computer rooms, storage, and bike parking.

Project Funding

Development costs for the proposed project are expected to be approximately \$20 million. In order for AID to proceed with the development, they are seeking Low-Income Housing Tax Credits (LIHTC) from the Illinois Housing Development Authority (IHDA).

Maintaining affordability requires restricted rents generating less income than a market-rate property; therefore, PSH developers must assemble several capital sources of funding to make projects financially feasible, with LIHTC being a required source of funding. AID intends to seek the following funding for the project:

- LIHTC Tax Credit Equity
- Private Mortgage
- IHDA soft funds as available
- Cook County CDBG HOME funds
- ComEd Energy Grant
- Federal Home Loan Bank funds
- Any and all other available sources

The LIHTC competitive program allows selected developers of permanent supportive housing or other affordable housing projects to use the allocated tax credits to secure private capital. Investors buy the credits from the project's owner in exchange for a capital contribution (i.e. reduction of taxable income for investors).

It is expected that AID's application will be very competitive due to the property's proximity to health, recreation and transportation services, Village support for the project, leveraging of other funds (i.e. reduced purchase price and other capital funds), and AID's experience and track record of building and operating successful PSH projects.

Purchase and Sale Agreement

Staff and Corporation Counsel have worked with AID on the following terms of the sale agreement for consideration by the Village Board. A final purchase and sales agreement, subject to approval by Corporation Counsel, will be considered by the Village Board at the next regular board meeting.

Purchase Price: \$300,000 and waiver of zoning application, permit and inspection, and water and sewer connection fees.

Closing: The closing shall occur no sooner than January 2028 and no later than May 31, 2028 and only after the Village has vacated the property. Closing may be extended to no later than December 31, 2028, if agreed to in writing by both parties.

"As-Is" Sale: After closing, AID agrees to accept the property in its "As Is" condition.

Demolition: AID is responsible for demolition of the existing fire station building,

which shall occur within 12 months of closing.

Environmental Review: Purchase is subject to IHDA's completion of a federally required environmental review of the property and successful release of federal funds for the project.

Termination: AID can terminate the agreement if unsuccessful in obtaining IHDA funding for the project. The Village can terminate for the following reasons: (a) inability to convey proper title or obtain title insurance adequate for the sale; or (b) the Village Board determines that continued use of the fire station is in the best interest of the Village.

Timeline

Below is a summary of the various steps required to be completed by AID and the Village prior to closing on the sale of the property:

- Purchase and Sale Agreement with Village – September 2026
- AID Preliminary Application for LIHTC funding – September 2026
- Zoning Approvals – January 2027 (if AID is successful in the preliminary LIHTC application round)
- AID Final Application for LIHTC funding – February 2027
- Expected completion of new fire station/vacation of existing fire station – January/February 2028
- Finance and Property Closing – Spring 2028

FINANCIAL IMPACT

The draft purchase and sale agreement contemplates a purchase price of \$300,000, which is reduced 50% from the appraised value of the property. Discounting the purchase price will help lower AID's project development costs, estimated at around \$20 million.

The development as contemplated would be exempt from property taxes.

RECOMMENDATION

Approval of a Resolution authorizing a Purchase and Sale Agreement with Association for Individual Development for the property located at 1700 Moon Lake Boulevard, Hoffman Estates, Illinois.

ATTACHMENTS

1. Resolution - PSA with Association for Individual Development
2. Exhibit A - Purchase and Sale Agreement - AID

RESOLUTION NO. ____-2026
VILLAGE OF HOFFMAN ESTATES
RESOLUTION AUTHORIZING A PURCHASE AND SALE AGREEMENT WITH ASSOCIATION FOR
INDIVIDUAL DEVELOPMENT FOR THE PROPERTY
LOCATED AT 1700 MOON LAKE BOULEVARD, HOFFMAN ESTATES, ILLINOIS

WHEREAS, the Village of Hoffman Estates (“the Village”) is a home-rule municipality located in Cook County, Illinois, with the authority to buy, sell, and lease property; and

WHEREAS, the Village owns certain real estate located at 1700 Moon Lake Boulevard, Hoffman Estates, Illinois (“Property”); and

WHEREAS, the Village has determined that upon completion of the new Fire Station 22, the Village will no longer have a public use for the Property; and

WHEREAS, on July 11, 2025 the Village published a Request for Qualifications seeking statements of qualifications from firms interested in developing and operating Permanent Supportive Housing on the Property; and

WHEREAS, the Village selected the Association for Individual Development (“AID”) as the preferred developer;

WHEREAS, the Village recognizes the need for housing in the Village specifically designed to provide permanent affordable housing units with tailored, on-site supportive services, such as healthcare coordination, case management, and employment support; and

WHEREAS, AID intends to purchase the Property from the Village for the development of a 30-40-unit Permanent Supportive Housing project on the Property to serve individuals facing developmental, intellectual, physical, and mental challenges; and

WHEREAS, the Village has negotiated terms with the AID for a purchase and sale agreement for the Property as set forth in the attached agreement (Exhibit A); and

WHEREAS, the corporate authorities of the Village have determined that the sale of the Property is in the best interest of the health, safety, and welfare of the residents; and

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

Section 1: RECITALS. The facts and statements contained in the preamble of this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

Section 2: APPROVAL OF AGREEMENT. The President and Board of Trustees hereby approve the purchase and sale agreement with AID, for the sale of the Property.

