

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

June 15, 2015

(Immediately Following Finance Committee)

1. **CALL TO ORDER/ROLL CALL**
2. **PLEDGE OF ALLEGIANCE TO THE FLAG**
3. **RECOGNITION OF AUDIENCE**
4. **APPROVAL OF MINUTES** – May 26, 2015, June 1, 2015, and Special Meeting on June 8, 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 June 15, 2015 - \$ 6,129,373.60.
 - C. Request Board approval of a request by Vipul M. Lakhani d/b/a AIA Development Corporation (owner) for a site plan amendment to demolish the farmhouse and to construct a house on Lot 2 of the O'Malley Farm Subdivision at 940 Freeman Road.
 - D. Request Board approval of a Resolution creating the Economic Development Commission of the Village of Hoffman Estates.
 - E. Request Board approval of an extension of the date set forth in Section 302 of the Redevelopment Agreement with Ala Carte Entertainment, LP to October 1, 2015.
6. **REPORTS**
 - A. **President's Report**
 - . . . Proclamation(s)
 - Park and Recreation Month
 - Palatine Public Library District Day
 - Schaumburg Township District Library Day
 - . . . Presentation(s)
 - Great Citizen - Debby Miller
 - Great Citizen - Barbara Illian
 - Great Citizen - Pamela Olander
 - B. **Trustee Comments**
 - C. **Village Manager's Report**
 - D. **Village Clerk's Report**
 - E. **Treasurer's Report**

7. PLANNING & ZONING COMMISSION REPORT

- A. Request by Florin and Maureen Ciobanu for a 13 foot corner side yard setback variation from Section 9-3-3-C of the Zoning Code to allow a 5 foot high solid fence to be 2 feet from the northwest side property line instead of the minimum required 15 feet at 1405 Michael Court.

Voting: 6 Ayes, 5 Nays

Motion carried.

- B. Request by KSD, Inc. (owner) for a site plan amendment for site improvements and a special use under Section 9-5-9-C of the Zoning Code to permit the operation of a Montessori School on the property located at 1200 Freeman Road, with 12 conditions (see packets).

Voting: 8 Ayes, 3 Nays

Motion carried.

- C. Request by Muller's Woodfield Acura (owner) and W-T Civil Engineering, Inc. (applicant) for preliminary and final plat of subdivision for an Acura auto dealership to be located at the southwest corner of Golf Road and Gannon Drive, with 1 condition (see packets).

Voting: 11 Ayes, 0 Nays

Motion carried.

- D. Request by Muller's Woodfield Acura (owner) and W-T Civil Engineering, Inc. (applicant) for preliminary and final site plan for an Acura auto dealership to be located at the southwest corner of Golf Road and Gannon Drive, with 9 conditions (see packets).

Voting: 11 Ayes, 0 Nays

Motion carried.

- E. Request by Muller's Woodfield Acura (owner) and W-T Civil Engineering, Inc. (applicant) for approval of a Master Sign Plan (dated June 3, 2015) under Section 9-3-8-M-13 of the Zoning Code for the proposed Acura auto dealership to be located at the southwest corner of Golf Road and Gannon Drive.

Voting: 11 Ayes, 0 Nays

Motion carried.

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

- A. Request Board approval of an Ordinance granting a special use to KSD, Inc. (owner) to permit the operation of a Montessori School on the property located at 1200 Freeman Road.

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

MEETING: HOFFMAN ESTATES VILLAGE BOARD
DATE: MAY 26, 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 7:55 p.m. The Village Clerk called the roll. Trustees present: Gary Stanton, Michael Gaeta, Gayle Vandenberg, Anna Newell, Gary Pilafas. Karen Mills was absent.
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
J. Nebel, Public Works Director
R. Musiala, Finance Director
P. Seger, HRM Director
F. Besenhoffer, IS Director
A. Garner, H&HS Director
B. Anderson, CATV Coordinator
G. Salavitch, Engineering Director
A. Monroe, Asst. to the Village Manager
A. Pollack, GG Intern

2. PLEDGE OF ALLEGIANCE TO THE FLAG:

The Pledge was led by Trustee Stanton.

3. RECOGNITION OF AUDIENCE:

No one wished to be recognized.

4. APPROVAL OF MINUTES:

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

Approval of Minutes
Minutes from May 4, 2015.

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

Approval of Minutes
Minutes from May 11, 2015.

5. CONSENT AGENDA/OMNIBUS VOTE:

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

5.A. Approval of Agenda

Roll Call:

Aye: Stanton, Gaeta, Vandenberg, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.B. Approval of the schedule of bills for May 26, 2015: \$3,862,266.84.

Roll Call:

Aye: Stanton, Gaeta, Vandenberg, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.C. Request Board approval of Ordinance No. 4481-2015 authorizing the sale of personal property owned by the Village of Hoffman Estates (auction).

Roll Call:

Aye: Stanton, Gaeta, Vandenberg, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.D. Request Board approval of request by ZTR Real Estate LLC (owner) and Eriksson Architecture LLC (applicant) for an extension of a special use and site plan approval for a Culver's Restaurant/Mobil Gas Station located at the southwest corner of Route 59 and Hoffman Boulevard.

Roll Call:

Aye: Stanton, Gaeta, Vandenberg, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

6. REPORTS:

6.A. President's Report

Great Citizen Awards

Hoffman Estates High School Wrestlers

Tony Ganas and the Hoffman Estates High School Wrestling Team were awarded a Great Citizen Award for volunteering their time and handing out Valentines to the residents of Alden Poplar Creek.

Brittany London and the Hoffman Estates High School Cheer Team were also awarded a Great Citizen Award for volunteering their time and also handing out Valentines to the residents at Alden Poplar Creek.

Mayor McLeod read a letter from Historical Sites Commission member Marilyn Lind complimenting Public Works employee Gary Franklin for everything that he does in assisting them with their events. Mayor McLeod stated that he toured Conant High School and Bancroft School, the District 54 Special Olympics, the Plant Your Park and renaming of Highpoint Park to Joseph L. Fabbrini Park, the Safe Boating event at Cabela's, the Coco Chanel program, he stated that he was in Las Vegas at the ICSC, attended the 20th Anniversary celebration for Mike Hankey, the Naturalization Ceremony at Schaumburg Township District Library, the Hoffman Estates/Schaumburg Memorial Day Ceremonies, the Brookdale Senior Living Memorial Day Ceremony and his grandson Justin's 4th birthday party.

6.B. Trustee Comments

Trustee Gaeta stated that he attended the UniMart 16th Anniversary, the Senior Commissions Mother's Day Luncheon, he thanked the commission for the luncheon, attended the grand opening of KJ's, Mother's Day at Alden Poplar Creek, the Student Art Reception, the District 54 Special Olympics, the renaming of the park, the Safe Boating event at Cabela's, the Coco Chanel program, the Eagle Scout Ceremony for Michael Johnson, the Naturalization Ceremony and the Streamwood Memorial Day Ceremony and Hoffman Estates/Schaumburg Memorial Day Ceremonies.

Trustee Vandenberg stated that she attended the Student Art Reception, a Platzkonzert Commission meeting, the Safe Boating event, the renaming park dedication, the Coco Chanel program, the Eagle Scout Ceremony for Michael Johnson, the Memorial Day Ceremony and she congratulated John Sulky for winning a special award at the event.

Trustee Stanton read a letter from a resident about the quality and condition of the roads in Hoffman Estates, he stated that he attended the Alden Poplar Creek Mother's Day event, the Student Art Reception and he thanked the commission for the event, attended the ICSC and the Memorial Day services.

Trustee Pilafas stated that he attended the Platzkonzert meeting, the Arts reception, the Memorial Day Ceremony and he congratulated Tony Ganas and Brittany London.

Trustee Newell stated that she attended the Alden Poplar Creek Mother's Day event, the park dedication, the Safe Boating event, the Coco Chanel program, the Eagle Scout Ceremony for Michael Johnson, the Streamwood and Hoffman Estates/Schaumburg Memorial Day Ceremonies and she congratulated this week's Great Citizens.

6. C. Village Manager's Report

Mr. Norris reported on what happened at the ICSC.

6. D. Village Clerk's Report

The Village Clerk had no report.

6.E. Treasurer's Report

Motion by Trustee Pilafas, seconded by Trustee Gaeta, to approve Item 6.E.

Mrs. Musiala stated that during the month of March 2015 cash receipts and transfers-in exceeded cash disbursements and transfers-out for the operating funds by \$8,321,613. After including these receipts and disbursements, the balance of cash and investments for the operating funds is \$30.7 million. For all of the Village funds, cash receipts and transfers-in exceeded cash disbursements and transfers-out by \$18,516,665, primarily due to 2014 property tax receipts. Overall, the total for cash and investments for all funds increased to \$178.9 million.

Roll Call:

Aye: Stanton, Gaeta, Vandenberg, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

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 of RWE Management Company (applicant) and Jacobson Veterinary Clinic (tenant) to consider a special use under section 9-5-9-C-1 of the Zoning Code to permit an animal hospital with occasional overnight boarding on the property located at 1445 - 1449 Palatine Road in the Charles Plaza Shopping Center, subject to the following conditions:

1. Noise shall be minimized and shall not create a nuisance for the property or surrounding properties.
2. Animals in the exterior areas on the site shall be supervised at all times by business staff.
3. The exterior shopping center areas in the front and rear shall be maintained in a clean and orderly manner.
4. Outside storage shall not be allowed as per Village Code.

Discussion

Trustee Stanton asked if soundproofing had been done.

Chairperson Combs stated that the building was cinder block.

Trustee Gaeta asked if there would be noise when the dogs were being walked.

Chairperson Combs replied that they would only be walked occasionally.

Roll Call:

Aye: Stanton, Gaeta, Vandenberg, Newell, Pilafas

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.B. Approval of a request by Yamo's Enterprises (Owner) and Development Management Group (Applicant) for a Preliminary and Final Site Plan and a Plat of Easement for a retail building and related improvements on Lot 4 of Poplar Creek Crossing (2500 – 2538 North Sutton Road), subject to the following conditions:

1. The Route 59 right-of-way adjacent to this property shall be re-graded to correct existing erosion in accordance with Village staff guidance, prior to issuance of a final certificate of occupancy for the building.
2. The following Subdivision Code landscaping waivers are granted:
 - a) A waiver from Section 10-4-4-D-2-a to not provide foundation plantings along the east, front façade of the building.
 - b) A waiver from Section 10-4-4-B-2-c to provide 2 shade trees in the north perimeter instead of the minimum required 6 shade trees.
 - c) A waiver from Section 10-4-4-C-2-b to not provide a landscape island and shade tree at the southeast corner of the building; to be instead paved for an outdoor seating area.
 - d) A waiver from Section 10-4-4-B-2-a to provide a site perimeter width of 5 feet instead of the minimum required 7 feet.
3. The plans shall be revised to modify the striped island by the dumpster enclosure to a curbed landscape area prior to issuance of a building permit.
4. All rooftop mechanicals shall be screened through the use of parapet walls as indicated in the plans submitted with this request. Upon final occupancy inspection, if the Village determines that the rooftop units are visible from the adjacent properties; they will be required to be screened from view as approved by the Village.
5. A building permit shall be obtained within 9 months after Village Board approval.
6. Sign permits shall be obtained for all exterior signage.
7. All construction activity and staging shall occur on-site unless approval is received from neighboring property owner(s).
8. The Plat of Easement shall be signed by the current legal owner(s) of the property, subject to verification by the Village's Corporation Counsel, prior to recording.
9. The Plat of Easement shall be recorded within 90 days of Village Board approval.

Discussion

Trustee Stanton asked if there was going to be enough parking.
Mr. Koplín replied that yes there would be.

Roll Call:

Aye: Stanton, Gaeta, Vandenberg, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

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

7.C. Approval of a request by Yamo's Enterprises (Owner) and Development Management Group (Applicant) for a Master Sign Plan in accordance with Section 9-3-8-M-13 of the Zoning Code for the property located at Lot 4 of Poplar Creek Crossing (2500 – 2538 North Sutton Road) dated May 6, 2015.

Roll Call:

Aye: Stanton, Gaeta, Vandenberg, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

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

7.D. Approval of a request by Robin Realty and Management Company (Owner) and Watermark Engineering Resources, Ltd. (Applicant) for a Preliminary and Final Site Plan Amendment and a Plat of Easement for a restaurant and related improvements on the property located at 29 W. Golf Road in the Golf Center Shopping Center, subject to the following conditions:

1. The following Subdivision Code landscaping waivers are granted:
 - a. A waiver from Section 10-4-4-D-2-a to not provide foundation plantings along the west and portions of the east side façades of the building.
 - b. A waiver from Section 10-4-4-B-2-a to provide a site perimeter width of 0.5 feet at the north perimeter instead of the minimum required 10 feet.
 - c. A waiver from Section 10-4-4-B-2-a to provide a site perimeter width of 2.5 feet at the east perimeter instead of the minimum required 10 feet.
 - d. A waiver from Section 10-4-4-B-2-a to provide a site perimeter width of 4 feet at the south perimeter instead of the minimum required 10 feet.
 - e. A waiver from Section 10-4-4-B-2-a to provide a site perimeter width of 2.5 feet at the west perimeter instead of the minimum required 10 feet.
 - f. A waiver from Section 10-4-4-B-2-c to provide 0 shade trees in the north perimeter instead of the minimum required 3 shade trees.
2. A waiver from the Roselle Road Business District Development Standards to allow the use of EIFS in areas less than 8 feet above the adjacent grade and more than 10 horizontal feet from primary customer entrances as shown on the building elevation drawings submitted with this request.
3. All rooftop mechanicals shall be screened through the use of parapet walls as indicated in the plans submitted with this request. Upon final occupancy inspection, if the Village determines that the rooftop units are visible from the adjacent properties; they will be required to be screened from view as approved by the Village.
4. A building permit shall be obtained within 9 months after Village Board approval.
5. Sign permits shall be obtained for all exterior signage.
6. The Plat of Easement shall be signed by the current legal owner(s) of the property, subject to verification by the Village's Corporation Counsel, prior to recording.
7. The Plat of Easement shall be recorded within 90 days of Village Board approval.

Discussion

Trustee Stanton how long would it take to knock down the old Wendy's and build a new one.

Ken Price replied that it takes 90 days for a build out.

Trustee Pilafas asked if was going to look like the Wendy's in Schaumburg.

Mr. Price replied that yes it would.

Roll Call:

Aye: Stanton, Gaeta, Vandenberg, Newell, Pilafas

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.E. Approval of a request by Robin Realty and Management Company (Owner) and Watermark Engineering Resources, Ltd. (Applicant) for a Master Sign Plan Amendment in accordance with Section 9-

3-8-M-13 of the Zoning Code for the property located at 1 – 31 Golf Center and 29 W. Golf Road, commonly known as Golf Center Shopping Center, dated May 20, 2015.

Roll Call:

Aye: Stanton, Gaeta, Vandenberg, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

ADDITIONAL BUSINESS:

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

8.A. Request Board approval of Resolution No.1595-2015 urging protection of Local Government revenues.

Roll Call:

Aye: Stanton, Gaeta, Vandenberg, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Stanton, to approve Item 8.B.

8.B. Request Board approval of Ordinance No. 4482-2015 authorizing the renewal of the Municipal Electric Load Aggregation Program.

Roll Call:

Aye: Stanton, Gaeta, Vandenberg, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Vandenberg, to approve Item 8.C.

8.C. Request Board approval to enter into an agreement with the Northern Illinois Municipal Electric Collaboration (NIMEC) for consulting services regarding the Municipal Electric Aggregation Program.

Roll Call:

Aye: Stanton, Gaeta, Vandenberg, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Pilafas, seconded by Trustee Gaeta, to defer Item 8.D. Voice vote taken. All ayes. Motion carried.

8.D. Request Board approval of an ordinance amending Section 8-3-22, Number of Licenses, of Article 3, Alcoholic Liquors, of the Hoffman Estates Municipal Code (increase in number of Class "A" licenses - Shanshan Corp. dba House of Pho).

9. ADJOURNMENT:

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to adjourn the meeting. Time: 8:32 p.m. Voice vote taken. All yes. Motion carried.

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.

MEETING: HOFFMAN ESTATES VILLAGE BOARD
DATE: JUNE 1, 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 7:00 p.m. The Village Clerk called the roll. Trustees present: Michael Gaeta, Gayle Vandenberg, Karen Mills, Anna Newell, Gary Stanton.

Gary Pilafas was absent.

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
F. Besenhoffer, IS Director
K. Kramer, Economic Development Director
A. Monroe, Asst. to the Village Manager
C. Black, Development Services Analyst

2. PLEDGE OF ALLEGIANCE TO THE FLAG:

The Pledge was led by Trustee Gaeta.

3. RECOGNITION OF AUDIENCE:

No one wished to be recognized.

4. APPROVAL OF MINUTES:

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

Deferral of Minutes

Minutes from May 26, 2015.

5. CONSENT AGENDA/OMNIBUS VOTE:

Motion by Trustee Mills, seconded by Trustee Vandenberg, to approve Item 5.A.

5.A. Approval of Agenda

Roll Call:

Aye: Gaeta, Vandenberg, Mills, Newell, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Vandenberg, to approve Item 5.B.

5.B. Approval of the schedule of bills for June 1, 2015: \$1,377,512.09

Roll Call:

Aye: Gaeta, Vandenberg, Mills, Newell, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.C. Request Board approval of Ordinance No. 4483-2015 granting a special use to RWE Management Company (applicant) and Jacobson Veterinary Clinic (tenant) for the property located at 1445-1449 Palatine Road, Hoffman Estates, Illinois.

Roll Call:

Aye: Gaeta, Vandenberg, Mills, Newell, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Vandenberg, to approve Item 5.D.

5.D. Request Board approval of Ordinance No. 4484-2015 approving a Master Sign Plan in accordance with Section 9-3-8-M-13 of the Zoning Code for the property located at Lot 4 of Poplar Creek Crossing, 2500-2538 N. Sutton Road, Hoffman Estates, Illinois.

Roll Call:

Aye: Gaeta, Vandenberg, Mills, Newell, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Vandenberg, to approve Item 5.E.

5.E. Request Board approval of Ordinance No. 4485-2015 approving a Master Sign Plan in accordance with Section 9-3-8-M-13 of the Zoning Code for the property located at 1-31 Golf Center and 29 W. Golf Road, Hoffman Estates, Illinois.

Roll Call:

Aye: Gaeta, Vandenberg, Mills, Newell, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Vandenberg, to approve Item 5.F.

5.F. Request Board approval of Ordinance No. 4486-2015 amending Chapter 7 of the Hoffman Estates Municipal Code (Ambulance Fees).

Roll Call:

Aye: Gaeta, Vandenberg, Mills, Newell, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Vandenberg, to approve Item 5.G.

5.G. Request Board approval of Ordinance No. 4487-2015 authorizing amendments to the 2014 budget ordinance.

Roll Call:

Aye: Gaeta, Vandenberg, Mills, Newell, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Vandenberg, to approve Item 5.H.

5.H. Request Board approval of Ordinance No. 4488-2015 appointing a Director and Alternate Director to the Northwest Suburban Municipal Joint Action Water Agency.

Roll Call:

Aye: Gaeta, Vandenberg, Mills, Newell, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Vandenberg, to approve Item 5.I.

5.I. Request Board approval of Ordinance No. 4489-2015 appointing a Director and Alternate Director to the Solid Waste Agency of Northern Cook County.

Roll Call:

Aye: Gaeta, Vandenberg, Mills, Newell, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Vandenberg, to approve Item 5.J.

5.J. Request Board authorization to waive formal bidding; and award contract to Dell Computers, Inc. for the purchase of 45 personal desktop computers in an amount not to exceed \$32,099.85.

Roll Call:

Aye: Gaeta, Vandenberg, Mills, Newell, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Vandenberg, to approve Item 5.K.

5.K. Request Board authorization for the Village to participate in the Northwest Municipal Conference (NWMC) Suburban Purchasing Cooperative (SPC) for a one-year contract with Palatine Oil Co., Schaumburg, IL, for joint purchase of diesel fuel and gasoline.

Roll Call:

Aye: Gaeta, Vandenberg, Mills, Newell, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Vandenberg, to approve Item 5.L.

5.L. Request Board authorization to award contract for 2015–2016 winter tractor rentals to McAllister Equipment Co., Rockford, IL (low bid), in an amount not to exceed \$22,000.

Roll Call:

Aye: Gaeta, Vandenberg, Mills, Newell, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Vandenberg, to approve Item 5.M.

5.M. Request Board authorization to award contract for the Roselle Road traffic signal project to Alliance Contractors, Woodstock, IL, in an amount not to exceed \$853,056.50.

Roll Call:

Aye: Gaeta, Vandenberg, Mills, Newell, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Vandenberg, to approve Item 5.N.

5.N. Request Board authorization to award the Northwest Fourth-Fest beverage contract to Lakeshore Beverage, Arlington Heights, IL, for beverage services at the 2015 festival.

Roll Call:

Aye: Gaeta, Vandenberg, Mills, Newell, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Vandenberg, to approve Item 5.O.

5.O. Request Board authorization to go out to bid for an electricity supplier, select a supplier based on the recommendation of Energy Choices and allow the Village Manager to enter into a contract with a third party supplier for the Village lift stations, wells, water towers, and street lighting at various locations.

Roll Call:

Aye: Gaeta, Vandenberg, Mills, Newell, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

6. REPORTS:

6.A. President's Report

Presentation(s)

Mayor McLeod read a biography on Harold Bergman who was celebrating his 99th birthday. Max Davis from the State Comptroller's Office presented Harold Bergman a proclamation on behalf of the Cook County Farm Bureau for being the oldest farmer in Cook County. Mr. Bergman was congratulated by the Board and given a cake and flowers to celebrate his birthday.

Michelle Pilafas, Chairperson of the Commission for Disabled Citizens, introduced Anthony Bossart and Eric Krueger the Barbara Basl Award winners for this year. Anthony and Eric were both congratulated by the Board and presented with their awards.

Proclamation(s)

Trustee Mills read the following proclamation.

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

Mr. Kramer accepted the proclamation.

Trustee Stanton read the following proclamation.

Motion by Trustee Gaeta, seconded by Trustee Vandenberg, to concur with the proclamation proclaiming Sunday, June 14, 2015 as World Blood Donor Day. 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 Monday, June 15, 2015 as World Elder Abuse Awareness Day. Voice vote taken. All ayes. Motion carried.

Dr. Garner accepted the proclamation.

Mayor McLeod stated that he attended a JAWA meeting, he thanked Trustee Gaeta for attending the Schaumburg Airport meeting for him and stated that he and his family celebrated the birthdays of both his wife and son Craig.

6.B. Trustee Comments

Trustee Stanton congratulated Harold Bergman and Anthony and Eric on their accomplishments.

Trustee Mills wished Harold Bergman a Happy Birthday and congratulated Anthony and Eric, she wished Joane a belated Happy Birthday and congratulated the officers on the good job they did with Cop on a Top.

Trustee Vandenberg congratulated Harold Bergman and the Barbara Basl Award winners and wished Joane a Happy Birthday.

Trustee Newell congratulated the officers for Cop on a Top, she wished Harold Bergman a Happy Birthday, congratulated Anthony and Eric, she also stated that Eric volunteers at Schaumburg Township for the senior lunches and then she wished Joane a Happy Birthday.

Trustee Gaeta stated that he did everything that everyone else did and he also attended the Schaumburg Airport meeting.

6.C. Village Manager's Report

Mr. Norris had no report.

6.D. Village Clerk's Report

The Village Clerk stated 69 passports were processed and 129 FOIA requests were received during the month of May.

6.E. Committee Reports

Planning, Building & Zoning

Trustee Mills stated that they would be meeting to discuss request by Kolbrook Design, Inc. for a courtesy review for a Dunkin' Donuts/Baskin Robbins at the Huntington West Shopping Center on the north side of Algonquin Road, east of Huntington Boulevard; request by Vipul M. Lakhani d/b/a AIA Development Corporation (owner) for a site plan amendment to demolish the farmhouse and to construct a house on Lot 2 of the O'Malley Farm Subdivision at 940 Freeman Road; request approval of a resolution amending the Economic Development Commission of the Village of Hoffman Estates; request an extension of the date set forth in Section 302 of the Redevelopment Agreement with Ala Cart Entertainment, LP to October 1, 2015 and request acceptance of Department of Development Services Monthly Reports for Planning Division, Code Enforcement Division and Economic Development and Tourism.

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 acceptance of Transportation Division Monthly Report.

7. ADDITIONAL BUSINESS:

Motion by Trustee Gaeta, seconded by Trustee Newell, to approve Item 7.A.

7.A. Request Board approval of an Ordinance No. 4490-2015 amending Section 8-3-22, Number of Licenses, of Article 3, Alcoholic Liquors, of the Hoffman Estates Municipal Code (increase in number of Class "A" licenses - Shanshan Corp. dba House of Pho).

Roll Call:

Aye: Gaeta, Vandenberg, Mills, Newell, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

8. ADJOURNMENT:

Motion by Trustee Mills, seconded by Trustee Gaeta, to adjourn the meeting into Executive Session to discuss Land Acquisition (5 ILCS 120/2-(c)-(5)). Time: 7:33 p.m.

Roll Call:

Aye: Gaeta, Vandenberg, Mills, Newell, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Stanton, to adjourn the meeting. Time: 8:04 p.m.

Roll Call:

Aye: Gaeta, Vandenberg, Mills, Newell, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

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.

MEETING: SPECIAL HOFFMAN ESTATES VILLAGE BOARD
DATE: JUNE 8, 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 7:59 p.m. The Village Clerk called the roll. Trustees present: Gary Pilafas, Gary Stanton, Michael Gaeta, Gayle Vandenberg, Karen Mills, Anna Newell

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, Development Services Director
F. Besenhoffer, IS Director
P. Seger, HRM Director
B. Anderson, CATV Coordinator
M. Hankey, Transportation & Engineering Director
P. Gugliotta, Planning, Building Code Enforcement Director
K. Kramer, Economic Development Director
C. Black, Development Services Analyst
A. Pollack, GG Intern
A. Monroe, Asst. to the Village Manager

2. PLEDGE OF ALLEGIANCE TO THE FLAG:

The Pledge was led by Trustee Gaeta.

3. ADDITIONAL BUSINESS:

Motion by Trustee Gaeta, seconded by Trustee Vandenberg, to approve New Business Item 4.A.

