

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

March 16, 2015

I. Roll Call

Members in Attendance:

**Karen Mills, Chairperson
Gayle Vandenberg, Vice Chairperson
Gary Stanton, Trustee
Anna Newell, Trustee
Gary Pilafas, Trustee
Michael Gaeta, Trustee
William D. McLeod, Village President**

**Management Team Members
in Attendance:**

**Jim Norris, Village Manager
Arthur Janura, Corporation Counsel
Dan O'Malley, Deputy Village Manager
Mark Koplín, Asst. Vlg. Mgr. – Dev. Services
Peter Gugliotta, Director of Planning
Kevin Kramer, Economic Development Coord.
Patrick Seger, Director of HRM
Michael Hankey, Director of Transportation
Jeff Jorian, Fire Chief
Ted Bos, Police Chief
Algean Garner, Director of HHS
Joe Nebel, Director of Public Works
Rachel Musiala, Director of Finance
Fred Besenhoffer, IS Director
Bev Romanoff, Village Clerk
Bruce Anderson, CATV Coordinator
Ashley Monroe, Asst. to Village Manager
Austin Pollack, Administration Intern
Clayton Black, Development Services Analyst
Patti Cross, Asst. Corporation Counsel**

The Planning, Building & Zoning Committee meeting was called to order at 7:00 p.m.

II. Approval of Minutes

Motion by Trustee Gaeta, seconded by Trustee Stanton, to approve the Planning, Building & Zoning Committee meeting minutes of February 9, 2015. Voice vote taken. All ayes (Abstain: Vandenberg). Motion carried.

NEW BUSINESS

1. **Request approval of:**
 - a) **A Lease Agreement with Dasbier Garden, LLC to allow a beer garden to sell food and beverage from the Village Green/concession stand from May through October 2015; and**
 - b) **Amendments to the Village code to add Outdoor Food Service Establishment business license category and to establish a new Class "I" Liquor License.**

An item summary sheet from Mark Koplín, Kevin Kramer and Patti Cross was presented to Committee.

Andrew Hartman, 9196 Falcon Greens Drive, Lakewood, IL, addressed the Committee and presented information regarding his proposal for a beer garden at the Village Green. The Committee had several questions including marketing, liability, clean-up, and music, as well as parking.

Motion by Trustee Gaeta, seconded by Mayor McLeod, to approve Lease Agreement with Dasbier Garden, LLC to allow a beer garden to sell food and beverage from the Village Green/Concession stand from May through October 2015 and to approve an Ordinance to add an Outdoor Food Service Establishment business license category and to establish a new Class "I" liquor license. Voice vote taken. All ayes (Nay: Stanton). Motion carried.

2. **Request approval of an ordinance adding a Wholesale Vehicle Auction House use to the list of business licenses and establishing a Wholesale Vehicle Auction House transfer tax.**

An item summary sheet from Mark Koplín, Kevin Kramer, James Norris, Art Janura and Patti Cross was presented to Committee.

Mayor McLeod stated that he believes this item is premature given that there is no contract on this property. Jim Norris reported that the item is going to the Planning & Zoning Commission for review on Wednesday, March 18, 2015.

Motion by Trustee Gaeta, seconded by Trustee Vandenberg to approve an ordinance adding a Wholesale Vehicle Auction House use to the list of business licenses and establishing a Wholesale Vehicle Auction House transfer tax. Motion was withdrawn.

Motion by Trustee Pilafas, seconded by Trustee Stanton, to defer this item to the next Planning, Building & Zoning Committee meeting or a special meeting of the Committee. Voice vote taken. All ayes. Motion carried.

3. **Request approval of a resolution adopting the 2015 zoning map.**

An item summary sheet from Peter Gugliotta was presented to Committee.

Motion by Trustee Gaeta, seconded by Trustee Vandenberg to approve a resolution adopting the 2015 zoning map. Voice vote taken. All ayes. Motion carried.

- 4. Request acceptance of a temporary construction easement and a permanent traffic signal easement with BBCN Bank, successor by merger with Foster Bank (1070 N. Roselle Road) to allow installation of a traffic signal at the Golf Center Shopping Center entrance from Roselle Road.**

An item summary sheet from Mark Koplin, Mike Hankey and Kevin Kramer was presented to Committee.

Motion by Mayor McLeod, seconded by Trustee Gaeta, to approve a temporary construction easement and a permanent traffic signal easement with BBCN Bank, successor by merger with Foster Bank (1070 N. Roselle Road) to allow installation of a traffic signal at the Golf Center Shopping Center entrance from Roselle Road. Voice vote taken. All ayes. Motion carried.

- 5. Request authorization to replace Code Enforcement Division vehicle unit 99 through the Northwest Municipal Conference Suburban Purchasing Cooperative in an amount not to exceed \$14,500.**

An item summary sheet from Peter Gugliotta and Clayton Black was presented to Committee.

Motion by Trustee Gaeta, seconded by Trustee Stanton, to replace Code Enforcement Division vehicle Unit 99 through the Northwest Municipal Conference Suburban Purchasing Cooperative in an amount not to exceed \$14,500. Voice vote taken. All ayes. Motion carried.

- 6. Request acceptance of Department of Development Services monthly report for Planning Division**

The Department of Development Services monthly report for Planning Division was submitted to the Committee.

Motion by Trustee Gaeta, seconded by Mayor McLeod, to accept the Department of Development Services monthly report for Planning Division. Voice vote taken. All ayes. Motion carried.

- 7. The Department of Development Services monthly report for Code Enforcement Division was submitted to the Committee.**

The Department of Development Services monthly report for Code Enforcement Division was submitted to the Committee.

Motion by Trustee Gaeta, seconded by Trustee Stanton, to accept the Department of Development Services monthly report for Code Enforcement Division. Voice vote taken. All ayes. Motion carried.

8. Request acceptance of Department of Development Services monthly report for Economic Development and Tourism.

The Department of Development Services monthly report for Economic Development and Tourism was submitted to the Committee.

Motion by Trustee Gaeta, seconded by Trustee Newell, to accept the Department of Development Services monthly report for Economic Development and Tourism. Voice vote taken. All ayes. Motion carried.

III. President's Report

Mayor McLeod requested that at the end of this Committee, the Village Board meeting convene, prior to remaining Committees, for purpose of presenting the Great Citizen awards.

IV. Other

V. Items in Review

VI. Adjournment

Motion by Trustee Gaeta, seconded by Trustee Newell, to adjourn the meeting at 7:35 p.m. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

Debbie Schoop, Executive Assistant

Date

Village of Hoffman Estates

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

April 6, 2015

DRAFT

I. Roll Call

Members in Attendance:

**Karen Mills, Chairperson
Gayle Vandenberg, Vice Chairperson
Gary Stanton, Trustee
Anna Newell, Trustee
Gary Pilafas, Trustee
Michael Gaeta, Trustee
William D. McLeod, Village President**

**Management Team Members
in Attendance:**

**James H. Norris, Village Manager
Art Janura, Corporation Counsel
Dan O'Malley, Deputy Village Manager
Mark Koplun, Asst. Vlg. Mgr., Dev. Services
Ted Bos, Police Chief
Jeff Jorian, Fire Chief
Pete Gugliotta, Director of Planning
Kevin Kramer, Director of Economic Dev.
Algean Garner, Director of H&HS
Joe Nebel, Director of Public Works
Rachel Musiala, Finance Director
Patricia Cross, Asst. Corporation Counsel
Patrick Seger, Director of HRM
Fred Besenhoffer, Director of IS
Patricia Cross, Asst. Corporation Counsel
Bruce Anderson, Cable TV Coordinator
Ashley Monroe, Asst. to Village Manager
Ben Gibbs, GM of the Sears Centre Arena**

The Special Planning, Building & Zoning Committee meeting was called to order at 7:00 p.m.

NEW BUSINESS

- 1. Request approval of a Termination Agreement related to prior annexation and development agreements.**

An item summary sheet from Art Janura was presented to Committee.

Motion by Mayor McLeod, seconded by Trustee Stanton, to approve a Termination Agreement related to prior annexation and development agreements. Voice vote taken. All ayes. Motion carried.

- 2. Request approval of an ordinance adding a Wholesale Vehicle Auction House use to the list of business licenses and establishing a Wholesale Vehicle Auction Transfer Tax.**

An item summary sheet from Mark Koplín, Kevin Kramer, James Norris, Patricia Cross and Art Janura was presented to Committee.

Motion by Trustee Gaeta, seconded by Trustee Vandenberg, to approve an ordinance adding a Wholesale Vehicle Auction House use to the list of business licenses and establishing a Wholesale Vehicle Auction Transfer Tax. Voice vote taken. All ayes. Motion carried.