Section 2: AUTHORIZATION TO EXECUTE AGREEMENT. The President or Village Manager is hereby authorized to execute the agreement attached hereto as Exhibit A, incorporated herein and made part hereof by reference, and to execute any other documents in furtherance of this Resolution in accordance with the Village Code and state and federal law.

Section 3: EFFECTIVE DATE. This Resolution will be in full force and effect from and after its passage and approval as provided by law.

RESOLVED 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 Karen Arnet	_____	_____	_____	_____
Trustee Patrick Kinnane	_____	_____	_____	_____
President William D. McLeod	_____	_____	_____	_____

APPROVED THIS _____ DAY OF _____, 2026

ATTEST:

_____ Village Clerk

_____ Village President



AGENDA ITEM REPORT

Planning, Building & Zoning Committee
September 14, 2026
ITEM 4G

REQUEST: Lakewood Center TIF Reimbursement Request #5 in the amount of \$67,605,274.54

FROM: Matthew Galloway, Economic Development Specialist
Kevin Kramer, Director of Economic Development

ITEM TYPE: Action Item - Committee

REQUEST SUMMARY

The Village Board previously approved:

- A Redevelopment Agreement between the Village and the purchaser of the former AT&T campus site on April 25, 2018 and an amendment to the RDA on January 19, 2026.
- The commission of a Tax Increment Financing District Eligibility Study and Redevelopment Plan and Project for the Lakewood Center Redevelopment Project Area. That report was completed and filed with the Village Clerk on October 25, 2018.
- A Resolution for the purposes of inducing development of property within the Lakewood Center Redevelopment Project Area and the creation of a Tax Increment Financing (TIF) District (Resolution 1671-2018).
- On January 21, 2019, Ordinances officially adopting a TIF District for the Lakewood Center Redevelopment Project Area (Ordinances 4702-2019, 4703-2019, 4704-2019).
- On January 28, 2019, a Redevelopment Agreement and TIF Notes for the Lakewood Center TIF allocating a portion of TIF revenues to a specific redevelopment project (Ordinance 4707-2019).
- The issuance of TIF Notes A & B with Reimbursement Request #1 on December 21, 2020 in the amount of \$7,612,445.50 to be reimbursed.

The developer previously submitted Reimbursement Request #1 in the amount of \$25,374,818.04, Reimbursement Request #2 in the amount of \$45,872,929.44, and Reimbursement Request #3 in the amount of \$31,454,153.10, Reimbursement Request #4 in the amount of \$26,221,583.98. The developer has completed the east side renovations, built out nearly 500,000 sf of office, retail, restaurant and fitness space including new tenant spaces for Club Colors, VIPAR, JumpFly, Converjint, and more. These and other TIF eligible costs have been submitted to the Village for costs incurred up to 12/31/2025, though not submitted in the previous request, according to the agreements entered into by both parties, for reimbursement from the TIF, as funds become available. The developer has submitted Reimbursement Request #5 in the

amount of \$54,269,851.51. The developer also submitted \$13,335,423.03 of total project costs that were not previously included in Reimbursement Request #3 which is being included in the total project cost for this final Reimbursement Request. Staff has verified all TIF Eligible costs, which total \$28,877,355.97, according to the TIF Act and the Redevelopment Agreement.

The Ordinance approving the Redevelopment Agreement and the TIF Notes stipulate that the Corporate Authorities approve Reimbursement Requests, and directs the Finance Director to update the TIF Notes to the new amount (which cannot exceed the \$53,767,000 or 30% of the total project costs, whichever is lesser). Reimbursement Request #5, including total project costs not previously included from Reimbursement Request #3, brings the total project cost to \$183,193,336.07 which results in the maximum reimbursement amount of \$53,767,000 being reached.

Two TIF Notes were authorized as part of this TIF creation on January 21, 2019, and issued on January 1, 2021. TIF Note A is interest bearing and has a Maximum Aggregate Principal of \$43,013,600, which could not be prepaid by the TIF. TIF Note B is interest bearing and has a Maximum Aggregate Principal of \$10,753,400, which could be prepaid by the TIF.

The payments to each Note, according to the Note Ordinance, shall be 80% to Note A and 20% to Note B. With the maximum reimbursement amount of \$53,767,000 being met, Reimbursement Request #5 would allocate the remaining \$15,272,465.23 to Note A and \$3,818,116.31 to Note B. See the attached spreadsheet breaking down the total costs from the TIF eligible costs and the amount to be approved for reimbursement. The Finance Director is authorized to increase the TIF Notes upon Village Board approval of the Reimbursement Request.

The developer continues to market the site, remodel upper floors for tenants, redevelop the west side, design new event spaces, construct town homes, design apartments, and lease spaces. No further reimbursement requests will be submitted. The developer will continue to track and submit Total Project Costs for purposes of keeping track of the TIF performance ratios.