3.A. Request Board authorization for award of contract to Pirtano Construction Company of Addison, Illinois for the relocation of the Village's fiber optic communication cable at Beverly Road/I-90 and Barrington Road/I-90 in an amount not to exceed \$78,528.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Minutes June 8, 2015

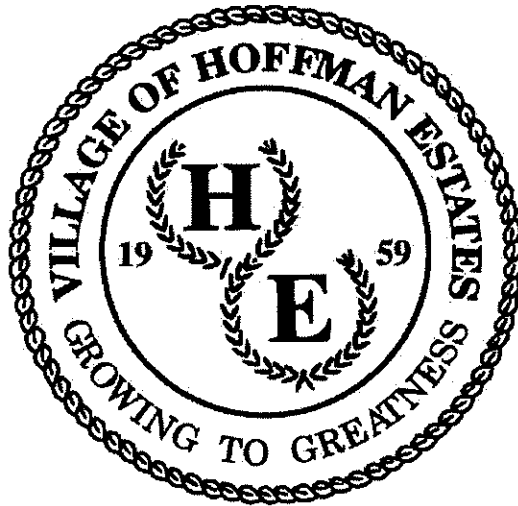
4. ADJOURNMENT:

Motion by Trustee Gaeta, seconded by Trustee Mills, to adjourn the meeting. Voice vote taken. All ayes.
Motion carried. Time: 8:00 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 06/15/2015	919,699.51
MANUAL CHECK REGISTER	10,998.26
WIRE TRANSFERS 05/1-05/31/15	3,986,080.10
PAYROLL AS OF 06/12/2015	<u>1,212,595.73</u>
TOTAL	\$ 6,129,373.60

VILLAGE OF HOFFMAN ESTATES

June 15, 2015

ACCOUNT	YEAR	VENDOR	DESCRIPTION	AMOUNT
01 0301	15	OFFICE DEPOT	OFFICE SUPPLIES	\$119.98
01 0302	15	ACME TRUCK BRAKE & SUPPLY CO.	REPAIR PARTS	\$115.69
01 0302	15	ACME TRUCK BRAKE & SUPPLY CO.	RETURN PARTS	(\$75.90)
01 0302	15	BRISTOL HOSE & FITTING	REPAIR PARTS	\$56.62
01 0302	15	BRISTOL HOSE & FITTING	STOCK REPAIR PARTS	\$53.96
01 0302	15	CARQUEST AUTO PARTS	REPAIR PARTS	\$76.75
01 0302	15	LEACH ENTERPRISES INC	REPAIR PARTS	\$26.61
01 0302	15	O'REILLY AUTO PARTS	REPAIR PARTS	\$9.39
01 0302	15	O'REILLY AUTO PARTS	STOCK REPAIR PARTS	\$7.38
01 0303	15	XEROX CORP.	1ST FLOOR COLOR XC560	\$54.00
01 0303	15	XEROX CORP.	2ND FLOOR COLOR XC560	\$54.00
01 0303	15	XEROX CORP.	D110 B&W SERVER	\$56.16
01 0303	15	XEROX CORP.	D110CP BLACK & WHITE	\$313.09
01 1222	15	AFLAC	DED:1027 AFLAC-INS	\$4,412.87
01 1223	15	AFLAC	DED:2027 AFL-AF TAX	\$767.55
01 1432	15	GILL PROPERTIES LLC	RFD OF PERFORMANCE DEP	\$140,700.00
01 1445	15	ARIEL RAMIREZ	OVER PYMT RFD CITATION	\$25.00
01 1445	15	SYDNEY LOCICERO	OVER PYMT TICKET	\$50.00
01 1445	15	VINCENT AMARI	CITATION 1106095 REFUND	\$20.00
01 1450	15	JOHN FITZGERALD	C-PAL	\$2,000.00
01 1458	15	TMDE CALIBRATION LABS INC.	CONNECTOR CABLES	\$60.00
TOTAL GENERAL ASSETS & LIABILITIES				\$148,905.15
01000010 3104	15	BERNELL & IRENA BAKER	REFUND REAL ESTATE STAMP	\$1,296.00
01000010 3104	15	ROSA C CHEN	TRANSFER STAMP RFD	\$816.00
01000011 3202	15	HERES WINGS HOFF EST LLC/BUFFALO WI	REFUND FOUR AMUSEMENT DEV	\$180.00
01000013 3405	15	ANDRES MEDICAL BILLING, LTD.	MAY PARAMEDIC BILLING	\$4,443.88
01000013 3405	15	ILLINI CARE HEALTH PLAN	PARAMEDIC REFUND	\$132.34
01000013 3405	15	JAMES A JAKIMOW	PARAMEDIC REFUND OVER PYM	\$94.85
01000013 3405	15	KATHRYN MALIK	PARAMEDIC RFD OVER PYMT	\$5.00
TOTAL GENERAL REVENUE ACCOUNTS				\$6,968.07
01101122 4301	15	NORTHWEST MUNICIPAL CONFERENCE	ANNUAL GALA J NORRIS	\$75.00
01101123 4403	15	PLUM GROVE PRINTERS INC	BUSINESS CARDS	\$77.41
01101123 4404	15	DAILY HERALD	SUBSCRIPTION 3/17-4/13/15	\$39.00
01101124 4507	15	ALFRED G RONAN LTD	PROFESSIONAL SERVICES	\$5,000.00
TOTAL LEGISLATIVE				\$5,191.41
01101222 4301	15	NORTHWEST MUNICIPAL CONFERENCE	ANNUAL GALA MAYOR	\$75.00
01101223 4404	15	DAILY HERALD	SUSCRPTION	\$1.00
TOTAL ADMINISTRATIVE				\$76.00
01101324 4567	15	RICHARD A KAVITT ATTORNEY AT LAW	LEGAL ADMIN SERVICES	\$1,375.00
TOTAL LEGAL				\$1,375.00
01101423 4401	15	FEDERAL EXPRESS CORP	SHIPPING	\$24.50
01101423 4402	15	OFFICE DEPOT	OFFICE SUPPLIES	\$15.09
01101424 4505	15	SIKICH LLP	PROFESSIONAL SERVICES	\$2,500.00

VILLAGE OF HOFFMAN ESTATES

June 15, 2015

ACCOUNT	YEAR	VENDOR	DESCRIPTION	AMOUNT
01101424 4507	15	LAUTERBACH & AMEN, LLP	PROF SER. GASB 12/31/14	\$3,100.00
TOTAL FINANCE				\$3,100.00
01101524 4546	15	PADDOCK PUBLICATIONS INC	BID NOTICES	\$105.00
01101524 4548	15	COOK COUNTY RECORDER OF DEEDS	RECORDING OF DEEDS	\$172.00
TOTAL VILLAGE CLERK				\$277.00
01101624 4507	15	DISCOVERY BENEFITS	FSA MONTHLY MAY	\$583.10
01101624 4579	15	ALEXIAN BROTHERS CORPORATE HEALTH	EMPLOYEE DRUG SCREEN	\$504.00
01101624 4579	15	ALEXIAN BROTHERS CORPORATE HEALTH	PHYSICAL & DRUG SCREEN	\$432.00
01101624 4579	15	ALEXIAN BROTHERS CORPORATE HEALTH	PHYSICAL & DUG SCREEN	\$60.00
TOTAL HUMAN RESOURCES				\$1,579.10
01102523 4403	15	TREND GRAPHICS INC	NEWSLETTER	\$3,950.00
TOTAL COMMUNICATIONS				\$3,950.00
GENERAL GOVERNMENT				\$18,088.10
01201223 4402	15	BATTERIES PLUS	BATTERIES	\$111.97
01201223 4422	15	CAMIC JOHNSON	IMPOUNDMENT HEARINGS	\$350.00
01201224 4507	15	CHERYL AXLEY	LEGAL ADJUDICATION SERVIC	\$500.00
TOTAL ADMINISTRATIVE				\$961.97
01202122 4303	15	MCHENRY COUNTY CLERKS'S OFFICE	REG NOTARY COMMISSION	\$10.00
TOTAL PATROL & RESPONSE				\$10.00
01202323 4403	15	PLUM GROVE PRINTERS INC	BUSINESS CARDS	\$32.49
01202324 4509	15	LEAF	COPIER LEASING	\$238.69
01202324 4542	15	TRANSUNION RISK & ALTERNATIVE	VARIOUS SERVICES	\$56.25
TOTAL INVESTIGATIONS				\$327.43
01202524 4542	15	NORTHWEST CENTRAL DISPATCH SYSTEM	JULY DISPATCH SERVICES	\$62,401.65
TOTAL COMMUNICATIONS				\$62,401.65
01202924 4508	15	GOLF ROSE PET LODGE	CANINE DISTEMPER MAY	\$49.20
01202924 4508	15	GOLF ROSE PET LODGE	EUTHANASIA MAY	\$125.95
01202924 4508	15	GOLF ROSE PET LODGE	MUNICIPAL CAT BOARDING MA	\$182.00
01202924 4508	15	GOLF ROSE PET LODGE	MUNICIPAL DOG BOARDING MA	\$315.00
01202924 4508	15	GOLF ROSE PET LODGE	RESCUE GROUP FEE COLLECT	\$50.00
01202924 4508	15	GOLF ROSE PET LODGE	STRAY ETOFENPROX/PIPERONY	\$42.45
TOTAL ADMINISTRATIVE SERVICES				\$764.60
01207122 4301	15	ROBERT LANGSFELD	REIM FOR LODGING	\$213.05
POLICE				\$64,678.70
01301222 4305	15	TOWN & COUNTRY GARDENS	ELGIN FIRE BARN #5 ELGIN/	\$150.00
TOTAL ADMINISTRATIVE				\$150.00
01303122 4301.19	15	NICHOLAS FORSYTHE	REIM FOR RENEWAL	\$129.00
01303122 4301.19	15	NIPSTA	PREVENTION PRINCIPLES	\$450.00
01303122 4301.19	15	ROMEOVILLE FIRE ACADEMY	MANAGEMENT LEADERSHIP	\$325.00
01303122 4304	15	GREAT LAKES FIRE & SAFETY	VARIOUS SUPPLIES	\$55.80
01303122 4304	15	KALE UNIFORMS-APPAREL SEWN RIGHT	FIRE UNIFORMS	\$145.72
01303122 4304	15	ON TIME INC	UNIFORMS	\$889.00

VILLAGE OF HOFFMAN ESTATES

June 15, 2015

ACCOUNT	YEAR	VENDOR	DESCRIPTION	AMOUNT
01303123 4414.14	15	ELGIN PAPER COMPANY	40 BAGS PER SKID	\$300.00
01303124 4510.11	15	PAUL CONWAY SHIELDS	VARIOUS SUPPLIES	\$467.00
01303124 4510.11	15	THE UPS STORE	SHIPPING	\$97.45
01303124 4515.10	15	ULTRA STROBE COMMUNICATIONS	WARNING LIGHTS	\$308.65
TOTAL SUPPRESSION				\$3,167.67
01303222 4301	15	C. PADAL	PARAMEDIC LICENSE RENEWAL	\$41.75
01303222 4301	15	KEVIN O'DONNELL	PARAMEDIC LICENSE RENEWAL	\$40.00
01303222 4301	15	MICHAEL HARTMAN	REIM FOR PARAMEDIC LICENS	\$41.75
01303222 4301	15	NORTHWEST COMMUNITY EMS DEPT.	ADMIN FEE 4TH QTR	\$3,016.00
01303223 4419	15	AIRGAS USA, LLC	MEDICAL SUPPLIES	\$186.76
01303224 4542	15	ILLINOIS DEPT OF PUBLIC HEALTH	AMBULANCE REGISTRATION 7	\$175.00
TOTAL EMERGENCY MEDICAL SERVICES				\$3,501.26
01303322 4303	15	FIRE INVESTIGATORS STRIKE FORCE	MEMBERSHIP DUES	\$75.00
01303324 4507	15	CHGO METRO.FIRE PREVENTION CO	MONTHLY MAINTENANCE FEE	\$1,362.00
01303324 4507	15	CHGO METRO.FIRE PREVENTION CO	SERVICE CALL F/A RADIO	\$55.00
01303324 4507	15	TYCO INTERGRATED SECURITY LLC	SECURITY RECURRING SERVIC	\$59,949.56
TOTAL PREVENTION				\$61,241.56
01303524 4510	15	DIRECT FITNESS SOLUTIONS	LABOR CHARGE	\$40.00
01303524 4510	15	DIRECT FITNESS SOLUTIONS	PARTS	\$605.59
01303524 4510	15	DIRECT FITNESS SOLUTIONS	VARIOUS SAFETY SUPPLIES	\$433.00
TOTAL FIRE STATIONS				\$1,078.59
FIRE				\$69,339.03
01401223 4402	15	OFFICE DEPOT	OFFICE SUPPLIES	\$21.86
01401223 4414	15	MASTER-BREW BEVERAGES,INC.	BEVERAGES	\$157.25
01401224 4509	15	XEROX CORP.	COPIER LEASING	\$162.21
TOTAL ADMINISTRATIVE				\$341.32
01404123 4414	15	JCK CONTRACTORS, INC	TOPSOIL	\$195.00
01404124 4507	15	ALEXIAN BROTHERS CORPORATE HEALTH	EMPLOYEE AUDIOGRAM	\$396.00
01404124 4507	15	ALEXIAN BROTHERS CORPORATE HEALTH	EMPLOYEE PHYSICAL	\$112.00
01404124 4507	15	MURRAY & TRETTEL INC/ WEATHER COMMA	MAY 2015 WEATHER FORECAST	\$213.79
TOTAL SNOW & ICE REMOVAL				\$916.79
01404224 4521	15	HEALY ASPHALT CO., LLC.	SURFACE	\$313.76
01404224 4521	15	HEALY ASPHALT CO., LLC.	SURFACE MATERIALS	\$572.90
TOTAL PAVEMENT MAINTENANCE				\$886.66
01404323 4414	15	OFFICE DEPOT	OFFICE SUPPLIES	\$18.69
01404324 4507	15	TNT LANDSCAPE CONSTRUCTION	FOR SERVICES DESCRIBED AB	\$15,491.20
01404324 4537	15	MIDWEST TRADING HORTICULTURAL SUPP.	COMPOST	\$118.25
01404324 4545	15	FULLIFE SAFETY CENTER	SAFETY WEAR	\$21.00
TOTAL FORESTRY				\$15,649.14
01404423 4412	15	CASE LOTS	2 PLY TOILET PAPER AE4G	\$289.50
01404423 4412	15	CASE LOTS	24 X 24 HID CAN LINERS JA	\$119.50

VILLAGE OF HOFFMAN ESTATES

June 15, 2015

ACCOUNT	YEAR	VENDOR	DESCRIPTION	AMOUNT
01404423 4412	15	CASE LOTS	33 X 39 HD LINERS I331	\$91.60
01404423 4412	15	CASE LOTS	40 X 46 BLACK LINERS I401	\$75.60
01404423 4412	15	CASE LOTS	BROWN MULTIFOLD A58	\$160.00
01404423 4412	15	CASE LOTS	BROWN TOLL TOWEL 6/800 A5	\$336.75
01404423 4412	15	CASE LOTS	FOAM WASH	\$206.40
01404423 4412	15	CASE LOTS	PROSOURCE M/W TEASPOON PJ	\$78.40
01404423 4412	15	CASE LOTS	SPRINGROVE KITCHEN TOWELS	\$138.00
01404424 4501	15	AMAUDIT	AUDITING SERVICES	\$93.24
01404424 4501	15	AT & T	DSL LINES	\$159.81
01404424 4501	15	AT & T	LANDLINES	\$107.66
01404424 4507	15	ACCURATE DOCUMENT DESTRUCTION INC	DOCUMENT DESTRUCTION	\$275.88
01404424 4507	15	ALEXIAN BROTHERS CORPORATE HEALTH	EMPLOYEE AUDIOGRAM	\$22.00
01404424 4507	15	ALEXIAN BROTHERS CORPORATE HEALTH	EMPLOYEE DRUG SCREEN	\$56.00
01404424 4507	15	ALEXIAN BROTHERS CORPORATE HEALTH	EMPLOYEE PHYSICAL	\$120.00
01404424 4509	15	CINTAS #22	FLOOR MATS PER WEEK	\$83.38
01404424 4510	15	ARLINGTON POWER EQUIPMENT	REPAIR PARTS	\$3.76
01404424 4510	15	FOX VALLEY FIRE & SAFETY	FIRE ALARM INSPECTION	\$900.00
01404424 4510	15	FOX VALLEY FIRE & SAFETY	SPRINKLER SYSTEM REVIEW	\$175.00
01404424 4510	15	FOX VALLEY FIRE & SAFETY	SPRINKLER SYTEM REVIEW	\$1,325.00
01404424 4510	15	FOX VALLEY FIRE & SAFETY	SYSTEM SERVICES	\$675.00
01404424 4518	15	CHARLES EQUIPMENT ENERGY SYSTEMS	INSPECT GM UNIT & REPAIR	\$1,079.00
01404424 4518	15	CORNERSTONE APPLIANCE SERVICE	DISHWASHER REPAIRS	\$303.36
01404424 4518	15	ELGIN SHEET METAL CO	EVAPORATOR COIL REPAIRS	\$195.00
01404424 4518	15	FOX VALLEY FIRE & SAFETY	FIRE ALARM INSPECTION	\$1,525.00
01404424 4518	15	FOX VALLEY FIRE & SAFETY	SPRINKLER SYTEM REVIEW	\$200.00
01404424 4518	15	THE SHERWIN-WILLIAMS CO	PAINT	\$62.29
01404424 4518	15	WEBMARC DOORS	DOOR REPAIRS	\$317.50
01404424 4520	15	MENARDS - HNVR PARK	VARIOUS SUPPLIES	\$118.41
01404424 4542	15	ANDERSON LOCK	REPAIR PARTS	\$16.65
01404425 4628	15	DIRECT FITNESS SOLUTIONS	LABOR CHARGE	\$40.00
01404425 4628	15	DIRECT FITNESS SOLUTIONS	PARTS	\$325.00
TOTAL FACILITIES				\$9,674.69
01404522 4301	15	MFMA	GENERAL MOTORS PRESENTATI	\$25.00
01404522 4304	15	CINTAS #22	UNIFORMS PER WEEK	\$56.06
01404523 4411	15	PALATINE OIL CO., INC	FUEL	\$18,375.46
01404524 4507	15	ALEXIAN BROTHERS CORPORATE HEALTH	EMPLOYEE AUDIOGRAM	\$66.00
01404524 4507	15	ALEXIAN BROTHERS CORPORATE HEALTH	EMPLOYEE PHYSICAL	\$100.00
01404524 4507	15	VERIZON NETWORKFLEET	FOR SERVICES DESCRIBE ABO	\$1,391.11
01404524 4510	15	ACCURATE TANK TECHNOLOGIES	SERVICE/REPAIR CALL	\$863.50
01404524 4510	15	ACCURATE TANK TECHNOLOGIES	VALVE TESTING	\$420.00

VILLAGE OF HOFFMAN ESTATES

June 15, 2015

ACCOUNT	YEAR	VENDOR	DESCRIPTION	AMOUNT
01404524 4510	15	SIEVERT ELECTRIC SERVICE	ANNUAL INSPECTION SIEVERT	\$451.00
01404524 4513	15	BOB ROHRMAN'S SCHAUMBURG FORD	REPAIR PARTS	\$317.24
01404524 4513	15	FIRESTONE TRUCK & SERVICE CENTER	VEHICLE TIRES	\$705.88
01404524 4513	15	GOLF ROSE CAR WASH	CAR WASHES APRIL-MAY	\$442.00
01404524 4513	15	ILLINOIS SECRETARY OF STATE	LICENSE PLATE RENEWAL P48	\$101.00
01404524 4513	15	INTERSTATE BATTERY SYSTEMS	VEHICLE BATTERIES	\$203.20
01404524 4513	15	O'REILLY AUTO PARTS	REPAIR PARTS	\$75.51
01404524 4513	15	O'REILLY AUTO PARTS	RETRUN REPAIR PARTS	(\$25.00)
01404524 4513	15	O'REILLY AUTO PARTS	RTN REPAIR PARTS	(\$14.06)
01404524 4514	15	ACME TRUCK BRAKE & SUPPLY CO.	REPAIR PARTS	\$443.84
01404524 4514	15	BRETT EQUIPMENT CORP.	REPAIR PARTS	\$112.25
01404524 4514	15	CARQUEST AUTO PARTS	REPAIR PARTS	\$44.68
01404524 4514	15	GLOBAL EMERGENCY PRODUCTS	LIGHT HEAD W/ KNUCKLE	\$353.36
01404524 4514	15	GLOBAL EMERGENCY PRODUCTS	VARIOUS SUPPLIES	\$35.98
01404524 4514	15	GOLF ROSE CAR WASH	CAR WASHES APRIL-MAY	\$26.00
01404524 4514	15	INLAND POWER GROUP	REPAIR PARTS	\$67.11
01404524 4514	15	INTERSTATE BATTERY SYSTEMS	VEHICLE BATTERIES	\$632.40
01404524 4514	15	MORTON GROVE AUTOMOTIVE WEST	VEHICLE PARTS & REPAIR	\$645.00
01404524 4514	15	O'REILLY AUTO PARTS	REPAIR PARTS	\$236.26
01404524 4514	15	O'REILLY AUTO PARTS	RTN REPAIR PARTS	(\$83.32)
01404524 4514	15	RUSH TRUCK CENTER OF ILLINOIS, INC	REPAIR PARTS	\$179.58
01404524 4533	15	GOLF ROSE CAR WASH	CAR WASHES APRIL-MAY	\$6.50
01404524 4534	15	ACME TRUCK BRAKE & SUPPLY CO.	RTN REPAIR PARTS	(\$126.50)
01404524 4534	15	ALEXANDER EQUIPMENT	REPAIR PARTS	\$267.75
01404524 4534	15	CARQUEST AUTO PARTS	REPAIR PARTS	\$35.22
01404524 4534	15	DRIVE TRAIN SERVICE INC	VEHICLE PARTS	\$996.20
01404524 4534	15	INTERSTATE BATTERY SYSTEMS	VEHICLE BATTERIES	\$410.20
01404524 4534	15	KAMMES AUTO & TRUCK REPAIR INC	VEHICLE TESTING	\$210.00
01404524 4534	15	LEACH ENTERPRISES INC	REPAIR PARTS	\$394.25
01404524 4534	15	O'REILLY AUTO PARTS	REPAIR PARTS	\$8.34
01404524 4534	15	RUSH TRUCK CENTER OF ILLINOIS, INC	REPAIR PARTS	\$589.44
01404524 4534	15	RUSH TRUCK CENTER OF ILLINOIS, INC	RTN REPAIR PARTS	(\$12.67)
01404524 4534	15	VERMEER MIDWEST/VERMEER-IL	REPAIR PARTS	\$43.55
01404524 4535	15	GOLF ROSE CAR WASH	CAR WASHES APRIL-MAY	\$13.00
01404524 4536	15	BOB ROHRMAN'S SCHAUMBURG FORD	REPAIR PARTS	\$480.77
01404524 4536	15	INTERSTATE BATTERY SYSTEMS	VEHICLE BATTERIES	\$101.60
01404524 4536	15	O'REILLY AUTO PARTS	REPAIR PARTS	\$84.61
TOTAL FLEET SERVICES				\$29,749.30
01404624 4542	15	HOVING CLEAN SWEEP INC.	AS NEEDED - ROADWAY SWEE	\$17,484.00
TOTAL F.A.S.T.				\$17,484.00
01404724 4522	15	WELCH BROS INC	REPAIR PARTS	\$800.00
TOTAL STORM SEWERS				\$800.00
01404823 4414	15	RAYCO SIGN SUPPLY	VARIOUS SUPPLIES	\$484.30
01404824 4502	15	CONSTELLATION NEW ENERGY INC	0 SEDGE & RTE 25 ELECTRIC	\$6,251.04
01404824 4544	15	3M HAK0206	VARIOUS MATERIALS	\$736.88
01404824 4544	15	3M HAK0206	VARIOUS SUPPLIES	\$517.50

VILLAGE OF HOFFMAN ESTATES

June 15, 2015

ACCOUNT	YEAR	VENDOR	DESCRIPTION	AMOUNT
01404824 4544	15	DIVINE SIGNS	CUSTOM LOGO	\$559.60
TOTAL TRAFFIC CONTROL				\$8,549.32
PUBLIC WORKS				\$84,051.22
01501223 4402	15	OFFICE DEPOT	OFFICE SUPPLIES	\$123.72
TOTAL ADMINISTRATIVE				\$1,265.22
01505024 4546	15	PADDOCK PUBLICATIONS INC	PUBLIC HEARING NOTICES	\$62.25
TOTAL PLANNING				\$62.25
01505122 4301	15	IACE	REGISTRATION FOR IACE 4	\$140.00
01505123 4403	15	B & L BLUEPRINT, INC	SCANNING SERVICES	\$122.00
01505123 4403	15	PLUM GROVE PRINTERS INC	BUSINESS CARDS	\$41.26
01505124 4507	15	GILIO LANDSCAPE CONTRACTORS	MOWING FOR CODE	\$805.00
01505124 4545	15	TIMOTHY MEYER	REIM FOR SAFETY SHOES	\$50.00
TOTAL CODE ENFORCEMENT				\$1,158.26
01505224 4542	15	303 TAXI/FLASH CAB	23 TRANSPORTATION COUPONS	\$115.00
TOTAL TRANSPORTATION AND ENGINEERING				\$1,158.26
01505924 4507	15	ZADRO WEB	WEBSITE REDESIGN	\$4,175.00
01505924 4546	15	BUSINESS XPANSION JOURNAL	ADVERTISEMENT	\$1,000.00
01505924 4546	15	LAW BULLETIN PUBLISHING CO	RETAIL SPACE DIRECTORY	\$125.00
TOTAL ECONOMIC DEVELOPMENT				\$5,300.00
DEVELOPMENT SERVICES				\$6,759.23
01556523 4413	15	MOORE MEDICAL CORP.	BOX/125 COUGH DROPS (MEDI	\$10.70
01556523 4413	15	MOORE MEDICAL CORP.	BURN SPRAY #74263	\$13.40
01556523 4413	15	MOORE MEDICAL CORP.	EPINEPHRINE HCL INJECTION	\$30.00
01556523 4413	15	MOORE MEDICAL CORP.	FUEL SURCHARGE	\$0.79
01556523 4413	15	MOORE MEDICAL CORP.	IBUPROFEN TABLETS #82471	\$13.95
01556523 4413	15	MOORE MEDICAL CORP.	REFRESH LUBRICATIONG EYE	\$22.04
01556523 4413	15	MOORE MEDICAL CORP.	STING RELIEF WIPES #13654	\$5.00
01556523 4413	15	MOORE MEDICAL CORP.	SUDANYL PE TABLETS #83470	\$18.54
01556523 4413	15	MOORE MEDICAL CORP.	TRIPLE ANTIBIOTIC OINTMEN	\$20.82
01556523 4413	15	MOORE MEDICAL CORP.	TRUE CONTROL LEVEL 1 #782	\$6.70
01556523 4413	15	MOORE MEDICAL CORP.	TRUE CONTROL LEVEL O #782	\$6.70
01556524 4507	15	LAUREN NICHOLS	SUPERVISION COVERAGE	\$862.50
01556524 4556	15	AT & T	DSL LINES	\$139.80
HEALTH & HUMAN SERVICES				\$1,150.94
01605324 4546	15	DIVINE SIGNS	PRINTING	\$158.44
01605324 4546	15	TREND GRAPHICS INC	NEWSLETTER	\$317.00
01605324 4561.1	15	ANDY LINDER	ENTERTAINMENT 4TH	\$200.00
01605324 4561.1	15	CHICAGOLAND RIDE FOR KIDS	ENTERTAIN 4TH JULY 2015	\$500.00
01605324 4561.1	15	NEW GENERATION FANCY DRILL TEAM	ENTERTAINMENT FOR 4TH JUL	\$1,750.00
01605324 4561.1	15	THOMAS P MCDERMOTT	ENTERTAINMENT 4TH OF JULY	\$1,800.00
01605324 4562	15	TINLEY ICE COMPANY	ICE/TRUCK/FREEZER RENTAL	\$2,987.00
TOTAL FOURTH OF JULY				\$7,712.44
01605824 4569	15	AMANDA BETH	HISTORICAL SITES PERFORMA	\$275.00
01605824 4575	15	ALLEGRA PRINTING/ELGIN	ARTS COMM FLYER	\$416.00
01605824 4575	15	ANTHONY KAWALKOWSKI	AKO JUNE 18 SUMMER	\$1,650.00

