

AGENDA

*Village of Hoffman Estates
Second Meeting of the Month
Village Board of Trustees*

*1900 Hassell Road
Hoffman Estates, IL 60169
847/882-9100*

Board Room

7:00 p.m.

April 20, 2015

1. **CALL TO ORDER/ROLL CALL**
2. **PLEDGE OF ALLEGIANCE TO THE FLAG**
3. **RECOGNITION OF AUDIENCE**
4. **APPROVAL OF MINUTES** – April 6, 2015
5. **CONSENT AGENDA/OMNIBUS VOTE (Roll Call Vote)**
(All items under the Consent Agenda are considered to be routine in nature and will be enacted by one motion. There will be no separate discussion of these items unless a Trustee so requests. In that event, the discussion will be the first item of business after approval of the Consent Agenda.)
 - A. Approval of Agenda
 - B. Approval of the schedule of bills for April 20, 2015 - \$3,306,514.44
 - C. Request Board approval of an Ordinance granting a special use, variation and Master Sign Plan to Adesa Illinois, LLC, 2785 Beverly Road, Hoffman Estates.
 - D. Request Board approval of an Ordinance rezoning certain property in the Village of Hoffman Estates from AG to M-2 (Adesa Illinois, LLC).
 - E. Request Board approval of an Ordinance granting variations to premises at 520 Olive Street, Hoffman Estates.
 - F. Request Board approval of an Ordinance granting a special use to Lucy Shi d/b/a Royal Foot Spa (tenant), 14 Golf Center, Hoffman Estates.
 - G. Request Board approval of a Resolution appropriating funds for the IDOT Illinois Route 62 at Barrington Road Improvement Program Project.
 - H. Request Board authorization to execute letter of intent for the 2015 crack sealing project to Denler, Inc., Mokena, IL, through the Municipal Partnering Initiative, in an amount not to exceed \$75,000.
 - I. Request Board authorization to:
 - 1) waive formal bidding; and
 - 2) award contract for an ongoing Microsoft Enterprise Licensing Agreement to CDW Government, Inc. through the Illinois State Contract in an amount not to exceed \$78,178.
 - J. Request Board approval of a Cook County Class 7c CURE Property Tax Classification Program.

6. **REPORTS**

A. **President's Report**

- ... Proclamation(s)
 - Earth Day
 - Arbor Day
 - Municipal Clerks Week
 - National Drinking Water Week
 - Preeclampsia Awareness Month

B. **Trustee Comments**

C. **Village Manager's Report**

D. **Village Clerk's Report**

E. **Treasurer's Report**

F. **Committee Reports**

- 1) Public Health & Safety
- 2) Finance
- 3) Public Works & Utilities

7. **PLANNING & ZONING COMMISSION REPORT**

- A. Request approval by Stone Ventures, INC. d/b/a BP Gas Station (owner) for a Master Sign Plan in accordance with Section 9-3-8-M-13 of the Zoning Code for the property at 2598 W. Higgins Road, with 2 conditions (see packets).

Voting: 10 Ayes, 1 Absent

Motion carried.

- B. Request approval by Caruso Development Corporation (agent for owner) of a Preliminary and Final Plat of Resubdivision of Barrington Square Resubdivision No. 2 located at 2250-2360 W. Higgins Road, with 5 conditions (see packets).

Voting: 10 Ayes, 1 Absent

Motion carried.

- C. Request approval by Caruso Development Corporation (agent for owner) of a Preliminary and Final Site Plan Amendment for parking lot and site changes at 2250-2360 W. Higgins Road (Barrington Square Town Center), with 7 conditions (see packets).

Voting: 10 Ayes, 1 Absent

Motion carried.

- D. Request approval by Caruso Development Corporation (agent for owner) and McDonald's USA, LLC (applicant) of a Preliminary and Final Site Plan for a restaurant on the newly proposed Lot 2 in Barrington Square Resubdivision No. 2 located at 2250-2360 W. Higgins Road, with 4 conditions (see packets).

Voting: 10 Ayes, 1 Absent

Motion carried.

7. **PLANNING & ZONING COMMISSION REPORT – Continued**

- E. Request approval of a request by Caruso Development Corporation (agent for owner) of a Master Sign Plan Amendment for the property located at 2250-2360 W. Higgins Road (Barrington Square Town Center, with 1 condition (see packets).

Voting: 10 Ayes, 1 Absent

Motion carried.

- F. Request approval of a request by Caruso Development Corporation (agent for owner) of a Preliminary Concept Plan for a retail building on the newly proposed Lot 4 in Barrington Square Resubdivision No. 2 located at 2250-2360 W. Higgins Road, with 3 conditions (see packets).

Voting: 10 Ayes, 1 Absent

Motion carried.

8. **ADDITIONAL BUSINESS** *(All other new business; those items not recommended unanimously by the Committee)*

9. **ADJOURNMENT – Executive Session – Litigation (5 ILCS 120/2-(c)-(11)) & Land Acquisition (5 ILCS 120/2-(c)-(5))**

MEETING: HOFFMAN ESTATES VILLAGE BOARD
DATE: APRIL 6, 2015
PLACE: COUNCIL CHAMBERS
MUNICIPAL BUILDING COMPLEX
1900 HASSELL ROAD
HOFFMAN ESTATES, ILLINOIS

1. CALL TO ORDER:

Village President William McLeod called the meeting to order at 7:06 p.m. The Village Clerk called the roll. Trustees present: Karen Mills, Anna Newell, Gary Pilafas, Gary Stanton, Michael Gaeta, Gayle Vandenberg
A quorum was present.

ADMINISTRATIVE PERSONNEL PRESENT:

J. Norris, Village Manager
D. O'Malley, Deputy Village Manager
A. Janura, Corporation Counsel
P. Cross, Asst. Corporation Counsel
M. Koplin, Asst. Village Manager-Development Services
J. Jorian, Fire Chief
T. Bos, Police Chief
R. Musiala, Finance Director
J. Nebel, PW Director
A. Garner, H&HS Director
P. Seger, HRM Director
F. Besenhoffer, IS Director
B. Anderson, CATV Coordinator
K. Kramer, Economic Development Director
P. Gugliotta, Planning, Building and Code Enforcement Director
C. Black, Development Services Analyst
A. Pollack, GG Intern
A. Monroe, Asst. to the Village Manager
B. Gibbs, Global Spectrum SCA General Manager

2. PLEDGE OF ALLEGIANCE TO THE FLAG:

The Pledge was led by Trustee Mills.

3. RECOGNITION OF AUDIENCE:

No one wished to be recognized.

4. APPROVAL OF MINUTES:

Motion by Trustee Gaeta, seconded by Trustee Stanton, to approve Item 4. Voice vote taken. All ayes.
Motion carried.

Approval of Minutes
Minutes from March 16, 2015.

Motion by Trustee Gaeta, seconded by Trustee Stanton, to approve Item 4. Voice vote taken. All ayes.
Motion carried.

Approval of Minutes
Minutes from March 23, 2015.

5. CONSENT AGENDA/OMNIBUS VOTE:

Motion by Trustee Gaeta, seconded by Trustee Stanton, to approve Item 5.A.

5.A. Approval of Agenda

Roll Call:

Aye: Mills, Newell, Pilafas, Stanton, Gaeta, Vandenberg

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Stanton, to approve Item 5.B.

5.B. Approval of the schedule of bills for April 6, 2015: \$ 2,924,205.75.

Roll Call:

Aye: Mills, Newell, Pilafas, Stanton, Gaeta, Vandenberg

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills Gaeta, seconded by Trustee Stanton, to approve Item 5.C.

5.C. Request Board approval of Ordinance No. 4467-2015 granting variations to the property at 760 Orange Lane, Hoffman Estates.

Roll Call:

Aye: Mills, Newell, Pilafas, Stanton, Gaeta, Vandenberg

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Stanton, to approve Item 5.D.

5.D. Request Board approval of Ordinance No. 4468-2015 reserving the Village's private activity bond (IRB) volume cap.

Roll Call:

Aye: Mills, Newell, Pilafas, Stanton, Gaeta, Vandenberg

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Stanton, to approve Item 5.E.

5.E. Request Board approval of Ordinance No. 4469-2015 authorizing the issuance of Taxable General Obligation Refunding Bonds, Series 2015A of the Village of Hoffman Estates, Cook and Kane Counties, Illinois, for the purpose of refunding certain outstanding bonds, authorizing the execution of a bond order and an escrow agreement in connection therewith, and providing for the levy and collection of a direct annual tax for the payment of the principal of and interest on said bonds.

Roll Call:

Aye: Mills, Newell, Pilafas, Stanton, Gaeta, Vandenberg

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Stanton, to approve Item 5.F.

5.F. Request Board approval of an amended Fund Balance Policy and a new Funding Parameter Policy.

Roll Call:

Aye: Mills, Newell, Pilafas, Stanton, Gaeta, Vandenberg

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Stanton, to approve Item 5.G.

5.G. Request Board authorization to award a two (2) year contract for Village nuisance wildlife control to ABC Humane Wildlife, Arlington Heights, IL (low bid).

Roll Call:

Aye: Mills, Newell, Pilafas, Stanton, Gaeta, Vandenberg

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Stanton, to approve Item 5.H.

5.H. Request Board approval for Historical Sites Commission to proceed with 2015 budgeted activities and events, in an amount not to exceed \$1,100.

Roll Call:

Aye: Mills, Newell, Pilafas, Stanton, Gaeta, Vandenberg

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Stanton, to approve Item 5.I.

5.I. Request Board authorization to award a contract for 2015 season landscape maintenance services for Village-owned sites, state rights-of-way, detention areas and park type properties to Beary Landscaping, Lockport, IL, in an amount not to exceed \$109,650.

Roll Call:

Aye: Mills, Newell, Pilafas, Stanton, Gaeta, Vandenberg

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Stanton, to approve Item 5.J.

5.J. Request Board authorization to award a contract for purchase of three (3) new current model single rear axle chassis cabs and one (1) tandem axle chassis cab to Rush Truck Centers of Illinois, Chicago, IL (low bid) in an amount not to exceed \$283,750.

Roll Call:

Aye: Mills, Newell, Pilafas, Stanton, Gaeta, Vandenberg

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Stanton, to approve Item 5.K.

5.K. Request Board authorization to waive formal bidding; and to award contract to purchase one (1) truck mounted high pressure sewer cleaner from Sewer Equipment of America, Dixon, IL, using NJPA contract discount, in an amount not to exceed \$150,329.

Roll Call:

Aye: Mills, Newell, Pilafas, Stanton, Gaeta, Vandenberg

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Stanton, to approve Item 5.L.

5.L. Request Board authorization to waive formal bidding; and to purchase three (3) Henderson dump bodies, underbody plows, spreader boxes, pre-wet systems, controls and installation from Henderson Truck Equipment-Illinois, using NJPA contract discount, in an amount not to exceed \$221,550.

Roll Call:

Aye: Mills, Newell, Pilafas, Stanton, Gaeta, Vandenberg

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Stanton, to approve Item 5.M.

5.M. Request Board authorization to waive formal bidding; and to purchase three (3) front snow plows for use on 2015 purchased new trucks from Wausau Equipment Company, New Berlin, WI, using NJPA contract discount, in an amount not to exceed \$53,769.

Roll Call:

Aye: Mills, Newell, Pilafas, Stanton, Gaeta, Vandenberg

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Stanton, to approve Item 5.N.

5.N. Request Board authorization to waive formal bidding; and to purchase three (3) front snow plows for use on 2015 purchased new trucks from Wausau Equipment Request Board authorization to award a

contract for the Jones Highland drainage solution to City Construction, Chicago, IL (qualified low bidder) in an amount not to exceed \$1,136,555.48.

Roll Call:

Aye: Mills, Newell, Pilafas, Stanton, Gaeta, Vandenberg

Nay:

Mayor McLeod voted aye.

Motion carried.

6. REPORTS:

6.A. President's Report

Proclamation(s)

Trustee Vandenberg read the following proclamation:

Motion by Trustee Gaeta, seconded by Trustee Stanton, to concur with the proclamation proclaiming Tuesday, April 7, 2015 as Mayors Day of Recognition for National Service. Voice vote taken. All ayes. Motion carried.

Mr. Norris accepted the proclamation.

Trustee Pilafas read the following proclamation:

Motion by Trustee Gaeta seconded by Trustee Newell, to concur with the proclamation proclaiming April 2015 as National Autism Awareness Month. Voice vote taken. All ayes. Motion carried.

Dr. Garner accepted the proclamation.

Trustee Newell read the following proclamation:

Motion by Trustee Gaeta seconded by Trustee Vandenberg, to concur with the proclamation proclaiming April 12th through April 18th, 2015 as Week of the Young Child. Voice vote taken. All ayes. Motion carried.

Dr. Garner accepted the proclamation.

Trustee Stanton read the following proclamation:

Motion by Trustee Gaeta, seconded by Trustee Vandenberg, to concur with the proclamation proclaiming April 12th through April 18th, 2015 as National Volunteer Week. Voice vote taken. All ayes. Motion carried.

Mr. Norris accepted the proclamation.

Appointment(s)

Motion by Trustee Gaeta, seconded by Trustee Newell, to accept the appointment of Michael Cainkar as our PESBA Hearing Officer. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Stanton, seconded by Trustee Newell, to accept the appointment of Brianna Yarwood to the Sister Cities Commission. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Vandenberg, to accept the resignation with regrets of April McCarron from the Celtic Fest Commission. Voice vote taken. All ayes. Motion carried.

Mayor McLeod stated that he attended a Municipal Conference Nominating Committee meeting, the Moretti's ribbon cutting, the Center for Health Services open house, the McArthur Science Fair, the senior luncheon, a Municipal Conference Executive Board meeting, visited the Adesa site in Indiana and the three park district Easter Egg Hunts.

6.B. Trustee Comments

Trustee Vandenberg stated that she attended the Celtic Fest, a Chamber Board of Directors meeting, the Moretti's ribbon cutting and hope that everyone had a Happy Easter.

Trustee Stanton stated that he attended the Northwest Municipal Conference Legislative Days in Springfield, the Celtic Fest and he thanked the commission for hosting the event, attended the Moretti's ribbon cutting, the senior luncheon and thanked that commission and he commented on the closing of Moon Garden and how much he enjoyed dining there.

Trustee Mills stated that she attended the Celtic Fest and sent her compliments and thanks to the commission, attended the Moretti's ribbon cutting, the senior luncheon, the Easter Egg Hunt, stated that she enjoyed the tour of Adesa and reminded everyone to vote.

Trustee Gaeta stated that he attended the Celtic Fest, the Moretti's ribbon cutting, the senior lunch and he thanked Lillian and the commission for the event, and he attended the Easter Egg Hunt.

Trustee Newell stated that she attended the Celtic Fest, the Bode/Salem Roads open house, the Easter Egg Hunt and reminded everyone to vote.

Trustee Pilafas congratulated the Celtic Fest on their event, congratulated the Mayor, Trustee Stanton and Village Manager Norris on their trip to Springfield, he attended the senior luncheon and thanked the commission, attended the Easter Egg Hunt, he reminded everyone to get out and vote and wished good luck to his fellow running mates.

6.C. Village Manager's Report

Mr. Norris pointed out that on their trip to Adesa and back the only place that they ran into traffic was in Schaumburg.

6.D. Village Clerk's Report

The Village Clerk stated 86 passports were processed and 131 FOI requests were received during the month of March. The Clerk also stated that 460 people took advantage of early voting and reminded everyone that Election Day is tomorrow.

6.E. Committee Reports

General Administration & Personnel

Trustee Vandenberg stated that they would be meeting to have a discussion regarding the Legislative Update and request acceptance of the Cable TV and Human Resources Management Monthly Reports.

Transportation & Road Improvement

Trustee Stanton stated that they would be meeting to request authorization to waive formal bidding and award the contract for the 2015 Crack Sealing Project to Denler, Inc., Mokena, Illinois, through the Municipal Partnering Initiative, in an amount not to exceed \$75,000; request approval of a Joint Agreement with the State of Illinois for the Algonquin Road and Barrington Road Project (Opticom) and request acceptance of Transportation Division Monthly Report.

Planning, Building & Zoning

Trustee Mills stated that they would be meeting to discuss a request by Baum Revision, LLC (developer) for a courtesy review for a Duluth Trading Company store at the northeast corner of Hoffman Boulevard and Pratum Avenue in Prairie Stone, and an incentive agreement with Baum Revision, LLC; have a discussion regarding the Cook County Class 7c CURE Property Tax Classification and request acceptance of Department of Development Services Monthly Reports for Planning Division, Code Enforcement Division and Economic Development and Tourism.

7. PLANNING & ZONING COMMISSION REPORT (Chairperson Combs):

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to concur with the Planning & Zoning Commission's recommendation and approve the petitioners' request.

7.A. Request by Lucy Shi d/b/a Royal Foot Spa (tenant) for a Special Use under Section 9-8-2-C-9 to permit a foot massage business on the property located at 14 Golf Center in the Golf Center Shopping Center. The following condition shall apply:

1. The Special Use shall include only the services included in the petitioner's application for this request.

Discussion

Trustee Stanton asked if was going to be foot massages only.

Chairperson Combs responded that it would be foot massages and a sauna.

Roll Call:

Aye: Mills, Newell, Pilafas, Stanton, Gaeta, Vandenberg

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Vandenberg, seconded by Trustee Pilafas, to concur with the Planning & Zoning Commission's recommendation and approve the petitioners' request.

7.B. Approval of a request by Adesa Illinois, LLC, for a preliminary and final plat of subdivision for the 66.5866-acre Adesa Subdivision located at the northwest corner of Beverly Road and Prairie Stone Parkway. The following conditions shall apply:

1. Prior to Village Board action on any request by Adesa Illinois, LLC, the petitioner shall provide either a copy of a signed contract to demonstrate a legal ownership interest in the property, or a written statement of consent signed by the legal owners of the subject property. Compliance with this condition shall be subject to verification by the Village's Corporation Counsel.
2. Approval of any request by Adesa Illinois, LLC, for this property is subject to approval of a Development Agreement Amendment between the Village and the current property owners to eliminate all previous rights and obligations on the property. Compliance with this condition shall be subject to verification by the Village's Corporation Counsel.

3. It has been identified that the final submittal dated March 12, 2015, has not fully addressed all technical comments identified by staff, and additional review comments are still being identified. All submittal documents, plans and plats submitted for the Planning and Zoning Commission review process shall be subject to additional comprehensive staff-level review prior to approval for any site work to start and prior to issuance of any permits on this site.

4. These approvals are granted solely for the plans provided in this application packet for this hearing process. No approvals are granted for any future phase of expansion of this use on other portions of the property. It is acknowledged that the petitioner may seek to obtain approval for expansion of this use on adjacent parcels in the future, and such requests will be subject to the appropriate site plan and zoning review processes.

5. The plat document is subject to further review by Village staff and Corporation Counsel to address any outstanding items determined necessary by the Village.

6. The plat document shall be revised to include the dedication of right of way for Trillium Boulevard for the entire Lot 2 area.

7. The plat shall be signed by the current legal owners of the property, subject to verification by the Village's Corporation Counsel, prior to recording.

8. Village acceptance of public improvements included on this plat shall only occur through formal Village Board action.

9. No site work or permit issuance shall occur until after this plat has been recorded.

Roll Call:

Aye: Mills, Newell, Pilafas, Stanton, Gaeta, Vandenberg

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Newell to concur with the Planning & Zoning Commission's recommendation and approve the petitioners' request.

7.C. Approval of a request by Adesa Illinois, LLC, for a preliminary and final plat of subdivision for the 1.1626-acre Village Water Tower Subdivision located west of Beverly Road along the north side of the proposed Prairie Stone Parkway extension. The following conditions shall apply:

1. Prior to Village Board action on any request by Adesa Illinois, LLC, the petitioner shall provide either a copy of a signed contract to demonstrate a legal ownership interest in the property, or a written statement of consent signed by the legal owners of the subject property. Compliance with this condition shall be subject to verification by the Village's Corporation Counsel.

2. Approval of any request by Adesa Illinois, LLC, for this property is subject to approval of a Development Agreement Amendment between the Village and the current property owners to eliminate all previous rights and obligations on the property. Compliance with this condition shall be subject to verification by the Village's Corporation Counsel.

3. It has been identified that the final submittal dated March 12, 2015, has not fully addressed all technical comments identified by staff, and additional review comments are still being identified. All submittal documents, plans and plats submitted for the Planning and Zoning Commission review process shall be subject to additional comprehensive staff-level review prior to approval for any site work to start and prior to issuance of any permits on this site.

4. These approvals are granted solely for the plans provided in this application packet for this hearing process. No approvals are granted for any future phase of expansion of this use on other portions of the property. It is acknowledged that the petitioner may seek to obtain approval for expansion of this use on adjacent parcels in the future, and such requests will be subject to the appropriate site plan and zoning review processes.

5. It is noted that the Village of Hoffman Estates is the sole owner of all property included in this plat and the Village shall complete the necessary ownership signature prior to recording.

6. This Plat shall not be recorded until after the Adesa subdivision plat is recorded which dedicates the adjacent portions of Prairie Stone Parkway.

7. Village acceptance of public improvements included on this plat shall only occur through formal Village Board action.
8. The petitioner shall be responsible for 100% of the cost of all improvements associated with this plat.

Discussion

Trustee Mills asked if we would still own the property with the water tower on it.
Mr. Norris responded that yes we would.

Roll Call:

Aye: Mills, Newell, Pilafas, Stanton, Gaeta, Vandenberg

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Newell, to concur with the Planning & Zoning Commission's recommendation and approve the petitioners' request.

7.D. Approval of a request by Adesa Illinois, LLC, for rezoning of 67.7492 acres at the northwest corner of Beverly Road and Prairie Stone Parkway from the AG Agricultural District to the M-2 Manufacturing District. The following conditions shall apply:

1. Prior to Village Board action on any request by Adesa Illinois, LLC, the petitioner shall provide either a copy of a signed contract to demonstrate a legal ownership interest in the property, or a written statement of consent signed by the legal owners of the subject property. Compliance with this condition shall be subject to verification by the Village's Corporation Counsel.
2. Approval of any request by Adesa Illinois, LLC, for this property is subject to approval of a Development Agreement Amendment between the Village and the current property owners to eliminate all previous rights and obligations on the property. Compliance with this condition shall be subject to verification by the Village's Corporation Counsel.
3. It has been identified that the final submittal dated March 12, 2015, has not fully addressed all technical comments identified by staff, and additional review comments are still being identified. All submittal documents, plans and plats submitted for the Planning and Zoning Commission review process shall be subject to additional comprehensive staff-level review prior to approval for any site work to start and prior to issuance of any permits on this site.
4. These approvals are granted solely for the plans provided in this application packet for this hearing process. No approvals are granted for any future phase of expansion of this use on other portions of the property. It is acknowledged that the petitioner may seek to obtain approval for expansion of this use on adjacent parcels in the future, and such requests will be subject to the appropriate site plan and zoning review processes.
5. In the event a building permit is not obtained for construction of the Wholesale Vehicle Auction House on this property within one year of Village Board approval, the zoning of the subject property shall revert back to the present AG Agricultural District.

Roll Call:

Aye: Mills, Newell, Pilafas, Stanton, Gaeta, Vandenberg

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to concur with the Planning & Zoning Commission's recommendation and approve the petitioners' request.

7.E. Approval of a request by Adesa Illinois, LLC, for a special use under Section 9-9-2.C.2.k of the Municipal Code for a Wholesale Vehicle Auction House with outdoor vehicle storage and related service

uses on the newly proposed Lot 1 in the Adesa Subdivision located at the northwest corner of Beverly Road and Prairie Stone Parkway. The following conditions shall apply:

1. Prior to Village Board action on any request by Adesa Illinois, LLC, the petitioner shall provide either a copy of a signed contract to demonstrate a legal ownership interest in the property, or a written statement of consent signed by the legal owners of the subject property. Compliance with this condition shall be subject to verification by the Village's Corporation Counsel.
2. Approval of any request by Adesa Illinois, LLC, for this property is subject to approval of a Development Agreement Amendment between the Village and the current property owners to eliminate all previous rights and obligations on the property. Compliance with this condition shall be subject to verification by the Village's Corporation Counsel.
3. It has been identified that the final submittal dated March 12, 2015, has not fully addressed all technical comments identified by staff, and additional review comments are still being identified. All submittal documents, plans and plats submitted for the Planning and Zoning Commission review process shall be subject to additional comprehensive staff-level review prior to approval for any site work to start and prior to issuance of any permits on this site.
4. These approvals are granted solely for the plans provided in this application packet for this hearing process. No approvals are granted for any future phase of expansion of this use on other portions of the property. It is acknowledged that the petitioner may seek to obtain approval for expansion of this use on adjacent parcels in the future, and such requests will be subject to the appropriate site plan and zoning review processes.
5. This special use is contingent on the Village's approval of a zoning classification change to the M-2 District for the subject property.
6. This special use approval is subject to conformance with all final site plan conditions of approval for this vehicle auction facility, including associated off-site public improvements.
7. A building permit shall be obtained within one year of the Village Board approval date for this request, in accordance with Village Code.
8. This use shall be limited to the scope of activities covered in the petitioner's submittal documents provided for this public hearing process. Any addition of uses, expansion of the size, or change in the use shall require a special use amendment.
9. This use shall comply with all Village business license requirements, including the fact that the primary use shall not include abandoned, grey market, or junk vehicles at this Wholesale Vehicle Auction House.

Discussion

Trustee Mills stated that there is a conflict with condition #5.

Motion by Trustee Mills, seconded by Trustee Pilafas, to amend Condition #5 to read as follows:

5. This use shall comply with all Village business license requirements, including the fact that the primary use shall not include junk vehicles, and no more than five percent abandoned or grey market vehicles at this Wholesale Vehicle Auction House.

Voice vote taken. All Ayes. Motion carried.

Trustee Mills asked for the definition of grey market vehicles.

Brett Roland, Adesa, replied that grey market vehicles don't meet U.S. standards and would be sold outside of the country.

Trustee Mills asked about vehicles that are sold at retail.

Mr. Janura responded that vehicles that are sold at wholesale pay a wholesale tax and vehicles that are sold at retail pay a retail tax and that Adesa would need to be licensed to do so.

Trustee Stanton asked what is the estimated dollar amount that this will bring in.

The transfer fee in the 4th year would be between \$300,000 and \$325,000.

Roll Call:

Aye: Mills, Newell, Pilafas, Stanton, Gaeta, Vandenberg

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Vandenberg, to concur with the Planning & Zoning Commission's recommendation and approve the petitioners' request.

7.F. Approval of a request by Adesa Illinois, LLC, for a fence variation under Section 9-3-3.B of the Municipal Code to permit an electrically charged fence on the newly proposed Lot 1 in the Adesa Subdivision located at the northwest corner of Beverly Road and Prairie Stone Parkway. The following conditions shall apply:

1. Prior to Village Board action on any request by Adesa Illinois, LLC, petitioner shall provide either a copy of a signed contract to demonstrate a legal ownership interest in the property, or a written statement of consent signed by the legal owners of the subject property. Compliance with this condition shall be subject to verification by the Village's Corporation Counsel.
2. Approval of any request by Adesa Illinois, LLC, for this property is subject to approval of a Development Agreement Amendment between the Village and the current property owners to eliminate all previous rights and obligations on the property. Compliance with this condition shall be subject to verification by the Village's Corporation Counsel.
3. It has been identified that the final submittal dated March 12, 2015, has not fully addressed all technical comments identified by staff, and additional review comments are still being identified. All submittal documents, plans and plats submitted for the Planning and Zoning Commission review process shall be subject to additional comprehensive staff-level review prior to approval for any site work to start and prior to issuance of any permits on this site.
4. These approvals are granted solely for the plans provided in this application packet for this hearing process. No approvals are granted for any future phase of expansion of this use on other portions of the property. It is acknowledged that the petitioner may seek to obtain approval for expansion of this use on adjacent parcels in the future, and such requests will be subject to the appropriate site plan and zoning review processes.
5. A building permit shall be obtained within one year of the Village Board approval date for this request, in accordance with Village Code.
6. This variation approval is subject to conformance with all final site plan conditions of approval for this vehicle auction facility, including associated off-site public improvements.
7. The height of the electric fence, and chain link with barbed fence shall not exceed seven (7) feet, as permitted by Code. The supplemental document indicating a 10 foot high electric fence shall be revised to 7 feet prior to issuance of a fence permit.
8. A Subdivision Code waiver is granted to Section 10-5-3.K to permit the installation of chain link fence surrounding the outdoor vehicle storage area.

Discussion

Trustee Stanton asked what is the charge on the fence.

Jay Burry, Adesa, said 7,000 volts. Mr. Burry went on to say that there are two fences and you would have to get past the first one to get to the electric fence. He went on to say that the alarm is both silent and audible, there will be video surveillance and that the height of the fence will be 7'.

Roll Call:

Aye: Mills, Newell, Pilafas, Stanton, Gaeta, Vandenberg

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Vandenberg, to concur with the Planning & Zoning Commission's recommendation and approve the petitioners' request.

7.G. Approval of a request by Adesa Illinois, LLC, for a preliminary and final site plan for construction of a western extension of Prairie Stone Parkway (approximately 1,300 feet). The following conditions shall apply:

1. Prior to Village Board action on any request by Adesa Illinois, LLC, the petitioner shall provide either a copy of a signed contract to demonstrate a legal ownership interest in the property, or a written statement of consent signed by the legal owners of the subject property. Compliance with this condition shall be subject to verification by the Village's Corporation Counsel.
2. Approval of any request by Adesa Illinois, LLC, for this property is subject to approval of a Development Agreement Amendment between the Village and the current property owners to eliminate all previous rights and obligations on the property. Compliance with this condition shall be subject to verification by the Village's Corporation Counsel.
3. It has been identified that the final submittal dated March 12, 2015, has not fully addressed all technical comments identified by staff, and additional review comments are still being identified. All submittal documents, plans and plats submitted for the Planning and Zoning Commission review process shall be subject to additional comprehensive staff-level review prior to approval for any site work to start and prior to issuance of any permits on this site.
4. These approvals are granted solely for the plans provided in this application packet for this hearing process. No approvals are granted for any future phase of expansion of this use on other portions of the property. It is acknowledged that the petitioner may seek to obtain approval for expansion of this use on adjacent parcels in the future, and such requests will be subject to the appropriate site plan and zoning review processes.
5. Prior to any site work beginning on this roadway, the petitioner shall provide written documentation to verify consent of all applicable adjacent property owners to the south, and the company holding rights to the existing pipeline easement, to document consent with the proposed grading work that must occur on those properties, outside of the dedicated right of way. In the event the petitioner cannot obtain consent from all necessary parties and the plans for work within the right of way have to be adjusted to accommodate the road construction, the petitioner shall be subject to obtaining approval of a site plan amendment from the Village.
6. Prior to any site work beginning on this roadway, the plans shall be revised to remove all shrubs and groundcover from landscape median. The plan shall only provide for Village-approved shade trees and turf grass in the median area.
7. The petitioner shall be responsible for all costs associated with the improvements included on these plans, including construction of a new driveway for access into the Village water tower site at a design acceptable to the Village. Any cost sharing agreements with other parties shall be privately managed by the petitioner and the Village shall not be involved in any administrative responsibilities for such agreements.
8. The petitioner shall revise the engineering, landscaping, and lighting plans for this roadway improvement in accordance with any additional technical comments generated through additional staff review, including revising the street light details to include LED fixtures if determined appropriate by the Public Works Department.
9. The roadway and sidewalks shall remain closed to traffic during construction in accordance with proper traffic engineering standards as determined by the Village Director of Transportation. Any traffic needing to access land to the west of the construction area shall be managed in a safe and proper manner. The roadway and walks shall not be opened to public use until such time as the Director of Transportation determines all appropriate improvements are in place for safe use.
10. The private driveway serving the existing outdoor materials recycling business shall be permitted to be reconstructed at the western end of the new Prairie Stone Parkway roadway, provided it is fully paved, and the design is approved by the Village. All areas within the right of way adjacent to the drive shall be restored with vegetation and shall be the responsibility of the adjacent property owner to maintain. No gates, fences or other structures shall be permitted within this right of way.

11. Village acceptance of the public improvements included within the Prairie Stone Parkway right of way shall only occur through formal Village Board action.

Discussion

Trustee Mills asked if Adesa would be responsible for constructing the road and then the Village maintains it.

Mr. Gugliotta replied yes and that it would be at commercial grade.

Roll Call:

Aye: Mills, Newell, Pilafas, Stanton, Gaeta, Vandenberg

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Stanton, seconded by Trustee Gaeta, to concur with the Planning & Zoning Commission's recommendation and approve the petitioners' request.

7.H. Approval of a request by Adesa Illinois, LLC, for a preliminary and final site plan for construction of a Wholesale Vehicle Auction House (including off-site improvements to Beverly Road, Trillium Boulevard, and to the Village water tower site), on approximately 66 acres located at the northwest corner of Beverly Road and Prairie Stone Parkway. The following conditions shall apply:

1. Prior to Village Board action on any request by Adesa Illinois, LLC, the petitioner shall provide either a copy of a signed contract to demonstrate a legal ownership interest in the property, or a written statement of consent signed by the legal owners of the subject property. Compliance with this condition shall be subject to verification by the Village's Corporation Counsel.

2. Approval of any request by Adesa Illinois, LLC, for this property is subject to approval of a Development Agreement Amendment between the Village and the current property owners to eliminate all previous rights and obligations on the property. Compliance with this condition shall be subject to verification by the Village's Corporation Counsel.

3. It has been identified that the final submittal dated March 12, 2015, has not fully addressed all technical comments identified by staff, and additional review comments are still being identified. All submittal documents, plans and plats submitted for the Planning and Zoning Commission review process shall be subject to additional comprehensive staff-level review prior to approval for any site work to start and prior to issuance of any permits on this site.

4. These approvals are granted solely for the plans provided in this application packet for this hearing process. No approvals are granted for any future phase of expansion of this use on other portions of the property. It is acknowledged that the petitioner may seek to obtain approval for expansion of this use on adjacent parcels in the future, and such requests will be subject to the appropriate site plan and zoning review processes.

5. A building permit shall be obtained within one year of the Village Board approval date for this request (to coincide with the special use permit approval timeframe).

6. Waivers are granted to the Village Subdivision Code Articles 10-4 (Landscaping) and 10-5 (Site Design and Operation Requirements) as they pertain to the areas within the security fencing shown on the engineering plans. This includes a reduction in the standards only in certain areas for curbing, landscaping, site lighting, and building design and other minor items. This waiver shall only apply to the extent that specific items are identified on the site engineering and landscape plans. All code-complaint items on the plans shall be maintained in accordance with Village Code and are not included in this waiver.

7. A waiver is granted to Subdivision Code Section 10-4-7 to permit all existing trees on the subject property to be removed without replacement or mitigation, based on the determination that a majority of the trees are in poor condition and are in the lowest quality species group. Further, none of the trees are located in a manner that would contribute value to the property or community if preserved.

8. The lighting photometric plans shall be revised to conform to the requirements of Subdivision Code Section 10-5-3.G with regards to the visitor's parking lot area, the vehicle pick up and drop off areas, and Trillium Boulevard. Areas within the fenced storage lots are granted a waiver to not meet these standards.

9. All light fixtures to be installed on the site shall be designed with a flat lens that is mounted parallel to the ground to minimize glare in accordance with Village Code. This shall apply to the entire site, including the storage area within the boundaries of the security fencing.

10. With regards to the requirements of the Village Fire Department, the following shall apply:

a) Revisions shall be required to the engineering plans to meet all requirements of the Fire Department, including striping and signage on the property, clearances for emergency vehicles, and access through all security mechanisms on the site (including any pavement tire-puncture devices that may be proposed).

These shall be intended to provide efficient and safe emergency vehicle movements at the facility and to identify all areas deemed as official fire lanes where no obstructions will be permitted.

b) Prior to issuance of any fence permit for this property, the petitioner shall provide final details of all access openings and gates in a manner acceptable to the Fire Department. These shall include any necessary mechanisms or additional provisions necessary to allow safe and efficient access by the Fire Department.

c) Prior to issuance of any fence permit for this property, the petitioner shall provide details on a disarming switch or some other mechanism to allow emergency personnel to shut down the electrically charged fencing in the event access to the site must occur.

d) No gates shall be closed and the electrically charged fence shall not be activated until final approval has been given for these issues by the Village Fire and Code staff.

11. This site plan approval is contingent upon construction of the western extension of Prairie Stone Parkway to provide access to the truck delivery area of the facility, and therefore this approval is subject to all conditions of the roadway approval. No occupancy of any building on the proposed vehicle auction site shall occur until the Village Transportation Director has determined the public improvements are completed to a level acceptable for use by the public, and final occupancy of the vehicle auction buildings shall not occur until the Prairie Stone Parkway improvements are formally accepted by the Village.

12. This site plan approval is dependent on, and includes the construction of improvements within the Beverly Road right of way, and the following shall apply:

a) The petitioner shall be responsible for all costs associated with the improvements included on these plans (except where certain costs may be eligible for reimbursement under the Village's Fair Share Road Improvement Program).

b) The plans include construction of a 10 foot wide off-street path along the west side of Beverly Road, as well as the necessary traffic signal improvements to accommodate the path crossing at Prairie Stone Parkway (including pedestrian countdown timers). In order for all pedestrian crossing movements at this intersection to be consistent, the plans shall be revised to add pedestrian countdown timers for the crossing of the south leg of Beverly Road at Prairie Stone Parkway to connect to the existing path network to the east.

c) Village acceptance of the public improvements included within the Prairie Stone Parkway right of way shall only occur through formal Village Board action, and final occupancy for the vehicle auction buildings shall not occur until the Prairie Stone Parkway improvements are formally accepted by the Village.

13. This site plan approval includes the construction of improvements within the Trillium Boulevard right of way, and the following shall apply:

a) The plans shall be revised to add lighting to the entire area of the Trillium right of way, in accordance with Village Code.

b) Village acceptance of the public improvements included within the Trillium right of way shall only occur through formal Village Board action following a determination by the Village that public access to the land north of the right of way will be necessary. Acceptance of the right of way shall only occur after all necessary public improvements have been completed in accordance with Village standards.

c) Prior to Village determination that the Trillium right of way is needed for public access, the vehicle auction facility shall be permitted to maintain a temporary gate and fencing west of the facility's visitor parking lot driveway, along with pavement that does not comply with full public street standards, as delineated on the site engineering plans. The vehicle auction facility shall be responsible for all

maintenance of the Trillium right of way until such time as the Village formally accepts Trillium as a public street.

d) The Village reserves the right to vacate the Trillium Boulevard right of way if a determination is made that it will not be necessary for public access, such as may be the case if the auction facility receives approval to expand its site to include the land north of Trillium Boulevard.

14. In order to accommodate the petitioner's proposal, including the construction of Prairie Stone Parkway, the petitioner agrees to make the following improvements to the Village's water tower site and such improvements shall be completed prior to issuance of a final occupancy permit for any building on the auction property:

a) Chain link fencing with a gate shall be installed along the perimeter of the water tower site in all areas where the petitioner is not installing fencing as part of the auction property, as shown on the engineering plans. These improvements shall be made at the cost of the petitioner as partial compensation for the use of a portion of the existing Village site for the extension of Prairie Stone Parkway in the petitioner's desired location.

b) The existing weather warning siren on the water tower site shall be relocated from the center to a corner of the property, as determined by the Village Public Works Department in order to make the site more usable for municipal purposes and as partial compensation for the use of a portion of the existing Village site for the extension of Prairie Stone Parkway in the petitioner's desired location. Prior to issuance of a building permit for the auction property, the petitioner shall provide a cash deposit based on an estimated cost (to be provided by the Village) for relocation of the siren. The Village shall hire the contractor to perform the work and it shall be paid from the deposit provided by the petitioner.

c) The petitioner shall complete drainage improvements on the Village water tower site as identified on the final engineering plans to accommodate the existing drying bed facility. These improvements shall be made at the cost of the petitioner as partial compensation for the use of a portion of the existing Village site for the extension of Prairie Stone Parkway in the petitioner's desired location.

d) In conjunction with any of the work to occur on the water tower site, the petitioner shall perform any necessary minor grading adjustments and restoration of the vegetation, as determined necessary by the Village, prior to final approval of the improvements.

15. No occupancy permits shall be issued for any of the buildings on the property until the Village inspection staff has determined that collectively all the buildings and the site work are sufficiently complete enough for this to occur. Because this facility is unique in that its operation relies upon the coordinated use of multiple buildings and the outdoor areas, it is critical that all aspects of the project be usable before any one aspect becomes operational. If deemed appropriate through the formal inspection process, the Village may issue a partial temporary certificate of occupancy for the main Arena building to allow office/employee use in advance of the other buildings, however, auction use may be prohibited until all facilities are sufficiently complete. In the event the petitioner wishes to proceed with such a phased occupancy of the site, a written proposal shall be submitted to the Village inspection staff for consideration sufficiently in advance of the desired occupancy date.

16. The petitioner acknowledges that an impact fee will be due in accordance with the Village's Road Improvement Impact Fee Program. This fee will be due prior to any certificate of occupancy for the buildings. The estimated fee amount will be determined as part of further review of the traffic report. The petitioner will also be eligible to receive a fee credit for certain costs associated with capacity improvements on Beverly Road since this road is on the Program's list of approved projects.

17. The petitioner acknowledges that the following Recaptures apply to this property and that all payments shall be made prior to issuance of any building permit for this property:

- a) Ordinance 4323 – EDA Sanitary Facility
- b) Ordinance 4324 – NW Tollway Interchange
- c) Ordinance 2884 – Hunter's Ridge Off-site Sanitary
- d) Ordinance 4359 – Shoe Factory Lift Station and Force Main
- e) Resolution 1226 – Water Tower

Discussion

Trustee Mills asked if there was going to be one building for both minor repairs and body work.

Bret Roland, Adesa, responded yes.

Roll Call:

Aye: Mills, Newell, Pilafas, Stanton, Gaeta, Vandenberg

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Newell, to concur with the Planning & Zoning Commission's recommendation and approve the petitioners' request.

7.I. Approval of a request by Adesa Illinois, LLC, for a Master Sign Plan under Section 9-3-8-M-13 of the Municipal Code for the property (Lot 1 of the Adesa Subdivision) located at the northwest corner of Beverly Road and Prairie Stone Parkway. The following conditions shall apply:

1. Prior to Village Board action on any request by Adesa Illinois, LLC, the petitioner shall provide either a copy of a signed contract to demonstrate a legal ownership interest in the property, or a written statement of consent signed by the legal owners of the subject property. Compliance with this condition shall be subject to verification by the Village's Corporation Counsel.

2. Approval of any request by Adesa Illinois, LLC, for this property is subject to approval of a Development Agreement Amendment between the Village and the current property owners to eliminate all previous rights and obligations on the property. Compliance with this condition shall be subject to verification by the Village's Corporation Counsel.

3. It has been identified that the final submittal dated March 12, 2015, has not fully addressed all technical comments identified by staff, and additional review comments are still being identified. All submittal documents, plans and plats submitted for the Planning and Zoning Commission review process shall be subject to additional comprehensive staff-level review prior to approval for any site work to start and prior to issuance of any permits on this site.

4. These approvals are granted solely for the plans provided in this application packet for this hearing process. No approvals are granted for any future phase of expansion of this use on other portions of the property. It is acknowledged that the petitioner may seek to obtain approval for expansion of this use on adjacent parcels in the future, and such requests will be subject to the appropriate site plan and zoning review processes.

Trustee Gaeta asked about the signage.

Mr. Gugliotta replied that there will be a wall sign on the building and two ground signs instead of one. The additional ground sign is the reason for the Master Sign Plan.

Roll Call:

Aye: Mills, Newell, Pilafas, Stanton, Gaeta, Vandenberg

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to concur with the Planning & Zoning Commission's recommendation and approve the petitioners' request.

7.J. Approval of a request by Curtis and Catie Castillo (owner) for the following setback variations from the Zoning Code for a single family home and detached garage located at 520 Olive Street:

The following condition shall apply: The house shall be constructed per the size and location included in the petitioner's application materials submitted with this request.

1. A 1.55 foot rear yard setback variation from Section 9-5-3-D-6 to allow a 18.45 foot setback for a single family home instead of the minimum 20 feet.

2. A 2.05 foot side yard setback variation from Section 9-3-6-D to allow a 7.95 foot setback for a detached garage instead of the minimum 10 feet.

Roll Call:

Aye: Mills, Newell, Pilafas, Stanton, Gaeta, Vandenberg

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Pilafas, to remand Item 7.K. back to the Planning & Zoning Committee.

7.K. Request by Gill Properties, LLC (Contract Purchaser) for a Master Sign Plan Amendment allowing a second monument sign (10.5' tall, 56.4 square foot monument sign with a message board) for the property located at the southeast corner of Barrington Road & Higgins Road, with 1 condition (see packets).

Discussion

Trustee Stanton asked if this was a teardown or a build-up.
Chairperson Combs replied that it is a build-up.

Roll Call:

Aye: Mills, Newell, Pilafas, Stanton, Gaeta

Nay:

Mayor McLeod voted aye.

Abstain: Vandenberg

Motion carried.

8. ADDITIONAL BUSINESS:

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve Additional Business items 8.B through 8.E by omnibus vote. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Mills, to approve Item 8.A.

8.A. Request Board approval of Ordinance No. 4471-2015 approving a Class "T" liquor license for Dasbier Garden, LLC, Hoffman Estates, Illinois.

Roll Call:

Aye: Mills, Newell, Pilafas, Gaeta, Vandenberg

Nay: Stanton

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve Item 8.B.

8.B. Request Board approval of Ordinance No. 4470-2015 amending Sections 8-2-1, 8-7-1, 8-7-3, 8-11-6 and creating Article 14 of Chapter 13 of the Hoffman Estates Municipal Code (Wholesale vehicle auction house).

Roll Call:

Aye: Mills, Newell, Pilafas, Stanton, Gaeta, Vandenberg

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve Item 8.C.

8.C. Request Board approval of Resolution No. 1592-2015 authorizing approval of an Economic Incentive Agreement between Adesa Illinois, LLC and the Village of Hoffman Estates.

Roll Call:

Aye: Mills, Newell, Pilafas, Stanton, Gaeta, Vandenberg

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve Item 8.D.

8.D. Request Board approval of Resolution No. 1593-2015 approving an Amended and Restated Agreement for the Northwest Central Dispatch System (NWCDs).

Roll Call:

Aye: Mills, Newell, Pilafas, Stanton, Gaeta, Vandenberg

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve Item 8.E.

8.E. Request Board approval of termination of Beverly Property Annexation and Development Agreements.

Roll Call:

Aye: Mills, Newell, Pilafas, Stanton, Gaeta, Vandenberg

Nay:

Mayor McLeod voted aye.

Motion carried.

9. ADJOURNMENT:

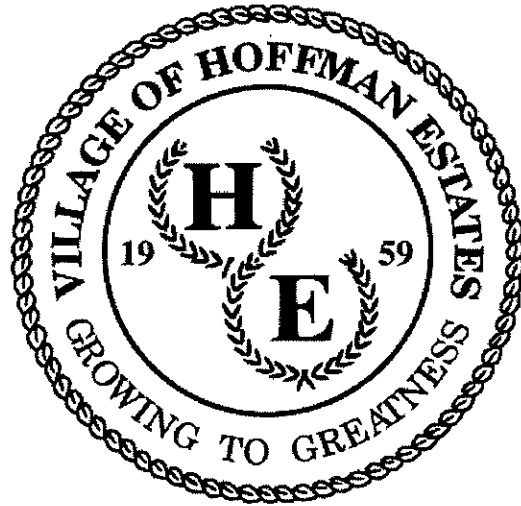
Motion by Trustee Pilafas, seconded by Trustee Gaeta, to adjourn the meeting. Voice vote taken. All ayes.

Motion carried. Time: 7:56 p.m.

Bev Romanoff
Village Clerk

Date Approved

The Village of Hoffman Estates complies with the Americans with Disabilities Act (ADA). For accessibility assistance, call the ADA Coordinator at 847/882-9100.



