



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

July 7, 2025	Council Chambers	Immediately following Transportation & Road Improvement Committee
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1. **CALL TO ORDER/ROLL CALL**
2. **APPROVAL OF MINUTES**
 - A. Planning, Building & Zoning Committee 06-09-2025
3. **PUBLIC COMMENT**
4. **NEW BUSINESS**
 - A. Acceptance of the dedication of right-of-way for municipal purposes along Freeman Road south of Mundhank Road (10 S. Freeman Road, South Barrington)
5. **REPORTS**
 - A. Planning Division Monthly Report
 - B. Code Enforcement Division Monthly Report
 - C. Economic Development and Tourism Monthly Report
6. **PRESIDENT'S REPORT**
7. **ITEMS IN REVIEW**
8. **OTHER**
9. **ADJOURNMENT**

Further details and information can be found in the agenda packet attached hereto and incorporated herein and can also be viewed online at www.hoffmanestates.org and/or in person in the Village Clerk's office. The Village of Hoffman Estates complies with the Americans with Disabilities Act (ADA). For accessibility assistance, call the ADA Coordinator at 847/882-9100.

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

June 9, 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**

Absent:

Gary Pilafas, Trustee

**Management Team Members
in Attendance:**

**Eric Palm, Village Manager
Arthur Janura, Corporation Counsel
Jon Pape, Assistant Village Manager
Sonia Zala, Senior Transportation Engineer
Patrick Seger, Director of HRM
Jenny Horn, Dir Transportation and Eng.
Pete Gugliotta, Dir. Dev. Services**

Guests:

Representatives from D.H. Horton

The Planning, Building & Zoning Committee meeting was called to order at 7:04 p.m.

2. APPROVAL OF MINUTES

Motion by Trustee Arnet, seconded by Mayor McLeod, to approve the Planning, Building & Zoning Committee meeting minutes of May 12, 2025. Voice vote taken. All ayes. Motion carried.

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.

An item summary sheet from James Donahue and Jenny Horn was presented to Committee.

Representatives from D.H. Horton delivered a presentation on the proposed townhome development and highlighted additional parking spaces added per the recommendation of the staff and board.

Several Trustees had questions about property structure (are basements included) and price points. Trustee Stanton asked about the detention basis being installed. Mrs. Horn indicated this is a requirement for the project. D.H. Horton representatives provided additional information on the usage and flow into MWRD structures.

Mr. Palm explained the SSA will have a broader purpose, it will cover most of the common area and other elements within the development. The SSA is structured through the property tax system.

5. REPORTS (INFORMATION ONLY)

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. 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** – Mayor McLeod reported on his activities and noted the upcoming Fishing Derby at South Ridge Park on June 14th. During the week of June 2, Mayor attended the Environmental Committee Meeting for the Metro Mayors Caucus, Celtic Fest Commission meeting and the NWMC Executive Board Meeting, travel to Tennessee for his grandson Aiden's 15th birthday.

7. ITEMS IN REVIEW

8. OTHER

9. ADJOURNMENT

Motion by Trustee Kinnane, seconded by Trustee Arnet, to adjourn the meeting at 7:23 pm. Voice 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
July 7, 2025
ITEM 4A

REQUEST: Acceptance of the dedication of right-of-way for municipal purposes along Freeman Road south of Mundhank Road (10 S. Freeman Road, South Barrington)

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

ITEM TYPE: Action Item - Committee

REQUEST SUMMARY

Jade Estates, a 22-lot single-family residential development located at the southwest corner of Freeman Road and Mundhank Road, was recently approved by the Village of South Barrington. The subdivision will have access off Mundhank Road and Freeman Road. The portion of Freeman Road that abuts the subdivision is under the jurisdiction of the Village of Hoffman Estates. Upon review of the subdivision plans, it was discovered that a formal dedication of right-of-way for Freeman Road had never been made. Staff requested a 67-foot dedication of right-of-way to match a previous right-of-way dedication made adjacent to FANUC immediately south of the site in 1991. The plat identifies the requested dedication and includes the dedication language required by Village Corporation Counsel.

FINANCIAL IMPACT

N/A

RECOMMENDATION

Acceptance of the dedication of right-of-way for municipal purposes along Freeman Road south of Mundhank Road (10 S. Freeman Road, South Barrington)

ATTACHMENTS

1. Location Map
2. Plat of Subdivision - Jade Estates

10 S Freeman Road

PIN: 01-36-201-008-0000, 01-36-201-009-0000, 01-36-201-024-0000, 01-36-201-023-0000



Village of South Barrington

Mundhank Road

10

Freeman Road
(Huntington Blvd.)