3. Request approval of an Incentive Agreement with Adesa Illinois, LLC.

An item summary sheet from Art Janura was presented to Committee.

Motion by Trustee Gaeta, seconded by Trustee Vandenberg, to approve an Incentive Agreement with Adesa Illinois, LLC. Voice vote taken. All ayes. Motion carried.

II. Adjournment

Motion by Trustee Gaeta, seconded by Trustee Stanton, to adjourn the meeting at 7:04 p.m. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

Debbie Schoop, Executive Assistant

Date

**COMMITTEE AGENDA ITEM
VILLAGE OF HOFFMAN ESTATES**

SUBJECT: Request by Baum Revision, LLC for:
 A) A courtesy review of a proposed Duluth Trading Company retail store located at the northeast corner of Pratum Avenue and Hoffman Boulevard, and
 B) An Incentive Agreement with Baum Revision, LLC for the development of the Duluth Trading Company retail store

MEETING DATE: April 13, 2015

COMMITTEE: Planning, Building and Zoning

FROM: Peter Gugliotta/Mark Koplin *m.k.*

REQUEST: Request by Baum Revision, LLC for:
 A) A courtesy review of a proposed Duluth Trading Company retail store located at the northeast corner of Pratum Avenue and Hoffman Boulevard, and
 B) An Incentive Agreement with Baum Revision, LLC for the development of the Duluth Trading Company retail store.

BACKGROUND: The subject property known as Parcel 16 in Prairie Stone Business Park was approved for a multiple restaurant development in 2008. Due to economic factors, the site never developed and was subsequently foreclosed upon and is currently owned by a bank.

This site is a key part of the 59/90 Entertainment District. The site was rezoned by the village to B-3 in 2012 to supplant the EDA zoning associated with the Sears Annexation Agreement that was expiring. The B-3 zoning was designed to specifically facilitate entertainment, retail, restaurant, hotel, or other similar compatible uses. A retail project such as this with a regional draw locating on this high profile corner should help stimulate additional related development on nearby parcels.

PROPOSAL: *Courtesy Review*
 The petitioner is proposing to purchase the entire parcel and develop a portion of it with an approximately 14,525 square foot Duluth Trading Company retail store. Duluth Trading Company was founded in 1989 and is headquartered in Belleville, Wisconsin. They design and sell work wear and clothing. The company sells its products primarily through its catalogs, website, and stores, and it currently has store locations in Belleville, Mount Horeb, and Port Washington, Wisconsin and in Bloomington, Fridley and Duluth, Minnesota.

PROPOSAL: (Continued)

The petitioner plans to construct the store at the hard corner of Pratum Avenue and Hoffman Boulevard. The balance of the property north of the proposed store would be reserved for a future development of a compatible use like a restaurant. Access is currently shown from both Pratum Avenue and Hoffman Boulevard. The access from Pratum Avenue would be the only full access point into the site. Parking is shown at 130 spaces which is more than adequate for this sized retail. The parking configuration and site layout may be modified as part of the site plan review process.

The building itself is proposed to have an old fashioned machine shop appearance to it with a standing seam roof with bronze finish and wood grained siding, fascia, and trim colored red. A stone veneer and ledger cap is proposed at the base of the building. A Master Sign Plan would be done as part of the development to address the unique nature of the planned signage.

If the petitioner proceeds with their plans, the request would go through the typical site plan review process. At that time, engineering, landscaping, and architectural plans would be reviewed to ensure the proposed concept plan meets all Village codes and requirements.

Incentive

The bank holding the parcel as a result of the foreclosure is requiring Baum, as the developer, to acquire the entire 7 acre parcel, even though Baum only has the single tenant at this time. Further, this parcel is encumbered by the 50 foot wide conservation easement along the central wetlands and poor soils in the southeastern portion of the site. There are also severe slopes adjacent to the wetlands. For these reasons, coupled with the land cost, Baum requests a financial incentive to bridge the financial "gap" in their pro forma, approximately \$220,000.

Duluth Trading Company will generate an estimated \$140,000 per year in sales taxes to the Village. While it will be a relatively small retail store, it does have a recognizable name that will draw new customers to the 59/90 Entertainment District, and complements the Cabela's store just up the road. Duluth will sign a 15 year lease.

To bridge the gap, several sources may be used. First, the Village has access to EDA Bond Funds for the costs of the curb cuts on Pratum Avenue and Hoffman Boulevard (approximately \$20,000). Second, an existing site development deposit can be used for grading and stormwater management (\$12,400). Third, the Enterprise Zone sales tax exemption is worth an estimated \$35,000. Finally, a short duration sales tax rebate is proposed for the \$130,000 sales tax incentive. Collectively, the Village would address around 85% of the financial gap.

The draft incentive agreement includes the standard language used in previous incentives. The term of this agreement would be for just six years (including the first partial year), with an end date of December 31, 2021, although Baum should receive the full amount in just over three years. If sales exceed expectations, the payback would be quicker, and vice versa if sales lag projections. If they have not received the full amount in six years, the incentive would expire without full payment to Baum. Duluth needs to open by December 1, 2016.

If recommended approval by the Committee, the incentive agreement would appear on the same Village Board agenda as the final site plan approval. At this time, the hope is to be able to present to the Planning and Zoning Commission this summer.

RECOMMENDATION:

Materials presented for courtesy review only.

Attachments

cc: Planning and Zoning Commission Members
Scott Goldman (Baum Revision, LLC)
Lee Winter (Bonnie Management Corp.)

VILLAGE OF HOFFMAN ESTATES
1900 Hassell Road
Hoffman Estates, Illinois 60169

REQUEST FOR COURTESY REVIEW
PLANNING, BUILDING AND ZONING COMMITTEE OF THE VILLAGE BOARD


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 or make comments 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.

Twenty (20) copies of a site plan (preferably 8½" x 11"), a brief description of the project, and the *Statement of Understanding* (below) should be submitted to the Director of Planning approximately 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 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.



Signature

Scott Goldman

Name (PLEASE PRINT)

Company/Developer: Baum Revision, LLC

Address: 1030 W Chicago Ste 300

City, State, Zip Code: Chicago, IL 60642

Telephone Number: 312-212-5400

Email Address: sg@revisiongrp.com

Name of Project: Duluth Trading Co

Date: 3/18/15

**COST RECOVERY AGREEMENT
BETWEEN THE
VILLAGE OF HOFFMAN ESTATES AND
BAUM REVISION, LLC (DULUTH TRADING COMPANY)**

This Agreement is entered into this ____ day of _____ 2015, by and between the Village of Hoffman Estates, an Illinois municipal corporation ("Village") and Baum Revision, LLC, an Illinois limited liability company ("BR").

WITNESSETH:

WHEREAS, the Village is desirous of development of the vacant site located at the northeast corner of Hoffman Boulevard and Pratum Avenue, in the Village, bearing PINS 01-32-400-020 and 01-32-400-040 and legally described in Exhibit A attached hereto and incorporated herein by reference (the "Property"); and

WHEREAS, BR plans to purchase and develop the Property, which consists of approximately 6.9 acres, with a 14,525 square foot Duluth Trading Company retail store ("DTC") as Phase I, and a yet to be determined use as Phase II. A conceptual site plan reflecting Phase I and Phase II, prepared by Brousseau Design Group and dated March 25, 2015, is attached hereto as Exhibit B and incorporated herein by this reference; and

WHEREAS, it is the understanding of the Village that BR has a letter of intent from DTC to occupy retail space on the Property and DTC will enter into a fifteen (15) year lease of the retail space, with extensions possible; and

WHEREAS, BR has requested Village assistance in the form of certain sales tax revenue sharing upon development, completion, and occupancy of retail improvements on the Phase I Property by DTC; and

WHEREAS, in the interest of economic development, the Village is willing to commit Economic Development Area (EDA) Bond Funds for curb cuts and driveways within the right of way, extend Enterprise Zone benefits, and commit site development funds on deposit; and

WHEREAS, that the Property is currently vacant and has been vacant for more than a year prior to the date of the Agreement, and is a key parcel within the 59/90 Entertainment District to draw users from beyond the Village's borders; and

WHEREAS, that development of the Property will bring an estimated 25,000 customers to the facility annually, many of whom will patronize other businesses in Hoffman Estates; and

WHEREAS, that development of the Property will create employment opportunities within the Village; and

WHEREAS, that development of the Property will enhance Village revenues, as well as the Village's tax base; and

WHEREAS, BR meets high standards of credit worthiness and has the financial strength and ability to successfully use and develop the Property pursuant to the Agreement and applicable Village codes and standards, as demonstrated by an initial equity investment of not less than ten percent (10%) of the total project costs; and

WHEREAS, that after full consideration of all planning, development, economic, fiscal and land use issues affecting the use and development of the Property, it is in the best interest of the Village to enter into the Agreement; and

WHEREAS, the expansion of the tax base and infusion of money into the local economy are public benefits for which the expenditure of funds is proper; and

WHEREAS, to facilitate the construction of the DTC Phase I development, the Village commits to payment to BR of the amounts attributable to unique circumstances herein provided; and

WHEREAS, development of the Property will serve to further the development of adjacent areas and make adjacent property more attractive to other complementary companies and tenants that will also enhance employment opportunities and Municipal revenues; and

WHEREAS, it is anticipated that DTC will generate an estimated \$140,000 per full calendar year in Municipal Sales Tax Revenue; and

WHEREAS, the opening of a DTC retail store will make Phase II of the Property more attractive to complementary tenants that will also generate Municipal Sales Tax Revenue; and

WHEREAS, development of the Property will strengthen the commercial sector of the Village; and

WHEREAS, absent participation by the Village pursuant to this Agreement, the Facility would not have been constructed within the Village.