BILL LIST SUMMARY

BILL LIST AS OF 04/20/2015	652,740.73
MANUAL CHECK REGISTER	54,149.65
PAYROLL AS OF 04/17/2015	1,179,904.19
CREDIT CARDS 1/1 THRU 2/05/2015	75,397.83
WIRE TRANSFERS MARCH 2015	<u>1,344,322.04</u>
TOTAL	\$ 3,306,514.44

VILLAGE OF HOFFMAN ESTATES

April 20, 2015

ACCOUNT	YEAR	VENDOR	DESCRIPTION	AMOUNT
01 0301	15	MASTER-BREW BEVERAGES,INC.	BEVERAGES	\$294.50
01 0301	15	WAREHOUSE DIRECT	OFFICE SUPPLIES	\$69.67
01 0302	15	BOB ROHRMAN'S SCHAUMBURG FORD	REPAIR PARTS	\$81.77
01 0302	15	BRETT EQUIPMENT CORP.	REPAIR PARTS	\$154.59
01 0302	15	BRISTOL HOSE & FITTING	REPAIR PARTS	\$249.97
01 0302	15	CARQUEST AUTO PARTS	REPAIR PARTS	\$157.46
01 0302	15	CARQUEST AUTO PARTS	STOCK REPAIR PARTS	\$154.44
01 0302	15	FIRESTONE TRUCK & SERVICE CENTER	VEHICLE TIRES	\$987.44
01 0302	15	MONROE TRUCK EQUIPMENT	REPAIR PARTS	\$163.45
01 0302	15	RUSH TRUCK CENTER OF ILLINOIS, INC	REPAIR PARTS	\$536.32
01 0303	15	XEROX CORP.	D110CP B&W COPIER MAIL RM	\$312.19
01 0303	15	XEROX CORP.	EFISVR D110 B&W COPIER SE	\$56.16
01 0303	15	XEROX CORP.	XC560 1ST FLR COLOR COPIE	\$1,397.16
01 0303	15	XEROX CORP.	XC560 2ND FLR COPIER	\$593.65
01 1214	15	NCPERS-IL IMRF	DED:2030 IMRF LIFE	\$864.00
01 1218	15	INT'L BROTHERHOOD TEAMSTERS LCL 700	DED:2029 ASSESSMENT	\$51.00
01 1218	15	INT'L BROTHERHOOD TEAMSTERS LCL 700	DED:2034 PW-DUES	\$3,626.00
01 1218	15	METROPOLITAN ALLIANCE OF POLICE	DED:2033 MAP 96	\$2,736.00
01 1218	15	METROPOLITAN ALLIANCE OF POLICE	DED:2038 MAP 97	\$363.00
01 1222	15	AFLAC	DED:1027 AFLAC-INS	\$4,412.87
01 1223	15	AFLAC	DED:2027 AFL-AF TAX	\$767.55
01 1226	15	PRE PAID LEGAL SERVICE INC	DED:2035 LEGAL	\$1,591.26
01 1239	15	JOHN HANCOCK LIFE INSURANCE CO.	DED:2040 LTC INS	\$263.66
01 1432	15	ARNSTEIN & LEHR LLP	LEGAL SERVICES	\$2,835.00
01 1458	15	INTOXIMETERS INC	PAPER ROLL THERMAL PRINTR	\$76.25
TOTAL GENERAL-ASSETS & LIABILITIES				\$22,795.36
01000011 3202	15	SSV CORP/7-ELEVEN # 17492	BUSINESS LIC OVER PYMT	\$65.00
01000011 3203	15	ILLINOIS STATE POLICE	HE LIQUOR COMM 3/1-3/31	\$29.75
01000013 3405	15	ANDRES MEDICAL BILLING, LTD.	MARCH PARAMEDIC CHARGES	\$5,321.58
01000013 3405	15	BLOGDAN MATULA	PARAMEDIC REFUND	\$659.81
01000013 3405	15	BLUE CROSS BLUE SHIELD	PARAMEDIC REFUND	\$90.89
01000013 3405	15	BLUE CROSS BLUE SHIELD	PARAMEDIC REFUNDS	\$574.31
01000013 3405	15	CAROL A ARNOLD	PARAMEDIC REFUND	\$94.13
01000013 3405	15	NGS MEDICARE ILLINOIS	PARAMEDIC REFUND	\$296.40
01000013 3405	15	UNITED HEALTHCARE	PARAMEDIC REFUND	\$387.07
TOTAL GENERAL-REVENUE ACCOUNTS				\$7,518.94
01101122 4301	15	ILL STATE TOLL HWY AUTHORITY	MAYOR'S CAR	\$18.80
01101122 4301	15	NORTHWEST MUNICIPAL CONFERENCE	SPRINGFIELD DINNERS	\$190.41
01101122 4301	15	SHELL CREDIT CARD CENTER	FUEL FOR MAYOR	\$25.55
01101123 4414	15	ABSOLUTE VENDING SERVICE	WATER COOLERS RENTAL	\$96.00
01101123 4414	15	LINDA SCHECK	REIM FOR EASTER EGG HUNT	\$125.13
01101124 4504	15	NATIONAL LEAGUE OF CITIES	DIRECT MEMBERS DUES	\$4,467.00

VILLAGE OF HOFFMAN ESTATES

April 20, 2015

ACCOUNT	YEAR	VENDOR	DESCRIPTION	AMOUNT
01101124 4507	15	ALFRED G RONAN LTD	PROFESSIONAL SERVICES	\$5,000.00
TOTAL LEGISLATIVE				\$9,922.89
01101222 4301	15	NORTHWEST MUNICIPAL CONFERENCE	SPRINGFIELD DINNERS	\$125.08
01101224 4542	15	LANGUAGE LINE SERVICES	INTERPRETATION	\$58.34
TOTAL ADMINISTRATIVE				\$183.42
01101324 4547	15	THOMSON REUTERS-WEST	WEST INFORMATION CHARGES	\$810.97
01101324 4567	15	ARNSTEIN & LEHR LLP	LEGAL SERVICES	\$1,770.20
01101324 4567	15	FRANCZEK RADELET & ROSE	PROFESSIONAL SERVICES	\$147.50
01101324 4567	15	PACER SERVICE CENTER	ELECTRONIC RECORDS	\$180.60
01101324 4567	15	RICHARD A KAVITT ATTORNEY AT LAW	LEGAL ADMIN SERVICES	\$1,300.00
01101324 4567	15	VERITEXT MIDWEST	TRANSCRIPTS	\$319.75
TOTAL LEGAL				\$4,529.02
01101423 4401	15	FEDERAL EXPRESS CORP	POSTAGE	\$168.55
01101423 4402	15	THE FINER LINE	GREY/BURGUNDY NAME PLATE	\$34.65
01101423 4402	15	WAREHOUSE DIRECT	OFFICE SUPPLIES	\$55.25
01101423 4414	15	ABSOLUTE VENDING SERVICE	WATER COOLERS RENTAL	\$18.00
01101424 4507	15	MUNICIPAL RESEARCH SERVICE, INC	FINANCIAL REPORT 12/31/14	\$1,050.00
01101424 4542	15	U.S. BANK EQUIPMENT FINANCE	SERVICE	\$50.00
01101425 4602	15	MIDWEST OFFICE INTERIORS INC	OFFICE UPGRADE WATER BILL	\$5,655.28
TOTAL FINANCE				\$7,031.73
01101523 4402	15	OFFICE DEPOT	OFFICE SUPPLIES	\$40.91
01101523 4403	15	P F PETTIBONE & CO	SPECIAL PAPER	\$184.95
01101523 4414	15	ABSOLUTE VENDING SERVICE	WATER COOLERS RENTAL	\$18.00
01101524 4548	15	COOK COUNTY RECORDER OF DEEDS	RECORDING FEES	\$286.00
01101524 4548	15	PADDOCK PUBLICATIONS INC	NOTICE TO CONTRACT	\$67.50
TOTAL VILLAGE CLERK				\$597.36
01102523 4403	15	TREND GRAPHICS INC	APRIL NEWSLETTER	\$2,550.00
TOTAL COMMUNICATIONS				\$2,550.00
01106222 4301	15	ILL STATE TOLL HWY AUTHORITY	POOL CAR #96	\$2.05
TOTAL CABLE TELEVISION				\$2.05
GENERAL GOVERNMENT				\$24,816.47
01201222 4301	15	NORTHWEST POLICE ACADEMY	STATE ATTORNEY UPDATE SEM	\$50.00
01201223 4402	15	OFFICE DEPOT	CLEANING SUPPLIES	\$7.56
01201223 4402	15	OFFICE DEPOT	COPIER PAPER	\$230.53
01201223 4403	15	PLUM GROVE PRINTERS INC	BUSINESS CARDS	\$123.46
01201223 4417	15	MCDONALDS BEAR ESTATES #1, LLC	INMATE MEALS	\$124.22
01201224 4507	15	AFTERMATH INC	BIO HAZARD CLEANING	\$105.00
01201224 4507	15	AFTERMATH INC	EMERGENCY CLEAN UP	\$105.00
TOTAL ADMINISTRATIVE				\$745.77
01201822 4303	15	NORTH SUBURBAN JUVENILE OFF.ASSOC.	ANNUAL MEMBERSHIP REGISTR	\$50.00
TOTAL JUVENILE INVESTIGATIONS				\$50.00
01202122 4301	15	COOK CTY.SHERIFF'S POLICE TRNG.ACA.	BASIC TRAINING	\$2,070.00
01202122 4301	15	NORTHWESTERN UNIV CTR PUBLIC SAFETY	TRAINING	\$900.00

VILLAGE OF HOFFMAN ESTATES

April 20, 2015

ACCOUNT	YEAR	VENDOR	DESCRIPTION	AMOUNT
01202122 4304	15	ASR- KALE UNIFORMS	UNIFORM REPAIR	\$111.96
01202123 4414	15	MAG INSTRUMENT, INC WARRANTY CENTER	FLASHLIGHT BULBS	\$18.00
01202123 4414	15	ULTRA STROBE COMMUNICATIONS	BULB REPLACEMENT	\$71.40
01202124 4510	15	CHICAGO COMMUNICATIONS,LLC	MAINTENANCE	\$710.45
01202124 4542	15	AMERICAN FIRST AID	MEDICAL SUPPLIES	\$211.20
01202124 4542	15	BEST TECHNOLOGY SYSTEMS	PROP 5 CLEAN AND INSPECT	\$1,045.00
01202125 4602	15	RAY O'HERRON CO	KUSTOM SIGNAL RAPTOR RP-1	\$7,000.00
01202125 4602	15	RAY O'HERRON CO	SHIPPING & HANDLING	\$100.00
TOTAL PATROL & RESPONSE				\$12,238.01
01202224 4542	15	AMERICAN TRAFFIC SOLUTIONS	RED LIGHT CAMERA	\$31,313.87
TOTAL TRAFFIC CONTROL				\$31,313.87
01202322 4301	15	NORTH EAST MULTI-REGIONAL TRAINING	INTERVIEWS & INTERROGATIO	\$400.00
01202323 4403	15	PLUM GROVE PRINTERS INC	BUSINESS CARDS	\$60.24
01202324 4542	15	TRANSUNION RISK & ALTERNATIVE	BACKGROUND CHECKS	\$42.50
TOTAL INVESTIGATIONS				\$502.74
01202524 4542	15	NORTHWEST CENTRAL DISPATCH SYSTEM	MAY DISPATCH SERVICES	\$62,401.65
TOTAL COMMUNICATIONS				\$62,401.65
01202924 4508	15	GOLF ROSE PET LODGE	ANIMAL RESCUE & CARE	\$481.15
TOTAL ADMINISTRATIVE SERVICES				\$481.15
POLICE				\$107,733.19
01301223 4402	15	PLUM GROVE PRINTERS INC	BUSINESS CARDS	\$32.49
TOTAL ADMINISTRATIVE				\$32.49
01303122 4301.19	15	INFECTION CONTROL EMERGING CONCEPTS	BASIC INFECTION COURSE	\$375.00
01303122 4301.19	15	ROMEOWILLE FIRE ACADEMY	VEHICLE & MACHINERY TECH	\$1,150.00
01303122 4301.19	15	UNIVERSITY OF ILLINOIS	CERTIFICATIONS	\$1,500.00
01303122 4301.19	15	UNIVERSITY OF ILLINOIS	TRAINING	\$300.00
01303122 4304	15	DLS CUSTOM EMBROIDERY	NAME PLATES	\$29.50
01303122 4304	15	DLS CUSTOM EMBROIDERY	T SHIRTS	\$198.00
01303122 4304	15	KALE UNIFORMS-APPAREL SEWN RIGHT	UNIFORMS	\$172.73
01303122 4304	15	MDI	EV-1000RED 2XL ORIGINAL	\$78.00
01303122 4304	15	MDI	EV-1001RED 3XL ORIGINAL R	\$78.00
01303122 4304	15	MDI	SHIPPING AND HANDLING	\$15.00
01303123 4408.13	15	ALEXIS FIRE EQUIPMENT CO	FREIGHT	\$25.00
01303124 4510.11	15	AIR ONE EQUIPMENT INC	BREATHING AIR TEST	\$120.00
01303124 4510.14	15	JJS TECHNICAL SERVICES	GAS DETECTORS	\$1,402.00
01303124 4510.14	15	SENSIT TECHNOLOGIES	SAFETY SUPPLIES	\$910.39
01303124 4542.13	15	FOX VALLEY FIRE & SAFETY	SERVICE CALL	\$92.59
01303124 4542.15	15	IMAGETREND, INC.	ANNUAL FEE	\$675.00
01303124 4542.15	15	NORTHWEST COMMUNITY EMS DEPT.	IMAGE TREND LICENSES	\$900.00
TOTAL SUPPRESSION				\$8,021.21
01303222 4301	15	DANIEL PEARSON	PARAMEDIC LICENSE RENEWAL	\$40.00
01303222 4301	15	ILL STATE TOLL HWY AUTHORITY	POOL CAR #96	\$2.05
01303222 4301	15	WAYNE ROTHBAUER	PARAMEDIC LICENSE RENEWAL	\$40.00

VILLAGE OF HOFFMAN ESTATES

April 20, 2015

ACCOUNT	YEAR	VENDOR	DESCRIPTION	AMOUNT
01303223 4419	15	AIRGAS USA, LLC	MEDICAL SUPPLIES	\$186.76
01303223 4419	15	EMERGENCY MEDICAL PRODUCTS	MEDICAL SUPPLIES	\$759.57
01303225 4602	15	EMERGENCY MEDICAL PRODUCTS	GRAHAM MEGAMOVER	\$21.69
TOTAL EMERGENCY MEDICAL SERVICES				\$1,050.07
01303324 4507	15	AT & T	DSL LINES	\$496.12
01303324 4507	15	CHGO METRO.FIRE PREVENTION CO	CORRECTED BILL	(\$327.50)
01303324 4507	15	CHGO METRO.FIRE PREVENTION CO	CORRECTION OF BILL	(\$274.00)
01303324 4507	15	CHGO METRO.FIRE PREVENTION CO	MONTHLY MAINT CHILDRENS	\$1,565.00
01303324 4507	15	CHGO METRO.FIRE PREVENTION CO	MONTHLY MAINTENANCE	\$2,727.00
01303324 4507	15	TYCO INTEGRATED SECURITY	RECURRING SERVICE	\$59,949.56
01303324 4507	15	TYCO INTERGRATED SECURITY LLC	RECURRING SERVICE QUARTER	\$139.05
TOTAL PREVENTION				\$64,275.23
01303523 4412	15	MIDWEST AIR PRO, INC.	SERVICE CALL	\$450.00
01303524 4510	15	DIRECT FITNESS SOLUTIONS	PREVENTATIVE MAINTENANCE	\$860.00
TOTAL FIRE STATIONS				\$1,310.00
FIRE				\$74,689.00
01401222 4301	15	ILL STATE TOLL HWY AUTHORITY	POOL CAR #88 (PW)	\$9.15
01401224 4509	15	XEROX CORP.	COPIER LEASING PW	\$162.22
TOTAL ADMINISTRATIVE				\$171.37
01404123 4414	15	MENARDS - HNVR PARK	VARIOUS SUPPLIES	\$49.98
01404124 4507	15	MURRAY & TRETTEL INC/ WEATHER COMMA	WEATHER FORECAST	\$434.54
TOTAL SNOW & ICE REMOVAL				\$484.52
01404224 4521	15	HEALY ASPHALT CO., LLC.	COLD MIX	\$813.51
TOTAL PAVEMENT MAINTENANCE				\$813.51
01404323 4414	15	MENARDS - HNVR PARK	VARIOUS SUPPLIES	\$19.98
01404324 4507	15	CENTRAL FORESTREE	FOR SERVICES DESCRIBED AB	\$58,659.00
01404324 4507	15	VERMEER MIDWESTVERMEER-IL	RENTAL CHARGE FOR A VERME	\$4,000.00
01404324 4510	15	ARLINGTON POWER EQUIPMENT	REPAIR PARTS	\$42.99
01404325 4628	15	ROADSAFE TRAFFIC SYSTEMS	SAFETY SIGNS	\$188.40
TOTAL FORESTRY				\$62,910.37
01404423 4408	15	MENARDS - HNVR PARK	TOOLS	\$19.99
01404424 4501	15	AMAUDIT	AUDITING SERVICES	\$93.24
01404424 4507	15	ACCURATE DOCUMENT DESTRUCTION INC	DOCUMENT DESTRUCTION	\$307.48
01404424 4509	15	CINTAS #22	FLOOR MATS PER WEEK	\$103.04
01404424 4510	15	ARLINGTON POWER EQUIPMENT	REPAIR PARTS	\$272.51
01404424 4510	15	BATTERIES PLUS	BATTERIES	\$32.49
01404424 4510	15	BEST TECHNOLOGY SYSTEMS	PROP 1 SUPPLY AND INSTALL	\$595.00
01404424 4520	15	MENARDS - HNVR PARK	VARIOUS SUPPLIES	\$144.56
TOTAL FACILITIES				\$1,568.31
01404522 4303	15	MUNICIPAL FLEET MANAGERS ASSOC	2015 ANNUAL DUES	\$30.00
01404522 4304	15	CINTAS #22	UNIFORMS PER WEEK	\$60.20
01404523 4411	15	KELLER-HEARTT OIL	GALLONS BULK 15W40 CJ-4 M	\$825.00
01404523 4411	15	KELLER-HEARTT OIL	GALLONS BULK 5W20 SN MOTO	\$950.00

VILLAGE OF HOFFMAN ESTATES

April 20, 2015

ACCOUNT	YEAR	VENDOR	DESCRIPTION	AMOUNT
01404523 4411	15	KELLER-HEARTT OIL	GALLONS BULK HYDRAULIC OI	\$498.00
01404523 4411	15	KELLER-HEARTT OIL	PAILS 5 GALLON PAIL SHELL	\$132.80
01404523 4411	15	PALATINE OIL CO., INC	FUEL	\$15,556.43
01404523 4414	15	CARQUEST AUTO PARTS	REPAIR PARTS	\$7.32
01404524 4507	15	VERIZON NETWORKFLEET	FOR SERVICES DESCRIBE ABO	\$1,570.37
01404524 4510	15	FIRST AYD CORP	270 GALLONS 964-270 STEAM	\$891.75
01404524 4513	15	BOB ROHRMAN'S SCHAUMBURG FORD	REPAIR PARTS	\$385.13
01404524 4513	15	FIRESTONE TRUCK & SERVICE CENTER	VEHICLE ALIGNMENT	\$55.00
01404524 4513	15	GOLF ROSE CAR WASH	VEHICLE WASHES FOR MARCH	\$455.00
01404524 4513	15	INTERSTATE BATTERY SYSTEMS	VEHICLE BATTERIES	\$101.60
01404524 4513	15	O'REILLY AUTO PARTS	REPAIR PARTS	\$35.94
01404524 4513	15	ZIBELL WATER SERVICE	REPAIR PARTS	\$124.25
01404524 4514	15	BUMPER TO BUMPER/ LEE AUTO	REPAIR PARTS	\$18.78
01404524 4514	15	CARQUEST AUTO PARTS	REPAIR PARTS	\$43.37
01404524 4514	15	FERRARA FIRE APPARATUS INC.	REPAIR PARTS	\$92.83
01404524 4514	15	GLOBAL EMERGENCY PRODUCTS	REPAIR PARTS	\$93.08
01404524 4514	15	GOLF ROSE CAR WASH	VEHICLE WASHES FOR MARCH	\$32.50
01404524 4514	15	INLAND POWER GROUP	REPAIR PARTS	\$260.46
01404524 4514	15	KAMMES AUTO & TRUCK REPAIR INC	VEHICLE TESTING	\$30.00
01404524 4533	15	CHICAGO PARTS & SOUND LLC	REPAIR PARTS	\$699.00
01404524 4534	15	CARQUEST AUTO PARTS	REPAIR PARTS	\$32.53
01404524 4534	15	CERTIFIED FLEET SERVICES	INSPECTIONS	\$400.00
01404524 4534	15	CERTIFIED FLEET SERVICES	PERFORM OSHA AERIAL INSPE	\$2,806.33
01404524 4534	15	FIRESTONE TRUCK & SERVICE CENTER	VEHICLE TIRES	\$536.98
01404524 4534	15	GRAINGER INC	VARIOUS SUPPLIES	\$32.00
01404524 4534	15	INTERSTATE BATTERY SYSTEMS	VEHICLE BATTERIES	\$417.80
01404524 4534	15	KAMMES AUTO & TRUCK REPAIR INC	VEHICLE TESTING	\$420.00
01404524 4534	15	MCCANN INDUSTRIES	BRACKET WHEEL MOUNT	\$104.31
01404524 4534	15	O'REILLY AUTO PARTS	REPAIR PARTS	\$118.23
01404524 4535	15	CARQUEST AUTO PARTS	REPAIR PARTS	\$8.54
01404524 4535	15	GOLF ROSE CAR WASH	VEHICLE WASHES FOR MARCH	\$45.50
01404524 4535	15	MAACO AUTO PAINTING	REPAIR SERVICE	\$750.00
01404524 4535	15	MAACO AUTO PAINTING	SERVICE REPAIR	\$850.00
01404525 4602	15	K & K SALES & SERVICES,INC.	RANGER R26FLT TIRE CHANGE	\$5,975.00
TOTAL FLEET SERVICES				\$35,446.03
01404624 4510	15	MCALLISTER EQUIPMENT CO.	SPRAY PAINT	\$16.82
01404624 4542	15	GROOT INDUSTRIES, INC ROLL OFF	30 YARD ROLL OFF	\$164.02
TOTAL F.A.S.T.				\$180.84
01404724 4522	15	MULTIPLE CONCRETE	REPAIR PARTS	\$187.05
TOTAL STORM SEWERS				\$187.05
01404823 4414	15	HALL SIGNS	48" W X 13" H CUSTOM STRE	\$497.38
01404823 4414	15	HALL SIGNS	54"W X 13" H CUSTOM STREE	\$547.04
01404824 4544	15	3M HAK0206	STREET MARKING MATERIALS	\$3,005.54
TOTAL TRAFFIC CONTROL				\$4,049.96
PUBLIC WORKS				\$105,811.96
01501223 4402	15	OFFICE DEPOT	OFFICE SUPPLIES	\$87.66

VILLAGE OF HOFFMAN ESTATES

April 20, 2015

ACCOUNT	YEAR	VENDOR	DESCRIPTION	AMOUNT
TOTAL ADMINISTRATIVE				\$87.66
01505023 4414	15	ABSOLUTE VENDING SERVICE	WATER COOLERS RENTAL	\$18.00
01505024 4546	15	PADDOCK PUBLICATIONS INC	PUBLIC HEARING NOTICES	\$80.25
TOTAL PLANNING				\$98.25
01505123 4403	15	PLUM GROVE PRINTERS INC	BUSINESS CARDS	\$115.01
01505123 4414	15	ABSOLUTE VENDING SERVICE	WATER COOLERS RENTAL	\$24.00
01505124 4507	15	EIS ELEVATOR INSPECTION SERVICES	INSPECTIONS	\$20.00
TOTAL CODE ENFORCEMENT				\$159.01
01505223 4414	15	ABSOLUTE VENDING SERVICE	WATER COOLERS RENTAL	\$18.00
01505224 4542	15	UNITED DISPATCH	TRIPS	\$110.00
TOTAL TRANSPORTATION AND ENGINEERING				\$128.00
01505924 4542	15	LINKS TECHNOLOGY	QUARTERLY WEB HOSTING	\$300.00
01505924 4546	15	PADDOCK PUBLICATIONS, INC	CHAMBER GUIDE	\$1,700.00
TOTAL ECONOMIC DEVELOPMENT				\$2,000.00
DEVELOPMENT SERVICES				\$2,472.92
01556523 4402	15	OFFICE DEPOT	OFFICE SUPPLIES	\$41.02
01556523 4413	15	NOVARTIS VACCINES & DIAGNOSTICS, IN	MEDICAL SUPPLIES	\$246.36
01556523 4413	15	OFFICE DEPOT	OFFICE SUPPLIES	\$11.62
01556523 4414	15	TERESA ALCURE	REIM FOR MILEAGE	\$63.99
01556524 4507	15	DELORES VAN LANEN	PRESENTATION ON 4/3/15	\$150.00
01556524 4556	15	AT & T	LANDLINES	\$154.81
HEALTH & HUMAN SERVICES				\$667.80
01605824 4555	15	JILL WOOD/NAATZ	STUDENT EXCHANGE SISTER C	\$792.00
01605824 4599	15	JOELLE BRESCIA	REIM FOR PARTY	\$46.57
TOTAL MISCELLANEOUS B & C				\$838.57
BOARDS & COMMISSIONS				\$838.57
TOTAL GENERAL FUND				\$347,344.21
03400024 4512	15	IL DEPT OF TRANSPORTATION	CONSTRUTION FEES	\$319.15
03400024 4512	15	MEADE ELECTRIC CO., INC.	TRAFFIC SIGNAL MAINTENANC	\$525.00
TOTAL MFT FUND				\$844.15
04000024 4542	15	NORTH WEST HOUSING PARTNERSHIP	SINGLE REHAB CDBG PROJECT	\$4,125.00
TOTAL COMMUNITY DEVELOPMENT BLOCK GRANT FUND				\$4,125.00
08200824 4539	15	CARQUEST AUTO PARTS	REPAIR PARTS	\$12.94
08200824 4539	15	INTERSTATE BATTERY SYSTEMS	VEHICLE BATTERIES	\$82.60
TOTAL FEDERAL ASSET SEIZURE				\$95.54
TOTAL ASSET SEIZURE FUND				\$95.54
09 1491	15	SHAPIRO KREISMAN & ASSOCIATES LLC	REFUND DELINQUENT GROOT	\$90.32
09000024 4542	15	GROOT INDUSTRIES, INC	COMPOST STICKERS	\$11,128.32
TOTAL MUNICIPAL WASTE SYSTEM FUND				\$11,218.64

VILLAGE OF HOFFMAN ESTATES

April 20, 2015

ACCOUNT	YEAR	VENDOR	DESCRIPTION	AMOUNT
22000024 4543	15	WELLS FARGO BANK	ADMINISTRATION CHARGES	\$250.00
TOTAL 2008 GO DEBT SERVICE FUND				\$250.00
29000025 4606	15	VISU-SEWER	TELEVISIONING/ CONSTR OF SAN	\$5,000.00
29000025 4606	15	VISU-SEWER	TELEVISIONING/CONSTR OF SANI	\$4,000.00
29000025 4606	15	VISU-SEWER	TELEVISIONING/CONSTR OF STOR	\$8,972.25
29000025 4610	15	CRAWFORD, MURPHY & TILLY, INC	PROFESSIONAL SERVICES	\$20,255.12
				\$38,227.37
40 1445	15	INTREN	HYDRANT METER REFUND	\$14.71
40 1445	15	MIDWEST MATERIALS MANAGEMENT	HYDRANT METER REFUND	\$623.17
TOTAL WATER MISCELLANEOUS PAYMENT				\$637.88
40406723 4408	15	ANDERSON LOCK	REPAIR PARTS	\$105.85
40406723 4414	15	GRAINGER INC	REPAIR PARTS	\$59.44
40406723 4414	15	GRAINGER INC	VARIOUS SUPPLIES	\$23.04
40406723 4420	15	WATER RESOURCES INC	FOR SERVICES DESCRIBED AB	\$125,456.00
40406724 4501	15	AMAUDIT	AUDITING SERVICES	\$39.96
40406724 4507	15	SUBURBAN LABORATORIES, INC.	ANNUAL DRINKING WATER SAM	\$1,878.97
40406724 4509	15	XEROX CORP.	COPIER LEASING PW	\$162.21
40406724 4526	15	MENARDS - HNVR PARK	REPAIR PARTS	\$13.32
40406724 4526	15	TEST GAUGE AND BACKFLOW SUPPLY	TESTING	\$120.00
40406724 4529	15	HD SUPPLY WATERWORKS LTD	17# H-1 MAG ANODE, PACKAG	\$1,320.00
40406724 4529	15	MUNICIPAL MARKING DISTRIBUTORS	STREET MARKING MATERIAL	\$197.00
40406724 4529	15	UNDERGROUND PIPE & VALVE CO	REPAIR PARTS	\$1,558.00
40406724 4531	15	MENARDS - HNVR PARK	REPAIR PARTS	\$73.66
40406724 4585	15	BOB ROHRMAN'S SCHAUMBURG FORD	REPAIR PARTS	\$59.98
40406724 4585	15	FIRESTONE TRUCK & SERVICE CENTER	VEHICLE TIRES	\$252.32
40406724 4585	15	INTERSTATE BATTERY SYSTEMS	VEHICLE BATTERIES	\$76.90
40406724 4585	15	KAMMES AUTO & TRUCK REPAIR INC	VEHICLE TESTING	\$254.50
TOTAL WATER DIVISION				\$131,651.15
40406824 4507	15	VISU-SEWER	CLEAN MOON LAKE LIFT STAT	\$2,760.00
40406824 4510	15	EJ EQUIPMENT	1" UEMSI ROOT CUTTER MOTO	\$1,370.72
40406824 4510	15	EJ EQUIPMENT	1"HUB	\$48.60
40406824 4510	15	EJ EQUIPMENT	8" CARBIDE CONCAVE SAW BL	\$614.00
40406824 4510	15	EJ EQUIPMENT	SHIPPING	\$71.01
40406824 4510	15	USA BLUE BOOK	VARIOUS PARTS	\$205.20
40406824 4530	15	BEVERLY MATERIALS, L.L.C.	GRAVEL	\$352.17
40406824 4530	15	MUNICIPAL MARKING DISTRIBUTORS	STREET MARKING MATERIAL	\$197.00
40406824 4530	15	SCHRACK ENVIRONMENTAL CONSULTING, I	SERVICES & ASSOCIATION	\$750.00
40406824 4541	15	A PERSONAL TOUCH OF CLASS, INC.	EMERGENCY CLEANUP	\$1,963.75
40406824 4541	15	A PERSONAL TOUCH OF CLASS, INC.	EMERGENCY CLEANUP2080SUTH	\$1,438.25
40406824 4541	15	A PERSONAL TOUCH OF CLASS, INC.	EMERGENCY CLEANUP570ALCOA	\$1,936.75

VILLAGE OF HOFFMAN ESTATES

April 20, 2015

ACCOUNT	YEAR	VENDOR	DESCRIPTION	AMOUNT
40406824 4541	15	A PERSONAL TOUCH OF CLASS, INC.	EMERGENCY CLEANUP595ALCOA	\$1,781.88
40406824 4541	15	SERVICEMASTER ALL CLEANING SERVICES	WATER DAMAGE RESTORATION	\$3,745.14
40406825 4602	15	EJ EQUIPMENT	CABLES	\$424.78
40406825 4602	15	EJ EQUIPMENT	RTN PARTS	(\$442.06)
TOTAL SEWER DIVISION				\$17,217.19
40407023 4401	15	CREEKSIDE PRINTING	POSTAGE WATER BILLS	\$5,868.27
40407024 4542	15	CREEKSIDE PRINTING	PRINTING OF WATER BILLS	\$636.00
TOTAL BILLING DIVISION				\$6,504.27
TOTAL WATERWORKS AND SEWERAGE FUND				\$156,010.49
46700024 4552	15	COMED/ CLAIMS DEPARTMENT 4TH FLR	DAMAGE TO ELECTRIC	\$2,308.58
46700024 4552	15	DUNDEE COLLISION INC	VEHICLE REPAIRS	\$1,457.54
46700024 4552	15	SUBURBAN ACCENTS INC	GRAPHICS FOR SQUAD #10	\$75.00
46700024 4579	15	ALEXIAN BROTHERS CORPORATE HEALTH	RTN TO WORK PHYSICAL	\$39.00
TOTAL RISK RETENTION				\$3,880.12
TOTAL INSURANCE FUND				\$3,880.12
47001222 4301	15	SUNGARD PUBLIC SECTOR	AFFORDABLE CARE ACT REVIE	\$640.00
TOTAL ADMINISTRATIVE				\$640.00
47008524 4510	15	BARRACUDA NETWORKS	BARRACUDA WEB FILTER 410	\$1,998.00
47008525 4619	15	ESRI	ESRI RENEWAL QUOTE FOR DE	\$13,750.00
TOTAL OPERATIONS				\$15,748.00
47008625 4602	15	MOTOROLA SOLUTIONS, INC.	FOR SERVICES DESCRIBED AB	\$24,414.00
47008625 4619	15	SUNGARD PUBLIC SECTOR	ACHFM002 -UB - CUSTOM BIL	\$2,048.49
47008625 4619	15	SUNGARD PUBLIC SECTOR	ACHFM008 -UB - 13 MONTH C	\$536.82
47008625 4619	15	SUNGARD PUBLIC SECTOR	ACHFM009 - CR8.1.2 - CUST	\$1,519.29
47008625 4619	15	SUNGARD PUBLIC SECTOR	ACHFM013 - CI8.1.2 - COUR	\$515.00
47008625 4619	15	SUNGARD PUBLIC SECTOR	ACHFM014 - EG8.1.2 - ILLI	\$1,460.86
47008625 4619	15	SUNGARD PUBLIC SECTOR	FCFDD0465 - FAM: OPTIO AP	\$246.52
47008625 4619	15	SUNGARD PUBLIC SECTOR	FCFDD0466 - HRM: OPTIO PA	\$246.52
47008625 4619	15	SUNGARD PUBLIC SECTOR	FCHFM104 - HRM: MOVE PENS	\$1,012.86
47008625 4619	15	SUNGARD PUBLIC SECTOR	HFM GCPUB 2011-434 - FIEL	\$1,168.69
47008625 4619	15	SUNGARD PUBLIC SECTOR	PLUS ASP PROCESSING SERVI	\$10,652.00
TOTAL CAPITAL ASSETS				\$43,821.05
TOTAL INFORMATION SYSTEMS FUND				\$60,209.05
62000024 4507	15	CIVILTECH ENGINEERING, INC.	PROFESSIONAL SERVICES	\$30,285.86
TOTAL ROSELLE ROAD TIF FUND				\$30,285.86
71000024 4543	15	WELLS FARGO BANK	ADMINISTRATIVE CHARGES	\$250.00
				\$250.00
BILL LIST TOTAL				\$652,740.43

SUNGARD PUBLIC SECTOR
 DATE: 04/16/2015
 TIME: 11:58:49

VILLAGE OF HOFFMAN ESTATES
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 1
 ACCTPA21

SELECTION CRITERIA: transact.t_c='20' and transact.ck_date between '20150403 00:00:00. 0' and '20150416 00:00:00. 0'
 ACCOUNTING PERIOD: 4/15

FUND - 01 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	BUDGET UNIT	DESCRIPTION	SALES TAX	AMOUNT	
0102	94475 V	04/07/15	ELMHURST HONOR GUARD	ACA 01202122	ORGANIZING TRAGEDY 5/2	0.00	-200.00	
0102	94590 V	04/07/15	VERMEER MIDWEST\VERMEER-	01404324	REPAIR PARTS	0.00	-62.58	
0102	94590 V	04/07/15	VERMEER MIDWEST\VERMEER-	01404524	REPAIR PARTS	0.00	-75.35	
0102	94590 V	04/07/15	VERMEER MIDWEST\VERMEER-	01404324	REPAIR PARTS	0.00	-75.35	
0102	94590 V	04/07/15	VERMEER MIDWEST\VERMEER-	01404524	REPAIR PARTS	0.00	-236.73	
0102	94590 V	04/07/15	VERMEER MIDWEST\VERMEER-	01404324	REPAIR PARTS	0.00	-236.73	
0102	94590 V	04/07/15	VERMEER MIDWEST\VERMEER-	01404324	REPAIR PARTS	0.00	-613.66	
TOTAL CHECK							0.00	-1,300.40
0102	94607	04/03/15	APWA-CHICAGO METRO CHAPT	01404124	SNOWPLOW COMPETITION	0.00	300.00	
0102	94608	04/03/15	GREG SCHULDT	01	C-PAL	0.00	987.00	
0102	94609	04/06/15	SUSAN WENDERSKI	01	C-PAL	0.00	579.00	
0102	94617	04/08/15	ACTIVE ELECTRICAL SUPPLY	01404824	VARIOUS SUPPLIES	0.00	3,726.88	
0102	94618	04/08/15	VERMEER MIDWEST\VERMEER-	01404524	REPAIR PARTS	0.00	236.73	
0102	94618	04/08/15	VERMEER MIDWEST\VERMEER-	01404524	REPAIR PARTS	0.00	75.35	
0102	94618	04/08/15	VERMEER MIDWEST\VERMEER-	01404324	REPAIRS	0.00	613.66	
0102	94618	04/08/15	VERMEER MIDWEST\VERMEER-	01404324	REPAIR PARTS	0.00	62.58	
TOTAL CHECK							0.00	988.32
0102	94619	04/08/15	AT & T	01404424	DSL LINE	0.00	162.79	
0102	94620	04/09/15	GROOT INDUSTRIES, INC.	09	OCT DELINQUENT REFUSE	0.00	7,277.72	
0102	94621	04/09/15	GROOT INDUSTRIES, INC.	09	OCT DELINQUENT REFUSE	0.00	100.00	
0102	94622	04/09/15	THE UPS STORE	01505922	SHIPPING	0.00	408.25	
0102	94623	04/13/15	HENRI KISSEL	36000025	NOISE MITIGATION REIM	0.00	8,750.00	
0102	94624	04/13/15	JOE & LAURIE LAGIOIA	36000025	NOISE MITIGATION REIN	0.00	8,750.00	
0102	94624 V	04/13/15	JOE & LAURIE LAGIOIA	36000025	NOISE MITIGATION REIN	0.00	-8,750.00	
TOTAL CHECK							0.00	0.00
0102	94625	04/14/15	JOE & LAURIE LAGIOIA	36000025	NOISE MITIGATION RFD	0.00	8,750.00	
0102	94626	04/14/15	PETTY CASH	01401223	PETTY CASH	0.00	7.93	
0102	94626	04/14/15	PETTY CASH	01404323	PETTY CASH	0.00	3.04	
0102	94626	04/14/15	PETTY CASH	40406722	PETTY CASH	0.00	55.36	
0102	94626	04/14/15	PETTY CASH	40406723	PETTY CASH	0.00	7.94	
TOTAL CHECK							0.00	74.27
0102	94627	04/14/15	THE HOME DEPOT #1904	01404623	VARIOUS SUPPLIES	0.00	43.71	
0102	94627	04/14/15	THE HOME DEPOT #1904	40406723	VARIOUS SUPPLIES	0.00	46.64	
0102	94627	04/14/15	THE HOME DEPOT #1904	40406823	VARIOUS TOOLS	0.00	337.53	
0102	94627	04/14/15	THE HOME DEPOT #1904	40406824	VARIOUS SUPPLIES	0.00	44.43	
0102	94627	04/14/15	THE HOME DEPOT #1904	40406824	VARIOUS SUPPLIES	0.00	36.19	
0102	94627	04/14/15	THE HOME DEPOT #1904	01404823	VARIOUS SUPPLIES	0.00	9.47	

SUNGARD PUBLIC SECTOR
DATE: 04/16/2015
TIME: 11:58:49

VILLAGE OF HOFFMAN ESTATES
CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 2
ACCTPA21

SELECTION CRITERIA: transact.t_c='20' and transact.ck_date between '20150403 00:00:00. 0' and '20150416 00:00:00. 0'
ACCOUNTING PERIOD: 4/15

FUND -- 01 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	BUDGET UNIT	DESCRIPTION	SALES TAX	AMOUNT
TOTAL CHECK						0.00	517.97
0102	94628	04/15/15	14366 SUSAN TOMPKINS	01101423	REIMBURSE FOR POSTAGE	0.00	105.60
0102	94629	04/15/15	1231 LILLIAN MOSIER	01605824	REIM FRENCH EVENING	0.00	192.47
0102	94630	04/15/15	1182 ANDERSON LOCK	01404424	REMAINING FREIGHT FEE	0.00	12.97
0102	94631	04/15/15	1234 LISA KOENEN	01	WAGE DEDUCTION RFD	0.00	616.81
0102	94632	04/15/15	17041 ERIC HEDMAN-BHGA	01202122	TRAINING REPL#94475	0.00	200.00
0102	94639	04/16/15	17044 MICHAEL CIFFONE	36000025	NOISE MITIGATION REIM	0.00	21,900.00
TOTAL CASH ACCOUNT						0.00	54,149.65
TOTAL FUND						0.00	54,149.65
TOTAL REPORT						0.00	54,149.65

VILLAGE OF HOFFMAN ESTATES
Monthly Credit Card Activity

From: 1/6/2015

To: 2/5/2015

Account Name	Merchant Name	Transaction Date	Accounting Code	Transaction Amount	Expense Description
ALGEAN GARNER	JIMMY JOHNS - 424	01/06/2015	01556524-4556	\$23.85	Food For Vogelei
ALGEAN GARNER	ILLINOIS PSYCHOLOGICAL	01/06/2015	01556522-4303	\$255.00	Dues
ALGEAN GARNER	APAMEMBERDUESSUBS	01/06/2015	01556522-4303	\$387.00	Dues
ALGEAN GARNER	COUNCIL FOR THE NATL R	01/08/2015	01556522-4303	\$180.00	Dues
ALGEAN GARNER	PAPA JOHN'S #03338.COM	01/13/2015	01556524-4556	\$29.23	Food For Vogelei
ALGEAN GARNER	JIMMY JOHNS - 424	01/13/2015	01556523-4414	\$34.50	Food for Meeting
ALGEAN GARNER	SHOPHEART ORG	01/14/2015	01556523-4414	\$52.24	Red Dress Pins
ALGEAN GARNER	AMAZON.COM	01/15/2015	01556523-4403	\$9.13	Book
ALGEAN GARNER	PAPA JOHN'S #03338.COM	01/20/2015	01556524-4556	\$32.02	Food for Vogelei
ALGEAN GARNER	PAPA JOHN'S #03338.COM	01/22/2015	01556524-4556	\$48.18	Food for Vogelei
ALGEAN GARNER	TASTE OF THAI	01/23/2015	01605824-4559	\$29.76	Food for Senior Meeting
ALGEAN GARNER	PAPA JOHN'S #03338.COM	01/23/2015	01556524-4556	\$27.00	Food for Vogelei
ALGEAN GARNER	PAPA JOHN'S #03338.COM	01/27/2015	01556524-4556	\$46.51	Food for Vogelei
ALGEAN GARNER	AMAZON.COM	01/28/2015	01556523-4403	\$32.78	Books
ALGEAN GARNER	PSYCHOLOGICAL ASSESSME	01/29/2015	01556524-4556	\$125.40	Testing materials for Vogelei
ALGEAN GARNER	PAPA JOHN'S #03338.COM	01/29/2015	01556524-4556	\$36.48	Food for Vogelei
ALGEAN GARNER	PAPA JOHN'S #03338.COM	01/30/2015	01556524-4556	\$33.69	Food for Vogelei
ALGEAN GARNER	JIMMY JOHN'S # 300 - E	02/04/2015	01556524-4556	\$45.25	Food for Vogelei
ASHLEY MONROE	CTC*CONSTANTCONTACT.CO	01/29/2015	01102524-4507	\$336.00	Subscription
BEN GIBBS	GOOGLE *ADWS6015163255	01/07/2015	01-1445	\$200.00	Sears Centre
BEN GIBBS	OFFICE DEPOT #393	01/08/2015	01-1445	\$171.57	Sears Centre
BEN GIBBS	AMERICAN 00175170231040	01/09/2015	01-1445	\$369.20	Sears Centre
BEN GIBBS	AGNT FEE 89006423889666	01/09/2015	01-1445	\$30.00	Sears Centre
BEN GIBBS	AMAZON.COM	01/18/2015	01-1445	\$130.00	Sears Centre
BEN GIBBS	PARKINGMETER5 87724279	01/20/2015	01-1445	\$9.00	Sears Centre
BEN GIBBS	WWW.LOGMEIN.COM	01/21/2015	01-1445	\$102.10	Sears Centre
BEN GIBBS	POPLAR CREEK BOWL	01/22/2015	01-1445	\$611.34	Sears Centre
BEN GIBBS	GOOGLE *ADWS6015163255	01/22/2015	01-1445	\$200.00	Sears Centre
BEN GIBBS	TARGET 00021220	01/23/2015	01-1445	\$633.59	Sears Centre
BEN GIBBS	TARGET 00021220	01/23/2015	01-1445	\$106.00	Sears Centre
BEN GIBBS	FACEBOOK 7TUNE76TB2	01/31/2015	01-1445	\$249.62	Sears Centre
BEN GIBBS	QUALITY LOGO PRODUCTS	01/31/2015	01-1445	\$446.20	Sears Centre
BEN GIBBS	SQ *ELITE UNIFORMS INC	02/03/2015	01-1445	\$105.00	Sears Centre
BEN GIBBS	OFFICE MAX	02/03/2015	01-1445	\$77.84	Sears Centre
BEN GIBBS	ALVARADO MANUFACTURING	02/03/2015	01-1445	\$490.00	Sears Centre
BEVERLY ROMANOFF	NAPW.COM	01/09/2015	01101522-4303	\$199.00	NAPW Membership
BEVERLY ROMANOFF	PETTERINO/DO-RITE DONU	01/14/2015	01101522-4301	\$31.91	Business Lunch
BOB MARKKO	AMAZON MKTPLACE PMTS	01/13/2015	01404523-4402	\$22.91	Copier Drum
DAN OMALLEY	WEB*NETWORKSOLUTIONS	01/16/2015	47008524-4507	\$138.92	Village Operations
DAN OMALLEY	WEB*NETWORKSOLUTIONS	01/17/2015	47008524-4507	\$113.97	Village Operations
DAN OMALLEY	WEB*NETWORKSOLUTIONS	01/20/2015	47008524-4507	\$113.97	Village Operations
DEBRA SCHOOP	UNITED 01624336248905	01/05/2015	01605824-4595	\$336.20	EEE Conf-Koplin
DEBRA SCHOOP	UNITED 01624336248894	01/05/2015	01605824-4595	\$336.20	EEE Conf-Pilafas

VILLAGE OF HOFFMAN ESTATES
Monthly Credit Card Activity

From: 1/6/2015

To: 2/5/2015

Account Name	Merchant Name	Transaction Date	Accounting Code	Transaction Amount	Expense Description
DEBRA SCHOOP	UNITED 01624336271213	01/05/2015	01605824-4595	\$336.20	EEE Conf-Kramer
DEBRA SCHOOP	UNITED 01624337612365	01/06/2015	01605824-4595	\$351.20	EEE Conf-McLeod
DEBRA SCHOOP	UNITED 01629245476180	01/27/2015	01605824-4595	\$200.00	Change Fee-Pilafas
EMILY A KEROUS	HOOTSUITE MEDIA INC.	01/09/2015	01101122-4404	\$5.99	Subscription
EMILY A KEROUS	DAILYHERALD/TWNSQR/REF	01/12/2015	01101122-4404	\$38.00	Subscription
EMILY A KEROUS	CHICAGO TRIB SUBSCRIPT	01/13/2015	01101122-4404	\$9.96	Subscription
GREGORY POULOS	WALGREENS #3433	01/04/2015	01201223-4417	\$109.98	Prisoner Prescription
GREGORY POULOS	WALGREENS #6760	01/13/2015	01201223-4417	-\$45.97	Charge Correction
GREGORY POULOS	WALGREENS #3433	01/23/2015	01201223-4417	\$42.49	Prisoner Prescription
GREGORY POULOS	WALGREENS #3433	01/28/2015	01201223-4417	\$5.40	Prisoner Prescription
GREGORY SCHULD	HARBOR FREIGHT 471	01/09/2015	01303525-4602	\$44.08	Hose Nozzles
GREGORY SCHULD	INT'L ASSOC OF FIRE CH	01/26/2015	01301222-4303	\$209.00	IAFC Membership
GREGORY SCHULD	NFPA NATL FIRE PROTECT	01/29/2015	01303122-4304	\$50.00	Uniforms
JAMES H NORRIS	AMERICAN ASSEMBLY BAR	01/20/2015	01101222-4301	\$11.00	Lunch Meeting
JAMES H NORRIS	APPLE VILLA PANCAKE HO	01/21/2015	01101222-4301	\$90.48	Lunch Meeting
JEFF JORIAN	INT'L ASSOC OF FIRE CH	01/26/2015	01301222-4303	\$209.00	Annual Membership
JENNIFER DJORDJEVIC	MARIANOS HOFFM00085068	01/06/2015	01101123-4414	\$63.24	Trustee Offices
JENNIFER DJORDJEVIC	ROOKIES 4	01/08/2015	01101122-4301	\$5.33	Chamber Networking
JENNIFER DJORDJEVIC	HOFFMAN ESTATES CHAMBE	01/13/2015	01101122-4301	\$12.00	Holiday Lunch
JENNIFER DJORDJEVIC	HOFFMAN ESTATES CHAMBE	01/13/2015	01101122-4301	\$450.00	Celebration of Excellence table
JENNIFER DJORDJEVIC	PAYPAL *ILLINOISCOM	01/14/2015	01101122-4301	\$500.00	Martin Luther King Dinner table
JENNIFER DJORDJEVIC	FABBRINI'S FLOWER & GI	01/26/2015	01101122-4301	\$54.95	Great Citizen Award Presentation
JENNIFER DJORDJEVIC	BUONA BEEF HOFFMAN EST	02/02/2015	01101123-4414	\$130.34	Trustee Offices
JENNIFER DJORDJEVIC	STONE EAGLE TAVERN	02/04/2015	01101122-4301	\$49.78	Chamber Networking
JOSEPH NEBEL	VALLI PRODUCE OF H	01/16/2015	01605824-4573	\$61.54	MLK Breakfast
JOSEPH NEBEL	SAMSClub #8148	01/16/2015	01605824-4573	\$413.47	MLK Breakfast
JOSEPH NEBEL	WWW.LOGMEIN.COM	01/22/2015	01-1445	\$102.10	Charge Credited
JOSEPH NEBEL	AMERICAN WATER WORKS A	01/29/2015	40406722-4301	\$235.00	Watercon Registration-Nebel
JOSEPH NEBEL	AMERICAN WATER WORKS A	01/29/2015	40406722-4301	\$260.00	Watercon Registration-Gawerecki
JOSEPH NEBEL	LA QUINTA INNS 0678	02/02/2015	01404122-4301	\$54.88	Snow/Ice
JOSEPH NEBEL	LA QUINTA INNS 0678	02/02/2015	01404122-4301	\$54.88	Snow/Ice
JOSEPH NEBEL	LA QUINTA INNS 0678	02/02/2015	01404122-4301	\$54.88	Snow/Ice
JOSEPH NEBEL	MARIANOS HOFFM00085068	02/02/2015	01404123-4414	\$98.19	Snow/Ice Food
JOSEPH NEBEL	LA QUINTA INNS 0678	02/02/2015	01404122-4301	\$54.88	Snow/Ice
JOSEPH NEBEL	LA QUINTA INNS 0678	02/02/2015	01404122-4301	\$54.88	Snow/Ice
JOSEPH NEBEL	LA QUINTA INNS 0678	02/02/2015	01404122-4301	\$54.88	Snow/Ice
JOSEPH NEBEL	LA QUINTA INNS 0678	02/02/2015	01404122-4301	\$54.88	Snow/Ice
KENNETH GOMOLL	AMAZON.COM	01/15/2015	01404323-4414	\$51.42	Encyclopedia
KENNETH GOMOLL	GARIBALDI'S	02/01/2015	01404123-4414	\$159.90	Pizza-Snow/Ice
KENNETH GOMOLL	DUNKIN #351868 Q35	02/01/2015	01404123-4414	\$58.54	Donuts-Snow/Ice
KEVIN D KRAMER	ICSC	01/06/2015	01505922-4301	\$190.00	IDEX & IL Alliance Registration
KEVIN D KRAMER	VENTRA VENDING 05502	01/14/2015	01505922-4301	\$6.00	Transportation to Comm RE Confr
KEVIN D KRAMER	VENTRA VENDING 05503	01/20/2015	01505922-4301	\$6.00	Transportation to Tax Incentive Meeting
KEVIN D KRAMER	CUMBERLAND GARAGE #3	01/20/2015	01505922-4301	\$5.00	Parking for Comm RE Confr

VILLAGE OF HOFFMAN ESTATES
Monthly Credit Card Activity

From: 1/6/2015

To: 2/5/2015

Account Name	Merchant Name	Transaction Date	Accounting Code	Transaction Amount	Expense Description
KEVIN D KRAMER	CUMBERLAND GARAGE #3	01/26/2015	01505922-4301	\$5.00	Parking for Comm RE Confr
KEVIN D KRAMER	VENTRA VENDING 05501	01/26/2015	01505922-4301	\$6.00	Transportation to CMAP ED Meeting
KEVIN D KRAMER	PAYPAL *AIRE	02/03/2015	01505922-4301	\$35.00	Lunch, Learn and Lead Registration
MARK A KOPLIN	TEST EQUIPMENT DEPOT	01/06/2015	01501223-4402	\$42.56	Thermometer
MARK A KOPLIN	ID ZONE	01/08/2015	01501223-4402	\$49.09	Badge Holders
MARK A KOPLIN	AMERICAN PLANNING ASSO	01/16/2015	01501222-4301	\$730.00	APA National Planning Confr
MARK A KOPLIN	MARRIOTT CHICAGO N.W.	01/16/2015	01501222-4301	\$76.21	Business Lunch
MONICA SAAVEDRA	APPIC	01/16/2015	01556522-4303	\$565.00	APPIC Dues
MONICA SAAVEDRA	WHICH WICH #166	01/19/2015	01556522-4301	\$66.43	HHS Staff Meeting
MONICA SAAVEDRA	JEWEL #3316	01/19/2015	01605824-4560	\$78.52	Youth Commission Program
MONICA SAAVEDRA	JEWEL #3316	01/30/2015	01556523-4414	\$149.76	Couples Workshop
PATRICK J SEGER	JEWEL #3316	01/06/2015	01101622-4405	\$42.99	Anniversary Cake-Walenga
PATRICK J SEGER	LANDRYS EGIFTCARD	01/07/2015	01101623-4405	\$125.00	Anniversary Gift Card-Allen
PATRICK J SEGER	899 TJ MAXX ONLINE SAL	01/08/2015	01101623-4405	\$75.00	Anniversary Gift Card-Errichiello
PATRICK J SEGER	TARGET.COM *	01/08/2015	01101623-4405	\$100.00	Anniversary Gift Card-Meinicke
PATRICK J SEGER	CABELA'S PROMOTIONS IN	01/09/2015	01101623-4405	\$95.00	Anniversary Gift Card-Barber
PATRICK J SEGER	JEWEL #3316	01/09/2015	01101623-4405	\$97.98	Anniversary Food-Errichiello & Allen
PATRICK J SEGER	899 TJ MAXX ONLINE SAL	01/22/2015	01101623-4405	\$75.00	Replacement Gift Card-Errichiello
PATRICK J SEGER	JEWEL #3316	01/23/2015	01101623-4405	\$49.99	Anniversary Tray-Meinicke
PATRICK J SEGER	TJ MAXX #1043	01/27/2015	01-1445	\$75.00	Anniversary Gift Card
PATRICK J SEGER	NATL PUBLIC EMPLOYER L	01/28/2015	01-1445	\$85.00	Registration for National Confrence (11.9%)
PATRICK J SEGER	NATL PUBLIC EMPLOYER L	01/28/2015	01101622-4301	\$629.00	Registration for National Confrence (88.1%)
PATRICK J SEGER	899 TJ MAXX ONLINE SAL	01/31/2015	01-1445	-\$75.00	Account Credited
PATRICK J SEGER	GARIBALDI'S	02/02/2015	01101623-4414	\$274.00	Retirement Lunch-Hardt
PATRICK J SEGER	JEWEL #3316	02/02/2015	01101623-4405	\$82.98	Retirement Cake-Hardt (60.58%)
PATRICK J SEGER	JEWEL #3316	02/02/2015	01101122-4301	\$53.99	Retirement Cake-Hardt (39.42%)
PATRICK J SEGER	JEWEL #3316	02/04/2015	01101623-4405	\$250.00	Anniversary Gift Card-Hawkinson
PAUL W PETRENKO	IP VIDEO MARKET INFO	01/06/2015	01404424-4507	\$19.00	Professional Services
PAUL W PETRENKO	SD HARDWARE SOURCE	01/08/2015	01404424-4518	\$35.83	Hinges
PAUL W PETRENKO	BUY DOOR HARDWARE NOW	01/15/2015	01404424-4518	\$261.00	Electric Strike
PAUL W PETRENKO	SURVEILLANCE-VIDEO.COM	01/29/2015	01404424-4510	\$496.91	Speed Dome
PETER GUGLIOTTA	INT'L CODE COUNCIL INC	01/06/2015	01505122-4303	\$225.00	ICC Membership-Ray N
PETER GUGLIOTTA	AMERICAN ASSOC00 OF 00	01/13/2015	01505122-4303	\$75.00	ICC Membership-Betty M
PETER GUGLIOTTA	GLO GERM COMPANY	01/20/2015	01505123-4408	\$89.50	UV light gel powder
PETER GUGLIOTTA	ILLINOIS ENVIRONMEN	01/20/2015	01505122-4303	\$45.00	IEHA Membership-David B
PETER GUGLIOTTA	NEHA	01/20/2015	01505122-4303	\$95.00	NEHA Membership-David B
RACHEL E MUSIALA	COMCAST CHICAGO	01/06/2015	47008524-4507	\$247.85	Monthly Charge
RACHEL E MUSIALA	GOVERNMENT FINANCE	01/08/2015	01101422-4301	\$85.00	Webinar-Musiala
RACHEL E MUSIALA	NIU OUTREACH	01/09/2015	50000022-4301	\$75.00	IPPFA Pension Trustee Training (50%)
RACHEL E MUSIALA	NIU OUTREACH	01/09/2015	51000022-4301	\$75.00	IPPFA Pension Trustee Training (50%)
RACHEL E MUSIALA	GROOT INDUSTRIES INCOR	01/16/2015	09000024-4542	\$53,932.70	Monthly Subsidy
RACHEL E MUSIALA	COMCAST CHICAGO	01/21/2015	47008524-4507	\$76.95	Monthly Charge
RACHEL E MUSIALA	MESSAGEOPS.COM	01/23/2015	47008524-4507	\$19.95	Monthly Charge