Legend

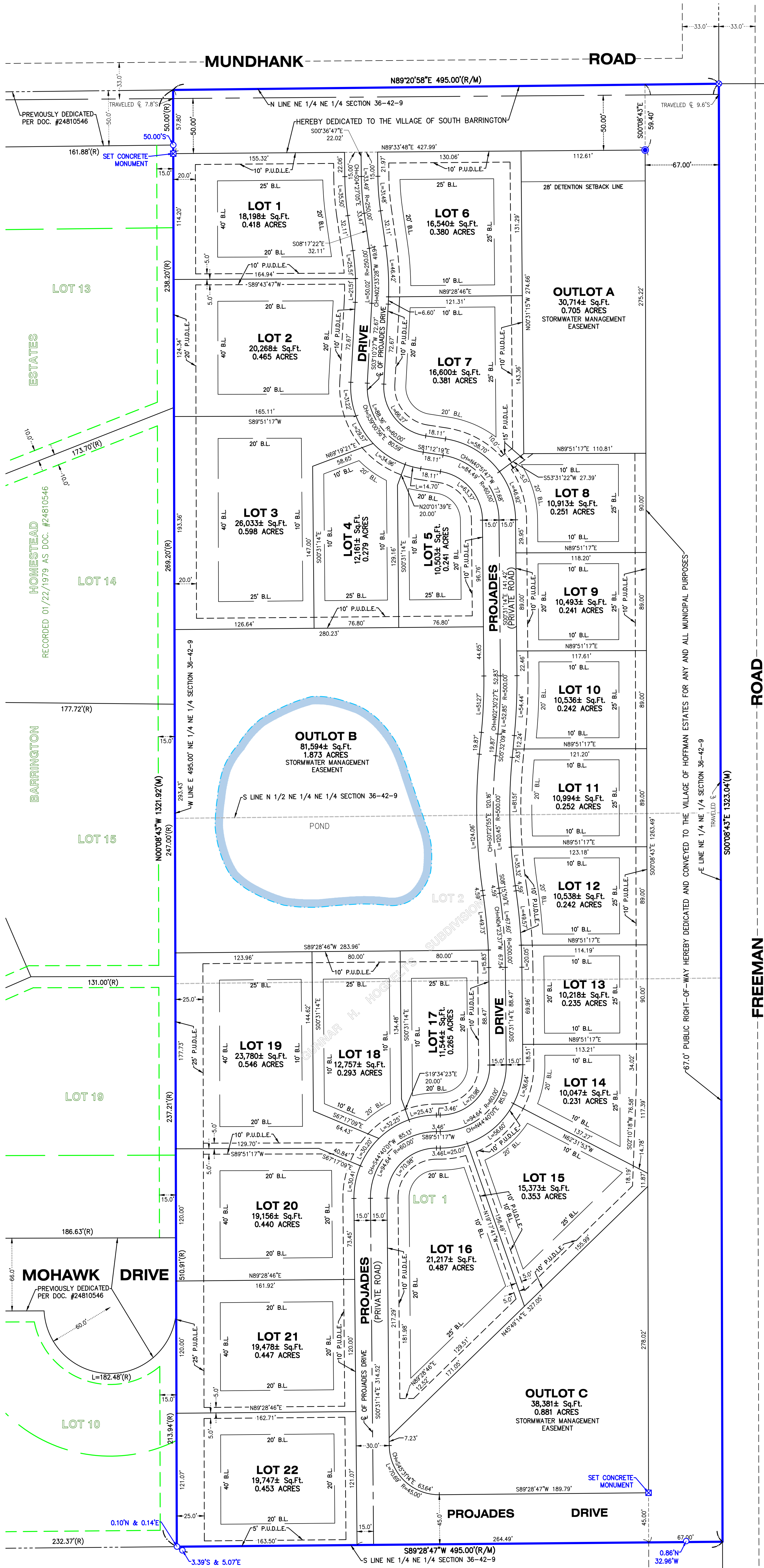
-  Subject Property
-  Village Boundary
-  Parcel 2024



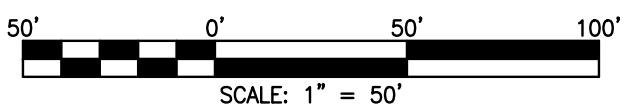
Department of Development Services
Village of Hoffman Estates

FINAL PLAT OF SUBDIVISION JADE ESTATES

LOTS 1 AND 2 IN GUNNAR H. HOGFELT'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, AND THE EAST 495.00 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 36, ALL IN TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN.
**VILLAGE OF SOUTH BARRINGTON,
COOK COUNTY, ILLINOIS.
ZONED A-3, SINGLE FAMILY RESIDENTIAL - 1 ACRE**



LEGEND	
	FOUND IRON PIPE
	FOUND MAG NAIL
	SET CONCRETE MONUMENT
	SET IRON BAR
(R)	RECORD
(D)	DEED
(M)	MEASURE
B.L.	BUILDING LINE
P.U.D.L.E.	PUBLIC UTILITY, DRAINAGE & LANDSCAPE EASEMENT



CLIENT: ADVANCED CONSULTING ENGINEERS
DRAWN BY: SES CHECKED BY:
SCALE: 1"=50' SEC. 36 T. 42 R. 9 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: 01-36-201-008; -009, -023, -024
JOB NO.: 250125 I.D. FPS
FIELDWORK COMP.: 04/12/24 BK. PG.
ALL DISTANCES SHOWN IN FEET AND DECIMAL
PARTS THEREOF CORRECTED TO 68° F. REF: 140098, 230548

ROAD RIGHT OF WAY AREA TO BE DEDICATED TO THE
VILLAGE OF SOUTH BARRINGTON - 113,719± Sq.Ft. / 2.611 ACRES
AREA WITHIN PROJADES DRIVE (PRIVATE ROAD) - 53,107± Sq.Ft. / 1.219 ACRES
PROJADES ROAD IS ALSO AN INGRESS/EGRESS & STORMWATER MANAGEMENT EASEMENT

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1.	3/17/25	HOFFMAN ESTATES COMMENTS	TVA
JADE ESTATES			SHEET NO. 1 OF 2



FINAL PLAT OF SUBDIVISION
JADE ESTATES

LOTS 1 AND 2 IN GUNNAR H. HOGFELT'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, AND THE EAST 495.00 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 36, ALL IN TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN.

