



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

June 9, 2025	Council Chambers	7:00 PM
1.	CALL TO ORDER/ROLL CALL	
2.	APPROVAL OF MINUTES	
	A. Planning, Building & Zoning Committee 05-12-2025	
3.	PUBLIC COMMENT	
4.	NEW BUSINESS	
	A. Courtesy Review of a proposed townhome development by D.R. Horton for the property located at 125-155 W. Higgins Road.	
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

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

May 12, 2025

1. ROLL CALL

Members in Attendance:

**Gary Stanton, Chair
Karen Arnet, Vice-Chair
Karen Mills, Trustee
Anna Newell, Trustee
Patrick Kinnane, Trustee
Mayor William D. McLeod**

Via Phone:

Gary Pilafas, Trustee

**Management Team Members
in Attendance:**

**Eric Palm, Village Manager
Dan O'Malley, Deputy Village Manager
Arthur Janura, Corporation Counsel
Jana Dickson, Asst. Corporation Counsel
Jon Pape, Assistant Village Manager
Patrick Seger, Director of HRM
Michael Walker, Community Planner II
Pete Gugliotta, Dir. Dev. Services
Ric Signorella, Multimedia Production Mgr.
Ben Gibbs, NOW Arena GM**

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

2. APPROVAL OF MINUTES

Motion by Trustee Arnet, seconded by Trustee Mills, to approve the Planning, Building & Zoning Committee meeting minutes of April 14, 2025. Roll call vote taken. All ayes. Motion carried.

3. PUBLIC COMMENT

4. NEW BUSINESS

- A. Approval of an Ordinance proposing the establishment of a Special Service Area in the Village of Hoffman Estates, Illinois providing for a public hearing and other related procedures – Special Service Area 2025-1 (Kensington Fields)**

An item summary sheet from Jana Dickson and James Donahue was presented to Committee.

Mrs. Dickson provide background on the request. Several Trustees had questions about who was responsible for the area and the logistics of collection / tax levy.

Mr. Palm included additional background and explained the SSA protects the Village and is administratively much easier to manage. The SSA is recorded against the entire property so that when homeowners purchase a home, they will see this within the paperwork.

Motion by Mayor McLeod, seconded by Trustee Pilafas, to approve an ordinance proposing the establishment of a Special Service Area in the Village of Hoffman Estates, Illinois providing for a public hearing and other related procedures – Special Service Area 2025-1 (Kensington Fields) Roll call vote taken. All ayes. Motion carried.

B. Approval of:

- a. The termination of the CDBG-CV Agreement with North West Housing Partnership (NWPH) for the Utility and/or Rental Assistance Project: and**
- b. A CDBG-CV Agreement with Clearbrook for HVAC replacements at 1260 W. Higgins Road.**

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

Trustee Mills asked in CDBG will continue to send money. Mr. Walker indicated the Village would receive a similar allocation next year. Staff is working on a 5-year plan with the assumption of similar funding.

Motion by Trustee Pilafas, seconded by Trustee Arnet, to approve a.) the termination of the CDBG-CV Agreement with North West Housing Partnership (NWPH) for the Utility and/or Rental Assistance Project: and b.) a CDBG-CV Agreement with Clearbrook for HVAC replacements at 1260 W. Higgins Road. Roll call vote taken. All ayes. Motion carried.

5. REPORTS (INFORMATION ONLY)

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

Mayor McLeod inquired when The Scooters Coffee shop would be built. A lot of engineering work has been done and has been submitted to FEMA for review according to Mr. Gugliotta. He also noted that the owners are very anxious to get started. Mr. Gugliotta said we should know if a couple of months.

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. Department of Development Services monthly report for Economic Development and Tourism.

The Department of Development Services monthly report for Economic Development and Tourism was received and filed.

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

Motion by Trustee Kinnane, seconded by Trustee Arnet, to adjourn the meeting at 7:34 pm. Roll call vote taken. All ayes. Motion carried.

Minutes submitted by:

Jennifer Djordjevic, Director of Operations/
Outreach, Office of the Mayor & Board

Date



AGENDA ITEM REPORT

Planning, Building & Zoning Committee
June 9, 2025
ITEM 4A

REQUEST: Courtesy Review of a proposed townhome development by D.R. Horton for the property located at 125-155 W. Higgins Road.

FROM: James Donahue, Senior Planner
Jennifer Horn, Director of Planning & Transportation

ITEM TYPE: Discussion - Committee

REQUEST SUMMARY

D.R. Horton is under contract to purchase 125-155 W. Higgins Road and is proposing to build a 72-unit townhome development on the site, referred to as Evanston Place. The 6.2-acre site is immediately west of Valli Produce and has been home to various car dealerships over the years. Other than being used by various car dealers for occasional temporary car storage, the site has been vacant for many years as car dealerships migrated to Golf Road. Building and site maintenance have been ongoing issues in recent years.

The proposed townhomes are planned with rear-loaded garages and various building materials and facade articulation on the front elevations. The three-level homes would feature a 2-car garage, 2-car driveway, 2–3 bedrooms, a great room, dining area and kitchen. Detention is planned in the center of the site.

The existing access from Higgins Road would be utilized for the site and the existing Evanston Street access would be shifted north to align with an existing curb cut for the Village Park apartments immediately west of the site. The internal roadway system would be private with pavement width built to Village standards (24' wide). Twenty-four off-street guest parking spaces are provided in various areas throughout the site, which is greater than the Village code requirement of one space for each four units. Opportunities for on-street parking will be reviewed as part of the formal plan review. Buildings along both Higgins Road and Evanston Street would directly front the street.

The request would require Planned Development and Subdivision approval, and as part of this formal application process, items like architectural design, setbacks, street design, parking, landscaping, lighting, signage, sidewalk connectivity, detention and other site-related items will be reviewed and changes may be required to the plan. Similar to other recent townhome developments, a dormant Special Service Area (SSA) would be required for the site as part of the approvals. Taxes would only be levied as part of the SSA if the future homeowners association failed to maintain the private roadways and/or stormwater improvements on the site.

D.R. Horton is seeking preliminary feedback from the Committee prior to advancing the project to the formal application stage.

FINANCIAL IMPACT

N/A

RECOMMENDATION

Material presented is for courtesy review only.