VILLAGE OF HOFFMAN ESTATES
 Monthly Credit Card Activity

From: 1/6/2015

To: 2/5/2015

Account Name	Merchant Name	Transaction Date	Accounting Code	Transaction Amount	Expense Description
RACHEL E MUSIALA	SYSTEM DESIGN ADVANTAG	01/23/2015	47008525-4602	\$184.00	Emergency Replacement Hard Drive
RACHEL E MUSIALA	IL GOVMT FIN OFF ASSOC	01/26/2015	01101422-4303	\$500.00	Annual Membership-3 members
RACHEL E MUSIALA	NATOA	01/27/2015	01160222-4303	\$550.00	Annual Membership-Anderson
RACHEL E MUSIALA	COMCAST CHICAGO	01/28/2015	47008524-4507	\$79.90	Monthly Charge
TED BOS	PAYPAL *ILLINOISASS	01/07/2015	01201222-4303	\$95.00	IACP Membership
THOMAS MACKIE	PEN*FDIC/FIRE ENGINEER	01/14/2015	01-1445	\$100.00	Registration
THOMAS MACKIE	PEN*FDIC/FIRE ENGINEER	01/15/2015	01-1445	\$500.00	5-Registrations
TIMOTHY STOUB	DAILYHERALD/TWNSQR/REF	01/05/2015	01-1445	\$35.60	Subscription
TIMOTHY STOUB	DAILYHERALD/TWNSQR/REF	01/19/2015	01-1445	\$33.00	Subscription
TIMOTHY STOUB	DAILYHERALD/TWNSQR/REF	01/26/2015	01-1445	\$35.60	Subscription
TIMOTHY STOUB	DAILYHERALD/TWNSQR/REF	01/26/2015	01-1445	\$40.40	Subscription
TIMOTHY STOUB	DAILYHERALD/TWNSQR/REF	02/02/2015	01-1445	\$35.60	Subscription
TIMOTHY STOUB	CLEAR	02/03/2015	01-1445	\$54.99	FFIB
WILLIAM D MCLEOD	FOX TRAIL RESTAURA	01/06/2015	01101122-4301	\$23.44	Networking
WILLIAM D MCLEOD	APPLE VILLA PANCAKE HO	01/10/2015	01101122-4301	\$29.42	Networking
WILLIAM D MCLEOD	PRAIRIECAPITALCONVCTR	01/13/2015	01101122-4301	\$1.50	Springfield Legislative Trip
WILLIAM D MCLEOD	PRAIRIECAPITALCONVCTR	01/14/2015	01101122-4301	\$7.00	Springfield Legislative Trip
WILLIAM D MCLEOD	PRAIRIECAPITALCONVCTR	01/15/2015	01101122-4301	\$6.75	Springfield Legislative Trip
WILLIAM D MCLEOD	DOUBLETREE AB LINCOLN	01/16/2015	01101122-4301	\$266.56	Legislative Trip
WILLIAM D MCLEOD	ALEXANDRIA UNIO	01/20/2015	01101122-4301	\$21.35	DC Legislative Trip
WILLIAM D MCLEOD	HILTON HOTELS CAPITAL	01/23/2015	01101122-4301	\$944.64	DC Legislative Trip
WILLIAM D MCLEOD	CURB	01/23/2015	01101122-4301	\$22.16	DC Legislative Trip
WILLIAM D MCLEOD	SKILLPATH SEMINARS MAI	01/29/2015	01101122-4301	\$199.00	Training
WILLIAM D MCLEOD	AMERICAN ASSEMBLY BAR	02/03/2015	01101122-4301	\$40.28	Networking
Total				\$75,397.83	

Detail of Wire/ACH Activity
For the Period 03/01/15 - 03/31/15

Date	Vendor	Description	Source of Funds	Amount
03/01/15	IPBC	Insurance Premium	General	\$ 488,357.17
03/02/15	Payment Express	Credit Card Merchant Fees 2/15	General, Water & Sewer	\$ 554.40
03/02/15	Illinois Funds	Credit Card Merchant Fees 2/15	General, Water & Sewer	\$ 3,164.58
03/02/15	Northwest Central 9-1-1 System	Monthly Radio Lease Obligation	Capital Vehicle & Equipment	\$ 15,656.79
03/09/15	Neopost	Replenish Postage Machine	General, Water & Sewer	\$ 1,600.00
03/10/15	IMRF	IMRF February 2015 Payroll Costs	Various	\$ 131,113.97
03/19/15	Employer's Claim Service	Workers Comp Claims	Insurance	\$ 13,333.65
03/20/15	Neopost	Replenish Postage Machine	General, Water & Sewer	\$ 1,600.00
03/24/15	JAWA	Monthly Water Usage	Water & Sewer	\$ 628,689.00
03/24/15	SWANCC	Monthly Tipping Fees	Municipal Waste System	\$ 60,252.48
	TOTAL			\$ 1,344,322.04

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE GRANTING A SPECIAL USE, VARIATION
AND MASTER SIGN PLAN TO ADESA ILLINOIS, LLC
2785 BEVERLY ROAD, HOFFMAN ESTATES, ILLINOIS

WHEREAS, the Planning and Zoning Commission, at a public hearing duly called and held according to law on March 18, 2015 considered the request by Adesa Illinois, LLC of property shown on Exhibit "A" and attached hereto and made a part hereof, for approval of a special use, a variation and a Master Sign Plan (the "Master Sign Plan") under the Zoning Code to permit a wholesale vehicle auction house on the property located at 2785 Beverly Road; and

WHEREAS, the Planning and Zoning Commission made certain Finding of Fact attached hereto and made a part hereof as Exhibit "B" and recommended approval of a special use, a variation and Master Sign Plan Amendment to the Board of Trustees; and

WHEREAS, the proposed special use has met the standards of Section 9-1-18-I of the Zoning Code of the Hoffman Estates Municipal Code; and

WHEREAS, it appears that there are particular hardships or practical difficulties in the way of carrying out the strict letter of the Zoning Code to the property in question and that the proposed variation has met the standards of Section 9-1-15-C of the Zoning Code of the Hoffman Estates Municipal Code.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hoffman Estates, Cook and Kane Counties, Illinois, as follows:

Section 1: The Corporate Authorities hereby find that the facts and statements contained in the preamble of this Ordinance are true.

Section 2: A special use authorized under Section 9-9-2.C.2.k of the Zoning Code is hereby granted to Adesa Illinois, LLC to permit a Wholesale Vehicle Auction House with outdoor vehicle storage and related service uses on the newly proposed Lot 1 in the Adesa Subdivision on the property located at 2785 Beverly Road, subject to the following terms and conditions:

- a) Prior to Village Board action on any request by Adesa Illinois, LLC, the petitioner shall provide either a copy of a signed contract to demonstrate a legal ownership interest in the property, or a written statement of consent signed by the legal owners of the subject property. Compliance with this condition shall be subject to verification by the Village's Corporation Counsel;
- b) Approval of any request by Adesa Illinois, LLC for this property is subject to approval of a Development Agreement Amendment between the Village and the current property owners to eliminate all previous rights and obligations on the property. Compliance with this condition shall be subject to verification by the Village's Corporation Counsel;
- c) It has been identified that the final submittal dated March 12, 2015, has not fully addressed all technical comments identified by staff, and additional review comments are still being identified. All submittal documents, plans and plats submitted for the Planning and Zoning Commission review process shall be subject to additional comprehensive staff-level review prior to approval for any site work to start and prior to issuance of any permits on this site;
- d) These approvals are granted solely for the plans provided in this application packet for this hearing process. No approvals are granted for any future phase of expansion of this use on other portions of the property. It is acknowledged that the petitioner may seek to obtain approval for expansion of this use on adjacent parcels in the future, and such requests will be subject to the appropriate site plan and zoning review processes;
- e) This special use is contingent on the Village's approval of a zoning classification change to the M-2 District for the subject property;

- f) This special use approval is subject to conformance with all final site plan conditions of approval for this vehicle auction facility, including associated off-site public improvements;
- g) A building permit shall be obtained within one year of the Village Board approval date for this request, in accordance with Village Code;
- h) This use shall be limited to the scope of activities covered in the petitioner's submittal documents provided for this public hearing process. Any addition of uses, expansion of the size, or change in the use shall require a special use amendment; and
- i) This use shall comply with all Village business license requirements, including the fact that the primary use shall not include junk vehicles and no more than five percent abandoned or grey market vehicles at this Wholesale Vehicle Auction House.

Section 3: A variation from Section 9-3-3.B of the Zoning Code of the Hoffman Estates Municipal Code is hereby granted to Adesa Illinois, LLC to permit an electrically charged fence on the newly proposed Lot 1 in the Adesa Subdivision located on the property located at 2785 Beverly Road, subject to the following terms and conditions:

- a) Prior to Village Board action on any request by Adesa Illinois, LLC, the petitioner shall provide either a copy of a signed contract to demonstrate a legal ownership interest in the property, or a written statement of consent signed by the legal owners of the subject property. Compliance with this condition shall be subject to verification by the Village's Corporation Counsel;
- b) Approval of any request by Adesa Illinois, LLC for this property is subject to approval of a Development Agreement Amendment between the Village and the current property owners to eliminate all previous rights and obligations on the property. Compliance with this condition shall be subject to verification by the Village's Corporation Counsel;
- c) It has been identified that the final submittal dated March 12, 2015, has not fully addressed all technical comments identified by staff, and additional review comments are still being identified. All submittal documents, plans and plats submitted for the Planning and Zoning Commission review process shall be subject to additional comprehensive staff-level review prior to approval for any site work to start and prior to issuance of any permits on this site;
- d) These approvals are granted solely for the plans provided in this application packet for this hearing process. No approvals are granted for any future phase of expansion of this use on other portions of the property. It is acknowledged that the petitioner may seek to obtain approval for expansion of this use on adjacent parcels in the future, and such requests will be subject to the appropriate site plan and zoning review processes;
- e) A building permit shall be obtained within one year of the Village Board approval date for this request, in accordance with Village Code;
- f) This variation approval is subject to conformance with all final site plan conditions of approval for this vehicle auction facility, including associated off-site public improvements;
- g) The height of the electric fence, and chain link with barbed fence shall not exceed seven (7) feet, as permitted by Code. The supplemental document indicating a 10 foot high electric fence shall be revised to 7 feet prior to issuance of a fence permit; and
- h) A Subdivision Code waiver is granted to Section 10-5-3.K to permit the installation of chain link fence surrounding the outdoor vehicle storage area.

Section 4: The Master Sign Plan attached hereto and made a part hereof as Exhibit "C" shall be the approved Master Sign Plan in accordance with Section 9-3-8-M-13 of the Zoning Code for the property located at 2785 Beverly Road, Hoffman Estates, with the following terms and conditions:

- a) Prior to Village Board action on any request by Adesa Illinois, LLC, the petitioner shall provide either a copy of a signed contract to demonstrate a legal ownership interest in the property, or a written statement of consent signed by the legal owners of the subject property. Compliance with this condition shall be subject to verification by the Village's Corporation Counsel;

- b) Approval of any request by Adesa Illinois, LLC for this property is subject to approval of a Development Agreement Amendment between the Village and the current property owners to eliminate all previous rights and obligations on the property. Compliance with this condition shall be subject to verification by the Village's Corporation Counsel;
- c) It has been identified that the final submittal dated March 12, 2015, has not fully addressed all technical comments identified by staff, and additional review comments are still being identified. All submittal documents, plans and plats submitted for the Planning and Zoning Commission review process shall be subject to additional comprehensive staff-level review prior to approval for any site work to start and prior to issuance of any permits on this site; and
- d) These approvals are granted solely for the plans provided in this application packet for this hearing process. No approvals are granted for any future phase of expansion of this use on other portions of the property. It is acknowledged that the petitioner may seek to obtain approval for expansion of this use on adjacent parcels in the future, and such requests will be subject to the appropriate site plan and zoning review processes.

Section 5: The Village Clerk is hereby authorized to publish this ordinance in pamphlet form.

Section 6: This Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS _____ day of _____, 2015

VOTE	AYE	NAY	ABSENT	ABSTAIN
Trustee Karen V. Mills	_____	_____	_____	_____
Trustee Anna Newell	_____	_____	_____	_____
Trustee Gary J. Pilafas	_____	_____	_____	_____
Trustee Gary G. Stanton	_____	_____	_____	_____
Trustee Michael Gaeta	_____	_____	_____	_____
Trustee Gayle Vandenberg	_____	_____	_____	_____
Mayor William D. McLeod	_____	_____	_____	_____

APPROVED THIS _____ DAY OF _____, 2015

Village President

ATTEST:

Village Clerk

Published in pamphlet form this _____ day of _____, 2015.

EXHIBIT A

Adesa Legal Description

THAT PART OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF LIFE CHANGERS INTERNATIONAL CHURCH SUBDIVISION RECORDED AUGUST 15, 2003 AS DOCUMENT NO. 0322718071; THENCE SOUTH 89 DEGREES 54 MINUTES 05 SECONDS WEST PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31, 248.80 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 89 DEGREES 32 MINUTES 46 SECONDS WEST PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER, 159.75 FEET TO THE EAST LINE OF THE WEST 211.00 FEET OF THE EAST 370.75 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 31; THENCE NORTH 00 DEGREES 03 MINUTES 25 SECONDS WEST ALONG SAID EAST LINE, 200.00 FEET TO THE NORTH LINE OF THE SOUTH 75.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31; THENCE SOUTH 89 DEGREES 32 MINUTES 46 SECONDS WEST ALONG SAID NORTH LINE, 211.00 FEET TO THE WEST LINE OF THE EAST 370.75 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 31; THENCE SOUTH 00 DEGREES 03 MINUTES 25 SECONDS EAST ALONG SAID WEST LINE, 200.00 FEET TO A LINE 125.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31; THENCE SOUTH 89 DEGREES 32 MINUTES 46 SECONDS WEST PARALLEL WITH SAID NORTH LINE, 456.39 FEET; THENCE NORTH 00 DEGREES 01 MINUTE 49 SECONDS WEST, 856.35 FEET; THENCE NORTH 43 DEGREES 04 MINUTES 11 SECONDS EAST, 632.43 FEET; THENCE NORTH 32 DEGREES 03 MINUTES 26 SECONDS WEST, 208.00 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, 211.22 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 14 SECONDS EAST, 115.00 FEET; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, 35.34 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 14 SECONDS EAST, 747.07 FEET; THENCE SOUTH 00 DEGREES 01 MINUTE 46 SECONDS EAST, 285.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 14 SECONDS EAST, 750.00 FEET TO A LINE 42.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THENCE NORTH 00 DEGREES 01 MINUTE 46 SECONDS WEST PARALLEL WITH SAID EAST LINE, 115.91 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE NORTH 00 DEGREES 07 MINUTES 00 SECONDS WEST 42.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 723.61 FEET TO THE SOUTH LINE OF LAND DEDICATED FOR PUBLIC ROADWAY PER DOCUMENT NO. 88424906; THENCE NORTH 89 DEGREES 43 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE, 42.00 FEET TO THE WEST LINE OF BEVERLY ROAD PER DOCUMENT NO. 91103116; THENCE SOUTH 00 DEGREES 07 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE OF BEVERLY ROAD, 723.68 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 00 DEGREES 01 MINUTE 46 SECONDS EAST ALONG SAID WEST LINE OF BEVERLY ROAD, 1294.09 FEET TO THE NORTHEAST CORNER OF LAND DEDICATED FOR PUBLIC ROADWAY PER DOCUMENT NO. 0322719108, ALSO KNOWN AS PRAIRIE STONE PARKWAY; THENCE ALONG SAID NORTH LINE THE FOLLOWING 4 DIMENSIONS 1.) SOUTH 89 DEGREES 58 MINUTES 14 SECONDS WEST, 33.00 FEET, 2.) SOUTH 44 DEGREES 56 MINUTES 09 SECONDS WEST, 42.45 FEET, 3.) SOUTH 89 DEGREES 54 MINUTES 05 SECONDS WEST, 603.10 FEET AND 4.) SOUTH 87 DEGREES 59 MINUTES 32 SECONDS WEST, 408.55 FEET TO THE NORTHEAST CORNER OF SAID LAND DEDICATED; THENCE SOUTH 00 DEGREES 03 MINUTES 30 SECONDS EAST ALONG THE EAST LINE OF SAID LAND DEDICATED, 104.39 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.



VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION
FINDING OF FACT

PROJECT NO.: 2014032P

VILLAGE BOARD MEETING DATE: APRIL 6, 2015

PETITIONER(S): Adesa Inc.

PROJECT ADDRESS: 2785 Beverly Road

ZONING DISTRICT: AG AGRICULTURAL

As revised and approved by Village Board on April 6, 2015

YES

NO

Does the Planning and Zoning Commission find that this request meets the Standards for Rezoning (Section 9-1-15), Special Use (Section 9-1-18), Variation (Section 9-1-17), and Master Sign Plan (Section 9-3-8-M-12) ?

Recommendation: **APPROVAL**

Vote: **10 Ayes, 1 Absent (All Motions)**

PZC MEETING DATE: MARCH 18, 2015

STAFF ASSIGNED: PETER GUGLIOTTA

The following conditions shall apply to all motions below:

1. Prior to Village Board action on any request by Adesa, Inc., the petitioner shall provide either a copy of a signed contract to demonstrate a legal ownership interest in the property, or a written statement of consent signed by the legal owners of the subject property. Compliance with this condition shall be subject to verification by the Village's Corporation Counsel.
2. Approval of any request by Adesa, Inc. for this property is subject to approval of a Development Agreement Amendment between the Village and the current property owners to eliminate all previous rights and obligations on the property. Compliance with this condition shall be subject to verification by the Village's Corporation Counsel.
3. It has been identified that the final submittal dated March 12, 2015, has not fully addressed all technical comments identified by staff, and additional review comments are still being identified. All submittal documents, plans and plats submitted for the Planning and Zoning Commission review process shall be subject to additional comprehensive staff-level review prior to approval for any site work to start and prior to issuance of any permits on this site.
4. These approvals are granted solely for the plans provided in this application packet for this hearing process. No approvals are granted for any future phase of expansion of this use on other portions of the property. It is acknowledged that the petitioner may seek to obtain approval for expansion of this use on adjacent parcels in the future, and such requests will be subject to the appropriate site plan and zoning review processes.

MOTION #1

Approval of a request by Adesa, Inc. for a preliminary and final plat of subdivision for the 66.5866-acre Adesa Subdivision located at the northwest corner of Beverly Road and Prairie Stone Parkway, subject to the conditions listed above and the following conditions:

1. The plat document is subject to further review by Village staff and Corporation Counsel to address any outstanding items determined necessary by the Village.
2. The plat document shall be revised to include the dedication of right of way for Trillium Boulevard for the entire Lot 2 area.
3. The plat shall be signed by the current legal owners of the property, subject to verification by the Village's Corporation Counsel, prior to recording.
4. Village acceptance of public improvements included on this plat shall only occur through formal Village Board action.
5. No site work or permit issuance shall occur until after this plat has been recorded.

MOTION #2

Approval of a request by Adesa, Inc. for a preliminary and final plat of subdivision for the 1.1626-acre Village Water Tower Subdivision located west of Beverly Road along the north side of the proposed Prairie Stone Parkway extension, subject to the conditions listed above and the following conditions:

1. It is noted that the Village of Hoffman Estates is the sole owner of all property included in this plat and the Village shall complete the necessary ownership signature prior to recording.
2. This Plat shall not be recorded until after the Adesa subdivision plat is recorded which dedicates the adjacent portions of Prairie Stone Parkway.
3. Village acceptance of public improvements included on this plat shall only occur through formal Village Board action.
4. The petitioner shall be responsible for 100% of the cost of all improvements associated with this plat.

MOTION #3

Approval of a request by Adesa, Inc. for rezoning of 67.7492 acres at the northwest corner of Beverly Road and Prairie Stone Parkway from the AG Agricultural District to the M-2 Manufacturing District, subject to the conditions listed above and the following conditions:

1. In the event a building permit is not obtained for construction of the Wholesale Vehicle Auction House on this property within one year of Village Board approval, the zoning of the subject property shall revert back to the present AG Agricultural District.

MOTION #4

Approval of a request by Adesa, Inc. for a special use under Section 9-9-2.C.2.k of the Municipal Code for a Wholesale Vehicle Auction House with outdoor vehicle storage and related service uses on the newly

proposed Lot 1 in the Adesa Subdivision located at the northwest corner of Beverly Road and Prairie Stone Parkway, subject to the conditions listed above and the following conditions:

1. This special use is contingent on the Village's approval of a zoning classification change to the M-2 District for the subject property.
2. This special use approval is subject to conformance with all final site plan conditions of approval for this vehicle auction facility, including associated off-site public improvements.
3. A building permit shall be obtained within one year of the Village Board approval date for this request, in accordance with Village Code.
4. This use shall be limited to the scope of activities covered in the petitioner's submittal documents provided for this public hearing process. Any addition of uses, expansion of the size, or change in the use shall require a special use amendment.
5. This use shall comply with all Village business license requirements, including the fact that the primary use shall not include junk vehicles and no more than five percent abandoned or grey market vehicles at this Wholesale Vehicle Auction House.

MOTION #5

Approval of a request by Adesa, Inc. for a fence variation under Section 9-3-3.B of the Municipal Code to permit an electrically charged fence on the newly proposed Lot 1 in the Adesa Subdivision located at the northwest corner of Beverly Road and Prairie Stone Parkway, subject to the conditions listed above and the following conditions:

1. A building permit shall be obtained within one year of the Village Board approval date for this request, in accordance with Village Code.
2. This variation approval is subject to conformance with all final site plan conditions of approval for this vehicle auction facility, including associated off-site public improvements.
3. The height of the electric fence, and chain link with barbed fence shall not exceed seven (7) feet, as permitted by Code. The supplemental document indicating a 10 foot high electric fence shall be revised to 7 feet prior to issuance of a fence permit.
4. A Subdivision Code waiver is granted to Section 10-5-3.K to permit the installation of chain link fence surrounding the outdoor vehicle storage area.

MOTION #6

Approval of a request by Adesa, Inc. for a preliminary and final site plan for construction of a western extension of Prairie Stone Parkway (approximately 1,300 feet), subject to the conditions listed above and the following conditions:

1. Prior to any site work beginning on this roadway, the petitioner shall provide written documentation to verify consent of all applicable adjacent property owners to the south, and the company holding rights

- to the existing pipeline easement, to document consent with the proposed grading work that must occur on those properties, outside of the dedicated right of way. In the event the petitioner cannot obtain consent from all necessary parties and the plans for work within the right of way have to be adjusted to accommodate the road construction, the petitioner shall be subject to obtaining approval of a site plan amendment from the Village.
2. Prior to any site work beginning on this roadway, the plans shall be revised to remove all shrubs and groundcover from landscape median. The plan shall only provide for Village-approved shade trees and turf grass in the median area.
 3. The petitioner shall be responsible for all costs associated with the improvements included on these plans, including construction of a new driveway for access into the Village water tower site at a design acceptable to the Village. Any cost sharing agreements with other parties shall be privately managed by the petitioner and the Village shall not be involved in any administrative responsibilities for such agreements.
 4. The petitioner shall revise the engineering, landscaping, and lighting plans for this roadway improvement in accordance with any additional technical comments generated through additional staff review, including revising the street light details to include LED fixtures if determined appropriate by the Public Works Department.
 5. The roadway and sidewalks shall remain closed to traffic during construction in accordance with proper traffic engineering standards as determined by the Village Director of Transportation. Any traffic needing to access land to the west of the construction area shall be managed in a safe and proper manner. The roadway and walks shall not be opened to public use until such time as the Director of Transportation determines all appropriate improvements are in place for safe use.
 6. The private driveway serving the existing outdoor materials recycling business shall be permitted to be reconstructed at the western end of the new Prairie Stone Parkway roadway, provided it is fully paved, and the design is approved by the Village. All areas within the right of way adjacent to the drive shall be restored with vegetation and shall be the responsibility of the adjacent property owner to maintain. No gates, fences or other structures shall be permitted within this right of way.
 7. Village acceptance of the public improvements included within the Prairie Stone Parkway right of way shall only occur through formal Village Board action.

MOTION #7

Approval of a request by Adesa, Inc. for a preliminary and final site plan for construction of a Wholesale Vehicle Auction House (including off-site improvements to Beverly Road, Trillium Boulevard, and to the Village water tower site), on approximately 66 acres located at the northwest corner of Beverly Road and Prairie Stone Parkway, subject to the conditions listed above and the following conditions:

1. A building permit shall be obtained within one year of the Village Board approval date for this request (to coincide with the special use permit approval timeframe).
2. Waivers are granted to the Village Subdivision Code Articles 10-4 (Landscaping) and 10-5 (Site Design and Operation Requirements) as they pertain to the areas within the security fencing shown on the

engineering plans. This includes a reduction in the standards only in certain areas for curbing, landscaping, site lighting, and building design and other minor items. This waiver shall only apply to the extent that specific items are identified on the site engineering and landscape plans. All code-complaint items on the plans shall be maintained in accordance with Village Code and are not included in this waiver.

3. A waiver is granted to Subdivision Code Section 10-4-7 to permit all existing trees on the subject property to be removed without replacement or mitigation, based on the determination that a majority of the trees are in poor condition and are in the lowest quality species group. Further, none of the trees are located in a manner that would contribute value to the property or community if preserved.
4. The lighting photometric plans shall be revised to conform to the requirements of Subdivision Code Section 10-5-3.G with regards to the visitor's parking lot area, the vehicle pick up and drop off areas, and Trillium Boulevard. Areas within the fenced storage lots are granted a waiver to not meet these standards.
5. All light fixture to be installed on the site shall be designed with a flat lens that is mounted parallel to the ground to minimize glare in accordance with Village Code. This shall apply to the entire site, including the storage area within the boundaries of the security fencing.
6. With regards to the requirements of the Village Fire Department, the following shall apply:
 - a) Revisions shall be required to the engineering plans to meet all requirements of the Fire Department, including striping and signage on the property, clearances for emergency vehicles, and access through all security mechanisms on the site (including any pavement tire-puncture devices that may be proposed). These shall be intended to provide efficient and safe emergency vehicle movements at the facility and to identify all areas deemed as official fire lanes where no obstructions will be permitted.
 - b) Prior to issuance of any fence permit for this property, the petitioner shall provide final details of all access openings and gates in a manner acceptable to the Fire Department. These shall include any necessary mechanisms or additional provisions necessary to allow safe and efficient access by the Fire Department.
 - c) Prior to issuance of any fence permit for this property, the petitioner shall provide details on a disarming switch or some other mechanism to allow emergency personnel to shut down the electrically charged fencing in the event access to the site must occur.
 - d) No gates shall be closed and the electrically charged fence shall not be activated until final approval has been given for these issues by the Village Fire and Code staff.
7. This site plan approval is contingent upon construction of the western extension of Prairie Stone Parkway to provide access to the truck delivery area of the facility, and therefore this approval is subject to all conditions of the roadway approval. No occupancy of any building on the proposed vehicle auction site shall occur until the Village Transportation Director has determined the public improvements are completed to a level acceptable for use by the public, and final occupancy of the vehicle auction buildings shall not occur until the Prairie Stone Parkway improvements are formally accepted by the Village.

8. This site plan approval is dependent on, and includes the construction of improvements within the Beverly Road right of way, and the following shall apply:
 - a) The petitioner shall be responsible for all costs associated with the improvements included on these plans (except where certain costs may be eligible for reimbursement under the Village's Fair Share Road Improvement Program).
 - b) The plans include construction of a 10 foot wide off-street path along the west side of Beverly Road, as well as the necessary traffic signal improvements to accommodate the path crossing at Prairie Stone Parkway (including pedestrian countdown timers). In order for all pedestrian crossing movements at this intersection to be consistent, the plans shall be revised to add pedestrian countdown timers for the crossing of the south leg of Beverly Road at Prairie Stone Parkway to connect to the existing path network to the east.
 - c) Village acceptance of the public improvements included within the Prairie Stone Parkway right of way shall only occur through formal Village Board action, and final occupancy for the vehicle auction buildings shall not occur until the Prairie Stone Parkway improvements are formally accepted by the Village.
9. This site plan approval includes the construction of improvements within the Trillium Boulevard right of way, and the following shall apply:
 - a) The plans shall be revised to add lighting to the entire area of the Trillium right of way, in accordance with Village Code.
 - b) Village acceptance of the public improvements included within the Trillium right of way shall only occur through formal Village Board action following a determination by the Village that public access to the land north of the right of way will be necessary. Acceptance of the right of way shall only occur after all necessary public improvements have been completed in accordance with Village standards.
 - c) Prior to Village determination that the Trillium right of way is needed for public access, the vehicle auction facility shall be permitted to maintain a temporary gate and fencing west of the facility's visitor parking lot driveway, along with pavement that does not comply with full public street standards, as delineated on the site engineering plans. The vehicle auction facility shall be responsible for all maintenance of the Trillium right of way until such time as the Village formally accepts Trillium as a public street.
 - d) The Village reserves the right to vacate the Trillium Boulevard right of way if a determination is made that it will not be necessary for public access, such as may be the case if the auction facility receives approval to expand its site to include the land north of Trillium Boulevard.
10. In order to accommodate the petitioner's proposal, including the construction of Prairie Stone Parkway, the petitioner agrees to make the following improvements to the Village's water tower site and such improvements shall be completed prior to issuance of a final occupancy permit for any building on the auction property:

- a) Chain link fencing with a gate shall be installed along the perimeter of the water tower site in all areas where the petitioner is not installing fencing as part of the auction property, as shown on the engineering plans. These improvements shall be made at the cost of the petitioner as partial compensation for the use of a portion of the existing Village site for the extension of Prairie Stone Parkway in the petitioner's desired location.
 - b) The existing weather warning siren on the water tower site shall be relocated from the center to a corner of the property, as determined by the Village Public Works Department in order to make the site more usable for municipal purposes and as partial compensation for the use of a portion of the existing Village site for the extension of Prairie Stone Parkway in the petitioner's desired location. Prior to issuance of a building permit for the auction property, the petitioner shall provide a cash deposit based on an estimated cost (to be provided by the Village) for relocation of the siren. The Village shall hire the contractor to perform the work and it shall be paid from the deposit provided by the petitioner.
 - c) The petitioner shall complete drainage improvements on the Village water tower site as identified on the final engineering plans to accommodate the existing drying bed facility. These improvements shall be made at the cost of the petitioner as partial compensation for the use of a portion of the existing Village site for the extension of Prairie Stone Parkway in the petitioner's desired location.
 - d) In conjunction with any of the work to occur on the water tower site, the petitioner shall perform any necessary minor grading adjustments and restoration of the vegetation, as determined necessary by the Village, prior to final approval of the improvements.
11. No occupancy permits shall be issued for any of the buildings on the property until the Village inspection staff has determined that collectively all the buildings and the site work are sufficiently complete enough for this to occur. Because this facility is unique in that its operation relies upon the coordinated use of multiple buildings and the outdoor areas, it is critical that all aspects of the project be usable before any one aspect becomes operational. If deemed appropriate through the formal inspection process, the Village may issue a partial temporary certificate of occupancy for the main Arena building to allow office/employee use in advance of the other buildings, however, auction use may be prohibited until all facilities are sufficiently complete. In the event the petitioner wishes to proceed with such a phased occupancy of the site, a written proposal shall be submitted to the Village inspection staff for consideration sufficiently in advance of the desired occupancy date.
 12. The petitioner acknowledges that an impact fee will be due in accordance with the Village's Road Improvement Impact Fee Program. This fee will be due prior to any certificate of occupancy for the buildings. The estimated fee amount will be determined as part of further review of the traffic report. The petitioner will also be eligible to receive a fee credit for certain costs associated with capacity improvements on Beverly Road since this road is on the Program's list of approved projects.
 13. The petitioner acknowledges that the following Recaptures apply to this property and that all payments shall be made prior to issuance of any building permit for this property:
 - a) Ordinance 4323 – EDA Sanitary Facility
 - b) Ordinance 4324 – NW Tollway Interchange
 - c) Ordinance 2884 – Hunter's Ridge Off-site Sanitary

- d) Ordinance 4359 – Shoe Factory Lift Station and Force Main
- e) Resolution 1226 – Water Tower

MOTION #8

Approval of a request by Adesa, Inc. for a Master Sign Plan under Section 9-3-8-M-13 of the Municipal Code for the property (Lot 1 of the Adesa Subdivision) located at the northwest corner of Beverly Road and Prairie Stone Parkway subject to the conditions listed above.

FINDING

The petitioner presented a brief video and Power Point presentation to summarize how the Adesa business will operate on property. The consultants explained the detailed engineering, landscaping, screening, lighting and basic site plan details proposed for this project. The vehicle auction use will occupy roughly 66 acres on the west side of Beverly Road between Prairie Stone Parkway and Trillium Boulevard, and will include adjacent public roadway improvements. Normal business operations will function between 8 a.m. and 5 p.m. weekdays, with possible vehicle deliveries occurring during off-hours. A specific weekday morning will be chosen for the weekly auction, and this will remain consistent throughout the year. Peak activity will occur during the weekly auction event. The facility would only be open to licensed buyers and sellers; the site would not be open to the general public. The facility is designed to handle the auction of whole vehicles, not salvage cars (these are typically sent through a sister company location in East Dundee).

In order to develop the property with the desired use, the petitioner is requesting rezoning from AG to M-2. The Planning and Zoning Commission reviewed the proposed zoning relative to the surrounding area and found that the adoption of the Zoning Map Change is in the public interest and is not solely for the interest of the applicant, as required by Section 9-1-17.E.2 of the Zoning Code (Amendments).

The Vehicle Auction use is listed in the M-2 Zoning District and as such it is being considered as a Special Use under the "other uses not heretofore cited" category. The Commission considered the standards for a Special Use listed in Section 9-1-18 and felt that the special use was appropriate and met the standards.

In order to secure the outdoor vehicle storage lots, the petitioner is requesting approval of an electrically charged fence that will be installed around the site perimeter. The electric fence will be located inside a chain link fence with barbed wire to prevent outside individuals from accidentally coming in contact with it. The inside will be protected with a vehicle guardrail. The petitioner indicated that Adesa has not experienced many issues with security, but they prefer to take a proactive approach to avoid any problems. The electric fence will be monitored with cameras and zoned similar to a home security system and is not designed to harm people, just stop them from continuing to try and enter the site. The electric fence will be no higher than the permitted seven feet. The Commission reviewed the standards listed in Section 9-1-15 of the Zoning Code (Standards for Variation) and found that the standards were met, and also agreed that a waiver from Section 10-5-3.K to allow chain link around this facility would be appropriate.

The petitioner presented a Master Sign Plan for consideration, which included monument signs at the north and south corners of the property along Beverly Road, as well as wall signage on the main Arena building. The Commission considered the standards for a Master Sign Plan listed in Section 9-3-8.M.12 and found the standards were met.

The Commission asked a number of questions about the various details of the development and the business operation. In addition a number of questions were asked relative to the site layout, traffic, stormwater quality, security, signage, vehicle delivery & pick-up, building materials, screening, and various application details. During the discussion, the petitioner indicated that at the check-in building there will be in-pavement tire puncture devices to guard against possible theft since this vehicle entrance is the one location where fencing cannot be installed. The petitioner explained that the reconditioning building will function similar to any typical auto repair facility where mechanical repairs, detailing, and minor body work will occur. Adesa representatives stressed the fact that they have several dozen facilities of varying sizes throughout North America and their operations and site design have evolved based on their extensive experience in the business. They utilize advanced computer software to manage the vehicle inventory, track details on each car, offer live auctions on-line and in person simultaneously, and provide thorough security of the facility.

As part of the discussion, a few discrepancies were noted on the Village Site Plan Addendum and the petitioner agreed to correct these items (the revised document is included in the Village Board packet).

Staff noted one change in the recommended conditions – to require a reversion of the rezoning back to the AG District after one year (as opposed to five) in the event Adesa does not proceed with this project. This was a request of the current property owner. The petitioner agreed with this change and raised no objections to any of the other recommended conditions.

AUDIENCE COMMENTS

None.

PLANNING AND ZONING COMMISSIONERS

Chairperson Eva Combs	Thomas Krettler
Vice-Chairman Steve Caramelli	Greg Ring
Sharron Boxenbaum	Nancy Trieb
Lenard Henderson	Steve Wehofer
Myrene Iozzo	Denise Wilson
Diane Kielb	

ROLL CALL VOTE (All Motions)

10 Ayes
1 Absent (Wehofer)

MOTIONS PASSED

The following attachments are hereby incorporated as part of this Finding of Fact:

- Staff Report
- Applications, Plans & Accessory Information submitted by Petitioner for March 18, 2015 meeting
- Updated/Revised Site Plan Addendum
- Legal Notice
- Location Map
- Aerial Photo



Adesa Wholesale Vehicle Auction House

2675 – 2785 Beverly Road
Northwest corner of Beverly Road and Prairie Stone Parkway

Master Sign Plan

March 18, 2015

Adesa Wholesale Vehicle Auction House

Master Sign Plan

March 18, 2015

Introduction

This Master Sign Plan applies to the lot(s) with common addresses 2675-2785 Beverly Road on the Northwest corner of Beverly Road and Prairie Stone Parkway. The property includes approximately 60 acres and has 4 buildings.

The Master Sign Plan requirements have been developed based on the signage that is unique to the Adesa Auto Auction property. The lot contains approximately 60 acres. This plan has been designed for this development that maintains consistency with other developments, yet takes into account certain unique characteristics of this development, specifically the size and location of the property. Sign requirements for all buildings are included in this Plan to promote cohesion among all signs.

A. Area Included in Master Sign Plan

This Master Sign Plan applies to 2675 - 2785 Beverly Road, and all future addresses assigned to the four buildings and property identified as Lot 1 and Outlot A on the Adesa Subdivision Plat, and approved as the Adesa Wholesale Vehicle Auction House by the Village Board.

B. General Provisions

1. Definition. For the purposes of this master sign plan, the following definition is hereby incorporated.
 - a. Property – “Property” shall mean the lot currently addressed 2675 – 2785 Beverly Road on the Northwest corner of Beverly Road and Prairie Stone Parkway. In the event the lot is subdivided in the future, the definition of property shall also apply to the resulting lots.
2. Driver Sight Visibility. No sign shall be placed in a manner that will obstruct driver or pedestrian sight lines and create an unsafe condition based on analysis by the Village Transportation Division.
3. Landscaping. Landscaping shall be provided at the base of all ground signs, in accordance with the approved site plan, unless determined to be unsafe or not feasible by the Village Department of Development Services.
4. Illumination. All signs permitted by this Master Sign Plan may be illuminated in accordance with Section 9-3-8-F of the Zoning Code unless otherwise indicated in the approved Master Sign Plan documents.

Adesa Wholesale Vehicle Auction House

Master Sign Plan

March 18, 2015

5. Sign Design. Colors and letter graphic styles on the signs shall be determined by the owners of the property; however, signs that are of a similar type shall be of a consistent color and graphic style.
6. Calculation of Sign Area. Such signs shall meet the requirements of Section 9-3-8-D, except that the architectural base and support structure of a ground sign shall not be included in the total sign area if these areas do not contain text, logos or any other graphics.
7. Permits. Sign permits shall be required in accordance with Section 9-3-8-A of the Zoning Code.
8. Coordination with Village Sign Code. All regulations of the Zoning Code shall apply unless specifically stated otherwise in this master sign plan. In the event of a conflict between this Master Sign Plan and the Zoning Code, the Master Sign Plan regulations shall apply.
9. Master Sign Plan. This document and the signage exhibits included in the Village Board site plan approval comprise the entire Master Sign Plan.

C. Ground Signs

The locations of all ground signs governed by this Master Sign Plan are depicted on the Master Signage Plan included in the Village Board site plan approval and made part hereof.

1. Primary Ground Signs.
 - a. Type. Monument signs that will identify the Wholesale Vehicle Auction House.
 - b. Number and size. Two Ground Signs shall be permitted on the property. The sign shall be a maximum of 10 feet in height. The maximum square footage of each sign shall not exceed 100 square feet per side with a maximum of 200 square feet in surface area.
 - c. Location. One Ground Sign is permitted at each entrance to the site off of Beverley Road. The Ground Signs shall be a minimum of 5 feet from any property line and any paved surface.
 - d. Sign Design. The sign shall be designed to complement the building material and/or surrounding landscape, and shall be a monument style design.

Adesa Wholesale Vehicle Auction House

Master Sign Plan

March 18, 2015

D. Wall Signs

1. Illuminated Logo Wall Sign – Arena Building Sign 1.

- a. Type. The Illuminated Logo Wall Sign shall be an internally illuminated logo individually mounted the building façade or set on a raceway. Raceway shall be mounted directly to the building wall surface and shall be painted to match façade color where it is to be mounted. Wall signs and raceway are not to extend more than 12” from wall of which it is mounted.
- b. Number and Size. One Illuminated Logo Wall Sign shall be permitted and shall not exceed 50 square feet in surface area.
- c. Location. The Illuminated Logo Wall Sign shall be placed on the east façade of the Arena Building facing Beverly Road.

2. Primary Identification Wall Sign – Arena Building Sign 2.

- a. Type. The Primary Identification Wall Sign shall be internally illuminated letters or logos individually mounted the building façade or set on a raceway. Raceway shall be mounted directly to the building wall surface and shall be painted to match façade color where it is to be mounted. Wall signs and raceway are not to extend more than 12” from wall of which it is mounted.
- b. Number and Size. A maximum of two Primary Identification Wall Signs shall be permitted. Maximum of one sign per elevation. Each sign shall not exceed 100 square feet in surface area.
- c. Location. Primary Identification Wall Signs are permitted on the North and East elevations of the Arena Building.

3. Front Entrance Wall Sign – Arena Building Sign 3.

- a. Type. Front Entrance Wall Sign shall be letters or logos individually mounted to the building façade, a raceway or to an architectural entry feature. Raceway shall be mounted directly to the building wall surface or architectural entry feature and shall be painted to match façade color where it is to be mounted. Signs and raceways are not to extend more than 12” from wall or architectural feature of which it is mounted.
- b. Number and Size. One Front Entrance Wall Sign shall be permitted. It shall not exceed 50 square feet in surface area.
- c. Location. The Front Entrance Wall Sign shall be mounted over the public entrance on the east elevation of the Arena Building. It shall be centered

Adesa Wholesale Vehicle Auction House

Master Sign Plan

March 18, 2015

vertically and horizontally on the wall or architectural feature in which it is mounted.

4. Other Building Wall Signs (All other buildings other than the Arena Building).

- a. Type. Other Building Wall Signs shall be channel letters or logos individually set on a raceway or façade. Raceway shall be mounted directly to the building wall surface and shall be painted to match façade color where it is to be mounted. Wall signs and raceways are not to extend more than 12" from wall of which it is mounted.
- b. Number and Size. One wall sign shall be permitted on any standalone building (excluding the Arena Building). Each sign shall not exceed 50 square feet.
- c. Location. Each wall sign shall be centered horizontally and spaced evenly along the façade on which it is mounted.

F. Miscellaneous Signs

1. Directional or Instructional Signs. Such signs shall meet the requirements of Section 9-3-8-B-8. Except that corporate names and logos are permitted and the sign shall be set back a minimum of 5 feet from any property line. All signs shall be of a consistent design and shall be separate from traffic control signs.
2. Entrance/Exit Signs. Entrance/Exit signs shall be permitted at each entrance/exit to the property as provided in the Zoning Code (Section 9-3-8-L-2), except that such signs shall be set back a minimum of 5 feet from any property line.

G. Temporary Signs

1. Construction Signs. During construction of any portion of this development, temporary signs may be permitted as determined necessary by the Village Department of Development Services. These signs shall be used to identify altered traffic routes, closed drives or parking lots, relocated building entrances, etc. Such signs shall not be subject to the requirements of the Directional Signage Section of this plan.
2. Special Event Signs. Special event signs shall be permitted as provided in the Zoning Code (Section 9-3-8-K).

Adesa Wholesale Vehicle Auction House

Master Sign Plan

March 18, 2015

H. Amendments

1. Changes. Changes to the text, colors, or graphic style of the signs shall not require a formal amendment to this plan, provided the size and all other requirements of this plan are met and all signs of each type have identical design and colors.
2. New Signs. The addition of new signs or relocation of existing signs shall not require a formal amendment to this plan, provided the signs meet all requirements of this plan. Any amendment to add additional signs or make substantial changes to the approved signs in this plan shall be subject to review by the Zoning Board of Appeals and approval by the Village Board through the process outlined in the Zoning Code for variations.

DRAFT

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE REZONING CERTAIN PROPERTY
IN THE VILLAGE OF HOFFMAN ESTATES
FROM AG TO M-2 (ADESA ILLINOIS, LLC LLC)

WHEREAS, the Planning and Zoning Commission of the Village of Hoffman Estates, at a public hearing duly called and held according to law on March 18, 2015 considered the question of rezoning the property legally described on Exhibit "A" attached hereto and made a part hereof, from AG Agricultural to M-2 Manufacturing District; and

WHEREAS, the Planning and Zoning Commission made certain Finding of Fact attached hereto and made a part hereof as Exhibit "B" and recommended approval of said rezoning to the Board of Trustees.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hoffman Estates, Cook and Kane Counties, Illinois, as follows:

Section 1: That the Zoning Map of the Village of Hoffman Estates, as amended to date hereof, be further amended by classifying the real estate hereinafter described on Exhibit "A" attached hereto and incorporated herein from the AG Agricultural to M-2 Manufacturing District.

Section 2: That said real estate as classified shall be subject to all limitations and conditions placed upon property within the M-2 classification, as defined in the Hoffman Estates Municipal Code.

Section 3: That this rezoning is granted upon the following terms and conditions

- a) Prior to Village Board action on any request by Adesa Illinois, LLC, the petitioner shall provide either a copy of a signed contract to demonstrate a legal ownership interest in the property, or a written statement of consent signed by the legal owners of the subject property. Compliance with this condition shall be subject to verification by the Village's Corporation Counsel;
- b) Approval of any request by Adesa Illinois, LLC for this property is subject to approval of a Development Agreement Amendment between the Village and the current property owners to eliminate all previous rights and obligations on the property. Compliance with this condition shall be subject to verification by the Village's Corporation Counsel;
- c) It has been identified that the final submittal dated March 12, 2015, has not fully addressed all technical comments identified by staff, and additional review comments are still being identified. All submittal documents, plans and plats submitted for the Planning and Zoning Commission review process shall be subject to additional comprehensive staff-level review prior to approval for any site work to start and prior to issuance of any permits on this site;
- d) These approvals are granted solely for the plans provided in this application packet for this hearing process. No approvals are granted for any future phase of expansion of this use on other portions of the property. It is acknowledged that the petitioner may seek to obtain approval for expansion of this use on adjacent parcels in the future, and such requests will be subject to the appropriate site plan and zoning review processes; and
- e) In the event a building permit is not obtained for construction of the Wholesale Vehicle Auction House on this property within one year of Village Board approval, the zoning of the subject property shall revert back to the present AG Agricultural District.

Section 4: That the Village Clerk be and is hereby directed to amend the official Zoning Map of the Village so that the zoning classifications provided herein are reflected on said map.

Section 5: That the Village Clerk is hereby authorized to publish this ordinance in pamphlet form.

Section 6: That this Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS _____ day of _____, 2015

VOTE	AYE	NAY	ABSENT	ABSTAIN
Trustee Karen V. Mills	_____	_____	_____	_____
Trustee Anna Newell	_____	_____	_____	_____
Trustee Gary J. Pilafas	_____	_____	_____	_____
Trustee Gary G. Stanton	_____	_____	_____	_____
Trustee Michael Gaeta	_____	_____	_____	_____
Trustee Gayle Vandenberg	_____	_____	_____	_____
Mayor William D. McLeod	_____	_____	_____	_____

APPROVED THIS _____ DAY OF _____, 2015

Village President

ATTEST:

Village Clerk

Published in pamphlet form this _____ day of _____, 2015.