FINANCIAL IMPACT

TIF financing is based on the principal that new development or redevelopment will increase the tax base. That increase in tax base, over time, generates additional property taxes. Those property taxes are directed to the TIF increment fund over the 23-year life of the TIF. Thus, the development itself generates a pool of money which can be used to pay for TIF eligible costs and provide an incentive for the developer or others to redevelop the site.

RECOMMENDATION

Approval of the Lakewood Center TIF Reimbursement Request #5 in the amount of \$67,605,274.54.

ATTACHMENTS

1. TIF Request for Reimbursement #5 signed

2. Lakewood TIF Reimbursement summary Updated Totals



Hoffman Estates Acquisitions LLC

2000 AT&T Center Drive | Hoffman Estates, Illinois | 60192

Village of Hoffman Estates
1900 Hassell Road
Hoffman Estates, Illinois 60169
Attention: Village Manager

Re: Redevelopment Agreement, dated January 29, 2019 (“**Agreement**”)
By and Between the Village of Hoffman Estates, Illinois and
Hoffman Estates Acquisitions LLC (“**Developer**”)

You are requested to disburse funds from the Special Tax Allocation Fund pursuant to the Note Ordinance and Article V of the Redevelopment Agreement described above in the amount(s), to the person(s) and for the purpose(s) set forth in this Request for Reimbursement. The terms used in this Request for Reimbursement shall have the meanings given to those terms in the Redevelopment Agreement.

1. REQUEST FOR REIMBURSEMENT NO.: **5**
2. PAYMENT DUE TO: **HOFFMAN ESTATES ACQUISITIONS LLC**
a Delaware limited liability company
3. FOR THIS REQUEST FOR REIMBURSEMENT, THE DEVELOPER REQUESTS THE VILLAGE TO APPROVE THE FOLLOWING EXPENDITURES AS HAVING BEEN INCURRED BY THE DEVELOPER AND AS CONSTITUTING ELIGIBLE REDEVELOPMENT PROJECT COSTS AND TOTAL PROJECT COSTS, PURSUANT TO SECTION 403 OF THE REDEVELOPMENT AGREEMENT:
 - a. TOTAL PROJECT COSTS TO DATE: \$183,193,336.07
 - b. AMOUNT TO BE APPROVED FOR REIMBURSEMENT AS TOTAL ELIGIBLE REDEVELOPMENT PROJECT COSTS: \$122,474,799.92
 - c. TOTAL PROJECT COSTS INCURRED SINCE DATE OF LAST REQUEST FOR REIMBURSEMENT: \$53,767,000.00
4. The Developer certifies that:
 - (i) the amounts to be reimbursed pursuant to this Request for Reimbursement were made or incurred or financed and were necessary for the Project and were made or incurred in accordance with the Construction Plans and Final Project Documents heretofore in effect;

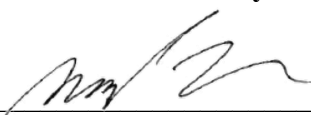
(ii) the expenditures representing Eligible Redevelopment Project Costs and Total Project Costs have been properly recorded on the Developer's books, and a correct summary of such costs are set forth in Schedule 1 attached hereto, and the information required in Section 403 is herewith provided to the Village for all sums for which reimbursement is requested;

(iii) the Eligible Redevelopment Project Costs set forth in Schedule 1 have been paid by the Developer and are reimbursable under the Act, the Note Ordinance and the Redevelopment Agreement, and each item listed on Schedule 1 has not previously been paid or reimbursed from money derived from the Fund or any money derived from any project fund established pursuant to the Note Ordinance, and no part thereof has been included in any other certificate previously filed with the Village;

(iv) the expenditures for which reimbursement is sought are not greater than those necessary to reimburse the Developer for its funds actually paid for Eligible Redevelopment Project Costs; and

(v) the Developer is not in default under the Redevelopment Agreement and nothing has occurred to the knowledge of the Developer that would prevent the performance of its obligations under Redevelopment Agreement.

HOFFMAN ESTATES ACQUISITIONS LLC
a Delaware limited liability company

By:  _____

Title: Managing Member

Date: 08/17/2026

[Village Approval to Immediately Follow]

VILLAGE APPROVAL

The aggregate Eligible Redevelopment Project Costs now approved by the Village under Requests for Reimbursement Nos. 1, 2, 3, 4 and 5 are a total of: \$ 122,474,799.92.

The Total Project Costs incurred and documented by the Developer under Requests for Reimbursement Nos. 1, 2, 3, 4 and 5 are a total of: \$183,193,336.07; and

The Maximum Reimbursement Amount now equals: \$53,767,000.00, plus interest per the Agreement.