ATTACHMENTS

1. Location Map
2. Supporting Documents

125 & 155 W HIGGINS ROAD
PIN: 07-15-102-024-0000 & 07-15-102-023-0000



Legend

-  Subject Property
-  Parcel
-  VillageBoundary



Department of Development Services
Village of Hoffman Estates



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: D.R. Horton, Inc - Midwest
Name of Project: Evanston Place
Address: 125 & 155 W. Higgins Rd
City, State, Zip Code: Hoffman Estates, IL 60169
Telephone Number: 847-337-5158
Email Address: mlkrummick@drhorton.com

**Matthew L
Krummick**

Digitally signed by Matthew L Krummick
DN: cn=Matthew L Krummick, ou=Land
Development,
email=MLKrummick@drhorton.com
Date: 2025.06.03 14:04:27 -0500

Signature

Matthew L Krummick

Name (PLEASE PRINT)

6/3/25

Date

Evanston Place Concept Plan Review Narrative

D.R. Horton, Inc – Midwest

“Evanston Place” is a proposed 72 unit attached single-family residential townhome community proposed for development by DR Horton, Inc. (“DR Horton”) on a 6.2 -acre site at the southeast corner of Evanston Street and Higgins Road (“Subject Property”). The site is currently comprised of two vacant buildings that were previously utilized as car dealerships. Given the trend of development in the immediate area, the Subject Property has remained unoccupied and underutilized for an extended duration despite multiple changes in ownership, including the Rohrman Auto Group, the Purdue University Research Foundation, and most recently, an affiliate of the Napleton Automotive Group.

Its continued vacancy while under the ownership of two otherwise highly successful vehicle dealers demonstrates that future commercial use of the Subject Property is not viable. To the contrary, the character of the area south of Higgins Road continues to remain largely residential. This includes an apartment complex to the west of the Subject Property, townhomes to the south, duplexes to the southwest, and single-family detached neighborhoods as you continue to move outward from the Subject Property. This variety in residential uses continues to help support the grocery anchored retail center immediately east of the Subject Property in addition to the commercial/retail establishments north of Higgins Road. Given the character of the surrounding area, Evanston Place would be a logical and complementary use of the Subject Property, providing a natural transition between the commercial establishments to north and east and the residential uses to the south and west. In anticipation of this reality, DR Horton was contacted to seek our interest in the acquisition and redevelopment of the subject parcels. Since that time, DR Horton, our consultants, and Village Staff have worked collaboratively to devise the proposed layout you see here.

For that reason, DR Horton now seeks to redevelop the Subject Property as “Evanston Place” in the interest of providing maintenance free townhome living in a location that provides convenience, walkability, and interconnectivity with the surrounding area. This includes empty nesters and young professionals seeking homes in close proximity to employment, shopping and retail centers, restaurants,

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grocery stores, and recreational facilities, all of which are located within walking distance or a short drive of the proposed development.

The townhomes are designed as a courtyard in-fill type community of which architecture will consist of a mix of traditional gable front elevations across 13 buildings comprising 72 attached single family attached homes. The plan offerings include both 2-bedroom units with a standard den as well as 3-bedroom units. Each unit will include a two-car garage and driveway parking for 2 guest vehicles. Homes range in size from approximately 1,550 SF to 1,850 SF. Appealing landscaping will be found throughout with particular attention to the buffering of the retail center to the east. Convenient pedestrian connections and guest parking has been strategically planned throughout the community.

Evanston Place centers around a central stormwater management area which will significantly improve the volume stormwater flow currently entering into the system, providing not only a benefit to the Subject Property but also the surrounding area. The development will be subject to a declaration of covenants, conditions and restrictions governed by a homeowners' association, which association will, among other things, be responsible for the maintenance of roadways, hardscape, and landscaped common areas, and building exteriors. Primary access into the community will be from Higgins Rd. with a complimentary secondary access from Evanston Street.

We look forward to bringing Evanston Place to the Village of Hoffman Estates and are endeavored to work with Staff and Village leadership in a collaborative and collective manner.