EXHIBIT A

Adesa Legal Description

THAT PART OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF LIFE CHANGERS INTERNATIONAL CHURCH SUBDIVISION RECORDED AUGUST 15, 2003 AS DOCUMENT NO. 0322718071; THENCE SOUTH 89 DEGREES 54 MINUTES 05 SECONDS WEST PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31, 248.80 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 89 DEGREES 32 MINUTES 46 SECONDS WEST PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER, 159.75 FEET TO THE EAST LINE OF THE WEST 211.00 FEET OF THE EAST 370.75 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 31; THENCE NORTH 00 DEGREES 03 MINUTES 25 SECONDS WEST ALONG SAID EAST LINE, 200.00 FEET TO THE NORTH LINE OF THE SOUTH 75.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31; THENCE SOUTH 89 DEGREES 32 MINUTES 46 SECONDS WEST ALONG SAID NORTH LINE, 211.00 FEET TO THE WEST LINE OF THE EAST 370.75 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 31; THENCE SOUTH 00 DEGREES 03 MINUTES 25 SECONDS EAST ALONG SAID WEST LINE, 200.00 FEET TO A LINE 125.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31; THENCE SOUTH 89 DEGREES 32 MINUTES 46 SECONDS WEST PARALLEL WITH SAID NORTH LINE, 456.39 FEET; THENCE NORTH 00 DEGREES 01 MINUTE 49 SECONDS WEST, 856.35 FEET; THENCE NORTH 43 DEGREES 04 MINUTES 11 SECONDS EAST, 632.43 FEET; THENCE NORTH 32 DEGREES 03 MINUTES 26 SECONDS WEST, 208.00 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, 211.22 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 14 SECONDS EAST, 115.00 FEET; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, 35.34 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 14 SECONDS EAST, 747.07 FEET; THENCE SOUTH 00 DEGREES 01 MINUTE 46 SECONDS EAST, 285.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 14 SECONDS EAST, 750.00 FEET TO A LINE 42.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THENCE NORTH 00 DEGREES 01 MINUTE 46 SECONDS WEST PARALLEL WITH SAID EAST LINE, 115.91 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE NORTH 00 DEGREES 07 MINUTES 00 SECONDS WEST 42.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 723.61 FEET TO THE SOUTH LINE OF LAND DEDICATED FOR PUBLIC ROADWAY PER DOCUMENT NO. 88424906; THENCE NORTH 89 DEGREES 43 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE, 42.00 FEET TO THE WEST LINE OF BEVERLY ROAD PER DOCUMENT NO. 91103116; THENCE SOUTH 00 DEGREES 07 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE OF BEVERLY ROAD, 723.68 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 00 DEGREES 01 MINUTE 46 SECONDS EAST ALONG SAID WEST LINE OF BEVERLY ROAD, 1294.09 FEET TO THE NORTHEAST CORNER OF LAND DEDICATED FOR PUBLIC ROADWAY PER DOCUMENT NO. 0322719108, ALSO KNOWN AS PRAIRIE STONE PARKWAY; THENCE ALONG SAID NORTH LINE THE FOLLOWING 4 DIMENSIONS 1.) SOUTH 89 DEGREES 58 MINUTES 14 SECONDS WEST, 33.00 FEET, 2.) SOUTH 44 DEGREES 56 MINUTES 09 SECONDS WEST, 42.45 FEET, 3.) SOUTH 89 DEGREES 54 MINUTES 05 SECONDS WEST, 603.10 FEET AND 4.) SOUTH 87 DEGREES 59 MINUTES 32 SECONDS WEST, 408.55 FEET TO THE NORTHEAST CORNER OF SAID LAND DEDICATED; THENCE SOUTH 00 DEGREES 03 MINUTES 30 SECONDS EAST ALONG THE EAST LINE OF SAID LAND DEDICATED, 104.39 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.



VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION
FINDING OF FACT

PROJECT NO.: 2014032P

VILLAGE BOARD MEETING DATE: APRIL 6, 2015

PETITIONER(S): Adesa Inc.

PROJECT ADDRESS: 2785 Beverly Road

ZONING DISTRICT: AG AGRICULTURAL

As revised and approved by Village Board on April 6, 2015



YES



NO

Does the Planning and Zoning Commission find that this request meets the Standards for Rezoning (Section 9-1-15), Special Use (Section 9-1-18), Variation (Section 9-1-17), and Master Sign Plan (Section 9-3-8-M-12) ?

Recommendation: APPROVAL

Vote: 10 Ayes, 1 Absent (All Motions)

PZC MEETING DATE: MARCH 18, 2015

STAFF ASSIGNED: PETER GUGLIOTTA

The following conditions shall apply to all motions below:

1. Prior to Village Board action on any request by Adesa, Inc., the petitioner shall provide either a copy of a signed contract to demonstrate a legal ownership interest in the property, or a written statement of consent signed by the legal owners of the subject property. Compliance with this condition shall be subject to verification by the Village's Corporation Counsel.
2. Approval of any request by Adesa, Inc. for this property is subject to approval of a Development Agreement Amendment between the Village and the current property owners to eliminate all previous rights and obligations on the property. Compliance with this condition shall be subject to verification by the Village's Corporation Counsel.
3. It has been identified that the final submittal dated March 12, 2015, has not fully addressed all technical comments identified by staff, and additional review comments are still being identified. All submittal documents, plans and plats submitted for the Planning and Zoning Commission review process shall be subject to additional comprehensive staff-level review prior to approval for any site work to start and prior to issuance of any permits on this site.
4. These approvals are granted solely for the plans provided in this application packet for this hearing process. No approvals are granted for any future phase of expansion of this use on other portions of the property. It is acknowledged that the petitioner may seek to obtain approval for expansion of this use on adjacent parcels in the future, and such requests will be subject to the appropriate site plan and zoning review processes.

MOTION #1

Approval of a request by Adesa, Inc. for a preliminary and final plat of subdivision for the 66.5866-acre Adesa Subdivision located at the northwest corner of Beverly Road and Prairie Stone Parkway, subject to the conditions listed above and the following conditions:

1. The plat document is subject to further review by Village staff and Corporation Counsel to address any outstanding items determined necessary by the Village.
2. The plat document shall be revised to include the dedication of right of way for Trillium Boulevard for the entire Lot 2 area.
3. The plat shall be signed by the current legal owners of the property, subject to verification by the Village's Corporation Counsel, prior to recording.
4. Village acceptance of public improvements included on this plat shall only occur through formal Village Board action.
5. No site work or permit issuance shall occur until after this plat has been recorded.

MOTION #2

Approval of a request by Adesa, Inc. for a preliminary and final plat of subdivision for the 1.1626-acre Village Water Tower Subdivision located west of Beverly Road along the north side of the proposed Prairie Stone Parkway extension, subject to the conditions listed above and the following conditions:

1. It is noted that the Village of Hoffman Estates is the sole owner of all property included in this plat and the Village shall complete the necessary ownership signature prior to recording.
2. This Plat shall not be recorded until after the Adesa subdivision plat is recorded which dedicates the adjacent portions of Prairie Stone Parkway.
3. Village acceptance of public improvements included on this plat shall only occur through formal Village Board action.
4. The petitioner shall be responsible for 100% of the cost of all improvements associated with this plat.

MOTION #3

Approval of a request by Adesa, Inc. for rezoning of 67.7492 acres at the northwest corner of Beverly Road and Prairie Stone Parkway from the AG Agricultural District to the M-2 Manufacturing District, subject to the conditions listed above and the following conditions:

1. In the event a building permit is not obtained for construction of the Wholesale Vehicle Auction House on this property within one year of Village Board approval, the zoning of the subject property shall revert back to the present AG Agricultural District.

MOTION #4

Approval of a request by Adesa, Inc. for a special use under Section 9-9-2.C.2.k of the Municipal Code for a Wholesale Vehicle Auction House with outdoor vehicle storage and related service uses on the newly

proposed Lot 1 in the Adesa Subdivision located at the northwest corner of Beverly Road and Prairie Stone Parkway, subject to the conditions listed above and the following conditions:

1. This special use is contingent on the Village's approval of a zoning classification change to the M-2 District for the subject property.
2. This special use approval is subject to conformance with all final site plan conditions of approval for this vehicle auction facility, including associated off-site public improvements.
3. A building permit shall be obtained within one year of the Village Board approval date for this request, in accordance with Village Code.
4. This use shall be limited to the scope of activities covered in the petitioner's submittal documents provided for this public hearing process. Any addition of uses, expansion of the size, or change in the use shall require a special use amendment.
5. This use shall comply with all Village business license requirements, including the fact that the primary use shall not include junk vehicles and no more than five percent abandoned or grey market vehicles at this Wholesale Vehicle Auction House.

MOTION #5

Approval of a request by Adesa, Inc. for a fence variation under Section 9-3-3.B of the Municipal Code to permit an electrically charged fence on the newly proposed Lot 1 in the Adesa Subdivision located at the northwest corner of Beverly Road and Prairie Stone Parkway, subject to the conditions listed above and the following conditions:

1. A building permit shall be obtained within one year of the Village Board approval date for this request, in accordance with Village Code.
2. This variation approval is subject to conformance with all final site plan conditions of approval for this vehicle auction facility, including associated off-site public improvements.
3. The height of the electric fence, and chain link with barbed fence shall not exceed seven (7) feet, as permitted by Code. The supplemental document indicating a 10 foot high electric fence shall be revised to 7 feet prior to issuance of a fence permit.
4. A Subdivision Code waiver is granted to Section 10-5-3.K to permit the installation of chain link fence surrounding the outdoor vehicle storage area.

MOTION #6

Approval of a request by Adesa, Inc. for a preliminary and final site plan for construction of a western extension of Prairie Stone Parkway (approximately 1,300 feet), subject to the conditions listed above and the following conditions:

1. Prior to any site work beginning on this roadway, the petitioner shall provide written documentation to verify consent of all applicable adjacent property owners to the south, and the company holding rights

to the existing pipeline easement, to document consent with the proposed grading work that must occur on those properties, outside of the dedicated right of way. In the event the petitioner cannot obtain consent from all necessary parties and the plans for work within the right of way have to be adjusted to accommodate the road construction, the petitioner shall be subject to obtaining approval of a site plan amendment from the Village.

2. Prior to any site work beginning on this roadway, the plans shall be revised to remove all shrubs and groundcover from landscape median. The plan shall only provide for Village-approved shade trees and turf grass in the median area.
3. The petitioner shall be responsible for all costs associated with the improvements included on these plans, including construction of a new driveway for access into the Village water tower site at a design acceptable to the Village. Any cost sharing agreements with other parties shall be privately managed by the petitioner and the Village shall not be involved in any administrative responsibilities for such agreements.
4. The petitioner shall revise the engineering, landscaping, and lighting plans for this roadway improvement in accordance with any additional technical comments generated through additional staff review, including revising the street light details to include LED fixtures if determined appropriate by the Public Works Department.
5. The roadway and sidewalks shall remain closed to traffic during construction in accordance with proper traffic engineering standards as determined by the Village Director of Transportation. Any traffic needing to access land to the west of the construction area shall be managed in a safe and proper manner. The roadway and walks shall not be opened to public use until such time as the Director of Transportation determines all appropriate improvements are in place for safe use.
6. The private driveway serving the existing outdoor materials recycling business shall be permitted to be reconstructed at the western end of the new Prairie Stone Parkway roadway, provided it is fully paved, and the design is approved by the Village. All areas within the right of way adjacent to the drive shall be restored with vegetation and shall be the responsibility of the adjacent property owner to maintain. No gates, fences or other structures shall be permitted within this right of way.
7. Village acceptance of the public improvements included within the Prairie Stone Parkway right of way shall only occur through formal Village Board action.

MOTION #7

Approval of a request by Adesa, Inc. for a preliminary and final site plan for construction of a Wholesale Vehicle Auction House (including off-site improvements to Beverly Road, Trillium Boulevard, and to the Village water tower site), on approximately 66 acres located at the northwest corner of Beverly Road and Prairie Stone Parkway, subject to the conditions listed above and the following conditions:

1. A building permit shall be obtained within one year of the Village Board approval date for this request (to coincide with the special use permit approval timeframe).
2. Waivers are granted to the Village Subdivision Code Articles 10-4 (Landscaping) and 10-5 (Site Design and Operation Requirements) as they pertain to the areas within the security fencing shown on the

engineering plans. This includes a reduction in the standards only in certain areas for curbing, landscaping, site lighting, and building design and other minor items. This waiver shall only apply to the extent that specific items are identified on the site engineering and landscape plans. All code-complaint items on the plans shall be maintained in accordance with Village Code and are not included in this waiver.

3. A waiver is granted to Subdivision Code Section 10-4-7 to permit all existing trees on the subject property to be removed without replacement or mitigation, based on the determination that a majority of the trees are in poor condition and are in the lowest quality species group. Further, none of the trees are located in a manner that would contribute value to the property or community if preserved.
4. The lighting photometric plans shall be revised to conform to the requirements of Subdivision Code Section 10-5-3.G with regards to the visitor's parking lot area, the vehicle pick up and drop off areas, and Trillium Boulevard. Areas within the fenced storage lots are granted a waiver to not meet these standards.
5. All light fixture to be installed on the site shall be designed with a flat lens that is mounted parallel to the ground to minimize glare in accordance with Village Code. This shall apply to the entire site, including the storage area within the boundaries of the security fencing.
6. With regards to the requirements of the Village Fire Department, the following shall apply:
 - a) Revisions shall be required to the engineering plans to meet all requirements of the Fire Department, including striping and signage on the property, clearances for emergency vehicles, and access through all security mechanisms on the site (including any pavement tire-puncture devices that may be proposed). These shall be intended to provide efficient and safe emergency vehicle movements at the facility and to identify all areas deemed as official fire lanes where no obstructions will be permitted.
 - b) Prior to issuance of any fence permit for this property, the petitioner shall provide final details of all access openings and gates in a manner acceptable to the Fire Department. These shall include any necessary mechanisms or additional provisions necessary to allow safe and efficient access by the Fire Department.
 - c) Prior to issuance of any fence permit for this property, the petitioner shall provide details on a disarming switch or some other mechanism to allow emergency personnel to shut down the electrically charged fencing in the event access to the site must occur.
 - d) No gates shall be closed and the electrically charged fence shall not be activated until final approval has been given for these issues by the Village Fire and Code staff.
7. This site plan approval is contingent upon construction of the western extension of Prairie Stone Parkway to provide access to the truck delivery area of the facility, and therefore this approval is subject to all conditions of the roadway approval. No occupancy of any building on the proposed vehicle auction site shall occur until the Village Transportation Director has determined the public improvements are completed to a level acceptable for use by the public, and final occupancy of the vehicle auction buildings shall not occur until the Prairie Stone Parkway improvements are formally accepted by the Village.

8. This site plan approval is dependent on, and includes the construction of improvements within the Beverly Road right of way, and the following shall apply:
 - a) The petitioner shall be responsible for all costs associated with the improvements included on these plans (except where certain costs may be eligible for reimbursement under the Village's Fair Share Road Improvement Program).
 - b) The plans include construction of a 10 foot wide off-street path along the west side of Beverly Road, as well as the necessary traffic signal improvements to accommodate the path crossing at Prairie Stone Parkway (including pedestrian countdown timers). In order for all pedestrian crossing movements at this intersection to be consistent, the plans shall be revised to add pedestrian countdown timers for the crossing of the south leg of Beverly Road at Prairie Stone Parkway to connect to the existing path network to the east.
 - c) Village acceptance of the public improvements included within the Prairie Stone Parkway right of way shall only occur through formal Village Board action, and final occupancy for the vehicle auction buildings shall not occur until the Prairie Stone Parkway improvements are formally accepted by the Village.
9. This site plan approval includes the construction of improvements within the Trillium Boulevard right of way, and the following shall apply:
 - a) The plans shall be revised to add lighting to the entire area of the Trillium right of way, in accordance with Village Code.
 - b) Village acceptance of the public improvements included within the Trillium right of way shall only occur through formal Village Board action following a determination by the Village that public access to the land north of the right of way will be necessary. Acceptance of the right of way shall only occur after all necessary public improvements have been completed in accordance with Village standards.
 - c) Prior to Village determination that the Trillium right of way is needed for public access, the vehicle auction facility shall be permitted to maintain a temporary gate and fencing west of the facility's visitor parking lot driveway, along with pavement that does not comply with full public street standards, as delineated on the site engineering plans. The vehicle auction facility shall be responsible for all maintenance of the Trillium right of way until such time as the Village formally accepts Trillium as a public street.
 - d) The Village reserves the right to vacate the Trillium Boulevard right of way if a determination is made that it will not be necessary for public access, such as may be the case if the auction facility receives approval to expand its site to include the land north of Trillium Boulevard.
10. In order to accommodate the petitioner's proposal, including the construction of Prairie Stone Parkway, the petitioner agrees to make the following improvements to the Village's water tower site and such improvements shall be completed prior to issuance of a final occupancy permit for any building on the auction property:

- a) Chain link fencing with a gate shall be installed along the perimeter of the water tower site in all areas where the petitioner is not installing fencing as part of the auction property, as shown on the engineering plans. These improvements shall be made at the cost of the petitioner as partial compensation for the use of a portion of the existing Village site for the extension of Prairie Stone Parkway in the petitioner's desired location.
 - b) The existing weather warning siren on the water tower site shall be relocated from the center to a corner of the property, as determined by the Village Public Works Department in order to make the site more usable for municipal purposes and as partial compensation for the use of a portion of the existing Village site for the extension of Prairie Stone Parkway in the petitioner's desired location. Prior to issuance of a building permit for the auction property, the petitioner shall provide a cash deposit based on an estimated cost (to be provided by the Village) for relocation of the siren. The Village shall hire the contractor to perform the work and it shall be paid from the deposit provided by the petitioner.
 - c) The petitioner shall complete drainage improvements on the Village water tower site as identified on the final engineering plans to accommodate the existing drying bed facility. These improvements shall be made at the cost of the petitioner as partial compensation for the use of a portion of the existing Village site for the extension of Prairie Stone Parkway in the petitioner's desired location.
 - d) In conjunction with any of the work to occur on the water tower site, the petitioner shall perform any necessary minor grading adjustments and restoration of the vegetation, as determined necessary by the Village, prior to final approval of the improvements.
11. No occupancy permits shall be issued for any of the buildings on the property until the Village inspection staff has determined that collectively all the buildings and the site work are sufficiently complete enough for this to occur. Because this facility is unique in that its operation relies upon the coordinated use of multiple buildings and the outdoor areas, it is critical that all aspects of the project be usable before any one aspect becomes operational. If deemed appropriate through the formal inspection process, the Village may issue a partial temporary certificate of occupancy for the main Arena building to allow office/employee use in advance of the other buildings, however, auction use may be prohibited until all facilities are sufficiently complete. In the event the petitioner wishes to proceed with such a phased occupancy of the site, a written proposal shall be submitted to the Village inspection staff for consideration sufficiently in advance of the desired occupancy date.
 12. The petitioner acknowledges that an impact fee will be due in accordance with the Village's Road Improvement Impact Fee Program. This fee will be due prior to any certificate of occupancy for the buildings. The estimated fee amount will be determined as part of further review of the traffic report. The petitioner will also be eligible to receive a fee credit for certain costs associated with capacity improvements on Beverly Road since this road is on the Program's list of approved projects.
 13. The petitioner acknowledges that the following Recaptures apply to this property and that all payments shall be made prior to issuance of any building permit for this property:
 - a) Ordinance 4323 – EDA Sanitary Facility
 - b) Ordinance 4324 – NW Tollway Interchange
 - c) Ordinance 2884 – Hunter's Ridge Off-site Sanitary

Planning and Zoning Commission Finding of Fact
Adesa Vehicle Auction
Village Board Meeting Date: April 6, 2015

- d) Ordinance 4359 – Shoe Factory Lift Station and Force Main
- e) Resolution 1226 – Water Tower

MOTION #8

Approval of a request by Adesa, Inc. for a Master Sign Plan under Section 9-3-8-M-13 of the Municipal Code for the property (Lot 1 of the Adesa Subdivision) located at the northwest corner of Beverly Road and Prairie Stone Parkway subject to the conditions listed above.

FINDING

The petitioner presented a brief video and Power Point presentation to summarize how the Adesa business will operate on property. The consultants explained the detailed engineering, landscaping, screening, lighting and basic site plan details proposed for this project. The vehicle auction use will occupy roughly 66 acres on the west side of Beverly Road between Prairie Stone Parkway and Trillium Boulevard, and will include adjacent public roadway improvements. Normal business operations will function between 8 a.m. and 5 p.m. weekdays, with possible vehicle deliveries occurring during off-hours. A specific weekday morning will be chosen for the weekly auction, and this will remain consistent throughout the year. Peak activity will occur during the weekly auction event. The facility would only be open to licensed buyers and sellers; the site would not be open to the general public. The facility is designed to handle the auction of whole vehicles, not salvage cars (these are typically sent through a sister company location in East Dundee).

In order to develop the property with the desired use, the petitioner is requesting rezoning from AG to M-2. The Planning and Zoning Commission reviewed the proposed zoning relative to the surrounding area and found that the adoption of the Zoning Map Change is in the public interest and is not solely for the interest of the applicant, as required by Section 9-1-17.E.2 of the Zoning Code (Amendments).

The Vehicle Auction use is listed in the M-2 Zoning District and as such it is being considered as a Special Use under the "other uses not heretofore cited" category. The Commission considered the standards for a Special Use listed in Section 9-1-18 and felt that the special use was appropriate and met the standards.

In order to secure the outdoor vehicle storage lots, the petitioner is requesting approval of an electrically charged fence that will be installed around the site perimeter. The electric fence will be located inside a chain link fence with barbed wire to prevent outside individuals from accidentally coming in contact with it. The inside will be protected with a vehicle guardrail. The petitioner indicated that Adesa has not experienced many issues with security, but they prefer to take a proactive approach to avoid any problems. The electric fence will be monitored with cameras and zoned similar to a home security system and is not designed to harm people, just stop them from continuing to try and enter the site. The electric fence will be no higher than the permitted seven feet. The Commission reviewed the standards listed in Section 9-1-15 of the Zoning Code (Standards for Variation) and found that the standards were met, and also agreed that a waiver from Section 10-5-3.K to allow chain link around this facility would be appropriate.

The petitioner presented a Master Sign Plan for consideration, which included monument signs at the north and south corners of the property along Beverly Road, as well as wall signage on the main Arena building. The Commission considered the standards for a Master Sign Plan listed in Section 9-3-8.M.12 and found the standards were met.

The Commission asked a number of questions about the various details of the development and the business operation. In addition a number of questions were asked relative to the site layout, traffic, stormwater quality, security, signage, vehicle delivery & pick-up, building materials, screening, and various application details. During the discussion, the petitioner indicated that at the check-in building there will be in-pavement tire puncture devices to guard against possible theft since this vehicle entrance is the one location where fencing cannot be installed. The petitioner explained that the reconditioning building will function similar to any typical auto repair facility where mechanical repairs, detailing, and minor body work will occur. Adesa representatives stressed the fact that they have several dozen facilities of varying sizes throughout North America and their operations and site design have evolved based on their extensive experience in the business. They utilize advanced computer software to manage the vehicle inventory, track details on each car, offer live auctions on-line and in person simultaneously, and provide thorough security of the facility.

As part of the discussion, a few discrepancies were noted on the Village Site Plan Addendum and the petitioner agreed to correct these items (the revised document is included in the Village Board packet).

Staff noted one change in the recommended conditions – to require a reversion of the rezoning back to the AG District after one year (as opposed to five) in the event Adesa does not proceed with this project. This was a request of the current property owner. The petitioner agreed with this change and raised no objections to any of the other recommended conditions.

AUDIENCE COMMENTS

None.

PLANNING AND ZONING COMMISSIONERS

Chairperson Eva Combs	Thomas Krettler
Vice-Chairman Steve Caramelli	Greg Ring
Sharron Boxenbaum	Nancy Trieb
Lenard Henderson	Steve Wehofer
Myrene Iozzo	Denise Wilson
Diane Kielb	

ROLL CALL VOTE (All Motions)

10 Ayes
1 Absent (Wehofer)

MOTIONS PASSED

The following attachments are hereby incorporated as part of this Finding of Fact:

- Staff Report
- Applications, Plans & Accessory Information submitted by Petitioner for March 18, 2015 meeting
- Updated/Revised Site Plan Addendum
- Legal Notice
- Location Map
- Aerial Photo

VILLAGE OF HOFFMAN ESTATES

**AN ORDINANCE GRANTING VARIATIONS TO
PREMISES AT 520 OLIVE STREET, HOFFMAN ESTATES, ILLINOIS**

WHEREAS, the Planning and Zoning Commission, at a public hearing duly called and held according to law on April 1, 2015, considered the request by Curtis and Catie Castillo, the owners of record of the property commonly known as 520 Olive Street, Hoffman Estates, IL, and shown on Exhibit "A" attached hereto and made a part hereof, to consider the request for variations from Section 9-5-3-D-6 and Section 9-3-6-D and of the Zoning Code to permit a single family home and detached garage on the property located at 520 Olive Street; and

WHEREAS, the Planning and Zoning Commission made a certain Finding of Fact attached hereto and made a part hereof as Exhibit "B" and recommended approval of the variation to the Board of Trustees; and

WHEREAS, the Corporate Authorities have received and considered said recommendation; and

WHEREAS, it appears that there are particular hardships or practical difficulties in the way of carrying out the strict letter of the Zoning Code to the property in question and that the proposed variation has met the standards of Section 9-1-15-C of the Zoning Code of the Hoffman Estates Municipal Code.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hoffman Estates, Cook and Kane Counties, Illinois, as follows:

Section 1: The Corporate Authorities hereby find that the facts and statements contained in the preamble of this Ordinance are true.

Section 2: A variation from Section 9-5-3-D-6 of the Hoffman Estates Municipal Code is hereby granted to permit a 1.55 foot rear yard setback variation to allow a single family home to be set back 18.45 feet instead of the minimum required 20 foot rear yard setback on the property commonly known as 520 Olive Street.

Section 3: A variation from Section 9-3-6-D of the Hoffman Estates Municipal Code is hereby granted to permit a 2.05 foot side yard setback variation to allow a detached garage to be set back 7.95 feet instead of the minimum required 10 foot side yard setback on the property commonly known as 520 Olive Street.

Section 4: The variations are granted upon the condition that the house shall be constructed per the size and location included in the petitioner's application materials submitted with this request.

Section 5: The Village Clerk is hereby authorized to publish this ordinance in pamphlet form.

Section 6: This Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS _____ day of _____, 2015

VOTE	AYE	NAY	ABSENT	ABSTAIN
Trustee Karen V. Mills	_____	_____	_____	_____
Trustee Anna Newell	_____	_____	_____	_____
Trustee Gary J. Pilafas	_____	_____	_____	_____
Trustee Gary G. Stanton	_____	_____	_____	_____
Trustee Michael Gaeta	_____	_____	_____	_____
Trustee Gayle Vandenberg	_____	_____	_____	_____
Mayor William D. McLeod	_____	_____	_____	_____

APPROVED THIS _____ DAY OF _____, 2015

Village President

ATTEST:

Village Clerk

Published in pamphlet form this _____ day of _____, 2015.

520 Olive Street

P.I.N. 07-16-414-011



March 2015
Village of Hoffman Estates
Planning Division





VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION
FINDING OF FACT

PROJECT NO.: 2015008R

VILLAGE BOARD MEETING DATE: APRIL 6, 2015

PETITIONER(S): CURTIS & CATIE CASTILLO

PROJECT ADDRESS: 520 OLIVE STREET

ZONING DISTRICT: R-3, ONE FAMILY RESIDENTIAL

Does the Planning and Zoning Commission find that this request meets the Standards for a Variation (Section 9-1-15 of the Zoning Code)? YES NO

Recommendation: APPROVAL

Roll Call Vote: 10 Ayes, 1 Absent

PZC MEETING DATE: APRIL 1, 2015

STAFF ASSIGNED: DANIEL RITTER

Request by Curtis and Catie Castillo (owner) for the following setback variations from the Zoning Code for a single family home and detached garage located at 520 Olive Street:

- a) **A 1.55 foot rear yard setback variation from Section 9-5-3-D-6 to allow a 18.45 foot setback for a single family home instead of the minimum 20 feet;**
- b) **A 2.05 foot side yard setback variation from Section 9-3-6-D to allow a 7.95 foot setback for a detached garage instead of the minimum 10 feet.**

The following condition shall apply:

- 1. **The house shall be constructed per the size and location included in the petitioner's application materials submitted with this request.**

AUDIENCE COMMENTS

None.

FINDING

Section 9-1-15 of the Zoning Code (Standards for Variation) states that no variation shall be recommended by the Planning and Zoning Commission unless it finds that the Standards for Variation set forth in the Zoning Code are met.

The petitioner's architect, Tim Nelson, presented the proposal to expand the existing house by the addition of a second floor. The existing house includes existing encroachments into the rear yard setback. The house was built prior to current Zoning Code requirements. The proposed addition would not increase the existing 1.55 foot setback encroachment but just expand a second floor on top of it. Upon review of the plan, staff determined the existing garage encroaches 2.05 feet into the side yard setback. No work is being proposed to the garage at this time but the petitioners wanted to bring the entire site into compliance. The Commission generally had no concerns about the proposal.

Planning and Zoning Commission Finding of Fact
Variation – 520 Olive Street – House/Garage Setbacks
Village Board Meeting Date: April 6, 2015

The Commission voted to recommend approval of the proposed setback variations.

PLANNING AND ZONING COMMISSIONERS

Chairperson Eva Combs	Diane Lawrence
Vice-Chairman Steve Caramelli	Greg Ring
Sharron Boxenbaum	Nancy Trieb
Lenard Henderson	Steve Wehofer
Myrene Iozzo	Denise Wilson
Thomas Krettler	

ROLL CALL VOTE

10 Ayes
1 Absent (Wilson)

MOTION PASSED

The following attachments are hereby incorporated as part of this Finding of Fact:

- Staff Report
- Petitioner Application & Submittals
- Legal Notice
- Location Map
- Aerial Map

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE GRANTING A SPECIAL USE TO
LUCY SHI D/B/A ROYAL FOOT SPA (TENANT)
14 GOLF CENTER, HOFFMAN ESTATES, ILLINOIS

WHEREAS, the Planning and Zoning Commission, at a public hearing duly called and held according to law on March 18, 2015, considered the request by Lucy Shi d/b/a Royal Foot Spa (tenant), of property shown on Exhibit "A" and attached hereto and made a part hereof, for a special use under the Zoning Code to permit the operation of a foot massage business on the property located at 14 Golf Center; and

WHEREAS, the Planning and Zoning Commission made certain Finding of Fact attached hereto and made a part hereof as Exhibit "B" and recommended approval of a special use to the Board of Trustees; and

WHEREAS, the Corporate Authorities have received and considered said recommendation; and

WHEREAS, the proposed special use has met the standards of Section 9-1-18-I of the Zoning Code of the Hoffman Estates Municipal Code.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hoffman Estates, Cook and Kane Counties, Illinois, as follows:

Section 1: The Corporate Authorities hereby find that the facts and statements contained in the preamble of this Ordinance are true.

Section 2: A special use authorized under Section 9-8-2-C-9 of the Zoning Code is hereby granted to Lucy Shi d/b/a Royal Foot Spa (tenant) to permit the operation of a foot massage business on the property located at 14 Golf Center, subject to the following terms and conditions:

- a. The special use shall include only the services included in the petitioner's application for this request.

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

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

PASSED THIS _____ day of _____, 2015

VOTE	AYE	NAY	ABSENT	ABSTAIN
Trustee Karen V. Mills	_____	_____	_____	_____
Trustee Anna Newell	_____	_____	_____	_____
Trustee Gary J. Pilafas	_____	_____	_____	_____
Trustee Gary G. Stanton	_____	_____	_____	_____
Trustee Michael Gaeta	_____	_____	_____	_____
Trustee Gayle Vandenberg	_____	_____	_____	_____
Mayor William D. McLeod	_____	_____	_____	_____

APPROVED THIS _____ DAY OF _____, 2015

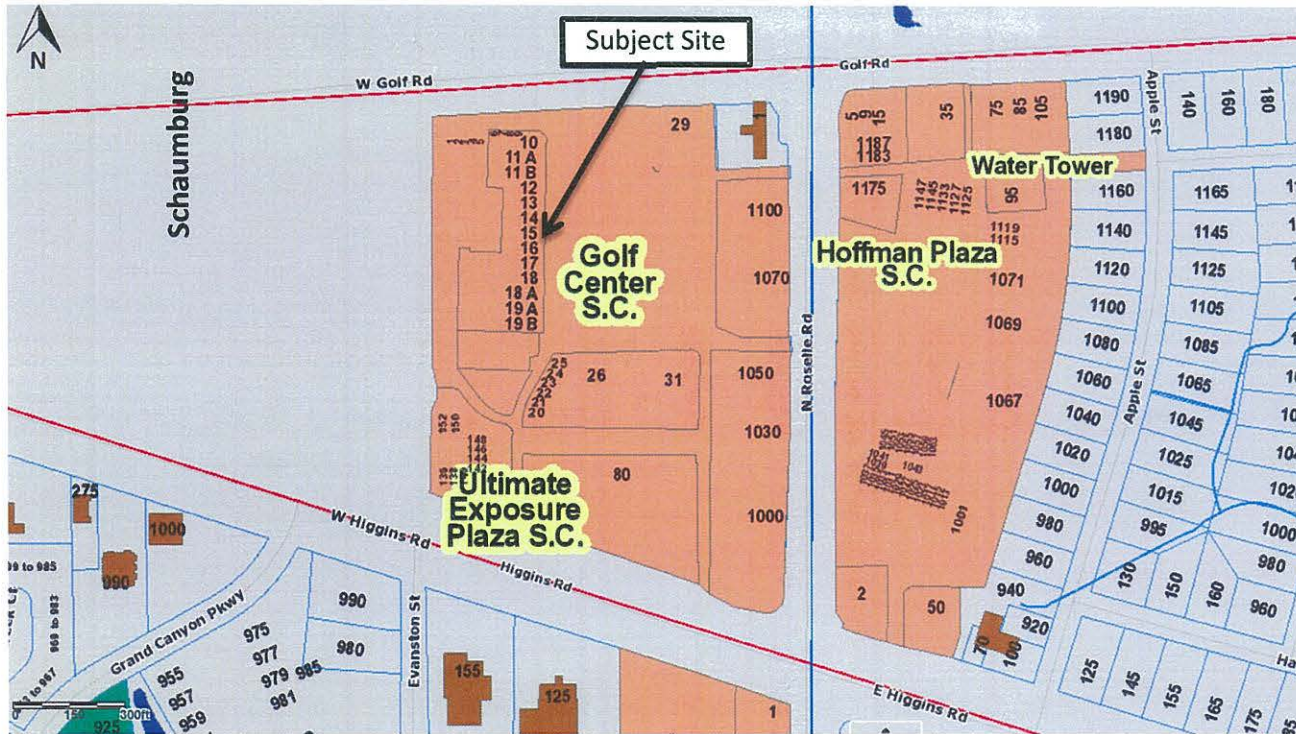
Village President

ATTEST:

Village Clerk
Published in pamphlet form this _____ day of _____, 2015.

17 Golf Center

P.I.N. 07-15-101-018



March 2015
Village of Hoffman Estates
Planning Division





VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION
FINDING OF FACT

PROJECT NO.: 2015010P

VILLAGE BOARD MEETING DATE: APRIL 6, 2015

PETITIONER(S): LUCY SHI d/b/a ROYAL FOOT SPA

PROJECT ADDRESS: 14 GOLF CENTER

ZONING DISTRICT: B-2 COMMUNITY BUSINESS DISTRICT

REQUEST: SPECIAL USE FOR ROYAL FOOT SPA

Does the Planning and Zoning Commission find that this request meets the Standards for a Special Use (Section 9-1-18)? YES NO

Recommendation: **APPROVAL**

Vote: 10 Ayes 1 Absent

PZC MEETING DATE: MARCH 18, 2015

STAFF ASSIGNED: JOSH EDWARDS

Request by Lucy Shi d/b/a Royal Foot Spa (tenant) for a Special Use under Section 9-8-2-C-9 to permit a foot massage business on the property located at 14 Golf Center in the Golf Center Shopping Center. The following condition shall apply:

1. **The Special Use shall include only the services included in the petitioner's application for this request**

AUDIENCE COMMENTS

None.

FINDING

The Commission heard from the petitioners proposing a foot massage business that would include rooms with foot massage chairs as well as two sauna rooms (separate men's and women's). The petitioners responded to questions regarding the operation of the business including details such as sanitation, customer privacy, and licensing. The customers would soak their feet in water in plastic bags prior to the foot massage; the bags would not be re-used. The petitioners confirmed that they would post signs on the outside of the sauna rooms regarding health concerns and an age restriction of a minimum 18 years. The sauna rooms would include changing areas with curtains similar to a YMCA locker room. The business would not be required to obtain a state license, and the petitioners would require that their employees have a certificate from a training program or sufficient experience at a similar facility. The Commission discussed the parking lot, which is sometimes full toward the south end of the shopping center closer to Royal Seafood, but should have sufficient supply in the middle of the parking lot for this business. The Commission did not find any potential negative effects of this business on the property or neighboring businesses.

The Commission considered the Standards for a Special Use and determined that the proposed use met the Standards. The Commission voted unanimously to recommend approval of the request.

Planning and Zoning Commission Finding of Fact
Royal Foot Spa – Special Use – 14 Golf Center
Village Board Meeting Date: April 6, 2015

PLANNING AND ZONING COMMISSIONERS

Chairperson Eva Combs	Diane Lawrence
Vice-Chairman Steve Caramelli	Greg Ring
Sharron Boxenbaum	Nancy Trieb
Lenard Henderson	Steve Wehofer
Myrene Iozzo	Denise Wilson
Thomas Krettler	

ROLL CALL VOTE

10 Ayes
1 Absent (Wehofer)

MOTION PASSED

The following attachments are hereby incorporated as part of this Finding of Fact:

- Staff Report
- Petitioner Application & Submittals
- Legal Notice
- Location Map
- Aerial Map

RESOLUTION NO. _____ - 2015

VILLAGE OF HOFFMAN ESTATES

A RESOLUTION APPROPRIATING FUNDS FOR THE IDOT
ILLINOIS ROUTE 62 AT BARRINGTON ROAD
IMPROVEMENT PROGRAM PROJECT

WHEREAS, the Village of Hoffman Estates has entered into an Agreement with the State of Illinois for the improvement of Illinois Route 62, known as State Section 116R-N; and

WHEREAS, in compliance with the aforementioned Agreement, it is necessary for the Village to appropriate sufficient funds to pay its share of the cost of said improvement.

NOW, THEREFORE, BE IT RESOLUTION by the President and Board of Trustees of the Village of Hoffman Estates, Cook and Kane Counties, Illinois, as follows:

Section 1: There is hereby appropriated the sum of Eight Thousand and Fifty Dollars (\$8,050.00) or such much thereof as may be necessary, from any money now or hereinafter allotted to the Village to pay its share of the cost of this improvement as provided in the Agreement.

Section 2: Upon award of the contract for this improvement, the Village will pay to the State in a lump sum from any funds allotted to the Village an amount equal to 80% of its obligation incurred under this Agreement and will pay to said State the remainder of the obligation in a lump sum, upon completion of the project based on final costs.

Section 3: The Village agrees to pass a supplemental resolution to provide any necessary funds for its share of the cost of this improvement if the amount appropriated herein proves to be insufficient to cover said cost.

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

PASSED THIS _____ day of _____, 2015

VOTE	AYE	NAY	ABSENT	ABSTAIN
Trustee Karen V. Mills	_____	_____	_____	_____
Trustee Anna Newell	_____	_____	_____	_____
Trustee Gary J. Pilafas	_____	_____	_____	_____
Trustee Gary G. Stanton	_____	_____	_____	_____
Trustee Michael Gaeta	_____	_____	_____	_____
Trustee Gayle Vandenberg	_____	_____	_____	_____
Mayor William D. McLeod	_____	_____	_____	_____

APPROVED THIS _____ DAY OF _____, 2015

Village President

ATTEST:

Village Clerk



VILLAGE MANAGER'S OFFICE

Memo

TO: President & Board of Trustees
FROM: James H. Norris, Village Manager
RE: COOK COUNTY CLASS 7c CURE PROPERTY TAX CLASS
DATE: April 15, 2015

Urgent

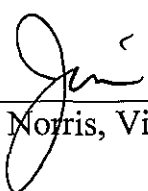
For Review

Please Reply

At their meeting on April 6, 2015, the Planning, Building & Zoning Committee approved the Cook County Class 7c CURE property tax classification with the additional Village requirements below:

1. The vacancy requirement be at least 50% vacant for at least 1 year at the time of application unless the owner will use the incentive to retrofit the space with fire sprinklers, if the space does not already meet the Fire Sprinkler Ordinance.
2. The Village would not automatically renew the incentive but could consider each request to renew on a case by case basis.

Please do not hesitate to contact me if you have any questions.



James H. Norris, Village Manager

JHN/ds



HOFFMAN ESTATES

GROWING TO GREATNESS

March 20, 2015

To: Mayor and Board of Trustees

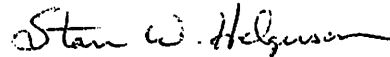
TREASURER'S REPORT

February, 2015

Attached hereto is the Treasurer's Report for the month of February, 2015, summarizing total cash receipts and disbursements for the various funds of the Village.

Cash receipts and transfers-in exceeded cash disbursements and transfers-out for the operating funds by \$1,011,769. After including these receipts and disbursements, the balance of cash and investments for the operating funds is \$22.4 million. For all of the Village funds, cash receipts and transfers-in exceeded cash disbursements and transfers-out by \$3,042,215, primarily due to 2014 property tax receipts. The total for cash and investments for all funds increased to \$160.4 million.

Respectfully Submitted,



Stan W. Helgerson
Village Treasurer

Attachment

TREASURER'S REPORT
FOR THE MONTH ENDING FEBRUARY 28, 2015

Fund	Beginning Balance	Receipts/ Transfers - In	Disbursements/ Transfers - Out	Amount in Cash	Amount Invested	Ending Balance
Operating Funds						
General (incl. Veterans' Mem)	\$ 12,098,441	\$ 7,060,647	\$ 6,755,991	\$ 2,094,214	\$ 10,308,884	\$ 12,403,098
Payroll Account	-	2,424,781	2,424,781	-	-	-
Petty Cash	1,800	-	-	1,800	-	1,800
Foreign Fire Ins. Board	98,179	18,018	-	116,197	-	116,197
Cash, Village Foundation	18,750	14,500	186	33,064	-	33,064
Cash, Fire Protection District	53,939	7,036	-	60,975	-	60,975
Motor Fuel Tax	1,482,687	194,135	85,462	24,983	1,566,376	1,591,359
Comm. Dev. Block Grant	2,281	1,957	4,238	-	-	-
EDA Administration	820,949	85	36,629	12,690	771,714	784,405
Enhanced 911	67,976	1,855	2,223	-	67,609	67,609
Asset Seizure - Federal	95,201	46,152	14,597	25,101	101,655	126,756
Asset Seizure - State	199,680	20,092	-	105,853	113,919	219,772
Asset Seizure - Battle	57,684	1	-	-	57,684	57,684
Asset Seizure - U.S. Marshall	9,772	-	-	9,772	-	9,772
Municipal Waste System	109,279	143,191	70,251	96,915	85,303	182,218
Roselle Road TIF	941,230	142,145	102,185	41,543	939,646	981,190
Water & Sewer	176,157	1,250,186	1,049,094	105,566	271,684	377,250
Sears Centre Operating	2,160,703	74,149	43,143	2,082,684	109,025	2,191,708
Stormwater Management	157,665	42,826	-	200,491	-	200,491
Insurance	2,273,154	115,312	125,646	-	2,262,819	2,262,819
Information Systems	661,127	249,808	81,322	-	829,613	829,613
Total Operating Funds	\$ 21,486,651	\$ 11,806,876	\$ 10,795,749	\$ 5,011,847	\$ 17,485,931	\$ 22,497,778
Debt Service						
2005A G.O. Debt Serv.	\$ 1,000,230	\$ 584	-	\$ 674	\$ 1,000,140	\$ 1,000,814
2005 EDA TIF Bond	35,344	12	-	18	35,338	35,356
2008 G.O. Debt Serv.	68,226	-	-	68,226	-	68,226
2009 G.O. Debt Serv.	357,937	273,386	-	475,869	155,454	631,323
Total Debt Service Funds	\$ 1,461,737	\$ 273,982	\$ -	\$ 544,787	\$ 1,190,932	\$ 1,735,719
Capital Projects Funds						
Central Road Imp.	\$ 246,973	\$ 165	\$ -	\$ 24	\$ 247,114	\$ 247,138
Hoffman Blvd Bridge Maintenance	336,697	67,062	70,671	-	333,088	333,088
Western Corridor	2,559,078	593,711	597,149	-	2,555,640	2,555,640
Traffic Improvement	297,972	148	-	20	298,100	298,120
EDA Series 1991 Proj.	2,504,531	3,014	-	59,144	2,448,401	2,507,545
Road Improvements	208,148	177,058	19,458	15,437	350,312	365,749
Central Area Road Impact Fee	-	-	-	-	-	-
2008 Capital Project	-	-	-	-	-	-
2009 Capital Project	3,920	-	-	3,920	-	3,920
Western Area Traff. Impr.	140,981	15	-	-	140,996	140,996
West Area Rd Impr. Impact Fee	161,524	1,404	-	15,930	146,998	162,928
Capital Improvements	781,082	269,066	144,131	358,540	547,476	906,016
Capital Vehicle & Equipment	2,631	65,040	67,671	-	-	-
Capital Replacement	1,463,203	516,034	528,763	411	1,450,063	1,450,474
Water & Sewer-Capital Projects	66,223	8	-	-	66,231	66,231
Total Capital Proj. Funds	\$ 8,772,962	\$ 1,692,726	\$ 1,427,843	\$ 453,426	\$ 8,584,419	\$ 9,037,845
Trust Funds						
Police Pension	\$ 59,878,332	\$ 1,298,129	\$ 1,051,086	\$ 355	\$ 60,125,020	\$ 60,125,375
Firefighters Pension	65,393,527	1,193,520	924,958	1,000	65,661,089	65,662,089
EDA Spec. Tax Alloc.	310	847,587	-	-	847,897	847,897
Barrington/Higgins TIF	401,695	128,390	-	3,032	527,053	530,085
Higgins/Hassell TIF	-	441	441	-	-	-
Total Trust Funds	\$ 125,673,864	\$ 3,468,068	\$ 1,976,486	\$ 4,387	\$ 127,161,059	\$ 127,165,446
GRAND TOTAL	\$ 157,395,215	\$ 17,241,651	\$ 14,200,077	\$ 6,014,448	\$ 154,422,341	\$ 160,436,789

AGENDA
PUBLIC HEALTH AND SAFETY COMMITTEE
Village of Hoffman Estates
April 27, 2015

Draft 1

7:00 p.m. – Board Room

Members: Michael Gaeta, Chairman
Gary Pilafas, Vice Chairman
Anna Newell, Trustee
Karen Mills, Trustee
Gary Stanton, Trustee
Gayle Vandenberg, Trustee
William McLeod, Mayor

I. Roll Call

**II. Approval of Minutes – March 23, 2015 Committee Meeting
and April 6, 2015 Special Committee Meeting**

NEW BUSINESS

1. Request acceptance of Police Department Monthly Report.
2. Request acceptance of Health & Human Services Monthly Report.
3. Request acceptance of Emergency Management Coordinator Monthly Report.
4. Request acceptance of Fire Department Monthly Report.

III. President's Report

IV. Other

V. Items in Review

VI. Adjournment

**AGENDA
FINANCE COMMITTEE
Village of Hoffman Estates
April 27, 2015**

Immediately Following Public Health & Safety

Members: Gary Pilafas, Chairperson Anna Newell, Vice Chairperson Michael Gaeta, Trustee	Karen Mills, Trustee Gary Stanton, Trustee Gayle Vandenberg, Trustee William McLeod, Mayor
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I. Roll Call

II. Approval of Minutes – March 23, 2015

NEW BUSINESS

1. Request approval of an ordinance amending sections 13-4-3 (Hotel Tax, monthly remittances) and 13-4-4 (Hotel Tax, late payment penalty) of the Hoffman Estates Municipal Code.
2. Request approval of a Continuing Disclosure Policy.
3. Request authorization to waive formal bidding and award a contract for the purchase of 11 ruggedized laptop computers and accessories to CDS Office Technologies, Inc., per Illinois State Master Contract #CMS5848520 for use in Police Department vehicles in an amount not to exceed \$40,427.
4. Request acceptance of Finance Department Monthly Report.
5. Request acceptance of Information System Department Monthly Report.
6. Request acceptance of Sears Centre Monthly Report.

III. President's Report

IV. Other

V. Items in Review

VI. Adjournment

**AGENDA
PUBLIC WORKS & UTILITIES COMMITTEE
Village of Hoffman Estates
April 27, 2015**

Immediately Following Finance

Members:	Anna Newell, Chairperson	Gary G. Stanton, Trustee
	Michael Gaeta, Vice Chairperson	Gayle Vandenberg, Trustee
	Gary Pilafas, Trustee	William McLeod, Mayor
	Karen V. Mills, Trustee	

I. Roll Call

II. Approval of Minutes – March 23, 2015

NEW BUSINESS

1. Discussion regarding Tree City USA recognition.
2. Request approval of:
 - A. the updated Village Drainage Policy; and
 - B. locations for the 2014 Drainage Improvement Project
3. Request authorization to award contract for Public Works Center, Vehicle Maintenance Building and Fire Station roofing (Bid opening April 17th).
4. Request acceptance of the Department of Public Works Monthly Report.
5. Request acceptance of the Department of Development Services Monthly Report for the Transportation and Engineering Division.

III. President's Report

IV. Other

V. Items in Review

VI. Adjournment

The Village of Hoffman Estates complies with the Americans with Disabilities Act (ADA). For accessibility assistance call the ADA Coordinator at 847/882-9100.



VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION
FINDING OF FACT

PROJECT NO.: 2015005P

VILLAGE BOARD MEETING DATE: APRIL 15, 2015

PETITIONER(S): STONE VENTURES, INC (OWNER)

PROJECT ADDRESS: 2598 W HIGGINS ROAD

ZONING DISTRICT: B-2, COMMUNITY BUSINESS DISTRICT

Does the Planning and Zoning Commission find that this request meets the Standards for a Master Sign Plan (Section 9-3-8-M-13 of the Zoning Code)? YES NO

Recommendation: APPROVAL

Roll Call Vote: 10 AYES, 1 ABSENT

PZC MEETING DATE: APRIL 15, 2015

STAFF ASSIGNED: DANIEL RITTER

Approval of a request by Stone Ventures, INC d/b/a BP Gas Station (Owner) for a Master Sign Plan in accordance with Section 9-3-8-M-13 of the Zoning Code for the property at 2598 W. Higgins Road, subject to the following conditions:

- 1. All current and future signage on this site shall comply with the Master Sign Plan authored by Village Staff dated 4/15/15.**
- 2. Any illegal signs not included in the Master Sign Plan must be removed by June 1, 2015.**

FINDING

The Planning & Zoning Commission heard from the petitioner's consultant regarding the proposed BP Gas Station Master Sign Plan for the existing gas station at the northeast corner of Barrington Road & Higgins Road. The Consultant stated that the gas station was looking to upgrade its branding and come into compliance with its signage. The proposal included allowing a ground sign with some reduced setbacks, two canopy signs, three non-illuminated wall signs, one illuminated wall sign, three small car wash signs, and one car wash menu board. The consultant stated the petitioner had agreed to comply with the staff recommendation to remove the "Advertising Poster Wall Signs" it had originally sought from the Master Sign Plan.

The Commission considered the Standards for a Master Sign Plan (Section 9-3-8-M-13 of the Zoning Code) and determined that the proposal met the Standards. The Commission voted unanimously to recommend approval of the request.

AUDIENCE COMMENTS

None.

Planning and Zoning Commission Finding of Fact
BP Gas Station Master Sign Plan – 2598 W Higgins Road
Village Board Meeting Date: April 15, 2015

PLANNING AND ZONING COMMISSIONERS

Chairperson Eva Combs	Diane Lawrence
Vice-Chairman Steve Caramelli	Greg Ring
Sharron Boxenbaum	Nancy Trieb
Lenard Henderson	Steve Wehofer
Myrene Iozzo	Denise Wilson
Thomas Krettler	

ROLL CALL VOTE

10 Ayes
1 Absent (Boxenbaum)

MOTION PASSED

The following attachments are hereby incorporated as part of this Finding of Fact:

Staff Report
Revised Master Sign Plan Dated 4-16-15
Petitioner Applications
Project Narrative



BP

Convenience Store, Carwash and Fuel Station

2598 W. Higgins Road
Northeast Corner of Barrington Road and Higgins Road

Master Sign Plan - DRAFT

April 16, 2015

BP Fuel Station
Master Sign Plan
April 15, 2015

Introduction

This Master Sign Plan applies to one lot at 2598 W. Higgins Road on the Northeast corner of Barrington Road and Higgins Road. The property includes a convenience store with a car wash, canopy and fuel pumps.

The Master Sign Plan requirements have been developed based on the signage that is unique to the BP Gas Station property. The lot contains approximately 1 acre. This plan has been designed for this development that maintains consistency with other similar developments, yet takes into account certain unique characteristics of this development, specifically previously approved variations. Sign requirements for all buildings are included in this Plan to promote cohesion among all signs.