VILLAGE OF SOUTH BARRINGTON,
COOK COUNTY, ILLINOIS.
ZONED A-3, SINGLE FAMILY RESIDENTIAL - 1 ACRE

CORPORATE OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

This is to certify, that _____ is the owner of the lands described on this Plat of Subdivision as drawn and described hereon, and that they have caused said land to be surveyed and platted as shown hereon, for the purpose of having this plat recorded provided by law; that they hereby certify that to the best of our knowledge and belief that the drainage of surface waters will not be changed by any of the construction in aforesaid easement of any part thereof, or, if such changes occur, adequate provisions have been made for the collection and diversion of such surface waters into public areas or drains which the grantor has a right to use, and that such surface waters will not be deposited on adjoining land owners in such concentration as may cause damage to the adjoining property because of the platting of this consolidation as shown hereon.

Owners mailing address:

In witness where I, (we) have hereunder set my (our) hand (s) of

Seal (s) this _____ day of _____, 20__ A.D.

President (print name)

Secretary (print name)

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, a notary public in and for the county in the state

aforesaid, do hereby certify that _____ President of _____ personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company, pursuant to authority granted by the members of the limited liability company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this _____ day of _____, 20__ A.D.

Notary Public (print name)

MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

The undersigned mortgagee hereby releases the land depicted and shown on this Plat of Subdivision for thoroughfares, streets, alleys, easements and municipal and public services, and in addition thereto, such other lands that may be specifically shown on the face of said plat as having been dedicated to the County of Cook or to the public, from any and all mortgages and encumbrances of record in which the undersigned has any interest.

Dated this _____ day of _____, 20__ A.D.

By: _____

Name Title
ATTEST _____
Secretary

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, _____, a Notary Public in and for said County and State aforesaid, do hereby certify that _____ personally known to me to be the _____ President of _____ corporation, and _____ personally known to me to be the _____ Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such _____ President and _____ Secretary they signed and delivered the said instrument as _____ President and _____ Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to the authority given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, 20__ A.D.

Notary Public

EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to:

Commonwealth Edison Company, Comcast, A.T.&T., Grantees, The Village of South Barrington and those utilities operating under franchise agreement with the Village of South Barrington, Illinois.

their respective licensees, successors, and assigns, jointly and severally, to operate, maintain and remove, from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas", and the property designated on the plat for streets and alleys, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2, as amended from time to time.

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as an apportionment to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms, such as "outlets", "common elements", "open space", "open area", "common ground", "parking", and "common area". The term "common area or areas" and "Common Elements" include real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool, retention pond, or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of Grantor/Lot Owner, upon written request.

PREPARED FOR:
ADVANCED CONSULTING ENGINEERS
80 MAIN STREET, SUITE 17
LEMONT, IL 60439

PREPARED BY:
VANDERSTAPPEN LAND SURVEYING, INC.
1316 N MADISON ST.
WOODSTOCK, IL, 60098

CLIENT: ADVANCED CONSULTING ENGINEERS
DRAWN BY: SES CHECKED BY:
SCALE: 1"=50' SEC. 36 T. 42 R. 9 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: 01-36-201-008; -009, -023, -024
JOB NO.: 250125 I.D. FPS
FIELDWORK COMP.: 04/12/24 BK. PG.
ALL DISTANCES SHOWN IN FEET AND DECIMAL
PARTS THEREOF CORRECTED TO 68° F.

VILLAGE OF SOUTH BARRINGTON BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Approved by the President and the Board of Trustees of the Village of South Barrington, Illinois,

this _____ day of _____, 20__ A.D.

Village President Attest: Village Clerk

VILLAGE OF SOUTH BARRINGTON ENGINEER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____ Village engineer for the Village of South Barrington, do hereby certify that the required improvements have been installed or the required guarantee collateral has been posted for the completion of all required improvements.

dated at South Barrington, Illinois this _____ day of _____, 20__ A.D..

VILLAGE ENGINEER

VILLAGE OF SOUTH BARRINGTON PLANNING & ZONING BOARD CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

Approved and accepted by the Planning & Zoning Bard of the Village of South Barrington, Cook County, Illinois, do hereby certify that this document has been approved by said Plan Commission this the _____ day of _____, 20__ A.D.

Chairperson (print name)

VILLAGE OF SOUTH BARRINGTON COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, _____, Collector for the Village of South Barrington, Illinois, do hereby certify that there are no unpaid or delinquent current or forfeited special assessments or any deferred installments thereof that have not been apportioned against the tract of land included in the Plat hereon drawn.

dated this _____ day of _____, 20__ A.D.

Village Collector, South Barrington, IL

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

This is to certify that _____ as owner , hereby certify that to the best of our knowledge that the above described property is located in School Districts 220 and 300:

Dated at _____, Illinois, this _____ day of _____, 20__ A.D.

By: _____

By: _____

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

To the best of our knowledge and belief, reasonable provision has been made for collection and diversion of such surface waters will be planned for in accordance with general accepted Engineering practices so as to reduce the likelihood of damage to the adjoining property because of the Construction of the consolidation, further, as Engineer, I hereby certify that the property which is the subject of this consolidation or any part thereof is not located within a special flood hazard area as identified by the Federal Emergency Management Agency.

Dated this _____ day of _____, 20__ A.D.

Registered Professional Engineer of Illinois

Property Owner's Signature By: _____

Owner or Attorney Owner or Attorney

Print Name Print Name

STORMWATER MANAGEMENT EASEMENT PROVISIONS

Stormwater Management Easement (SME): Each individual entity or other party accepting title to all or any part of the Stormwater Management Easement (SME) shall conclusively be deemed to have covenanted and agreed, jointly and severally, to:

i. Care for and maintain the surface of that portion of the Stormwater Management Easement which is located on such party's property as a well landscaped, high-quality parcel (which maintenance shall include, but shall not be limited to, the regular seeding, watering, and mowing of all lawns), and

ii. Keep all surface openings of the drainage pipes underlying the Stormwater Management Easement free of all grass clippings, leaves, or other related or foreign materials.