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Evanston Place

SE corner of Higgins Rd and Evanston St
Hoffman Estates, IL

Courtesy Review Meeting
June 9, 2025



APPLICANT - D.R. HORTON

MATT KRUMMICK – LAND ACQUISITION

MLKRUMMICK@DRHORTON.COM

DANIELLE DASH – ENGINEERING MANAGER

DMDASH@DRHORTON.COM

ROSS NASCA – LAND DEVELOPMENT PROJECT MGR

RJNASCA@DRHORTON.COM

LAND USE ATTORNEY - ROSSANOVA & WHITAKER

RUSSELL WHITAKER – PARTNER

RUSS@RW-ATTORNEYS.COM

CAITLIN CSUK – ATTORNEY

CAITLIN@RW-ATTORNEYS.COM

ERIC PRECHTEL – ATTORNEY

ERIC@RW-ATTORNEYS.COM

LAND PLANNER – GRWA

DOUG SHANNON – LANDSCAPE ARCHITECT

DSHANNON@GRWAINC.COM

CIVIL ENGINEER – MACKIE CONSULTANTS

KEVIN MATRAY – VICE PRESIDENT

KMATRAY@MACKIECONSULTANT.COM

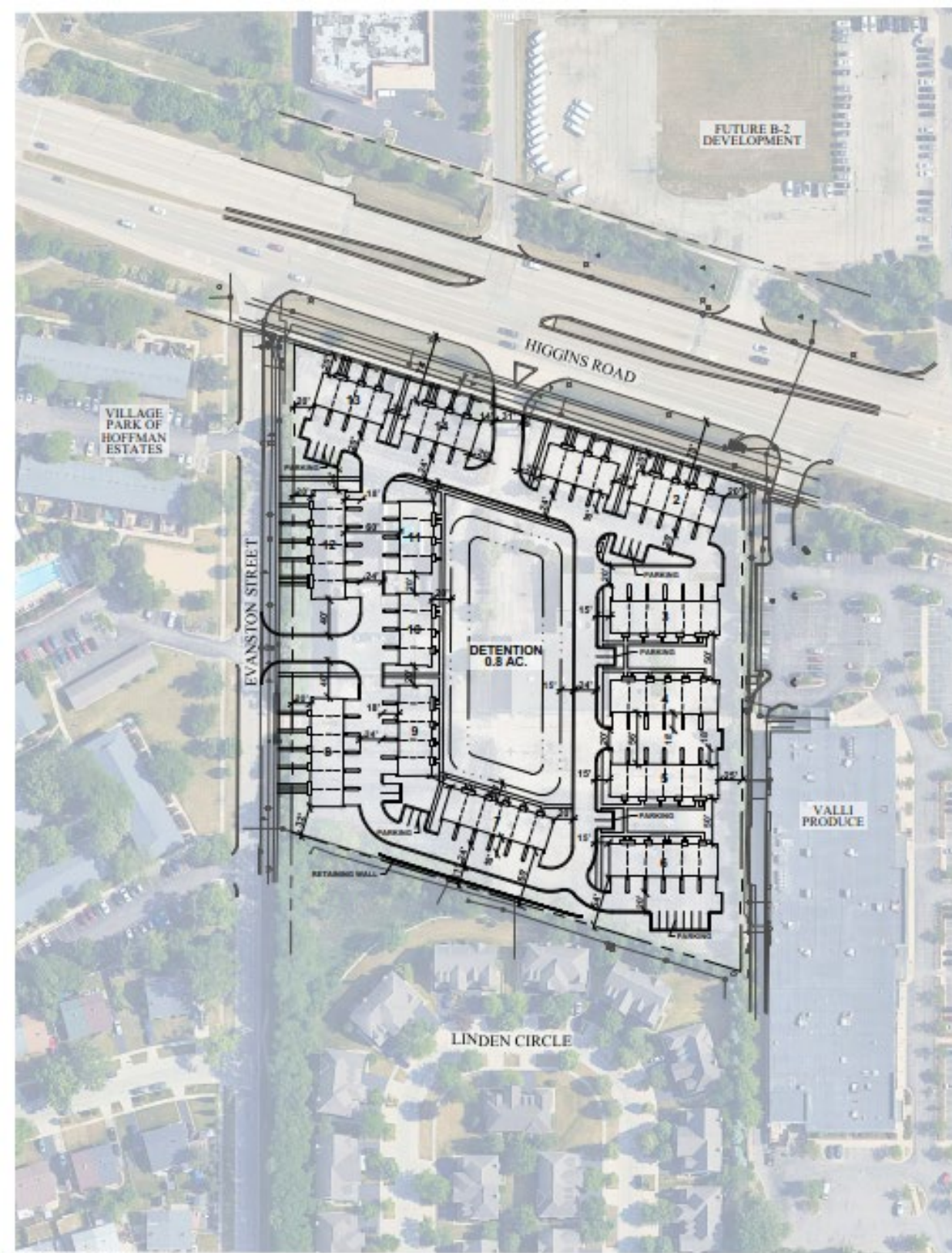
ANTHONY ANTONYUK – ENGINEER

AANTONYUK@MACKIECONSULTANT.COM



LOCATION OVERVIEW

- 6.2 Acre assemblage of former Lexus and Hyundai Dealers
- Near the nexus of Golf, Higgins, Roselle Roads
- Walkable to Grocery and Shopping



SITE DATA

LAND USE	UNITS	AREA	% OF SITE	QUEST PARKING (1 SPACE / 4 UNITS)	REQUIRED	PROPOSED
SEABOARD TOWNHOMES	72	5.2 AC	88.4%		18	24
OPEN SPACE/DETENTION	-	1.0 AC	16.1%			
TOTAL	72	6.2 AC	100.0%			

0 50' 100' 200'
SCALE: 1"=100'