A. Area Included in Master Sign Plan

This Master Sign Plan applies to 2598 W Higgins Road, and all future addresses assigned to the two buildings (Retail Building and Car Wash). See also the attached legal description of the property.

B. General Provisions

1. Definition. For the purposes of this master sign plan, the following definition is hereby incorporated.
 - a. *Property* – “Property” shall mean the lot currently addressed 2598 W Higgins Road on the northeast corner of Barrington Road and Higgins Road. In the event the lot is subdivided in the future, the definition of property shall also apply to the resulting lots.
2. Driver Sight Visibility. No sign shall be placed in a manner that will obstruct driver or pedestrian sight lines and create an unsafe condition based on analysis by the Village Transportation Division.
3. Landscaping. Landscaping shall be provided at the base of all ground signs, unless determined to be unsafe or not feasible by the Village Department of Development Services.
4. Illumination. All signs permitted by this Master Sign Plan may be illuminated in accordance with Section 9-3-8-F of the Zoning Code unless otherwise indicated in the approved Master Sign Plan documents.
5. Sign Design. Colors and letter graphic styles on the signs shall be determined by the owners of the property; however, signs that are of a similar type shall be of a consistent color and graphic style.

BP Fuel Station

Master Sign Plan

April 15, 2015

6. Calculation of Sign Area. Such signs shall meet the requirements of Section 9-3-8-D, except that the architectural base and support structure of a monument ground sign shall not be included in the total sign area if these areas do not contain text, logos or any other graphics.
7. Permits. Sign permits shall be required in accordance with Section 9-3-8-A of the Zoning Code.
8. Coordination with Village Sign Code. All regulations of the Zoning Code shall apply unless specifically stated otherwise in this master sign plan. In the event of a conflict between this Master Sign Plan and the Zoning Code, the Master Sign Plan regulations shall apply.
9. Wall Signs on Rear of Building. A wall sign shall be permitted on the rear (north elevation) of the retail building but is not permitted on the rear (north elevation) of the car wash building.
10. Prior Variations. Ordinances 2457-1992 and 3897-2007 and any prior signage variations are henceforth null and void. Ordinance 3944-2007 in regards to the canopy setback variation is still in full force and effect.
11. Master Sign Plan. This document and the attached exhibits represent the entire Master Sign Plan.

C. Ground Signs

The locations of all ground signs governed by this Master Sign Plan are depicted on the Master Signage Plan attached hereto (Sign I) and made part hereof.

1. Ground Sign.
 - a. Type. A freestanding or monument sign that will identify the BP convenience store and gas station building, including an LED displays to identify the gas prices.
 - b. Number and size. One Ground Sign shall be permitted on the property. The sign shall be a maximum of 20 feet in height. The maximum square footage of the sign copy shall not exceed 100 square feet per side with a maximum 200 square feet total.
 - c. Location. The Ground Sign shall be a minimum of 5 feet from any property line and 3 feet from any paved surface.

BP Fuel Station

Master Sign Plan

April 15, 2015

- d. Sign Design. The sign shall be designed to match the building material used and shall not be of "Pole Sign" design.

D. Wall Signs

1. Retail Building Sign A (Attached Exhibit Sign A) – Illuminated Primary Sign.

- a. Type. Retail Store Wall Sign A shall be internally illuminated channel letters or logos individually mounted the building façade or set on raceway. Raceway shall be mounted directly to the building wall surface and shall be painted to match façade color where it is to be mounted. Two "louvers" may be mounted in addition to the sign. Wall signs, louvers and raceway are not to extend more than 12" from wall on which it is mounted.
- b. Number and Size. One Retail Wall Sign A shall be permitted on the South Side of the retail building. It may not exceed a maximum of 15 square feet in surface area. Louvers may not exceed 25 square feet in surface area combined.
- c. Location. The wall sign shall be centered horizontally within the front façade or over an architectural entry feature of such front façade.

2. Retail Building Sign B (Attached Exhibit Sign B) – Non-Illuminated Decals/Signs.

- a. Type. Retail Wall Sign B shall be individually mounted signs or decals. These signs may not be illuminated. Wall signs are not to extend more than 12" from wall on which it is mounted.
- b. Number and Size. One wall sign shall be permitted for each exterior wall (excluding the south façade which is permitted as Sign A above). Each wall sign shall not exceed 10 square feet per sign.
- c. Location. Each wall sign shall be centered horizontally within the façade in which it is located or over an architectural entry feature of such façade.

3. Car Wash Wall signs (Attached Exhibit Sign D).

- a. Type. Car wash wall signs shall be channel letters or logos individually set on raceway or façade; alternatively they may be mounted on approved awning surfaces. Wall signs and raceways are not to extend more than 12" from wall on which it is mounted or must be flush mounted on an approved awning. Signs may be illuminated.

BP Fuel Station

Master Sign Plan

April 15, 2015

- b. **Number and Size.** Three signs shall be permitted on the south side of the car wash building. Each sign shall not exceed 10 square feet. Alternatively to the three wall signs, one internally illuminated wall sign shall be permitted and shall not exceed 50 square feet.
- c. **Location.** Each car wash wall sign shall be centered horizontally and spaced evenly along the south facade.
- d. **Entrance/Exit Signs (Attached Exhibit Sign F).** One "Car Wash Enter" and one "Car Wash Exit" Sign are permitted on the car wash building. These may be mounted letters or placed on approved awnings over the garage doors. Each sign shall not exceed 10 square feet in size.

E. Fuel Station Related Signs

1. Fuel Pump Canopy Signs (Attached Exhibit Sign C). Fuel pump canopy signs shall be permitted on two sides of the canopy. The signs shall be a maximum of 10 square feet each and shall not extend above or below the canopy. Canopy signs may be illuminated.
2. Under Canopy Identification Signs. Under canopy identification signs shall be permitted as provided in the Zoning Code (Section 9-3-8-M-10-c-6).
3. Fuel Pump signs. Fuel pump signs shall be permitted as provided in the Zoning Code (Section 9-3-8-M-10-c-7).

F. Miscellaneous Signs

1. Instructional Signs. Instructional signs shall be permitted on the property to direct drivers to different portions of the site. Such signs shall be a maximum of 5 square feet in size and 6 feet in height. Instructional signs shall not contain any corporate names or logos. All signs shall be of a consistent design and shall be separate from traffic control signs.
2. Entrance/Exit Signs. Entrance/Exit signs shall be permitted at each entrance/exit to the property as provided in the Zoning Code (Section 9-3-8-L-2), except that such signs shall be setback a minimum of 5 feet from any property line.
3. Menu Board Signs. Menu board signs shall be permitted as provided in the Zoning Code (Section 9-3-8-M-10-e-1). Car wash menu board signs shall also be permitted following the regulation for drive-thru menu boards at restaurants, except that such signs shall not exceed 20 square feet in size.

G. Temporary Signs

BP Fuel Station

Master Sign Plan

April 15, 2015

1. Construction Signs. During construction of any portion of this development, temporary signs may be permitted as determined necessary by the Village Department of Development Services. These signs shall be used to identify altered traffic routes, closed drives or parking lots, relocated building entrances, etc. Such signs shall not be subject to the requirements of the Directional Signage Section of this plan.
2. Special Event Signs. Special event signs shall be permitted as provided in the Zoning Code (Section 9-3-8-K).

H. Amendments

1. Changes. Changes to the text, colors, or graphic style of the signs shall not require a formal amendment to this plan, provided the size and all other requirements of this plan are met and all signs of each type have identical design and colors.
2. Interpretations. Signs that are not explicitly addressed in the provisions of this plan, but that meet the intent of the plan may be permitted through administrative approval.
3. New Signs. The addition of new signs or relocation of existing signs shall not require a formal amendment to this plan, provided the signs meet all requirements of this plan. Any amendment to add additional signs or make substantial changes to the approved signs in this plan shall be subject to review by the Zoning Board of Appeals and approval by the Village Board through the process outlined in the Zoning Code for variations.



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT NO.: 2015005P

PROJECT NAME: BP GAS STATION MASTER SIGN
PLAN

PROJECT ADDRESS/LOCATION: 2598 W. HIGGINS ROAD

PUBLIC HEARING YES NO

REZONING MASTER SIGN PLAN SPECIAL USE VARIATION
SITE PLAN AMENDMENT PRELIMINARY & FINAL PLAT

MEETING DATE: April 15, 2015

STAFF ASSIGNED: DANIEL RITTER *DR*

REQUESTED MOTION

Approval of a request by Stone Ventures, INC d/b/a BP Gas Station (Owner) for a Master Sign Plan in accordance with Section 9-3-8-M-13 of the Zoning Code for the property at 2598 W. Higgins Road.

INCLUDES RECOMMENDED CONDITIONS YES NO

ACRES: 0.8 (Approximate)	ZONING DISTRICT: B-2, Business	
ADJACENT PROPERTIES:	NORTH: Shopping Center; Zoned B-2 EAST: Northwest Corporate Center; Zoned B-2	SOUTH: Old Shell/ New Burger King; Zoned B-2 WEST: Forest Preserve; Zoned FP and Chili's; Zoned B-2

BACKGROUND

The BP Gas Station parcel has gone through a number of changes since its original development. Most notably IDOT took portions of the property (with compensation paid to the property owner at the time) for expansions to both Barrington Road and Higgins Road. The current owner bought the property within the last couple of years and is looking to make changes to the signage. The ground sign was approved for relocation in August 2014. Following the ground sign relocation the owner applied for changes to the wall signs on the property. Upon review, staff was able to identify that proposed signage did not meet the Village's Zoning Code or prior approved variations.

The property has had a number of variation requests which were approved through the years. Variation requests specifically related to signage are outlined below:

- 1) Ord. 3944-2007: Permits a four foot, ten inch variation from the required twenty foot setback to allow the existing canopy to be fifteen feet, two inches from the property line. The canopy setback

variation was needed due to the widening of Barrington Road by IDOT. It allows the canopy to exist in its current state or be rebuilt in the same configuration.

- 2) Ord. 3987 – 2007: Permitted a two foot variation from the five foot internal roadway setback requirement to permit a ground sign to be three feet from a paved surface or drive aisle. This was approved due to the widening of the Higgins Road/Barrington Road Intersection. The gas station had limited room to place the ground sign and meet the full five foot setback requirement.
- 3) Ord. 2457 – 1992: Multiple ground sign variations were permitted but are no longer in effect due to a condition placed on their approval. The condition stated that the ground sign was required to meet all Village codes if the sign had to be relocated due to the expansion of Higgins Road or Barrington Road, which was the case in 2007.

Multiple other variations were also approved with this ordinance and are still in effect. These include allowing:

- a. One canopy sign on the southwest side of the canopy to be a maximum of 127.46 square feet instead of the maximum ten square feet.
- b. The addition of two non-illuminated wall signs to the southeast and northwest sides of the retail building to be up to 76.17 square feet in size each.
- c. An internally illuminated wall sign on the car wash to be up to 46.6 square feet in size.
- d. Four non-illuminated service island instructional signs to be up to 20.26 square feet in size instead of the maximum of five square feet.

This request specifically stated that all three of the wall signs on the retail building would be non-illuminated. The canopy sign size variation was approved only after the petitioner withdrew their request for two additional canopy signs.

PROPOSAL

The petitioner is requesting a master sign plan that will supersede all prior sign variations. The signage allowances requested as part of the Master Sign Plan are stated below.

“To Go” Wall Signs on Retail Building: The petitioner is proposing to remove the existing four non-illuminated wall signs and install four new wall signs on the retail building. Each side of the building would have a “To go” sign centered near the top of the building. Three of these signs will not be illuminated and are approximately 8 square feet in size. One of the wall signs (south elevation facing Higgins Road) will be illuminated and is approximately 11 square feet in size. The sign will have metal “louvers” on either side of it each approximately 11.5 square feet in size.

Canopy Sign: The petitioner is requesting approval for two gas station canopy signs. Both canopy signs are approximately 5 square feet in size.

Car Wash Signs: No work is proposed to the existing signs but the petitioner is requesting to allow three smaller wall/awning signs. The existing awning signs count as three separate wall signs instead of the one

permitted car wash sign. Each of these signs is approximately 7 square feet. Alternatively they would be allowed one wall sign at 50 square feet. The proposed vacuum, air, entrance and exit signs will conform to the existing Zoning Code requirements for instructional signs.

Freestanding Signs: Although no work is being proposed at this time to the ground sign, a few changes are proposed in the Master Sign Plan that would affect a future relocation of the sign. The sign would be permitted to be five feet from any property line instead of the ten feet permitted by the Zoning Code. This would make relocating the sign on this small site easier. Staff also proposed adding text to the Master Sign Plan that would no longer count an architectural base of a monument style ground sign as part of the sign area. This allows the petitioner to have a nicely designed base without losing signage space.

Advertising Posters Wall Signs: The petitioner is requesting approval for two advertising posters to be placed on the east side of the retail building. These are typically made of paper or vinyl and surrounded by a frame. Each of the advertising posters is approximately 18 square feet in size.

	Currently Permitted by Zoning Code or Prior Approved Variations	Petitioner's Request Allowances
Retail Wall Signs	3 non-illuminated wall signs at 76.17 square feet each	6 signs, various sizes (described above)
Car Wash Wall Signs	1 sign, 46.6 Square Feet	3 signs, 7 square feet each or 1 sign at 50 square feet
Canopy Signs	1 sign, 10 square feet	2 signs, 10 square feet each
Car Wash Menu Board	None	1 sign, 30 square feet
Ground Sign	1 sign, 200 square feet	1 sign, 200 square feet

MASTER SIGN PLAN STANDARDS

Section 9-3-8-M-13 of the Zoning Code requires that in instances where the Zoning Code cannot be strictly followed, that the owner may propose a Master Sign Plan to accommodate the signs on the property and to set standards and restrictions on the signs. The Village requires a Master Sign Plan in lieu of sign variations except where a Master Sign Plan is not feasible or warranted (for a very minor request where a variation is deemed acceptable to request). The Zoning Code lists the goals that a Master Sign Plan should achieve as follows:

- Result in architecture and graphics of a scale appropriate for the subject development and the surrounding area;
- Provide signage consistent with the site plan and architecture of the project;
- Avoid visual clutter;

- Allow visitors, employees, and consumers to readily identify the business entrances, while addressing the community's need for attractive, unobtrusive architecture and commercial graphics; and
- Result in a unified theme of signage for the project.

Petitioners are encouraged to take a comprehensive approach to each master sign plan proposal because the plan will provide guidelines for signs that are desired both today, and into the future. The Plan functions as a "mini-sign code" for the property. The creation of a Master Sign Plan involves merging and considering several perspectives, including:

- Current Code requirements.
- Prior variation history on the subject property, as well as similar properties.
- Existing signage on the property.
- Specific current signage requests by the property owner.
- Likely possible signage requests in the future (consider the type use of the property and its location).
- Unique characteristics of the subject property.

STAFF SUMMARY

The Master Sign Plan process has allowed property owners to have larger or additional signage that would not be permitted in the Zoning Code. As a trade-off for this, the Village has required that signs be of a higher quality design and to use elements and materials that complement the buildings in the area. This compromise has resulted in a higher quality of signs at commercial properties in the Village, which mutually benefits the property owner, retail tenants, and residents. The Master Sign Plan takes the place of any prior variations that were approved for the property.

The attached Master Sign Plan was drafted by staff based on the petitioner's submittals from and includes allowances for additional wall signs on the retail building, gas station canopy sign, car wash signs and car wash menu board.

The Master Sign Plan includes the petitioner's request for two advertising poster signs. These signs are used to advertise products and services offered inside of the store. These signs are low quality poster material and often become quickly worn. Additional signage for similar style advertising signs has not been approved for other commercial properties in the Village. With the addition of these signs the total number of signs on the site would be excessive in comparison to similar properties and would cause visual clutter on the site. Staff does not believe that the total number of signs is warranted with the addition of advertising poster wall signs. Furthermore staff does not believe that the quality of the advertising poster wall signs meets the Master Sign Plan Standards.

Staff does not recommend approval of the Master Sign Plan if the advertising poster wall signs are included. If the petitioner is agreeable to remove the advertising poster wall signs from the Master Sign Plan, then staff would recommend approval.

RECOMMENDED CONDITIONS

1. All current and future signage on this site shall comply with the Master Sign Plan authored by Village Staff dated 4/15/15.
2. Any illegal signs not included in the Master Sign Plan must be removed by June 1, 2015.

Attachments:

BP Gas Station Master Sign Plan dated April 15, 2015
Petitioner Application & Submittals
Legal Notice
Notification Map
Aerial Photo



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING GENERAL APPLICATION*

Special Use for _____ Rezoning from _____ to _____

Variation: Commercial Residential Sign

Plat (Subdivision & Others): Preliminary Final

Site Plan: Amendment Concept Preliminary Final

Master Sign Plan: Amendment

Other: _____

* ADDENDUM MATERIALS ARE REQUIRED FOR SPECIFIC REQUESTS

Posting of Notification Sign(s) may be required.

Specific requirements will be provided when your request is scheduled.

FOR VILLAGE USE ONLY

Hearing Fee 1,500 Check No. 19241 Date Paid 3/6/15

Project Number: 2015005 P

Staff Assigned: Don Ritter

Meeting Date: 4/15/15

Public Hearing: Yes No

Sign Posting Required: Yes No

Date Sign Posted N/A

PLEASE PRINT OR TYPE

Date: 1-23-15

Project Name: BP TO GO

Project Description: Replace shop image with new To Go Image

Project Address/Location: 2598 W. Higgins Rd.

Property Index No. 07-07-100-017

Acres: 1 Zoning District: _____

I. Owner of Record

Joe Stone		Stone Ventures, Inc.	
Name		Company	
1437 Spyglass Ct.		Itaska	
Street Address		City	
IL	60143	217-494-6404	
State	Zip Code	Telephone Number	
847-843-3004		j_m_stone@yahoo.com	
Fax Number		E-Mail Address	

II. Applicant (Contact Person/Project Manager)

Tom Cardoso		Integrity Sign Company	
Name		Company	
18621 S. 81st Ave.		Tinley Park	
Street Address		City	
IL	60487	708-532-5038 x214	
State	Zip Code	Telephone Number	
708-532-5059		tom@integritysigncompany.com	
Fax Number		E-Mail Address	

Applicant's relationship to property: Sign installer

III. Owner Consent for Authorized Representative

It is required that the property owner or his designated representative be at all requests before the Planning and Zoning Commission (PZC). During the course of the meeting, questions may arise regarding the overall site, site improvements, special conditions to be included in a PZC recommendation, etc. The representative present must have knowledge of the property and have the authority to make commitments to comply with any and all conditions included in the PZC recommendations. Failure to have the owner or designated representative present at the meeting can lead to substantial delays in the hearing process. **If the owner cannot be present at the meeting, the following statement must be signed by the owner:**

I understand the requirement for the owner or an authorized representative to be present at the meeting with full authority to commit to requests, conditions and make decisions on behalf of the owner. I hereby authorize Integrity Sign Company to act on my behalf and advise that he/she has full authority to act as my/our representative.

See Attached
Owner Signature

Joe Stone (see attached)
Print Name


IV. Acknowledgement(s)

- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable or otherwise.
- Planning and Zoning Commission members and Village Staff often conduct inspections of subject site(s) as part of the pre-hearing review of requests. These individuals will be carrying official Village identification cards that can be shown upon request.

The Owner and Applicant, by signing this Application, certify to the correctness of the application and all submittals.

Owner's Signature: _____

Owner's Name (Please Print): Joe Stone (please see attached)

Applicant's Signature: 
(If other than Owner)

Applicant's Name (Please Print): Tom Cardoso

Date: 1-23-15

All requests must be accompanied by the items required and all fees must be paid before the Planning and Zoning Commission can hear any case.

Please contact the Planning Division (located in the Municipal Building) with any questions:

Email: planning@hoffmanestates.org
 Address: 1900 Hassell Road
 Hoffman Estates, IL 60169
 Phone: (847) 781-2660
 Fax: (847) 781-2679

Addendums Attached:

- Special Use
- Master Sign Plan
- Rezoning
- Other Narratives
- Variation
- Plat
- Site Plan



To Whom It May Concern:

I, Joseph Stone (print), owner of the property listed below, give DuraColor and/or any of its subcontractors permission to complete BP To Go installation work and any permitting required for this site. I understand if the municipality requires me (the owner) and/or a lessee of the property, I will be required to sign off on additional documents.

[Signature] (sign) 9.30.14 (date)

Property Information:

- 1. Legal Name of Business: STONE VENTURES, INC.
- 2. EIN (Tax ID Number): 45-5599912
- 3. Business or State License Number: 1259-3389
- 4. Exact Address where work is performed: 2598 W. Higgins Rd. Hoffman Estates, IL 60195
- 5. Sign Warrant Payer (contact person and contact info once the permit is procured):
Joe Alperin, Parent Petroleum
- 6. Building Owner contact Name, Address, Phone:
Joe Stone
J-M-Stone@yahoo.com



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING GENERAL APPLICATION*

Special Use for _____ Rezoning from _____ to _____

Variation: Commercial Residential Sign

Plat (Subdivision & Others): Preliminary Final

Site Plan: Amendment Concept Preliminary Final

Master Sign Plan: Amendment

Other: _____

*** ADDENDUM MATERIALS ARE REQUIRED FOR SPECIFIC REQUESTS**

Posting of Notification Sign(s) may be required.

Specific requirements will be provided when your request is scheduled.

FOR VILLAGE USE ONLY			
Hearing Fee _____	Check No. _____	Date Paid _____	
Project Number: _____			
Staff Assigned: _____			
Meeting Date: _____		Public Hearing: Yes <input type="checkbox"/> No <input type="checkbox"/>	
Sign Posting Required: Yes <input type="checkbox"/> No <input type="checkbox"/>		Date Sign Posted _____	

PLEASE PRINT OR TYPE

Date: 12-11-14

Project Name: BP To Go

Project Description: Replace Shop Image with new To Go Image

Project Address/Location: 2598 W Higgins Rd

Property Index No. _____

Acres: _____ Zoning District: _____

i. Owner of Record

Joe Stone		Stone Ventures, Inc.
Name	Company	
1437 Spyglass Ct		Itasca
Street Address	City	
IL	60143	(217) 494-6404
State	Zip Code	Telephone Number
847-843-3004		j_m_stone@yahoo.com
Fax Number	E-Mail Address	

ii. Applicant (Contact Person/Project Manager)

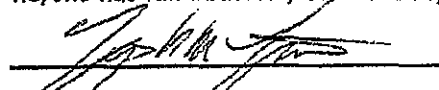
Name		Company
Street Address		City
State	Zip Code	Telephone Number
Fax Number		E-Mail Address

Applicant's relationship to property: _____

iii. Owner Consent for Authorized Representative

It is required that the property owner or his designated representative be at all requests before the Planning and Zoning Commission (PZC). During the course of the meeting, questions may arise regarding the overall site, site improvements, special conditions to be included in a PZC recommendation, etc. The representative present must have knowledge of the property and have the authority to make commitments to comply with any and all conditions included in the PZC recommendations. Failure to have the owner or designated representative present at the meeting can lead to substantial delays in the hearing process. **If the owner cannot be present at the meeting, the following statement must be signed by the owner:**

I understand the requirement for the owner or an authorized representative to be present at the meeting with full authority to commit to requests, conditions and make decisions on behalf of the owner. I hereby authorize _____ to act on my behalf and advise that he/she has full authority to act as my/our representative.


Owner Signature

Joe Stone
Print Name

IV. Acknowledgement(s)

- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable or otherwise.
- Planning and Zoning Commission members and Village Staff often conduct inspections of subject site(s) as part of the pre-hearing review of requests. These individuals will be carrying official Village Identification cards that can be shown upon request.

The Owner and Applicant, by signing this Application, certify to the correctness of the application and all submittals.

Owner's Signature: 

Owner's Name (Please Print): Joe Stone

Applicant's Signature: _____
(If other than Owner)

Applicant's Name (Please Print): _____

Date: 12/12/14

All requests must be accompanied by the items required and all fees must be paid before the Planning and Zoning Commission can hear any case.

Please contact the Planning Division (located in the Municipal Building) with any questions:

Email: planning@hoffmanestates.org
Address: 1900 Hassell Road
Hoffman Estates, IL 60169
Phone: (847) 781-2660
Fax: (847) 781-2679

Addendums Attached:

- Special Use
- Rezoning
- Variation
- Plat
- Site Plan
- Master Sign Plan
- Other _____

BP
NEC BARRINGTON ROAD & HIGGINS ROAD
HOFFMAN ESTATES, IL

LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST FRACTIONAL QUARTER OF SECTION 7; THENCE NORTH 84 DEGREES 48 MINUTES 40 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHWEST FRACTIONAL QUARTER, 72.29 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 84 DEGREES 48 MINUTES 40 SECONDS EAST ALONG SAID LINE, 196.70 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 30 SECONDS EAST, 294.53 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 72; THENCE NORTH 52 DEGREES 09 MINUTES 50 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, 248.35 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 48 SECONDS WEST ALONG THE EAST RIGHT OF WAY LINE OF BARRINGTON ROAD, 124.40 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPT THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST FRACTIONAL QUARTER OF SECTION 7; THENCE ON AN ASSUMED BEARING OF NORTH 84 DEGREES 35 MINUTES 36 SECONDS EAST ALONG THE NORTH LINE OF NORTHWEST FRACTIONAL QUARTER OF SECTION 7, A DISTANCE OF 15.302 METERS [50.20 FEET] TO THE EAST RIGHT OF WAY LINE OF BARRINGTON ROAD (SAID POINT BEING 50 FEET EAST OF AND AT A RIGHT ANGLE TO THE WEST LINE OF SAID NORTHWEST FRACTIONAL QUARTER OF SECTION 7) AND FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 84 DEGREES 35 MINUTES 36 SECONDS EAST ALONG SAID NORTH LINE OF NORTHWEST FRACTIONAL QUARTER OF SECTION 7, A DISTANCE OF 6.733 METERS [22.09 FEET]; THENCE SOUTH 00 DEGREES 14 MINUTES 19 SECONDS EAST, 37.924 METERS [124.42 FEET] TO THE NORTHERLY LINE OF THE RIGHT OF WAY LINE OF STATE ROUTE NO. 72, AS NOW DEDICATED; THENCE NORTH 52 DEGREES 20 MINUTES 35 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE NO.72, AS NOW DEDICATED, 8.497 METERS [27.88 FEET] TO THE EAST RIGHT OF WAY LINE OF BARRINGTON ROAD; THENCE NORTH 00 DEGREES 14 MINUTES 19 SECONDS WEST ALONG SAID EAST RIGHT OF WAY LINE OF BARRINGTON ROAD, 32.098 METERS [105.31 FEET] TO THE POINT OF BEGINNING.

**BP To Go
2598 W. Higgins Road
Hoffman Estates, IL**

MASTER SIGN PLAN – SIGN LIST

- A. 1 – Illuminated To Go Sign (w/ 2 louvers) on service building front – 28”h x 52”w (sign), 26”h x 60”w (louver)
- B. 3 – Vinyl To Go Decals on service building fascia sides and back – 24”h x 45”w
- C. 2 – Canopy Logos – 30” diameter
- D. 3 – Car Wash Awnings w/ text: “Laser”, “Pressure Wash”, “Touchless” – 8”h x 126”w
- E. 2 – Posters on service building east side – 72”h x 36”w (approx.)
- F. 2 – Car Wash Awnings w/ text: “Entrance”, “Exit” – 8”h x 130”w
- G. 2 – Car Wash Wall Signs: “Air”, “Vacuum” – 24”h x 24”w
- H. 1 – Car Wash Menu Board at wash entrance – 48”h x 32”w (approx.)
- I. 1 – Pylon Sign – 16.67”h x 72”w

Narrative

A BP Logo decal, approximately 48” in diameter, is currently in place on the rear of the main service building. This decal will be removed and is not part of this Master Sign Plan.

Sign “A” above is changing as follows: a new illuminated “To Go” sign with decorative louvers is to replace an existing non-illuminated “Shop” sign on the main service building fascia. Approval for this change is requested.

Signs “B” above are changing as follows: two non-illuminated “To Go” vinyl decals are to replace two existing “Shop” decals on the main building fascia sides and one non-illuminated decal is to be added to the back fascia. Approval for this change is requested.

A previously approved large sign on the canopy (127 sq ft) was removed when the station changed from Amoco to BP and was replaced with one canopy BP logo, 30” in diameter. A second, 30” diameter canopy BP logo is installed on the west face of the canopy facing Barrington Road. This second logo, also 30” in diameter, is included on this Master Sign Plan as part of Signs “C” above and approval is requested.

In addition to the one approved awning sign on the Car Wash building, two awning signs are added to this Master Sign Plan as part of Signs “D” above and approval is requested.

Posters, listed as Signs “E” above, on the two service building sides are existing and approval is requested to include them as part of this Master Sign Plan.

Signs “F” through “I” above are existing approved signs and are part of this Master Sign Plan. No change is being requested.

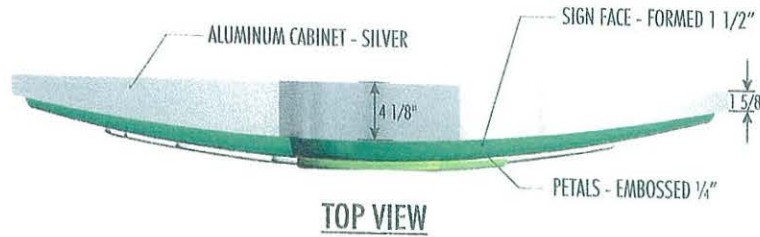
Standards Response

- 1. Three signs are being removed from the main service building – two posters on the west elevation of the building and a large BP logo decal on the rear of the building. The requested changes only change the existing sign plan by the replacement of the main building sign from non-illuminated to illuminated. The updated graphics retain the same scale and enhance the appearance of the main service building.**
- 2. The requested changes retain consistency with the site plan and project architecture.**
- 3. No visual clutter exists because all requested changes are replacements for existing signage of the same general size and placement.**
- 4. The updated, modern graphics enhance the appearance of the building while providing added illumination for visual appeal and off-site identification of services.**
- 5. The changes replace obsolete graphics, provide on-site uniformity and update the identification of the service station with changes that have been and are being implemented at other BP service stations nationwide.**

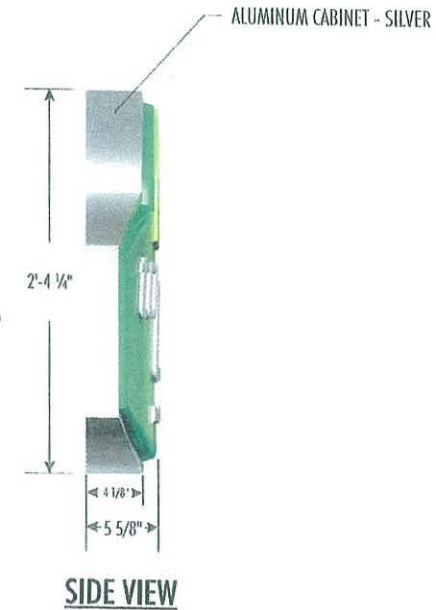
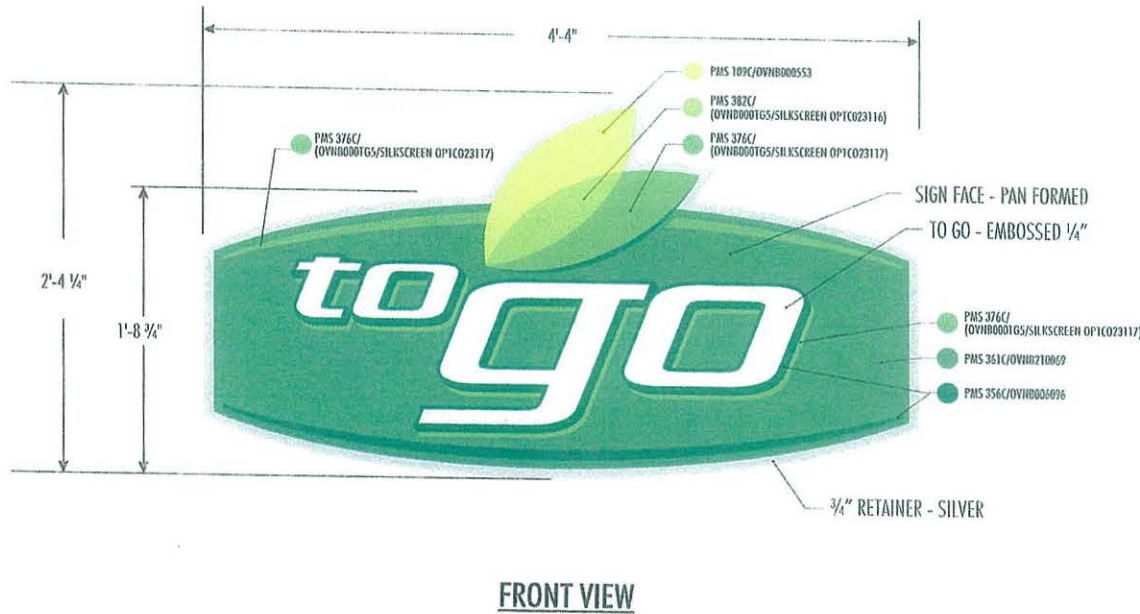
A.



NIGHT ILLUMINATION VIEW



PETAL DECORATION STOPS AT BOTTOM OF EMBOSSEMENT



SignResource
IDENTITY GROUP
6155 District Blvd • Mission, CA 90270
800.423.4283 • Fax 323.560.2143
Website: www.signresource.com

REVISION HISTORY:

REV	DATE	REVISION BY	APPROVED BY
B	01/08/14	BC	JV
ADDED COLOR CALLOUTS			
C	01/15/14	KD	JV
REMOVED RED TAG			

PARTS LIST:

ITEM	DESCRIPTION
A	PMS 109C/0VH000553
B	PMS 382C/0VH0001G5/SILKSCREEN OPTC023114
C	PMS 376C/0VH0001G5/SILKSCREEN OPTC023117
D	PMS 361C/0VH0210069
E	PMS 356C/0VH0006096
F	CABINET PAINTED SILVER

MATERIAL LIST

ITEM	DESCRIPTION
1	ALUMINUM CABINET
2	FORMED PLASTIC FACE
3	
4	
5	

DECORATION:
SECOND SURFACE VINYL

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 608 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND WIRING OF THE SIGN.

GENERAL NOTES

- TOLERANCE (UNLESS NOTED)
 - CABINET +/- 1/8" • FACE SIZE = 1/16"-1/4"
 - CABINET +/- 1/8" • VINYL OVERLAP = 1/8" +/- 1/16"
 - ALL CORNERS UNLESS NOTED OTHERWISE
- VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
- PMS COLOR CHART INDICATES USE OF SPANFLEX INK SYSTEM
- NO REDUCTION OF MATERIAL SPECIFICATIONS WITHOUT ICR
- ALL ELECTRICAL SIGNS TO COMPLY WITH UL 90

DESCRIPTION: 2' x 4' APPROX. ILLUMINATED SINGLE FACE WALL MOUNT SIGN

DESIGNED BY: JUAN V. CHECKED BY:

DRAWN BY: BP TO GO

RECORDS: VARIOUS

DATE: 12/12/13

PROJECT: VARIOUS

DATE: 12/12/13






DRAWING PART # C/PZ1090 REV C SHEET # 1 OF 1

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A.

3a

ELEMENT SCHEDULE

	E1 FASCIA	Option #1 - Engineered Bright Green ACM System - 25.25" x 152" Option #2 - Paint existing ACM fascia all four sides
	E2 AWNING	Engineered Yellow and Silver ACM System - 8" x 152"
	E4 LOUVER	Engineered Dimensional ACM System - 26.25" x 60" - 2 louvers, 26.25" x 60" - 1 center panel
	E5 TO GO SIGN	Illuminated - 5' x 11' (1 sign)
	E6 TO GO DECAL	Vinyl Decal - 45.27" x 24.25" (3)



Rear of building has only green ACM and dimensional awning



Front and two side are the same with green ACM and dimensional awning

DuraColor
Turnkey Brand Image
and Installation

bp parts

BP To Go Store Exterior - Hoffman Estates, IL

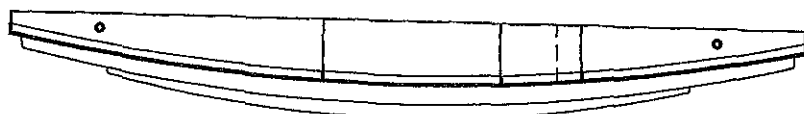
9175142



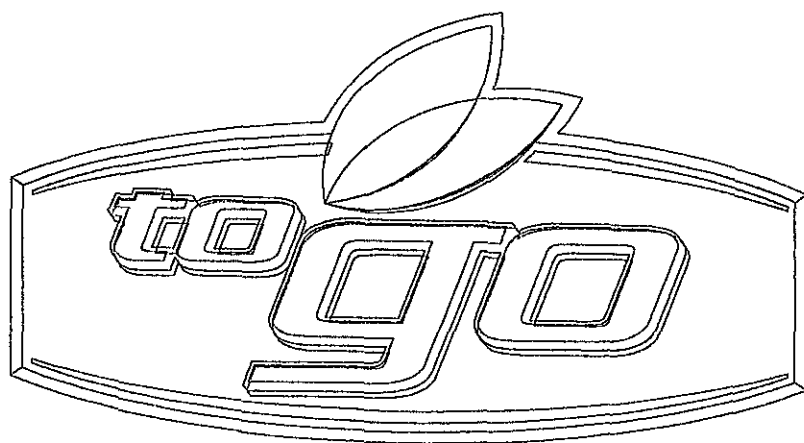
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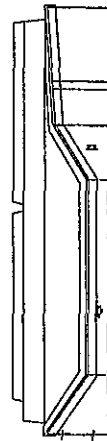
P.O. Box 549 - Maywood CA 90270
 800 423-4283 - 323 771-2098 - Fax 323 560-7143
 Website: www.Signsource.com



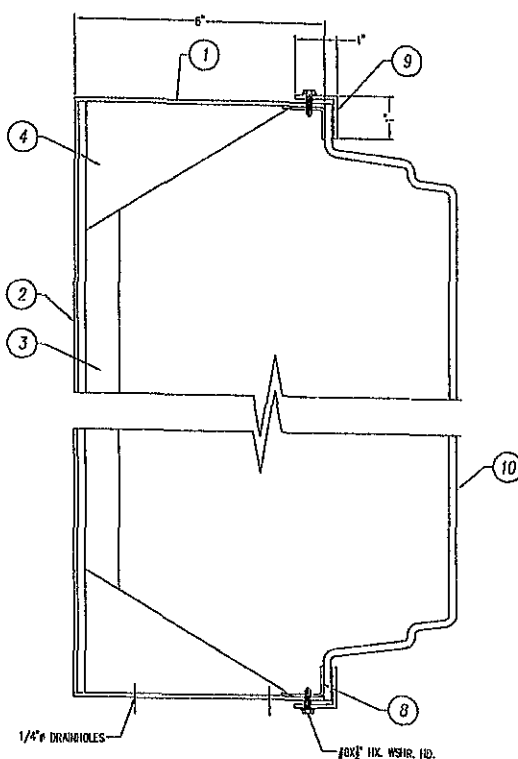
TOP VIEW
 SCALE : 1"=1'-0"



FRONT VIEW
 SCALE : 1"=1'-0"



SIDE VIEW
 SCALE : 1"=1'-0"



SECTION VIEW
 SCALE : 4"=1'-0"

Voltage	120 AC	Groups	[1] ONE	Current	1.70 AMPS	Drawn By	C. ITO	Date	07/16/14		
Description	3'-5 3/4"X6'-5" ILLUMINATED SINGLE FACE WALL MOUNT "TO GO" SIGN							Checked By	~		
Sign Size	22.0 SQ. FT	Design Load	30 PSF	Client	BP	Page	2 OF 2				
Part Number	BPTG0306WALL	Drawing No.	BPTG0306WALL							Rev.	A

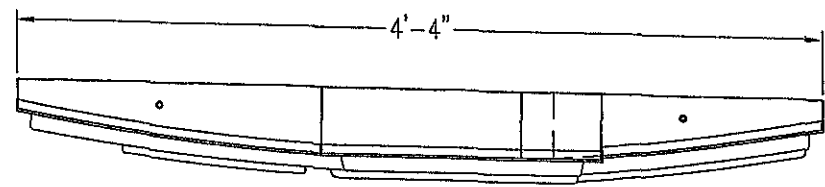
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A.

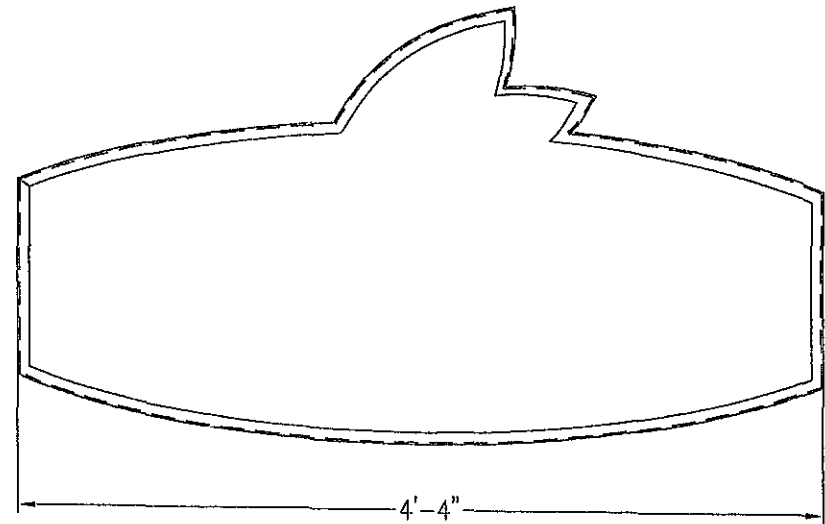


P.O. Box 549 - Maywood CA 90270
 800 423-4283 - 323 771-2098 - Fax 323 560-7143
 Website: www.Signsource.com

REV. DESCRIPTION	DATE	BY
A INITIAL DRAWING RELEASE	01/13/14	IMR



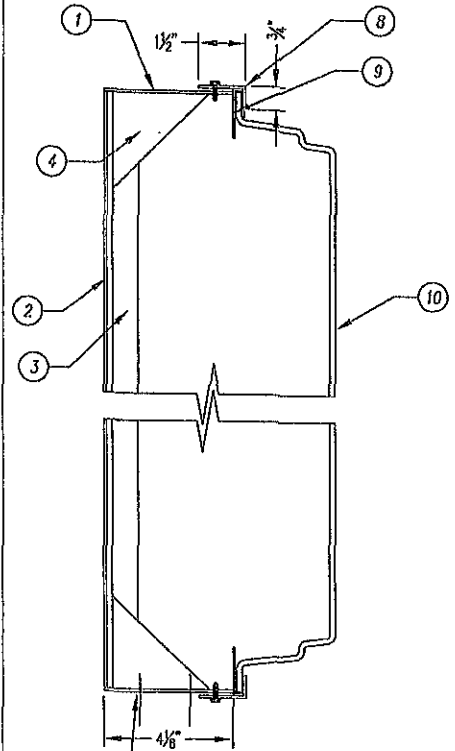
TOP VIEW
 SCALE : 3/4"=1'-0"



FRONT VIEW
 SCALE : 3/4"=1'-0"



BOTTOM VIEW
 SCALE : 3/4"=1'-0"



SECTION VIEW
 SCALE : 3/4"=1'-0"

1/4" Ø DRAINHOLES

PARTS LIST

NO	PART #	DESCRIPTION	QTY
1	DASH000005	1080° ALUM. SHEET RETURN	A/R
2	DASH000005	1080° ALUM. SHEET DACKING	2
3	0EX1000005	1/8" X 2" FLAT BAR ALUM	1
4	0EX1000007	1.5" X 1.5" X .125" AL ANGLE	6
5	0LEDGEPSOR	GE SINGLE SIDE POWER STRIP LED	7
6	0GCP512060	GE 12V-60 WATT LED POWER SUPPLY	1
7	0SH000002	20 AMP TOGGLE SWITCH	1
8	DASH000002	1080° ALUM. SHEET RETAINER	1
9	DASH000006	1063° ALUM. RETAINER CLIP	28
10	0LEX000031	1177° CLEAR POLYCARBONATE FACE	1

Voltage	120 AC	Current	[1] ONE	Power	.85 AMPS	Drawn By	IMR	Date	1/13/14	
Description	2' X 4' IL SINGLE FACE FACE WALL MOUNT SIGN								Checked By	~
Sign Size	8.0 SQ FT	Design Load	30 PSF	Client	BP TO GO	Page	1 OF 2			
Part Number	CBPZ1090		Drawing No.	CBPZ1090		Rev.	A			

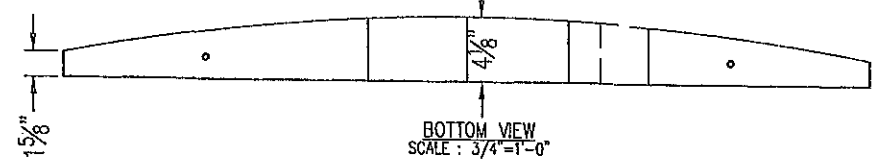
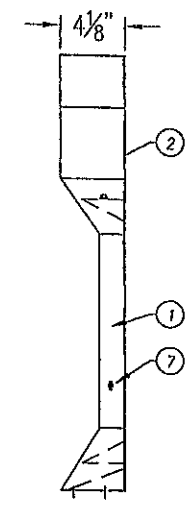
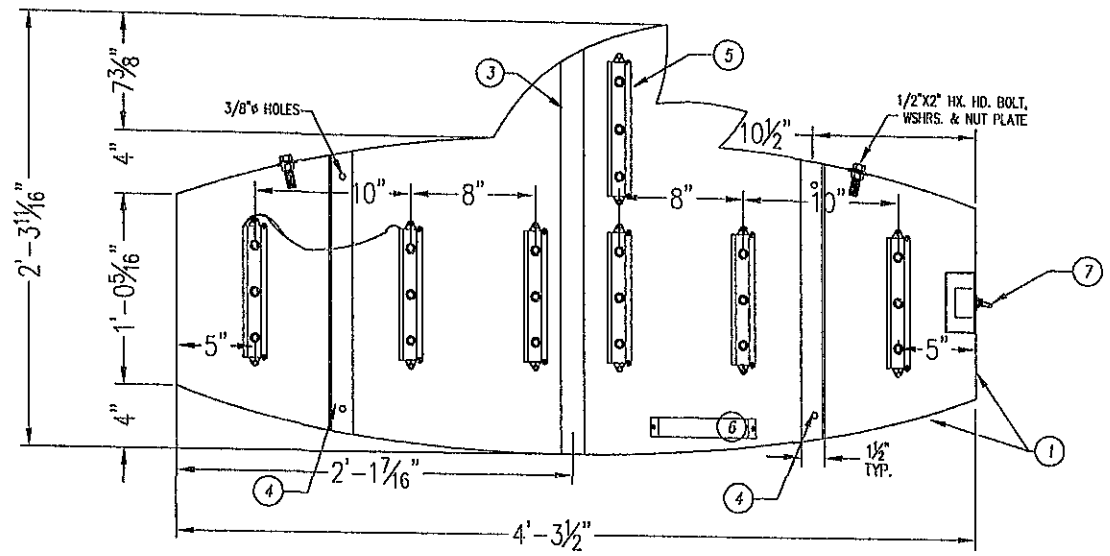
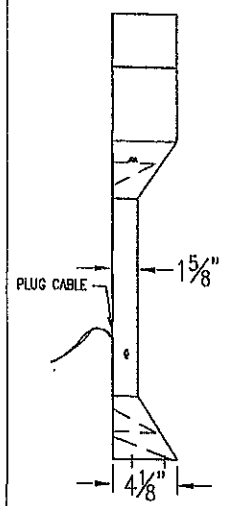
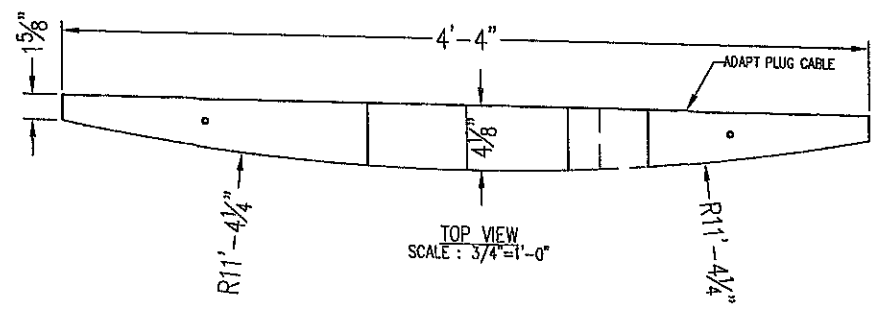
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 Website: www.Signsource.com

REV. DESCRIPTION	DATE	BY
A INITIAL DRAWING RELEASE	01/13/14	IMR



PARTS LIST

NO	PART #	DESCRIPTION	QTY
1	OASH000005	1090° ALUM. SHEET RETURN	A/B
2	OASH000005	1090° ALUM. SHEET BACKING	2
3	OEXT000005	108° X 2° FLAT BAR ALUM.	1
4	OEXT000007	1.5" X 1.5" X .125" AL ANGLE	8
5	OLED00P550K10E	SINGLE SIDE POWER STRIP LED	7
6	OOC0P1200010E	12V-60 WATT LED POWER SUPPLY	1
7	OSWH000002	120 AMP TOGGLE SWITCH	1
8	OASH000002	1090° ALUM. SHEET RETAINER	1
9	OASH000026	1063° ALUM. RETAINER CLIP	28
10	OPLA000003	1177° CLEAR POLYCARBONATE FACE	1

Volts:	120 AC	Circuit:	{1} ONE	Current:	.85 AMPS	Drawn By:	IMR	Date:	1/13/14
Description:	2' X 4' IL SINGLE FACE FACE WALL MOUNT SIGN								
Sign Size:	8.0 SQ FT	Design Load:	30 PSF	Client:	BP TO GO	Page:	2 OF 2		
Part Number:	CBPZ1090	Drawing No.:	CBPZ1090						
Rev.:	A								






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B.

45.27" x 24.25"



ELEMENT SCHEDULE

	E1	FASCA	Option #1 - Engineered Bright Green ACM System - 25.25" x 152", front, back 2 sides Option #2 - Paint existing ACM fascia all four sides
	E2	AWNING	Engineered Yellow and Silver ACM System - 8" x 152"
	E3	LOUVER	Engineered Dimensional ACM System - 26.25" x 60" - 2 louvers, 26.25" x 60" - 1 center panel
	E4	TO GO SIGN	Illuminated - 54" (1 sign)
	E6	TO GO DECAL	Vinyl Decal - 45.27" x 24.25" (3)



Rear of building has only green ACM and dimensional awning



Front and two side are the same with green ACM and dimensional awning

C.

2203 Barrington Rd



Exit Street View

N



© 2014 Google

© 2014 Google

Google earth

42°03'39.47" N 89°08'35.62" W elev 846 ft eye alt 832 ft

Report a problem

6.

D.



E.



10000

ATM
INSIDE

ACCESSIBLE
RAMP
ON OTHER SIDE



6.

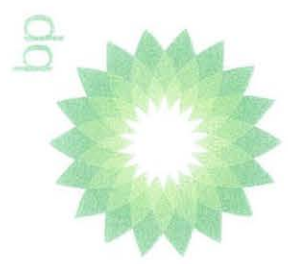


F.

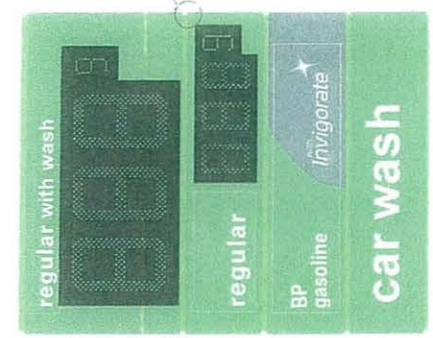


I.