No titleholder of any part or portion of the Stormwater Management Easement (or any party acting on behalf of the titleholder) shall:

i. Construct, install, direct, or place or plant any building, structures, improvements or vegetation (other than grass or approved plantings) upon the Stormwater Management Easement including, but not limited to, fences, walls, patios, sheds or posts, or

ii. Alter, modify, or change in any way the topography or elevations of the Stormwater Management Easement.

Maintenance of the storm sewers and storm structures within the Stormwater Management Easement shall be the sole responsibility of the Association pursuant to the covenants contained herein.

The planting of shrubs, hedges, bushes, flowers, ornamental grasses, and lawn by any owner shall be permitted subject to a landscape plan approved by the Village of South Barrington. However, the replacement of these items due to damage or removal resulting from repair of the stormwater management basin by the homeowner's association of the Village of South Barrington and its successors and assigns shall be the responsibility of the owner. If the Village of South Barrington determines that the homeowner's association is in default of said maintenance obligations and upon fifteen (15) days notice to the homeowner's association served by certified mail, the City of Crystal Lake and its successors and assigns shall be granted an easement over the area described on this deed restriction for the right, privilege and authority, without obligation, to perform said maintenance and repairs. The Village of South Barrington may, at its sole election, record notice of lien with the recorder of deeds for Cook County as described above against the subject real property. Said lien shall include the applicable expense to the homeowner's association plus attorney's fees and court costs. Upon payment of said lien, the Village of South Barrington shall issue the appropriate release of lien to the homeowner's association. It shall not be the obligation of the Village of South Barrington to record the release of the lien but shall be the obligation of the party procuring the release.

VILLAGE OF HOFFMAN ESTATES BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Approved by the the Board of Trustees of the Village of Hoffman Estates, Illinois,

this _____ day of _____, 20__ A.D.

Village President Attest: Village Clerk

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, _____ County Clerk in Cook County, Illinois do hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid forfeited taxes, and no redeemable tax against any of the land included in the annexed plat. I further certify that I have received all statutory fees in connection with the annexed plat. Given under my hand and seal of Cook County, Illinois,

this _____ day of _____, 20__ A.D.

Cook County Clerk

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

This instrument filed for record in the Recorder's office of Cook County, Illinois, on this

_____ day of _____, 20__ A.D., at ____ o'clock ____ M. and recorded as

Document Number: _____

County Recorder

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

I, _____, an Illinois Registered Land Surveyor do hereby certify that we have surveyed and subdivided the following described property, and that the Plat hereon drawn is a correct representation thereof, all distances are shown in feet and decimal parts thereof.

The East 495 feet of the North Half of the Northeast Quarter of the Northeast Quarter of Section 36, Township 42 North, Range 9 East of the Third Principal Meridian, in Barrington Township, in Cook County, Illinois, and also;

Lots 1 and 2 in Gunnar H. Hogfelt's Subdivision, being a subdivision of part of the Northeast Quarter of the Northeast Quarter of Section 36, Township 42 North, Range 9 East of the Third Principal Meridian, according to the Plat thereof recorded November 25, 1986 as Document No. 86563157, in Cook County, Illinois.

I, further certify: that upon completion of construction, concrete monuments, as shown, and 5/8" iron bars at all lot corners and points of change in alignment will be set, as required by the Plat Act (765 ILCS 205/1).

This is also to certify that the property, as described, lies within the corporate limits of the Village of South Barrington, Illinois, which has an official comprehensive plan.

We, further certify; that based upon examination of the Flood Insurance Rate Map #17031C0178J with an effective date of August 19, 2008 indicates subject property residing in Zone "X" an area determined to be outside the 0.2% chance of annual flooding as identified by the Federal Emergency Management Agency.

This professional service conforms to the current Illinois minimum standards for a Boundary Survey, as it applies to a Final Plat of Subdivision.

Given under my hand and seal at, Woodstock, Illinois this the 20th. day of February 2025 A.D.

Illinois Registered Professional Land Survey No.

Vanderstappen Land Surveying, Inc.
Design Firm No. 184-002792

THIS PLAT PRESENTED FOR RECORDING BY:

AFTER RECORDATION OF THIS PLAT PLEASE RETURN TO:

PUBLIC UTILITY & DRAINAGE EASEMENT PROVISIONS

All easements indicated as Public Utility and Drainage Easements (P.U.D.E.) on this Plat are granted to the Village of South Barrington, Commonwealth Edison Company, Illinois Bell Telephone Company d/b/a AT&T, Illinois, Verizon Communications, Northern Illinois Gas Company d/b/a Nicor Gas, Comcast Cable Communications, Inc., to construct, install, reconstruct, repair, remove, replace, inspect, maintain and operate underground transmission and distribution systems and lines in, under, across, along and upon the surface of the public utility & drainage easement without limitation water mains, storm sewers, surface drainage, sanitary sewers, force mains, electric lines, street lights and all necessary facilities appurtenant thereto and landscaping, together with the right of access thereto for the personnel and equipment necessary and required for such uses and purposes. Easement area shall remain free of building structures.

LANDSCAPE EASEMENT PROVISIONS

Each individual entity or other party accepting title to all or any part of the Landscape Easement (L.E.), along with the Association shall conclusively be deemed to have covenanted and agreed, jointly and severally, to care for and maintain the landscaped easement as indicated on the Plat of Subdivision in a manner consistent with the Village of South Barrington's approved landscape plan.