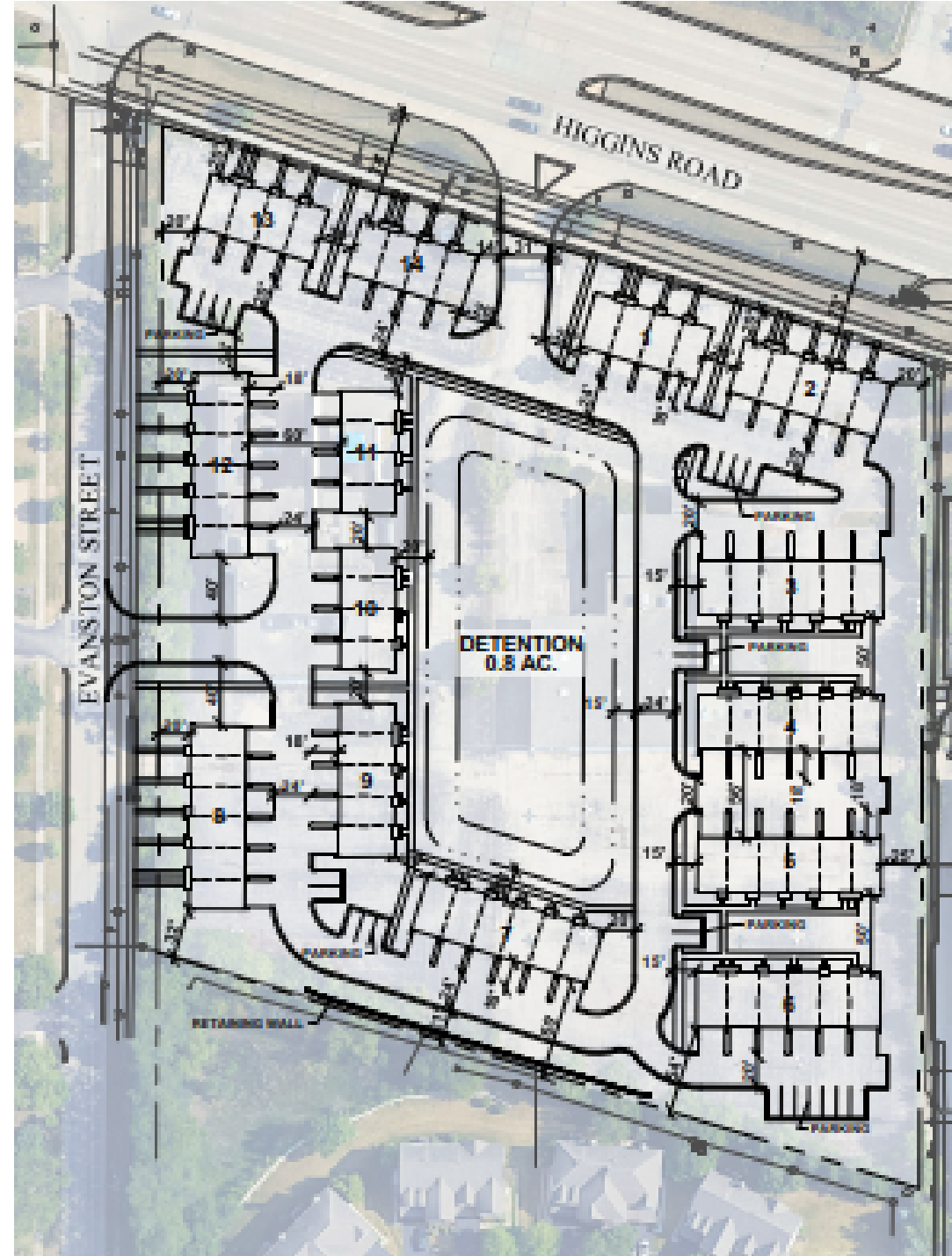
NORTH

CONCEPT PLAN
HOFFMAN ESTATES, ILLINOIS

05.11.2025

D.R. HORTON
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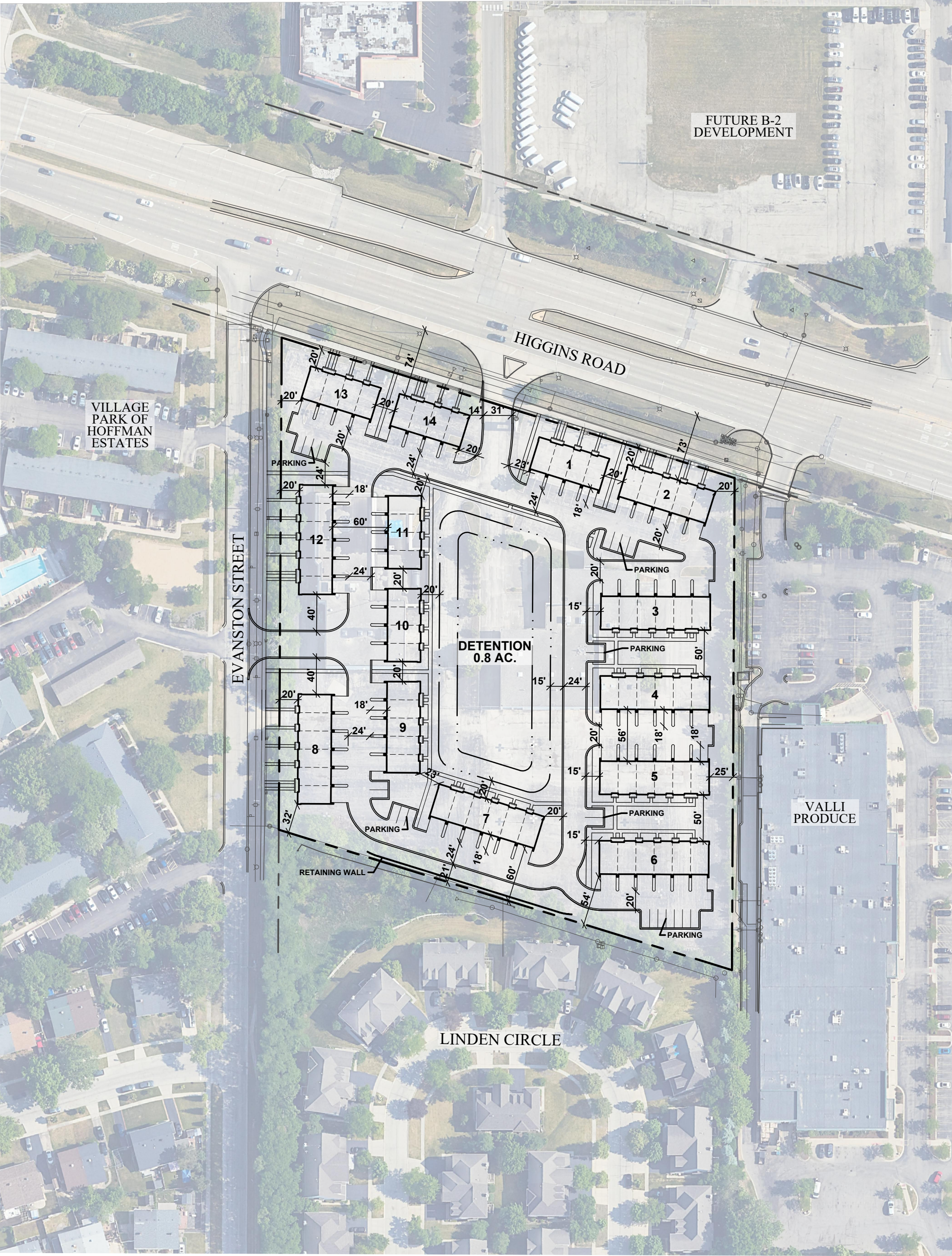


SITE OVERVIEW

- 14 Buildings
- 72 Townhome Units
- Demo of Existing Dealerships
- Entrances off Higgins & Evanston Streets

PRODUCT OVERVIEW

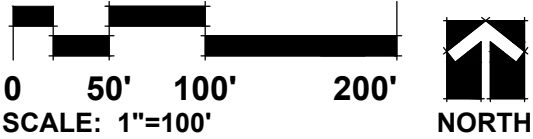
- 3 Story Rear Load Townhomes
- Various Elevations and Material Styles
- 2 Plans:
 - Monroe: 2 Bed, 2.5 Bath, 2 Garage, 1,651 SF
 - Grant: 3 Bed, 2.5 Bath, 2 Garage, 1,827 SF



SITE DATA

LAND USE	UNITS	AREA	% OF SITE
SEABOARD TOWNHOMES	72	5.2 AC	83.9%
OPEN SPACE/DETENTION	-	1.0 AC	16.1%
TOTAL	72	6.2 AC	100.0%

GUEST PARKING	REQUIRED	PROPOSED
(1 SPACE / 4 UNITS)	18	24



CONCEPT PLAN
HOFFMAN ESTATES, ILLINOIS

05.22.2025

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KEY DATES	
Staff Pre-Application Meeting	April 10, 2025
Concept Refinement	April – May 2025
Public Concept Review Meeting	June 9, 2025
Entitlement Activities	June – December 2025
Land Purchase	January 2026
Demolition	January 2026
Site Development	February – June 2026
Start Home Construction	July 2026
Open For Sales	November 2026
First Home Closing	December 2026



VILLAGE OF HOFFMAN ESTATES DEPARTMENT OF DEVELOPMENT SERVICES **PLANNING DIVISION MONTHLY REPORT**

SUBMITTED TO: PLANNING, BUILDING & ZONING COMMITTEE

BY: Jennifer Horn, Director of Planning and Transportation 

June 2025

GENERAL UPDATES

- Planning staff worked with Public Works to assist in the review of proposals for the Public Works Space Needs Study.
- Transportation & Long Range Planner Phil Green attended a three-day class in scenario planning delivered by the University of Michigan. The class taught tools and techniques for workshops with various stakeholders to assist in the comprehensive and strategic planning processes.
- Planning staff assisted the Engineering Division in the review of proposals for the Prairie Stone Parkway Access Plan.