NOW, THEREFORE, in consideration of the premises and of the mutual promises, agreements, covenants, and undertakings set forth herein, the parties hereto agree as follows:

1. Incorporation of Preambles. The parties hereby adopt the recitals contained in the preambles as provisions of this Agreement and find the same to be true and correct.
2. Definitions. Municipal Sales Tax or Municipal Sales Tax Revenue. For the purposes of this Agreement, the use of terms "Municipal Sales Tax" or "Municipal Sales Tax Revenue" shall mean any and all Retailers Occupation Taxes, Retailers Service

Occupation Taxes, Retailers Use Tax, Retailers Service Use Tax, the Home Rule Municipal Service Occupation Tax, or any other “sales tax” or successor tax that may be enacted by the State of Illinois or any governmental agency or body created under the laws of the State of Illinois and located within the State of Illinois which the Village is able to verify by reference to the documents described in Section 4, *infra*, hereinafter being assessed, accruing or arising as a result of and received by the Village from the State of Illinois or such other governmental agency or body created as aforesaid. As of the execution hereof, the Municipal Sales Tax Revenue received by the Village is composed of one percent (1%) of general merchandise sales as part of the Retailers’ Occupation Tax and one percent (1%) of general merchandise sales under the Home Rule Sales Tax.

C. Revenue Year. For the purposes of this Agreement, “Revenue Year” shall mean each twelve (12) month period during the term hereof, commencing January 1 and ending December 31, of said calendar year.

D. Partial Revenue Year. The year in which BR receives a final certificate of occupancy to operate its business as aforesaid on the Property.

3. Economic Incentives.

A. BR Representation. BR represents, warrants, and covenants that it will require DTC, in the lease agreement, to comply in all respects with the Retailers Occupation Tax Act, as amended [35 ILCS 115/1 *et. seq.*], the Service Occupation Tax Act, as amended [35 ILCS 120/1 *et. seq.*], and the Home Rule Municipal Service Occupation Tax (65 ILCS 5/8-11-5).

B. Municipal Sales Tax Recovery. Village shall pay a Municipal Sales Tax recovery to BR per year beginning with the partial year in which the DTC store opens for business, followed by the first full Revenue Year of operation of the DTC store. The payment will be calculated on the Municipal Sales Tax generated and actually received by the Village from the State of Illinois by all retail sales of the DTC store located on the Property per year until the amount of one hundred thirty thousand dollars (\$130,000) is paid to BR, or six (6) years, whichever occurs first (“Payment Term”).

	<u>BR</u>	
Year of opening (2016, Partial Revenue Year)		50% of Municipal Sales Tax
2017 Revenue Year		30% of Municipal Sales Tax
2018 Revenue Year		30% of Municipal Sales Tax
2019 Revenue Year		25% of Municipal Sales Tax
2020 Revenue Year		25% of Municipal Sales Tax
2021 Revenue Year		25% of Municipal Sales Tax

Notwithstanding the foregoing, for any Revenue Year, other than the Partial Revenue Year, in which Retail Space does not generate at least one hundred five thousand dollars (\$105,000) in Municipal Sales Tax Revenue (the "Base Amount"), the Village shall not be required to rebate to BR any portion of the Municipal Sales Tax for that particular Revenue Year.

No amounts payable hereunder shall be due or paid until the Municipal Sales Taxes are paid to the Village from the State.

C. Commitment of EDA Funds and Site Development Funds. The Village pledges to reimburse the cost of two curb cuts and pavement in the right of way from EDA Bond Funds. The estimated value of this work is \$10,000 each or a total of \$20,000.

The Village also pledges to provide \$12,400 of Site Development Funds currently held on deposit for grading and/or stormwater improvements.

BR shall cause the construction bids to call out these improvements with separate costs. Reimbursement shall occur only after proof of payment and sufficient lien waivers are provided.

D. Commencement of Construction. BR agrees to break ground and commence construction of the new DTC store within seven (7) months after it receives all necessary governmental approvals (including MWRD) for the construction and development of Phase 1. If DTC does not open by December 1, 2016, this Agreement shall become null and void.

E. Right to Collect Funds Due. If any money due from BR to the Village is not received or paid to the Village by BR within thirty (30) days after a demand for such payment, then such money, together with interest and costs of collection, including legal fees and administrative expenses, shall become a lien upon all portions of the Property. The Village has the right to subtract any amounts due from the annual amount due under this Agreement. Any sale or transfer shall not relieve the Property from liability for any charges thereafter becoming due, nor from the lien of any subsequent charge.

F. Illinois Prevailing Hourly Wage Rate Act. During development of the property, BR shall comply with the provisions of the Illinois Prevailing Hourly Wage Rate Act.

G. Termination of Retail Sales. BR agrees that if at any time within two (2) years of the final payment to BR, retail sales by DTC shall permanently cease on the Property for any reason other than condemnation, casualty or force majeure, and not within one (1) year replace such sales that generate a similar amount of sales tax at the time of such cessation (within ten percent [10%]), then BR shall be liable for and shall refund to the Village any and all monies therefore received pursuant to this Agreement.

4. Reimbursement Mechanism. The Village shall remit in full to BR the share of the Municipal Sales Tax Revenue to which BR is entitled, as determined in Section 3, *supra*. The Village shall be liable to BR for disbursement of monies hereunder only to the extent of the Municipal Sales Tax Revenue or Incentive Municipal Sales Tax Revenue generated by the sales on the Property and actually received by the Village from the Illinois Department of Revenue or other applicable governmental agency or body, in such amounts and at such times as the properly executed authorizations granting the Village the right to access the sales tax records of DTC.

Any payments due BR pursuant to this Agreement shall be reduced by an amount equal to all collection fees, if any, imposed upon the Village by the State of Illinois or the Illinois Department of Revenue or other applicable governmental agency or body, for collection of Municipal Sales Tax Revenue generated by all retail sales of the DTC store provided, however, that the payment of such collection fees shall not reduce the total amount to be paid to BR pursuant to this Agreement.

5. No Guarantee. The parties acknowledge and agree that none of the terms, conditions, or provisions of this Agreement shall be construed, deemed, or interpreted as either (1) a guarantee that the Village will receive any Municipal Sales Taxes as a result of the operation of the development on the Property, or (2) a requirement or obligation by BR to redevelop the Property or generate Gross Receipts from the Property.

6. Casualty/Extension of Payment Term. Provided BR is not in default hereunder, the Village shall continue to make any and all disbursement during any period of force majeure referred to hereinabove to which BR would otherwise be entitled hereunder for said period.

7. Default Remedies. Except as otherwise provided in this Agreement, in the event of any default or breach of this Agreement or any terms or conditions by any party hereto, such party shall, upon written notice from the non-defaulting party, proceed promptly to cure or remedy such default or breach within sixty (60) days after receipt of such notice. In case any action hereunder is not taken or not diligently pursued or the default or breach be cured or remedies within the above periods, the aggrieved party may institute such proceedings as may be necessary or desirable in its opinion to cure and remedy such default or breach. No waiver made by any party with respect to any specific default by any other party under this Agreement shall be construed as a waiver of rights with respect to any other default by the defaulting party under this Agreement or with respect to the particular default except to the extent specifically waived in writing or otherwise prohibited by law.

8. Entire Agreement. This Agreement sets forth all the promises, inducements, agreements, conditions, and understandings between BR and the Village relative to the subject matter hereof.

9. Governing Law. This Agreement shall be construed and enforced in accordance with the laws of the State of Illinois.

(2) BR has the right, power, and authority to enter into, execute, deliver, and perform this Agreement.

(3) The execution, delivery, and performance by BR of this Agreement has been duly authorized by all necessary action, and does not and will not violate their Operating Agreements or Articles or Organization as amended and supplemented, or constitute a breach of default under or require any third party consent under any agreement, instrument, or documents to which BR is a party or by which BR is now or may become bound.