NICOR GAS EASEMENT PROVISIONS

An easement is hereby reserved for and granted to NORTHERN ILLINOIS GAS COMPANY, an Illinois Corporation, doing business as NICOR GAS COMPANY, its successors and assigns (hereafter "Nicor") to install, operate, maintain, repair, replace and remove, facilities used in connection with the transmission and distribution of nature gas in, over, across, along and upon the surface of the property shown on this plat marked "Easements", "Utility Easement", "Public Utility Easement" "P.U.E.", "Public Utility & Drainage Easement", "P.U. & D.E.", "Common Areas or Areas" (or similar designations), street and alleys, whether public or private, and the property designated in the Declaration of Condominium and/or on this Plat as "Common Elements" together with the right to install required service connections over or under the surface of each lot and Common Area or Areas to serve improvements thereon, or on adjacent lots, and Common Area or Areas, and to serve other property, adjacent or otherwise, and the right to remove obstructions, including but not limited to, trees, bushes, roots and fences, as may be reasonably required incident to the right herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over Nicor facilities or in, upon or over the property identified on this plat for utility purposes without the prior written consent of Nicor. After installation of any such facilities, the grade of the property shall not be altered in a manner, so as to, interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in Section 605/2(e) of the Condominium Property Act" (Illinois Compiled Statutes, Ch. 765, Sec. 605/2(e)), as amended from time to time.

The term "Common Area or Areas" is defined as a lot, parcel or area of real property, including real property surfaced with interior driveways and walkways, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the property, even though such areas may be designated on this plat by other terms.

REVISIONS			
NO.	DATE	DESCRIPTION	BY
JADE ESTATES			SHEET NO. 2 OF 2



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

July 2025

GENERAL UPDATES

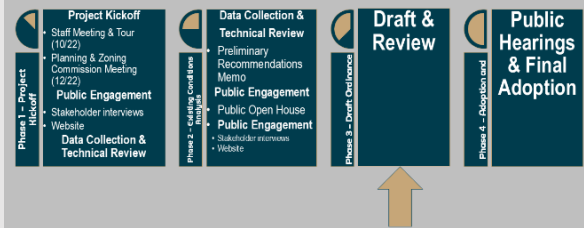
- Daisy Dose attended the ILGISA Chicago Regional Meeting hosted by CMAP. The event featured sessions from local jurisdictions and organizations highlighting how they use GIS in Planning. Topics included spatial analysis for data center development, the application of deep learning (AI) in GIS, and coordinating capital projects through GIS.
- Phil Green led a national APA training on the importance of active listening for planners. The session focused on building community trust and de-escalating conflict by listening to understand – rather than simply to respond – within the context of bias, institutional culture, and power dynamics.
- Phil was also interviewed for *Planning* magazine's podcast, *People behind the Plans*. You can find the episode here: <https://planning.org/planning/2025/jun/no-joke-improv-helps-this-planner-build-better-communities/>



HOFFMAN ESTATES ZONING UPDATE

- ◆ 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.
- ◆ The PB&Z Committee moved to support the consultant's findings and recommendations on August 7, 2023.
- ◆ The project website is live at www.VOHEzoning.org.
- ◆ A first draft of the complete code is under review by Corporation Counsel. Staff are actively redrafting ahead of an anticipated 2025 adoption process.

Zoning Code Update Timeline



hoffman motion TRANSPORTATION PLAN



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

Public Engagement

- ◆ A full public engagement summary including the results of both surveys is available at www.hoffmaninmotion.com
- ◆ The final open house for the project was held on June 24 at Fabbri Park. Approximately 30 people provided feedback on the draft recommendations.

Work Product

- ◆ A full draft of the final plan is under review. An August presentation to the TRI Committee is anticipated.



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 survey to be released later this month.
- ◆ Project website is live at www.hellohoffman.com.

**All
Together.**

ACTIVE PLANNING PROJECTS

Project	Address	Status	PZC or PBZ Meeting	VB Meeting
Rookie's Patio – 10-day Admin Approval	4607 W HIGGINS RD	APPROVED	-	-
ComEd Substation (Compass Data Center)	5700 TRILLIUM BLVD	APPROVED	6/4/25	6/16/25
Dream Clean Special Use Transfer and Signage	105 E GOLF RD	APPROVED	6/4/25	6/16/25
Hoffman Village Patio Fence – Staff Level Approval	2509 W GOLF RD	APPROVED	-	-
Pool Deck and Privacy Wall Variation	510 GLENDALE LN	PUBLIC MEETING	7/2/2025	7/7/2025
Freeman Road Dedication of ROW – Jade Estates in South Barrington	10 S FREEMAN RD	PUBLIC MEETING	7/7/25	7/7/25
Shed Setback Variation	1490 NOTTINGHAM LN	PUBLIC MEETING	7/16/25	7/21/25
Grand Reserve Apartments – Barrington Square Town Center (Synergy)	2300 W HIGGINS RD	UNDER REVIEW		
Microsoft CHI07 Data Center	3125 N BARRINGTON RD	UNDER REVIEW		
Bell Works Apartments	1730 LOHAN WAY	UNDER REVIEW		
Bell Works – West Side Entrance Site Plan	2000 CENTER DR	UNDER REVIEW		
Shed Size Variation and Open Space Release	1845 W SHOREWOOD DR	UNDER REVIEW		
Scooter's Coffee	2 E HIGGINS RD	UNDER REVIEW		