**APPROVED BY THE
VILLAGE OF HOFFMAN ESTATES, ILLINOIS**

By: _____
Village Manager

Date of Approval by the Village: _____

SCHEDULE 1 TO
REQUEST FOR REIMBURSEMENT #5
Through December 31, 2025

Eligible Project Redevelopment Costs:

	Vendor	Amount	Description
A.	<u>65 ILCS 5 11-74.4-3(q)(1) Costs</u>		
	Aria Group Architects, Inc	27,000.00	Architect
	Cannon Design, Inc	6,666.60	Design
	Diligent Design Group Inc	69,970.00	Design
	Farhadian Law PC	35,531.25	Legal
	Giordano, Halleran & Ciesla	715.50	Legal
	Gutnicki LLP	106,761.27	Legal
	Hugh Lighting Design	3,940.20	Design
	Interwork Architects Incorporated	132,111.63	Architect
	Kimley-Horn and Associates, Inc	205,521.27	Architect
	O'Keefe, Lyons & Hynes, LLC	15,000.00	Legal
	Partners By Design	10,155.59	Design
	Rock Fusco & Connelly, LLC	19,403.89	Legal
	SDI Presence, LLC	18,762.77	Architect
	Sills Cummis & Gross	18,555.75	Legal
	Whitney, Inc	13,875.20	Architect
	Wight & Company	225,372.00	Engineer
	Total	909,342.92	
	<u>65 ILCS 5/11-74.4-3(q)(1.6) Costs:</u>		
B.	Antenna Group, Inc.	54,400.00	PR
	Bisnow	40,470.00	Marketing
	CBRE, Inc	102,006.00	Leasing Commission
	Colliers Bennett & Kahnweiler LLC	1,387,220.21	Leasing Commission
	Colliers International	59,985.00	Marketing
	Cushman & Wakefield, Inc	217,398.25	Leasing Commission
	Devono Property Ltd	11,005.00	Leasing Commission
	Image360-Lombard	62,616.53	Marketing
	NAI James E Hanson	216,116.62	Leasing Commission
	NCCI Holdings, LLC	5,353.00	Leasing Commission
	NPZ Style+Décor	345,357.90	Marketing
	Oz Promotions	5,522.13	Marketing
	RealtyAds, LLC	58,200.00	Marketing
	Sabre Real Estate Group LLC	32,300.00	Leasing Commission
	SVN Chicago Commercial	10,000.00	Leasing Commission
	The Garibaldi Group LLC	107,579.25	Leasing Commission
	Town Square Publications, LLC	13,315.00	Marketing
	Total	2,728,845	

65 ILCS 5/11-74.4-3(q)(2) Costs:

N/A

C Property Acquisition Cost:

\$ -

65 ILCS 5/11-74.4-3(q)(3) Costs:**D** ML Group Design & Development LLC

	9,495,455.31	Construction
Anderson Lock Company LTD	32,425.67	Locks/Cores
Atomatic Mechanical Services, Inc	269,354.79	Mechanicals
Cambium Networks, Inc.	2,343,840.14	TIA
Club Colors	1,869.48	TIA
Devincio, Inc	12,979.20	Construction
Edge Electric Systems, LLC	15,376.00	Electric- Signage
First Service Residential IL	278,238.84	TIA
Hard Surface Solutions, Inc	25,602.00	Concrete
Ibrand Visual LLC	23,078.65	Signage
Identiti Resources, LLC	156,900.00	TIA
JK Computer Consulting, Inc	103,848.06	Construction - IT
Johnson Controls Fire Protection LP	210,438.94	Construction - Fire
KB Electric Service Inc	86,180.00	Construction- Electric
Keyth Security Systems, Inc	81,110.51	Construction - Access
Laundry Time Services LLC	14,912.34	Construction - Gym
Linkspace LLC	110,250.44	Furniture
MTH Enterprises LLC	9,174.00	Caulking
Paul Reilly Company Illinois Inc	15,000.00	Construction- Loading Dock
Pulse Technology of Illinois	33,636.00	AV
Scholastics Inc	220,643.00	TIA
Siemens Industry Inc	1,087,879.70	Construction- HVAC Controls
Sitar Construction LLC	3,673,378.53	Construction
Somerset Development, LLC	894,992.64	Construction Management
Thermosystems, LLC	166,900.90	HVAC/Chiller
Union Design LLC	18,275.00	Signage
United Door and Dock, LLC	18,728.22	Locks/Cores
Vda, Inc.	38,640.00	Elevator Construction
Village of Hoffman Estates	54,257.50	Construction - Permit Fees
WB Wood NY LLC	7,169.25	Furniture
Total	19,500,535	