B. The Village of Hoffman Estates, an Illinois municipal corporation, represents, warrants, and covenants, as of the date of this Agreement as follows:

(1) It is "home rule unit" pursuant to Article VII, Section 6, of the Illinois Constitution of 1970.

(2) It has the right, power, and authority to enter into, execute, deliver, and perform this Agreement.

16. Limited Liability of Corporate Authorities. The parties hereto acknowledge and agree that the individuals who are members of the group constituting the corporate authorities of the Village are entering into this Agreement in their corporate capacities as members of such group and shall have no personal liability in their individual capacities.

17. Term of Agreement. The term of this Agreement shall be from the date of this Agreement to December 31, 2021.

18. Assignability. This Agreement may be collaterally assigned once, to a first mortgage lender of the Property, and only upon written approval by the Village of Hoffman Estates, by any party for any reason.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the year and date first above written.

VILLAGE OF HOFFMAN ESTATES
An Illinois Municipal Corporation

BR Revision, LLC
An Illinois Limited Liability Company

By: _____

Name: William D. McLeod

Title: Village President

Date: _____

By: _____

Name: Scott Goldman

Title:

Date: _____

ATTEST:

By: _____

Name: Bev Romanoff

Title: Village Clerk

Date: _____

ATTEST:

By: _____

Name:

Title:

Date: _____

STATE OF _____)
) SS
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Lee Winter, personally known to me to be the _____ of BR Revision, LLC, an Illinois Limited Liability Company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such officer he/she signed said instrument as his/her free and voluntary act, and as the free and voluntary act and deed of said BR Revision, LLC, an Illinois Limited Liability Company, as _____ of such limited partnership, for the uses and purposes therein set forth.

Given under my hand and seal this ____ day of _____, 2015.

Notary Public

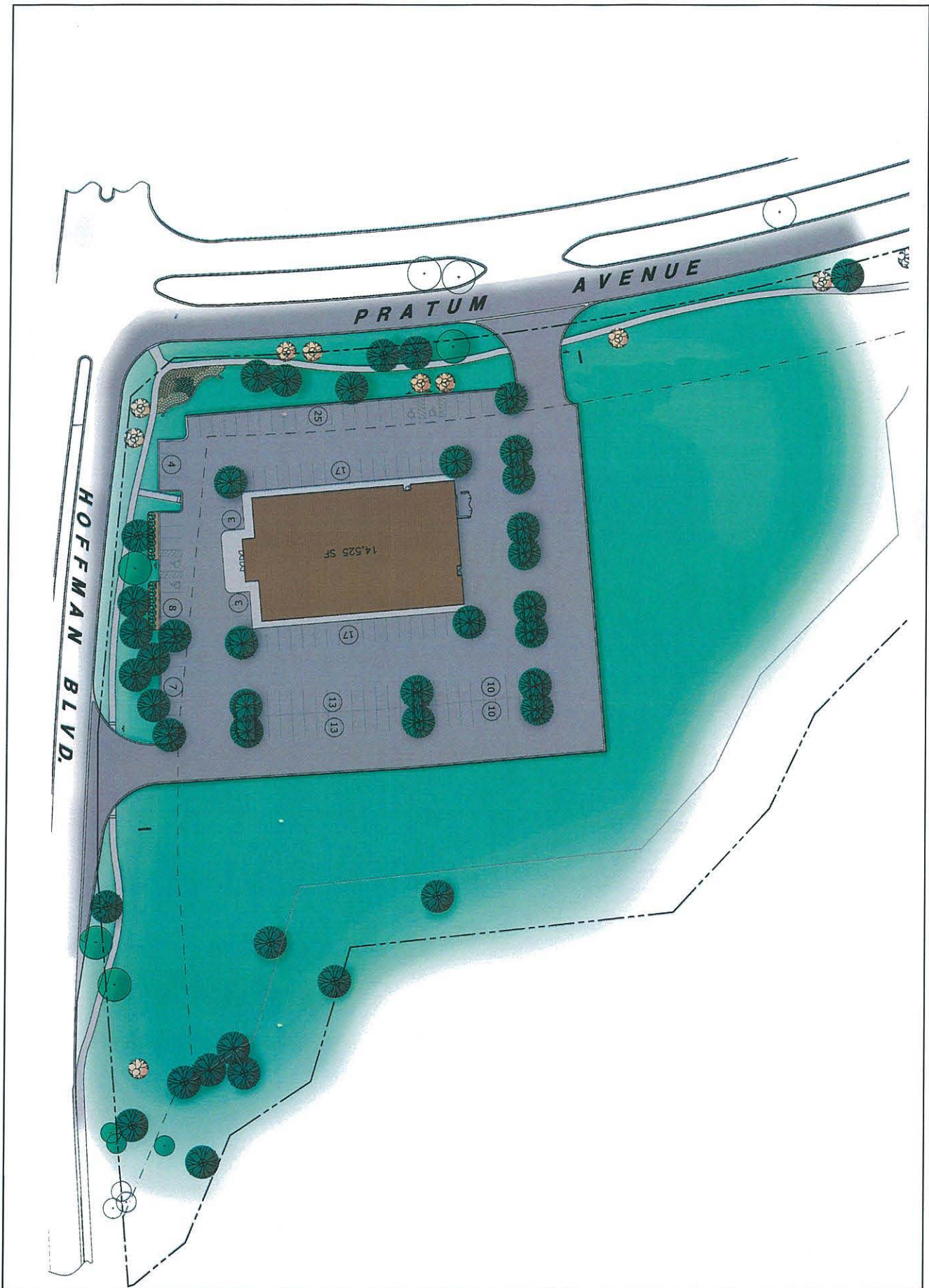
EXHIBIT A

LEGAL DESCRIPTION

LOT 4A5D1 IN THE RESUBDIVISION OF LOT 4A5D IN PRAIRIE STONE, BEING A RESUBDIVISION OF THE SOUTH 1/2 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 2, 2005 AS DOCUMENT NUMBER 0530634052, IN COOK COUNTY, ILLINOIS.

PIN'S: 01-32-400-020
01-32-400-040

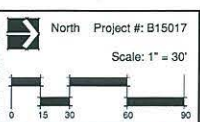
EXHIBIT B
SITE PLAN FOLLOWS



Sheet #


Sheet Title
Site Plan

Issues & Revisions	
#	Date Description
1	03/25/16 For Village Review



Project & Client Name
Lot 16 Development
Prairiestone
Hoffman Estates, Illinois

BDG
Brusseau Design Group, LLC
 Landscape Architecture • Site Design • Recreational Planning & Design
 2075 Pratum Avenue, Hoffman Estates, IL 60192
 (224) 293-6470 (224) 293-6477 Fax



Duluth Trading Co., Hoffman Estates
Building Concept

RETAIL [BRAND] SOLUTIONS

Duluth Trading company (Parcel 16 in Prairie Stone)

4/9/2015

f:DTC incentive

Year	Estimated Sales **	Estimated Muni. Sales Tax Revenue to VHE (2%)	% of Sales Tax to be rebated to dealer	REBATE Annual rebate to dealer *	NET REVENUE PER YEAR TO VHE
2016	\$7,000,000	\$81,667	50%	\$40,833	\$40,833
2017	\$7,000,000	\$140,000	30%	\$42,000	\$98,000
2018	\$7,000,000	\$140,000	30%	\$42,000	\$98,000
2019	\$7,000,000	\$140,000	25%	\$5,167 *	\$134,833
2020	\$7,000,000	\$140,000	25%	\$0 *	\$140,000
2021	\$7,000,000	\$140,000	25%	\$0 *	\$140,000
6 years ROI analysis		\$781,667		\$130,000	\$651,666

ratio: \$5.01 : \$1.00 over 6 years
(total revenues) VHE : Dealer

Term is 1 partial year plus 5 full years

* Rebate ceases after cap of \$130,000 is attained.

** Sales estimates provided by DTC

0% annual increase in annual sales after year 1

Sales in 2016 assumed for 7 months only, and calculated as 7/12ths of the annual sales projection.

The "Financial Gap": \$ 241,000

Village assistance:

- \$ 20,000 Curb cuts (2 @ \$10,000 ea.)
- \$ 12,400 Site development funds for this parcel
- \$ 37,600 Enterprise Zone benefits - sales tax exemption on construction materials 30-40% of construction costs, times average of 8% sales tax
- \$ 130,000 Sales tax incentive over first 3 years

\$ 200,000 Village prepared to help with aprox. 83% of the "Gap"
83%

**COMMITTEE AGENDA ITEM
VILLAGE OF HOFFMAN ESTATES**

SUBJECT: Discussion regarding the Cook County Class 7c CURE property tax classification

MEETING DATE: April 13, 2015

COMMITTEE: Planning, Building and Zoning

FROM: Kevin Kramer *VK*

REQUEST: Discussion regarding the Cook County class 7c CURE property tax exemption.