MONTHLY PLANNING PROJECT ACTIVITY

Projects Submitted by Type	June	2025 YTD
Pre-Development		3
Agreement		1
Annexation		
Courtesy Review		1
Easement	1	1
Master Sign Plan		2
Plat of Subdivision		1
Other Plat		
RPD Amendment		
Site Plan Review	2	9
Special Use		2
Text Amendment		1
Rezoning		
Variation	2	5
Total	5	26
FOIA Processed	2	12
Zoning Verification Letters	1	2
Building Permits Reviewed by Planning	97	381

PLANNING PERFORMANCE MEASURES

Site Plan Review Process	June		2025 YTD	
Number of administrative/staff review site plan cases completed	1	50%	4	50%
Number of PZC site plan cases processed	1		4	
Annual goal is to complete at least 65% of site plan cases through administrative review process				

Site Plan Review Timing	June		2025 YTD	
Number of cases processed within 105 days	2	100%	8	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

July 2025

GENERAL ACTIVITIES

- On June 12, 2025, David Dodge presided over the NWBOCA General Membership Lunch and Learn presenting Bridging the Gap – Understanding Generational Communication in the Modern Workforce.
- On June 21, 2025, David Banaszynski inspected food trucks at a car show.
- On June 24-26, 2025, Sanyokta Kapur & Kerin Browne conducted training for DS staff for overview of the new time and attendance software UKG Ready.
- 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 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 and building foundation construction.
- **Rookies** from Higgins Rd at the Poplar Creek Crossing subdivision has progressed in 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 full occupancy for the event rooms and restaurant area.
- **Gentle Dental Spa** has received full Occupancy.
- 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. Convergint** 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

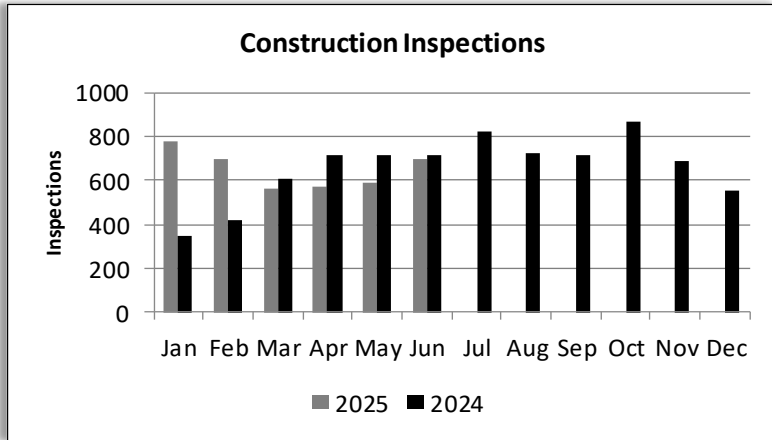
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
24	24	53	36	45	48							230

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	27							117

Construction Inspections

Year	2025	2024
Jan	775	346
Feb	693	415
Mar	563	607
Apr	576	715
May	589	718
Jun	698	717
Jul		827
Aug		720
Sep		716
Oct		865
Nov		689
Dec		552
Total	3894	7887

**RENTAL HOUSING LICENSE AND INSPECTION PROGRAM**

- There are currently 1,827 rental properties registered. This includes 1,178 single family and townhome units (64%) and 649 condominium units (36%). 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 July 1st, 1,786 properties have renewed.

2025 Rental Inspections

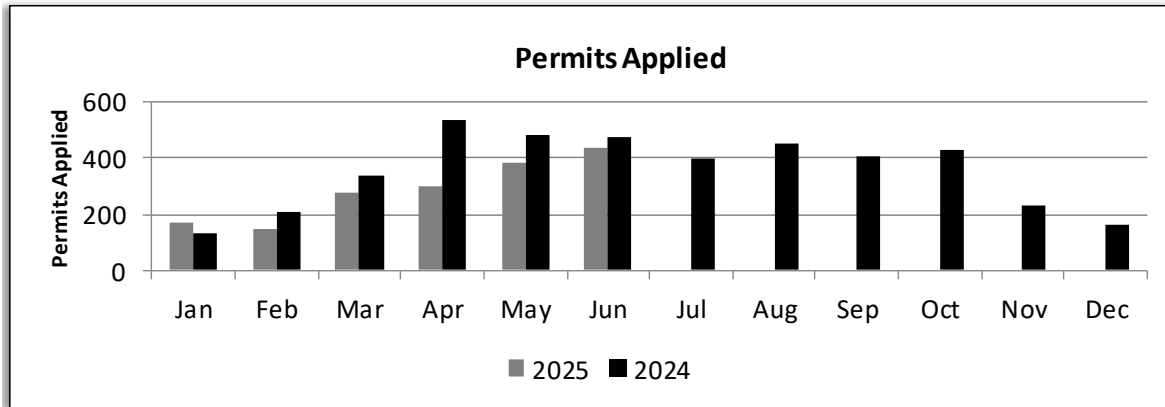
Inspection	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Annual	258	128	125	195	152	87							945
Reinspections	183	177	135	130	112	138							875
Total	441	305	260	325	264	225	0	0	0	0	0	0	1820

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	0							2	8
Single Family New	0	0	0	0	2	1							3	5
Land Development	2	0	3	0	0	0							5	6
Fire	16	11	7	10	11	9							64	134
All Other Permits	129	116	179	202	215	329							1170	3079
2025 Total	147	127	191	212	228	339	0	0	0	0	0	0	1244	