65 ILCS 5/11-74.4-3(q)(6) Costs:

Interest

\$ 5,738,633.05

Total 5,738,633.05

E**Request for Reimbursement #5****ELIGIBLE PROJECT REDEVELOPMENT COSTS TOTAL:**

\$ 28,877,355.97

	Reimb. Request #1	Reimb. Request #2	Reimb. Request #3	Reimb. Request #4	Reimb. Request #3a	Reimb. Request #5	To Be Reimb. in #5	Total to date	Total Beyond Maximum	
Total Project Costs Submitted	\$25,374,818.04	\$45,872,929.44	\$18,118,730.07	\$26,221,583.98	\$13,335,423.03	\$54,269,851.51		\$183,193,336.07		
TIF Eligible Project Costs Submitted	\$25,374,818.04	\$27,812,586.13	\$18,118,730.07	\$22,291,309.71	N/A	\$28,877,355.97		\$122,474,799.92		
Amount Approved for Reimbursement (30% of Total Project Costs above)	\$7,612,445.41	\$13,761,878.83	\$5,435,619.02	\$7,866,475.19	N/A	\$29,616,378.48	\$19,090,581.54	\$53,767,000 (Max Reached)	\$83,383,378.48	(Maximum amount of \$53,767,000.00)
Outstanding Principal Amount to Note A (80% of Total Aggregate)	\$6,089,956.33	\$11,009,503.07	\$4,348,495.22	\$6,293,180.16	N/A	\$23,693,102.79	\$15,272,465.23	\$43,013,600 (Max Reached)	\$66,706,702.79	(Maximum amount of \$43,013,600.00)
Outstanding Principal Amount to Note B (20% of Total Aggregate)	\$1,522,489.08	\$2,752,375.77	\$1,087,123.80	\$1,573,295.04	N/A	\$5,923,275.70	\$3,818,116.31	\$10,753,400 (Max Reached)	\$16,676,675.70	(Maximum amount of \$10,753,400.00)



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

September 2026

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

- The Phase 1 report is now live on www.hellohoffman.com
- Phase 2 outreach began at National Night Out on August 4, with over 475 engagements.
- The 2026 Summer Hang was held on August 26 after inclement weather caused a delay from the original date. Almost 200 residents attended.
- The Phase 2 survey is open until September 30, and can be accessed at www.hellohoffman.com

ACTIVE PLANNING PROJECTS

Project	Address	Status	PC or PBZ Meeting	VB Meeting
Fence Height Variation	4285 N STURBRIDGE	APPROVED	9/2/26	9/8/26
Country Inn & Suites – Special Use Transfer	2280 N BARRINGTON RD	PUBLIC MEETING	10/7/26	10/19/26
Car Wash – Courtesy Review	2575 W HIGGINS RD	PUBLIC MEETING	9/14/26	-
Heartland Bank – Courtesy Review	80 W HIGGINS RD	PUBLIC MEETING	9/14/26	-
Microsoft CHI07 Data Center	3125 N BARRINGTON RD	UNDER REVIEW		
Bell Works Apartments	1730 LOHAN WAY	UNDER REVIEW		
Jannah Islamic Center – Special Use and Parking Lot Improvements	990 - 1000 GRAND CANYON PKWY	UNDER REVIEW		
635 Lakeview Lane Plat of Subdivision	635 LAKEVIEW LN	UNDER REVIEW		
Red Roof Inn EV Chargers – Staff Level Amendment	2500 HASSELL RD	UNDER REVIEW		

Heyday Townhomes – Pre Development Review	5847 BEACON POINTE DR	UNDER REVIEW
Pool and Deck Setback Variation	2025 HUTTNER CT	UNDER REVIEW
Seasons at Hoffman Estates – Dog Park – Staff Level Amendment	1800 AUTUMN DR	UNDER REVIEW
Discovery Village – Special Use Transfer	1515 N BARRINGTON RD	UNDER REVIEW
Adult Programming (Daycare) – Special Use	2500 W HIGGINS RD # 700	UNDER REVIEW
Side Yard Deck Variation	520 LAFAYETTE LN	UNDER REVIEW
Eden Vista Hoffman Estates – Special Use Transfer	2150 W GOLF RD	UNDER REVIEW
Genesis Residential Townhome Development – Pre-Development Review	NEC BEACON POINTE DR & ESSEX DR	UNDER REVIEW

MONTHLY PLANNING PROJECT ACTIVITY

Projects Submitted by Type	August	2026 YTD
Pre-Development	1	2
Agreement		
Annexation		
Courtesy Review	1	1
Easement		
Master Sign Plan		2
Plat of Subdivision		
Other Plat		
RPD Amendment		
Site Plan Review		5
Special Use	2	8
Text Amendment		
Rezoning		1
Variation	1	3
Total	5	21
FOIA Processed	6	45
Zoning Verification Letters	2	6
Building Permits Reviewed by Planning	97	621



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

September 2026

GENERAL ACTIVITIES

- On August 2-7, 2026, David Banaszynski attended the NEHA Annual conference in Kansas City.
- On August 11, 2026, Sanyokta Kapur participated in the virtual Forerunner Summit, a virtual event designed for the practitioners shaping the future of resilient infrastructure.
- On August 12, 2026, David Banaszynski attended IEHA's North Chapter conference in Joliet.
- On August 19, 2026, Tricia Morandi attended a BS&A Community Development Advanced Cloud virtual training.
- On August 21, 2026, Sanyokta Kapur presented a seminar on 'Navigating Code Conflict' with Code Brew, a virtual training for ICC Professional Chapter.
- On August 24, 2026, Sanyokta Kapur attended ICC Global Membership Council virtual seminar.
- On August 25, 2026, Sanyokta Kapur attended Illinois Energy Conservation Code COMcheck & REScheck virtual seminar.
- **Natura Academy** at 2357 Hassell Rd is open for business.
- **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 five buildings are currently under different phases of construction.
- **Compass Data Center**, Building 1 & 2 are on schedule for final occupancy by early 2027. Compass Data Center Building 3, 4 & 5 permits have been issued and shell and core is up.
- **Fire Station 21** off Flagstaff Lane has received Temporary Occupancy. Site development work is almost complete except a few punch list items.
- Demolition is complete at **2200 W Higgins Rd.**, to clear the site for new **Fire Station 22**.
- Demolition is complete for **Higgins Crossing Townhomes**.
- **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 additional buildings. **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