BACKGROUND: On June 18, 2014, the Board of Cook County approved an ordinance enacting a new property tax incentive program. The 7c CURE (Commercial Urban Relief Eligibility) program (description attached) was designed in response to commercial property owners losing tenants to neighboring counties due to rent rate competition resulting from lower property taxes. This incentive is meant to be a short term relief for owners to make improvements on their property to entice new tenants or investors to their commercial sites.

DISCUSSION: The new exemption is similar to the Cook County Class 7a or 6b programs whereby it lowers the owner's property taxes from the 25% assessed level down to 10% for a period of time, then gradually increases back to the normal level. The difference here is the exemption is only for 5 years, where the 7a or 6b type is for 13 years. Also, the eligibility requirements stipulated by the County are relatively low so staff would propose to add extra guidelines in helping to determine if a property is eligible. The exemption does have language whereby the incentive can be revoked if any party should request to cancel.

Staff reviewed vacant sites and partially vacant buildings in the Village and feel there are several sites which could qualify for the program, should the owners come forward and ask for a resolution supporting their application. Many of these sites are older shopping centers or office complexes which could use updating on the inside and out.

Each application would be considered by the Village Board on a case-by-case basis, with the most important part being the viability and timeliness of a project which will improve the property, increase occupancy, and raise property values. This discussion does not approve any applications.

RECOMMENDATION: Direct staff to add the Class 7c exemption to the list of incentives which may be considered for commercial projects.

Attachment

cc: Planning & Zoning Commission Members

Description of the Cook County Class 7c CURE Property Tax Classification Program

Summary:

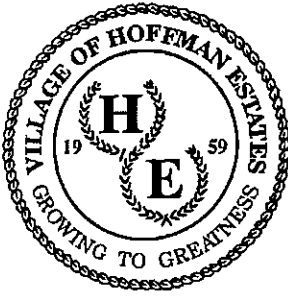
- Class 7c Incentive is a 5 year program whereby a property assessment level is reduced from the regular assessment of 25% of its market value.
 - 10% assessment level in years 1-3
 - 15% assessment level in year 4
 - 20% assessment level in year 5
- The municipality must support and consent to the incentive by passing a resolution.
- Incentive can be renewed for one, five year term as long as the municipality supports the renewal.
- The incentive can be cancelled or revoked by:
 - The assessor
 - The county board by resolution or ordinance
 - The county board by resolution or ordinance at the request of the municipality
 - Request by the taxpayer to cancel
- The Class 7c sunsets on November 30, 2019. This is the last date to be approved for the program. Properties approved before this date which are set to expire after 2019 will be allowed to continue their benefits.

Cook County Requirements:

- New construction, substantial rehab, or re-occupancy of abandoned buildings.
- Property must be at least partially vacant for at least 12 months.
- Project must meet four factors:
 1. *Real Estate Tax Analysis:* AV, EAV or RE taxes have declined or remained stagnant for three of the past six years.
 2. *Viability and timeliness of the project:* The project is viable and likely to go forward on a reasonably timely basis if granted a Class 7c designation.
 3. *Assistance and necessity of the project:* Project must be “but for” and be economically feasible when the incentive expires.
 4. *Increased employment and taxes:* A statistical analysis projecting the added real estate tax revenue and employment which will result from the development, with and without the incentive.
- A filing fee of \$500.00 must be paid at time of the application filing.

Possible Additional Village Requirements to Consider:

- Property must be at least 50% vacant for at least 1 year at the time of application.
- Property owner must upgrade all buildings to meet the current Village Fire Sprinkler Ordinance within one year of the designation or the incentive will be revoked.
- All property and buildings must meet zoning and building codes, with no outstanding items.
- Each applicant will be on a case by case basis.
- The Village would not renew the incentive.



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

SUBMITTED TO: PLANNING, BUILDING & ZONING COMMITTEE
BY: Peter Gugliotta, Director of Planning, Building and Code Enforcement *PG*

April 2015

PLANNING AND ZONING COMMISSION MEETINGS

March 18, 2015 Meeting

- Royal Foot Spa, 14 Golf Center, Special Use for a Foot Massage Business (**Approved**)
- Adesa Vehicle Auction, NWC Beverly Rd & Prairie Stone Pkwy – Rezoning, Special Use, Final Plat, Final Site Plan with Variations, and Master Sign Plan (**Approved**)

April 1, 2015 Meeting

- Main Event, SEC Pratum Ave & Prairie Stone Pkwy – Final Plat & Site Plan for an Entertainment Center (**Withdrawn – may reapply pending new purchase contract**)
- Burger King (under permit review), 2599 W. Higgins - Master Sign Plan Amendment (**Denied**)
- Resident, 520 Olive Street – Setback Variation for addition (**Approved**)

Upcoming April 15, 2015 Meeting

- McDonald's and Barrington Square Town Center – Final Site Plan for new restaurant & Plat, Site Plan Amendment and Master Sign Plan Amendment for overall shopping center changes
- BP Gas Station - Master Sign Plan

Upcoming May 6, 2015 Meeting

- Jacobson Animal Clinic – Charles Plaza – Special Use for an Animal Clinic
- Resident, 3810 Winston - Shed Variation

CURRENT ACTIVE PROJECT REVIEWS

- Bergman Pointe, NWC Algonquin and Ela – Final site plan and subdivision for single family homes
- Wendy's, Golf Center – Site plan for store demolition and reconstruction
- Poplar Creek Crossing outlot, Sutton Rd. – Site plan for retail building
- Bright Hope, 2060 Stonington – Special Use and Site Plan Amendment for Assembly Use
- Woodfield Acura, former Dover Straits – site plan for new auto dealership
- Prairie Stone Parcel 16 – Site Plan for retail building(s)
- H90 Business Park – Concept Plan for new office/industrial user
- 1070 N. Roselle (former Myoda) – Concept plan for new restaurant
- Montessori - 1200 Freeman – Site plan and special use for day care/school

POTENTIAL UPCOMING PROJECTS

- Beverly Properties – Site plan for warehouse building
- Main Event – SEC Pratum & Prairie Stone – site plan and plat for entertainment center
- 2495 Pembroke – site plan amendment for parking lot expansion
- Plum Farms, North side of Higgins Rd. at Old Sutton Rd. – Concept plan for mixed use development
- SE corner Beverly & Prairie Stone Parkway – Site Plan for entertainment use
- Hoffman Plaza – Site plan amendment for façade changes, new tenants, and other improvements
- Firestone, 1050 N. Roselle – Site plan amendment for parking lot modifications and sign relocation
- Firestone, 801 N. Barrington Rd. – Site plan for tire storage building
- 1300 Higgins Road (former Marathon gas station) – Concept plan for automotive repair use

GENERAL ACTIVITIES

On February 26, Peter Gugliotta attended an APA-CMS seminar on post-recession suburban development trends.

Site Plan Review Process	This Month		This Quarter		Year to Date	
Number administrative cases completed	0	0% completed	2	67% completed	2	67% completed
Number of PZC cases completed	1	administratively	1	administratively	1	administratively
Annual goal is to complete at least 65% of cases through administrative review process						

Site Plan Review Timing	This Month		This Quarter		Year to Date	
Number of cases processed within 105 days	1	100% completed within 105 days	3	100% completed within 105 days	3	100% completed within 105 days
Annual goal is to complete 100% of cases within 105 days						

Coordinating Planning & Code Efforts	This Month	This Quarter	Year to Date	Year Target
Number of staff coordination meetings held	4	12	12	48

Economic Development Information Items	This Month	This Quarter	Year to Date	Year Target
Number of visithoffman.com listings updated	6	14	14	100% updated within 5 days
Average number of Village signs in rotation on electronic Tollway sign	2	2	2	100% of time at least 2 signs in rotation
New digital signs produced for Tollway sign	0	7	7	6

Comprehensive Plan Update	This Month	This Quarter	Year to Date	Year Target
Number of meetings held by staff working group	4	9	9	20
Percentage of detailed draft outline completed	25%	25%	25%	100% completion of detailed draft outline

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

- On April 9, Clayton Black attended a meeting of the Cook County HOME Consortium, of which the Village is a member of, as planning continues on the 2015-2019 Consolidated Plan update.
- Received notice from HUD that the 2015-2016 CDBG allocation will be \$246,395, approximately \$5,000 less than the 2014-2015 allocation.

The current CDBG Program Year runs from October 1, 2014 through September 30, 2015. Therefore the information below is for the second quarter of the current program year.