LONG RANGE PLANNING PROJECT STATUS

Introducing Hello, Hoffman!

Hello, Hoffman is the Village's new **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

- ◆ Engagement for Phase 1 (*Where are we now?*) will kick off at the *Summer Hang* on **Tuesday, July 22, from 5:00 to 7:30 p.m. at South Ridge Park**. The event will include special guests, yard games, interactive activities, and frozen treats.
- ◆ Staff engaged 91 students at the Thomas Jefferson Career Fair. Students gave feedback about their favorite places in Hoffman Estates, with a resounding 39% selecting the various parks.
- ◆ Internal work continues on a community survey to be released later this month.
- ◆ A project website is underway and will be live this month.



- ◆ Epstein (as lead), HNTB, and All Together awarded contract for comprehensive multimodal plan: Hoffman in Motion.
- ◆ Website: www.hoffmaninmotion.com.

Project Updates

- ◆ A full public engagement summary including the results of both surveys is available at www.hoffmaninmotion.com
- ◆ A full draft of the final plan is under review.
- ◆ The final community event, *Summer's Here, so Get in Gear*, will take place on **Tuesday, June 24 at Fabbri Park**.
- ◆ Final plan review by the Village Board is expected later this summer.

Summer's Here, so Get in Gear!

Hoffman in Motion
Community Event

**hoffman
motion**
TRANSPORTATION
PLAN

Tuesday, June 24 | 5:00 – 7:30 PM
Fabbri Park | 1704 Glen Lake Rd

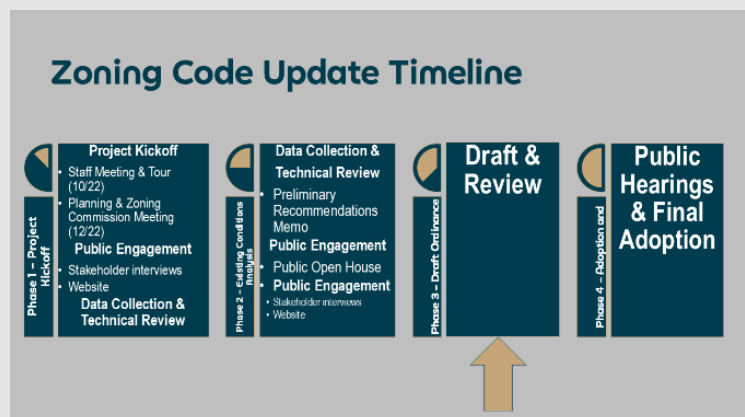
Explore proposed upgrades to paths, bike routes, and intersections
—plus village-wide mobility strategies designed with YOU in mind.



- ◆ Teska Associates (as lead) and Ancel Glink awarded contract to complete the update of the Zoning Code. The new code will be a **Unified Development Code**.
- ◆ Website: www.VOHEzoning.org.

Project Updates

- ◆ The PB&Z Committee moved to support the consultant's findings and recommendations on August 7, 2023.
- ◆ A first draft of the complete code is under review by Corporation Counsel. Staff are actively redrafting ahead of an anticipated Summer adoption process.



ACTIVE PLANNING PROJECTS

Project	Address	Status	PZC or PBZ Meeting	VB Meeting
Shed Setback Variation	760 ORANGE LN	DENIED	5/7/25	5/19/25
Shed Variation	1301 ROLLING PRAIRIE CT	APPROVED	5/7/25	5/19/25
Pool Deck and Privacy Wall Variation	510 GLENDALE LN	APPROVED	5/7/25	5/19/25
Silesia Flavors Parking Lot Expansion – Staff Level Approval	5250 PRAIRIE STONE PKWY	APPROVED	-	-
ComEd Substation (Compass Data Center)	5700 TRILLIUM BLVD	PUBLIC MEETING	6/4/25	6/16/25
Dream Clean Special Use Transfer and Signage	105 E GOLF RD	PUBLIC MEETING	6/4/25	6/16/25
Proposed Townhome Development Courtesy Review	125 & 155 W HIGGINS RD	PUBLIC MEETING	6/9/25	-
Rookies Patio– Amin. Approval	4607 W HIGGINS RD	UNDER ADMIN REVIEW	-	-
Scooter's Coffee	2 E HIGGINS RD	UNDER REVIEW		
Microsoft CHI07 Data Center	3125 N BARRINGTON RD	UNDER REVIEW		
Bell Works Apartments	1730 LOHAN WAY	UNDER REVIEW		
Forest View Estates – S Barrington Plat	10 S FREEMAN RD	UNDER REVIEW		
Taco Bell & Retail Building – Pre-Development Review	2360 W HIGGINS RD	UNDER REVIEW		
Bell Works – West Side Entrance Site Plan	2000 CENTER DR	UNDER REVIEW		

MONTHLY PLANNING PROJECT ACTIVITY

Projects Submitted by Type	May	2025 YTD
Pre-Development	1	3
Agreement		1
Annexation		
Courtesy Review		
Easement		
Master Sign Plan	1	2
Plat of Subdivision		1
Other Plat		
RPD Amendment		
Site Plan Review		7
Special Use	1	2
Text Amendment		1
Rezoning		
Variation		3
Total	3	20
FOIA Processed	1	10
Zoning Verification Letters	0	1
Building Permits Reviewed by Planning	92	284

PLANNING PERFORMANCE MEASURES

Site Plan Review Process	May		2025 YTD	
Number of administrative/staff review site plan cases completed	2	100%	3	50%
Number of PZC site plan cases processed	0		3	
Annual goal is to complete at least 65% of site plan cases through administrative review process				

Site Plan Review Timing	May		2025 YTD	
Number of cases processed within 105 days	2	100%	6	100%
Annual goal is to complete 100% of cases within 105 days				