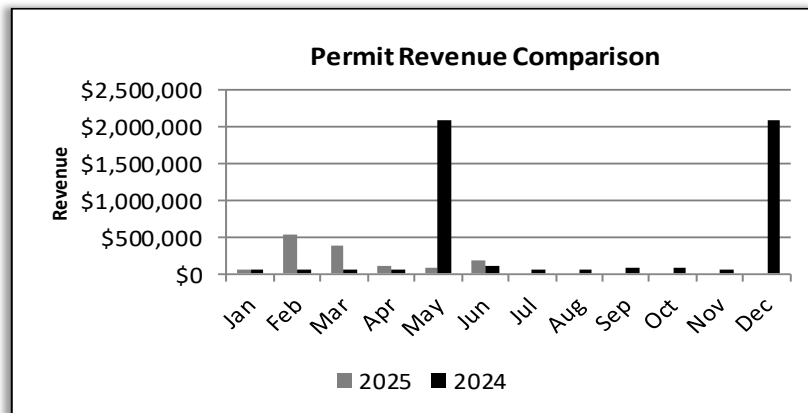
2025 Permits Applied

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2025	168	145	273	302	383	434							1705
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	\$188,961	\$100,777
Jul		\$67,251
Aug		\$70,712
Sep		\$86,798
Oct		\$88,794
Nov		\$57,749
Dec		\$2,096,911
Total	\$1,340,043	\$4,883,486

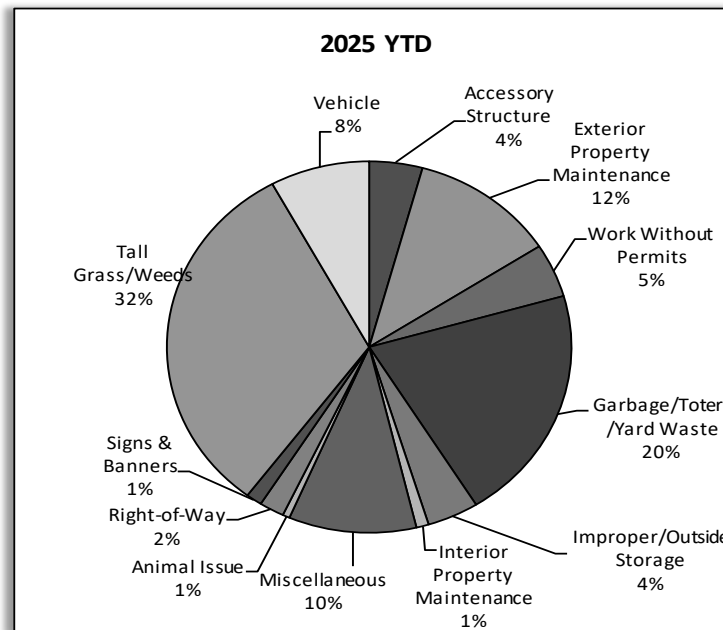


2025 Budget: \$6,625,000.

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	12							30	55
Exterior Property Maintenance	0	26	27	12	6	11							82	105
Work Without Permits	0	1	7	7	5	13							33	72
Garbage/Toters/Yard Waste	38	28	20	19	7	33							145	597
Improper/Outside Storage	2	4	6	6	8	3							29	110
Interior Property Maintenance	1	1	1	0	1	3							7	9
Miscellaneous	6	9	16	18	12	11							72	160
Animal Issue	0	2	0	2	0	0							4	43
Right-of-Way	0	8	0	2	4	0							14	32
Signs & Banners	0	4	1	1	2	1							9	21
Tall Grass/Weeds	0	0	0	1	114	109							224	494
Vehicle	13	3	14	16	4	6							56	60
2025 Total	60	87	99	91	166	202	0	0	0	0	0	0	705	
2024 Total	61	109	87	164	311	174	184	201	186	139	88	54		1758



2025 Citations Issued

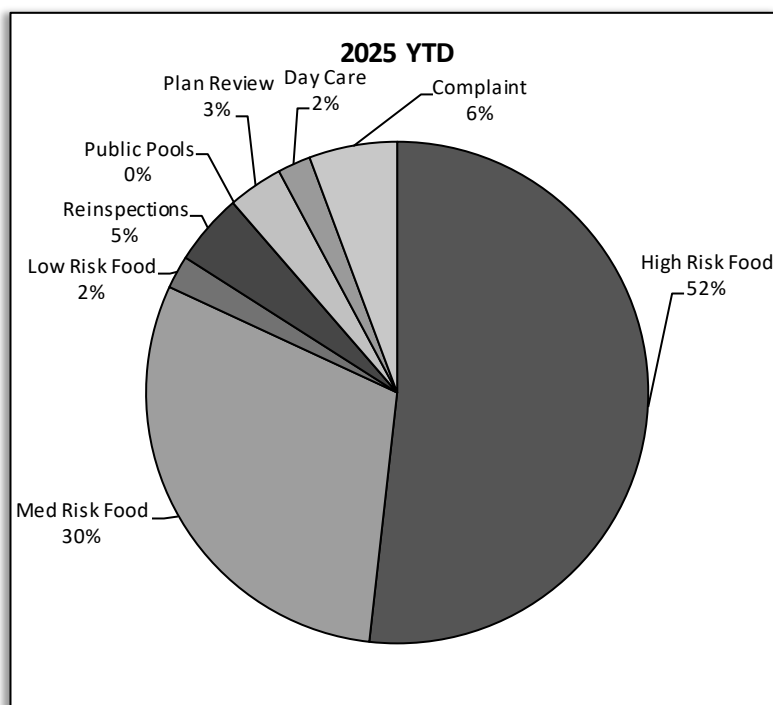
Violation	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Business License	25	13	0	0	56	0							94
Code	47	55	34	34	67	64							301
Rental	102	80	25	35	90	63							395
Total	174	148	59	69	213	127	0	0	0	0	0	0	790

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	73							408
Rental	75	73	78	61	76	57							420
Total	145	137	148	122	146	130	0	0	0	0	0	0	828

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	33							146
Med Risk Food	5	4	24	51	1	0							85
Low Risk Food	0	2	2	0	1	1							6
Reinspections	1	4	2	3	1	2							13
Public Pools	0	0	0	0	0	0							0
Plan Review	3	1	3	1	1	1							10
Day Care	0	0	2	4	0	0							6
Complaint	6	3	2	0	3	2							16
Total	47	54	36	59	47	39	0	0	0	0	0	0	282



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).