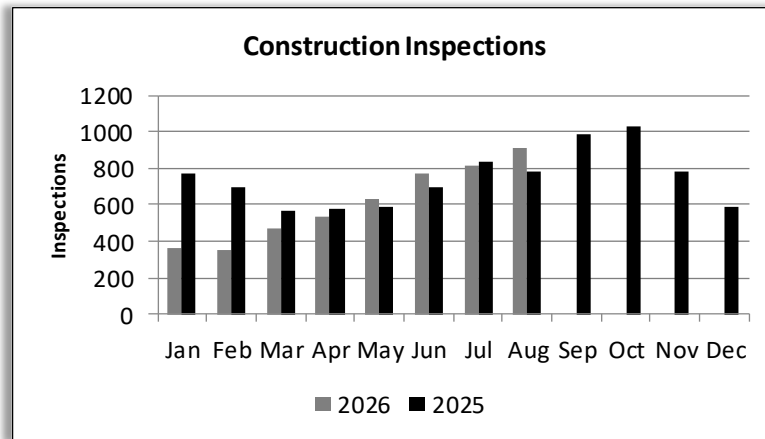
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
37	23	41	67	60	65	56	48					397

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	24	29	29					179

Construction Inspections

Year	2026	2025
Jan	368	775
Feb	351	693
Mar	473	563
Apr	537	576
May	627	589
Jun	773	698
Jul	814	837
Aug	910	788
Sep		986
Oct		1032
Nov		783
Dec		589
Total	4853	8909

**RENTAL HOUSING LICENSE AND INSPECTION PROGRAM**

- There are around 1,942 rental properties registered. This includes 1,276 single family and townhome units (65%) and 666 condominium units (35%). This number fluctuates based on new registrants and owners who choose to no longer rent their properties.

2026 Rental Inspections

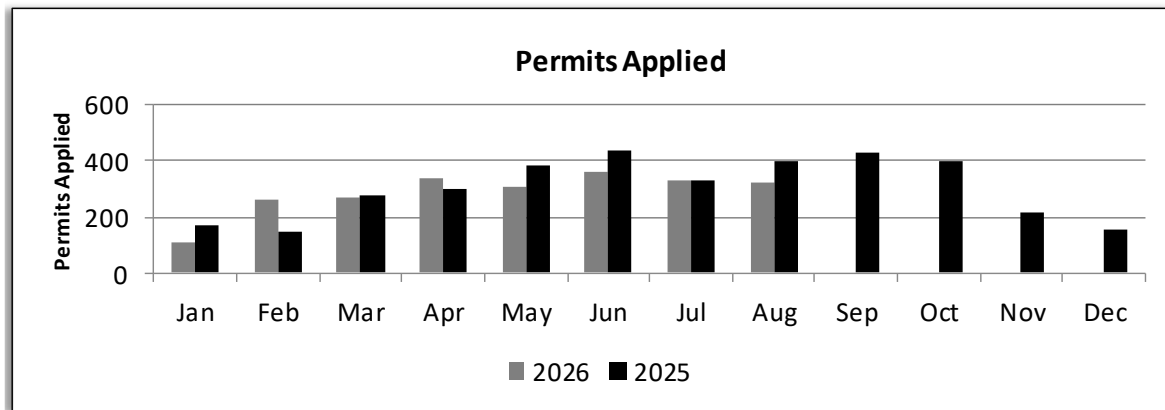
Inspection	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Annual	157	29	17	63	73	85	84	110					618
Reinspections	198	88	69	36	33	61	66	64					615
Total	355	117	86	99	106	146	150	174	0	0	0	0	1233

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	0	0	2					4	6
Single Family New	0	0	29	1	0	3	26	1					60	5
Site Development	0	0	1	1	0	1	2	0					5	6
Fire	11	13	10	65	10	12	17	9					147	117
All Other Permits	85	129	174	331	268	306	266	293					1852	2765
2026 Total	96	143	214	398	279	322	311	305	0	0	0	0	2068	
2025 Total	147	127	191	212	228	339	280	299	326	370	235	145		2899

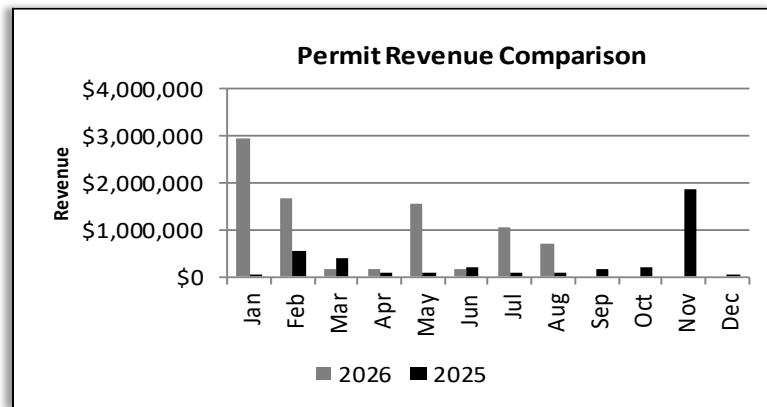
2026 Permits Applied

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2026	108	260	272	334	310	360	333	325					2302
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	\$169,441	\$188,961
Jul	\$1,066,670	\$85,321
Aug	\$694,518	\$67,944
Sep		\$161,153
Oct		\$196,400
Nov		\$1,847,077
Dec		\$51,897
Total	\$8,447,165	\$3,749,834