VILLAGE OF HOFFMAN ESTATES

June 15, 2015

ACCOUNT	YEAR	VENDOR	DESCRIPTION	AMOUNT
			CONCER	
01605824 4575	15	BILL O'CONNELL	JULY 9 SUMMER CONCERT	\$1,150.00
01605824 4575	15	MIKE SIGMAN DBA PIANO MAN PRODUCTIO	ABBA SALUTE 6/25 SUMMER	\$1,000.00
01605824 4575	15	MODERN DAY ROMEO'S	JULY 16 SUMMER CONCERT	\$2,000.00
01605824 4599	15	THE FINER LINE	ACRYLIC ARROWHEAD AWARD	\$99.00
01605824 5502	15	INDESTRUCTO RENTAL CO., INC.	DEPOSIT FOR TENT	\$500.00
TOTAL MISCELLANEOUS P.R.C.				\$7,090.00
BOARDS & COMMISSIONS				\$14,802.44
TOTAL GENERAL FUND				\$414,740.88
03400024 4512	15	MEADE ELECTRIC CO., INC.	TRAFFIC SIGNAL MAINTENANC	\$525.00
TOTAL MFT FUND				\$525.00
04000025 4610	15	ALAMP CONCRETE CONTRACTORS,INC.	STREET REVIT PROGRAM	\$160,158.47
TOTAL COMMUNITY DEVELOPMENT BLOCK GRANT FUND				\$160,158.47
08200824 4542	15	INTEGRITY FITNESS	LABOR RATE	\$220.00
08200824 4542	15	INTEGRITY FITNESS	SERVICE CALL	\$355.56
TOTAL FEDERAL ASSET SEIZURE				\$575.56
TOTAL ASSET SEIZURE FUND				\$575.56
29000025 4606	15	ALAMP CONCRETE CONTRACTORS,INC.	STREET REVIT PROGRAM	\$88,590.79
29000025 4606	15	APPLIED GEOSCIENCE INC.	MATERIALS TESTING & INSPE	\$3,360.00
29000025 4610	15	EDWIN HANCOCK ENGINEERING CO	BODE RD IMPROVEMENTS	\$35,891.39
29000025 4610	15	IL DEPT OF TRANSPORTATION	BODE RD STP IMPROVEMENTS	\$53,629.38
TOTAL ROAD IMPROVEMENT FUND				\$181,471.56
36000025 4615	15	DEBORAH SCHWARTZ	FOR SERVICES DESCRIBED AB	\$418.20
36000025 4615	15	IL DEPT OF TRANSPORTATION	HIGGINS RD BIKE PATH CMAQ	\$38,964.09
TOTAL CAPITAL IMPROVEMENTS FUND				\$39,382.29
37000025 4603	15	SUBURBAN ACCENTS INC	GRAPHICS & LETTERING	\$1,185.00
37000025 4603	15	SUBURBAN ACCENTS INC	GRAPHISC & LETTERING SUV	\$1,185.00
37000025 4603	15	ULTRA STROBE COMMUNICATIONS	EMERGENCY LIGHTING AND EQ	\$4,692.10
37000025 4603	15	ULTRA STROBE COMMUNICATIONS	INSTALLATION OF EMERGENCY	\$1,500.00
37000025 4603	15	ULTRA STROBE COMMUNICATIONS	INSTALLATION OF EQUIPMENT	\$1,899.65
37000025 4603	15	ULTRA STROBE COMMUNICATIONS	LABOR REMOVE GUN LOCK,RAD	\$777.85
37000025 4603	15	ULTRA STROBE COMMUNICATIONS	VARIOUS SERVICES	\$2,654.50
37000025 4603	15	ULTRA STROBE COMMUNICATIONS	WINDOW TINT	\$172.50
TOTAL CAPITAL VEHICLE AND EQUIPMENT FUND				\$14,066.60
40400013 3425	15	CONSERVICE REO UTILITIES	RFD OVER PYMT HOFFMAN EST	\$112.80
40400013 3425	15	FOUR SEASONS REALTY	OVER PYMT WATER	\$32.30

VILLAGE OF HOFFMAN ESTATES

June 15, 2015

ACCOUNT	YEAR	VENDOR	DESCRIPTION	AMOUNT
40400013 3425	15	JESSE ZHOU & JOAN LE	OVER PYMT REFUND	\$129.43
40400013 3425	15	LOS FERNANDEZ TAQUERIA INC	OVER PYMT WATER BILL RFD	\$100.00
40400013 3425	15	REMAX ENTERPRISES	OVER PYMT WATER	\$14.49
40400013 3425	15	STEVE NICHOLAS	OVERPAID WATER EST BILL	\$411.21
TOTAL WATER REFUND				\$800.23
40406722 4301	15	TOM HAWKINSON	CDL UPGRADE REIM	\$30.00
40406723 4402	15	OFFICE DEPOT	OFFICE SUPPLIES	\$21.86
40406723 4414	15	MASTER-BREW BEVERAGES, INC.	BEVERAGES	\$157.25
40406724 4501	15	AMAUDIT	AUDITING SERVICES	\$39.96
40406724 4501	15	AT & T	LANDLINES	\$46.14
40406724 4507	15	ALEXIAN BROTHERS CORPORATE HEALTH	EMPLOYEE AUDIOGRAM	\$242.00
40406724 4507	15	ALEXIAN BROTHERS CORPORATE HEALTH	EMPLOYEE DRUG SCREEN	\$84.00
40406724 4507	15	ALEXIAN BROTHERS CORPORATE HEALTH	EMPLOYEE DRUG SCREENING	\$56.00
40406724 4507	15	ALEXIAN BROTHERS CORPORATE HEALTH	EMPLOYEE PHYSICAL	\$396.00
40406724 4507	15	SUBURBAN LABORATORIES, INC.	ANNUAL DRINKING WATER SAM	\$1,120.00
40406724 4507	15	VERIZON NETWORKFLEET	SERVICES DESCRIBE ABOVE T	\$596.19
40406724 4509	15	XEROX CORP.	COPIER LEASING	\$162.22
40406724 4510	15	M & M RADIO LAB	SERVICE & REPAIR	\$341.00
40406724 4528	15	USA BLUE BOOK	FOOD GRADE ANT SEIZE	\$395.11
40406724 4529	15	HEALY ASPHALT CO., LLC.	SURFACE MATERIALS	\$111.30
40406724 4529	15	TNT LANDSCAPE CONSTRUCTION	FOR SERVICES DESCRIBED AB	\$454.42
40406724 4529	15	ZIEBELL WATER SERVICE	REPAIR PARTS	\$274.14
40406724 4529	15	ZIEBELL WATER SERVICE	VARIOUS SUPPLIES	\$73.32
40406724 4545	15	FULLIFE SAFETY CENTER	SAFETY WEAR	\$147.00
40406724 4545	15	PRO SAFETY EQUIPMENT	REPAIR PARTS	\$49.00
40406724 4545	15	USA BLUE BOOK	EXOFIT HARNESS VEST	\$324.51
40406724 4545	15	USA BLUE BOOK	INSULATED HIP BOOTS	\$142.84
40406724 4545	15	USA BLUE BOOK	SAFETY WEAR	\$336.94
40406724 4545	15	USA BLUE BOOK	VARIOUS SUPPLIES	\$296.55
40406724 4585	15	KAMMES AUTO & TRUCK REPAIR INC	VEHICLE TESTING	\$14.50
40406725 4609	15	BAXTER & WOODMAN, INC.	COMPLETE ENGINEERING SERV	\$3,430.00
40406725 4609	15	IL DEPT OF TRANSPORTATION	BODE RD STP IMPROVEMENTS	\$67,025.00
TOTAL WATER DIVISION				\$76,367.25
40406823 4408	15	GRAINGER INC	REPAIR PARTS	\$169.16
40406823 4408	15	USA BLUE BOOK	ALUMINUM CLIPBOARD	\$237.04
40406823 4408	15	USA BLUE BOOK	VARIOUS SUPPLIES	\$131.09
40406824 4530	15	BEVERLY MATERIALS, L.L.C.	CLEAN FILL SEMI	\$90.00
40406824 4530	15	BEVERLY MATERIALS, L.L.C.	GRAVEL	\$194.80
40406824 4530	15	LAI LTD	NEW AIR RELEASE VALVE FOR	\$1,624.00
40406824 4530	15	TNT LANDSCAPE CONSTRUCTION	FOR SERVICES DESCRIBED AB	\$454.43
40406825 4608	15	BAXTER & WOODMAN, INC.	COMPLETE ENGINEERING SERV	\$140.00
TOTAL SEWER DIVISION				\$3,040.52

VILLAGE OF HOFFMAN ESTATES

June 15, 2015

ACCOUNT	YEAR	VENDOR	DESCRIPTION	AMOUNT
40407023 4401	15	CREEKSIDE PRINTING	POSTAGE	\$6,513.78
40407024 4542	15	CREEKSIDE PRINTING	BILL PRINTING	\$694.83
TOTAL BILLING DIVISION				\$7,208.61
TOTAL WATERWORKS AND SEWERAGE FUND				\$87,416.61
46700024 4552	15	DUNDEE COLLISION INC	VEHICLE REPAIRS	\$494.20
46700024 4579	15	ALEXIAN BROTHERS CORPORATE HEALTH	EMPLOYEE PHYSICAL	\$5,977.00
TOTAL RISK RETENTION				\$6,471.20
TOTAL INSURANCE FUND				\$6,471.20
47008525 4619	15	CDW-GOVERNMENT INC	MS EA WIN ENT W/MDOP UPG	\$1,807.50
47008525 4619	15	GFI SOFTWARE	GFI ENDPOINT SECURITY ADD	\$581.00
47008525 4619	15	GFI SOFTWARE	GFI ENDPOINT SECURITY SMA	\$882.00
TOTAL OPERATIONS				\$3,270.50
47008625 4602	15	BRUCE HARRIS AND ASSOCIATES	PROGRESS BILLING FOR ARCG	\$4,560.00
47008625 4602	15	DELL MARKETING LLP	DELL LATITUDE E7450/7450	\$3,585.84
47008625 4602	15	SENTINEL TECHNOLOGIES INC	PROFESSIONAL SERVICES, CI	\$3,475.00
TOTAL CAPITAL ASSETS				\$11,620.84
TOTAL INFORMATION SYSTEMS FUND				\$14,891.34
BILL LIST TOTAL				\$919,699.51

SUNGARD PUBLIC SECTOR
 DATE: 06/11/2015
 TIME: 12:00:34

PAGE NUMBER: 1
 ACCTPA21

VILLAGE OF HOFFMAN ESTATES
 CHECK REGISTER - DISBURSEMENT FUND

SELECTION CRITERIA: transact.t_c='20' and transact.ck_date between '20150529 00:00:00. 0' and '20150611 00:00:00. 0'
 ACCOUNTING PERIOD: 6/15

FUND - 01 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	BUDGET UNIT	DESCRIPTION	SALES TAX	AMOUNT
0102	95263 V	06/02/15 17119	CHRIS & BARBARA CARLOCK	40400013	RFD OVER PYMT	0.00	-131.75
0102	95303 V	06/02/15 17077	MIDWEST INVESTMENT GROUP	40400013	RFD OVER PYMT	0.00	-58.48
0102	95336	05/29/15 2329	DAVID GANZIANO	01	05/29/15 PAYROLL	0.00	2,236.13
0102	95337	05/29/15 16280	NOTABLES	01605824	SPRING CONCERT ARTS	0.00	100.00
0102	95358	05/29/15 13872	BLITT & GAINES PC	01	#10941 EMPLOYEE DEDUC	0.00	1,744.86
0102	95359	06/03/15 7418	SCOTT LAWRENCE	01	C-PAL	0.00	1,148.00
0102	95360	06/03/15 2664	JAY EVANS	01	C-PAL	0.00	1,306.91
0102	95361	06/03/15 2305	DAN GROBE	01	C-PAL	0.00	2,000.00
0102	95362	06/04/15 11261	WEX BANK	01404523	FUEL	0.00	88.19
0102	95363	06/10/15 4065	THE HOME DEPOT #1904	01303123	VARIOUS SUPPLIES	0.00	267.23
0102	95363	06/10/15 4065	THE HOME DEPOT #1904	01303223	VARIOUS SUPPLIES	0.00	125.73
0102	95363	06/10/15 4065	THE HOME DEPOT #1904	01303523	VARIOUS SUPPLIES	0.00	13.98
0102	95363	06/10/15 4065	THE HOME DEPOT #1904	01404323	VARIOUS SUPPLIES	0.00	38.61
0102	95363	06/10/15 4065	THE HOME DEPOT #1904	01404424	VARIOUS SUPPLIES	0.00	94.32
0102	95363	06/10/15 4065	THE HOME DEPOT #1904	01404424	VARIOUS SUPPLIES	0.00	18.57
0102	95363	06/10/15 4065	THE HOME DEPOT #1904	01404623	VARIOUS SUPPLIES	0.00	65.45
0102	95363	06/10/15 4065	THE HOME DEPOT #1904	01605324	VARIOUS SUPPLIES	0.00	299.19
0102	95363	06/10/15 4065	THE HOME DEPOT #1904	37000025	VARIOUS SUPPLIES	0.00	171.18
0102	95363	06/10/15 4065	THE HOME DEPOT #1904	40406723	VARIOUS SUPPLIES	0.00	104.16
0102	95363	06/10/15 4065	THE HOME DEPOT #1904	40406724	VARIOUS SUPPLIES	0.00	387.36
TOTAL CHECK							1,585.78
0102	95364	06/10/15 16446	FRANCISCO FERNANDEZ	40	REPLACED RFD CK WATER	0.00	17.00
0102	95365	06/10/15 7069	KEN CAMPBELL	01605824	REIM FOR NIU GAME	0.00	380.00
0102	95532	06/11/15 13872	BLITT & GAINES PC	01	EMPLOYEE DEDUCTION	0.00	581.62
TOTAL CASH ACCOUNT							10,998.26
TOTAL FUND							10,998.26
TOTAL REPORT							10,998.26

Detail of Wire/ACH Activity
For the Period 05/01/15 - 05/31/15

Date	Vendor	Description	Source of Funds	Amount
05/01/15	IPBC	Insurance Premium	General	\$ 488,357.17
05/04/15	Payment Express	Credit Card Merchant Fees 4/15	General, Water & Sewer	\$ 2,746.81
05/04/15	Illinois Funds	Credit Card Merchant Fees 4/15	General, Water & Sewer	\$ 3,283.07
05/08/15	IMRF	IMRF April 2015 Payroll Costs	Various	\$ 123,499.55
05/11/15	Neopost	Replenish Postage Machine	General, Water & Sewer	\$ 1,600.00
05/15/15	Northwest Central 9-1-1 System	Monthly Radio Lease Obligation	Capital Vehicle & Equipment	\$ 15,656.79
05/15/15	Employer's Claim Service	Workers Comp Claims	Insurance	\$ 200.00
05/21/15	JAWA	Monthly Water Usage	Water & Sewer	\$ 703,638.00
05/21/15	SWANCC	Monthly Tipping Fees	Municipal Waste System	\$ 62,645.58
05/28/15	Wells Fargo Bank	2005A Debt Service Payment	Sears Center Operating	\$ 1,207,131.25
05/28/15	Wells Fargo Bank	2008 Debt Service Payment	General, Water & Sewer	\$ 666,125.00
05/28/15	Wells Fargo Bank	2009 Debt Service Payment	2009 GO Debt Service	\$ 709,596.88
05/29/15	Neopost	Replenish Postage Machine	General, Water & Sewer	\$ 1,600.00
	TOTAL			\$ 3,986,080.10

VILLAGE OF HOFFMAN ESTATES

**A RESOLUTION CREATING THE
ECONOMIC DEVELOPMENT COMMISSION
OF THE VILLAGE OF HOFFMAN ESTATES**

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

Section 1: That the Economic Development Commission of the Village of Hoffman Estates be and the same is hereby created to read as follows:

ECONOMIC DEVELOPMENT COMMISSION

A. **ECONOMIC DEVELOPMENT COMMISSION**

There is hereby created the Economic Development Commission of the Village of Hoffman Estates.

B. **MEMBERSHIP**

The Economic Development Commission shall consist of thirteen (13) members.

C. **APPOINTMENT AND QUALIFICATIONS**

The members of said Commission shall be appointed by the Village President with the advice and consent of the Board of Trustees. The corporate authorities voting jointly shall appoint one of the members as chairman of the Economic Development Commission. Members of the Economic Development shall be residents of or employed in the Village of Hoffman Estates.

D. **COMPOSITION AND TERMS OF OFFICE**

The members of said Commission shall include, but not be limited to, members of the financial community, the larger corporate community, the real estate development community, the retail community, the hospitality community, the auto dealer community, the commercial real estate community, the higher education community and the Chamber of Commerce. Seven (7) members shall be appointed for a term of two (2) years expiring upon an even year, and six (6) members shall be appointed for a term of two years (2), expiring upon an odd year.

E. **EX OFFICIO MEMBERS**

The Village Manager and Village Economic Development Director shall serve as non-voting, ex officio members.

F. **DUTIES**

The Economic Development Commission shall:

1. Keep abreast of State and Federal legislative tools which may enhance economic development.
2. Organize a yearly broker/developer event at the Sears Centre Arena.
3. Receive and review a quarterly report from the Department of Economic Development.
4. Coordinate and run the holiday shop local event.

- 5. Support small business through an outreach program and hosting annual excellence awards.
- 6. Work with the Hoffman Estates Chamber of Commerce to support small businesses.

G. MEETINGS

The Economic Development Commission shall meet on a quarterly basis, or as deemed necessary by the chairman.

H. COMPENSATION OF MEMBERS

The members of the Economic Development Commission shall receive such compensation as deemed appropriate by the President and Board of Trustees from time to time and as provided by Resolution of the President and Board of Trustees.

Section 2: That 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



HOFFMAN ESTATES

GROWING TO GREATNESS

May 18, 2015

To: Mayor and Board of Trustees

TREASURER'S REPORT

April, 2015

Attached hereto is the Treasurer's Report for the month of April, 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 \$709,873. After including these receipts and disbursements, the balance of cash and investments for the operating funds is \$31.4 million. For all of the Village funds, cash receipts and transfers-in exceeded cash disbursements and transfers-out by \$1,258,104, primarily due to 2014 property tax receipts. The total for cash and investments for all funds increased to \$180.1 million.

Respectfully Submitted,

Stan W. Helgerson
Village Treasurer

Attachment

TREASURER'S REPORT
FOR THE MONTH ENDING APRIL 30, 2015

Fund	Beginning Balance	Receipts/ Transfers - In	Disbursements/ Transfers - Out	Amount in Cash	Amount Invested	Ending Balance
Operating Funds						
General (incl. Veterans' Mem)	\$ 20,488,550	\$ 3,321,637	\$ 3,363,168	\$ 4,698,435	\$ 15,748,584	\$ 20,447,019
Payroll Account	-	2,380,529	2,380,529	-	-	-
Petty Cash	1,800	-	-	1,800	-	1,800
Foreign Fire Ins. Board	116,197	-	-	116,197	-	116,197
Cash, Village Foundation	43,304	-	-	43,304	-	43,304
Cash, Fire Protection District	88,781	205	-	88,986	-	88,986
Motor Fuel Tax	1,684,274	47,943	8,546	23,614	1,700,057	1,723,671
Comm. Dev. Block Grant	-	-	-	-	-	-
EDA Administration	757,666	10,604	22,602	-	745,668	745,668
Enhanced 911	69,366	3,720	6,447	608	66,030	66,638
Asset Seizure - Federal	143,248	2	21,906	25,101	96,243	121,344
Asset Seizure - State	217,358	1,125	-	107,181	111,302	218,483
Asset Seizure - Battle	57,714	1	-	-	57,715	57,715
Asset Seizure - U.S. Marshall	9,772	-	-	9,772	-	9,772
Municipal Waste System	51,596	136,474	136,142	11,099	40,829	51,928
Roselle Road TIF	981,439	92	30,286	11,258	939,987	951,245
Water & Sewer	188,501	1,463,433	1,351,277	-	300,656	300,656
Sears Centre Operating	2,385,084	694,422	66,001	2,986,895	26,610	3,013,505
Stormwater Management	243,892	42,453	-	286,345	-	286,345
Insurance	2,358,813	33,125	46,944	-	2,344,994	2,344,994
Information Systems	893,698	114,558	106,603	47,785	853,868	901,653
Total Operating Funds	\$ 30,781,051	\$ 8,250,323	\$ 7,540,450	\$ 8,458,380	\$ 23,032,544	\$ 31,490,924
Debt Service						
2005A G.O. Debt Serv.	\$ 1,000,829	\$ 1,083	\$ 40,000.00	\$ 1,738	\$ 960,175	\$ 961,913
2005 EDA TIF Bond	35,356	24	-	38	35,342	35,380
2008 G.O. Debt Serv.	68,226	-	250.00	67,976	-	67,976
2009 G.O. Debt Serv.	1,337,488	88,555	750.00	661,377	763,915	1,425,292
Total Debt Service Funds	\$ 2,441,899	\$ 89,662	\$ 41,000	\$ 731,130	\$ 1,759,431	\$ 2,490,561
Capital Projects Funds						
Central Road Imp.	\$ 247,168	\$ 284	\$ -	\$ 279	\$ 247,173	\$ 247,452
Hoffman Blvd Bridge Maintenance	333,262	163	-	171	333,254	333,425
Western Corridor	2,557,137	990	-	931	2,557,197	2,558,127
Traffic Improvement	298,156	248	-	233	298,171	298,404
EDA Series 1991 Proj.	2,507,709	1,580	6,630.00	60,560	2,442,099	2,502,659
Road Improvements	559,079	297,015	93,882	6,952	755,260	762,213
Central Area Road Impact Fee	-	-	-	-	-	-
2008 Capital Project	-	-	-	-	-	-
2009 Capital Project	3,920	-	-	3,920	-	3,920
Western Area Traff. Impr.	141,012	16	-	-	141,028	141,028
West Area Rd Impr. Impact Fee	163,445	517	-	16,930	147,032	163,962
Capital Improvements	1,466,640	332,903	116,525	743,026	939,991	1,683,017
Capital Vehicle & Equipment	17,311	64,620	53,644	-	28,288	28,288
Capital Replacement	1,440,119	82	-	411	1,439,791	1,440,202
Water & Sewer-Capital Projects	66,239	8	-	-	66,247	66,247
Total Capital Proj. Funds	\$ 9,801,198	\$ 698,427	\$ 270,680	\$ 833,413	\$ 9,395,531	\$ 10,228,945
Trust Funds						
Police Pension	\$ 60,890,180	\$ 507,247	\$ 712,266	\$ 1,050	\$ 60,684,111	\$ 60,685,161
Firefighters Pension	66,540,301	498,275	555,530	1,000	66,482,047	66,483,047
EDA Spec. Tax Alloc.	7,703,497	513,568	179,491	-	8,037,575	8,037,575
Barrington/Higgins TIF	756,988	18	-	3,032	753,973	757,005
Higgins/Hassell TIF	-	-	-	-	-	-
Total Trust Funds	\$ 135,890,966	\$ 1,519,109	\$ 1,447,287	\$ 5,082	\$ 135,957,706	\$ 135,962,788
GRAND TOTAL	\$ 178,915,114	\$ 10,557,521	\$ 9,299,417	\$ 10,028,005	\$ 170,145,213	\$ 180,173,218



VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION
FINDING OF FACT

PROJECT NO.: 2015019R

VILLAGE BOARD MEETING DATE: JUNE 15, 2015

PETITIONER(S): FLORIN AND MAUREEN CIOBANU

PROJECT ADDRESS: 1405 MICHAEL COURT

ZONING DISTRICT: R-5, 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**

Vote: 6 Ayes 5 Nays 0 Absent

PZC MEETING DATE: JUNE 3, 2015

STAFF ASSIGNED: **DANIEL RITTER**

Request by Florin and Maureen Ciobanu for a thirteen (13) foot corner side yard setback variation from Section 9-3-3-C to allow a five (5) foot high solid fence to be two (2) feet from the northwest side property line instead of the minimum required fifteen (15) feet at 1405 Michael Court.

AUDIENCE COMMENTS

None.

FINDING

The Commission heard from the petitioner Maureen Ciobanu who presented her request for a variation to allow a five (5) foot high privacy fence on their property to be built two feet from the lot line instead of being set back the required fifteen (15) feet. Ms. Ciobanu stated that the lack of back yard space and concern for privacy and security of her children were the primary reasons for the request. Ms. Ciobanu stated she did not believe there was any safety risks and that she had talked to the adjoining neighbors and that they generally supported the proposed fence. The Commission found that similar corner side yard fence variations have been approved in the past, but none on Freeman Road or the immediate area.

Chairperson Combs stated that she had safety concerns with her neighbor's visibility to the sidewalk when they are reversing from the driveway. Some Commission members believed that meeting the Zoning Code by either installing a four (4) foot, open design fence or setting the proposed privacy fence back fifteen (15) feet would be workable options.

The majority of the Commission did not have concerns about the fence in terms of its effect on visibility or appearance. The location was considered acceptable because the large right-of-way on Freeman Road and angle of Freeman Road allows for visibility at the street corner and reversing from the neighbor's driveway.

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 Planning & Zoning Commission considered the Standards for Variation as outlined in Section 9-1-15 of the Zoning Code, which state that the Planning and Zoning Commission shall not recommend the adoption of a proposed variation unless it finds that the variation meets the Standards for Variations as set forth in the Zoning Code.

1. The Planning and Zoning Commission shall not recommend the variation of the regulations of the Code unless it shall first make a finding based upon the evidence presented to it in each specific case that:

- a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located;
- b. The plight of the owner is due to unique circumstances;
- c. The variation, if granted, will not alter the essential character of the locality.

2. For the purpose of implementing the above rules, the Planning and Zoning Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the applicant have been established by the evidence;

- a. The particular physical surroundings, shape of topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
- b. The conditions upon which the petition for a variation is based would not be applicable, generally, to other property within the same zoning classification;
- c. The purpose of the variation is not based exclusively upon a desire to increase the value of the property;
- d. The alleged difficulty or hardship has not been based exclusively upon a desire to increase the value of property;
- e. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
- f. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fires, or endanger the public safety, or substantially diminish or impair property values in the neighborhood.

3. The Planning and Zoning Commission may recommend to the Village Board that such conditions and restrictions be imposed upon the premises benefited by a variation as may be necessary to comply with the standards set forth in this section to reduce or minimize the injurious effect of such variation upon other property in the neighborhood, and better to carry out the general intent of this Code.

At a vote of 6-5, the majority of the Commission voted to recommend approval of the request.

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

6 Ayes
5 Nays (Lawrence, Ring,
Trieb, Caramelli, Combs)

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

Petitioner Application & Submittals, Legal Notice, Location Map and Staff Exhibit (Aerial Photo)



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

PROJECT NO.: 2015019R PROJECT NAME: 1405 MICHAEL COURT FENCE VARIATION

PROJECT ADDRESS/LOCATION: 1405 MICHAEL COURT

PUBLIC HEARING
YES NO

REZONING MASTER SIGN PLAN SPECIAL USE VARIATION
SITE PLAN PLAT

MEETING DATE: JUNE 3, 2015

STAFF ASSIGNED: DANIEL RITTER ^{DR}

REQUESTED MOTION

Request by Florin and Maureen Ciobanu for a thirteen (13) foot corner side yard setback variation from Section 9-3-3-C to allow a five (5) foot high solid fence to be two (2) feet from the northwest side property line instead of the minimum required fifteen (15) feet at 1405 Michael Court.