Economic Development & Tourism Monthly Report

July 2025

HIGHLIGHTS THIS MONTH



Kevin Kramer and Matthew Galloway attended the IL Economic Development Association annual Summit in Peoria, IL. The educational conference was a great place to learn, network and collaborate. Mr. Kramer moderated the panel on data centers, AI, and quantum.



Economic Development staff attended two Bisnow events in June - the Chicago Office Market and the Sports and Entertainment in Chicago events. The latter event was sponsored by the Village of Hoffman Estates to promote the Arena and development around it.



Staff attended the annual GCAMP/VIA golf outing to support the manufacturing association. Staff is also planning the annual GCAMP bags tournament to be hosted at the NOW Arena in October.



SUMMARY OF ACTIVITIES

- 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. Staff continues to explore the permanent supportive housing (PSH) developments to diversify the housing options here in town. Mr. Kramer and Mr. Galloway also had a site tour with the head of real estate for a restaurant looking to build in town.
- 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 later in July.
- Next Level Northwest, after much discussion and exploration of future needs and services offered, has decided to dissolve itself. The need for a small business accelerator in the northwest suburbs 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.
- Staff worked with Intersect Illinois to learn their new software for submitting sites for development. Additionally, Staff responded to one RFI and worked on completing the Vetted Sites program for Sutton Crossing.

EVENTS

- Volleyball World - June 23-25, 2025 - NOW Arena: The organizers were happy with the event. Thanks to the Arena's enthusiastic marketing to communities beyond a 50-mile radius the Arena sold over 40,000 tickets, 18,000 of them were sold to the extended marketing area. Fans traveling in from that distance are more likely to book a hotel to stay the night stimulating occupancy for our hotels. The Marriott was under extensive renovation so could not provide the required full service to house the competing teams but did capture production, technical and fan-based occupancy. This event generated over 2,000 room nights and spends heavily on food and beverages for athletes. Next year Staff will present the Chicago Marriott NW as the premier host for the event providing them with the opportunity to capture at least 1,000 room nights and a minimum spend of \$250,000 in catering for teams.
- Stars and Stripes - June 28, 2025 - Bell Works Chicagoland: Temperatures were mild in the early morning when over 1,600 runners from 27 states participated in the 5k, 10k and half marathon events. Mayor, Trustee Kinnane and Clerk Patty Richter joined in opening the event. The Sister City Commission had a tent onsite to showcase the visiting VIPs from Angouleme, France who participated along with Commission members in several events. Bell Works was open to walk about and several feature tenants (Swing Loose and Game Night Out) took the opportunity to interact with the crowds. The event organizers, All Community Events, is collaborating with us to add additional features to celebrate USA's 250 birthday when the event returns in 2026.
- NW 4th Fest - July 4-5, 2025 - Village Green & NOW Arena: Staff has worked tirelessly to bring many tastes and flavors to the fest this year. The Village is happy to be welcoming several Hoffman Estates based food vendors; Garibaldi's, Moretti's, El Taurino, DiBenedetto's, I Smell Bacon BBQ, Nothing Bundt Cakes, Buona Beef, Rainbow Cone and Taco Lamas (My Cocina). A total of 18 food vendors will be onsite at NW 4th Fest this year including newcomers Hello Boba and Tiki Terrace Hawaiian.
- Celtic Fest "Shenanigans on the Green" - August 9, 2025 - Village Green: Tourism staff has contracted to bring back Soul Harbour mini therapy horses, Great Lakes Irish Wolfhounds, and Birds of Prey this year. Fest favorite vendor Galway Bakers are back. Nothing Bundt Cakes from Hoffman Estates will be selling in the Princess tea party tented area. The Dragons Lair will feature the exotic reptile group. The whiskey tasting experience will return. Chicago Swordplay will have their fabulous medieval tent onsite showcasing swordplay and armor displays. The corgis are gathering again for Corgi Dash 2025 and new kids rides and attractions have been added. Applications and information packets have been sent out again to over 40 merchandise vendors and Clan organizations.

MEETINGS/ACTIVITIES

- Celtic Fest and 4th of July Commission meeting
- Organized scouts to work service hours at NW 4th Fest cleaning tables, general pick up of trash.
- Met with Public Works regarding golf cart usage at Stars & Stripes, sweeping of course and misting tents
- Working with All Community Events, BellWorks, Building and Code Enforcement on parking situation for Stars & Stripes
- Met with DOS from Schaumburg Marriott and MEET Chicago NW CVB to go over team lodging/marketing for Volleyball World
- Met with Food Vendors, Public Works and Finance representative onsite at NW 4th fest site
- Met to discuss Village Publication Policies
- Teams Meeting discussion with DCEO Grant Manager and Arena regarding Volleyball Marketing Grant
- Circulated Police Incident Reports to hotels
- Attended Andrews UKG System employee training session
- Provided information to Knights of Columbus to host Bingo at NW 4th Fest



Kevin Kramer, Director of Economic
Development



Linda Scheck, Director of Tourism & Business
Retention