CDBG Expenditures and Reporting Ratio	This Month	This Quarter	Year to Date	Current Reporting Ratio
	\$0	\$15,176	\$186,433	1.67
"Current Reporting Ratio" equals ratio of unspent funds to total allocated funds in program year. Permitted to hold up to 1.5 of yearly allocation.				

Housing Program Goals	This Month	This Quarter	Year to Date	Year Target
Rehabilitation Projects completed	0	0	0	5
Housing & related issues education pieces released	1	1	3	5



**VILLAGE OF HOFFMAN ESTATES
DEPARTMENT OF DEVELOPMENT SERVICES
CODE ENFORCEMENT DIVISION MONTHLY REPORT**

SUBMITTED TO: PLANNING, BUILDING & ZONING COMMITTEE
BY: Peter Gugliotta, Director of Planning, Building and Code Enforcement *PG*

April 2015

GENERAL ACTIVITIES

- On March 4, 2015, Kathleen Kuffer attended a Kane County Hoarding Task Force seminar on Hoarding.
- On March 6, 2015, John Cumppek attended a seminar on 2015 IBC and 2015 IRC updates.
- On March 11, 2015, David Banaszynski attended a Geothermal Well seminar in Peoria.
- On March 11, 2015, John Shogren attended a continuing education seminar for the State Plumbing Code in Hillside.
- On March 13, 2015, David Banaszynski attended the SBOC meeting in Woodridge.
- On March 19, 2015, David Banaszynski attended his State Board of Health meeting in Chicago.
- On March 20, 2015, Anthony Knuth attended the Suburban Building Officials Conference on Fire Day in Woodridge.
- On March 20, 2015, John Shogren attend a continuing education class for Illinois PHCC in Oakbrook Terrace.
- On March 22, 2015, David Banaszynski inspected the Celtic Fest at the Sears Centre.
- On March 24, 2015, David Banaszynski attended his Environmental Health Board meeting in Springfield.
- On March 27, 2015, Jeff Mattes and Tim Meyer attended a seminar sponsored by the Suburban Building Officials on the 2015 International Fire Code and the 2015 International Building Code.

ADMINISTRATIVE ACTIVITIES

- In March, a new building permit application form and related documents began being used.
- The annual contractor license renewal mailing was sent in March, with licenses expiring on April 30.

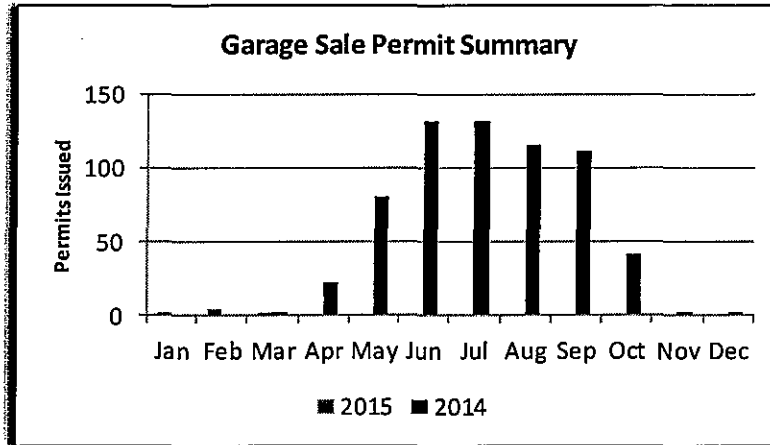
Enhance Customer Service In Permit Process	This Month	This Quarter	Year to Date	Year Target
Number of building permit plan review process improvements made	0	0	0	2
Number of building permit administrative processing improvements made	1	1	1	2

RENTAL HOUSING LICENSE AND INSPECTION PROGRAM

- There are currently 1,895 rental properties registered at this point.
- Citations are being issued to roughly 50 owners who did not renew their license.
- Collection of any outstanding money owed by rental owners to the Village continues to occur as part of the rental housing process.

Garage Sales

Year	2015	2014
Jan	2	1
Feb	5	1
Mar	3	3
Apr	0	23
May	0	81
Jun	0	131
Jul	0	132
Aug	0	115
Sep	0	111
Oct	0	41
Nov	0	3
Dec	0	2
Total	10	644

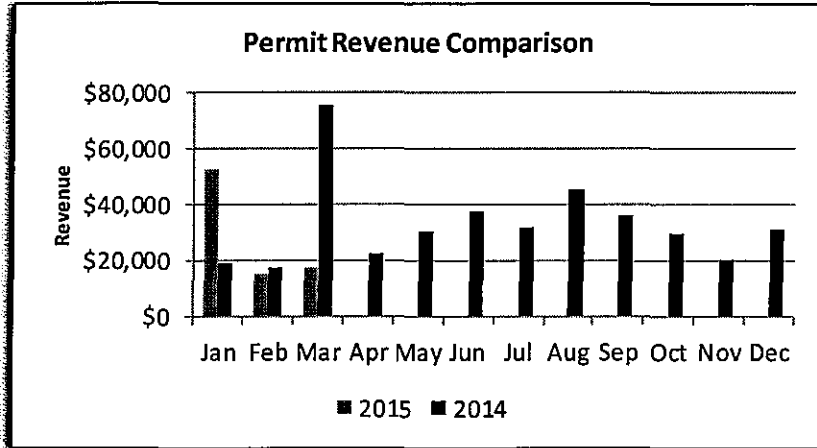


2015 Building and Fire Permits Issued

Permit	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2015 YTD	2014 Total
Building Permits														
Commercial Remodeling	4	4	9	0	0	0	0	0	0	0	0	0	17	69
Community Residence	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Demolition	0	0	1	0	0	0	0	0	0	0	0	0	1	5
Driveways	4	0	2	0	0	0	0	0	0	0	0	0	6	248
Electrical	1	2	4	0	0	0	0	0	0	0	0	0	7	85
Fences	0	1	6	0	0	0	0	0	0	0	0	0	7	182
Mechanical	14	17	13	0	0	0	0	0	0	0	0	0	44	180
Miscellaneous Permits	19	15	29	0	0	0	0	0	0	0	0	0	63	568
Multi-Family Remodeling	0	3	3	0	0	0	0	0	0	0	0	0	6	51
New Commercial	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Plumbing	21	26	14	0	0	0	0	0	0	0	0	0	61	211
Pools	0	0	0	0	0	0	0	0	0	0	0	0	0	16
Residential Decks & Patios	0	0	3	0	0	0	0	0	0	0	0	0	3	121
Residential Garages	0	0	0	0	0	0	0	0	0	0	0	0	0	6
Residential Remodeling	10	8	12	0	0	0	0	0	0	0	0	0	30	177
Residential Sheds	1	0	1	0	0	0	0	0	0	0	0	0	2	44
Roofs/Siding	4	3	22	0	0	0	0	0	0	0	0	0	29	539
Signs	11	3	5	0	0	0	0	0	0	0	0	0	19	101
New Single Family Residences	3	0	0	0	0	0	0	0	0	0	0	0	3	1
Fire Permits														
Automatic Fire Alarms	1	2	4	0	0	0	0	0	0	0	0	0	7	37
Fuel Storage Tanks	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hood & Duct	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Automatic Sprinklers	1	4	3	0	0	0	0	0	0	0	0	0	8	37
Lock Boxes	0	0	0	0	0	0	0	0	0	0	0	0	0	7
Other	0	2	1	0	0	0	0	0	0	0	0	0	3	50
2015 Total	94	90	132	0	0	0	0	0	0	0	0	0	316	
2014 Total	91	86	146	225	306	329	312	313	277	328	179	147		2739

Permit Revenue

Year	2015	2014
Jan	\$52,379	\$18,611
Feb	\$15,057	\$17,377
Mar	\$17,389	\$75,725
Apr	\$0	\$22,612
May	\$0	\$30,175
Jun	\$0	\$37,807
Jul	\$0	\$31,923
Aug	\$0	\$45,104
Sep	\$0	\$35,858
Oct	\$0	\$29,589
Nov	\$0	\$20,425
Dec	\$0	\$30,858
Total	\$84,825	\$396,064