INCLUDES RECOMMENDED CONDITION(S)
YES NO

ZONING DISTRICT: R-5, ONE-FAMILY RESIDENTIAL

ADJACENT PROPERTIES:	NORTH: R-5, ONE-FAMILY RESIDENTIAL	SOUTH: R-4, ONE-FAMILY RESIDENTIAL
	EAST: R-5, ONE-FAMILY RESIDENTIAL	WEST: R-5, ONE-FAMILY RESIDENTIAL (SOUTH RIDGE PARK)

APPLICABLE ZONING CODE SECTION

Section 9-3-3-C-2-c of the Zoning Code states that fences not of open design and/or exceeding four feet in height shall be set back 15 feet from the side lot line, or even with the dwelling unit, whichever is less, on those lots adjacent to a street where the rear yard adjoins the neighbor's side yard.

PROPOSAL

The petitioner is proposing to construct a 5 foot high (4 foot high in some portions), solid design privacy fence on their property. The proposed fence is located 2 feet from the northwest property line. Due to the alignment of the petitioner's corner side yard to the neighbor's front yard, the Zoning Code requires a 15 foot minimum setback for the fence; or the fence must be an open design fence of a maximum 4 feet in height if it extends closer than 15 feet from the corner side yard property line. The variation request is to permit the construction of a 5 foot high, solid design fence built in a shadow box style and constructed of PVC.

The petitioner has noted in their application that the lot size leaves him with little back yard space. It is also noted that there is a large right-of-way off of Freeman Road that would allow the neighbor to the south adequate space to reverse from their driveway with visibility to the sidewalk and street.

VARIATION STANDARDS

Section 9-1-15 of the Zoning Code – *Standards for a Variation* - states that the Planning and Zoning Commission shall not recommend the adoption of a proposed variation unless it finds that the variation meets the Standards for Variations as set forth in the Zoning Code.

1. The Planning and Zoning Commission shall not recommend the variation of the regulations of the Code unless it shall first make a finding based upon the evidence presented to it in each specific case that:
 - a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located;
 - b. The plight of the owner is due to unique circumstances;
 - c. The variation, if granted, will not alter the essential character of the locality.

2. For the purpose of implementing the above rules, the Planning and Zoning Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the applicant have been established by the evidence;
 - a. The particular physical surroundings, shape of topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
 - b. The conditions upon which the petition for a variation is based would not be applicable, generally, to other property within the same zoning classification;
 - c. The purpose of the variation is not based exclusively upon a desire to increase the value of the property;
 - d. The alleged difficulty or hardship has not been based exclusively upon a desire to increase the value of property;
 - e. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
 - f. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fires, or endanger the public safety, or substantially diminish or impair property values in the neighborhood.

3. The Planning and Zoning Commission may recommend to the Village Board that such conditions and restrictions be imposed upon the premises benefited by a variation as may be necessary to comply with the standards set forth in this section to reduce or minimize the injurious effect of such variation upon other property in the neighborhood, and better to carry out the general intent of this Code.

If this request is approved, the fence would be allowed to remain at this location with the current height and design by ordinance in perpetuity or until otherwise amended or dissolved by a future ordinance.

NOTIFICATION

Standard notification letters were sent to surrounding properties within 150 feet. No comments were received.

STAFF SUMMARY

The Zoning Code requirement for a shorter or open design fence in a corner side yard is intended to encourage visibility at street corners for pedestrians and drivers; as well as for neighboring properties when backing out of their driveway. The Transportation Division reviewed the fence location for safety and determined it to be acceptable. The proposed fence is an adequate distance from the street intersection and would not interfere with vehicle or pedestrian traffic. The right-of-way is large on Freeman Road and angled to create enough space for visibility to the sidewalk and street. The petitioner's southern neighbor at 1425 Freeman Road would have a slightly altered view when reversing from their driveway but would have enough space for visibility to the sidewalk and street.

Another purpose of the Zoning Code requirement is to preserve the front yard streetscape. The proposed fence would narrow the streetscape on a moderately busy road; however, the placement of the houses along Freeman Road is varied due to the street's curve. Previously the Village has approved requests for fences on corner lots where there is adequate visibility around the fence for drivers and for neighboring properties.

Attachments: Petitioner Application & Submittals
 Legal Notice
 Staff Exhibit – Aerial Photo
 Location Map



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 150.00 Check No. 1078 Date Paid 5/5/15

Project Number: 2015019R

Staff Assigned: R. Her

Meeting Date: 6/3/15

Public Hearing: Yes No

Sign Posting Required: Yes No

Date Sign Posted N/A

PLEASE PRINT OR TYPE

Date: 5/11/2015

Project Name: 1405 Michael Ct Fence

Project Description: 5 ft fence

Project Address/Location: 1405 Michael Ct. Hoffman Estates

Property Index No. 02-19-318-015

Acres: .20 Zoning District: R5

I. Owner of Record

Florin & Maureen Ciobanu

Name

Company

1405 Michael Ct

Hoffman Estates

Street Address

City

IL

60192

815-355-8322

State

Zip Code

Telephone Number

Fax Number

maureen.ciobanu@gmail.com
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.

Maureen Ciobanu

Owner Signature

Maureen Ciobanu

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: Maureen Ciobanu

Owner's Name (Please Print): Maureen Ciobanu

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

Applicant's Name (Please Print): _____

Date: 5/1/2015

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:

- | | |
|---|---|
| <input type="checkbox"/> Special Use | <input type="checkbox"/> Master Sign Plan |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> Variation | |
| <input checked="" type="checkbox"/> Plat | |
| <input type="checkbox"/> Site Plan | |

Zoning Code Section 9-1-15-C-2 of the Municipal Code requires that the Planning and Zoning Commission shall, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the applicant have been established by the evidence. (Respond to each standard as it applies to your request either below or address on a separate sheet)

1. The particular physical surroundings, shape of topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

Does not apply

2. The conditions upon which the petition for a variation is based would not be applicable, generally, to other property within the same zoning classification.

Does not apply

3. The purpose of the variation is not based exclusively upon a desire to increase the value of the property.

Does not apply

4. The alleged difficulty or hardship has not been based exclusively upon a desire to increase the value of property.

Does not apply

5. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

True, - the fence will remain on our property

6. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fires, or endanger the public safety, or substantially diminish or impair property values in the neighborhood.

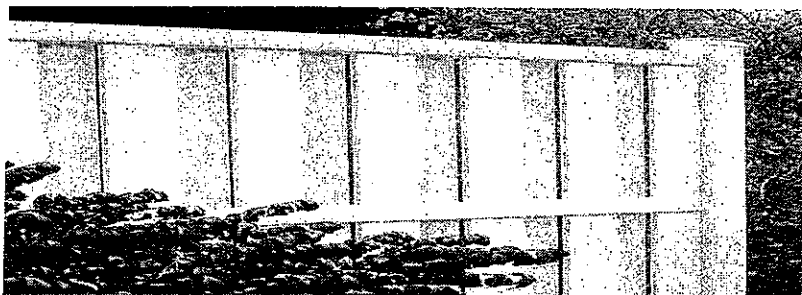
It would not.

5/2/2015

To the Board of the Village of Hoffman Estates:

As owner for the property on 1405 Michael Ct we are asking for a fence variance. We live on the corner lot that sides to a busier subdivision street. We asking to put a 5ft privacy fence along Freeman St about 2ft from the sidewalk. It will be 4ft along the back until you get to the corner the runs along Freeman Street, then it will go up to 5ft. We have 2 young kids and I don't want anyone walking along the sidewalk to see them playing in the yard. Eventually we will be getting a dog as well. There is not much of a yard to begin with so we would like to get as close to the sidewalk as possible. On the other side of the sidewalk there is a big piece of land, so blocking the view on house behind us is not likely.

The fence we are looking at getting is below...



For any questions please let me know.

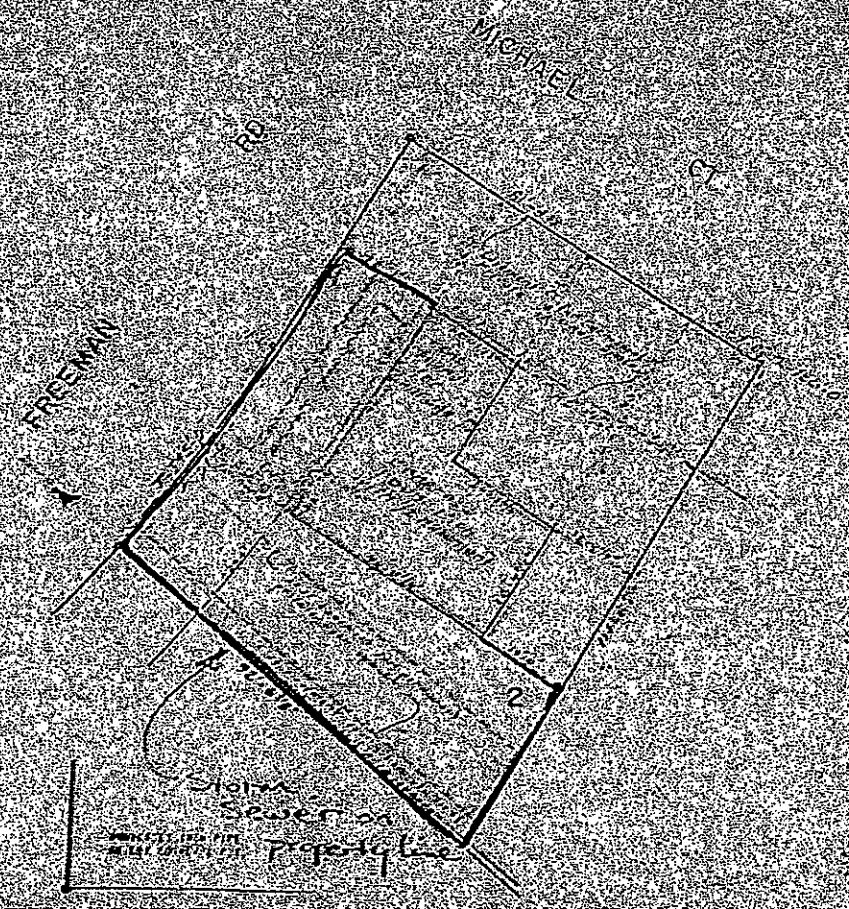
Regards,

Maureen Ciobanu – Homeowner

815-355-3322

Maureen.ciobanu@gmail.com

OFFICE OF THE
COMMISSIONER OF THE LAND OFFICE
STATE OF MASSACHUSETTS
BOSTON



THE COMMISSIONER OF THE LAND OFFICE
STATE OF MASSACHUSETTS
BOSTON

APPROVED AND FORWARDED:

COMMISSIONER

DATE



NOTICE OF PUBLIC HEARING
Notice is hereby given that the Planning & Zoning Commission of the Village of Hoffman Estates will hold a public hearing at the request of Florin and Maureen Ciobanu for a variation from the Zoning Code to permit the construction of a garage on the property located at 1405 Michael Court. P.I.N. : 02-19-318-015
The hearing will be held on Wednesday, June 3, 2015 at 7:00 p.m. in the Hoffman Estates Municipal Building, 900 Hassell Road, Hoffman Estates, IL.
Eva Combs, Chairperson
Planning and Zoning Commission
Published in Daily Herald May 19, 2015 (4407965)

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 May 19, 2015 in said **DAILY HERALD**.

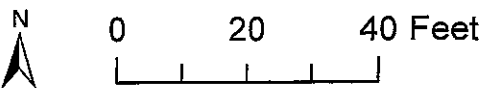
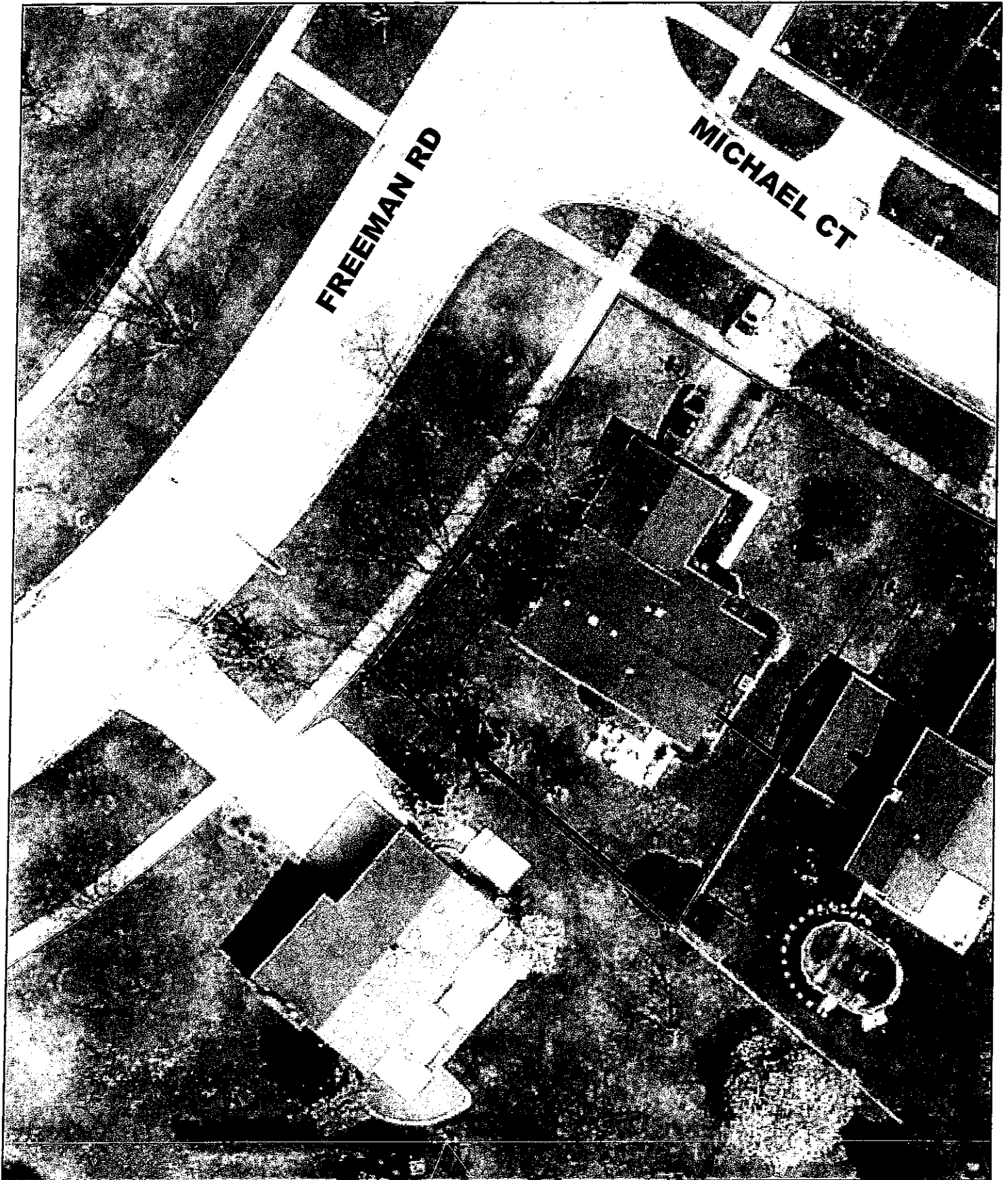
IN WITNESS WHEREOF, the undersigned, the said **PADDOCK PUBLICATIONS, Inc.**, has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.



PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Laula Baltz*
Authorized Agent

Control # 4407965

1405 Michael Court



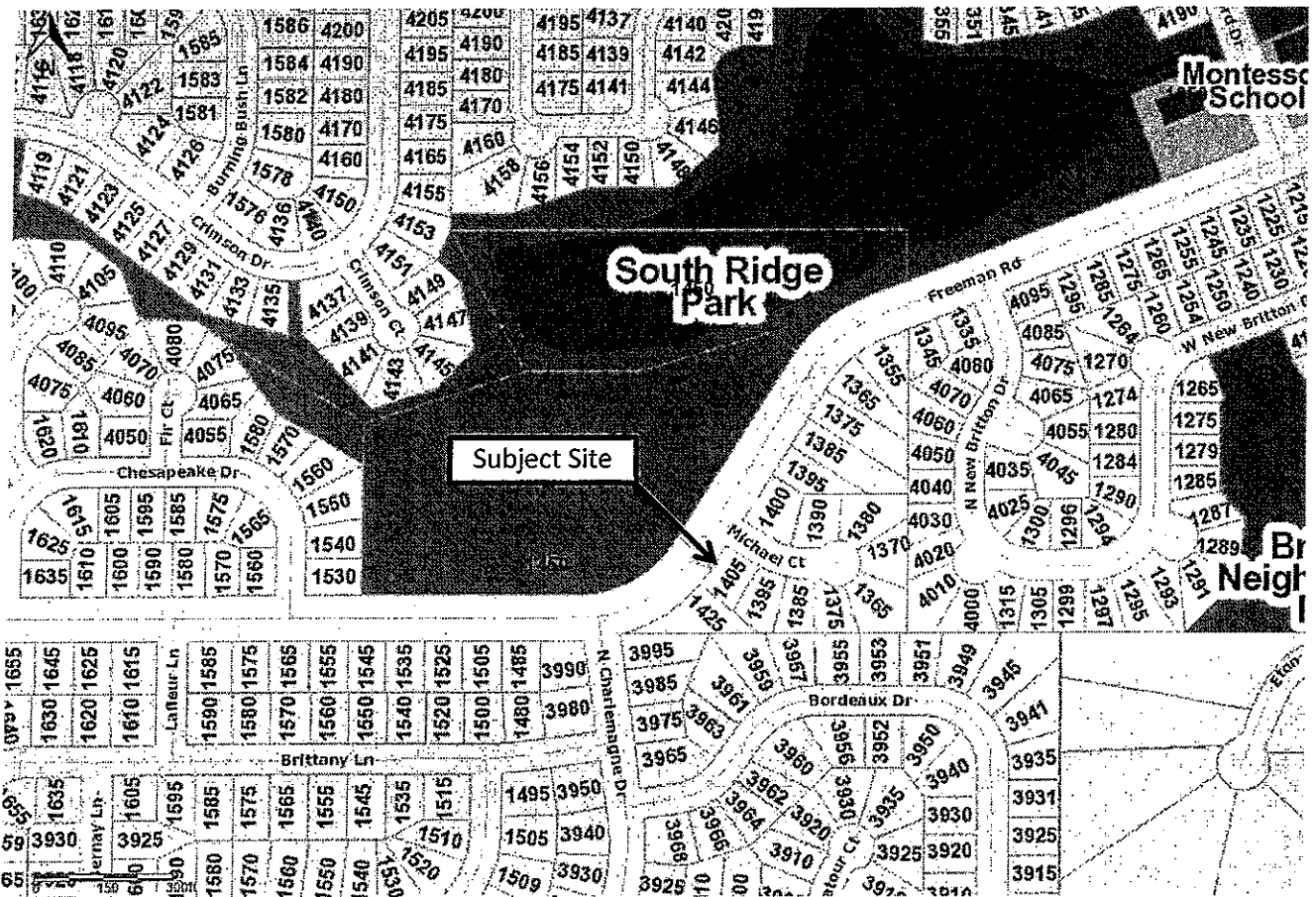
-  Privacy Fence Line Meeting Code
-  Privacy Fence Line Proposed



Planning Division
Village of Hoffman Estates
May 2015

1405 Michael Court

P.I.N. 02-19-318-015



May 2015
Village of Hoffman Estates
Planning Division





VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION
FINDING OF FACT

PROJECT NO.: 2015007P

VILLAGE BOARD MEETING DATE: June 15, 2015

PETITIONER(S): KSD, Inc. (Montessori School of North Hoffman)

PROJECT ADDRESS: 1200 FREEMAN ROAD

ZONING DISTRICT: R-9, Subzone F1, Business

REQUEST: Special Use for School and Site Plan Amendment

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: 8 Ayes 3 Nays (Iozzo, Ring, Trieb)

PZC MEETING DATE: June 3, 2015

STAFF ASSIGNED: Josh Edwards

Request by KSD, Inc. (owner) for a site plan amendment for site improvements and a special use under Section 9-5-9-C of the Zoning Code to permit the operation of a Montessori school on the property located at 1200 Freeman Road. The following conditions shall apply:

1. This approval is granted based on the expansion of the school on the subject property being a connected use to the existing Montessori school at 1250 Freeman Road, previously approved under Ordinances 4316-2012, 4379-2013, and 4396-2013.
2. The building permit shall be obtained within nine (9) months of the Village Board action on this request.
3. The owner shall submit a deposit as a performance guarantee in the amount of \$15,000 prior to issuance of a building permit.
4. 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.
5. The entire site plan improvements and building changes, as shown on the approved plans, shall be completed prior to issuance of any occupancy permit and prior to October 31, 2015.
6. The hours of operation shall be limited to 7:00 a.m. to 6:00 p.m.
7. During school hours students shall not be permitted to cross Mumford Drive except at either of two marked crosswalks and shall be supervised by staff at all times.
8. No drop-off or pick-up of students in traffic aisles shall be permitted. Adults dropping off and picking up a student shall park legally and accompany the child to and from the school. The school shall monitor and manage where staff and visitors park to ensure that cars do not stop/stand in the traffic aisles when dropping off or picking up.
9. Any formalized outdoor activity areas shall require site plan approval.

- 10. Screening shall be provided for any existing and future rooftop units as determined necessary by the Village.**
- 11. Appropriate State accreditation for this facility shall be obtained, and a copy shall be provided to the Village as part of the final certificate of occupancy process.**
- 12. No signs are approved as part of this Site Plan Amendment and Special Use Amendment.**

AUDIENCE COMMENTS

Three residents spoke at the meeting, whose properties are adjacent to the Park District property that is behind the subject building. The residents described longstanding problems they have had with the school, particularly that they had noted a lack of teacher supervision of the children and that children play in their yards and on Park District property including in the adjacent creek. The residents alleged property damage to their private property by the school children. The residents stated that they had spoken to the school staff before and that their complaints had been ignored.

FINDING

The Commission heard from the petitioners (Walt Dohrmann with Lineworks, Ltd.; Molood Naghibzadeh and Deborah Kelley with Montessori School of North Hoffman) regarding the proposed re-occupancy of the building at 1200 Freeman Road by Montessori School of North Hoffman. The school had occupied the building for many years until they were forced to vacate the building due to a dispute with the property owner. The school now owns the property. Mr. Dohrmann described the proposed remodeling of the building and the proposed site improvements to add landscape islands and trees.

The building exterior would be remodeled to match the improvements completed at the 1250 Freeman Road building except that no 2nd story classrooms would be added at this location. Curbed landscape islands would be added along with trees and other plantings, which would bring the property closer to current Subdivision Code design standards.

The Commission confirmed that the school would shift most of its students and staff back into the 1200 Freeman Road building, which was the original arrangement. Parking for staff and parents and traffic circulation were not seen as problematic.

The representatives of the school responded to the claims made by the residents and insisted that the students are supervised by staff at all times and that outdoor activities consist of individual classrooms of children, and the largest class includes 26 children. The petitioners also stated that they had not been contacted by the residents and had not heard such complaints before.

The Commission confirmed that an existing playground is located on the back of the building, and that the school would regain use of an existing gymnasium inside the building. The Commission discussed the concerns raised by the nearby residents, which were addressed satisfactorily by the petitioners for the majority of the Commissioners.

Per Section 9-1-18-I of the Zoning Code (Standards for a Special Use): "No special use shall be recommended by the Planning and Zoning Commission unless said Planning and Zoning Commission shall find:

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided;
5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in public streets; and
6. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except in each instance as such regulations may be modified by the Village Board pursuant to the recommendation of the Planning and Zoning Commission.

The Commission considered the Standards for a Special Use and a majority felt that the proposed use met the Standards. The Commission raised no concerns regarding the related Site Plan Amendment. By a vote of 8-3, the Commission recommended approval of the request.

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

8 Ayes
3 Nays (Iozzo, Ring, Trieb)

MOTION PASSED

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

Staff Report
Special Use Application & Submittals
Legal Notice
Location Map
Aerial Photo



VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION
STAFF REPORT

PROJECT NO.: 2015007P

PROJECT NAME: MONTESSORI SPECIAL USE & SITE
PLAN AMENDMENT

PROJECT ADDRESS/LOCATION: 1200 FREEMAN ROAD

PUBLIC HEARING
YES NO

REZONING MASTER SIGN PLAN SPECIAL USE VARIATION
SITE PLAN AMENDMENT PLAT

MEETING DATE: June 3, 2015

STAFF ASSIGNED: JOSH EDWARDS JAE

REQUESTED MOTION

Request by KSD, Inc. (owner) for a site plan amendment for site improvements and a special use under Section 9-5-9-C of the Zoning Code to permit the operation of a Montessori school on the property located at 1200 Freeman Road.

INCLUDES RECOMMENDED CONDITIONS
YES NO

ACRES: 1.0 (APPROXIMATE)	ZONING DISTRICT: F-1, BUSINESS DISTRICT	
ADJACENT	NORTH: PARK DISTRICT, ZONED R-9B	SOUTH: RESIDENCES, ZONED R-9A
PROPERTIES:	EAST: RESIDENCES, ZONED R-9A	WEST: EXISTING MONTESSORI, ZONED F-1

BACKGROUND

In 1979, the Village approved a special use for a nursery school / day care to occupy a portion of the building. The petitioner, Montessori School of North Hoffman, took over the facility in 1989 and the school expanded internally in 1993. In 1996, the Village approved a special use amendment and building setback variations to permit an approximately 4,000 square foot building expansion toward the rear of the property which included a gymnasium, classroom, and cafeteria. The school made interior renovations and site improvements in the 1990s as the school expanded.

In 2012, the school received a special use approval to expand into the then-vacant building across the street at 1250 Freeman Road, which included minor interior remodeling of the former retail building. The 1250 Freeman Road building was approved as an ancillary building to the main school building at 1200 Freeman Road. In 2013, the school received approval for site improvements at the 1250 Freeman Road property as well as an expansion and complete renovation of the building (a request was later made to modify the extent of brick on the building). Later in 2013, the school received a special use amendment to relocate the Montessori school to 1250 Freeman Road allowing that building to be the main school building instead of strictly as an ancillary building. The school did not own the 1200 Freeman Road property at that time and after lease negotiations with the property owner failed the school vacated the 1200 Freeman Road

building at the end of 2013. More than one year has elapsed since the subject property was vacated and per the Municipal Code the special use for Montessori has expired. In recent months the school purchased the subject property and is now seeking a special use approval to occupy the building.

Village Subdivision Code Section 10-2-1 requires that when a vacant tenant space or building is re-occupied or altered that a comparable amount of exterior site improvements be completed by the property owner, to bring the property closer to compliance with current Subdivision Code requirements.

The petitioner also operates a nearby Montessori school at 3805 Huntington Boulevard.

PROPOSAL

The petitioner is requesting special use approval to occupy the building at 1200 Freeman Road and shift most of the students and offices to that building and make other interior and exterior building renovations. The exterior of the building would be renovated to match the recent façade change at the 1250 Freeman Road building. However, the second story classrooms constructed at 1250 Freeman Road are not proposed in this request. The petitioner is also proposing site improvements in accordance with Subdivision Code requirements. Site improvements include landscaping, curb work, pavement removal, and parking lot upgrades to comply with ADA standards.

SPECIAL USE – ZONING CODE SECTION 9-8-2-C-9

The subject property is zoned R-9 Subzone F-1, Business District. Nursery School or Day Care is listed as a Special Use in the R-9 Subzone F-1 District. The special use review should consider any potential impact of the proposed interior and exterior changes.