64"



64 7/8"



DETAIL-A



15'-0" OAH

- 1" ±
- 30 3/4"
- 1" ±
- 15"
- 1" ±
- 15"
- 1" ±
- 15"
- 1" ±
- 5 1/2"

PROPOSED VIEW
RECEIVED

3016 247012
HOFFMAN ESTATES DIV.
OF CODE ENFORCEMENT

OPTION 1
CONCEPTUAL PYLON SIGN

BLAIR COMPANIES

2200 S. 10th St. Suite 100
Tulsa, OK 74106
Phone: (918) 438-1234
Fax: (918) 438-1235
www.blaircompanies.com

PROJECT INFORMATION

Client: BP
Site: 1200 West 10th Street
Tulsa, OK

Drawn: [Name]
Date: 03/15/12
Scale: AS
Revisions: [List]

1. 3 1/2" x 10 1/2" - 1/2" thick
2. 4 1/2" x 10 1/2" - 1/2" thick
3. 4 1/2" x 10 1/2" - 1/2" thick
4. 4 1/2" x 10 1/2" - 1/2" thick

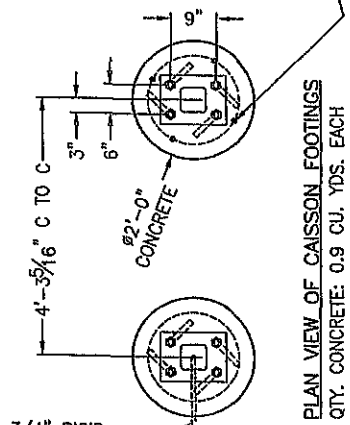
3/15/12

These drawings are not to be used for construction without the approval of the architect. The architect is not responsible for any errors or omissions in these drawings.

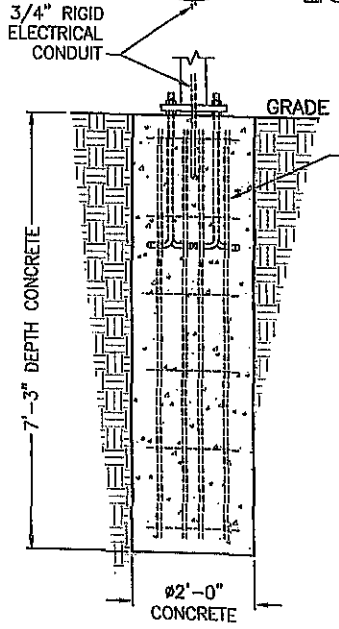
UL
nec

DATE: 3/15/12

(4) #6 REBAR x 6'-7" LG.
EQUALLY SPACED ON 18" CIRCLE
w/(6) #3 TIES ON 15 1/2" CENTERS



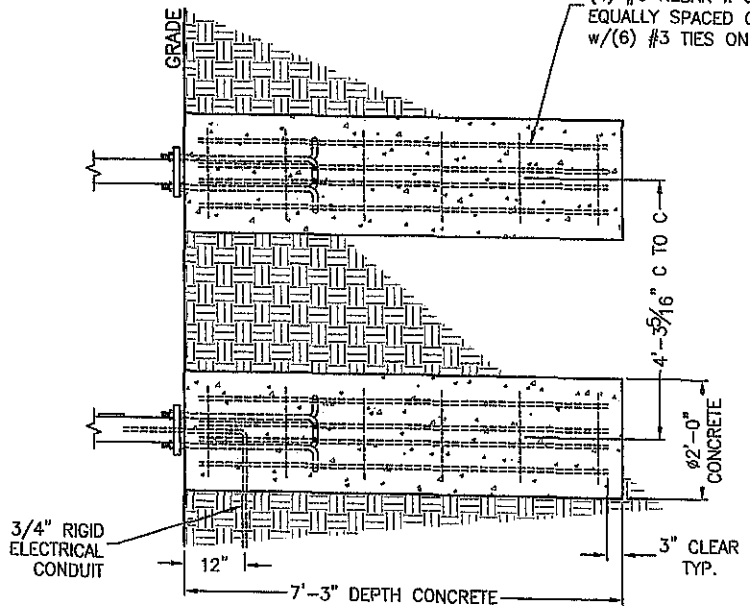
PLAN VIEW OF CAISSON FOOTINGS
QTY. CONCRETE: 0.9 CU. YDS. EACH



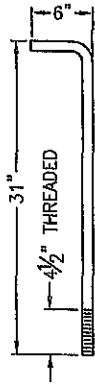
SIDE VIEW OF CAISSON FOOTING

(4) #6 REBAR x 6'-7" LG.
EQUALLY SPACED ON 18" CIRCLE
w/(6) #3 TIES ON 15 1/2" CENTERS

(4) #6 REBAR x 6'-7" LG.
EQUALLY SPACED ON 18" CIRCLE
w/(6) #3 TIES ON 15 1/2" CENTERS



ELEVATION VIEW OF CAISSON FOOTINGS



ANCHOR BOLT DETAIL
#1 ASHTO specification M314-90 Gr. 55

FOUNDATION DESIGN NOTES:

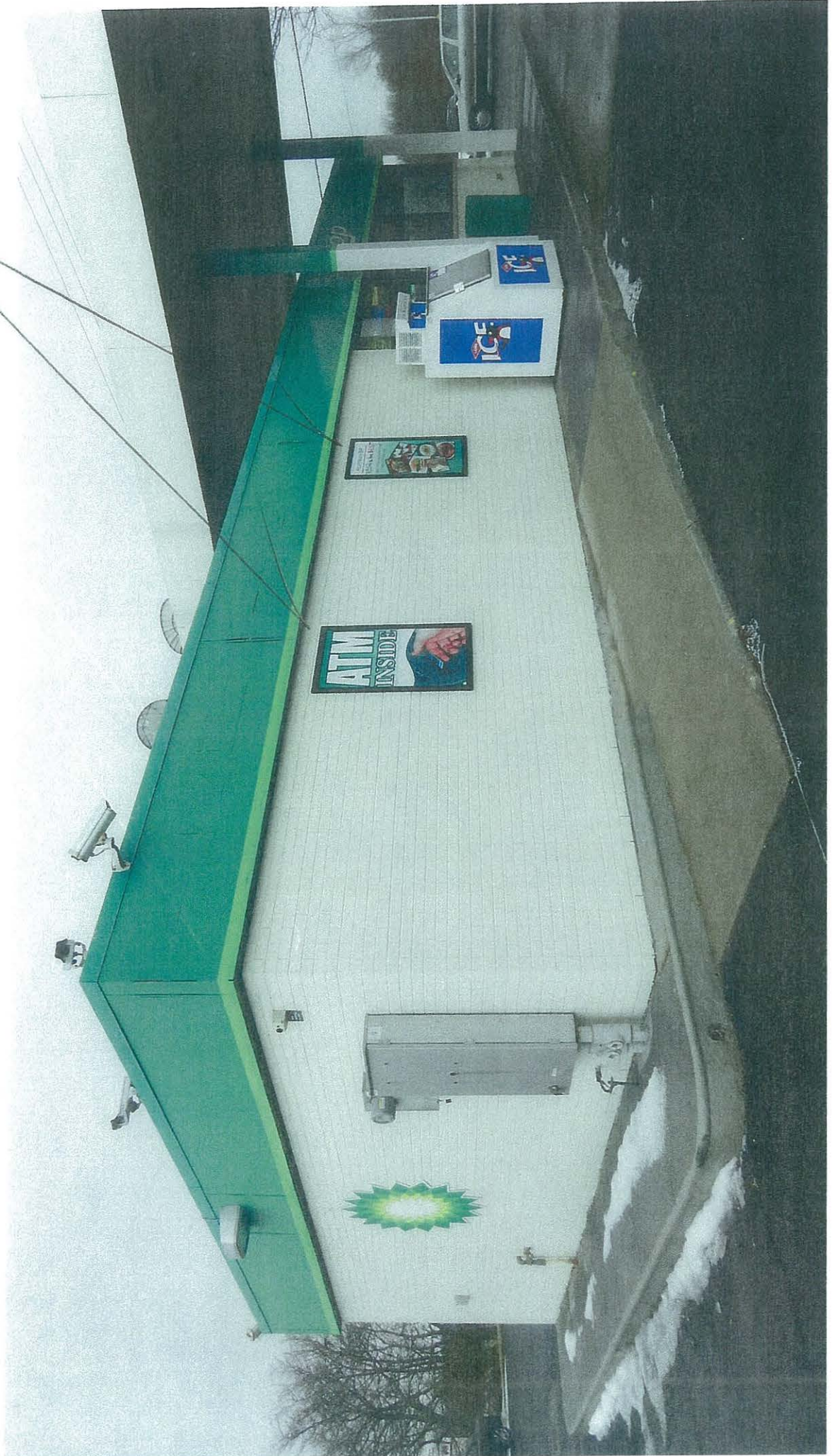
1. Concrete shall have a minimum compressive strength of 3,000 PSI at 28 days.
2. Reinforcing steel shall be ASTM A-615 Grade 60.
3. Caisson footings designed using a soil bearing force of 250 PSF per foot lateral. If this soil condition does not exist, it is the installer's responsibility to have a new base designed for the existing conditions by a Licensed Structural Engineer.
4. The Factor of Safety against overturning is 1.5 or greater.
5. Anchor bolts shall be ASHTO specification M314-90 Grade 55.

NEW BUILD - CAISSON FOOTINGS
DESIGN WINDLOAD: 30.0 PSF

IF OVERALL HEIGHT IS GREATER THAN 25'-0",
OR IF NUMBER OF MODULES IS GREATER THAN 7,
OR IF REQUIRED WINDLOAD IS GREATER THAN 30.0 PSF,
PLEASE CONTACT FUNK LINKO, INC. AT 800-541-1358

REV. A	01/19/06	RELEASED FOR INTERNET	J HOGAN
DATE		DESCRIPTION	APPROVED
FUNK LINKO			
www.funklinko.com			
1633 Fifth Avenue, Chicago Heights, Illinois 60411-3797			
phone: 708-757-7421 toll free: 800-541-1358 fax: 708-758-6629			
TITLE			
BP-64 MID - Twin Pole Support			
- Max. Ht.: 25 ft.			
- Max. Signs: Head Mod. w/7-panel Mod.			
- Design Windload: 30.0 PSF			
- New Build - Caisson Footings			
DRAWN BY	DATE	SCALE	DRAWING NUMBER
O MUNNIS	01/19/06	NONE	060107
CHECKED BY	DATE		SHEET
J HOGAN	01/19/06		1 OF 1
			REV. A

To Be Removed!



To Be
Removed.



NOTICE OF
PUBLIC HEARING
Notice is hereby given that
the Planning and Zoning
Commission of the Village of
Hoffman Estates will hold a
public hearing of the re-
quest of Stone Ventures,
INC (Owner) to consider a
master sign plan under the
Zoning Code on the property
located at 2598 W. Higgins
Road (d/b/a BP Gas Sta-
tion).

P.I.N.: 07-07-100-017
The hearing will be held on
Wednesday, April 15, 2015 at
7:00 p.m. in the Hoffman Es-
tates Municipal Building,
1900 Hassell Road, Hoffman
Estates, IL.
Eva Combs, Chairperson
Planning and Zoning
Commission
Published in Daily Herald
March 31, 2015 (4402613)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the DAILY HERALD. That said DAILY HERALD is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora

County(ies) of Cook, Kane, Lake, McHenry

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published March 31, 2015 in said DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

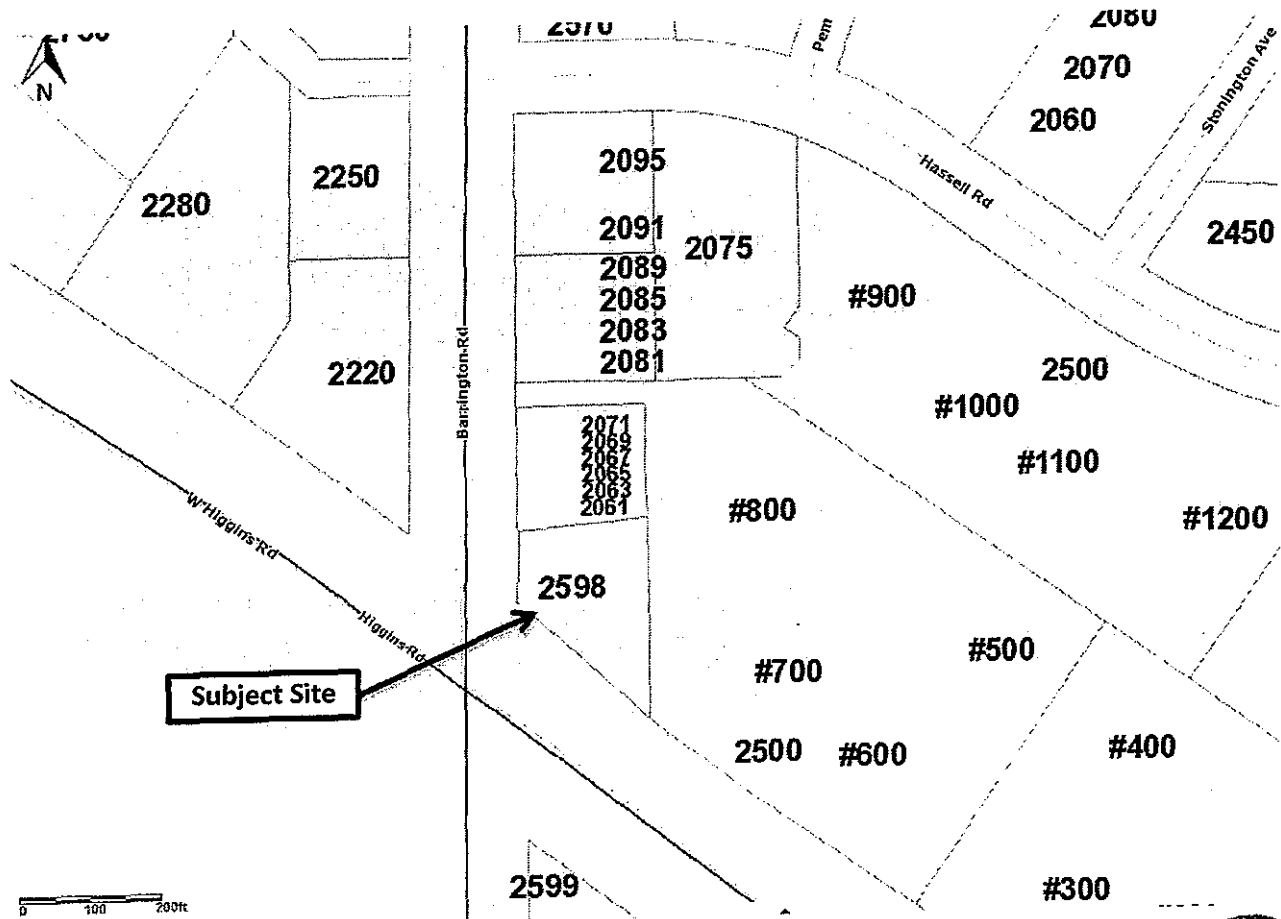
PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Danula Baitz*
Authorized Agent

Control # 4402613

2598 W Higgins Road

P.I.N. 07-07-100-017

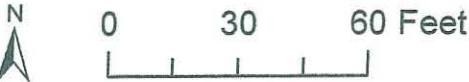
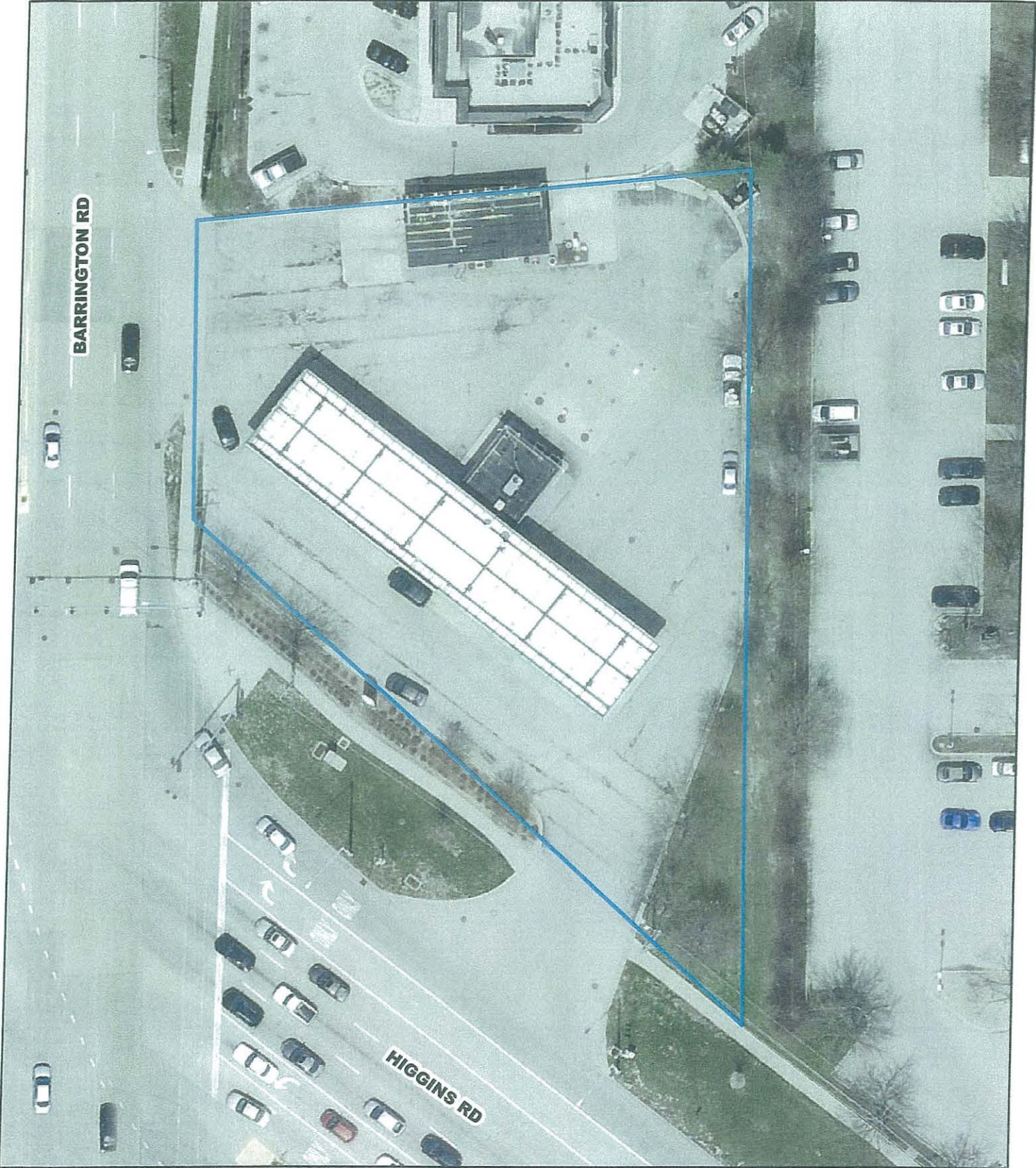


Subject Site

April 2015
Village of Hoffman Estates
Planning Division



BP Gas Station 2598 W. Higgins Road



*Property Line are not exact
in relation to the awerial image



Planning Division
Village of Hoffman Estates
April 2015



VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION
FINDING OF FACT

PROJECT NO.: 2013038P

VILLAGE BOARD MEETING DATE: APRIL 20, 2015

PETITIONER(S): Caruso Development Corporation & McDonald's USA, LLC

PROJECT ADDRESS: 2250-2360 W. Higgins Rd.

ZONING DISTRICT: B2 – Community Business District

Does the Planning and Zoning Commission find that this request meets the Standards for a Master Sign Plan (Section 9-3-8-M-13)?

YES NO

Recommendation: **APPROVAL (All Motions)**

Vote: **10 Ayes, 1 Absent (All Motions)**

PZC MEETING DATE: APRIL 15, 2015

STAFF ASSIGNED: JAMES DONAHUE

MOTION #1

Approval of a request by Caruso Development Corporation (Agent for Owner) of a Preliminary and Final Plat of Resubdivision of Barrington Square Resubdivision No. 2 located at 2250-2360 W. Higgins Road, subject to the following conditions:

1. The following waiver from Section 10-4-4 B. 2. is granted to Lot 3:
 - a) Reduced landscape setback on the west property line (0' instead of 10'), south property line (6.8' instead of 10') and east property line (0' instead of 10').
2. As described in the Covenants, Restrictions, and Easements for the property; maintenance for the Barrington Square Town Center signage and landscape as well as all access drives that are part of Lot 5 in Barrington Square Resubdivision No. 2 shall be the responsibility of the Barrington Square Town Center property owner represented by the applicant Caruso Development Corporation. The approval is contingent on the Covenants, Restrictions, and Easements remaining in place.
3. The Covenants, Restrictions, and Easements for the property shall remain in place and shall stipulate that the overall property including new lots will function as a common unified center.
4. The plat of resubdivision shall be recorded within 90 days of Village Board approval.
5. The plat shall be signed by the current legal owners of the property, subject to verification by the Village's Corporation Counsel, prior to recording.

MOTION #2

Approval of a request by Caruso Development Corporation (Agent for Owner) of a Preliminary and Final Site Plan Amendment for parking lot and site changes at 2250-2360 W. Higgins Road (Barrington Square Town Center) subject to the following conditions:

1. As described in the Covenants, Restrictions, and Easements for the property; maintenance for the

Barrington Square Town Center signage and landscape as well as all access drives that are part of Lot 5 in Barrington Square Resubdivision No. 2 shall be the responsibility of the Barrington Square Town Center property owner represented by the applicant Caruso Development Corporation. The approval is contingent on the Covenants, Restrictions, and Easements remaining in place.

2. The Covenants, Restrictions, and Easements for the property shall remain in place and shall stipulate that the overall property including new lots will function as a common unified center.
3. Removal of trees in the Right of Way (ROW) to accommodate the proposed landscape plan shall not commence until a final IDOT permit is received with a copy provided to the Village.
4. Maintenance of all proposed landscape within the Higgins Road ROW shall be the responsibility of the property owner of Lot 5 represented by Caruso Development Corporation as agent for the owner.
5. Final site acceptance for the Barrington Square Town Center shall include an acceptable stand of grass (as determined by the Village) established on the former McDonald's site.
6. Proposed Barrington Square Town Center signage shall be required to obtain a separate permit as required by code.
7. Any trees removed from the parking lot islands as part of the parking lot and site changes shall be replaced as required by code.

MOTION #3

Approval of a request by Caruso Development Corporation (Agent for Owner) and McDonald's USA, LLC (applicant) of a Preliminary and Final Site Plan for a restaurant on the newly proposed Lot 2 in Barrington Square Resubdivision No. 2 located at 2250-2360 W. Higgins Road, subject to the following conditions:

1. The following waivers from the Subdivision Code relate to landscaping:
 - a) A waiver from Section 10-4-4-B-2-a to allow a setback of 2' instead of the 10' required by the Subdivision Code for the portion of the front yard setback west of the Town Center Sign and 6.9' instead of the 10' required by the Subdivision Code for the portion of the front yard setback east of the Town Center Sign.
 - b) A waiver from Section 10-4-4-B-2-a to allow a setback of 0' instead of the 10' required by the Subdivision Code for the west side yard setback.
 - c) A waiver from Section 10-4-4-B-2-a to allow a setback of 9.5' instead of the 10' required by the Subdivision Code for the east side yard setback to allow the trash enclosure to encroach.
 - d) A waiver from Section 10-4-4-B-2-a to allow a setback of 5.9' instead of the 10' required by the Subdivision Code for the rear yard setback.

- e) A waiver from Section 10-4-4-B-2-c to not require shade trees in the front yard setback. If the plant material is not planted in the right of way as proposed, these trees will be required in the front setback as required by code.
2. The petitioner acknowledges that an impact fee of \$7,296.72 will be due in accordance with the Village's Road Improvement Impact Fee Program. This fee will be due prior to any certificate of occupancy. This fee counts for the incremental increase in traffic expected from the new restaurant versus the existing restaurant on Lot 1. Development of Lot 1 in the future shall be subject to payment of the full fee for all new traffic generated.
3. In accordance with Village Code, construction hours shall be limited to 7 a.m. to 7 p.m. Monday through Friday, and 8 a.m. to 6 p.m. Saturday and Sunday.
4. All rooftop mechanicals shall be screened through the use of parapet walls, as approved by the Village. At time of building permit submittal, the building plans shall show compliance with this requirement. Upon final occupancy inspection, if the Village determines that the roof top units are visible from the adjacent properties; they will be required to be screened from view as approved by the Village.

MOTION #4

Approval of a request by Caruso Development Corporation (Agent for Owner) of a Master Sign Plan Amendment for the property located at 2250-2360 W. Higgins Road (Barrington Square Town Center), subject to the following condition:

1. Approval is based on the Master Sign Plan authored by Village Staff dated 04/15/15.

MOTION #5

Approval of a request by Caruso Development Corporation (Agent for Owner) of a Preliminary Concept Plan for a retail building on the newly proposed Lot 4 in Barrington Square Resubdivision No. 2 located at 2250-2360 W. Higgins Road, subject to the following conditions:

1. Preliminary Concept Approval of the retail building is limited to the point that a building could potentially be built in the area as depicted on the preliminary plat. No guarantees as to the final size of building, the inclusion of drive-through, the amount and location of parking or the specific location of the building are given with this approval. If and when a building is proposed for the site, the development will be subject to Village review and approval of the final site plan as required by code.
2. Prior concept approval granted for this site on April 2, 2012 is hereby voided.
3. Approval is subject to the site meeting all zoning and subdivision code requirements including 20' rear yard setback for the building unless variations or waivers are granted as part of final site plan approval.

FINDING

The petitioners presented their proposal to subdivide an existing 26.03 acre site for the purpose of establishing lots of record to generate tax increment for the TIF district in which the property is located. The lots would remain under ownership of the overall property owner, but would help facilitate future development. The proposed final plat of resubdivision proposes to subdivide an existing lot (Lot 1 of Barrington Square Resubdivision No.1) into five lots. Lot 1 (.77 acres) would be the former McDonald's site, Lot 2 (1.12 acres) would be the new McDonald's site, Lot 3 (1.02 acres) would be the existing Buona Beef, Lot 4 (1.21 acres) is a future retail lot, and Lot 5 (21.91 acres) would be the balance of the property.

As part of the proposed McDonald's plan, the overall property owner is doing many onsite improvements for better traffic flow and safer vehicular maneuvering. These include aligning driveway offsets and some minor storm sewer work. In addition to the necessary improvements for the McDonald's development, the overall property owner is proposing some extensive landscape work within the Higgins Road Right of Way (ROW) and is adding two small monument signs with the overall center's name.

The Commission also learned that McDonald's USA, LLC is proposing to raze their existing restaurant and construct a new restaurant on the newly proposed Lot 2. The current property owner will retain ownership of the land and lease it to McDonalds. On the McDonald's site, the plans show a dual drive through, adequate parking and a copious amount of landscape being installed as part of the plan. In order to accomplish the proposed plan, the petitioner is asking for waivers from the Subdivision Code for the landscape setbacks. These seemed reasonable to accommodate the plan and should not negatively impact the development.

The petitioner presented a Master Sign Plan for consideration, which included monument signs at the east and west entrances off Higgins Road, as well as signage for the McDonald's site. The Commission considered the standards for a Master Sign Plan listed in Section 9-3-8.M.12 and found the standards were met.

Preliminary Concept Approval was sought for the newly created Lot 4 to house a retail building, but staff explained that the concept plan does not comply with Village Codes such as building and landscape setbacks and that it would need to be revised unless the owner justifies waivers or variances. Staff also said that if the site were to develop, it would need to go through the formal site plan process and provide parking data based on the proposed uses, along with all other engineering, architectural, landscaping, lighting, etc. information.

The Commission questions were geared to pedestrian and bicycle traffic, how the construction would be staged, and the locations of the HVAC units, snow storage and trash enclosure.

AUDIENCE COMMENTS

None.

PLANNING AND ZONING COMMISSIONERS

Chairperson Eva Combs	Thomas Krettler
Vice-Chairman Steve Caramelli	Greg Ring
Sharron Boxenbaum	Nancy Trieb
Lenard Henderson	Steve Wehofer
Myrene Iozzo	Denise Wilson
Diane Lawrence	

ROLL CALL VOTE (All Motions)

10 Ayes
1 Absent (Boxenbaum)

MOTIONS PASSED

Planning and Zoning Commission Finding of Fact
McDonald's Restaurant & Barrington Square Town Center
Village Board Meeting Date: April 20, 2015

The following attachments are hereby incorporated as part of this Finding of Fact:

- Project Narratives
- Applications
- Engineering Plans
- Landscape Plan
- Preliminary & Final Plat
- Master Sign Plan (Draft)



**VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION
STAFF REPORT**

PROJECT NO.: 2013038P

PROJECT NAME: McDonald's Restaurant & Barrington Square Town Center

PROJECT ADDRESS/LOCATION: 2300-2360 W. HIGGINS ROAD

PUBLIC HEARING
YES NO

REZONING MASTER SIGN PLAN SPECIAL USE VARIATION

PRELIMINARY & FINAL SITE PLAN AMENDMENT PRELIMINARY & FINAL PLAT

MEETING DATE: APRIL 15, 2015

STAFF ASSIGNED: JIM DONAHUE JD

REQUESTED MOTIONS

- A. Approval of a request by Caruso Development Corporation (Agent for Owner) of a Preliminary and Final Plat of Resubdivision of Barrington Square Resubdivision No. 2 located at 2250-2360 W. Higgins Road.
- B. Approval of a request by Caruso Development Corporation (Agent for Owner) of a Preliminary and Final Site Plan Amendment for parking lot and site changes at 2250-2360 W. Higgins Road (Barrington Square Town Center).
- C. Approval of a request by Caruso Development Corporation (Agent for Owner) and McDonald's USA, LLC (applicant) of a Preliminary and Final Site Plan for a restaurant on the newly proposed Lot 2 in Barrington Square Resubdivision No. 2 located at 2250-2360 W. Higgins Road.
- D. Approval of a request by Caruso Development Corporation (Agent for Owner) of a Master Sign Plan Amendment for the property located at 2250-2360 W. Higgins Road (Barrington Square Town Center).
- E. Approval of a request by Caruso Development Corporation (Agent for Owner) of a Preliminary Concept Plan for a retail building on the newly proposed Lot 4 in Barrington Square Resubdivision No. 2 located at 2250-2360 W. Higgins Road.

INCLUDES RECOMMENDED CONDITIONS
YES NO

ACRES: 26.03 (APPROXIMATE)

ZONING DISTRICT: B-2, Community Business District

ADJACENT

NORTH: Poplar Creek Commons, Zoned B-2

SOUTH: Medical Offices, Zoned RPD

PROPERTIES:

EAST: Barrington Square Quads, Zoned A-1

WEST: Northwest Corporate Center, Zoned B2 & M1

Meeting Date: April 15, 2015

BACKGROUND

The Barrington Square Town Center originally opened in the early 1970's and has gone through numerous changes as the owners work to keep the center viable and occupied. In 2009 the property owners demolished the Menards building and in 2011 the former Burger King was demolished. They made various site improvements in 2012-13 in anticipation of future development.

PROPOSAL

The petitioners are proposing to subdivide an existing 26.03 acre site for the purpose of establishing lots of record to generate tax increment for the TIF district in which the property is located. Additionally, McDonald's USA, LLC is proposing to raze their existing restaurant and construct a new restaurant on the newly proposed Lot 2. The current property owner will retain ownership of the land and lease it to McDonalds. The balance of the property would remain under the ownership of the current landowner with Lot 4 showing a concept plan for a retail building on the preliminary plat. Approvals are not being sought for the retail building at this time. A Master Sign Plan Amendment is under consideration as well for the proposed McDonald's signs as well as two new entry signs for the overall Town Center.

PRELIMINARY AND FINAL PLAT OF RESUBDIVISION

The preliminary plat has been included in the packets to show the proposed lot lines relative to existing improvements on the overall property. The proposed Lot 3 which includes Buona Beef will meet the required building setbacks, but will be deficient in the landscape setbacks. Waivers will be needed for the landscape setbacks on the west (0' instead of 10'), south (6.8' instead of 10') and east (0' instead of 10') sides. The lot already functions as part of the greater property and will continue to do so, so the landscape setback waivers will not negatively impact the site. None of the other proposed lots need waivers other than McDonald's (Lot 2) which is discussed later in the memo. The waivers are included in the conditions of approval.

The proposed final plat of resubdivision proposes to subdivide an existing lot (Lot 1 of Barrington Square Resubdivision No.1) into five lots. Lot 1 (.77 acres) would be the former McDonald's site, Lot 2 (1.12 acres) would be the new McDonald's site, Lot 3 (1.02 acres) would be the existing Buona Beef, Lot 4 (1.21 acres) is a future retail lot, and Lot 5 (21.91 acres) would be the balance of the property.

Many existing public easements exist on the overall site and are noted as such on the plat. Newly dedicated public utility easements for the McDonald's site are included on the plat.

Cross access, ingress/egress, and parking easements are provided over the entire site for the benefit of all lots. This is noted on the plat and further defined in the Declaration of Easements, Covenants, and Restrictions for the Barrington Square Town Center. A condition of approval for the plat is included requiring that this document remain in place to ensure the site functions as cohesive center.

Meeting Date: April 15, 2015

PRELIMINARY AND FINAL SITE PLAN

Barrington Square Town Center

As part of the proposed McDonald's site development, improvements were required for the overall Barrington Square Town Center site. These include razing the existing McDonald's building and restoring the site with seed and blanket to establish turf, realigning the entrances and drive aisles north and west of the existing McDonald's, and storm sewer work to accommodate the new development.

In addition to the necessary improvements for the McDonald's development, the overall property owner is proposing some extensive landscape work within the Higgins Road Right of Way (ROW).

The plans identify numerous older trees that were planted as part of the original site development and road widening that are no longer aesthetically pleasing. The plans identify a mixture of shrubs, perennials, and some trees planted in beds at the main entrances off Higgins Road as well as the corner of Governor's Lane and Higgins Road. The landscape would mainly be located within the Higgins Road ROW with some on private property. The ROW is under the jurisdiction of the Illinois Department of Transportation (IDOT) who has given preliminary approval to locate the plantings there. A condition of approval has been added requiring a final approval from IDOT in the form of a permit to be submitted before work is commenced in the ROW.

McDonald's

The proposed McDonald's would be located immediately west of the existing store. The existing store is in need of updating and due to concerns with parking and stacking, the petitioner decided to pursue the new location as proposed.

The new restaurant would be accessed off the east/west aisle on the Barrington Square Town Center property. Additionally, another access point is proposed along the west side of the site from the Buona Beef site. The restaurant proposes dual drive-throughs and menu boards for quicker turnaround on orders.

Engineering – Subdivision Code Section 10-3

Existing utilities are located nearby and are being extended to serve the site. The Engineering Division has reviewed the proposal and found it meets code.

Landscaping – Subdivision Code Section 10-4

The proposed landscape plan incorporates a variety of trees, shrubs and perennials into the site design. Numerous shrubs and perennials are proposed to provide visual interest and a number of trees are being provided on the site.

In order to accomplish the proposed plan, the petitioner is asking for waivers from the Subdivision Code for the landscape setbacks. The odd lot configuration identifies the existing town center sign being included

Meeting Date: April 15, 2015

with the main lot and not as part of the McDonald's lot. As such, the following landscape setbacks are requested:

Front Yard Setback – Requested setback of 2' instead of the 10' required by the Subdivision Code for the portion of the west of the Town Center Sign and 6.9' instead of the 10' required by the Subdivision Code for the portion of the east of the Town Center Sign.

Side Yard Setback (west) – Requested setback of 0' instead of the 10' required by the Subdivision Code.

Side Yard Setback (east) – Requested setback of 9.5' instead of the 10' required by the Subdivision Code to allow the trash enclosure to encroach.

Rear Yard Setback - Requested setback of 5.9' instead of the 10' required by the Subdivision Code.

Additionally, a waiver is being requested to forgo planting of the required shade trees in the front yard setback. Code requires 1 tree for every 40' of linear frontage. The petitioner states that the proposed landscape (including shade trees) proposed in the right of way by the overall property owner will be planted in lieu of the required trees. A condition has been added stating that if the plant material is not planted in the right of way as proposed, trees will be required in the front setback as required by code.

Parking Analysis - Subdivision Code Section 10-5-2

The site plan proposes 49 parking spaces for this building. As part of the staff review of the proposal, the petitioner commissioned a parking study at the current restaurant to determine parking demand. The conclusion to the report was that the peak demand observed at the existing restaurant was 40 (including onsite and offsite) and that the proposed 49 spaces will sufficiently accommodate the demands of the restaurant.

The Traffic Division for the Village has determined that sufficient parking is provided with the site plan.

Exterior Lighting – Subdivision Code Section 10-5-3-G

The parking lot lighting meets the standards set forth in Section 10-5-3-G of the Subdivision Code. Lighting is designed to adequately illuminate the site and light fixtures are downcast to prevent glare onto adjacent roadways and properties.

Building Design – Subdivision Code Section 10-5-3-H

The building is proposed to be mainly face brick on all four elevations. The east, west and south elevations will include stucco arcades and metal awnings in traditional McDonald's colors. As per code, all roof top mechanicals will be required to be screened by means of a raised parapet. A condition has been added to this effect. The material and architectural design meets the requirements of the Subdivision Code.

Meeting Date: April 15, 2015

MASTER SIGN PLAN AMENDMENT

The Barrington Square Town Center Master Sign Plan (MSP) for the overall property was approved in 2010 and subsequently updated in 2013. It includes various sign types including monument signs, wall signs, and temporary signs and notes their general location.

The petitioner is proposing additions to the Master Sign Plan as part of this proposal. The overall property owner is proposing two new monument style signs that will be installed at entrances off Higgins Road. The low profile signs are different than most shopping center signs in that they do not advertise individual businesses, but instead identify the overall Barrington Square Town Center. One would be approximately 5' in height with 18' square feet in area of signage (2 sided) and ledgestone framing. The other would be 6' in height and 28 square foot in signage (single side) with ledgestone framing. The larger sign would be tiered in a "Z" fashion. Landscaping is proposed as part of the signage for a more decorative landscape feature appearance. The sign drawings are included in the packets and will be added to the Master Sign Plan for this site. These signs will require a separate permit at time of installation to ensure they are not conflicting with any nearby watermain or sanitary sewer mains.

Additionally, a separate section was added to the Master Sign Plan to allow the proposed signage for McDonald's. The deviations for what was previously approved for the stand alone buildings on the site would allow:

- A slightly taller monument sign (15.5 feet tall / 117 square feet requested) versus (10 feet tall/100 square foot allowed)
- One additional wall sign on two elevations with the total sign square footage still being less than previously allowed (200 square feet).
- Two menu boards and drive thru signs to accommodate the dual drive lanes.

While these deviations from the current plan are proposed for McDonald's, the previous allowances of signage for any future stand-alone buildings would need to meet the requirements of the Master Sign Plan, unless another amendment is pursued in the future.

A copy of the revised Master Sign Plan identifying the proposed changes and corresponding attachments is attached for review.

Preliminary Concept Plan for Lot 4

Proposed Lot 4 is where the former Burger King was demolished in 2011 and the petitioner is planning on something being built in that area in the future. The plan on the preliminary plat shows a portion of the area that was previously part of the Village's lift station property being incorporated into the plan as it was deeded to the property owner in 2014. The preliminary plat also shows the possible development of a new 10,795 square foot retail building with a possible drive through. There are 61 parking spaces shown in the area which would exceed the recommended ratio of 4/1000 square feet that is in the Subdivision Code for a general retail building. The addition of a restaurant or other high parking demand users would require further review. If the site were to develop, it would need to go through the site plan process and provide parking data based on the proposed uses, along with all other engineering, architectural, landscaping, lighting, etc. information.

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It should be noted that there are items on the preliminary concept plan that do not comply with Village Code such as building and landscape setbacks that would need to be revised unless the owner justifies waivers or variances. The building would not likely be approved as shown on the preliminary plat.

It is also possible that a smaller building may be required to accommodate the drive through and required stacking, or some other layout may be proposed for this area, depending on which possible tenants become interested in the site. It is also possible that a portion of the constructed parking lot to the north may need to be reconfigured to accommodate the new building and circulation/parking in this area. These details will be determined in the future as part of a formal site plan review process. In the meantime, the owner will maintain grass in this area.

RECOMMENDATIONS

A. Approval of a request by Caruso Development Corporation (Agent for Owner) of a Preliminary and Final Plat of Resubdivision of Barrington Square Resubdivision No. 2 located at 2250-2360 W. Higgins Road, subject to the following conditions:

1. The following waiver from Section 10-4-4 B. 2. is granted to Lot 3:
 - a) Reduced landscape setback on the west property line (0' instead of 10'), south property line (6.8' instead of 10') and east property line (0' instead of 10').
2. As described in the Covenants, Restrictions, and Easements for the property; maintenance for the Barrington Square Town Center signage and landscape as well as all access drives that are part of Lot 5 in Barrington Square Resubdivision No. 2 shall be the responsibility of the Barrington Square Town Center property owner represented by the applicant Caruso Development Corporation. The approval is contingent on the Covenants, Restrictions, and Easements remaining in place.
3. The Covenants, Restrictions, and Easements for the property shall remain in place and shall stipulate that the overall property including new lots will function as a common unified center.
4. The plat of resubdivision shall be recorded within 90 days of Village Board approval.
5. The plat shall be signed by the current legal owners of the property, subject to verification by the Village's Corporation Counsel, prior to recording.

B. Approval of a request by Caruso Development Corporation (Agent for Owner) of a Preliminary and Final Site Plan Amendment for parking lot and site changes at 2250-2360 W. Higgins Road (Barrington Square Town Center), subject to the following conditions:

1. As described in the Covenants, Restrictions, and Easements for the property; maintenance for the Barrington Square Town Center signage and landscape as well as all access drives that are part of Lot 5 in Barrington Square Resubdivision No. 2 shall be the responsibility of the Barrington Square Town Center property owner represented by the applicant Caruso

Meeting Date: April 15, 2015

Development Corporation. The approval is contingent on the Covenants, Restrictions, and Easements remaining in place.

2. The Covenants, Restrictions, and Easements for the property shall remain in place and shall stipulate that the overall property including new lots will function as a common unified center.
3. Removal of trees in the Right of Way (ROW) to accommodate the proposed landscape plan shall not commence until a final IDOT permit is received with a copy provided to the Village.
4. Maintenance of all proposed landscape within the Higgins Road ROW shall be the responsibility of the property owner of Lot 5 represented by Caruso Development Corporation as agent for the owner.
5. Final site acceptance for the Barrington Square Town Center shall include an acceptable stand of grass (as determined by the Village) established on the former McDonald's site.
6. Proposed Barrington Square Town Center signage shall be required to obtain a separate permit as required by code.
7. Any trees removed from the parking lot islands as part of the parking lot and site changes shall be replaced as required by code.

C. Approval of a request by Caruso Development Corporation (Agent for Owner) and McDonald's USA, LLC (applicant) of a Preliminary and Final Site Plan for a restaurant on the newly proposed Lot 2 in Barrington Square Resubdivision No. 2 located at 2250-2360 W. Higgins Road, subject to the following conditions:

1. The following waivers from the Subdivision Code relate to landscaping:
 - a) A waiver from Section 10-4-4-B-2-a to allow a setback of 2' instead of the 10' required by the Subdivision Code for the portion of the front yard setback west of the Town Center Sign and 6.9' instead of the 10' required by the Subdivision Code for the portion of the front yard setback east of the Town Center Sign.
 - b) A waiver from Section 10-4-4-B-2-a to allow a setback of 0' instead of the 10' required by the Subdivision Code for the west side yard setback.
 - c) A waiver from Section 10-4-4-B-2-a to allow a setback of 9.5' instead of the 10' required by the Subdivision Code for the east side yard setback to allow the trash enclosure to encroach.
 - d) A waiver from Section 10-4-4-B-2-a to allow a setback of 5.9' instead of the 10' required by the Subdivision Code for the rear yard setback.

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- e) A waiver from Section 10-4-4-B-2-c to not require shade trees in the front yard setback. If the plant material is not planted in the right of way as proposed, these trees will be required in the front setback as required by code.
 2. The petitioner acknowledges that an impact fee of \$7,296.72 will be due in accordance with the Village's Road Improvement Impact Fee Program. This fee will be due prior to any certificate of occupancy. This fee counts for the incremental increase in traffic expected from the new restaurant versus the existing restaurant on Lot 1. Development of Lot 1 in the future shall be subject to payment of the full fee for all new traffic generated.
 3. In accordance with Village Code, construction hours shall be limited to 7 a.m. to 7 p.m. Monday through Friday, and 8 a.m. to 6 p.m. Saturday and Sunday.
 4. All rooftop mechanicals shall be screened through the use of parapet walls, as approved by the Village. At time of building permit submittal, the building plans shall show compliance with this requirement. Upon final occupancy inspection, if the Village determines that the roof top units are visible from the adjacent properties; they will be required to be screened from view as approved by the Village.
- D. Approval of a request by Caruso Development Corporation (Agent for Owner) of a Master Sign Plan Amendment for the property located at 2250-2360 W. Higgins Road (Barrington Square Town Center.**
1. Approval is based on the Master Sign Plan authored by Village Staff dated 04/15/15.
- E. Approval of a request by Caruso Development Corporation (Agent for Owner) of a Preliminary Concept Plan for a retail building on the newly proposed Lot 4 in Barrington Square Resubdivision No. 2 located at 2250-2360 W. Higgins Road, subject to the following conditions:**
1. Preliminary Concept Approval of the retail building is limited to the point that a building could potentially be built in the area as depicted on the preliminary plat. No guarantees as to the final size of building, the inclusion of drive-through, the amount and location of parking or the specific location of the building are given with this approval. If and when a building is proposed for the site, the development will be subject to Village review and approval of the final site plan as required by code.
 2. Prior concept approval granted for this site on April 2, 2012 is hereby voided.
 3. Approval is subject to the site meeting all zoning and subdivision code requirements including 20' rear yard setback for the building unless variations or waivers are granted as part of final site plan approval.

Attachments: Project Narratives, Applications, Engineering Plans, Landscape Plan
Preliminary & Final Plat, Master Sign Plan

**BARRINGTON SQUARE TOWN CENTER
MASTER SIGN PLAN**

Amended 4-15-15

Introduction

The Master Sign Plan requirements have been developed based on the signage that is unique to Barrington Square Town Center. The mall contains approximately 23.4 acres and a total building(s) square footage of 108,500 plus vacant areas available for development. This plan has been designed with signage for this development that maintains consistency with other similar developments, yet takes into account certain unique characteristics of this development. Sign requirements for all buildings and parcels are included in this Plan to promote cohesion among all signs.

A. Area Included in Master Sign Plan

This Master Sign Plan applies to the existing Barrington Square Town Center (including the vacant lot north of the bowling alley and the former Menard's space), freestanding restaurant buildings, any additions to the existing buildings, or any new buildings constructed on the Barrington Square Town Center property.

B. General Provisions (applicable to all property governed by this plan)

1. Setbacks. The Higgins Road monument sign and the Hassell Road monument sign shall be setback from the property lines as indicated on exhibits O and P. There shall be no setback required for any monument signs adjacent to Higgins Road and there shall also be no pavement setback required for signs adjacent to Higgins Road.
2. Driver Sight Visibility. No sign shall be placed in a manner that will obstruct driver or pedestrian sight lines and create an unsafe condition based on analysis by the Village Transportation Division.
3. Landscaping. Landscaping shall be provided at the base of all signs, unless determined to be unsafe or not feasible by the Village Department of Development Services.
4. Illumination. All signs permitted by this Master Sign Plan may be illuminated in accordance with Section 9-3-8-F of the Zoning Code unless otherwise indicated in the approved Master Sign Plan documents.
5. Sign Design. Colors and letter graphic styles on the signs shall be determined by the owners of the property, however, the two primary monument signs for the site shall be of a consistent color and graphic style.
6. Calculation of Sign Area. All signs shall meet the requirements of Section 9-3-8-D, except that the architectural base and support structure of a monument sign

**BARRINGTON SQUARE TOWN CENTER
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shall not be included in the total sign area if these areas do not contain text, logos or any other graphics.

7. Permits. Sign permits shall be required in accordance with Section 9-3-8-A of the Zoning Code.
8. Coordination with Village Sign Code. All regulations of the Zoning Code shall apply unless specifically stated otherwise in this master sign plan. In the event of a conflict between this Master Sign Plan and the Zoning Code, the Master Sign Plan regulations shall apply.
9. Wall Signs on Rear of Building. Tenants with storefronts that face the north are allowed primary wall signs on the "rear" elevation of the building, provided that the elevation has an architectural design consistent with the building front. Tenants with leased space that have rear elevations are allowed a rear wall sign in addition to their front/primary display. Tenants that are corner units will be allowed side wall signage in addition to their front/primary wall sign.
10. Prior Variations. All pre-existing sign variations on the Barrington Square Town Center property are hereby incorporated as part of this Master Sign Plan. Any new signage on the property shall conform to this Master Sign Plan.
11. Master Sign Plan. This document, along with Exhibits A through SU, represents the entire Master Sign Plan.

C. Primary Monument Signs

The locations of primary monument ground signs for Barrington Square Town Center are depicted on the Master Sign Site Plans attached hereto as Exhibits O and P and made part hereof.

1. Higgins Road Monument Sign. Primary monument sign located on south property line along Higgins Road. This sign shall be permitted for Barrington Square Town Center in accordance with the specific design and size as shown on Exhibit L. In addition to the primary Higgins Road Monument Sign, two additional monument style masonry signs are permitted along Higgins Road with the specific design and size as shown on Exhibit L2 in the locations shown on the exhibit.
2. Hassell Road Monument Sign. Primary monument sign located at north entrance along Hassell Road. This sign shall be permitted for Barrington Square Town Center in accordance with the specific design and size as shown on Exhibit M.

**BARRINGTON SQUARE TOWN CENTER
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D. Wall Signs

For Retail, Service, or, Restaurant uses:

1. Primary Anchor(s) – For anchor tenant spaces equal to or larger than 15,000 square feet, the following shall apply:
 - a) Type. Wall signs for anchor stores shall be individually mounted, internally lighted channel letters or logos mounted directly to the building wall surface.
 - b) Number and Size. One primary wall sign shall be permitted per wall. Each primary wall sign shall not exceed 300 square feet in area. In addition, anchor tenants shall be permitted a secondary wall sign per wall not to exceed 100 square feet per sign per separate and distinct section of the façade designated as an acceptable sign location, or sign-able area, corresponding with the façade design of the Site Plan for Barrington Square Town Center, or as said Site Plan is modified with Village approval.
 - c) Location. Anchor wall signs shall be located as depicted in the façade plans approved through the Site Plan process. Each primary wall sign shall be centered horizontally within the front façade of the portion of the building leased by the tenant; or over an architectural entry feature of such front façade.
2. Individual Tenant Spaces. For individual tenant spaces less than 15,000 square feet, the following shall apply:
 - a) Type. Tenant wall signs shall be individually mounted, internally lighted channel letters or logos mounted directly to the building wall surface.
 - b) Number and Size. One wall sign shall be permitted for each exterior wall per tenant per separate and distinct section of the façade designated as an acceptable sign location, or sign-able area, corresponding with the façade design of the Site Plan for Barrington Square Town Center, or as said Site Plan is modified with Village approval. Each wall sign shall not exceed 3 square feet per 1 foot of lineal tenant storefront, or a maximum of 200 square feet per sign.
 - c) Location. Individual tenant wall signs shall be located as depicted in the façade plans approved through the Site Plan process. Each wall sign shall be centered horizontally within the front façade of the portion of the building leased by the tenant; or over an architectural entry feature of such front façade; provided, however, that if there are multiple tenant wall signs on the same façade, then they shall be located on the façade so that they are

**BARRINGTON SQUARE TOWN CENTER
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visually proportional in relation to each other and in relation to the architectural features of the building.

- d) For the two corner tenant spaces at the south entrance to the main courtyard, two wall signs shall be permitted per exterior elevation. One wall sign shall be centered horizontally on the tower structure. The primary wall sign shall identify the name of the business, while the secondary wall sign may display the tenant's logo, menu items, services offered, tag lines, etc. The secondary sign must contain different text from the Primary Sign.

