

Village of Hoffman Estates

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

January 20, 2025

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, Assistant Village Manager
Patrick Seger, Director of HRM
Kasia Cawley, Police Chief
Audra Marks, , Director of HHS
Joe Nebel, Director of Public Works
Darek Raszka, Director of IS
Patty Richter, Village Clerk
Ben Gibbs, GM, NOW Arena
Ken Koop, Risk Manager
Jennifer Horn, Dir. Planning and Trans.
Ric Signorella, Multimedia Production Mgr.**

The Special Planning, Building & Zoning Committee meeting was called to order at 6:55p.m.

2. PUBLIC COMMENT

3. NEW BUSINESS

A. Approval of a Development Agreement with Hoffman Estates Acquisitions III LLC and Hoffman Estates Acquisitions IV LLC for the Bell Works Townhomes located at 1705 Lakewood Boulevard.

An item summary sheet from Jennifer Horn was presented to Committee.

Motion by Trustee Pilafas, seconded by Trustee Kinnane, to approve a Development Agreement with Hoffman Estates Acquisitions III LLC and Hoffman Estates Acquisitions IV LLC for the Bell Works Townhomes located at 1705 Lakewood Boulevard.

Staff distributed a revised Development Agreement between the Village of Hoffman Estates and Hoffman Estates Acquisitions LLC, adding “after the completion of the Phase 1 work” under Section III, Commencement and Completion of Work.

Motion by Trustee Pilafas, seconded by Trustee Kinnane, to approve a Development Agreement with Hoffman Estates Acquisitions III LLC and Hoffman Estates Acquisitions IV LLC for the Bell Works Townhomes located at 1705 Lakewood Boulevard, as amended. Voice vote taken. All ayes. Motion carried.

B. Approval of an Ordinance granting Site Plan Amendment for Bell Works Townhomes located at 1705 Lakewood Boulevard

An item summary sheet from Jennifer Horn was presented to Committee.

Motion by Trustee Pilafas, seconded by Mayor McLeod, to approve an ordinance granting Site Plan Amendment for Bell Works Townhomes located at 1705 Lakewood Boulevard. Voice vote taken. All ayes. Motion carried.

4. ADJOURNMENT

Motion by Trustee Arnet, seconded by Trustee Mills, to adjourn the meeting at 6:59 pm. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

Debbie Schoop, Executive Assistant

Date