Section 9-1-18-I of the Zoning Code (Standards for a Special Use) states: "No special use shall be recommended by the Planning and Zoning Commission unless said Planning and Zoning Commission shall find:

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided;
5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in public streets; and
6. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except in each instance as such regulations may be modified by the Village Board pursuant to the recommendation of the Planning and Zoning Commission.

Meeting Date: June 3, 2015

The petitioner has provided a summary of the number of students and staff currently at the 1250 Freeman Road building and the planned distribution of the students and staff upon approval of the school occupying the 1200 Freeman Road property. The school includes approximately 200 students. Before the school vacated the subject property, the school operated with the majority of its students and staff in the subject property. The proposal to occupy the subject building would allow the school to shift back to its prior arrangement in the two Freeman Road buildings. The subject building would include the majority of the students and staff and the 1250 Freeman Road building would be ancillary and primarily used for the smaller number of older students.

The proposal includes remodeling the interior of the building. The current floor plan includes an existing gymnasium, offices, classrooms, teacher's lounge, cafeteria, storage areas, and restrooms. The proposed floor plan modifies most of the rooms. The number of classrooms would reduce from ten to seven; some rooms would be combined and others would be remodeled into an expanded lounge area and locker area. The gymnasium would be expanded to add a performance stage.

The petitioner occupied the subject property between 1989 and December 2013. During that period the Village received no formal complaints or concerns from the surrounding neighborhood. The school operated as a relatively low-impact use of the property. The proposed special use is likewise expected to have little impact on the property or the neighborhood. The R-9 Subzone F-1 District permits a variety of retail uses that could be expected to have more impact on the traffic circulation and the appearance of the property than is expected for the proposed Montessori school.

Children would be dropped off and picked up by parents and would be signed in and out of the school by their parents. On rare occasions children would cross Mumford Drive between the two buildings at either of two existing crosswalks, and would be supervised by staff.

The applicable conditions from the prior approvals at 1200 Freeman Road and 1250 Freeman Road have been repeated in this approval.

SITE PLAN AMENDMENT

The site plan amendment review considers the Subdivision Code items including vehicular and pedestrian access, parking, engineering, landscaping, architecture, exterior lighting, and Fire Department accessibility.

Access and Circulation – Subdivision Code Section 10-5

The parking lot is accessed by one drive aisle on Freeman Road and one on Mumford Drive. The primary access to and from the parking lot would not be changed.

Curb would be added on the north and east sides of the parking lot where it is lacking. Existing single-parking-space landscape islands would be removed and new landscape islands would be constructed at the ends of the parking rows to protect the vehicles in the end parking spaces along the drive aisles in accordance with current Subdivision Code standards. The interior drive aisles would be aligned with the driveways.

Meeting Date: June 3, 2015

A paved island would be constructed in front of the main entrance to the building. The two required handicapped accessible parking spaces would be relocated to either side of the new island, to be the closest spaces to the main entrance as required by ADA. Truncated dome detectable warnings would be installed in the parking lot and in the sidewalks at the driveway crossings.

Faded stop signs at the Freeman Road and Mumford Road driveways would be replaced.

Parking and Sidewalks – Subdivision Code Section 10-5-2

The construction of required landscape islands and re-striping of parking spaces would result in the overall number of parking spaces reducing from 49 to 41. The parking lot includes two handicapped accessible parking spaces, which would comply with Village and ADA requirements.

The parking ratio proposed is approximately 3.3 spaces per 1,000 square feet, which is reasonable for a school. A school has a low parking demand as compared with a retail use that would be permitted without a special use on this property. For a school it is more accurate to estimate the parking demand based on the number of students and staff. The petitioner has indicated that 25 parking spaces may be needed at peak times for staff and visitors, and that this facility would typically include 16 staff members, which would be accommodated by the 41 parking spaces. This parking demand estimate is in line with the prior approvals and parking counts conducted at the time that the school was expanding to the 1250 Freeman Road building. The parents are required to accompany their children into and out of the school. The drop-off and pick-up times for students has been staggered to minimize the number of parents parking in the morning and afternoon peak periods.

Engineering – Subdivision Code Section 10-3

The Engineering Division has reviewed the proposed plans and existing site conditions and has no concerns. No underground utility work is proposed. The reduction in impervious parking lot area and installation of additional landscaping as proposed would improve storm water infiltration and water quality. A performance guarantee will be required with this project prior to issuance of a building permit. The Village has retained \$5,000 of the original \$26,300 guarantee from the 1250 Freeman Road project, and the Village will require an additional \$15,000.

Landscaping – Subdivision Code Section 10-4

The existing property includes landscaping that was added when Montessori originally occupied the site. However, some areas of the property are deficient relative to current Subdivision Code requirements and the petitioner is proposing to remove pavement and add landscaping where practical. The Subdivision Code requires a 10 foot wide landscape perimeter on all sides of the property (except where crossed by a driveway). While it would be impractical to modify the south and east property edges to meet this requirement, which would result in a shift of the parking lot and the loss of a row of parking spaces, the site plan includes the removal of a section of pavement on the west side of the property to the minimum 10 foot width.

Four existing landscape islands and four shade trees would be removed in the interior of the parking lot, which would be offset by the installation of more new landscaping than in the current condition. Trees and

Meeting Date: June 3, 2015

shrubs are proposed in new and expanded landscape islands and along the site perimeters. Foundation plantings are proposed along portions of the west side and rear of the building.

The Landscape Plan includes the addition of a mix of trees, shrubs, perennials, and decorative grasses. The new plants include 9 shade trees, 1 ornamental tree, 80 evergreen shrubs, 54 deciduous shrubs, 176 decorative grass clusters, 196 perennials, as well as sod, mulch, and topsoil. A variety of plant species are proposed per the Subdivision Code requirement to encourage biodiversity.

An existing wooden dumpster enclosure is located along the east side of the building, which is screened by the building, by a row of evergreen shrubs, and by an existing fence along the east property line.

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

The exterior of the building would be remodeled to complement the exterior of the 1250 Freeman Road building with matching building materials. The cedar canopies would be removed and a light gauge structure with EIFS finish would be constructed along the top of the front elevation matching the material of the neighboring building. A brick-faced knee wall would be also be constructed along the front elevation. Two windows and two doors would be removed and filled in with block and brick matching the existing brick. New doors would be constructed in the east side elevation. The existing front vestibule would be removed and replaced with a new entryway at the center of the front elevation.

A condition of approval is included that any rooftop HVAC units be screened from view. The rooftop includes two metal screens on the east and west ends of the roof that screen the rooftop equipment that is nearest to the edge of the roof.

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

The parking lot includes three existing light poles which would not be changed with this proposal. A landscape island would be constructed around one of the poles. The existing light pole fixtures are downcast. The building includes wall pack light fixtures which would be replaced with downcast fixtures to prevent glare onto adjacent properties.

Fire Prevention

The Fire Department has reviewed the proposed plans and has no concerns. The drive aisle along the front of the building and Mumford Drive serve as the emergency access to the building. The building includes sprinklers. A fire hydrant connection (FDC) is located on the west elevation. An existing fire hydrant is located within 100 feet of the FDC, per the Municipal Code requirement.

Sign

A wall sign is proposed on the front elevation. The wall sign would be approved by a separate permit and is not a part of this site plan approval.

NOTIFICATION

Standard notification letters have been sent to surrounding properties within 300 feet and as of this writing no comments have been received.

RECOMMENDED CONDITIONS

If the Planning & Zoning Commission finds that the standards for a special use have been met, staff recommends the following conditions:

1. This approval is granted based on the expansion of the school on the subject property being a connected use to the existing Montessori school at 1250 Freeman Road, previously approved under Ordinances 4316-2012, 4379-2013, and 4396-2013.
2. The building permit shall be obtained within nine (9) months of the Village Board action on this request.
3. The owner shall submit a deposit as a performance guarantee in the amount of \$15,000 prior to issuance of a building permit.
4. 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.
5. The entire site plan improvements and building changes, as shown on the approved plans, shall be completed prior to issuance of any occupancy permit and prior to October 31, 2015.
6. The hours of operation shall be limited to 7:00 a.m. to 6:00 p.m.
7. During school hours students shall not be permitted to cross Mumford Drive except at either of two marked crosswalks and shall be supervised by staff at all times.
8. No drop-off or pick-up of students in traffic aisles shall be permitted. Adults dropping off and picking up a student shall park legally and accompany the child to and from the school. The school shall monitor and manage where staff and visitors park to ensure that cars do not stop/stand in the traffic aisles when dropping off or picking up.
9. Any formalized outdoor activity areas shall require site plan approval.
10. Screening shall be provided for any existing and future rooftop units as determined necessary by the Village.
11. Appropriate State accreditation for this facility shall be obtained, and a copy shall be provided to the Village as part of the final certificate of occupancy process.
12. No signs are approved as part of this Site Plan Amendment and Special Use Amendment.

Attachments: Petitioner's Application and Submittals
 Legal Notice, Location Map, Aerial Photo



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING GENERAL APPLICATION*

Special Use for SCHOOL 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 \$600 Check No. 8946 + 8979 Date Paid 2/10/15 + 3/31/15

Project Number: 2015007P

Staff Assigned: Josh Edwards

Meeting Date: _____

Public Hearing: Yes No

Sign Posting Required: Yes No

Date Sign Posted _____

PLEASE PRINT OR TYPE

Date: 02-10-2015

Project Name: MONTESSORI SCHOOL OF NORTH HOFFMAN

Project Description: Interior Renovation

Project Address/Location: 1200 Freeman Road

Property Index No. 02-19-430-025-0000

Acres: _____ Zoning District: RG-F-1 Planned Development, Business _____

I. Owner of Record

KSD, INC

Name		Company
1250 Freeman Road		Hoffman Estates
Street Address		City
IL	60192	847-705-1234
State	Zip Code	Telephone Number
847-705-0506		molood@msnh.org
Fax Number		E-Mail Address

II. Applicant (Contact Person/Project Manager)

Molood Naghibzadeh		Montessori School of North Hoffman
Name		Company
1250 Freeman Road		Hoffman Estates
Street Address		City
IL	60192	847-705-1234
State	Zip Code	Telephone Number
847-705-0506		molood@msnh.org
Fax Number		E-Mail Address

Applicant's relationship to property: Executive Director

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 ~~Gene Barinholtz~~ Walter Dohrmann to act on my behalf and advise that he/she has full authority to act as my/our representative.



Owner Signature

Molood Naghibzadeh

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): KSD, INC

Applicant's Signature:
(If other than Owner)



Applicant's Name (Please Print): Molood Naghibzadeh

Date: 02-10-2015

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:

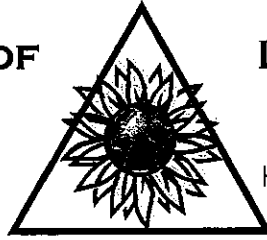
Email: planning@hoffmanestates.org
Address: 1900 Hassell Road
Hoffman Estates, IL 60169
Phone: (847) 781-2660
Fax: (847) 781-2679

Addendums Attached:

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

MONTESSORI SCHOOL OF NORTH HOFFMAN

1250 Freeman Road
Hoffman Estates IL 60192-1727
(847) 705-1234



LOTUS MONTESSORI SCHOOL

3805 Huntington Boulevard
Hoffman Estates IL 60192-1607
(847) 705-5678

Introduction

KSD, Inc. dba Montessori School of North Hoffman and Lotus Montessori School currently has two campuses in Hoffman Estates. One is located at 1250 Freeman Rd. and the other at 3805 Huntington Blvd. The school formerly occupied the building at 1200 Freeman Rd. from 1989 until January 2013 as a lessee. After purchase negotiations failed, the school moved its main campus to the property they owned at 1250 Freeman Rd. The school was given one year in which to move operations back to 1200 under the former Special Use permit issued by the Village. Negotiations continued and were finally successful, though exceeded the one year mark. Therefore, the school is seeking a new Special Use permit for what is now a vacant building.

Development Proposal

The school plans to renovate the interior of the building providing larger classrooms and office areas. The kitchen will also be relocated. The exterior appearance of the front of the building will also be renovated to more closely resemble the building at 1250.

The property is directly across the street from the currently owned property making it an ideal space for the school. It would once again become the main campus and offices. The property would allow the school to expand operational space and provide for future growth. It would also provide the much needed gymnasium and playground spaces which are lacking at the 1250 property.

Student ages would range from 3 years to 12 years. Staff to student ratios would be maintained. The 1250 site's student population would significantly decrease with an expected number for 2015-16 of about 60. The 1200 campus would be considered the main campus with an estimated enrollment of 150. There are 22 part and full time staff who would stay with their assigned positions. 16 would relocate to 1200 and 6 would remain at 1250. Administrative staff would be divided between the campuses.

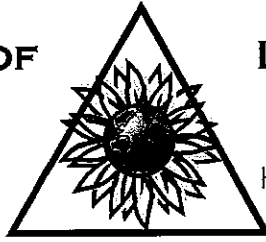
The school's regular business hours are Monday through Friday from 7 A.M. until 6 P.M. These hours help maintain the harmonious nature of this residential setting. Current parking is more than adequate and an increase in vehicular traffic is unlikely. Parking spaces for staff and parent needs would be about 25 spaces. Staff parking would be split between the two campuses. A handicap ramp will be added for ADA compliance. Staggered drop off times of 7-8AM, 8:30, 9 and 1 PM and pick up times of 12 PM, 2, 3:30, 4, 5 and 6 ensure minimal traffic at any given time.

Conclusion

Montessori School of North Hoffman has a long-standing relationship with the Village. KSD is asking that the Special Use agreement be reinstated so that they can continue to meet the community's needs for private education.

**MONTESSORI SCHOOL OF
NORTH HOFFMAN**

1250 Freeman Road
Hoffman Estates IL 60192-1727
(847) 705-1234



**LOTUS MONTESSORI
SCHOOL**

3805 Huntington Boulevard
Hoffman Estates IL 60192-1607
(847) 705-5678

Special Use Questions

1. The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The school would prove to be an asset to property owners since what is now a vacant building would be restored to a well-maintained property with a purpose.
2. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish property values within the neighborhood. The school's hours and activities have proven in the past to be harmonious with the neighborhood.
3. The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. The school has in the past and will continue to provide needed access to private property for improvements and the like.
4. Adequate utilities, access roads, drainage, and/or necessary facilities have been provided. The school does not foresee any needed changes from its past usage.
5. Adequate measures have been taken to provide ingress or egress so designed to minimize traffic congestion. Two entrances/exits exist on Freeman as well as one on Mumford.
6. The special use shall in all other respects conform to all the applicable regulations of the district in which it is located, except in each instance as such regulations may be modified by the Village Board pursuant to the recommendation of the Planning and Zoning Commission. The school will continue to work with the Village in meeting regulations and recommendations.

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 at the request of KSD, Inc. (owner) to consider a site plan amendment and special use under the Zoning Code to permit the operation of a Montessori school on the property located at 1200 Freeman Road.
 P.I.N.: 02-19-430-025-0000
 The hearing will be held on Wednesday, June 3, 2015 at 7:00 p.m. in the Hoffman Estates Municipal Building, 900 Hassell Road, Hoffman Estates, IL.
 Eva Combs, Chairperson
 Planning and Zoning Commission
 Published in Daily Herald on May 19, 2015 (4407966)

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 May 19, 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.

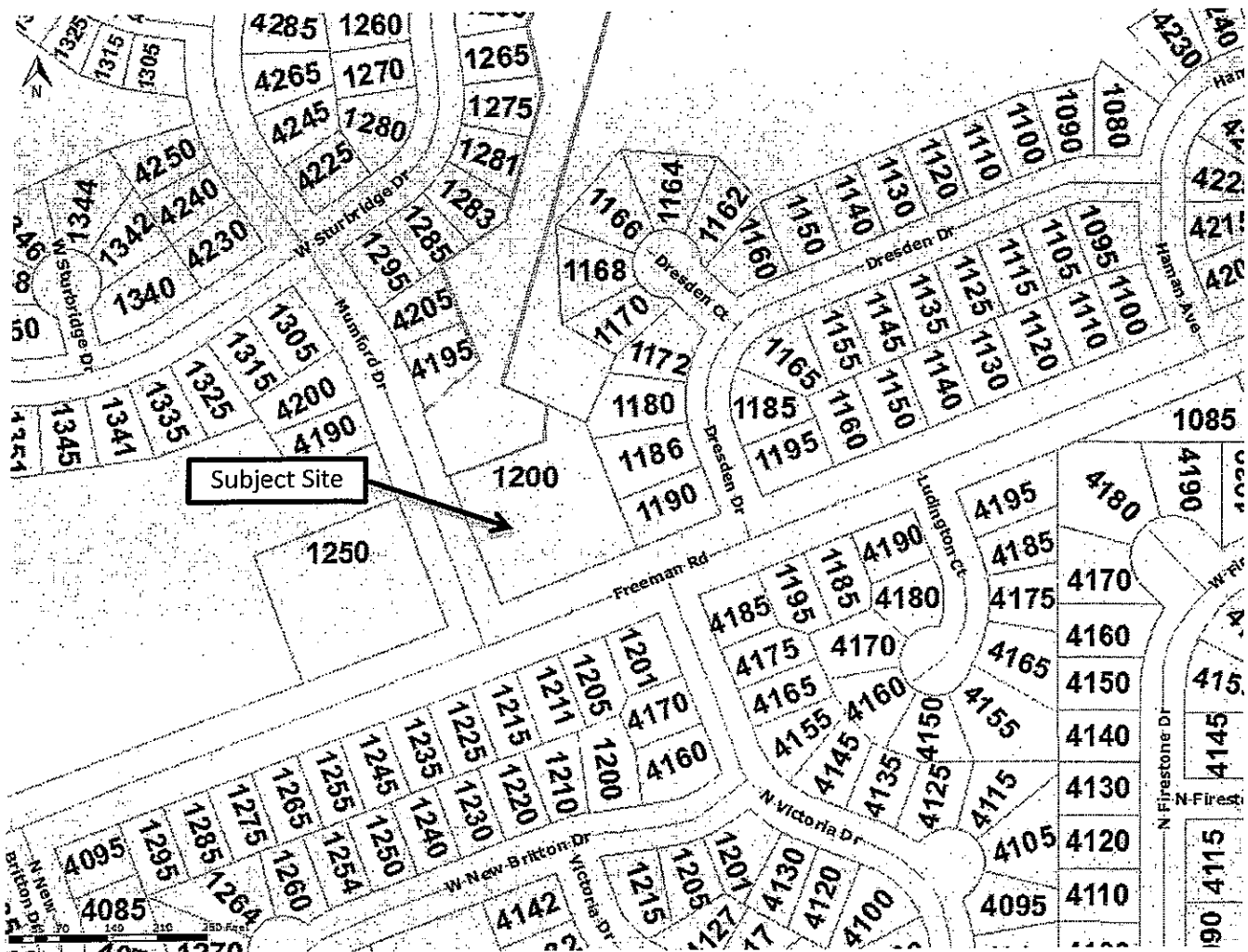
PADDOCK PUBLICATIONS, INC.
 DAILY HERALD NEWSPAPERS

BY *Paula Baltz*
 Authorized Agent

Control # 4407966

1200 Freeman Road

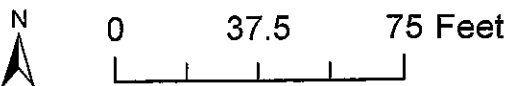
P.I.N. 02-19-430-025



May 2015
Village of Hoffman Estates
Planning Division



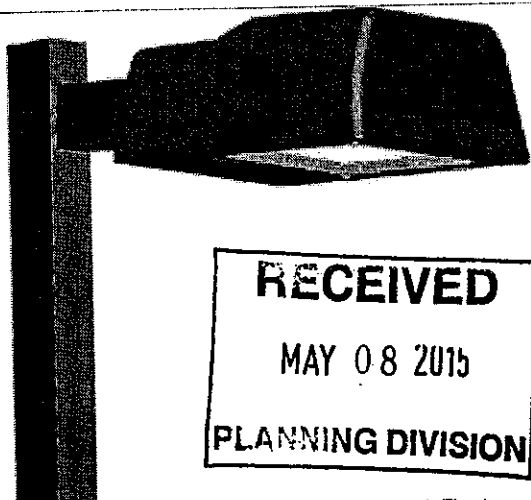
1200 Freeman Road - Montessori



Planning Division
Village of Hoffman Estates
May 2015



ALH200PSQ



RECEIVED
MAY 08 2015
PLANNING DIVISION

Type II distribution Area Light with pole top fixed arm mount. Fixed mounting at 90° to pole. Drilling 2" on center. Factory wired for 277V. Lamp supplied.

Color: Bronze

Weight: 31.9 lbs

Project:	Type:
Prepared By:	Date:

Lamp Info		Ballast Info	
Type:	ED28	Type:	CWA HPF QT
Watts:	200W	120V:	1.4/2.0A
Shape/Size:	N/A	208V:	0.8/1.2A
Base:	N/A	240V:	0.7/0.1.0A
ANSI:	N/A	277V:	0.6/0.9A
Hours:	15,000	Input Watts:	222W
Lamp Lumens:	19,000	Efficiency:	90%
Efficacy:	86 LPW		

Technical Specifications

Listings

UL Listing:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

Construction

Lens Gasket:

High temperature extruded silicone set in die cast retaining groove. Remains in place during relamping.

Housing:

One-piece precision die cast aluminum housing and door held captive when opened. Removable hinge pins for door removal.

Reflector:

Hydroformed Type II reflector.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Lens:

Thermal, tempered shock resistant glass, 5/32" thick.

Mounting Arm:

Mounts with two 5/16 -18 threaded rods at 2" on center.

EPA:

1

Electrical

Socket:

Porcelain socket pulse rated 4kv, 1500 watts and 600 volts, reinforced with cat's eyes for added durability. Silicone and fiberglass #14 gauge socket leads rated for 200C. Plated screw shell designed to resist corrosion with spring loaded center contact.

Other

Patents:

Sensor and fixture designs are protected under U.S. and International Intellectual Property Laws.

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods— Buy American Act— Construction Materials (October 2010).

Trade Agreements Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

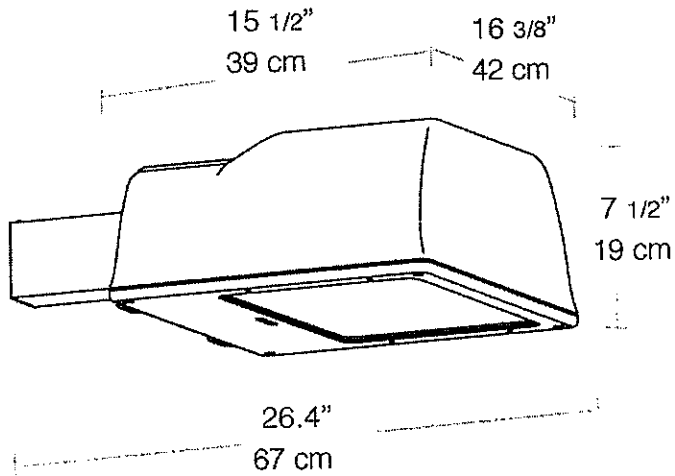
GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.

ALH200PSQ



Dimensions

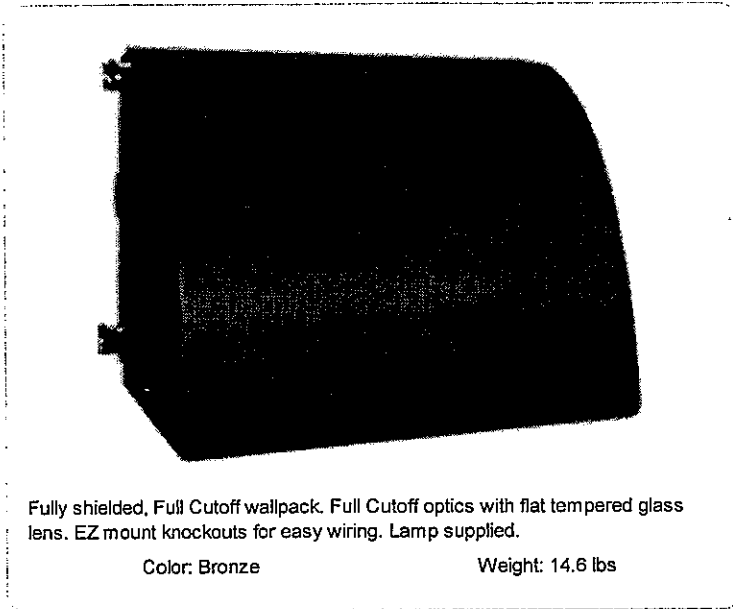


Features

- Fins dissipate heat outside the ballast compartment
- Hydroformed type II reflector for superior optic control
- Capacitor cradle dissipates heat and extends lamp and ballast life
- Stainless steel external hardware
- Fixed arm for pole mounting or slipfitter mount
- Silicone gasket for durable weatherproofing & easy relamping
- Lamp supplied

WP2FCH70

L-2



Fully shielded, Full Cutoff wallpack. Full Cutoff optics with flat tempered glass lens. EZ mount knockouts for easy wiring. Lamp supplied.

Color: Bronze

Weight: 14.6 lbs

Project:	Type:
Prepared By:	Date:

Lamp Info		Ballast Info	
Type:	ED17	Type:	HX-NPF 120V
Watts:	70W	120V:	2.5/2.1A
Shape/Size:	N/A	208V:	N/A
Base:	N/A	240V:	N/A
ANSI:	N/A	277V:	N/A
Hours:	15,000	Input Watts:	94W
Lamp Lumens:	5,600	Efficiency:	74%
Efficacy:	60 LPW		

Technical Specifications

Listings

UL Listing:

Suitable for wet locations. HID fixtures can be wired with 90°C supply wiring if supply wires are routed 3" away from ballast.

EISA 2007 Compliant:

This product complies with the new law for metal halide ballast efficiency. This law goes into effect January 1st, 2008. Pulse Start offers Longer Lamp Life, Faster Startup and Faster Restrike.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

Construction

Housing:

Die cast aluminum, 1/2" NPS tapped holes top, both sides and back for conduit or photocontrol. Hinged refractor frame. Continuous silicone rubber gasket.

Reflector:

Specular anodized aluminum, removable for installation. Symmetrical light pattern maximizes distance between fixtures.

Cutoff Lens:

Tempered glass.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

For use on LEED Buildings:

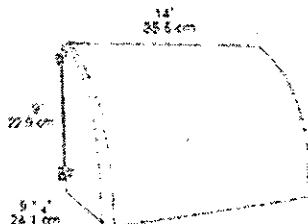
IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

Optical

Refractor:

Prismatic optics designed to minimize glare and throw light down and out. Heat resistant borosilicate glass.

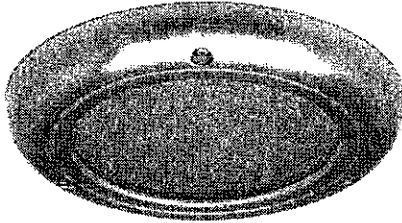
Dimensions



Features

- Tempered Glass Lens
- Drilling template for easy box mounting
- Silicone gasket remains in place during relamping
- Top, side and back conduit openings
- Full cutoff glare shield for friendly lighting
- Long life lamp included

L-3



Gotham Architectural Downlighting
Vandal Resistant Compact Fluorescent Downlights

6" VRAFLP
Lightshield™, Low Profile

Horizontal Double Twin-Tube or
Triple-Tube Lamp

FEATURES

OPTICAL SYSTEM

- Self-flanged semi-specular or matte-diffuse reflector. Fluted vertical upper section works in conjunction with Patented Bounding Ray™ Optical Principle design (U.S. Patent No. 5,800,050) to provide lamp before lamp image and smooth transition from top of reflector to bottom.
- Hinged lampdoor seals upper trim for optimal fixture efficiency and the reduction of stray light in the plenum.
- Marine-grade die-cast aluminum bezel, low copper alloy (<1% copper). Matte white (DWHG) standard. Stainless steel Torx® T20 tamper-resistant screws.
- Perimeter lens gasket is one-piece closed-cell silicone "O" ring. Perimeter ceiling gasket is closed-cell silicone that seals bezel to ceiling.