E. Freestanding Office, Retail or Restaurant Buildings

1. Freestanding signs. Any freestanding building shall be permitted one monument style ground sign. The sign shall be no larger than 100 square feet per side and no taller than 10 feet in height. For freestanding buildings along Higgins Road, the maximum height shall be measured from the Higgins Road street elevation. The base of the monument sign shall be designed to match the base of the primary monument signs on the property for a cohesive look throughout the development.
2. Wall Signs. Buildings occupied by a single tenant shall be permitted one wall sign on each building elevation. Four wall signs shall be permitted per building. Awning signs shall be permitted as a wall sign. The size shall be limited to a maximum of 200 square feet per sign. Any changes to the existing wall signs shall conform to this Master Sign Plan. Buildings occupied by multiple tenants shall be permitted one wall sign per tenant, per elevation in accordance with the standards set forth in Section D of this Master Sign Plan.
3. Existing Signs. The existing freestanding restaurants have existing wall and freestanding signs that were previously approved by sign permit or variation. These signs are depicted on exhibits R and S and are hereby incorporated into this Master Sign Plan; however, changes to those signs shall be according to this Master Sign Plan, except that face changes to existing signs shall be permitted without conforming to this Master Sign Plan.

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- 3.4. In addition to the foregoing signage for Freestanding Office, Retail, or Restaurant Buildings; the proposed Lot 2 (as shown on Barrington Square Resubdivision No. 2 Final Plat) is being improved with a McDonald's Restaurant. As such, signage specific to the site operations is proposed. The following signage allowances shall be specific to Lot 2 (as shown on Barrington Square Resubdivision No. 2 Final Plat). One monument style sign not exceeding 15.5' in height and 117 square feet in area including an electronic message board and the base shall be permitted. Additionally, two menu boards, two drive-thru clearance signs, and two drive-thru pole canopy signs, and three directional signs will be allowed with the specific design and size as shown on Exhibit U.

**BARRINGTON SQUARE TOWN CENTER
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Wall signage will be allowed as shown on Exhibit U1 with the combined wall signage per elevation being less than the aforementioned 200 square feet.

F. Vacant Lot North of Bowling Alley

Identification signs for the vacant lot north of the bowling alley shall be incorporated into the primary monument signs. A separate freestanding sign may be permitted on the lot itself according to the requirements of section E above. Any leasing signs for this lot shall also be incorporated into the primary monument signs along Hassell Road and/or Higgins Road. Wall signs for any building constructed on this lot shall meet the requirements of this master sign plan for freestanding office, retail or restaurant buildings. Any deviation from those requirements shall require an amendment to this Master Sign Plan.

G. Courtyard Signs

1. Trellis Sign – the tenant space that utilizes the trellis area for outdoor seating shall be permitted a sign on top of the trellis that faces south. The sign shall be constructed of individual illuminated letters on a raceway and shall be 2.5' x 18' maximum size See exhibit D.
2. South Elevation Signs – Each tenant space in the main courtyard with an exterior south facing wall may install a secondary wall sign on such wall. This sign shall be permitted in addition to the primary wall sign that faces toward the courtyard area. An example of the location of such a sign is shown on exhibit K.
3. Directional Display Signs – Two Courtyard tenant directional display signs are permitted at the south and north ends of the courtyard as detailed in Exhibit Q. These signs shall be 12' tall, non-illuminated aluminum panel display on twin decorative stanchions.

H. Miscellaneous Signs

1. Directional or Instructional Signs. Such signs shall meet the requirements of Section 9-3-8-B-8. All signs shall be of a consistent design throughout the entire property and shall be separate from traffic control signs.
2. Menu Board Signs. Restaurant menu board signs shall be permitted as provided in the Zoning Code (Section 9-3-8-M-10-e-1) or as permitted by pre-existing variations; except as noted in E. 4. above.
3. Drive thru Clearance Signs. Drive thru clearance signs shall be permitted at the entrance to drive thru lanes. Such signs shall not exceed 10 square feet in size; except as noted in E.4 above.

**BARRINGTON SQUARE TOWN CENTER
MASTER SIGN PLAN**

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I. Temporary Signs

1. Future Development Signs. Three future development signs shall be permitted on the property to promote the vision for the future of the Barrington Square Town Center property. Such signs shall not be considered leasing signs and are permitted in addition to leasing signs, as permitted by this master sign plan. Future development signs shall not exceed 150 square feet in size and 16 feet in height.
2. Construction Signs. During construction of any portion of this development, temporary signs may be permitted as determined necessary by the Village Department of Development Services. These signs shall be used to identify altered traffic routes, closed drives or parking lots, relocated building entrances, etc. Such signs shall not be subject to the requirements of the Directional Signage Section of this plan.
3. Blackberry Falls Leasing Sign. A Blackberry Falls leasing sign shall be permitted along Hassell Road and shall identify leasing space available in the Blackberry Falls office building. By March 15, 2011, the design of this leasing sign shall be improved with a border around the edges and a skirt added to the bottom of the sign, concealing the support posts. The redesign of all leasing signs shall be of an identical design and shall be approved by the Village Department of Development Services.
4. Future Leasing Signs. Any future leasing signs planned for any portion of the property governed by this master sign plan shall be incorporated into the permanent monument signs on the property, except that for the outlots along Higgins Road, a freestanding marketing/leasing sign shall be permitted, not to exceed 32 square feet in size per sign face and 10 feet in height if there is no building located on that specific outlot. Marketing/leasing signs shall include a border around the edges and skirting to conceal the support posts matching the design of the upgrade to the Blackberry Falls II sign. The design of such signs shall be as depicted on the attached drawing. No additional freestanding leasing signs shall be permitted on the site. This section shall not apply to existing leasing signs on the site, which are specifically addressed in Section I-3.
5. Special Event Signs. Such signs shall meet the requirements of Section 9-3-8-K of the Zoning Code, except that one freestanding temporary sign advertising a permitted special event on the Barrington Square Town Center property may be erected on the property. Such sign shall not exceed 50 square feet in size and 10 feet in height and may be installed no earlier than one week before the event and removed one day after the conclusion of the event. This allowance for a freestanding special event sign is intended for property-wide events that receive a special use or special event license and shall not be permitted for individual businesses to advertise specials or sales.

**BARRINGTON SQUARE TOWN CENTER
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J. Removal of Existing Signs

- ~~1. An existing legal non-conforming freestanding sign located directly west of McDonald's, which advertises an office in the Governor's Place medical building (off the Barrington Square Mall property and shown on Exhibit T), shall be removed at the time of any new building construction in the area between McDonald's and Buona Beef.~~

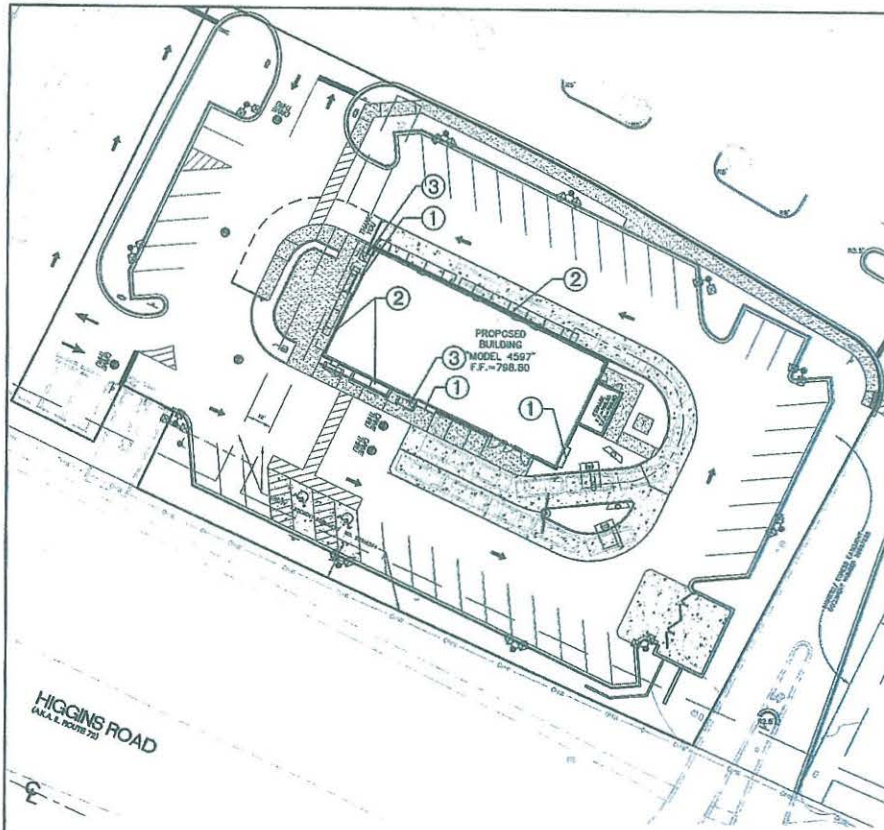
**BARRINGTON SQUARE TOWN CENTER
MASTER SIGN PLAN**

Amended 4-15-15

K. Amendments

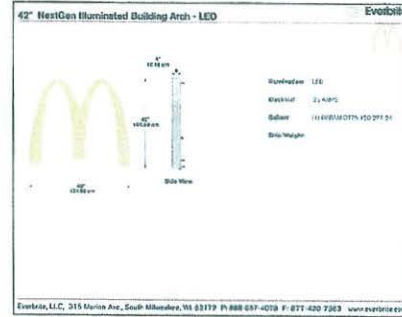
1. Changes. Changes to the text, colors, or graphic style of the signs shall not require a formal amendment to this plan, provided the size and all other requirements of this plan are met.
2. Interpretations. Signs that are not explicitly addressed in the provisions of this plan, but that meet the intent of the plan may be permitted through administrative approval.
3. New Signs. The addition of new signs or relocation of existing signs shall not require a formal amendment to this plan, provided the signs meet all requirements of this plan. Any amendment to add additional signs or make substantial changes to the approved signs in this plan shall be subject to review by the Planning and Zoning Commission and approval by the Village Board through the process outlined in the Zoning Code for variations.

EXHIBIT U1

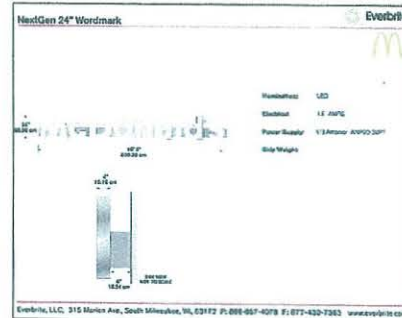


WALL SIGN LEGEND

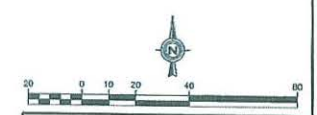
① McDONALD'S NEXT GEN 42" ILLUMINATED BUILDING ARCH—LED



② McDONALD'S NEXT GEN 24" WORDMARK



③ McDONALD'S WELCOME SIGN



WALL SIGNAGE EXHIBIT

DATE	
REVISED	
NO.	
Prepared For:	McDonald's 4320 Winfield Road, Suite 400 Warrenville, IL 60555 2280 W. Higgins Road P.O. Box 113261 Chicago, IL 60611
Prepared By:	McDonald's - HOFFMAN ESTATES
Checked By:	WALSH ENGINEERING RECONSTRUCTION, LTD. 2011 Spring Woods Parkway, Suite 400, Aurora, IL 60002 (708) 421-1234 FAX: (708) 421-1235 www.walshengineering.com
DESIGN BY:	WALSH ENGINEERING RECONSTRUCTION, LTD.
DESIGN BY:	WALSH ENGINEERING RECONSTRUCTION, LTD.
DATE:	JANUARY 27, 2014
PROJECT NO.:	11-113261
1 of 1	
LC #12-261	

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PROJECT NARRATIVE

The Barrington Square Town Center opened in the early 1970's and has been owned and operated by Handelsen Productemaatschappij Deshouw B.V. (Inc.), a company organized in the Netherlands and qualified to do business in Illinois, almost all of that time. A current snapshot of the tenants of the Barrington Square Town Center would include those tenants occupying the main town center building (approximately 101,515 square feet), and then the tenants occupying what are essentially outlots: the Buona Beef restaurant and the McDonald's restaurant. A Burger King restaurant occupied the fourth available outlot until 2011. These outlots exist only as tax parcels and until now have never been lots of record. Part of the purpose of this application is to create lots of record.

Previous Subdivision Plats

In 2005, a Subdivision Plat was approved that divided the entire tract into Lots 1 and 2 in "Barrington Square Subdivision". Lot 1 is improved with the shopping center while Lot 2 is improved with the Governor's Place office building.

In 2007, a Subdivision Plat was approved that re-subdivided Lot 1 (shopping center tract) into Lots 1 and 3 in "Barrington Square Resubdivision No. 1". The Village has reviewed a concept plan for Lot 3 showing an office building of about 27,000 square feet. Lot 3 contains approximately 2.072 acres and has not yet been developed.

The Owner has worked to keep the center viable despite losing a Menards store. Realizing the difficulty of releasing that building, the Owner took the step of demolishing the building in 2009, after receiving a TIF inducement letter from the Village. In 2011, the Owner demolished an outlot building formerly occupied by Burger King.

In May 2012, after studies and hearings were concluded, the Village established a TIF district known as the Higgins/Hassell Redevelopment Project Area and approved a Redevelopment Agreement with the Owner. In the same time period, the Owner appeared before the Plan Commission (project no. 2011052P) and obtained approval for a site plan amendment for parking lot changes and a preliminary concept plan approval of a retail building on the former Burger King lot.

To date, the Owner has submitted to the Village verified expenditures of approximately six million dollars (\$6,000,000) incurred in accomplishing the demolition work, storm water and other site improvements. Pursuant to the 2012 site plan amendment, the Owner modified the existing parking located in the southwest quadrant of the center to improve circulation and reduce cut through traffic. The Owner realigned the entrance drive from Higgins Road and installed underground detention as required by MWRD due to the parking lot changes.

In 2013, McDonald's Corporation entered into negotiations to extend its lease on the parcel it has occupied since 1983. As plans for updating its building evolved, the Owner and McDonald's, after meeting with Village staff, agreed that the best course would be to construct a new restaurant building on an unoccupied outlot of the center and then demolish the old McDonald's building for use by a new tenant. To accommodate the new McDonald's and for other reasons explained below, the Owner seeks to re-subdivide Lot 1 into Lots 1, 2, 3, 4, and 5 in "Barrington Square Resubdivision No. 2", with Lot 5 becoming the main parcel on which are located the town center building and the main entrances and drives, and with Lots 1-4 becoming the outlot parcels. (Please see a reduced copy of the proposed new architectural site plan below in this document).

For 2015, the Owner is seeking approval of

- (i) site plan amendment, to include the new McDonald's, with waivers for the 10' landscape setback as applied to the new McDonald's restaurant lot (Lot 2).
- (ii) subdivision plat;
- (iii) master sign plan amendment; and
- (iv) revised preliminary concept approval for a future retail building on the Burger King lot to include a drive-through facility.

Site Plan Amendment and Subdivision Plat

The impetus for the 2015 site plan amendment began with the need to design for the circulation flow around the new McDonald's building and provide enhancement of the esthetics of the overall shopping center, including signage and landscaping. A detailed description of the new landscaping is provided below.

Another major concern was re-purposing the center for next generation users and tenants and acknowledging the role of fee ownership in the financing of major stores. Barrington Town Square was developed with the concept of leased pads. Buona Beef, Burger King and McDonald's are or were tenants under ground leases with the Owner. However, this model does not perform well for larger tenants.

When tenants enter into triple net leases, they are responsible for all real estate taxes. Apportioning taxes in a large center is complex, and landlords attempt to smooth the difficulty by creating tax parcels. The creation of tax parcels in Cook County is also fraught with issues – developing metes and bounds legal descriptions for tax parcels, which are also needed to allocate tort liability for incidents occurring on (or off) the leased premises. Another issue is that measuring real estate tax increment on a correct basis becomes problematical when tax parcels no longer coincide with improvements when new construction is shifting boundaries.

Another complication is that the Village recently conveyed to the Owner a small strip of land from its adjacent lift station parcel as part of the incentive package offered in the Redevelopment Agreement. The added strip of land conveyed by the Village is reflected in the site plan overview above. The area conveyed allows the redevelopment of proposed Lot 4 to proceed with better circulation and more parking. Since tax codes within a subdivision are different for properties lying outside the subdivision, for tax increment purposes, it is necessary to combine the lift station strip and the former Burger King parcel into a single lot of record.

With this concept for a re-worked and enhanced site plan for the center, the Village asked the Owner to consider a number of improvements that went hand in hand with the new site plan. Among the improvements now proposed are:

- Realignment of the existing internal drive aisle(s)
- Performing maintenance to portions of the parking lot pavement
- Creating/modifying internal landscape islands
- Realigning internal curbs
- Creating/modifying internal sidewalks
- Modifying driveway on Governor's Lane
- Adding shopping center identification signs
- Modifying/adding landscaping along Higgins Road

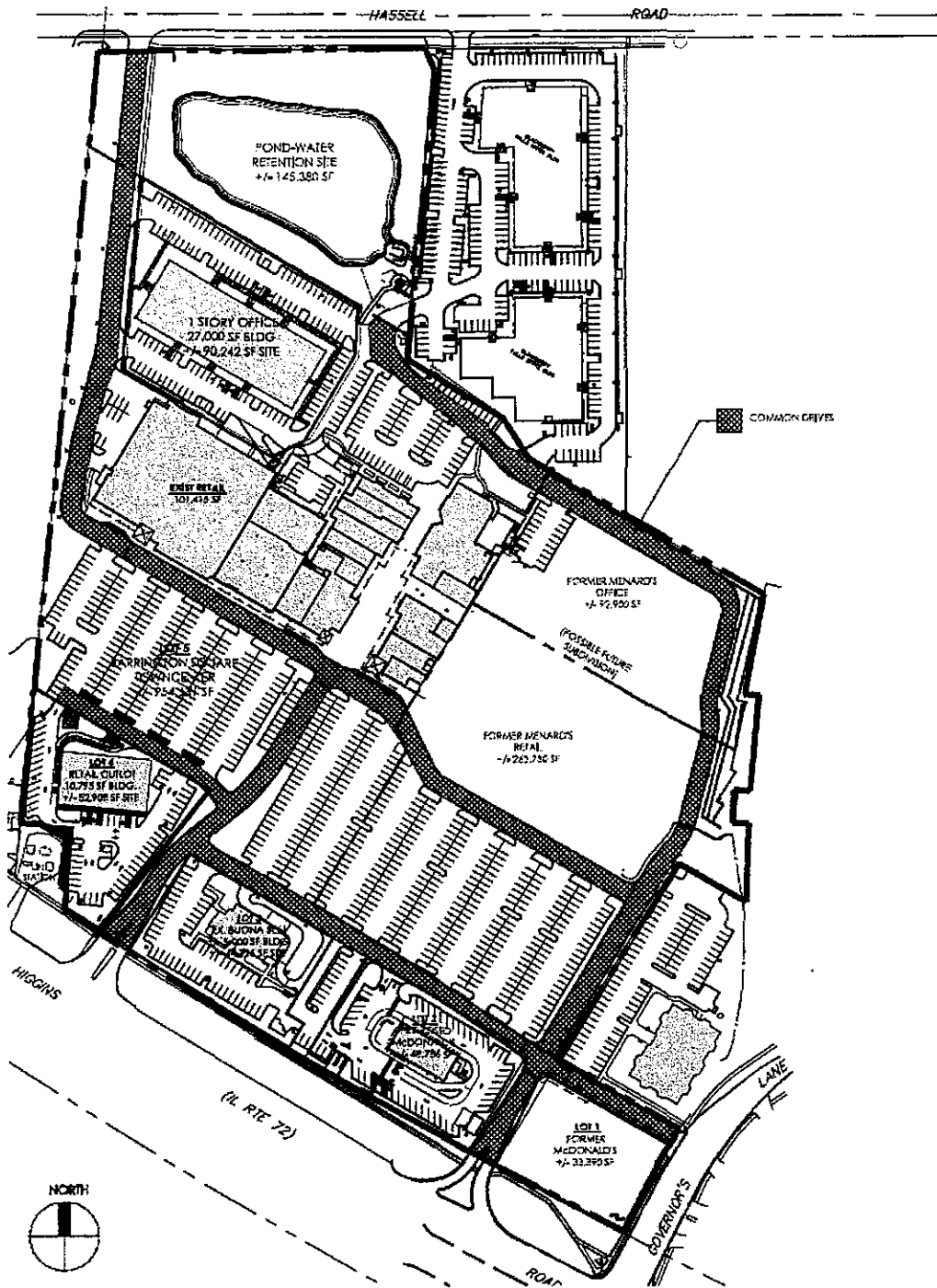
Under the proposed new Subdivision Plat, Lot 1 from the 2007 Plat has been renumbered as Lot 5. Lots 1, 2, 3 and 4 correspond to the series of outlots lined up along Higgins Road. Lot 5 will therefore become the main center lot as it contains the existing mall building and also the area of the former Menard's building.

The new architectural site plan for ease of reference is copied in a reduced format on the next page and follows the lot division shown in the proposed plat of subdivision, except for the possible future division of the Menard's site shown in the site plan. But given the nature of the Menard's parcel and variety of potential end users, this future division is merely conceptual.

In the site plan, the area conveyed from the lift station and now part of Lot 4 is visible. Lot 1 on which the existing McDonald's is located will be cleared after the new McDonald's opens for business. At that time, the demolition debris will be removed, and the site graded and reseeded in accordance with local ordinances.

Landscape setbacks on each lot

Taking into account the need for parking and existing design of the center, the Owner requests that the landscape setbacks, when not abutting an external street, be reduced from 10 feet to zero feet, unless otherwise specified in the final plans for such lot. In most instances, partial landscape setbacks are possible, as is the case of the proposed new McDonald's restaurant.



inter:work
 architects
 inter:work architects incorporated
 3200 shuman rd. northbrook, il 60062
 61 847-1074, 847 61 847-1075, 6404
 www.interworkarchitects.com

SITE PLAN & TAX PARCEL MAP

PROJECT	BARRINGTON SQUARE TOWN CENTER	SCALE	N.T.S.
ADDRESS	HOPFMAN ESTATES, IL	AREA	
PROJ NO	9705.000.000	DATE	1/8/16
	REV 2/17/15	SHEET	SP-1.5a



New Higgins Road Landscaping

As a part of the proposed shopping center improvements, including the relocated McDonald's site, all new landscaping is being incorporated throughout the project area, and beyond. The goal of the proposed landscape improvements is to refresh and enhance the look and feel of the shopping center, open up critical sightlines and all while meeting the intent of the landscape ordinance. While the proposed plan does depart from some of the specifics of the ordinance, it does so in order to accomplish the provision of the greatest benefit to those using the center as well as those who simply observe it as they pass by. Our proposal includes the removal of several existing trees as well as some smaller planting areas along Higgins Road. This existing material is being removed either because its health is in decline or it has outgrown its original design intent and now serves to impede visibility and otherwise inhibit congruity with the existing and newly proposed landscaping. The proposed landscape material will be a high quality mixture of shade trees, ornamental trees, flowering and evergreen shrubs, perennials and ornamental grasses. The plan proposes to exceed the requirements of the ordinance in many areas, in particular the large planting beds and feature areas along Higgins Road. Many of the plantings are native to the area and have been selected for practical reasons, such as salt tolerance and hardiness as well as for more esthetic reasons like flowering times, fall color and winter interest. When the project is complete, the end result will be a rejuvenated landscape that provides visual appeal and open sightlines through the use of proper scale, massing and visual break up, in keeping with the overall goals of the shopping center.

Master Sign Plan Amendment

The Owner is seeking amendment of the master sign plan for the center. This request began with the need to review the signage for the new McDonald's restaurant. Staff comments directed the Owner to consider how the new McDonald's signs should coordinate with the rest of the center, as now planned. The Owner is adding two monument facing Higgins Road, to update and create an effective brand for the center. The amendment will approve the signs for McDonald's (Lot 2) and more specific guidelines for new Lots 1, 3, and 4. These outlots will each be allowed a ground monument sign incorporating materials that harmonize with the future buildings placed on the lots as well as the main monument signs for the center. Some details of the signs approved for the new McDonald's on Lot 2, such as the LED display component of its monument sign, are not requested in this amendment for the remaining outlots. A copy of the revised master sign plan for the center is being provided with this application.

Preliminary Concept Plan Amendment for Lot 4

The concept plan for the proposed building on Lot 4 has been changed since the plan approved in 2012, to show a drive-through facility. As before, no new buildings will be built as part of this preliminary concept approval, but the architectural plans will show that a building could potentially be built on the site at some point in the future. If and when it is determined that a building would be built, the Owner would apply for site

plan approval as required by code. A copy of the revised concept plan for Lot 4 is being provided with this application.

Declaration of Easements, Covenants and Restrictions

The Owner proposes to record a Declaration of Easements, Covenants and Restrictions to provide for the proper maintenance and upkeep of the common amenities of the center. These consist of the entrances, main circulation drives, monument signs, landscaping on Higgins Road, underground detention vault and detention pond.

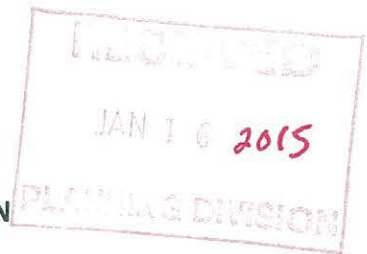
The proposed Declaration provides that the Owner of the parcel on which the town center building is located (which is the parcel that incorporates the main entrances and drives) will become the "Responsible Owner" and have the duty to perform the common maintenance as defined in the Declaration, and is given the right to enter onto other parcels to perform these duties. The remaining owners will have the duty to care for the parking areas and improvements (other than common amenities) within their separate parcels.

This structure attempts to incorporate the desires of new tenants for fee simple parcels, with a clear line of responsibility for common maintenance duties. Prospective owners and tenants of this site understand that the center must have clearly defined roles for performing the necessary maintenance and upkeep, or otherwise everyone's use and enjoyment will be impaired.

The provisions of the Declaration requiring that these duties be performed by the Responsible Owner will not be amended without approval of the Village.

A copy of the Declaration has been provided to the Village Attorney and staff for review.

**BARRINGTON SQUARE TOWN CENTER
PROJECT NARRATIVE IN SUPPORT OF AMENDMENT TO MASTER SIGN PLAN**



The Barrington Square Town Center Master Sign Plan was last amended August 7, 2013. The Owner requests revisions in two respects:

First, in Section C, there are references to the location and description of the primary monument signs. The relevant exhibits, O and P, and exhibit L in the case of the monument sign on Higgins road, should be replaced or updated as needed with the newer Barrington Square Signage Plan attached – which shows the two new primary monument signs for Higgins Road.

Second, In Section E, we believe a subsection 4 should be added to authorize signs on Lot 2 that conform to the McDonald's sign package, namely, the Wall Signage Exhibit and Freestanding Signage Exhibit, which are part of the restaurant's submittal and attached hereto. This subsection should specifically approve the proposed electronic message center monument sign, wall signage, menu board, drive-through and directional signage as shown on the attached exhibits.

Other freestanding buildings will continue to be governed by the provisions of Section E, unless there is a future amendment to the Master Sign Plan.

The sign package to be requested by McDonald's has been discussed in terms of the standards to be satisfied. The new primary monument signs requested by the Owner satisfy those standards as well:

1. Architecture and graphics of a scale appropriate to the development
2. Signage consistent with the site plan and architecture of the center
3. Avoid visual clutter
4. Allow visitors, employees and consumers to readily identify business entrances with unobtrusive commercial graphics
5. Result in unified theme of signage for the project

Since there are minimal changes to the Master Sign Plan - and this discussion is about the primary monument signs, we address the standards as follows:

The new ground signs have a low horizontal profile and are proposed at the east and west ends of the center along Higgins Road. They are intended to frame the entire development and provide a cohesive understanding for visitors to grasp that all of the stores and restaurants are part of a unified development. Having these two signs with the same aesthetic design reinforces this identity. The graphics are placed on a routed aluminum face with understated white graphics and a new logo to brand the center. The masonry base and face of the signs share a color scheme that is earth-tone and consistent with the exterior treatment proposed for the new McDonald's building. We

believe the quality of materials and color scheme provide a useful palette for harmonizing with future development in the center. The low horizontal profile and style will not detract from future buildings, but should complement them well.

FREESTANDING SIGN LEGEND

1 McDonald's Monument Sign

2 McDonald's Directional Sign

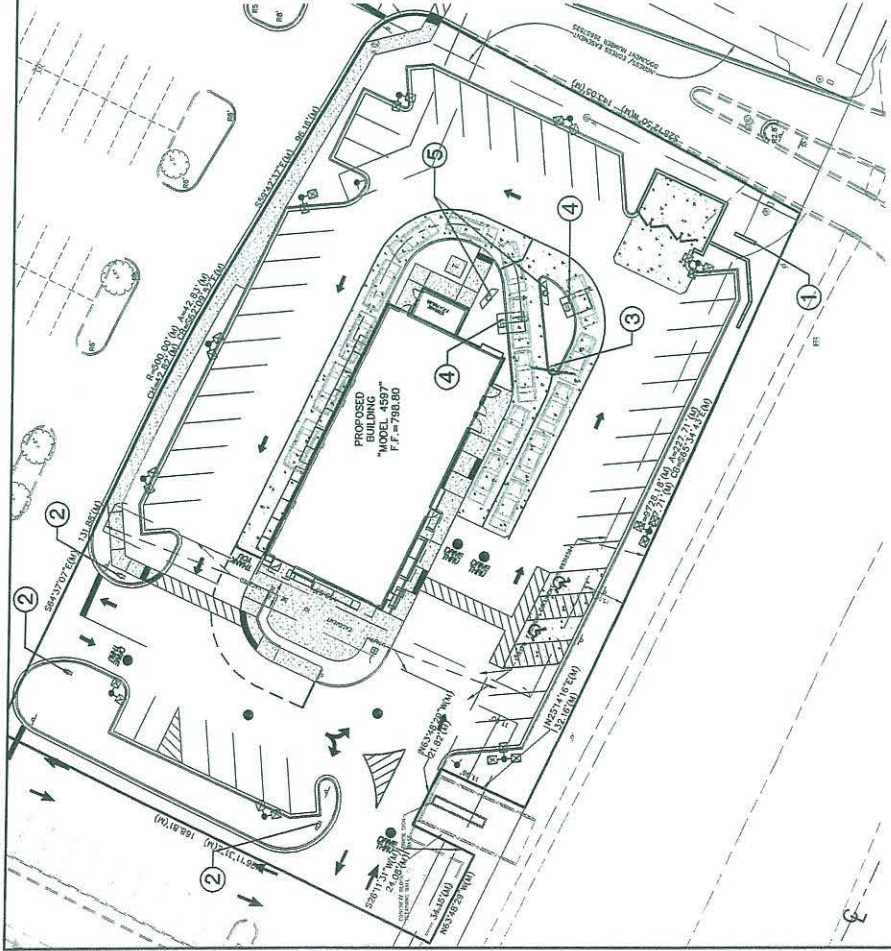
3 McDonald's Double Welcome Point Gateway

4 McDonald's Drive-Thru Twin Pole Canopy w/Built in COB

5 McDonald's OFO Menu Board

6 McDonald's Drive-Thru Twin Pole Canopy w/Built in COB

7 McDonald's Drive-Thru Twin Pole Canopy w/Built in COB (Preferred)



8 McDonald's Drive-Thru Twin Pole Canopy w/Built in COB

9 McDonald's Drive-Thru Twin Pole Canopy w/Built in COB (Preferred)



FREESTANDING SIGNAGE EXHIBIT



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING GENERAL APPLICATION*

Special Use for _____ Rezoning from _____ to _____

Variation: Commercial Residential Sign

Plat (Subdivision & Others): Preliminary Final

Site Plan: Amendment Concept Preliminary Final

Master Sign Plan: Amendment

Other: _____

*** ADDENDUM MATERIALS ARE REQUIRED FOR SPECIFIC REQUESTS**

Posting of Notification Sign(s) may be required.

Specific requirements will be provided when your request is scheduled.

FOR VILLAGE USE ONLY

Hearing Fee _____ Check No. _____ Date Paid _____

Project Number: _____

Staff Assigned: _____

Meeting Date: _____

Public Hearing: Yes No

Sign Posting Required: Yes No

Date Sign Posted _____

PLEASE PRINT OR TYPE

Date: January 12, 2015

Project Name: Barrington Square Town Center

Project Description: Resubdivision, modify internal layout of drives and curbs & signage enhancements

Project Address/Location: 2300-2360 Higgins Road

Property Index No. 07-07-200-262, -263, -264, -265-, -266, -267, -268, -269 and -270

Acres: 26.03

Zoning District: B-2, Community Business District

I. Owner of Record

Handelsen Productemaatschappij Deschouw BV (Inc.) -- c/o Caruso Development Corp.

Name		Company
2314 W. Higgins Road		Hoffman Estates
Street Address		City
IL	60169	847-885-4160
State	Zip Code	Telephone Number
		joe@carusodevelopment.com
Fax Number		E-Mail Address

II. Applicant (Contact Person/Project Manager)

Joe Caruso		Caruso Development Corp
Name		Company
2314 W. Higgins Road		Hoffman Estates
Street Address		City
IL	60160	847-885-4160
State	Zip Code	Telephone Number
		joe@carusodevelopment.com
Fax Number		E-Mail Address

Applicant's relationship to property: authorized agent and attorney in fact

III. Owner Consent for Authorized Representative

It is required that the property owner or his designated representative be at all requests before the Planning and Zoning Commission (PZC). During the course of the meeting, questions may arise regarding the overall site, site improvements, special conditions to be included in a PZC recommendation, etc. The representative present must have knowledge of the property and have the authority to make commitments to comply with any and all conditions included in the PZC recommendations. Failure to have the owner or designated representative present at the meeting can lead to substantial delays in the hearing process. **If the owner cannot be present at the meeting, the following statement must be signed by the owner:**

I understand the requirement for the owner or an authorized representative to be present at the meeting with full authority to commit to requests, conditions and make decisions on behalf of the owner. I hereby authorize Joe Caruso to act on my behalf and advise that he/she has full authority to act as my/our representative.

Handelsen Productemaatschappij Deschouw BV (Inc.) -- see power of attorney

Owner Signature

Print Name

IV. Acknowledgement(s)

- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable or otherwise.
- Planning and Zoning Commission members and Village Staff often conduct inspections of subject site(s) as part of the pre-hearing review of requests. These individuals will be carrying official Village identification cards that can be shown upon request.

The Owner and Applicant, by signing this Application, certify to the correctness of the application and all submittals.

Owner's Signature: 

Owner's Name (Please Print): Joe Caruso, attorney in fact, as agent for Owner

Applicant's Signature: _____
(If other than Owner)

Applicant's Name (Please Print): JOSEPH A. CARUSO

Date: January 12, 2015

All requests must be accompanied by the items required and all fees must be paid before the Planning and Zoning Commission can hear any case.

Please contact the Planning Division (located in the Municipal Building) with any questions:

Email: planning@hoffmanestates.org
Address: 1900 Hassell Road
Hoffman Estates, IL 60169
Phone: (847) 781-2660
Fax: (847) 781-2679

Addendums Attached:

- Special Use
- Master Sign Plan
- Rezoning
- Other _____
- Variation
- Plat
- Site Plan

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that the undersigned as Principal does hereby nominate and appoint JOSEPH A. CARUSO, of Inverness, Cook County, Illinois, as its true and lawful attorney in fact, for it and in its name, place and stead to sign, seal, acknowledge and deliver all leases or any and all other documents pertaining to the property commonly known as Barrington Square Town Center, or such other properties as it may from time to time designate or any part or parts thereof to such persons and upon such covenants, conditions and provisions as to my said attorney shall seem proper.

And it hereby gives and grants unto its said attorney in fact full power and authority to do and perform every act necessary, requisite or proper to be done in and about the premises as fully as it might or could do were it personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my said attorney shall lawfully do or cause to be done by virtue hereof.

IN WITNESS WHEREOF, the undersigned as principal sets its hand and seal this 29 day of October, 2013.

Handels-En Productiemaatschappij De Schouw, B.V.

By:

Neile H. Coe, Jr.

NEILE H. COE, JR.

Subscribed and Sworn to
before me this 29th
day of October, 2013

Maureen S. Maturo
Notary Public

(Seal)





VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION SITE PLAN ADDENDUM – NON-RESIDENTIAL

Amendment Concept Preliminary Final

I. DESCRIPTION OF PROJECT:

A. ATTACH A NARRATIVE FOR THE PROPOSED PROJECT ON A SEPARATE SHEET

- ✓ Article 10-6 of the Subdivision Code details the application process and required submittal documents. For relevant items, provide detailed information as part of the project narrative. See attached Project Narrative

B. Total Number of Buildings: 3 existing

C. Total Gross Floor Area: 110,000 existing square feet

D. Height of tallest building (including antennas, hvac, etc.): existing center feet

E. With respect to this project's compatibility with adjacent land uses, address the following in the Project Narrative: Building Scale, architectural Materials, Coordinated Color Scheme, Existing and Planned Areas of Visual Interest, Design Concept and Relationship of Building Materials to one another.

F. Estimated start of construction: See project narrative

G. Estimated time to complete development: see project narrative
Attach a phasing schedule, if applicable.

H. Does the property contain flood plain lands or wetlands? Yes No
If yes, please address as part of the narrative.

I. Is there any historical or archeological significance to the existing structures or features of this site or the surrounding sites? Yes No
If yes, please address as part of the narrative.

J. Are there any endangered, threatened, or unique plants or animals located in or near the area?
Yes No
If yes, please address as part of the narrative.

II. OPERATIONAL CONSIDERATIONS N/A see project narrative

A. Anticipated hours of operation: _____ am/pm to _____ am/pm

- B. Anticipated number of employees: _____ total _____ per shift _____ number of shifts
- C. Estimated number of customers: _____ daily _____ peak hour
- D. If there is any additional information about the proposed development or its operation that may affect the site development, address as part of the narrative.

III. FINANCIAL CONSIDERATIONS N/A - see project narrative - involves off-site work

- A. Estimated annual gross sales of general merchandise subject to sales tax for this project (includes 1% local share of state tax and 1% home rule tax):

Gross Sales (General)		Tax Rate		General Sales Tax
	X	2%	=	\$ _____

- B. Estimated annual gross sales subject to food and beverage (F & B) tax for this project (food prepared on premises and alcoholic beverages consumed on premises). See article 13-7 of the Hoffman Estates Municipal Code for detailed definition:

Gross Sales (F & B)		Tax Rate		F & B Tax
	X	2%	=	\$ _____

- C. Estimated Annual Hotel Tax: 365 Days X

Estimated Average Room Rate		Number of rooms		Occupancy Percentage		365 Days		Tax Rate		Hotel Tax
	X		X		X		X	6%	=	\$ _____

- D. Other tax/revenue:
(Entertainment tax, etc.)

		Rate		Tax
	X	6%	=	\$ _____

- E. Estimated Annual Telecommunications (TC) Tax:

Estimated Yearly Phone Bill		Tax Rate		TC tax
	X	6%	=	\$ _____

- F. Current assessment of the property: _____

- G. Estimated value of Construction: _____

H. Will this project result in any unusual expenditure of public funds or requirements for public services in anyway? Yes No

If yes, please address as part of the narrative.

IV. TRAFFIC CONSIDERATIONS N/A see project narrative

A. Parking

1. Total number of parking spaces to be provided:

Employees: _____ Customers/
Visitors: _____ Handicapped: _____ Total: _____

2. When is the peak parking period for this project?

3. Will this project share parking spaces with other businesses? Yes No

If yes, please address as part of the narrative.

B. Traffic

1. Estimated number of vehicles entering and exiting this site during the peak one hour period between 4:00 p.m. and 6:00 p.m. _____

2. Will there be any other peak traffic times for this project? Yes No

If yes, give the time(s) of day and traffic volume: _____

3. Will this project contain a drive through? Yes No

If yes, the project narrative should address order processing time, projected stacking demand, and other details to explain the operation.

C. Deliveries

1. The project plan submittal should include turning templates to show all routes to be used for making deliveries to and from site. Is this plan included? Yes No

2. How often will deliveries be made on site? _____

2. What is the frequency and time period expected for deliveries? _____

3. What is the largest delivery vehicle to be used and its size?

Vehicle Type	Size	check	
Single Unit truck	30 ft.	<input type="checkbox"/>	<input type="checkbox"/>
Intermediate Semitrailer	50 ft.	<input type="checkbox"/>	<input type="checkbox"/>
Large Semitrailer	55 ft.	<input type="checkbox"/>	<input type="checkbox"/>
Other		<input type="checkbox"/>	<input type="checkbox"/>

If the delivery truck used fits into the "Other" category, please specify type, size and turning radius: _____

- D. Any additional site related traffic information not covered above? Yes No
 If yes, please address as part of the narrative.

V. RECYCLING AND GREEN INITIATIVES

- A. Article 9 of The Municipal Code of the Village of Hoffman Estates requires that businesses maintain an effective recycling program. Address any unique recycling plans as part of the project narrative.
- B. The Village supports and promotes sustainability. Please address any planned green or sustainability initiatives as part of the narrative.
- C. Do you anticipate submitting this project for LEED certification (or any other similar certifications)? Yes No
 If yes, please address as part of the narrative.

VI. GENERAL CONSIDERATIONS

- A. Please list examples of similar uses (including name and location) in the area that can be used for comparison by the Village:

1. _____
2. _____
3. _____

- B. Will this project contain any noise generators that will adversely affect surrounding areas?
 Yes No
 If yes, please address as part of the narrative.

C. Is there anything included in this project that may be sensitive to surrounding noise generators?

Yes No

If yes, please address as part of the narrative.

D. Do you intend to apply for a liquor license? Yes No

If yes, please contact the Village Clerk's Office at 847.781.2625

E. Will this project contain a cafeteria or food service area (in order to determine applicability of a sewer and water surcharge)? Yes No

If yes, please address as part of the narrative.

F. In the project narrative, please list and explain anything involved in this project that is not covered in this application that should be brought to the Village's attention. Also address any rare or unusual circumstances or needs related to this project.

Please contact the Planning Division with any questions:

Email: planning@hoffmanestates.org
Address: 1900 Hassell Road
Hoffman Estates, IL 60169
Phone: 847.781.2660
Fax: 847.781.2679



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION MASTER SIGN PLAN ADDENDUM

Amendment (Check if amending an Master Sign Plan)

REQUIRED SUBMITTALS:

- General Application
- The hearing fee of \$500.00 plus \$250.00 per sign type (Checks should be made payable to the Village of Hoffman Estates)
- Legal Description (Typically found on a tax bill, survey, mortgage documents or deed)
- Plat of Survey drawn to scale: ALL signs should be shown and labeled on the plat. Also show all existing improvements, e.g. buildings, etc., and distance between the property line, interior roadway(s) and the proposed sign(s).
- A narrative and graphic explanation of the following:
 - ✓ Number, location, type and placement of signs on the property;
 - ✓ Sign materials and methods of illumination; and
 - ✓ Height and size of signs and sign band areas.
- A written response addressing the following Standards for a Master Sign Plan:

The Village Board of Trustees is authorized to approve the Master Sign Plan if it is determined that implementation of the Master Sign Plan will:

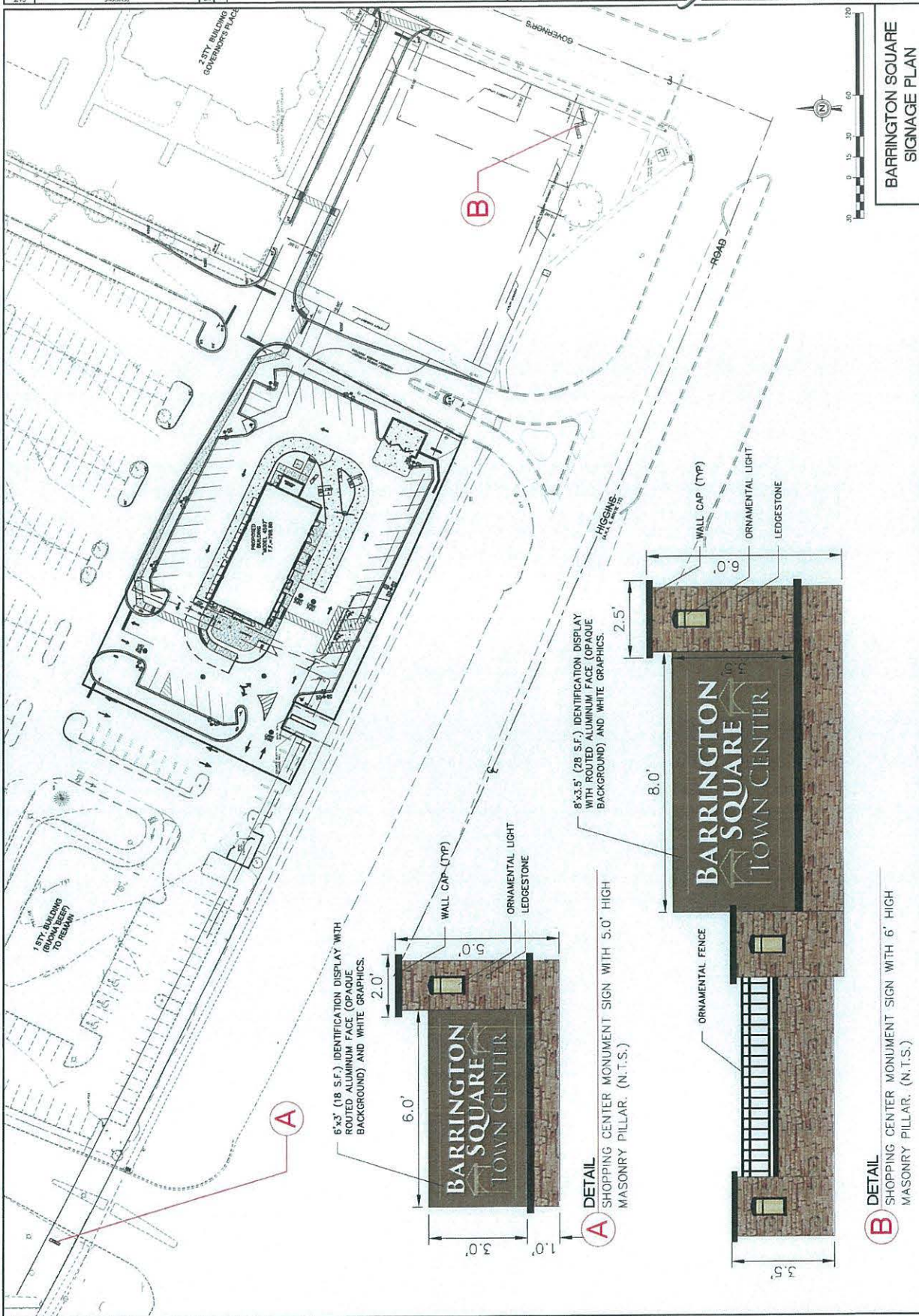
 1. Result in architecture and graphics of a scale appropriate for the subject development and the surrounding area;
 2. Provide signage consistent with the site plan and architecture of the project;
 3. Avoid visual clutter;
 4. Allow visitors, employees, and consumers to readily identify the business entrances, while addressing the community's need for attractive, unobtrusive architecture and commercial graphics; and
 5. Result in a unified theme of signage for the project.

DATE	
REVISIONS	
NO.	
PREPARED FOR:	

BARRINGTON SQUARE - HOFFMAN ESTATES
 2250 W. HIGGINS ROAD
 FORT MONMOUTH, ILLINOIS

Prepared By: **Walmark Engineering**
 2621 Oakwood Plaza, Suite 100, Aurora, IL 60002
 815.333.0300
 www.walmark-engineering.com

PROJECT NO. 11-122.01
 SCALE: 1" = 30'
 DATE: JANUARY 13, 2019
 DRAWN BY: D. OLSON
 CHECKED BY: J. WILTZ
 1 of 1
 LC #02-2611



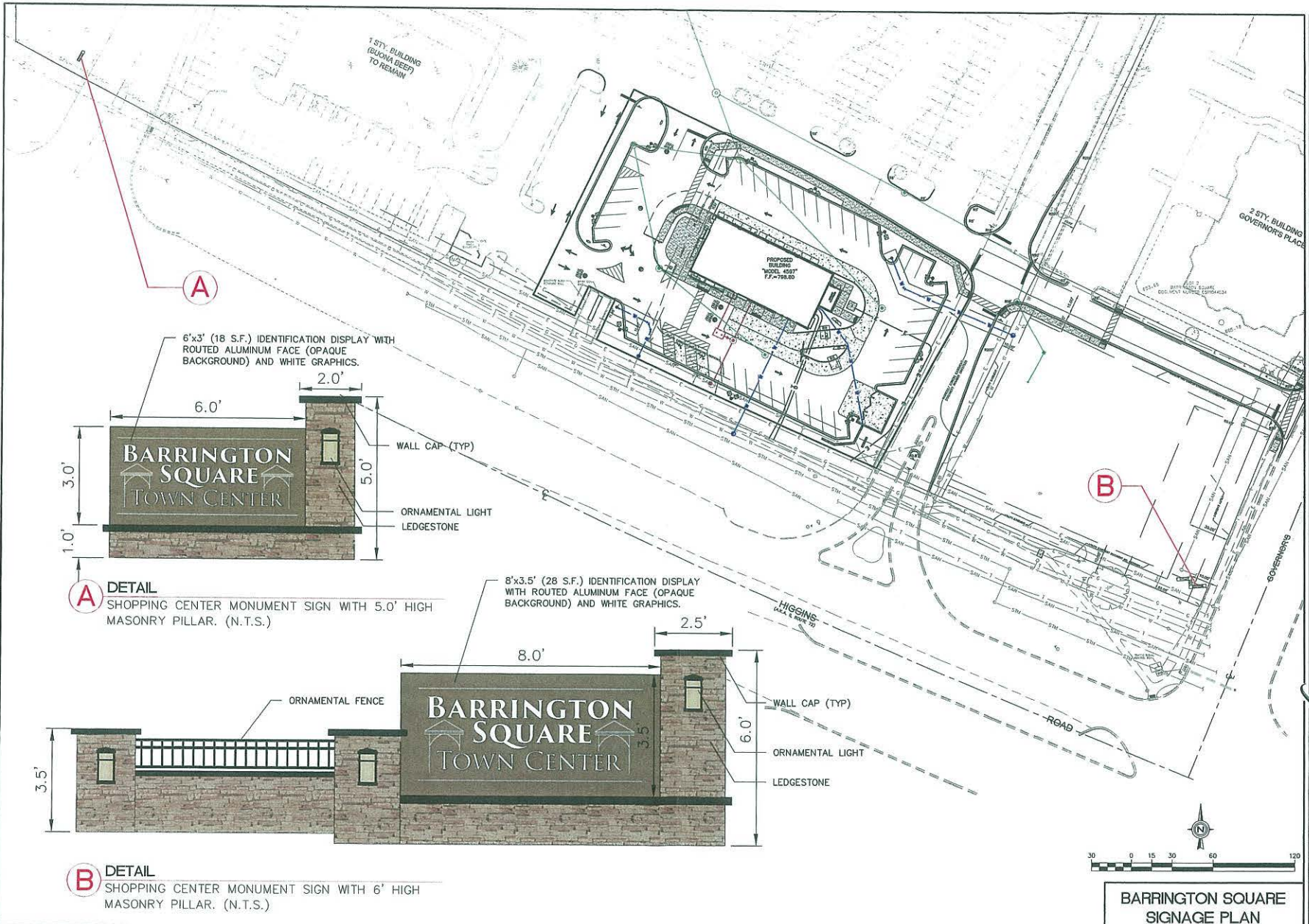
6'x3' (18 S.F.) IDENTIFICATION DISPLAY WITH ROUTED ALUMINUM FACE (OPAQUE BACKGROUND) AND WHITE GRAPHICS.

8'x3.5' (28 S.F.) IDENTIFICATION DISPLAY WITH ROUTED ALUMINUM FACE (OPAQUE BACKGROUND) AND WHITE GRAPHICS.