VILLAGE OF HOFFMAN ESTATES DEPARTMENT OF DEVELOPMENT SERVICES

BUILDING & CODE ENFORCEMENT DIVISION MONTHLY REPORT

SUBMITTED TO: PLANNING, BUILDING & ZONING COMMITTEE

BY: Sanyokta Kapur, Director of Building & Code Enforcement

June 2025

GENERAL ACTIVITIES

- On May 1, 2025, Kathleen Kuffer attended a training class on Understanding the Zoning Code at B & F Academy in Elgin.
- On May 5 & 6, Liz Dianovsky attended a class on Understanding the 2021 International Property Maintenance Code at the BFC.
- On May 9, 2025, Michael McAvoy attended the Illinois Plumbing Inspectors Association's annual continuing education program in Addison.
- On May 12, 2025, David Dodge and Sanyo Kapur presented an internal training on ICC Test Taking Strategies in coordination with HHS.
- On May 13, 2025, David Dodge presided over the NWBOCA meeting on Electrical Inspection of Swimming Pools in Arlington Heights.
- On May 13, 2025, Anthony Knuth, John Staschke & Michael McAvoy attended the NWBOCA meeting on Electrical Inspection of Swimming Pools in Arlington Heights.
- On May 15, 2025, David Banaszynski attended the Food Safety Summit in Rosemont.
- On May 28, 2025, David Dodge, Kala Kuttentberg and Kathleen Kuffer represented the Village at the Development Services Booth at the Thomas Jefferson Middle School Career Fair.
- Building demolition for **CDK global** on 1950 Hassell Rd is complete to clear the site for **Kensington Townhomes by Pulte**. Land Development work is ongoing.
- **Microsoft** is making steady construction progress on the Colos 2 to Colos 5 buildouts in Building 1, CHI05 with the interior fit outs reaching substantial completion..The permit has been issued for Site and Building for CHI06, Building 2 of the campus.
- All buildings other than the parking garage at the **Sears campus** have been demolished. Site Development permit for existing site demolition, mass grading and Land Development permit of the **Compass Data Centers** has been issued. Compass Data Center, Building 1 has received permit to start construction.
- **Shangrila Dispensary** off N. Barrington Rd has completed interior buildout and is pending site upgrades.
- **Dar-UI-Ilm** Foundation interior buildout for religious center at Lakewood Blvd is underway.
- **Belle Tire** on Higgins Rd has started site work.
- **Rookies** from Higgins Rd at the Poplar Creek Crossing subdivision has started construction for expansion into the tenant space next door.
- **Fire Station 21** off Flagstaff Lane has made significant progress on building shell and site work.
- **ComEd** is almost complete with construction on Pembroke Ave. substation expansion.
- **Airdrie Estates** subdivision has several lots under construction for new single-family homes.
- **Marriott** has received temporary occupancy for the event rooms and restaurant area.
- Code Enforcement staff have been involved in several ongoing property maintenance cases as well as annual monitoring of commercial snow removal and pothole maintenance.

Bell Works Construction Update:

- Staff is working with Bell Works on several tenant build-outs and parking garage repairs throughout the east side. **Game Night Out, Bell Market, and Scholastic are open for business. Convergent** interior alteration is underway. Land Development permit for Bell Works **Townhomes** has been issued. **West side parking garage** repairs and interior demolition of **West and Central building** is under progress.

2025 Code Enforcement Freedom of Information Act Requests Processed

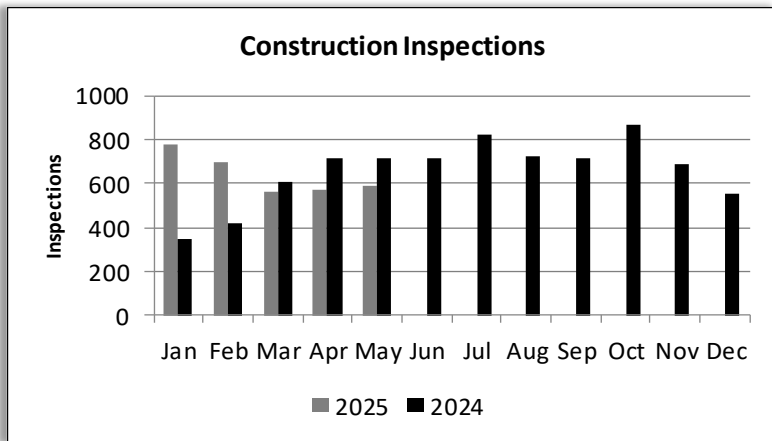
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
24	24	53	36	45								182

2025 Code Enforcement GovQA Questions & Complaints Processed

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
4	16	17	18	35								90

Construction Inspections

Year	2025	2024
Jan	775	346
Feb	693	415
Mar	563	607
Apr	576	715
May	589	718
Jun		717
Jul		827
Aug		720
Sep		716
Oct		865
Nov		689
Dec		552
Total	3196	7887

**RENTAL HOUSING LICENSE AND INSPECTION PROGRAM**

- There are currently 1,828 rental properties registered. This includes 1,180 single family and townhome units (65%) and 648 condominium units (35%). This number fluctuates based on new registrants and owners who choose to no longer rent their properties.
- Renewal notifications were mailed on November 14, 2024, to all rental properties. The deadline to submit payment and update registration information was February 1, 2025.
- As of June 3rd, 1,783 properties have renewed.

2025 Rental Inspections

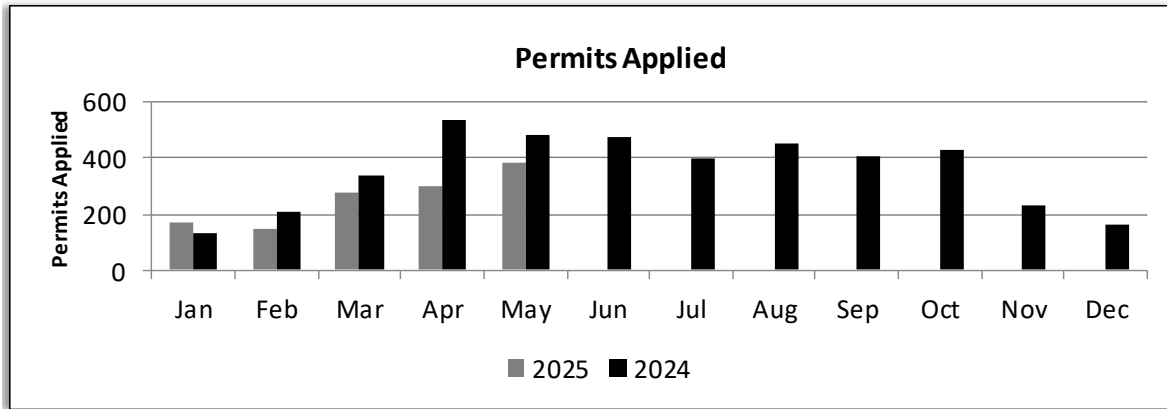
Inspection	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Annual	258	128	125	195	152								858
Reinspections	183	177	135	130	112								737
Total	441	305	260	325	264	0	0	0	0	0	0	0	1595