MECHANICAL SYSTEM

- 16-gauge galvanized steel mounting/plaster frame with integral yoke to retain optical system. Maximum 7/8" ceiling thickness.
- 16-gauge galvanized steel mounting bars with continuous 4" vertical adjustment are shipped pre-installed. Post-installation adjustment possible without the use of tools from above or below the ceiling.

- Galvanized steel junction box with hinged access covers and spring latch. Two combination 1/2"-3/4" and three 1/2" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out) No. 12 AWG conductors, rated for 90°C.
- Low-profile design allows for 4-3/8" fixture depth above ceiling.

ELECTRICAL SYSTEM

- Horizontally-mounted, positive-latch, thermoplastic socket.
- Class P, thermally protected, high-power-factor electronic ballast mounted to the junction box.
- SIMPLY5™ technology available. SIMPLY5™ LIGHTING EFFICIENCY

LISTING

- Fixtures are UL Listed for thru-branch wiring, non-IC recessed mounting and wet locations. Listed and labeled to comply with Canadian standards.
- IP55 rating (below the mounting surface) is standard. IP65 rating possible with the use of silicone.

WARRANTY

- 1-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

ORDERING INFORMATION

EXAMPLE: VRAFLP 1/26TRT 6AR CGL MVOLT DWHG

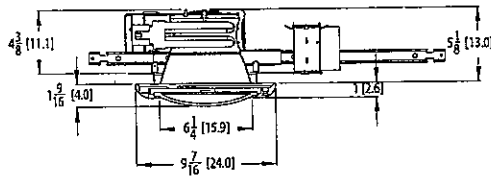
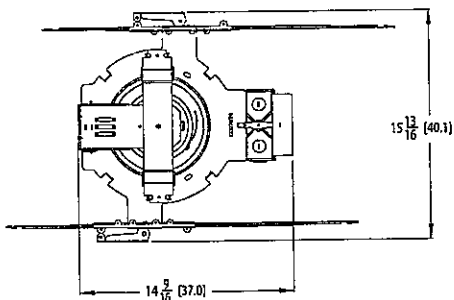
Series	Wattage/Lamp	Aperture/Trim color	Finish	Lens type	Voltage	Ballast*
VRAFLP	1/130TT	6AR Clear	(blank) Semi-specular	CGL 1/8" clear glass lens	MVOLT ³	(blank) Electronic ballast
	1/180TT	6PR Pewter	LD Matte-diffuse	T73 3/16" tempered prismatic glass lens	120	ECDS ^{4,5} EcoSystem® electronic dimming ballast. Minimum dimming level 5%.
	1/260TT	6WTR Wheat		F0L 1/8" tempered flush opal glass lens	277	ADEZ ^{5,6} Advance Mark 10® electronic dimming ballast. Minimum dimming level 5%
	1/13TRT	6WR ¹ White painted		CVX 3/16" clear convex glass lens	347	S5 ⁷ SIMPLY5™ system ballast
	1/18TRT			PCL ² 3/16" clear polycarbonate lenses		
	1/26TRT			PPC ² 1/8" prismatic polycarbonate lenses		
	1/32TRT					
	1/42TRT					

Options

ELR ^{5,8}	Emergency battery pack. Remote test switch	WG	Zinc-plated wire guard	Architectural Colors - Plating	
ELRHL ^{5,8}	High lumen output emergency battery pack. Remote test switch provided	PCU ¹¹	3/16" clear polycarbonate lens underlay (roomside)	PWR	Pewter
GMF ⁹	Single, slow-blow fuse	WRL ¹²	Wattage restriction label	SCH	Satin chrome
GLR ⁹	Single, fast-blow fuse	Architectural Colors - Powder Paint¹³		DRB	Oil-rubbed bronze
WLP	With 3500 K lamp (shipped separately)	DWHG	Matte white (standard)		
CP ⁹	Chicago plenum	DDB	Dark bronze		
BDP ^{9,10}	Ballast disconnect plug	DBL	Black		
HW	Hardwire for S5 system; replaces RELOC	DWH	Gloss white		
NEPP	Interface for Sensor Switch® nLight® network with integral power supply. Refer to IN-623-01 .	DMB	Medium bronze		
		DNA	Natural aluminum		

DIMENSIONAL DATA

All dimensions are inches (centimeters) unless otherwise noted.



Aperture: 6-1/4 (15.9)
 Ceiling Opening: 7-1/8 (18.1)

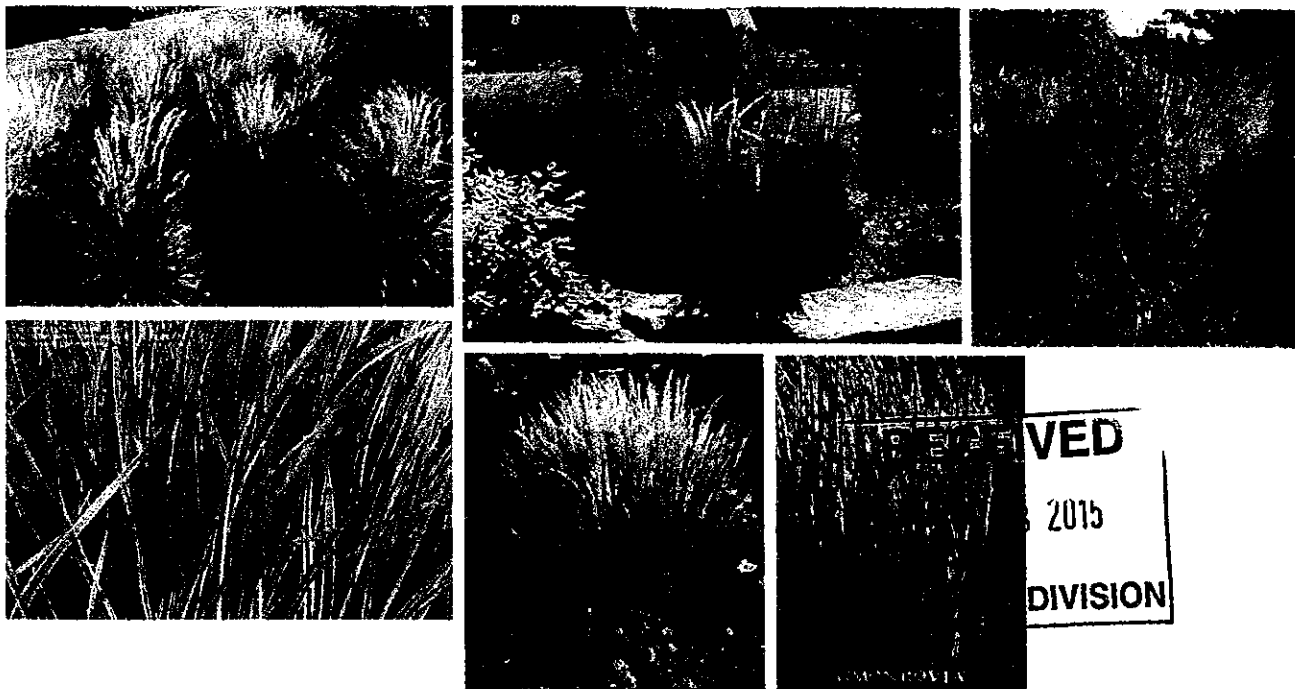
NOTES

ORDERING NOTES

- | | |
|---|---|
| <ol style="list-style-type: none"> 1. Not available with finishes. 2. Provided standard with clear polycarbonate underlay (2 lenses total). 3. Multi-volt electronic ballast capable of operating on any voltage from 120V through 277V, 50 or 60 Hz. 4. For additional ballast types, refer to TECH-250. 5. Not available with 13W. 6. Available in 120V or 277V only. 7. SIMPLY5™ includes 9' S5 MLC RELOC wiring system (shipped separately). Available in 120V or 277V only. Not available in 13W or 18W. See www.simply5.net for more information. | <ol style="list-style-type: none"> 8. For dimensional changes, refer to TECH-140. 9. Not available with ELR or ELRHL option. 10. Meets codes that require in-fixture disconnect. 11. Not available with CVX, PCL or PPC lens. 12. Must specify wattage. Ex.: WRL32 13. Additional architectural colors available; see www.lithonia.com/archcolors. |
|---|---|

Feather Reed Grass
Calamagrostis acutiflora 'Overdam'

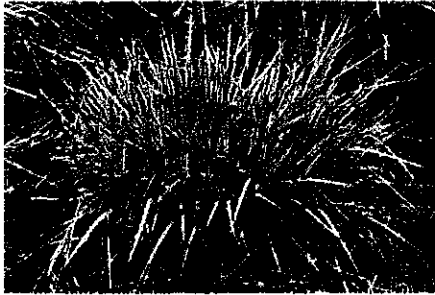
Family: Poaceae



<i>Plant Type:</i>	Perennial (Ornamental Grass)	<i>Height:</i>	36-60"
	Non-Native	<i>Spread:</i>	24"
<i>USDA Hardiness Range:</i>	5A to 8A	<i>Form:</i>	Upright or erect
<i>Growth Rate:</i>	Average		
<i>Exposure:</i>	Full Sun		
<i>Moisture:</i>	Tolerates dry to moist soils and drought		
<i>Salt Tolerance:</i>	Moderate		
<i>Soil Tolerance:</i>	Slightly acidic to slightly alkaline (Less than 6.8 to 7.7)		
<i>Bloom Color:</i>	Late Summer		
<i>Bloom Time:</i>	Brownish-tan wheat plumes		
<i>Fruits:</i> None	<i>Persistence:</i> None		
<i>Leaf Color:</i> Green	<i>Fall Color:</i> Straw Beige		
<i>Winter Interest:</i>	Dried grasses can remain upright in winter		
<i>Wildlife Interest:</i>	Safe-haven for small animals in winter		Tolerates Black Walnut
<i>Notes of Interest:</i>	Safe-haven for small animals in winter Tolerates Black Walnut Plant will grow in moist to wet soils Suitable soil is well-drained/loamy, sandy or clay Plant has attractive foliage		

Karl Foerster Feather Reed Grass
Calamagrostis acutiflora 'Karl Foerster'

Family: Poaceae

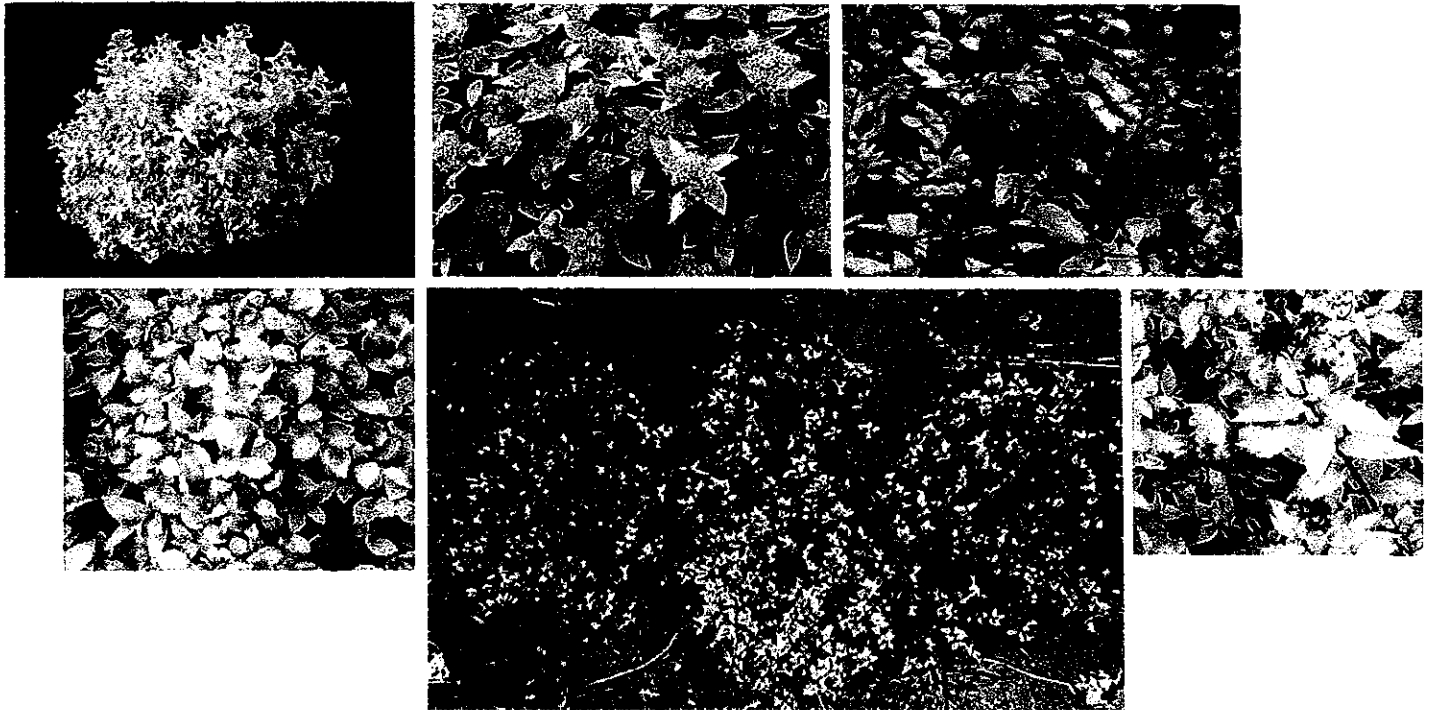


<i>Plant Type:</i>	Perennial (Ornamental Grass)	<i>Height:</i>	48-60"
	Non-Native	<i>Spread:</i>	18-24"
<i>USDA Hardiness Range:</i>	4A - 9A	<i>Form:</i>	Columnar
<i>Growth Rate:</i>	Average		
<i>Exposure:</i>	Full Sun		
<i>Moisture:</i>	Tolerates dry to moist soils		
<i>Salt Tolerance:</i>	Moderate		
<i>Soil Tolerance:</i>	Clay; Sand; Slightly alkaline; acidic; loam soils		
	Tolerates extensive flooding		
<i>Bloom Color:</i>	Late Summer		
<i>Bloom Time:</i>	Brownish-tan wheat plumes		
<i>Fruits:</i> None	<i>Persistence:</i> None		
<i>Leaf Color:</i> Green	<i>Fall Color:</i> Straw Beige		
<i>Winter Interest:</i>	Dried grasses can remain upright in winter		
<i>Wildlife Interest:</i>	Safe-haven for small animals in winter	Tolerates Black Walnut	
<i>Notes of Interest:</i>	This low growing ornamental grass is colorful and ever changing. With feathery flower spikes that emerge reddish-brown in Spring and turn golden to buff in Fall, it adds a lovely accent to naturalistic, craftsmen or prairie gardens. Use as a vertical among low-growing plants or have a pair planted in distressed metal pots or bronzed urns for a minimalist look. Perfect near water gardens or terraced patios where the breeze causes the grass to sway gracefully.		

KFRG Karl Foerster Feather Reed Grass
Ornamental Grass

Spirea x 'Goldmound'
Goldmound Spirea

Family: **Rosaceae**



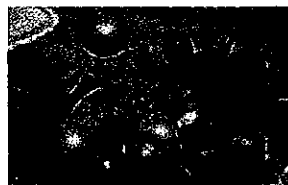
<i>Plant Type:</i>	Deciduous Shrub (small)	<i>Height:</i>	36"-48"
	Non-Native	<i>Spread:</i>	36"-48"
<i>USDA Hardiness Range:</i>	5B to 7B	<i>Form:</i>	Rounded & Spreading to Horizontal
<i>Growth Rate:</i>	Average		
<i>Exposure:</i>	Full Sun		
<i>Moisture:</i>	Will tolerate dry soils and some drought		
<i>Salt Tolerance:</i>	Slight		
<i>Soil Tolerance:</i>	Prefers slightly acid, moist soils 6.8 - 7.7		
<i>Bloom Color:</i>	Pink		
<i>Bloom Time:</i>	Summer		
<i>Fruits:</i>	None		
<i>Persistence:</i>	None		
<i>Leaf Color:</i>	Green & Yellow		
<i>Fall Color:</i>	Copper & Orange		
<i>Winter Interest:</i>	None		
<i>Tolerances:</i>	Slight Drought Tolerant		
<i>Notes of Interest:</i>	<ul style="list-style-type: none"> ◦ Flowers are showy; Attracts Butterflies; ◦ Showy, deciduous, low-maintenance shrub ◦ Follow a regular watering schedule during the first growing season ◦ Prune annually in late winter to promote vigorous new growth. ◦ Easy to grow, resitant shrub 		

Callery Pear
Pyrus calleryana 'Chanticleer'

Chanticleer Flowering Pear



Family: Rosaceae



Plant Type:	Ornamental Tree Non-Native	Height:	25-30'
USDA Hardiness Range:	5A to 8A	Spread:	15-25'
Growth Rate:	Fast	Form:	Oval, Pyramidal
Exposure:	Full Sun		
Moisture:	Tolerant of a wide range of soils		
Salt Tolerance:	None		
Soil Tolerance:	Moderate Soils less than 6.8 to more than 7.7		
Bloom Color:	White		
Bloom Time:	Early Spring		
Fruits: Small Dried Fuits	Persistence: Yes		
Leaf Color: Green	Fall Color: Orange, Red, Yellow		
Winter Interest:	Interesting, smooth, bark.		
Tolerances:	Tree will tolerate some drought		
Notes of Interest:	Tree will tolerate some wetness Flowers are showy Fall colors are attractive Urban tolerant		

CFP Chanticleer Flowering Pear
 Flowering Ornamental Tree

Sea Green Juniper
Juniperus chinensis 'Sea Green'

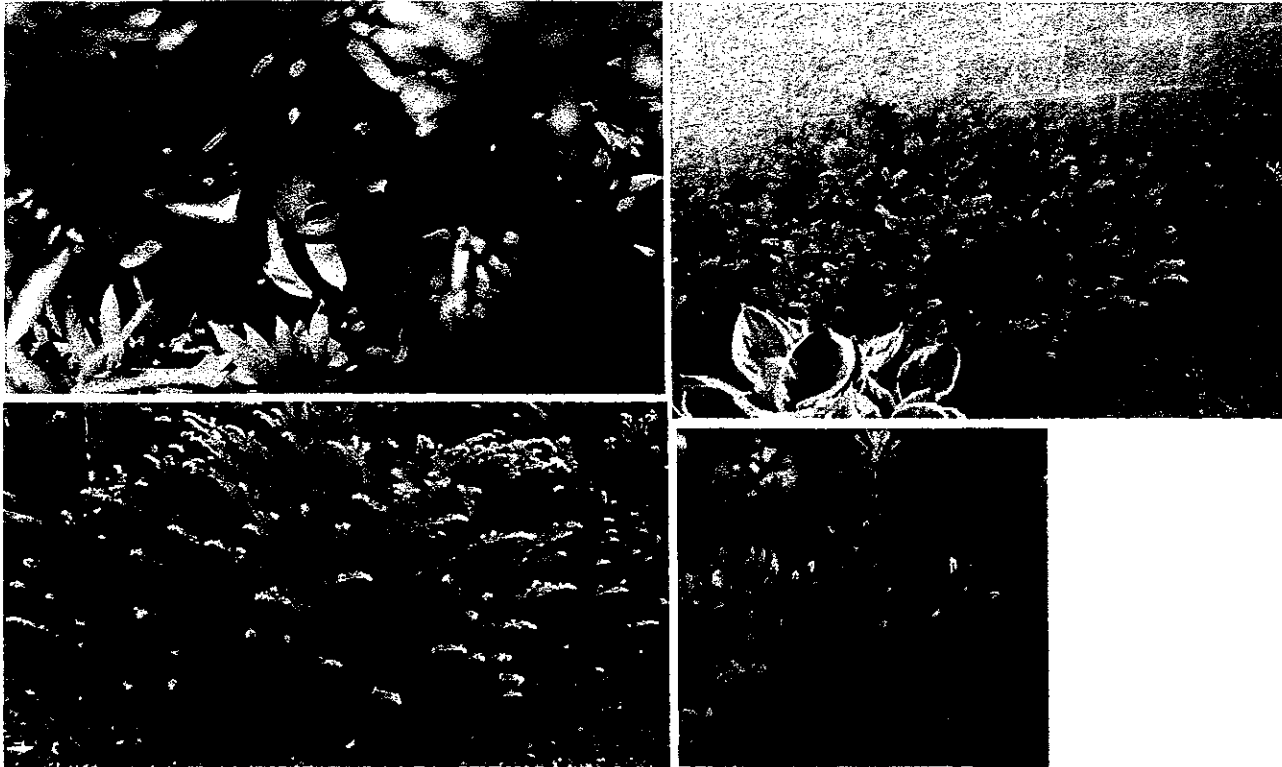
Family: Cupressaceae



<i>Plant Type:</i>	Evergreen Shrub (spreading) Non-Native	<i>Height:</i>	48"-72"
<i>USDA Hardiness Range:</i>	5A to 10A	<i>Spread:</i>	8' to 12'
<i>Growth Rate:</i>	Slow	<i>Form:</i>	Spreading or Horizontal
<i>Exposure:</i>	Part-Shade to Full Sun	<i>Spacing:</i>	60"
<i>Moisture:</i>	Widely Adaptable, not tolerant of wet soils		
<i>Salt Tolerance:</i>	Some		
<i>Soil Tolerance:</i>	Average to dry soils, including rocky soils		
<i>Preferred PH:</i>	(Less than 6.8-7.7)		
<i>Bloom Color:</i>	Spring		
<i>Bloom Time:</i>	Brown & Yellow		
<i>Fruits:</i>	Blue Berries (small)		
<i>Persistence:</i>	Yes		
<i>Leaf Color:</i>	Green		
<i>Fall Color:</i>	No Change		
<i>Winter Interest:</i>	Evergreen; does not change color in winter		
<i>Wildlife Interest:</i>	Small Animal Cover		
<i>Notes of Interest:</i>	Deer resistance is excellent Tolerant of urban pollution, and drought conditions Thrives in rocky soils with little topsoil present Does not tolerate standing water or wet soils Tolerant of Drought and some Salt		

Tauton Intermediate Yew
Taxus xmedia 'Tauntoni'

Family: Taxaceae



Plant Type:	Evergreen Shrub (spreading) Non-Native	Height:	24-30"
USDA Hardiness Range:	3A - 7A	Spread:	48-60"
Growth Rate:	Slow	Form:	Irregular spreading flatten oval
Exposure:	Partial Sun to Full Sun		
Moisture:	Tolerates dry, well-drained soils		
Salt Tolerance:	Intolerant of salts, and wet soils		
Soil Tolerance:	Acidic to slightly alkaline well-drained soils Fruits and stems are poisonous		
Bloom Color:	None		
Bloom Time:	None		
Fruits:	Red Fleshy Fruits in Fall	Persistence:	None
Leaf Color:	Dark Green 3/4" soft needles	Fall Color:	No change
Winter Interest:	Evergreen provides winter color		
Wildlife Interest:	Small animal shelter		
Notes of Interest:	This evergreen is a fine choice for a low, spreading hedge or planted on either side of the front door as accents. It can be planted in little more extreme situations than most yews, as it is resistant to winter burn and tolerant of summer heat.		

Incrediball Hydrangea
Hydrangea arborescens 'Abetwo' (PPAF)

Family: **Hydrangeaceae**



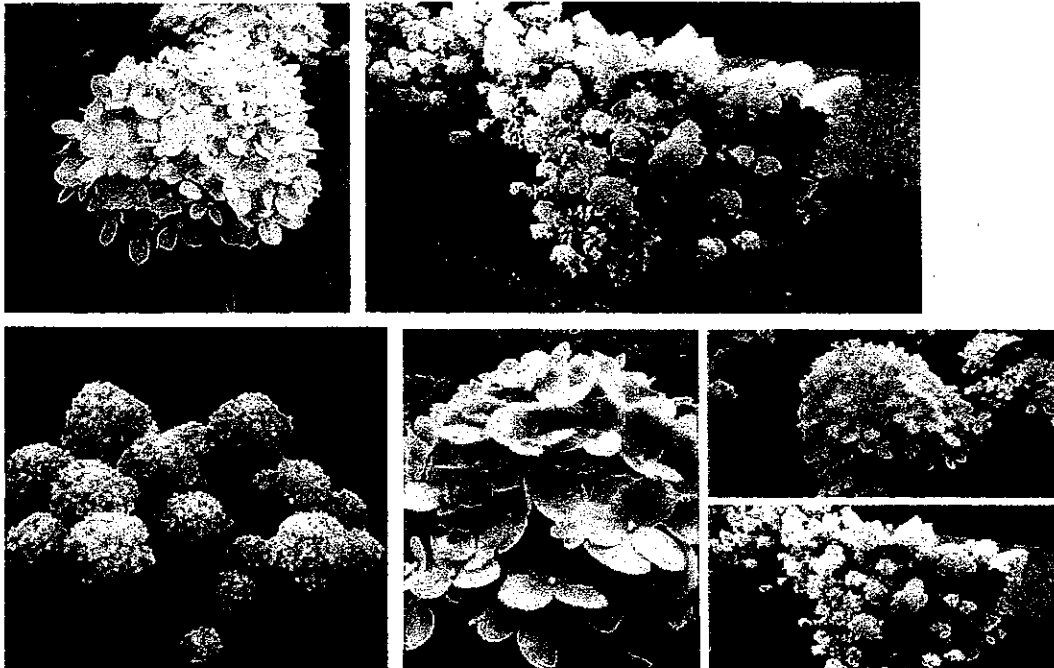
Plant Type:	Deciduous Shrub (medium)	Height:	48"
	Native to North America	Spread:	48-60"
USDA Hardiness Range:	4A -9A	Form:	Rounded
Growth Rate:	Moderate		
Exposure:	Partial Sun to Full Sun		
Moisture:	Tolerates dry, well-drained soils		
Salt Tolerance:	Intolerant of salts, and wet soils		
Soil Tolerance:	Slightly Acidic Soils		
Soil Preference:	Sandy Soil, Loamy Soil, Clay Soil, Acidic Soil		
Bloom Color:	Large White Ball Flowers		
Bloom Time:	Mid-Summer to Fall		
Fruits:	None	Persistence:	None
Leaf Color:	Large, green, palm-sized leaves	Fall Color:	No change
Winter Interest:	Dried Upright Flowers		
Wildlife Interest:	Not much		

Notes of Interest: Prune back in late winter to encourage strong new growth and flowering. Flower color is not affected by soil pH. Best in moist, well drained soil but adapts to most sites.