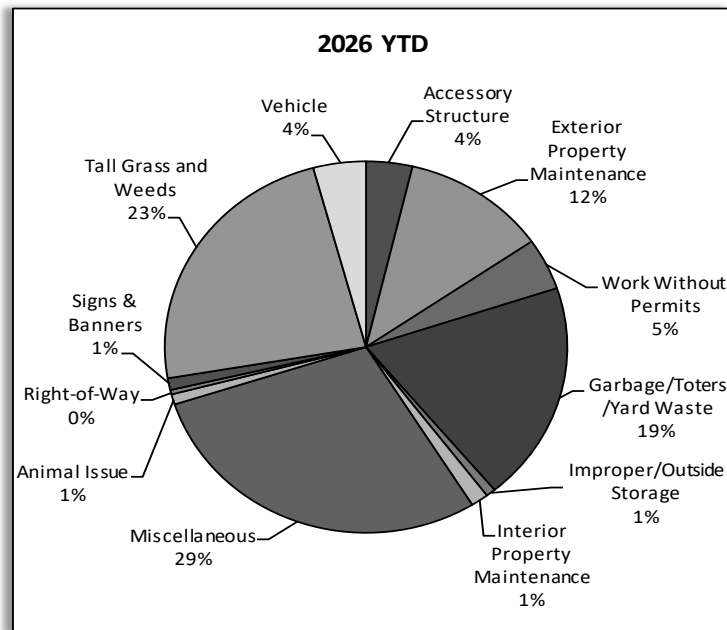


2026 Budget: \$5,500,000.

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	5	3	0					29	50
Exterior Property Maintenance	4	4	12	12	7	15	20	17					91	113
Work Without Permits	2	0	1	4	8	6	10	4					35	69
Garbage/Toters/Yard Waste	10	40	39	17	12	16	6	9					149	246
Improper/Outside Storage	6	0	0	0	0	0	0	0					6	66
Interior Property Maintenance	2	0	2	2	0	1	3	1					11	23
Miscellaneous	21	26	35	31	20	41	29	22					225	262
Animal Issue	1	1	1	1	2	0	0	1					7	17
Right-of-Way	2	0	1	0	0	0	0	0					3	37
Signs & Banners	2	4	1	0	0	1	0	0					8	20
Tall Grass and Weeds	0	0	0	7	49	54	35	38					183	341
Vehicle	4	2	3	4	4	3	10	3					33	80
2026 Total	57	82	102	82	104	142	116	95	0	0	0	0	780	
2025 Total	60	87	99	91	166	202	121	172	104	78	84	60		1324



2026 Citations Issued

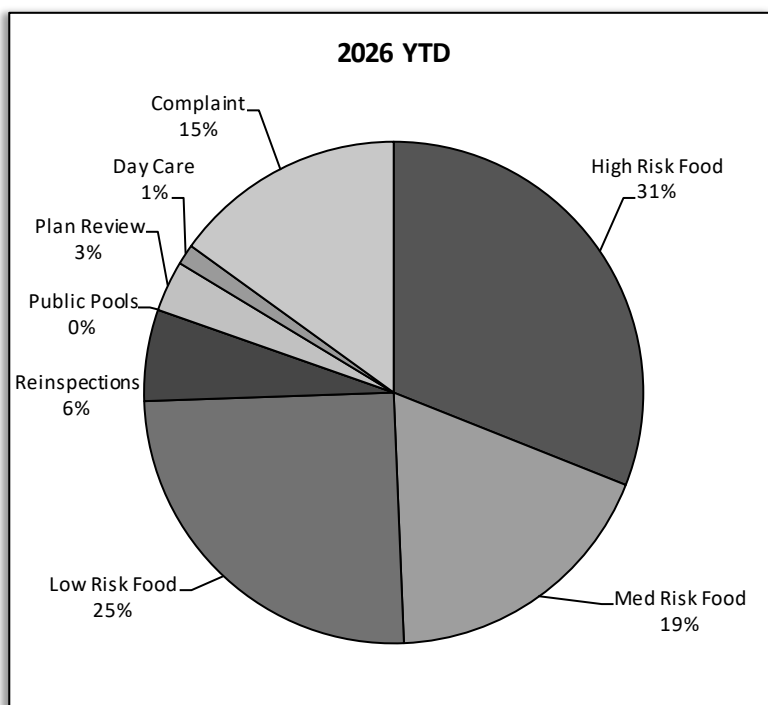
Violation	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Business License	20	6	0	15	13	104	49	28					235
Code	56	36	34	21	57	50	44	45					343
Rental	73	33	58	7	50	34	53	20					328
Total	149	75	92	43	120	188	146	93	0	0	0	0	906