2025 Permits Issued

Permit	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2025 YTD	2024 Total
Commercial New	0	0	2	0	0								2	8
Single Family New	0	0	0	0	2								2	5
Land Development	2	0	3	0	0								5	6
Fire	16	11	7	10	11								55	134
All Other Permits	129	116	179	202	215								841	3079
2025 Total	147	127	191	212	228	0	0	0	0	0	0	0	905	

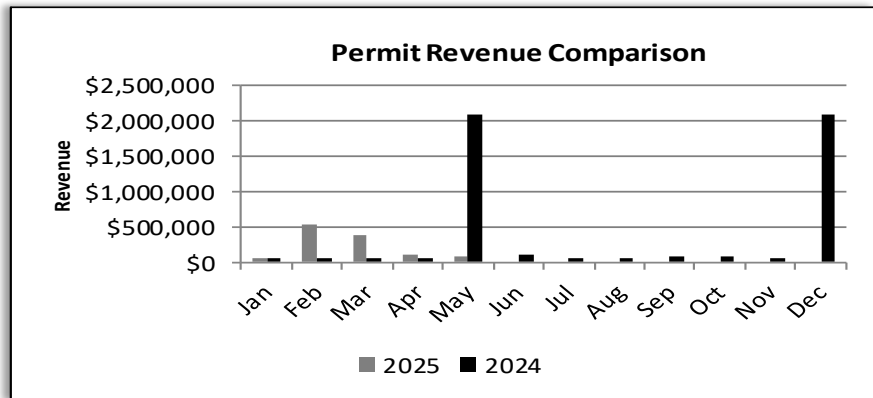
2025 Permits Applied

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2025	168	145	273	302	383								1271
2024	134	205	340	535	479	470	395	447	409	427	233	166	4240



Permit Revenue

Year	2025	2024
Jan	\$57,516	\$54,595
Feb	\$532,367	\$55,383
Mar	\$381,031	\$61,118
Apr	\$102,949	\$63,268
May	\$77,219	\$2,080,130
Jun		\$100,777
Jul		\$67,251
Aug		\$70,712
Sep		\$86,798
Oct		\$88,794
Nov		\$57,749
Dec		\$2,096,911
Total	\$1,151,082	\$4,883,486

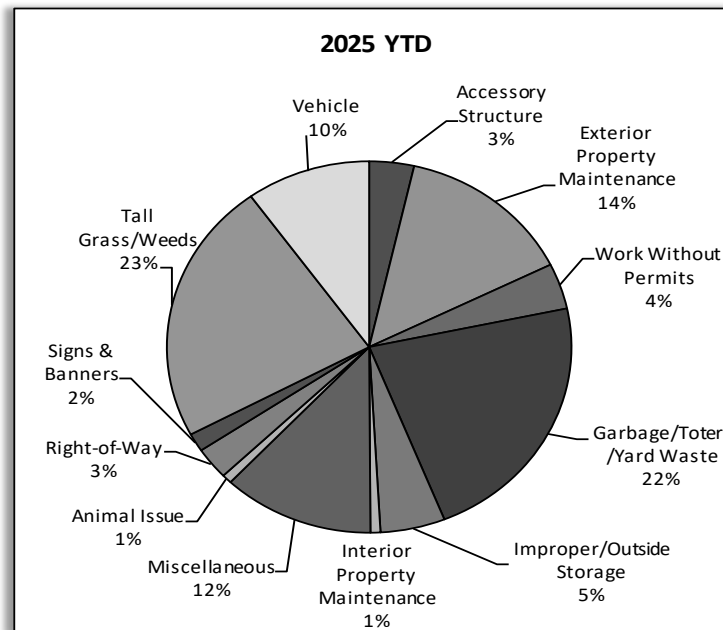


2025 Budget: \$6,625,000.

Total Revenue includes building permits, fire permits and Temporary & Full Certificates of Occupancy.

2025 Property Maintenance Summary Report

Violation	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2025 YTD	2024 Total
Accessory Structure	0	1	7	7	3								18	55
Exterior Property Maintenance	0	26	27	12	6								71	105
Work Without Permits	0	1	7	7	5								20	72
Garbage/Toters/Yard Waste	38	28	20	19	7								112	597
Improper/Outside Storage	2	4	6	6	8								26	110
Interior Property Maintenance	1	1	1	0	1								4	9
Miscellaneous	6	9	16	18	12								61	160
Animal Issue	0	2	0	2	0								4	43
Right-of-Way	0	8	0	2	4								14	32
Signs & Banners	0	4	1	1	2								8	21
Tall Grass/Weeds	0	0	0	1	114								115	494
Vehicle	13	3	14	16	4								50	60
2025 Total	60	87	99	91	166	0	0	0	0	0	0	0	503	
2024 Total	61	109	87	164	311	174	184	201	186	139	88	54		1758



2025 Citations Issued

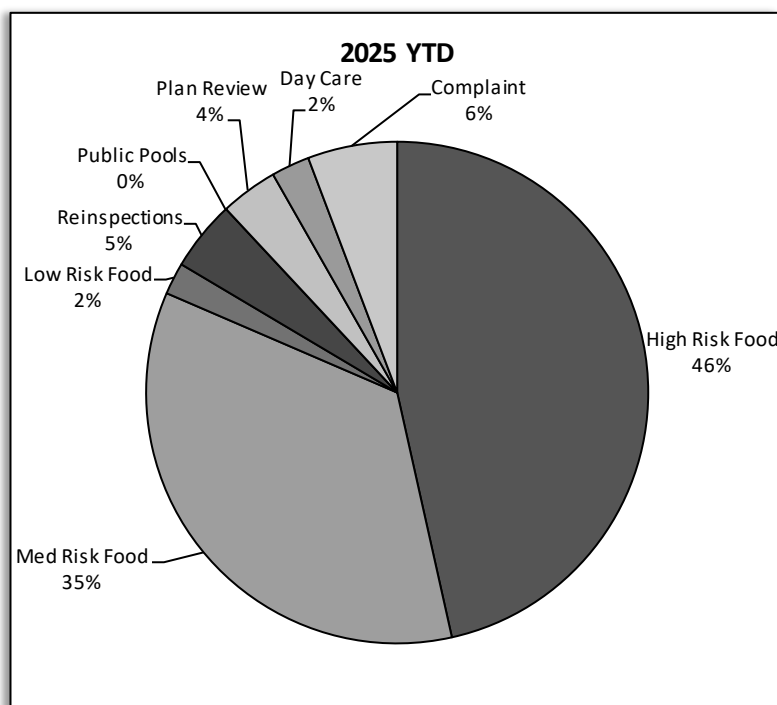
Violation	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Business License	25	13	0	0	56								94
Code	47	55	34	34	67								237
Rental	102	80	25	35	90								332
Total	174	148	59	69	213	0	0	0	0	0	0	0	663