Hydrangea paniculata 'Jane' (PPAF)

Little Lime Hydrangea

Family: Hydrangeaceae



<i>Plant Type:</i>	Deciduous Shrub (medium)	<i>Height:</i>	36" - 50"
	Non-Native	<i>Spread:</i>	36" - 50"
<i>USDA Hardiness Range:</i>	3A to 9B	<i>Form:</i>	Upright

<i>Growth Rate:</i>	Moderate
<i>Exposure:</i>	Part-Shade to Full Sun
<i>Moisture:</i>	Tolerant of a wide range of soils - even dry
<i>Salt Tolerance:</i>	None

<i>Soil Tolerance:</i>	Acidic to slightly Alkaline 6.8 - 7.7
------------------------	--

<i>Bloom Color:</i>	Light Green / Cream
<i>Bloom Time:</i>	Summer

<i>Fruits:</i>	None
<i>Persistence:</i>	None

<i>Leaf Color:</i>	Chartreuse Green
<i>Fall Color:</i>	Pale Yellow

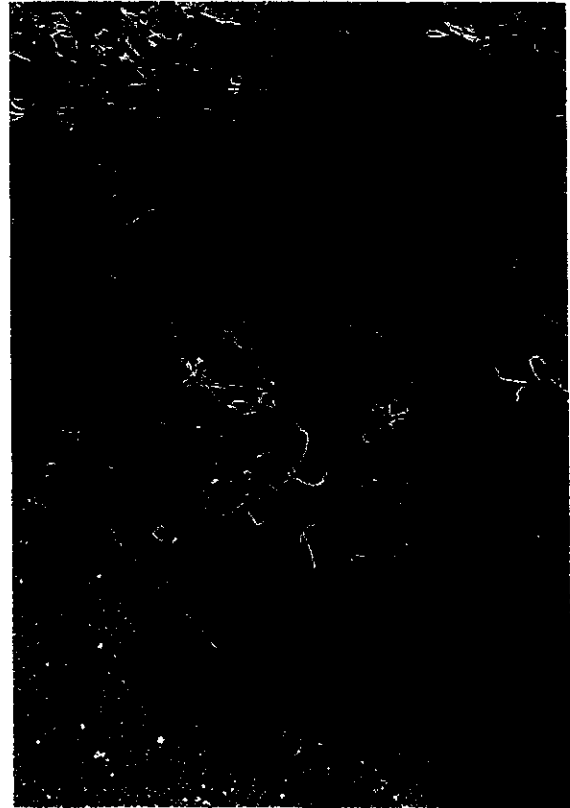
<i>Winter Interest:</i>	Dried flower heads
<i>Tolerances:</i>	Drought & Dry Soil Tolerant

Notes of Interest: Excellent for the mixed border or foundation plantings. This compact, hardy hydrangea fits easily into smaller landscapes. Prune in late winter/early spring. Apply a controlled release fertilizer in early spring. A supplemental dose of liquid feed may be needed in mid summer. Soil pH does not affect bloom color. Blooms every year on new wood, very hardy Dwarf hydrangea produces green summer flowers that turn pink in fall. Dwarf of 'Limelight'.

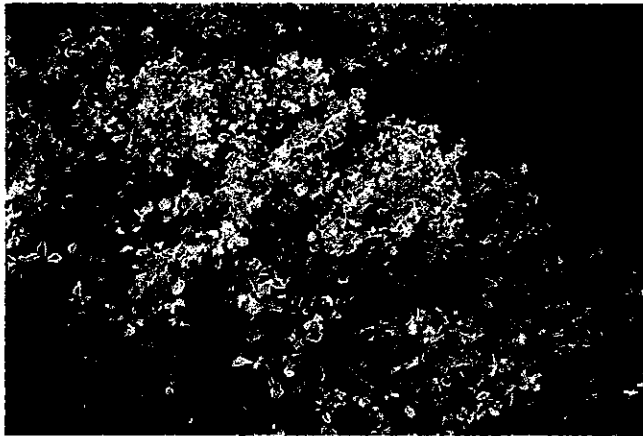
LLH Little Lime Hydrangea
Deciduous Shrub (medium)



©2003 Horticopta, Inc.
Rhus aromatica 'Gro-low'



©2003 Horticopta, Inc.
Rhus aromatica 'Gro-low'



©2003 Horticopta, Inc.
Rhus aromatica 'Gro-low'

***Rhus aromatica* 'Gro-low'**

Fragrant Sumac

Anacardiaceae (Cashew)

Nomenclature: Royal Hort. Society

Type Shrub, woody plant

Hardy range 3A to 9A

Height 24" to 36" / 60cm to 90cm

Spread 4' to 10' / 1.20m to 3.00m

Growth rate Slow

Form Rounded and spreading or horizontal

Exposure Partial shade or partial sun to full sun

Persistence Deciduous

Bloom Color Yellow

Bloom Time Spring

The flowers are showy.

Environment

This plant tolerates drought and some salt.

This plant will grow in very dry soil.

Suitable soil is well-drained/loamy, sandy or clay.

The pH preference is an acidic to slightly alkaline (less than 6.8 to 7.7) soil.

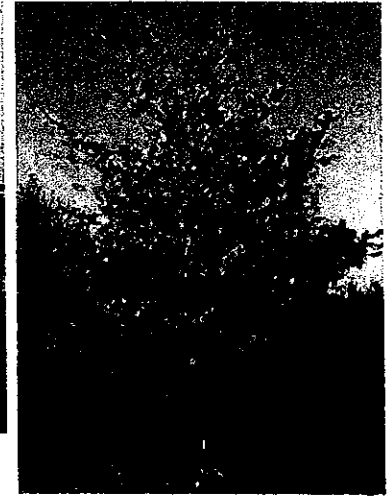
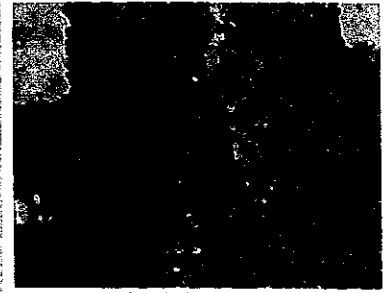
Leaf Color Green

Fall Color Orange and red

This plant has attractive fall colors.

Chicagoland Hackberry
Celtis occidentalis 'Chicagoland'

Family: Cannabaceae



Plant Type:	Shade Tree	Height:	40-60'
	Regionally Native	Spread:	40'
USDA Hardiness Range:	4A to 3B	Form:	Oval
Growth Rate:	Average		
Exposure:	Full Sun - Part Shade		
Moisture:	Tolerant of a wide range of soils		
Salt Tolerance:	Some		
Soil Tolerance:	Nothing particular		
Bloom Color:	None		
Bloom Time:	Early Spring		
Fruits: Yes	Persistence: Sweet Edible Berries		
Leaf Color: Green	Fall Color: Undistinguished Yellow		
Winter Interest:	Interesting, wart-covered, light gray bark color.		
Tolerances:	Drought, Wet, Urban conditions, salt		
Notes of Interest:	Best grown in moist, organically-rich, well-drained soils in full sun. Will tolerate partial shade. Tolerant of wind, many urban pollutants, and a wide range of soil conditions including both wet and dry and poor soils. Fruits are attractive to a variety of wildlife.		

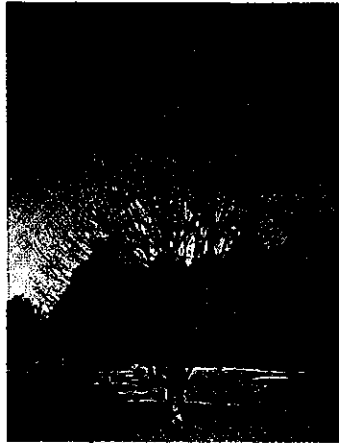
CLH *Chicagoland Hackberry*
 Shade Tree



©2003 Horticopta, Inc.



©2003 Horticopta, Inc.



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***Tilia cordata* 'Greenspire'**
Littleleaf Linden
Tiliaceae (Linden)

Nomenclature: Royal Hort. Society

Type Tree, woody plant

Hardy range 3B to 7A
 Height 40' to 50' / 12.20m to 15.20m
 Spread 30' to 35' / 9.20m to 10.60m
 Growth rate Average
 Form Pyramidal
 Exposure Partial shade or partial sun to full sun
 Persistence Deciduous
 Bloom Color Yellow
 Bloom Time Summer

The flowers are fragrant and showy.

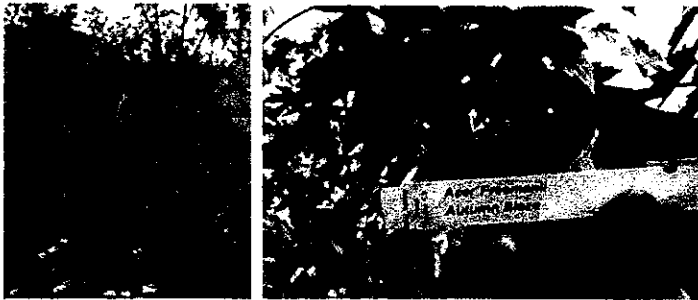
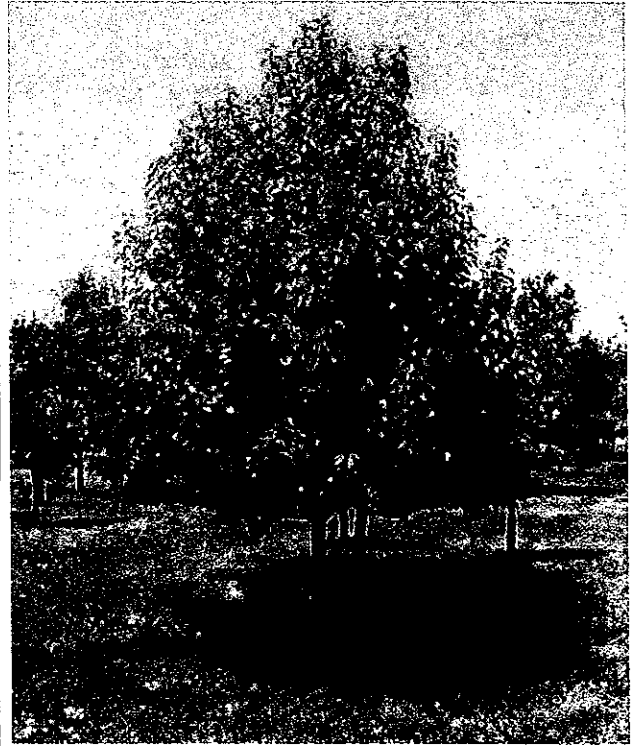
Environment

This plant tolerates some drought and occasional wetness.
 This plant will grow in dry to occasionally wet soil.
 Suitable soil is well-drained/loamy, sandy or clay.
 The pH preference is an acidic to alkaline (less than 6.8 to more than 7.7) soil.

Leaf Color Green
 Fall Color Yellow

Acer xfreemanii 'Autumn Blaze'
Autumn Blaze Maple

Family: Aceraceae



<i>Plant Type:</i>	Shade Tree	<i>Height:</i>	50-60'
	Regionally Native	<i>Spread:</i>	35-40'
<i>USDA Hardiness Range:</i>	4A to 8A	<i>Form:</i>	Oval
<i>Growth Rate:</i>	Fast		
<i>Exposure:</i>	Partial Shade to Full Sun		
<i>Moisture:</i>	Will tolerate moisture		
<i>Salt Tolerance:</i>	Mild		
<i>Soil Tolerance:</i>	Acidic to slightly alkaline (Less than 6.8-7.7)		
<i>Bloom Color:</i>	Red		
<i>Bloom Time:</i>	Early to Mid Spring		
<i>Fruits: None</i>	<i>Persistence: None</i>		
<i>Leaf Color: Green</i>	<i>Fall Color: Orange & Red</i>		
<i>Winter Interest:</i>	Interesting, smooth, light gray bark color.		
<i>Tolerances:</i>	Deer, drought, pollution, slope and wind		
<i>Notes of Interest:</i>	Deer, drought, pollution, slope and wind Tolerates some drought, flooding/wetness Tolerates some salt Suitable soil is well-drained/loamy, sandy or clay		

ABM Autumn Blaze Maple
Shade Tree

**Full-Size Plat And Plans
Are Available At
The Hoffman Estates
Village Hall
(1900 Hassell Road)**



VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION
FINDING OF FACT

PROJECT NO.: 2013054P

VILLAGE BOARD MEETING DATE: JUNE 15, 2015

PETITIONER(S): Muller's Woodfield Acura (Owner) and W-T Civil Engineering, Inc. (Applicant)

PROJECT ADDRESS: SWC Golf Rd & Gannon Dr. 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: **11 Ayes (All Motions)**

PZC MEETING DATE: JUNE 3, 2015

STAFF ASSIGNED: JAMES DONAHUE

MOTION #1

Approval of a request by Muller's Woodfield Acura (Owner) and W-T Civil Engineering, Inc. (Applicant) for preliminary and final plat of subdivision for an Acura auto dealership to be located at Southwest Corner of Golf Road & Gannon Drive, subject to the following condition:

1. The plat of resubdivision shall be recorded within 90 days of Village Board approval.

MOTION #2

Approval of a request by Muller's Woodfield Acura (Owner) and W-T Civil Engineering, Inc. (Applicant) for preliminary and final site plan for an Acura auto dealership to be located at Southwest Corner of Golf Road & Gannon Drive, subject to the following conditions:

1. The following waiver from the Subdivision Code relates to landscaping:
 - a) A waiver from Section 10-4-2-F allowing a setback of 5-6' instead of the required 10' landscaped buffer surrounding all detention/retention areas.
2. The access drive located on the south end of the building shall be kept free of parked vehicles at all times and shall be signed as a fire lane per Fire Department regulations.
3. Parking is only permitted to occur within designated parking spaces. To prevent obstructions for emergency or customer vehicle circulation, the site operations shall be managed to ensure that all fire lanes, access drives, internal circulation driveways, and other areas not specifically designated for car parking or storage shall be kept clear of parked or stored vehicles.
4. The petitioner is replacing the wooden portion of the existing 6' fence with new 7' panels and keeping the unique masonry pillars and repairing as need. If it is determined by the Village that the proposed repairs will not satisfactorily restore the pillars to an acceptable level; then the petitioner will need to replace the pillars with standard fence posts prior to receiving a certificate of occupancy.

5. Based on final Village staff inspection, adjustments may be required to the lighting following its installation on this property. Acura shall modify the lighting installation to reduce glare if issues are identified as part of the final Village inspections.
6. The lighting on the site shall be reduced to security levels only after the close of business.
7. 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.
8. No outdoor speakers, music or paging system shall be permitted.
9. 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.

MOTION #3

Approval of a request by Muller's Woodfield Acura (Owner) and W-T Civil Engineering, Inc. (Applicant) for approval of a Master Sign Plan (dated June 3, 2015) under Section 9-3-8-M-13 of the Zoning Code for the proposed Acura auto dealership to be located at Southwest Corner of Golf Road & Gannon Drive.

FINDING

The petitioners presented their proposal to construct an automobile dealership on the site of the now vacant Dover Straits restaurant. The site would include an approximately 32,137 square foot showroom and service center along with outdoor car display. The showroom hours of operation are anticipated to be 9:00 a.m. to 9:00 p.m.; Monday through Friday, and 9:00 a.m. to 6:00 p.m. Saturday. The service department hours are anticipated to be 7:00 a.m. to 5:00 p.m.; Monday through Friday and 8:00 a.m. to 3:00 p.m. Saturday.

The Commission learned that petitioner purchased the property in June 2013 with the intent of constructing an Acura car dealership. The current Acura dealership on the southeast corner of Higgins Road and Gannon Drive would remain open and mainly handle previously owned car sales. The petitioners sent notices out for and held a neighborhood meeting on May 5, 2015 at their current location to show and discuss their plans for the new dealership with any interested neighbors. Per the petitioner, three neighbors attended the meeting.

The Commission heard about the proposed landscaping for buffering and existing fencing. The petitioner is planning on keeping and repairing the unique masonry pillars and replacing the existing wood panels with a new 7' wooden fence. It was also learned that the proposed site improvements would improve drainage issues on the adjacent properties to the south. A waiver was requested for the setback around the detention area, which did not seem unreasonable considering the tightness of the site.

The petitioner presented a Master Sign Plan for consideration, which included one monument sign and limited wall signage on the north façade facing Golf Road. The Commission considered the standards for a Master Sign Plan listed in Section 9-3-8.M.13 and found the standards were met.

The Commission questions were geared to where the repair work and car washing was done, where snow was stored, security measures, heights of trees and whether the project would employ union workers.

AUDIENCE COMMENTS

Two residents were present and asked about the offsite improvements that would occur on their lots as part of the project. They had spoken to the Village Engineer previously, but were just attending for informational purposes.

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)

11 Ayes

MOTIONS PASSED

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.: 2013054P

PROJECT NAME: Muller's Acura

PROJECT ADDRESS/LOCATION: Southwest Corner of Golf Road & Gannon Drive

PUBLIC HEARING
YES NO

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

MEETING DATE: JUNE 3, 2015

STAFF ASSIGNED: JIM DONAHUE

REQUESTED MOTIONS

1. Request by Muller's Woodfield Acura (Owner) and W-T Civil Engineering, Inc. (Applicant) for preliminary and final plat of subdivision for an Acura auto dealership to be located at Southwest Corner of Golf Road & Gannon Drive.
2. Request by Muller's Woodfield Acura (Owner) and W-T Civil Engineering, Inc. (Applicant) for preliminary and final site plan for an Acura auto dealership to be located at Southwest Corner of Golf Road & Gannon Drive.
3. Approval of a request by Muller's Woodfield Acura (Owner) and W-T Civil Engineering, Inc. (Applicant) for approval of a Master Sign Plan (dated June 3, 2015) under Section 9-3-8-M-12 of the Zoning Code for the proposed Acura auto dealership to be located at Southwest Corner of Golf Road & Gannon Drive.

INCLUDES RECOMMENDED CONDITIONS
YES NO

ACRES: 3.32 (APPROXIMATE)	ZONING DISTRICT: B-2 – COMMUNITY BUSINESS DISTRICT	
ADJACENT	NORTH: AUDI AUTO DEALERSHIP, ZONED B-2	SOUTH: HOFFMAN HILLS SUBDIVISION, ZONED R-6
PROPERTIES:	EAST: INFINITI AUTO DEALERSHIP, ZONED B-2	WEST: HOFFMAN HILLS SUBDIVISION, ZONED R-6

BACKGROUND

The subject property was formerly the Dover Straits restaurant. The petitioner purchased the property in June 2013 with the intent of constructing an Acura car dealership. The current Acura dealership on the southeast corner of Higgins Road and Gannon Drive would remain open and mainly handle previously owned car sales. The petitioners sent notices out for and held a neighborhood meeting on May 5, 2015 at

their current location to show and discuss their plans for the new dealership with any interested neighbors. Per the petitioner, three neighbors attended the meeting. A summary of the meeting is attached.

PROPOSAL

The petitioner is proposing to construct an automobile dealership that would include an approximately 32,137 square foot showroom and service center along with outdoor car display. The showroom hours of operation are anticipated to be 9:00 a.m. to 9:00 p.m.; Monday through Friday, and 9:00 a.m. to 6:00 p.m. Saturday. The service department hours are anticipated to be 7:00 a.m. to 5:00 p.m.; Monday through Friday and 8:00 a.m. to 3:00 p.m. Saturday. Per the applicant, loudspeakers are not used on site as they use cellphones.

PRELIMINARY AND FINAL PLAT OF RESUBDIVISION

As per Section 10-1-2 A of the Municipal Code, land is required to get approval of a site plan and plat of subdivision prior to any development or redevelopment. Since the property was never formally platted when it was built upon in the 1970's, it is required to be formally platted as part of this process.

The plat creates a 3.32 acre lot of record and includes required easements as per village ordinance. An existing public utility easement is noted as well on the plat. The plat notes that no direct access to Golf Road is not allowed.

PRELIMINARY AND FINAL SITE PLAN

Access/Circulation

Access to the site will be via Gannon Drive. Two curb cuts are proposed along the street to provide proper site circulation and fire department coverage. Both curb cuts align with existing curb cuts across Gannon Drive at the Infinity auto dealership. The site circulation for emergency vehicles traversing through the site has been reviewed by the Fire Department and has been approved. Customer parking will be located along the building on the east side as well as in the first parking field immediately west of the building. The balance of the parking would be for display and storage of vehicles. Per the petitioner, all car deliveries will occur at the existing Acura at 10989 W. Higgins Road and the new cars would be driven to this store.

It should be noted that the plans identify a drive at the south end of the building that was previously shown for parallel parking, but has since been removed to accommodate the required landscape and drainage on the south end of the site. It will be imperative that this drive be clear of display and customer vehicles. A condition has been included that this area be free and clear of parked vehicles at all times and have the area signed as a fire lane.

Engineering – Subdivision Code Section 10-3

The engineering for the site including grading, detention and utilities has been reviewed by the Village Engineer and meets the Subdivision Code requirements. The detention for the site is located at the southwest corner of the site and will be landscaped around the perimeter. The conveyance of the

stormwater to the detention area is mainly done through storm drain. The south end of the property will have a swale that will convey water from the adjacent residential properties to the south along the property line to the detention area. This area was noted as part of the site inspection by staff to have drainage issues and the proposed swale with help improve this issue. The area will have a retaining wall and landscaping atop the wall to provide screening for the entire length as well as an area graded to allow unimpeded stormwater movement.

The overland flow for the site goes through the downstream residential side yard at the southwest corner of the site. Plans call for the side yard on two residential lots to be regraded from the rear lot corner to the front sidewalk to better accommodate the overland flow. A perforated pipe is being installed in this area to help further accommodate this overflow area. The Village Engineer has spoken to the affected residents and they are amenable to the work being done. The original plats show easements on portions of the lots for the Village and utilities to do work.

Landscaping – Subdivision Code Section 10-4

The landscape plan identifies a mix of shade trees, evergreen trees, shrubs and perennials on the site and meets or exceeds the required setbacks.

The residential buffer along the west and south sides of the property includes an existing 6' privacy fence with masonry pillars. The site has an existing fence that is in disrepair. The petitioner is planning on keeping and repairing the unique masonry pillars and replacing the existing wood panels with a new 7' wooden fence. A condition has been added that if the masonry pillars are too worn to be properly repaired, a solid wooden fence with new wooden posts typical of a privacy fence shall be installed. The landscape setback along the west side varies from the required 10' in one area to 23' in another due to the skewed nature of the parking. The setback along the south side is 15' including the retaining wall and landscaping. The landscaping is being installed on top of the retaining wall, so it will provide increased buffering to the residents adjacent to the site. Both areas are being planted with overstory trees, shrubs, and evergreens to buffering and screening. The detention area is proposed to be landscaped with additional trees planted around its perimeter.

The petitioner is asking for the following landscaping waiver from the Subdivision Code as part of their proposal:

- A waiver from Section 10-4-2-F which requires a 10' landscaped buffer surrounding all detention/retention areas. The landscape plan identifies a 5-6' buffer that has trees and shrubs being planted on the high side of the pond to meet the intent of the ordinance; but a true 10' setback is not provided.

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

The building is proposed to be designed with a combination of EIFS, composite metal panels, and glass finishes. The façade that faces Golf Road is almost exclusively glass and will be internally illuminated to highlight the cars in the showroom. The architecture and design of the building will meet Subdivision Code requirements and is consistent with other similar auto dealer buildings on nearby properties.

Mechanicals on the roof are required to be screened through the use of a raised parapet and located such that they can't be seen from adjacent properties. A condition is being included that requires the units to be screened if they are visible from the adjacent properties as determined by the Village.

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

The proposed site lighting plan provides illumination levels consistent with those found in typical automobile dealership parking lots. There are no light poles proposed for the residential setbacks and the photometric plan identifies all lighting levels to be 0.00 at the property lines. Code requires all lighting to be shielded and downcast, which is proposed. A condition has been added stating that adjustments may be required to the lighting following its installation on this property. Acura shall modify the lighting installation to reduce glare if issues are identified as part of the final Village inspections.

MASTER SIGN PLAN STANDARDS

Section 9-3-8-M-12 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.

MASTER SIGN PLAN DESCRIPTION

The petitioner is requesting approval of a Master Sign Plan to accommodate wall signs on the north elevation of the building as well as a new ground sign and miscellaneous signs. Please reference the attached document for specific language and allowances. Highlights of the plan include:

- The ground sign would be up to 60 square feet per side and no taller than 20' in height.
- Primary wall signs will be allowed on the north and east sides and shall not exceed 150 square feet.
- Secondary wall signs are allowed on the north and east elevations and shall not exceed 100 square feet.
- Miscellaneous directional, building entrance and light pole banner signs will be allowed as per the plan.
- As per Village Code, any illuminated sign located within a direct distance of 300 feet (including public rights-of-way, private streets, aisles, etc.) from any residence shall be turned off and not operated between the hours of 11:00 p.m. and 6:00 a.m.

RECOMMENDATIONS

A. Approval of a request by Muller's Woodfield Acura (Owner) and W-T Civil Engineering, Inc. (Applicant) for preliminary and final plat of subdivision for an Acura auto dealership to be located at Southwest Corner of Golf Road & Gannon Drive, subject to the following condition:

1. The plat of resubdivision shall be recorded within 90 days of Village Board approval.

B. Approval of a request by Muller's Woodfield Acura (Owner) and W-T Civil Engineering, Inc. (Applicant) for preliminary and final site plan for an Acura auto dealership to be located at Southwest Corner of Golf Road & Gannon Drive, subject to the following conditions:

1. The following waiver from the Subdivision Code relates to landscaping:
 - a) A waiver from Section 10-4-2-F allowing a setback of 5-6' instead of the required 10' landscaped buffer surrounding all detention/retention areas.
2. The access drive located on the south end of the building shall be kept free of parked vehicles at all times and shall be signed as a fire lane per Fire Department regulations.
3. Parking is only permitted to occur within designated parking spaces. To prevent obstructions for emergency or customer vehicle circulation, the site operations shall be managed to ensure that all fire lanes, access drives, internal circulation driveways, and other areas not specifically designated for car parking or storage shall be kept clear of parked or stored vehicles.
4. The petitioner is replacing the wooden portion of the existing 6' fence with new 7' panels and keeping the unique masonry pillars and repairing as need. If it is determined by the Village that the proposed

repairs will not satisfactorily restore the pillars to an acceptable level; then the petitioner will need to replace the pillars with standard fence posts prior to receiving a certificate of occupancy.

5. Based on final Village staff inspection, adjustments may be required to the lighting following its installation on this property. Audi shall modify the lighting installation to reduce glare if issues are identified as part of the final Village inspections.
 6. The lighting on the site shall be reduced to security levels only after the close of business.
 7. 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.
 8. No outdoor speakers, music or paging system shall be permitted.
 9. 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.
- C. Approval of a request by Muller's Woodfield Acura (Owner) and W-T Civil Engineering, Inc. (Applicant) for approval of a Master Sign Plan (dated June 3, 2015) under Section 9-3-8-M-12 of the Zoning Code for the proposed Acura auto dealership to be located at Southwest Corner of Golf Road & Gannon Drive.**

Attachments: Project Narrative
 General Application
 Site Plan Application
 Master Sign Plan
 Architecture Design Plan Set
 Landscape Plan Set
 Photometric Plan Set
 Engineering Plan Set



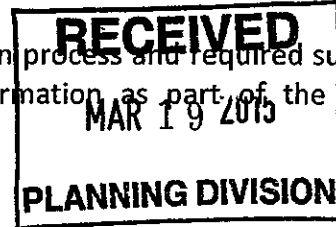
VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION SITE PLAN ADDENDUM – NON-RESIDENTIAL

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: 32,137 square feet

D. Height of tallest building (including antennas, hvac, etc.): 33 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: Summer 2015

G. Estimated time to complete development: 1 year
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: 7 am/pm to 9 am/pm

B. Anticipated number of employees: TBD total TBD per shift TBD number of shifts

C. Estimated number of customers: 454 (week) daily 73 (Sat.) 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
\$ 70 MILLION	X	2%	=	\$ 1.4 MILLION

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
\$ 0	X	2%	=	\$ 0

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%	=	\$ 0

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

		Rate		Tax
\$ 0	X	6%	=	\$ 0

E. Estimated Annual Telecommunications (TC) Tax:

Estimated Yearly Phone Bill		Tax Rate		TC tax
0	X	6%	=	\$ 0

F. Current assessment of the property: \$2.2 MILLION

G. Estimated value of Construction: \$ 7 MILLION

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:

Storage*: 103

Display*: 36

emp for service: 10*

Employees: 10 Customers/Visitors: 29 Handicapped: 2 Total: 190

* - Not included in handicap stall computation, not to be used as parking for patrons or employees.