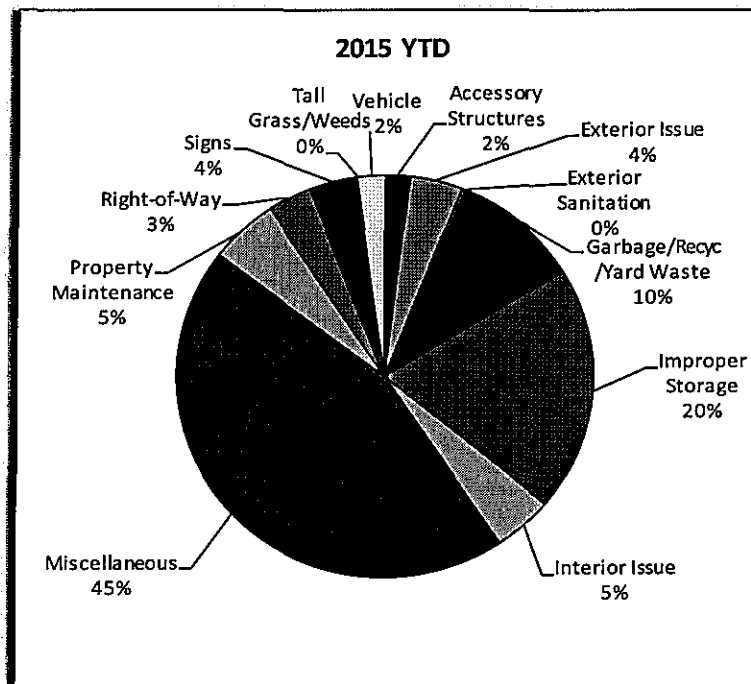
2015 Budget: \$545,000

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

Building Permit Processing Performance	This Month	This Quarter	Year to Date	Year Target
Percentage of permits entered in computer within 24 hours of submittal	98%	98%	98%	95% within 24 hours
Percentage of permit plan reviews completed within 10 business days	98%	98%	98%	95% within 10 days
Percentage of final permits processed within 48 hours of plan approval	98%	98%	98%	90% within 48 hours

2015 Property Maintenance Summary Report

Violation	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2015 YTD	2014 Total
Accessory Structures	4	1	1	0	0	0	0	0	0	0	0	0	6	46
Exterior Issue	5	4	4	0	0	0	0	0	0	0	0	0	13	750
Exterior Sanitation	0	0	1	0	0	0	0	0	0	0	0	0	1	29
Garbage/Recyc/Yard Waste	21	10	1	0	0	0	0	0	0	0	0	0	32	497
Improper Storage	34	26	3	0	0	0	0	0	0	0	0	0	63	342
Interior Issue	11	3	1	0	0	0	0	0	0	0	0	0	15	67
Miscellaneous	58	46	39	0	0	0	0	0	0	0	0	0	143	434
Property Maintenance	5	10	2	0	0	0	0	0	0	0	0	0	17	95
Right-of-Way	5	4	2	0	0	0	0	0	0	0	0	0	11	146
Signs	8	1	3	0	0	0	0	0	0	0	0	0	12	321
Tall Grass/Weeds	0	0	0	0	0	0	0	0	0	0	0	0	0	319
Vehicle	6	0	1	0	0	0	0	0	0	0	0	0	7	54
2015 Total	157	105	58	0	0	0	0	0	0	0	0	0	320	
2014 Total	320	352	387	375	498	329	322	209	88	79	52	89		3100



2015 Citations Issued

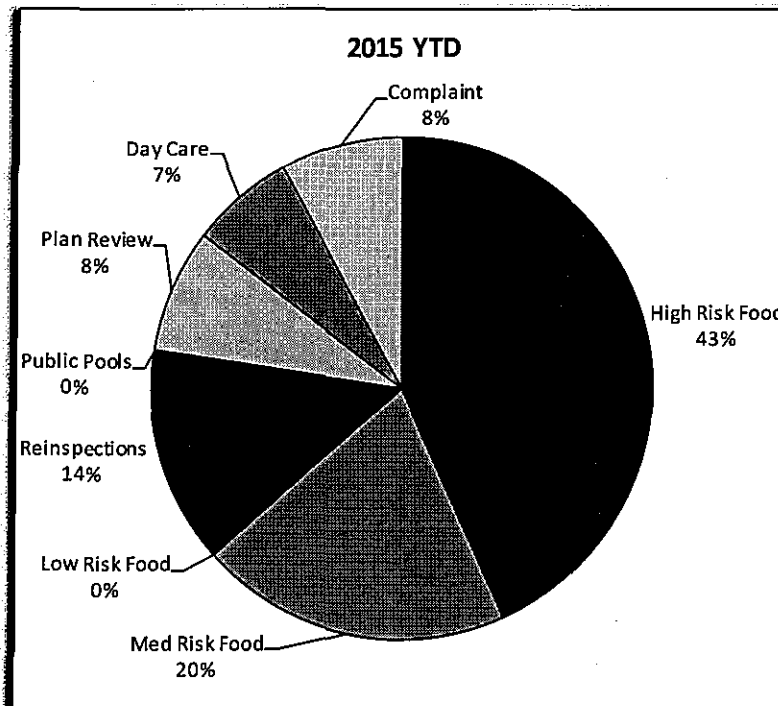
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
55	47	83	0	0	0	0	0	0	0	0	0	185

*Includes Rental License Citations (new for 2015)

Inspection Services Performance	This Month	This Quarter	Year to Date	Year Target
Percentage of property maintenance inspections completed within 24 hours of notice	90%	93%	93%	95% within 24 hr. notice

2015 Environmental Health Inspection Report

Activity	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
High Risk Food	39	32	0	0	0	0	0	0	0	0	0	0	71
Med Risk Food	0	0	33	0	0	0	0	0	0	0	0	0	33
Low Risk Food	0	0	0	0	0	0	0	0	0	0	0	0	0
Reinspections	8	7	8	0	0	0	0	0	0	0	0	0	23
Public Pools	0	0	0	0	0	0	0	0	0	0	0	0	0
Plan Review	1	4	8	0	0	0	0	0	0	0	0	0	13
Day Care	11	0	0	0	0	0	0	0	0	0	0	0	11
Complaint	4	2	7	0	0	0	0	0	0	0	0	0	13
Total	63	45	56	0	0	0	0	0	0	0	0	0	164



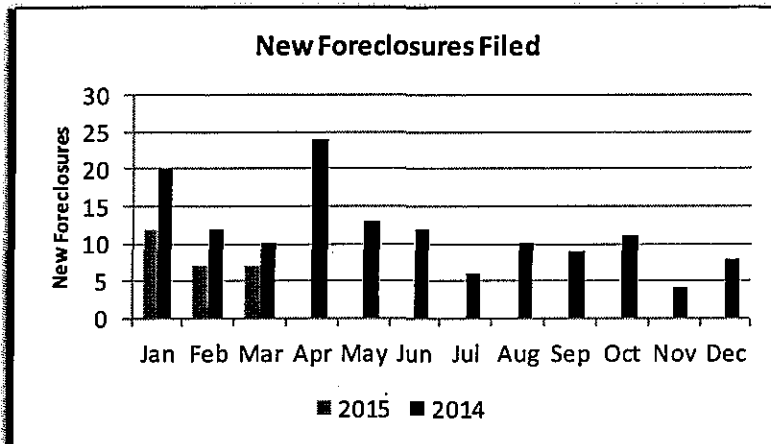
Food establishments are divided into the risk categories of high, moderate or low, and planned inspections are performed three, two, or one time each year respectively. A high risk establishment presents a high relative risk of causing foodborne illness based on the large number of food handling operations typically implicated in foodborne outbreaks and/or the type of population served by the facility. There are approximately 265 facilities that require a total of approximately 470 planned inspections throughout the year (this number fluctuates based on businesses opening/closing).

Inspection Services Performance	This Month	This Quarter	Year to Date	Year Target
Percentage of annual food health inspections completed	7.0%	21.8%	21.8%	100% of total

During 2014, the State of Illinois began implementing a new Food Handler Permit rule that requires every food establishment employee to pass a basic online test relative to their job tasks, as opposed to the previous rule where just one on-site manager must be trained. As part of this new rule, the Village Health Officer has the added responsibility of spot checking employees on basic requirements such as hot or cold temperatures, hand washing practices, and other basic sanitation provisions. There has also been an increase in the number of establishments requesting educational information from the Health Officer due to these new State regulations.