2025 Adjudication Court Dockets - Citations Presented

Court	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Code/Bus. Lic.	70	64	70	61	70								335
Rental	75	73	78	61	76								363
Total	145	137	148	122	146	0	0	0	0	0	0	0	698

2025 Environmental Health Inspection Report

Activity	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
High Risk Food	32	40	1	0	40								113
Med Risk Food	5	4	24	51	1								85
Low Risk Food	0	2	2	0	1								5
Reinspections	1	4	2	3	1								11
Public Pools	0	0	0	0	0								0
Plan Review	3	1	3	1	1								9
Day Care	0	0	2	4	0								6
Complaint	6	3	2	0	3								14
Total	47	54	36	59	47	0	0	0	0	0	0	0	243



Food establishments are divided into the risk categories of high, moderate or low, and planned inspections are performed three, two, or one time each year respectively. A high-risk establishment presents a high relative risk of causing foodborne illness based on the large number of food handling operations typically implicated in foodborne outbreaks and/or the type of population served by the facility. There are approximately 285 facilities that require a total of approximately 550 planned inspections throughout the year (this number fluctuates based on businesses opening/closing).

HIGHLIGHTS THIS MONTH



Kevin Kramer and Matthew Galloway attended another successful ICSC trade show on May 18-20, 2025 at the Las Vegas Convention Center with 12 scheduled appointments, as well as some chance hallway meetings and cold calls to other booths. Most of the meetings were with existing developers, landlords, and brokers. A few meetings were with developers to pitch them on potential sites in town. Staff is following-up with all applicable meetings. A confidential report was previously sent to the board.



After submitting an application for the first ever Excellence in Community Advancement, the Village of Hoffman Estates along with Inspired by Somerset Development won for best redevelopment in an urban/suburban environment! Mr. Kramer and Mr. Gold received the award on behalf of the Village and Inspired.



SUMMARY OF ACTIVITIES

- In addition to the events above, staff attended several ribbon cuttings such as Nothing Bundt Cakes, Game Night Out, and Swing Loose.
- Staff met with several potential developers for properties around the Village. Staff also met with several property owners to strategize about the most likely development possibilities. Among those developers were two groups who build permanent supportive housing (PSH). It's very likely one of them will build a number of units in town for individuals with intellectual and developmental disabilities.
- Worked with Legal to draft an amendment to the RDA for the Bell Works Chicagoland project.
- Worked with Legal to draft term sheets and amendments to projects within the Higgins Hassell TIF (Barrington Square).
- Worked to print and mail post cards going out to all businesses in Hoffman Estates to engage them as part of the BRE efforts. Additionally, Staff visited with one larger company and schedule another BRE visit for July.
- Met with NLNW to plan for the future of the organization after completing a strategic planning process. The organization needs to change but it will take a lot of work to do so. The board is contemplating several options even as far as the dissolution of the non-profit.
- Continued to assist in planning the upcoming IL Economic Development Association Summit on June 11-12. Mr. Kramer is moderating the panel on data centers, AI, and quantum.

UPCOMING EVENTS

The Village is sponsoring, and staff is attending, upcoming commercial real estate events focused on multi-family and sports and entertainment.

HOTEL UPDATE

A couple of hotels were behind in their payment of taxes so updated numbers will be included in next month's report.

VISITHOFFMAN UPDATE

- The new website has received favorable feedback and Staff continues to brainstorm new ways to utilize engagement features.

EVENTS

- Volleyball World - June 23-25, 2025 - NOW Arena: Thanks to the \$50,000 Grant the Village received, the Arena was able to extend the marketing beyond a 50-mile radius to cultural groups in surrounding states that will travel to support their country's volleyball team. The arena already tracked over 5,000 additional tickets sold through this initiative.
- Stars and Stripes, NW 4th Fest, Celtic Fest "Shenanigans on the Green" - Work continues on these events. Staff has been organizing off site parking at AMC Theater in South Barrington and the empty Jersey's restaurant location to accommodate overflow parking. Area businesses have been notified that there will be road closures during the STARS & STRIPES at BellWorks; Staff secured 9 food vendors in the large tent, 7 free standing food trucks and 2 additional separate tent vendors for the NW 4th Fest. Those vendors include: Garibaldi's, Moretti's, El Taurino, DiBenedetto's, I Smell Bacon BBQ, Nothing Bundt Cakes, Buona Beef, Rainbow Cone and Taco Lamas (My Cocina); Soul Harbour mini therapy horses, Great Lakes Irish Wolfhounds and Birds of Prey are returning to Shenanigans as is a favorite vendor, Galway Bakers. Nothing Bundt Cakes will be in the Princess tea party tented area. Applications and information packets have been sent out again to over 40 vendors and Clan organizations.

MEETINGS/ACTIVITIES

- Celtic Fest and 4th of July Commission meeting
- MEET Chicago NW CVB to provide collateral and info to welcome International Volleyball teams staying at Schaumburg Marriott
- Met with Public Works to lay out food vendor locations at NW 4th fest site
- Attended ribbon cutting for Pancake Cafe
- Reviewed final version of VisitHoffman.com prior to going live this month
- Circulated Police Incident Reports to hotels
- Attended Game Night Out ribbon cutting
- Attended Swing Loose ribbon cutting
- Attended Nothing Bundt Cakes ribbon cutting
- Met with Holiday Inn Express owners to discuss them building a new hotel



Kevin Kramer, Director of Economic Development



Linda Scheck, Director of Tourism & Business Retention