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	63	75	58					446
Rental/Bus Lic	56	55	45	79	16	54	169	105					579
Total	106	94	94	138	69	117	244	163	0	0	0	0	1025

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	43	0	0					142
Med Risk Food	0	0	33	48	3	0	0	0					84
Low Risk Food	6	0	1	3	6	1	52	46					115
Reinspections	7	4	4	3	3	2	1	3					27
Public Pools	0	0	0	0	0	0	0	0					0
Plan Review	2	1	7	2	0	1	2	0					15
Day Care	0	0	2	4	0	0	0	0					6
Complaint	14	10	10	7	9	5	5	9					69
Total	61	53	59	67	48	52	60	58	0	0	0	0	458



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).

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.
- On September 2nd, Staff and the Economic Development Commission visited businesses in the 59-90 shopping center on an **annual BRE Business Blitz**. With over 20 businesses visited in just over an hour, the group received feedback on economic conditions on a sweltering day.
- Submitted all necessary reports and documents to remain **in compliance with CDBG**. Met timeliness test and began environmental tests for all projects, as required.
- Staff **attended several events in August** including the Bisnow multi-family conference, the ICSC networking event at a Cubs game, Chicago Infraday 2026, NICAR site tour, Conn3ct Data event, and a quarterly economic developers luncheon.
- Staff is **working with the IS & GIS teams to develop an in-house Economic Development Platform** that will streamline property, incentive, and demographic information into one landing page for the Economic Development team. Economic Development previously tried a third party platform that did not meet the teams needs.
- Staff has reviewed **Lakewood Center TIF Reimbursement Request #5**. This will be the last reimbursement request as the amounts submitted reach the maximum reimbursable amount allowed. Reimbursement Request #5 will go to the Planning, Building & Zoning Committee and Village Board for approval on September 14, 2026.
- Staff met with an Elgin area developer and food truck site manager about the **potential for establishing a food truck site** in Hoffman Estates.
- Staff met with **students from Conant High School** that are conducting a **research project on local restaurant longevity and success**. Staff was able to assist them in identifying key data sources and local information.
- Assisted Staff with the Hello Hoffman Summer Hang and the Shenanigans on the Green fest.



UPDATES:***Willow Creek Leadership Summit - August 5-9th***

Village hotels filled during these dates due to this event thus maximizing revenues. To maximize hotel revenues during this annual event that draws over 10,000 attendees, Staff sends multiple alerts to Village hotels as soon as dates are announced. Next year the event returns August 4-7, 2027. Staff has already alerted hotels to load their desired rates, block all deep discount online booking sites and if they choose to - connect with the event to become or renew their partnership through the direct link we provided to WCLS organizers.

Soccer Events: Palatine Soccer Club Celtic Cup (9/4-9/7/26) and Kick or Treat (10/16-18/26)

Each Fall Staff looks beyond Village borders and reaches out to the Palatine Celtic Soccer Club, host of the annual Celtic Cup Soccer Tournament. The event projects 500 room nights will be needed. Teams that travel beyond 75 miles are required to reserve hotel rooms at PCSC preferred hotels only. Each year Staff connects Village hotels the housing authority for this event allowing each property to decide if they want to commit to paying a 7% commission and \$16 per room night rebate to become a "partner" hotel.

To the west, the Elgin Sports Complex is hosting "Kick or Treat" Soccer Tournament. The Event projects 300 rooms will be needed. SiteSearch is the event housing authority. Potential partner hotels must agree to a 7-10% commission (depending on their brand limits) and a \$15 rebate per room night to participate. Staff sends each hotel the RFP so they can decide if they want to agree to the required concessions to receive the occupancy

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

The event was AWESOME and the weather was perfect. Per the Placer.ai report, there were 3,600 guests on property (18+) vs. 1,800 last year so there were likely 5,000 people in attendance including children on Saturday. F&B sales exceed \$50,000. The whiskey tasting sold 145 Tickets, over 100 t-shirts were sold, and 99 corgis registered for racing. WooHoo!

JapanFest NW | September 20, 2026 | Village Green/Hideaway

Working with the Japanese Cultural Center, this year Staff, in conjunction with the Economic Development Commission, is excited to feature prestigious performances by masters of Japanese cultural and martial arts at the Hideaway. The event will open to the sounds of Taiko Drums. World class artisans will demonstrate origami, ink arts, calligraphy, soba noodle creation and Japanese name writing. The Hideaway stage will showcase Aikido, Shotokan Karate, Swordsmanship and Japanese fencing. In the main area our featured artist, Oda Sensei will demonstrate Shodo, a live large ink brush demonstration. Tents, tables and chairs have been contracted, and site plans are being created. We will ask the Mayor to join our invitation to Hoffman Estates businesses with Japanese roots. The event was announced in the Citizen newsletter, NOW Arena has the event posted on the Hideaway website and we will include the invitation/announcement in the ED newsletter.



Kevin Kramer, Director of Economic Development



Linda Scheck, Director of Tourism & Business Retention