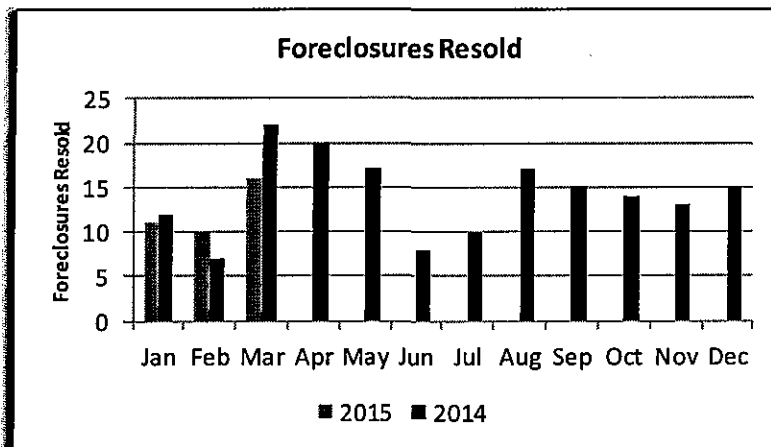
New Foreclosures Filed

Year	2015	2014
Jan	12	20
Feb	7	12
Mar	7	10
Apr	0	24
May	0	13
Jun	0	12
Jul	0	6
Aug	0	10
Sep	0	9
Oct	0	11
Nov	0	4
Dec	0	8
Total	26	139



Foreclosures Resold

Year	2015	2014
Jan	11	12
Feb	10	7
Mar	16	22
Apr	0	20
May	0	17
Jun	0	8
Jul	0	10
Aug	0	17
Sep	0	15
Oct	0	14
Nov	0	13
Dec	0	15
Total	37	170



ECONOMIC DEVELOPMENT & TOURISM MONTHLY REPORT

APRIL 2015



NB5

General

- Communicated with local brokers and property owners to answer questions and help fill vacant properties.
- Spoke to the brokers and the banks who are working to find buyers for various properties in the Entertainment District in Prairie Stone. Also had several conversations with possible developers for the vacant parcels of land. These initial inquiries have turned to serious conversations which seem like they will turn into projects for the Board to consider.
- Updated the Village's available properties database through Location One Information System (LOIS). The properties are updated weekly.
- Ongoing phone calls and emails with shopping center owners in town to receive updates on properties and assist in improving the properties.
- Continued work with two entrepreneurs looking to open new businesses in the Entertainment District. One would be a craft distillery and the other a German beer garden.
 - The Beer Garden was approved in March and is expected to open in May. Staff continues to assist Mr. Hartman, as the Village represents the landlord.
 - Staff met with the owner of the distillery and toured the potential site to discuss any issues with regards to remodel. Should he decide to proceed, the project would appear before the Board for consideration and approval.
- Attended the APA Illinois State Section conference in Peoria to learn about innovative planning practices and useful economic development strategies in use.
- Continued the process to redesign the 59-90.com website for an improved look and function. Met with a website development firm to talk about the scope of work.
- Attended the monthly Arts Commission meeting and processed contracts for the upcoming Summer Concert Series performances. Also attended the Platzkonzert Commission meeting.
- Coordinated with the Engineering Division to finalize the Myoda site Grant of Easement to be able to start the Roselle Road Traffic Signal project.
- Met with staff to create a Village-wide marketing and communications guideline for internal use when reaching out to residents, businesses, potential businesses, and others.
- Met with developers interested in building on Village owned land along Golf Road. Staff will continue to explore options for investment of these developers.
- Attended ribbon cuttings for new businesses in Hoffman Estates.

Office/Industrial

- Attended the viewing of *Maker: The Movie* on March 19th, sponsored by GCAMP. Good discussion followed the movie about starting a Maker workshop in the area. Staff is now assisting to find an advisory committee for the workshop.
- Staff visited 3 businesses in 2015 as part of the BRE outreach program and has 1 more scheduled so far. Outreach will continue throughout the year.
- Met with several site selectors and a manufacturer looking at developing land in Hoffman Estates along I-90. The meeting went very well. Staff continues to work with them to answer all questions prior to final site selection.

Retail

- Attended the ICSC Midwest Idea Exchange and Alliance Program conference at UIC. The conference was primarily informational with panel discussions and roundtables, but included some networking and deal making time, as well where a booth display could be utilized for increased exposure.
- Continued booth design preparations and travel arrangements for the ICSC RECon show in May. Staff continues to work on booth design, scheduling appointments, and finalize arrangements.
- Continued pursuit of a hardware store operator in the Village.

Tourism

BIG TEN WOMEN'S BASKETBALL TOURNAMENT - MARCH 4-8, 2015 - SEARS CENTRE ARENA

Hyatt Place Hoffman Estates (total - 258)

Big Ten Staff and Officials

Chicago Marriott NW (total - 372)

Big Ten Network: 113

University of Maryland: 197

University of Wisconsin: 62

Hilton Garden Inn Hoffman Estates (total - 225)

Ohio State University: 136

Rutgers University: 89

Double Tree Arlington Heights (total - 275)

Indiana University: 63

Indiana Band: 30

Iowa University: 98

Iowa Parents & Fans: 32

University of Michigan: 52

Double Tree Schaumburg (total - 78)

Northwestern University

Hilton Garden Inn Schaumburg (total - 147)

Michigan State University

Marriott Schaumburg (total - 120)

Purdue University

Sheraton Suites (total - 50)

Illinois

Holiday Inn & Suites Chicago NW -Elgin (total - 306)

Penn State University: 104

University of Minnesota: 128

University of Nebraska: 74

Additional blocks via pick up request:

Embassy Suites Schaumburg (total - 30)

Maryland (snow rooms)

Sonesta ES Schaumburg (total - 55)

Rutgers Band & Cheer

Sonesta ES Schaumburg (total - 19)

Rutgers Band & Cheer

(Men's Tournament)

Total number of room nights for 2015 Big Ten

Woman's Basketball Tournament - 1,916

Total number of room nights for 2013 Big Ten

Woman's Basketball Tournament - 1,500

Tourism (Cont.)

BIG TEN WOMEN'S BASKETBALL TOURNAMENT - MARCH 4-8, 2015 - SEARS CENTRE ARENA (continued)

- In Hoffman Estates, we captured a total of 855 team, Big Ten staff and Big Ten Network rooms from the 2015 Tournament as opposed to the 2013 event where we only captured 440. The growth is attributed to our showcasing the Chicago Marriott as a host to the Big Ten Network, in addition to the two teams they hosted, and encouraging the Hilton Garden Inn in the Village to “create” the required suites by renting living room furniture and converting several of their adjoining rooms. In addition to the 225 room nights, the Hilton Garden Inn sold \$18,000 in food and beverage sales through catering and restaurant revenues. The Hawthorne Suites was not a team host but was highlighted on the website created by the Sears Centre Arena as part of the listing of hotels “closest to the arena”. As a result, they report their Smith Travel Accommodations Report shows a 98% increase in occupancy year over year during the same time period. Similar increases in occupancy (ranging from 68% to 84% increase) were reported for LaQuinta, Hampton Inn, Quality Inn (Comfort), and Red Roof. Clearly the unique website designed and marketed by the Sears Centre Arena attributed to the increase in our capture during the 2015 Tournament.

CELTIC FEST - MARCH 22, 2015 - SEARS CENTRE ARENA

- Contacted and organized activity providers for this free family festival. Worked the event throughout the day.

FITNESS FOR AMERICA - JULY 25-26, 2015 - AT&T CAMPUS

- Secured use of the campus, preparing video recap and statistical recap of previous year in preparation for meeting in April with Alexian Marketing Group. After this meeting, we will meet with Mayor and Alexian Brothers Hospital Network President to determine their sponsorship level. The event will seek \$30,000. Transitioning the event to a Glo-Run to entice more recreational runners. Cash prize purse being split between ALL age groups to encourage more kids and teens to participate to win cash prizes. Sent letters to area businesses that might be affected by the event seeking their input and alerting us to any potential needs to re-route courses.

MEETINGS/ACTIVITIES

- Created hotel, recreational, shopping, and amenity recaps for use by Economic Development to attract new businesses.
- Assisted Ala Carte Entertainment by providing contacts for Village, Chamber, Rotary, Park District, area nonprofits, and hotels for invitation to their grand opening ceremony for Moretti's.
- Met with regional Convention Bureaus to quantify economic impact of Big Ten Tournament

MEETINGS/ACTIVITIES (Continued)

- Connected Inland Management to Willow Creek Association who were seeking to use AT&T campus for overflow parking and possibly off-site seminars during Leadership Summit on August 6-7, 2015.
- Ongoing meeting with Illinois Recreational Cheerleading Association to grow occupancy during their STATE 2016 event.
- BadAssDash. Assisting in marketing, promotions by connecting them with Hoffman Estates businesses that have synergy.
- MS Regional Walk. Connecting them to Hoffman Estates businesses to provide activities during their event.
- Working with Dirty Girl to connect them to Village businesses for activities during their event.
- Met with new Chicago Marriott NW General Manager.
- Connected the Park District to Chicago Area Rugby Football Union and met with all to promote this area for future tournaments. The Park District is interested in working with them on a developmental league (contact from Celtic Fest).
- Assisted in organizing and purchased giveaway items for Mayor and Trustees to participate in three Park District Easter egg hunts.
- Solicited donated hygiene items for Health and Human Services youth education program.
- Provided contacts to Lakeview School Social Workers to assist families in need.
- Met with AAA Advertising representatives to obtain quotes on future advertising opportunities for hotels to consider once full exchange is completed.
- Met with Medieval Times Group Sales Coordinator to determine contacts with tour groups booking the castle to solicit their occupancy during their tours.



Kevin Kramer, Director of Economic Development