A DETAIL SHOPPING CENTER MONUMENT SIGN WITH 5.0" HIGH MASONRY PILLAR. (N.T.S.)

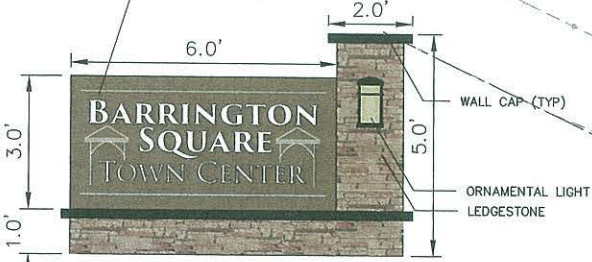
B DETAIL SHOPPING CENTER MONUMENT SIGN WITH 6" HIGH MASONRY PILLAR. (N.T.S.)

BARRINGTON SQUARE SIGNAGE PLAN



A

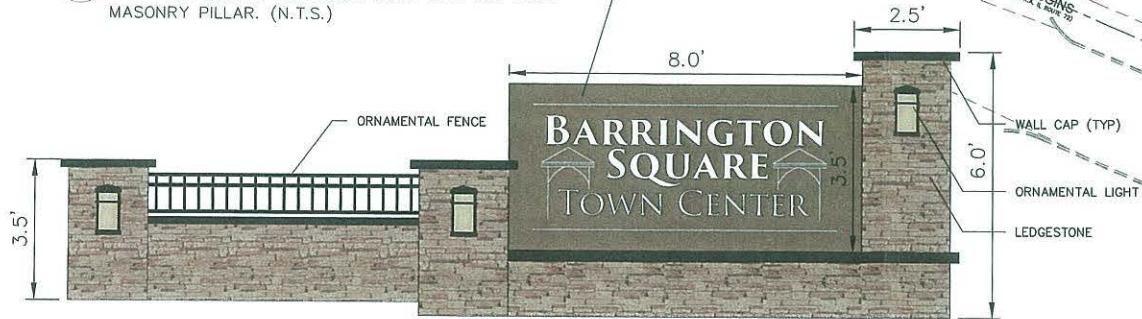
6'x3' (18 S.F.) IDENTIFICATION DISPLAY WITH ROUTED ALUMINUM FACE (OPAQUE BACKGROUND) AND WHITE GRAPHICS.



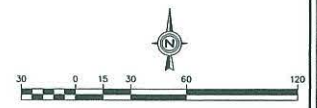
A DETAIL
SHOPPING CENTER MONUMENT SIGN WITH 5.0' HIGH MASONRY PILLAR. (N.T.S.)

B

8'x3.5' (28 S.F.) IDENTIFICATION DISPLAY WITH ROUTED ALUMINUM FACE (OPAQUE BACKGROUND) AND WHITE GRAPHICS.



B DETAIL
SHOPPING CENTER MONUMENT SIGN WITH 6' HIGH MASONRY PILLAR. (N.T.S.)



**BARRINGTON SQUARE
SIGNAGE PLAN**

REVISION	DATE
STARTED 2015.7.10	15.1.2015
DATE	
NO.	
Prepared For:	

BARRINGTON SQUARE - HOFFMAN ESTATES
1300 W. Higgins Road
Hoffman Estates, Illinois

Prepared By:



CHECKED BY: JAMILLER
DESIGN BY: D.DOLSON
DRAWN BY: D.DOLSON
DATE: JANUARY 15, 2015
SCALE: 1/8" = 1'-0"
PROJECT NO.: 132-01

BARRINGTON SQUARE TOWN CENTER



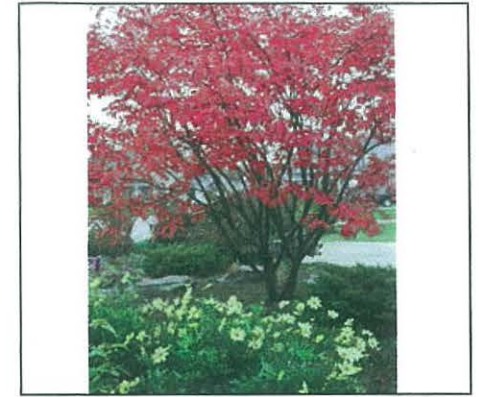
Marmo Maple



Kentucky Coffee Tree



Swamp White Oak



Autumn Brilliance Serviceberry



Northern Bush Honeysuckle



Unique Hydrangea



Little Devil Ninebark



Gro Low Sumac

BARRINGTON SQUARE TOWN CENTER



Nearly Wild Shrub Rose



Miss Kim Lilac



Mohawk Viburnum



Judd Viburnum



Sargent Juniper



Jethro Tull Coreopsis



Neon Star Dianthus



Pink Double Delight Coneflower

BARRINGTON SQUARE TOWN CENTER



Max Frei Geranium



Rosy Returns Daylily



Happy Returns Daylily



Becky Shasta Daisy



Blue Wonder Catmint



Walkers Low Catmint



Blue Switch Grass



Prairie Fire Switch Grass

BARRINGTON SQUARE TOWN CENTER



Dwarf Hameln Fountain Grass



Dark Towers Beardtongue



Littlespire Russian Sage



Little Suzy Black Eyed Susan



Autumn Fire Sedum



Karl Foerster Feather Reed Grass



Northwind Switch Grass



Red Switch Grass

Project#: 11-132.01
Date: 04/07/15
Address: W. Higgins Rd.
Hoffman Estates, IL

BARRINGTON SQUARE TOWN CENTER



Blue Heaven Little Bluestem



Prairie Dropseed

MCDONALD'S – PROJECT NARRATIVE

McDonald's is requesting approval of a new restaurant in accordance with the plans submitted along with its application. The proposed use is compatible with adjacent land uses as it replaces the existing McDonald's located just east of the proposed site and other quick service restaurants are located in the area.

The proposed restaurant will be a significant upgrade to the older restaurant. High quality building materials are proposed for the 4,388 square foot building. The architectural components provide a more modern design that complements the recent and future proposed developments within the shopping center. The size and height (23.34') of the building fit in well on the 1.12 acre site and do not overwhelm or overshadow any adjacent uses. The site will be beautifully landscaped providing both visual interests and screening. LED lighting will be used as one of the projects "green" components of the project. Adequate parking is provided for the proposed use and, to the extent it deviates from the Village's parking guidelines, approval is requested.

The proposed signage for the project will complement the on-site improvements in terms of color, material and scale. Additionally, McDonald's has worked with the Village and the shopping center owner to ensure that the signage integrates with the overall shopping center signage guidelines. An amendment to the existing Master Sign Plan will be required to approve certain sign elements, including approval of an electronic message center, two menu boards, and additional building signage. An application for the amendment to the Master Sign Plan has been submitted.

In conjunction with the development of the site, the shopping center entrance will be redesigned to provide better roadway alignment with the shopping center access road. This will enhance public safety by improving the on-site circulation. However, due to the configuration of the site and other existing shopping center improvements, these enhancements do require certain waivers from the Village's typical requirements. By way of example, a waiver of the 10' landscape setback and tree planting requirement is needed due to the site limitations.



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING GENERAL APPLICATION*

Special Use for _____ Rezoning from _____ to _____

Variation: Commercial Residential Sign

Plat (Subdivision & Others): Preliminary Final

Site Plan: Amendment Concept Preliminary Final

Master Sign Plan: Amendment

Other: _____

*** ADDENDUM MATERIALS ARE REQUIRED FOR SPECIFIC REQUESTS**

Posting of Notification Sign(s) may be required.

Specific requirements will be provided when your request is scheduled.

FOR VILLAGE USE ONLY		
Hearing Fee _____	Check No. _____	Date Paid _____
Project Number: _____		
Staff Assigned: _____		
Meeting Date: _____	Public Hearing: Yes <input type="checkbox"/> No <input type="checkbox"/>	
Sign Posting Required: Yes <input type="checkbox"/> No <input type="checkbox"/>	Date Sign Posted _____	

PLEASE PRINT OR TYPE

Date: September 10, 2014

Project Name: McDonald's Restaurant

Project Description: Approval of McDonald's and subdivision changes

Project Address/Location: 2250 W. Higgins Road

Property Index No. 07-07-200-263, 262, 264, 265, 266, 267, 268, 269 & 270

Acres: 26.03 Zoning District: B-2

I. Owner of Record

DeSchouw B.V.

DE SCHOUW B.V.

Name		Company	
2314 W Higgins Rd		Hoffman Estates	
Street Address		City	
IL	60169	847-885-4160 Ext 204	
State		Zip Code	Telephone Number
		joe@carusodevelopment.com	
Fax Number		E-Mail Address	

II. Applicant (Contact Person/Project Manager)

James E. Olguin

McDonald's USA, LLC

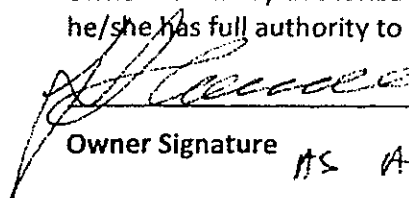
Name		Company	
835 McClintock Drive, Second Floor		Burr Ridge	
Street Address		City	
IL	60521	630-655-6000	
State		Zip Code	Telephone Number
630-655-9808		jeo@gsrnh.com	
Fax Number		E-Mail Address	

Applicant's relationship to property: Tenant

III. Owner Consent for Authorized Representative

It is required that the property owner or his designated representative be at all requests before the Planning and Zoning Commission (PZC). During the course of the meeting, questions may arise regarding the overall site, site improvements, special conditions to be included in a PZC recommendation, etc. The representative present must have knowledge of the property and have the authority to make commitments to comply with any and all conditions included in the PZC recommendations. Failure to have the owner or designated representative present at the meeting can lead to substantial delays in the hearing process. **If the owner cannot be present at the meeting, the following statement must be signed by the owner:**

I understand the requirement for the owner or an authorized representative to be present at the meeting with full authority to commit to requests, conditions and make decisions on behalf of the owner. I hereby authorize Dan Olson to act on my behalf and advise that he/she has full authority to act as my/our representative.

 _____
Owner Signature *AS AGENT FOR OWNER* Print Name J. A. CARUSO

IV. Acknowledgement(s)

- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable or otherwise.
- Planning and Zoning Commission members and Village Staff often conduct inspections of subject site(s) as part of the pre-hearing review of requests. These individuals will be carrying official Village identification cards that can be shown upon request.

The Owner and Applicant, by signing this Application, certify to the correctness of the application and all submittals.

Owner's Signature: _____

Joseph Caruso (As agent for owner)

Owner's Name (Please Print): _____

McDonald's USA, LLC

Applicant's Signature: By: _____
(If other than Owner)

Attorney

Applicant's Name (Please Print): McDonald's USA, LLC, by James E. Olguin, Attorney

Date: 9-10-14

All requests must be accompanied by the items required and all fees must be paid before the Planning and Zoning Commission can hear any case.

Please contact the Planning Division (located in the Municipal Building) with any questions:

Email: planning@hoffmanestates.org

Address: 1900 Hassell Road
Hoffman Estates, IL 60169

Phone: (847) 781-2660

Fax: (847) 781-2679

Addendums Attached:

Special Use

Master Sign Plan

Rezoning

Other _____

Variation

Plat

Site Plan



**VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION
SITE PLAN ADDENDUM – NON-RESIDENTIAL**

Amendment Concept Preliminary Final

I. DESCRIPTION OF PROJECT:

A. ATTACH A NARRATIVE FOR THE PROPOSED PROJECT ON A SEPARATE SHEET

- ✓ Article 10-6 of the Subdivision Code details the application process and required submittal documents. For relevant items, provide detailed information as part of the project narrative.

B. Total Number of Buildings: 1

C. Total Gross Floor Area: 4,388 square feet

D. Height of tallest building (including antennas, hvac, etc.): 23.34 feet

E. With respect to this project's compatibility with adjacent land uses, address the following in the Project Narrative: Building Scale, architectural Materials, Coordinated Color Scheme, Existing and Planned Areas of Visual Interest, Design Concept and Relationship of Building Materials to one another.

F. Estimated start of construction: 2016

G. Estimated time to complete development: 90 days
Attach a phasing schedule, if applicable.

H. Does the property contain flood plain lands or wetlands? Yes No
If yes, please address as part of the narrative.

I. Is there any historical or archeological significance to the existing structures or features of this site or the surrounding sites? Yes No
If yes, please address as part of the narrative.

J. Are there any endangered, threatened, or unique plants or animals located in or near the area?
Yes No
If yes, please address as part of the narrative.

II. OPERATIONAL CONSIDERATIONS

A. Anticipated hours of operation: 12:00 am am/pm to 11:59 pm am/pm

B. Anticipated number of employees: 50-60 total 15 per shift N/A number of shifts

C. Estimated number of customers: 1,500 daily 220 peak hour

D. If there is any additional information about the proposed development or its operation that may affect the site development, address as part of the narrative.

III. FINANCIAL CONSIDERATIONS

A. Estimated annual gross sales of general merchandise subject to sales tax for this project (includes 1% local share of state tax and 1% home rule tax):

Gross Sales (General)		Tax Rate		General Sales Tax
	X	2%	=	\$

B. Estimated annual gross sales subject to food and beverage (F & B) tax for this project (food prepared on premises and alcoholic beverages consumed on premises). See article 13-7 of the Hoffman Estates Municipal Code for detailed definition:

Gross Sales (F & B)		Tax Rate		F & B Tax
3,200,000	X	2%	=	\$64,000.00

C. Estimated Annual Hotel Tax: 365 Days X

Estimated Average Room Rate		Number of rooms		Occupancy Percentage		365 Days		Tax Rate		Hotel Tax
	X		X		X		X	6%	=	\$

D. Other tax/revenue:
(Entertainment tax, etc.)

		Rate		Tax
	X	6%	=	\$

E. Estimated Annual Telecommunications (TC) Tax:

Estimated Yearly Phone Bill		Tax Rate		TC tax
	X	6%	=	\$

F. Current assessment of the property: 9,087

G. Estimated value of Construction: TBD

H. Will this project result in any unusual expenditure of public funds or requirements for public services in anyway? Yes No

If yes, please address as part of the narrative.

IV. TRAFFIC CONSIDERATIONS

A. Parking

1. Total number of parking spaces to be provided:

Employees: _____ Customers/
Visitors: 47 Handicapped: 2 Total: 49

2. When is the peak parking period for this project?

12:30 pm

3. Will this project share parking spaces with other businesses? Yes No

If yes, please address as part of the narrative.

B. Traffic

1. Estimated number of vehicles entering and exiting this site during the peak one hour period between 4:00 p.m. and 6:00 p.m. 194

2. Will there be any other peak traffic times for this project? Yes No

If yes, give the time(s) of day and traffic volume: 12:00 - 1:00 pm, 258 vehicles

3. Will this project contain a drive through? Yes No

If yes, the project narrative should address order processing time, projected stacking demand, and other details to explain the operation.

C. Deliveries

1. The project plan submittal should include turning templates to show all routes to be used for making deliveries to and from site. Is this plan included? Yes No

2. How often will deliveries be made on site? 2-3 times a week

2. What is the frequency and time period expected for deliveries? off peak times

3. What is the largest delivery vehicle to be used and its size?

Vehicle Type	Size	check	
Single Unit truck	30 ft.	<input type="checkbox"/>	<input type="checkbox"/>
Intermediate Semitrailer	50 ft.	<input type="checkbox"/>	<input type="checkbox"/>
Large Semitrailer	55 ft.	<input type="checkbox"/>	<input type="checkbox"/>
Other		<input checked="" type="checkbox"/>	<input type="checkbox"/>

If the delivery truck used fits into the "Other" category, please specify type, size and turning radius: See attached delivery truck circulation plan

D. Any additional site related traffic information not covered above? Yes No
If yes, please address as part of the narrative.

V. RECYCLING AND GREEN INITIATIVES

- A. Article 9 of The Municipal Code of the Village of Hoffman Estates requires that businesses maintain an effective recycling program. Address any unique recycling plans as part of the project narrative.
- B. The Village supports and promotes sustainability. Please address any planned green or sustainability initiatives as part of the narrative.
- C. Do you anticipate submitting this project for LEED certification (or any other similar certifications)? Yes No
If yes, please address as part of the narrative.

VI. GENERAL CONSIDERATIONS

A. Please list examples of similar uses (including name and location) in the area that can be used for comparison by the Village:

1. 1576 Rand Road, Palatine
2. 439 Summit, Elgin
3. _____

B. Will this project contain any noise generators that will adversely affect surrounding areas?
Yes No
If yes, please address as part of the narrative.

C. Is there anything included in this project that may be sensitive to surrounding noise generators?

Yes No

If yes, please address as part of the narrative.

D. Do you intend to apply for a liquor license? Yes No

If yes, please contact the Village Clerk's Office at 847.781.2625

E. Will this project contain a cafeteria or food service area (in order to determine applicability of a sewer and water surcharge)? Yes No

If yes, please address as part of the narrative.

F. In the project narrative, please list and explain anything involved in this project that is not covered in this application that should be brought to the Village's attention. Also address any rare or unusual circumstances or needs related to this project.

Please contact the Planning Division with any questions:

Email: planning@hoffmanestates.org

Address: 1900 Hassell Road
Hoffman Estates, IL 60169

Phone: 847.781.2660

Fax: 847.781.2679

McDonald's – Site Plan Addendum

McDonald's is requesting approval of a new restaurant in accordance with the plans with this application. The proposed use is compatible with adjacent land uses as it replaces the existing McDonald's located just east of the proposed site and other quick service restaurants are in the area.

The proposed restaurant will be a significant upgrade to the older restaurant. High quality building materials are proposed for the 4,388 square foot building. The architectural components provide a more modern design that complements the recent and future proposed developments within the shopping center. The size and height (23.34') of the building fit in well on the 1.12 acre site and do not overwhelm or overshadow any adjacent uses. The site will be beautifully landscaped providing both visual interests and screening. LED lighting will be used as one of the projects "green" components of the project.

In conjunction with the development of the site, the shopping center entrance will be redesigned to provide better roadway alignment with the shopping center access road. This will enhance public safety by improving the onsite circulation.



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION MASTER SIGN PLAN ADDENDUM

Amendment (Check if amending an Master Sign Plan)

REQUIRED SUBMITTALS:

- General Application
- The hearing fee of \$500.00 plus \$250.00 per sign type (Checks should be made payable to the Village of Hoffman Estates)
- Legal Description (Typically found on a tax bill, survey, mortgage documents or deed)
- Plat of Survey drawn to scale: ALL signs should be shown and labeled on the plat. Also show all existing improvements, e.g. buildings, etc., and distance between the property line, interior roadway(s) and the proposed sign(s).
- A narrative and graphic explanation of the following:
 - ✓ Number, location, type and placement of signs on the property;
 - ✓ Sign materials and methods of illumination; and
 - ✓ Height and size of signs and sign band areas.
- A written response addressing the following Standards for a Master Sign Plan:

The Village Board of Trustees is authorized to approve the Master Sign Plan if it is determined that implementation of the Master Sign Plan will:

 1. Result in architecture and graphics of a scale appropriate for the subject development and the surrounding area;
 2. Provide signage consistent with the site plan and architecture of the project;
 3. Avoid visual clutter;
 4. Allow visitors, employees, and consumers to readily identify the business entrances, while addressing the community's need for attractive, unobtrusive architecture and commercial graphics; and
 5. Result in a unified theme of signage for the project.

McDonald's – Master Sign Plan Addendum

McDonald's is requesting an amendment to the existing Master Sign Plan to allow for the signage as proposed in the "Wall Signage Exhibit" and "Freestanding Signage Exhibit" dated August 27, 2014 prepared by Watermark Engineering Resources, Ltd.

1. Result in architecture and graphics of a scale appropriate for the subject development and the surrounding area;

Response: The proposed signage has been developed by McDonald's in order to enhance and work with the architecture of the building and site in general. In particular, the sizing and scale of the signage does not overwhelm the building façade. Furthermore, care has been taken to review signage with the shopping center representatives to ensure that what is proposed also fits in with the aesthetic of the shopping center in general.

2. Provide signage consistent with the site plan and architecture of the project:

Response: The materials and colors chosen for the proposed signs are meant to provide consistency throughout the site and compliment the building materials. The locations of the signs were chosen specifically with an understanding of the needs of customers, both on and off site.

3. Avoid visual clutter;

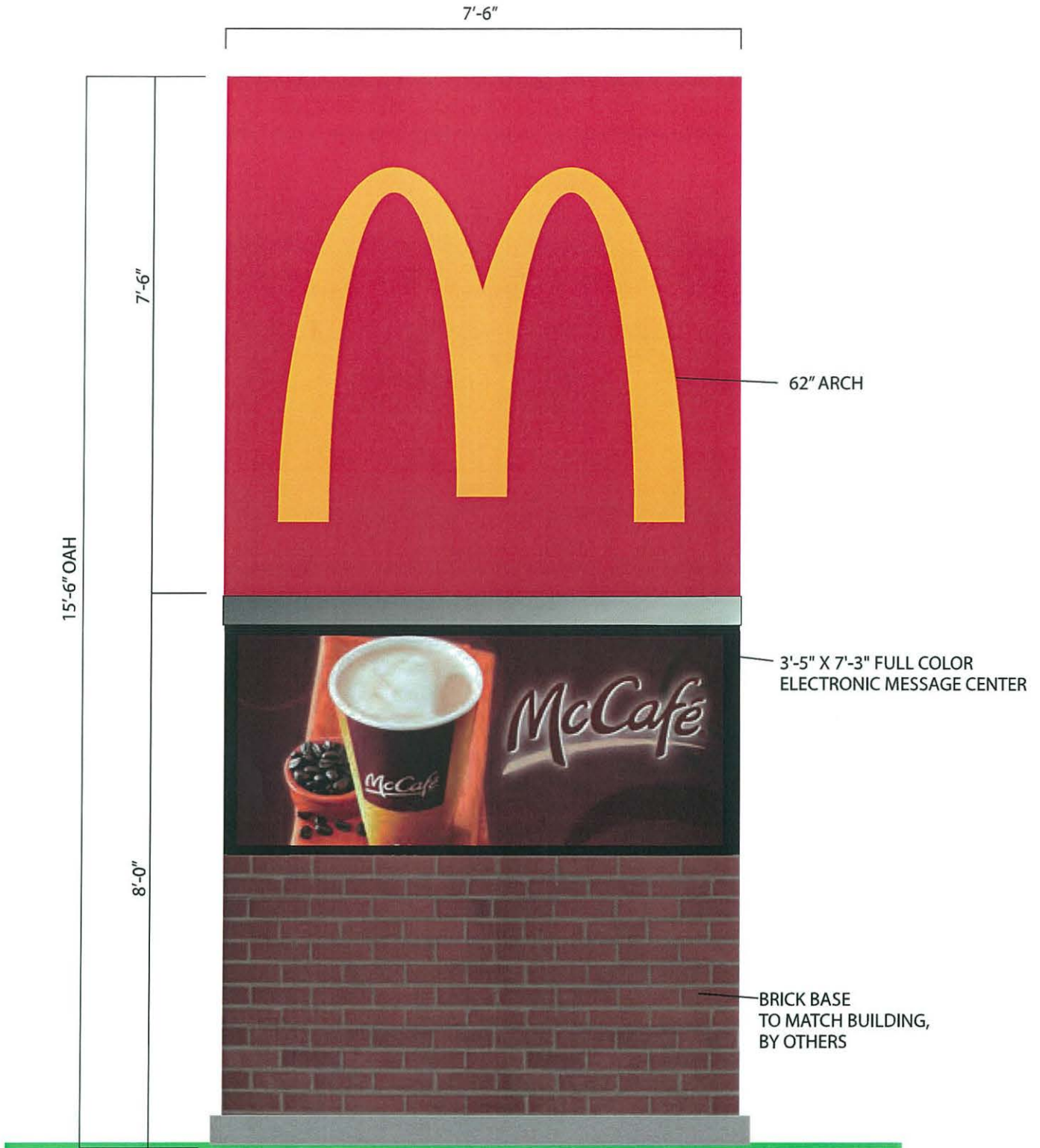
Response: The selection of appropriate locations, sizing and number of signs has resulted in a plan that does not visually clutter the site or adjacent properties. The building signage is limited considering the amount of wall area and the free standing signs provide the directional and informational cues needed by customers and the public in general.

4. Allow visitors, employees, and consumers to readily identify the business entrances, while addressing the community's need for attractive, unobtrusive architecture and commercial graphics; and

Response: McDonald's has vast experience in understanding customers need for information when navigating their site. The proposed signs and locations are derived from this experience. However, care is always taken to ensure the signage fits in with the character of the site, building, and surrounding uses.

5. Result in a unified theme of signage for the project.

Response: For the above reasons, we believe that the proposed signage plan provides for a cohesive and attractive plan that meets the needs of the applicant while adhering to the aesthetic considerations of the shopping center and community in general.

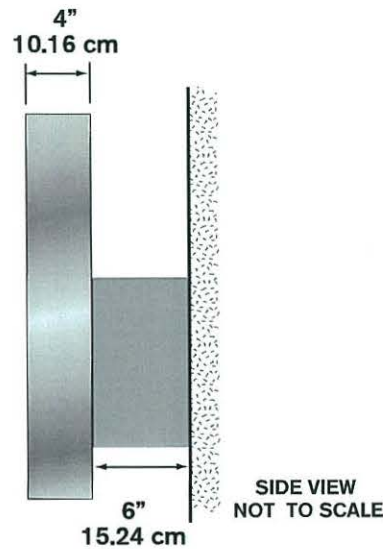
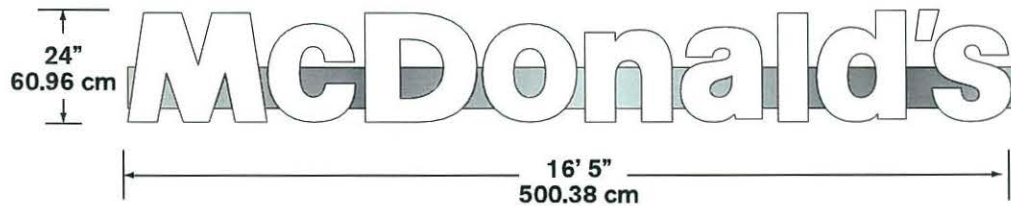


Everbrite

DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For window requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings. These drawings and designs are the exclusive property of Everbrite LLC. Use of, or duplication in any manner without express written permission of Everbrite LLC is prohibited.

Customer: McDONALD'S		Description: 7X7 NEXT GEN MONUMENT SIGN W/EMC @ 15'-6" OAH	Customer Approval: Graphics and colors on file will be used unless otherwise specified by customer. Please review drawing carefully. By signing below, you agree to graphics as shown above, and to location of sign as shown. Please return signed copy back to Everbrite.	
Project No: 325807	Scale: 1/2" = 1'			
Date: 01.13.15	Drawn By: eo			
Location & Site No: HOFFMAN ESTATES, IL 60173 NN06796-4		Revised:	CUSTOMER SIGNATURE	DATE
		Revised:	LANDLORD SIGNATURE	DATE

NextGen 24" Wordmark



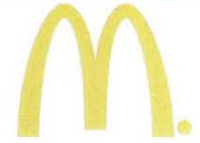
Illumination: LED

Electrical: 1.6 AMPS

Power Supply: (1) Amperor ANP90-30P1

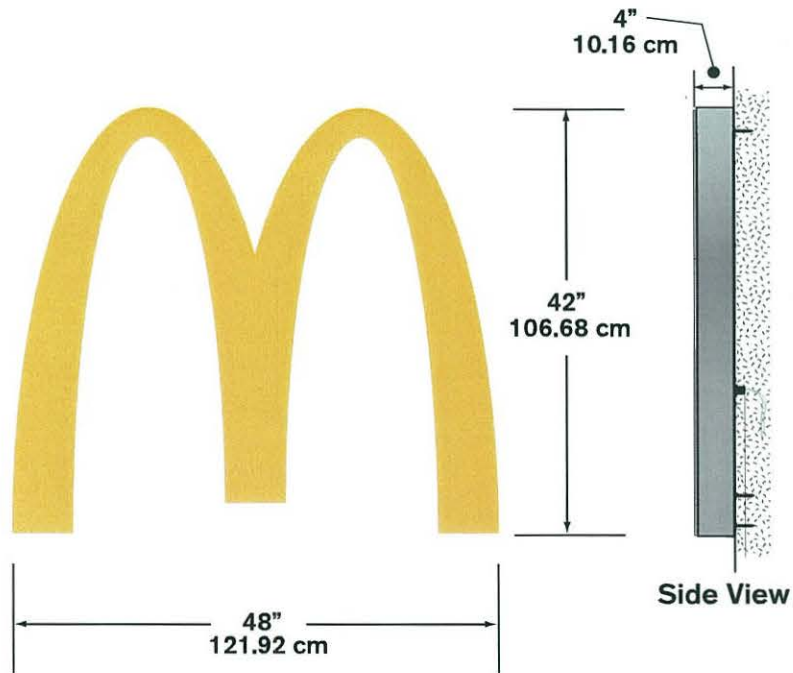
Ship Weight:

Welcome Sign



Illumination: N/A
Ship Weight: 16 lbs.
Other: 3/4" thickness cutout aluminum letters.

42" NextGen Illuminated Building Arch - LED



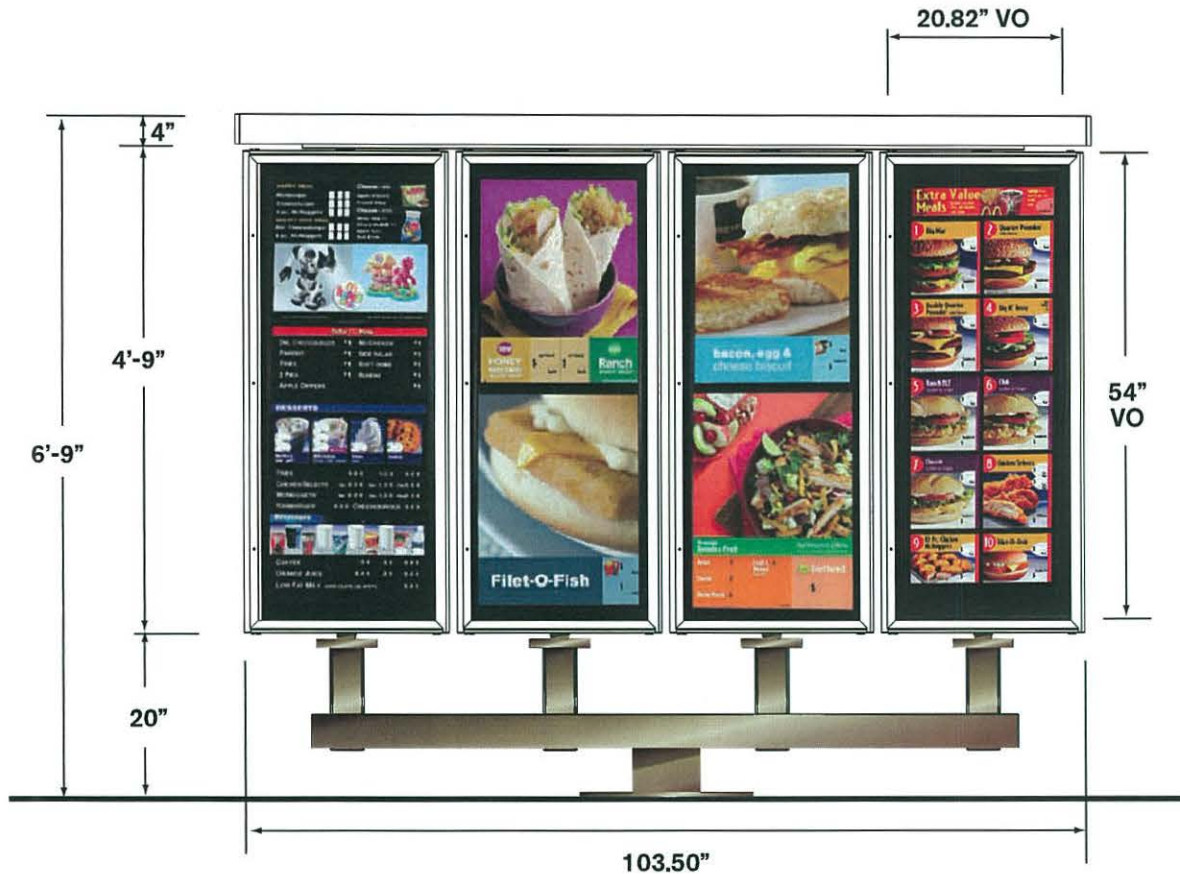
Illumination: LED

Electrical: .35 AMPS

Ballast: (1) OSRAM OT75-120-277-24

Ship Weight:

OPO Outdoor Menu Board



Illumination: LED

Electrical: First Circuit: 120/1/60, 15 amp
Second Circuit: 120/1/60, 15 amp

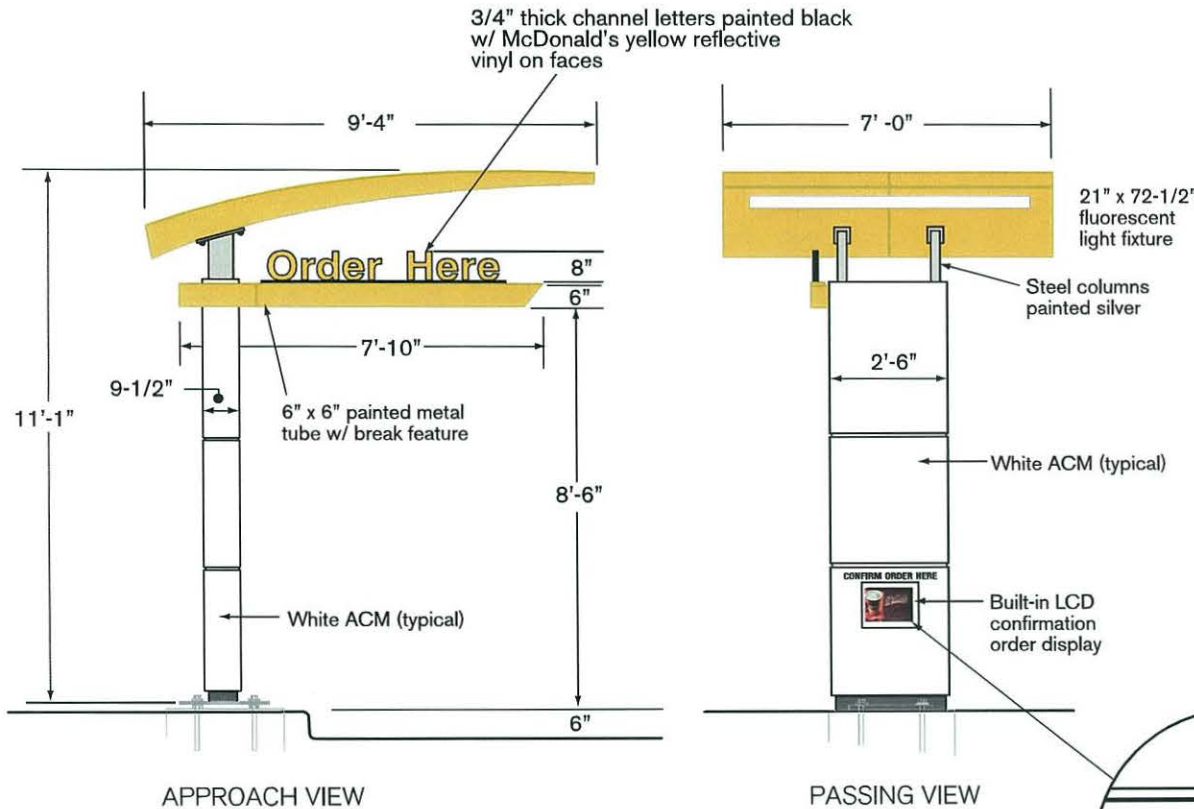
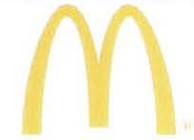
Ship Weight: 1,313 lbs.

Other:

- Please call IMS for graphics, 800-937-7671
- Triangular design for increased graphic options
- Available in an manual or automated version. Automated version must be ordered directly from Florida Plastics.

Drive-Thru Twin Pole Canopy w/ Built-In COD (Preferred)

LCD Confirmation Order Display



Illumination: 4 - F72T12 CW/HO

Electrical: 15 Amp 120 Volt

Ballast: Fulham Workhorse 7

Ship Weight: 1300 lbs.

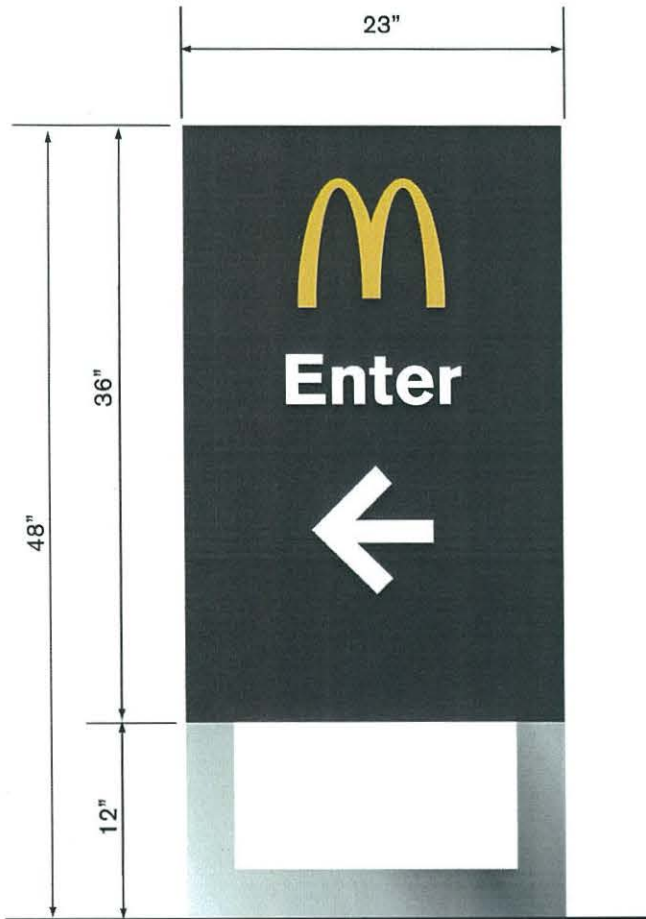
Other:

- Available with LED or LCD COD.
- Spring loaded swing away 9' clearance arm
- Illuminated awning provides a customer safe environment at night and protection from inclement weather



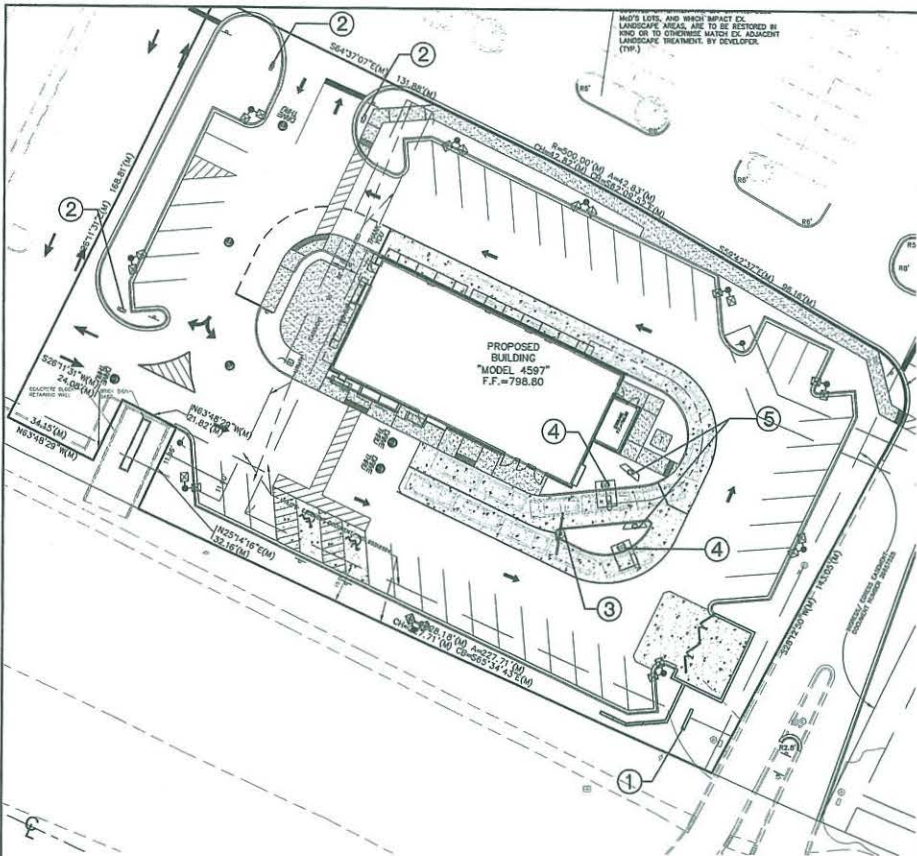
Built-in LCD confirmation order display

Next Gen Directional



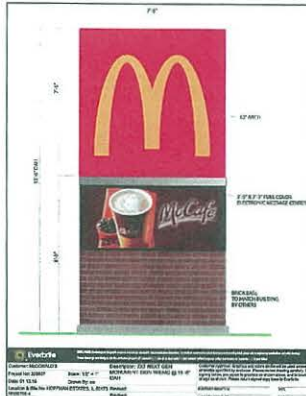
Directional with Arch

- Illumination:** LED
- Electrical:** .25 amps
- Power Supply:** Amperor ANP90-30P1
- Ship Weight:** 130 lbs.
- Face Details:** Laser cut aluminum faces painted charcoal, white illuminated copy and arrow. Optional illuminated gold arch.
- Available Copy:** Enter
Exit
Welcome
Thank You
Drive-Thru

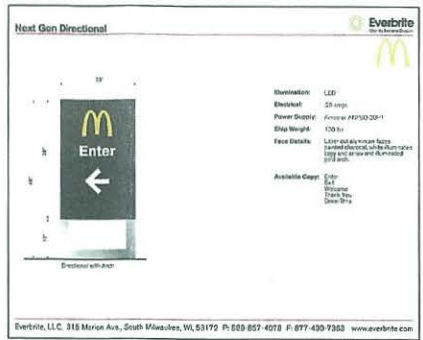


FREESTANDING SIGN LEGEND

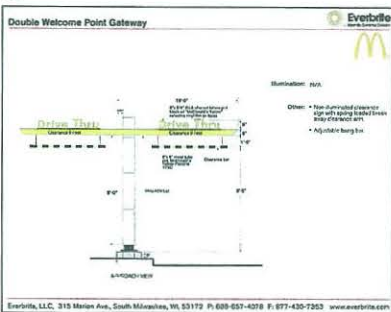
1 McDONALD'S MONUMENT SIGN



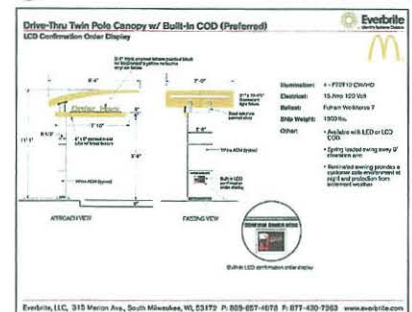
2 McDONALD'S DIRECTIONAL SIGN



3 McDONALD'S DOUBLE WELCOME POINT GATEWAY



4 McDONALD'S DRIVE-THRU TWIN POLE CANOPY W/BUILT IN COD



5 McDONALD'S OPO MENU BOARD




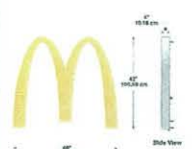
FREESTANDING SIGNAGE EXHIBIT

DATE	8/27/14
FOR VALUE REVIEW OR BIDDING	12.14
FOR PROJECT NUMBER	10211332-01
PROJECT	McDonald's - Hoffman Estates
NO. 1	1
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WALL SIGN LEGEND

① McDONALD'S NEXT GEN 42" ILLUMINATED BUILDING ARCH—LED


42" NextGen Illuminated Building Arch - LED 




Illumination: LED
 Electrical: 3.1 AMP'S
 Ballast: 116.650V/60 HZ/3.120 277 24
 Ship Weight:

Everbrite, LLC, 315 Marion Ave., South Milwaukee, WI 53172 P: 888-857-4278 F: 877-430-7363 www.everbrite.com

② McDONALD'S NEXT GEN 24" WORDMARK

NextGen 24" Wordmark 



Illumination: LED
 Electrical: 1.6 AMP'S
 Power Supply: (1) Armpac AP950-20P1
 Ship Weight:

Everbrite, LLC, 315 Marion Ave., South Milwaukee, WI 53172 P: 888-857-4278 F: 877-430-7363 www.everbrite.com

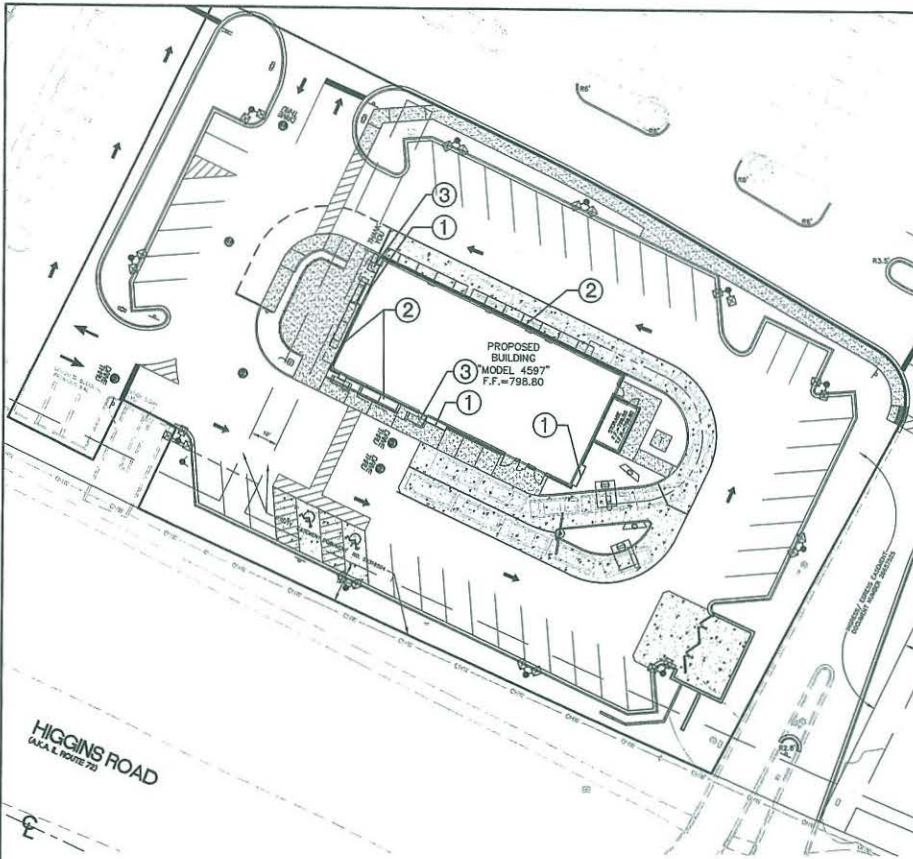
③ McDONALD'S WELCOME SIGN

Welcome Sign 

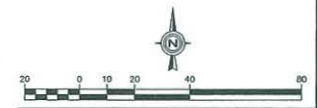


Illumination: 100%
 Ship Weight: 16 lbs
 Other: 24" x 24" LED Light
 Material: 1/2" Aluminum

Everbrite, LLC, 315 Marion Ave., South Milwaukee, WI 53172 P: 888-857-4278 F: 877-430-7363 www.everbrite.com



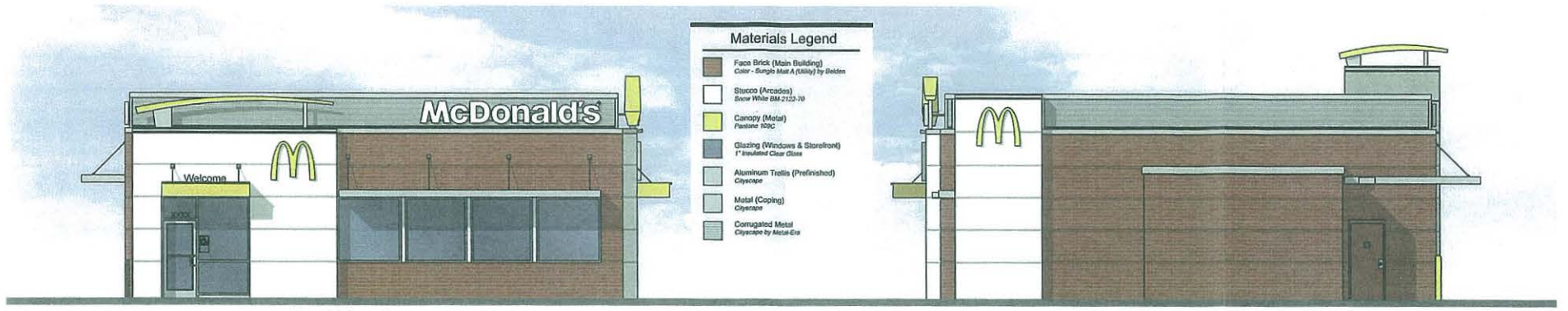
HIGGINS ROAD
CALA & HOUTZ RD



WALL SIGNAGE EXHIBIT

DATE	
REVISION	
NO.	
Prepared For:	
Prepared By:	McDonald's 4320 Winfield Road, Suite 400 Warrenville, IL 60555 McDONALD'S - HOFFMAN ESTATES 2250 W. Higgins Road Hoffman Estates, Illinois
Checked By: JAMILLER	
Design By: D. OLSON	
Drawn By: D. OLSON	
Date: August 27, 2014	
Scale: 1" = 20'	2011 Copyright Watermark Engineering Resources, Ltd. Phone 630-337-6100 Fax 630-337-6105 www.watermark-engineering.com
Project No: 11-132-01	
1 of 1	
LC #12-261	

\\pwp\1132\1132\1132-01.dwg, Signage Exhibit (1/2)



Materials Legend

- Face Brick (Main Building)
Color - Jungle Mist A (888) by Golden
- Stucco (Arcades)
Color - White DM 2123-78
- Canopy (Metal)
Finish - 100C
- Glazing (Windows & Storefront)
1" Insulated Clear Glass
- Aluminum Trolis (Prefinished)
Claycolor
- Metal (Coping)
Claycolor
- Corrugated Metal
Claycolor by Metal-Ex

Front Elevation

Rear Elevation



Non-Drive-Thru Side Elevation



Drive-Thru Side Elevation



Autumn Blaze Maple



Frontier Elm



Autumn Brilliance Serviceberry



Techny Arborvitae



Ruby Spice Summersweet



Gro Low Sumac



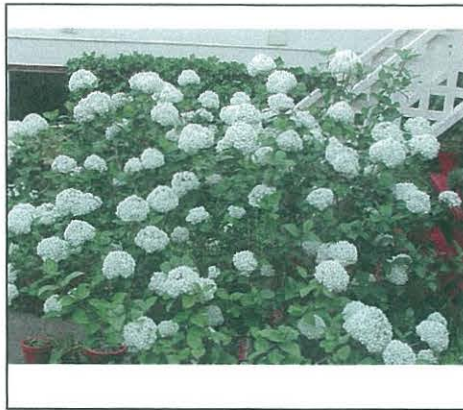
Nearly Wild Shrub Rose



Miss Kim Lilac



Chicago Lustre Viburnum



Mohawk Viburnum



Wine and Roses Weigela



Minuet Weigela



Green Mountain Boxwood



Densiformis Yew



Jethro Tull Coreopsis



Firewitch Diathus



Goblin Blanket Flower



New Hampshire Purple Geranium



Rosy Returns Daylily



Happy Returns Daylily



Palace Purple Coral Bells



Kit Kat Catmint



Prairie Fire Switch Grass



Dwarf Hameln Fountain Grass



Husker Red Beardtongue



Little Spire Russian Sage



May Night Salvia



Karl Foerster Feather Reed Grass



Northwind Switch Grass



Pink Double Delight Coneflower

**Full Size Plans and
Plats Available At the
Hoffman Estates Village Hall
(1900 Hassell Road)**