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

Saturday 11:30am-12:30pm

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. 77 (Weekday)

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: 7:00am-8:00am Weekday, 54 cars
11:30am-12:30pm Saturday, 145 cars

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? Deliveries will not take place at this site at this time, but an existing satellite lot located on Gannon Road.

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

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 checked="" 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. Muller's Woodfield Acura, 1099 W. Higgins, Hoffman Estates
 2. Audi Hoffman Estates, 1200 W Golf Rd, Hoffman Estates
 3. Infiniti of Hoffman Estates, 1075 W Golf Rd, Hoffman Estates
- 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.

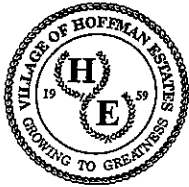
Please contact the Planning Division with any questions:

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 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 \$2150⁰⁰ Check No. 16923 Date Paid 4/10/15

Project Number: 2013054P

Staff Assigned: J. DONAHUE

Meeting Date: 6/3/15

Public Hearing: Yes No

Sign Posting Required: Yes No

Date Sign Posted 5/21/15

PLEASE PRINT OR TYPE

Date: 12-5-14

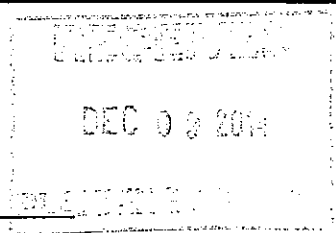
Project Name: Muller's Woodfield Acura

Project Description: Construction of a new car dealership

Project Address/Location: 1149 Golf Road

Property Index No. 07-16-100-011

Acres: 3.3228 Zoning District: B-2



I. Owner of Record

Scott Muller

Muller's Woodfield Acura

Name

Company

1099 W. Higgins Rd.

Hoffman Estates

Street Address

City

IL 60169

847-519-9550

State

Zip Code

Telephone Number

mulz907@yahoo.com

Fax Number

E-Mail Address

II. Applicant (Contact Person/Project Manager)

Jason Green

W-T Civil Engineering, Inc

Name

Company

2675 Pratum Ave

Hoffman Estates

Street Address

City

IL 60192

224-293-6372

State

Zip Code

Telephone Number

224-293-6444

jason.green@wtengineering.com

Fax Number

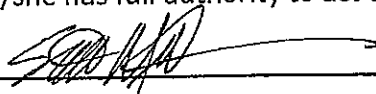
E-Mail Address

Applicant's relationship to property: Civil Engineer

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.



SCOTT MULLER

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): SCOTT MULLER

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

Applicant's Name (Please Print): _____

Date: _____

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

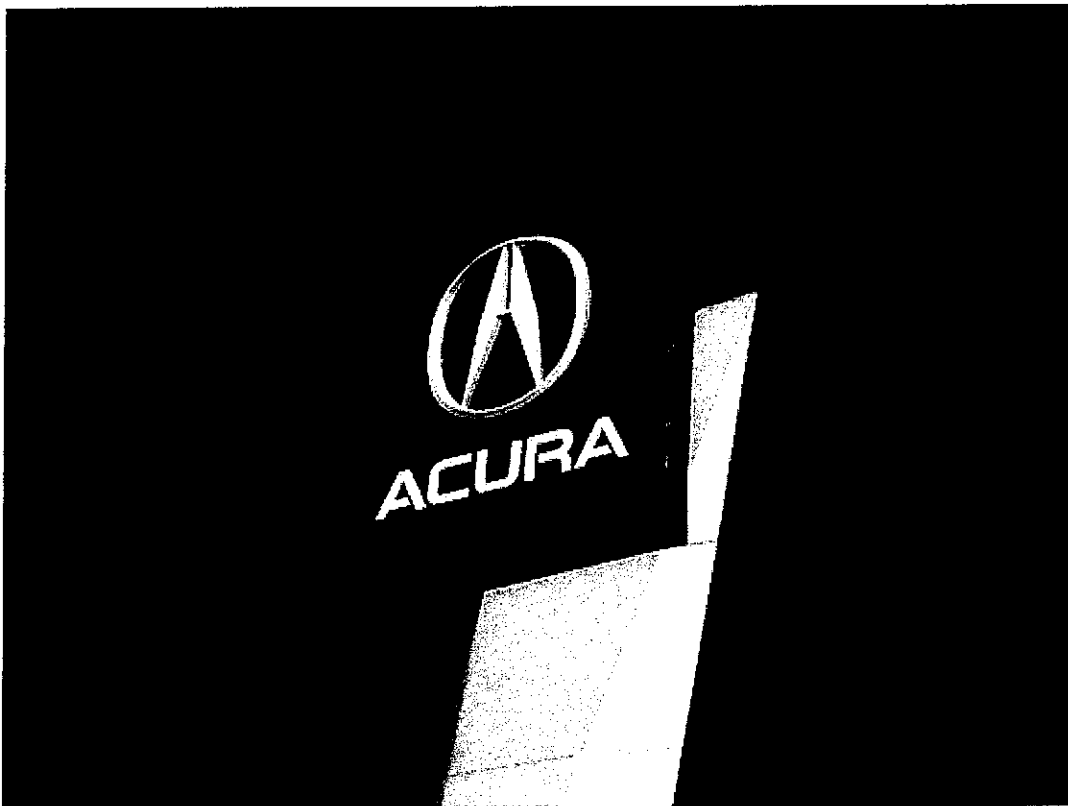
Addendums Attached:

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

Muller's Acura Master Sign Plan

1149 W. Golf Road

June 3, 2015



Introduction

These Master Sign Plan requirements have been developed based on the signage that is unique to Muller's Woodfield Acura of Hoffman Estates. The property contains approximately 3.3 acres and a total building area of approximately 32,000 square feet. This plan has been designed with signage for this development that maintains consistency with other similar automobile developments, yet takes into account certain unique characteristics of this development. Sign requirements for all existing buildings and future 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 Muller's Woodfield Acura of Hoffman Estates, 1149 W. Golf Road.

B. General Provisions

1. **Setbacks.** All signs shall be set back a minimum of 5 feet from any property line and 5 feet from any interior paved driving surface.
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 freestanding 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 on the parcel 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 monument 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 attached exhibit represent the entire Master Sign Plan.

C. Ground Sign

1. **Primary Ground Monument Sign.** This sign is the dealership identification sign for the property and shall be no taller than 20 feet and cannot exceed 60 square feet per side. The primary ground monument sign is shown to be located near the intersection of Golf Road and Gannon Road and is identified as Sign EG-5 in the attached exhibit.

D. Wall Signs

The main building on the property shall be permitted wall signs, subject to the following:

1. **Primary Wall Signs.** These signs provide the primary business advertising and are intended to be visible from the surrounding public roadways and from customer accessible areas within the site. Primary wall signs shall not exceed 150 square feet.
 - a. **North and East Elevations.** One primary wall sign shall be permitted on the north and east elevations and shall be mounted directly to the building wall surface.
 - b. **West and South Elevations.** Due to its proximity to residences, a primary wall sign shall not be permitted on the south and west elevations.
2. **Secondary Wall Signs.** These signs provide secondary information and may display the company logo, services offered, tag lines, etc. The secondary wall sign must contain different text from the primary wall signs. Secondary wall signs shall not exceed 100 square feet per sign.
 - a. **North and East Elevations.** One secondary wall sign shall be permitted on the north and east elevations and shall be mounted directly to the building wall surface.
 - b. **West and South Elevations.** Due to its proximity to residences, a secondary wall sign shall not be permitted on the south and west elevations.

E. Miscellaneous Signs

1. **Freestanding Directional Signs.** One freestanding directional sign shall be permitted at each entrance to the property; and additional freestanding directional signs may be permitted where appropriate. There shall be no limit on

the number of directional signs, but the signs shall be located in logical places to communicate the desirable directional message without adding additional sign clutter to the site, as may be approved by the Department of Development Services. Such signs shall not exceed 20 square feet in size per side, shall not exceed 6 feet in height and may contain business names and logos. Freestanding directional signs may be illuminated. Directional signs shall be subject to a Village sign permit.

2. **Wall Mounted Building Entrance Identification Signs.** Wall mounted building entrance identification signs shall be permitted above or near customer entrance doors to identify the use of that door and may include business names and logos. These signs shall not exceed 10 square feet in size and may be illuminated.
3. **Service Bay Entrance Sign.** Service bay entrance signs shall be permitted at each service bay vehicular entrance. These signs shall not exceed 30 square feet in size and may be illuminated.
4. **Light Pole Banner Signs.** Light pole banner signs are permitted per Section 9-3-8- L-5 of the Zoning Code, except that banners may be placed on light poles throughout the site regardless of spacing. The banner signs shall be no larger than 12 square feet each and there shall be no more than 2 banners per light pole.

F. Temporary Signs

Special Event Signs. Such signs shall meet the requirements of Section 9-3-8-K.

G. 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 compatible 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 and a sign permit has been issued. 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.

Muller's Woodfield Acura

Site Plan Addendum Application Narrative

Revised 5/26/15

1. The application must be accompanied by a detailed narrative for this project. The narrative is critical for communicating many of the important details about this proposal including:

a) A general summary of the business and nature of operations (sales and service, etc.).

Muller's Woodfield Acura dealer, located in Hoffman Estates IL, has been providing Chicagoland with exceptional Acura sales and service for years. Our Acura selection features the whole line up of new ILX, TL, RLX, RDX, MDX and TLX models. Muller's Woodfield Acura is located in Hoffman Estates, serving the surround Chicago, Schaumburg, Palatine, Arlington Heights, Elgin, Des Plains, and Chicagoland and Northeast Illinois region.

At our Acura Service Center, trained technicians handle everything from tune-ups, to repairs, to maintenance, including: oil and filter change, tire alignments, tire rotations, brake fluid and pads service, car battery checks, and more.

General business hours are Monday through Friday from 9 a.m. to 9 p.m. and Saturdays from 9 a.m. to 6 p.m.

Service Department hours will be 7-5 Monday thru Friday and 8-3 on Saturday.

b) A detailed explanation of the service operations, including hours, typical peak periods and number of vehicles during those periods, how stacking at the entrance is monitored, any directional signage used, and any other information that will assist in the review of stacking at this entrance given it is very close to the public street.

The Service Department hours will be Monday through Friday from 7 a.m. to 5 p.m. and Saturday from 8 a.m. to 3 p.m. Typical peak periods of the dealership will be Saturday from 11:30 a.m. to 12:30 p.m.

The island adjacent to the service center entrance has been extended northward in order to ensure that cars will stack facing southward instead of blocking the north/south drive aisle or entrance. Directional signs are provided at two locations within the site. The locations and graphical representations of all signs are shown on the Master Sign Plan, EX 5.0.

c) A basic indication of the volume of new versus used car sales and volume of sales business versus service business is helpful.

Only new cars will be sold at this dealership. Used car sales will remain at the existing location on Higgins Road. The total gross sales volume is estimated to be roughly \$70 Million annually.

- d) Describe the different areas of the site, where regular parking occurs, where car storage occurs, where are customers permitted to go or not go, when are peak periods, etc.

A parking exhibit (EX 4.0) has been provided to clearly delineate all parking spaces according to their proposed usage. The parking table shown on sheet C-2.0 of the civil engineering plan set shows total values for each type of parking stall.

Peak traffic periods are 7:00 to 8:00 am and 4:00 to 5:00 pm on weekdays and 11:30 am to 12:30 pm on Saturday. Customers are permitted throughout the site during business hours, however their parking is limited to the spaces nearest the building on the east and west sides of the building. The remainder of the parking is reserved for display, storage and temporary use by the service center.

- e) Document in writing that the operations will not include any outdoor speaker systems to communicate with employees or porters.

Amplified sound will not be used outdoors at this location. An email has been provided by the owner that states that there is no intention to install an outdoor paging system.

- f) Address how the drive around the south end of the building will be monitored to ensure no parking occurs.

The plans have been revised to show "No Parking" signs along the drive on the south end of the building.

- g) Comment on intentions for enhancing the buffer and fencing adjacent to the residential properties -this will help clarify how impacts are being minimized.

The fence along the west and south side of the lot adjacent to residential is proposed to have the fence panels removed and replaced. The plans have noted to have the contractor verify the existing piers to be resurfaced and refinished as necessary. Landscaping is proposed along the south and west property lines to enhance the buffering between the properties. Additionally, the proposed retaining wall along the south property line was moved closer to the property line rather than under the back of curb as previously proposed. This will raise the landscaping up a few feet from the existing grade on the properties to the south, which will make it more visible above the top of the fence.

- h) Address the nature of the service activities and how impacts on neighbors will be mitigated -for example, rear services doors should always remain closed except during entering/exiting (the sound of air guns can present a specific issue for the neighbors), there should be no outdoor storage or work occurring on the site, etc.

Service Department hours will be 7-5 Monday thru Friday and 8-3 on Saturday. We are extremely sympathetic and aware of the possible noise emanating to some in the neighborhood from the service ops. Every opportunity tech wise and all else will be installed in this new state of the art new car showroom. For example, we have arranged the service department such that all the stalls that might do any sort of heavy work have been placed in strategic places so the noise from a particular stall will be deep in the building and be mostly absorbed before it could ever get to the outside. Also, the doors themselves will have sound absorbing properties and will be closed at all times unless needed. The doors have all been placed in strategic places around the building so when one is open, the noise will escape in a different direction. The fence between the building and neighbors will be fortified. The village has designed in many plants and trees to absorb, and we will comply as much as possible. As for tools, air guns specifically, technology has fixed that by inventing one that uses a battery instead of compressed air and is exponentially quieter than even just a couple years ago. We plan on being a showcase dealership for the country and will have the most environmentally friendly, and modern tools and machines. In the best interest of our neighbors we have even chose a car wash system that has no dryer and thus only makes the minimum noise when washing a car, which it does in an three minutes while recycling the water used. From the beginning we have had the interests of the neighbors' right up there in all our plans so we can make this a win for all. Our gross sales increase will bring in a lot of additional revenue for Village. I, Scott Muller, have now and will keep an open door and mind to anyone with questions, comments, and concerns.

- i) Any other information on the company or business that you wish to highlight. Part of successfully presenting a comprehensive site plan proposal includes general "marketing" type information regarding the business, its history, plans for future expansion, and any highlights about why this is a positive addition to the community.

Muller's Woodfield Acura dealer, located in Hoffman Estates IL, has been providing Chicagoland with exceptional Acura sales and service for years. Our Acura selection features the whole line up of new ILX, TL, RLX, RDX, MDX and TLX models. Muller's Woodfield Acura is located in Hoffman Estates, serving the surround Chicago, Schaumburg, Palatine, Arlington Heights, Elgin, Des Plains, and Chicagoland and Northeast Illinois region.

At our Acura Service Center, trained technicians handle everything from tune-ups, to repairs, to maintenance, including: oil and filter change, tire alignments, tire rotations, brake fluid and pads service, car battery checks, and more.

1. The particular physical surroundings, shape of topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

The addition of the 10' landscape buffer around detention basin on the North and East sides of the basin would reduce the available storage of new vehicles on site. This in turn would reduce revenue readily available for sales and would have an impact on the overall sales volume of vehicles. Additionally, the increased landscaped area around the basin on the east side would reduce the available maneuvering area for trucks and emergency vehicles. This could cause additional congestion within this area which has the potential to slow the response time for emergency vehicles. The added congestion within this area has the possibility of requiring any service/delivery trucks to use an alternate route around the site and in certain situations could prevent emergency vehicles from reaching the west-most drive aisle. Ensuring adequate room for circulation is especially important for a car dealership because cars are being moved consistently.

2. The conditions upon which the petition for a variation is based would not be applicable, generally, to other property within the same zoning classification.

These variances are requested due to the nature of business of a car dealership. The movement of vehicles for the service center is unique to this sort of business as compared to others zoned B2 and will benefit from the addition of temporary parking to relieve congestion, minimize opening and closing of the exits along the south side and improve service for customers.

Reduction of the landscape buffer surrounding the detention basin allows for an increase in parking spaces that would not benefit another type of development in the same way. Removal of the parking spaces decreases the amount of readily available stock and could negatively impact sales of vehicles.

3. The purpose of the variation is not based exclusively upon a desire to increase the value of the property.

Allowing a reduction in the landscape buffer surrounding the detention basin will decrease the potential for congestion within the parking lot. Although it will increase the value of the property by allowing for the maximum number of

vehicles to be stored on site, reducing the buffer improves traffic flow and access by emergency vehicles of the entire site.

4. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

Reducing the buffer between the detention basin and the parking lot will not affect neighboring properties in any way. The landscape buffer between the basin and property line is not affected by the requested variance. Reducing the space between the basin and parking lot does not present a danger to patrons of the dealership because the spaces adjacent to the basin are for display and storage, meaning cars will be moved in and out of them by porters rather than customers.

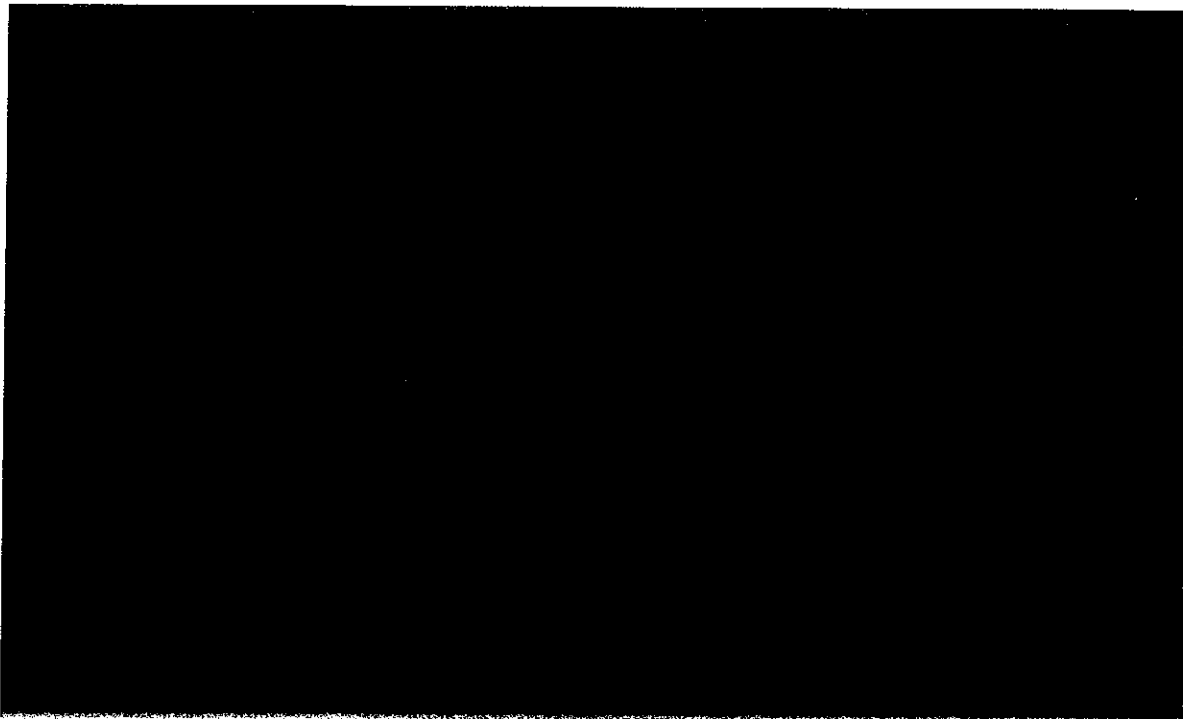
5. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fires, or endanger the public safety, or substantially diminish or impair property values in the neighborhood.

Neither of the variances requested would impact the supply of light and air to adjacent properties, increase the congestion of public streets, increase the danger of fires, endanger public safety nor diminish property values in the neighborhood.

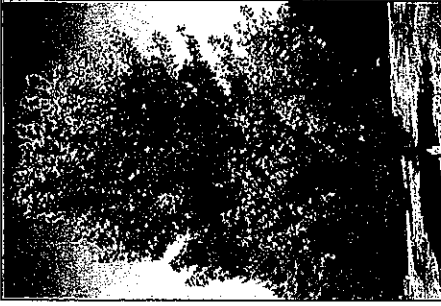
Color Sample: Cabot Semi-Transparent New Cedar wood stain



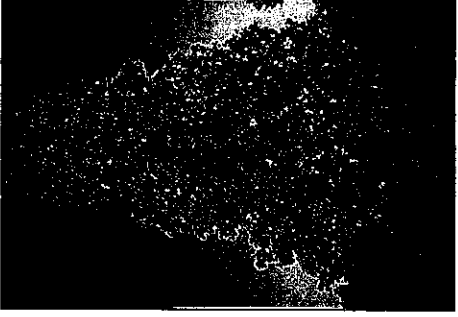
Color Sample: Cabot Semi-Transparent New Cedar wood stain



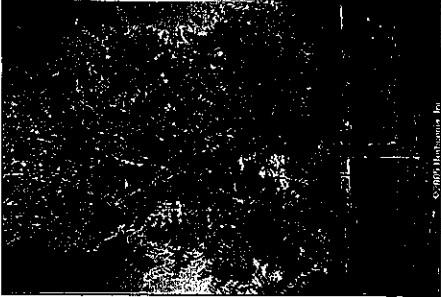
Acer fremanii 'Autumn Blaze'
(Autumn Blaze Maple)



Acer rubrum
(Red Maple)



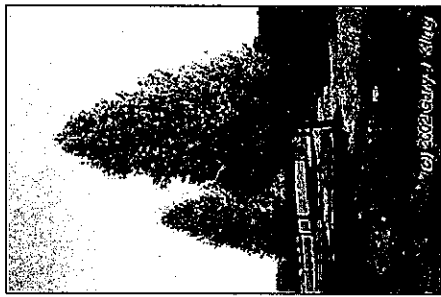
Celtis occidentalis 'Chicagoland'
(Chicagoland Hackberry)



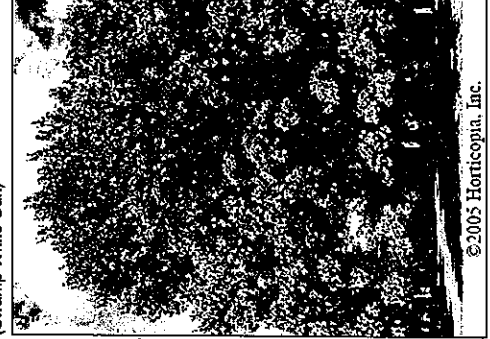
Ginkgo biloba 'Magyar'
(Magyar Ginkgo)



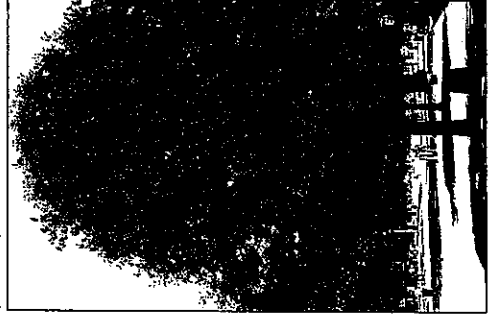
Pyrus calleryana 'Chanticleer'
(Chanticleer Callery Pear)



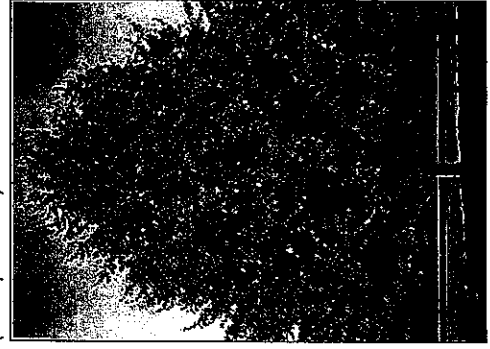
Quercus bicolor
(Swamp White Oak)



Quercus rubra
(Red Oak)



Tilia cordata 'Greenspire'
(Greenspire Linden)



Ulmus x accollade 'Morton'
(Morton Accollade Elm)



Ulmus x 'Homestead'
(Homestead Elm)



Shade Trees

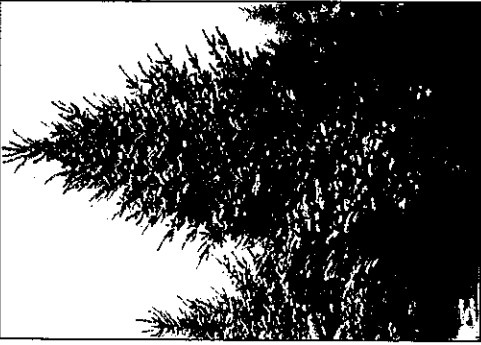
Muller's Acura
New Building Landscape

BDG
Brusseau Design Group, LLC
Landscape Architecture • Land Planning • Recreational Planning & Design
2075 Primm Avenue, Nolman Estates, IL 60132
(224) 353-8470 (224) 293-5677 Fax

Pseudotsuga menziesii
(Douglas Fir)

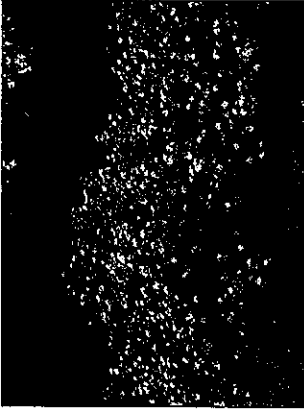


Picea pungens
(Colorado Spruce)



Evergreen Trees

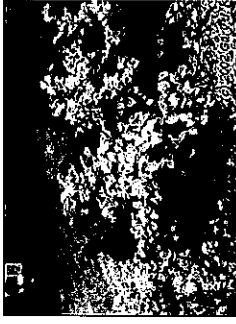
Aronia melanocarpa
(Black Chokeberry)



Cornus sericea 'Isanti'
(Isanti Redtwig Dogwood)



Fothergilla gardenii
(Dwarf Bottle Brush)



Deciduous Shrubs

Hydrangea arborescens
(Smooth Hydrangea)



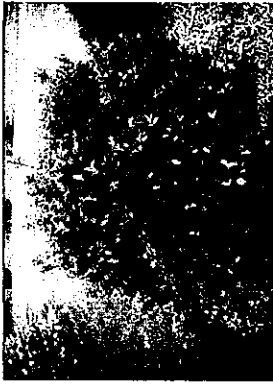
Spiraea japonica 'Shirobana'
(Shirobana Spirea)



Spiraea nipponica 'Snowmound'
(Snowmound Spirea)



Syringa Patula 'Miss Kim'
(Miss Kim Dwarf Lilac)



Deciduous Shrubs

Muller's Acura
New Building Landscape



Brusseau Design Group, LLC

Landscape Architecture • Land Planning • Recreational Planning & Design
2075 Pawan Avenue, Hickory Estates, IL 60192
(261) 955-6675 (261) 955-6477 Fax

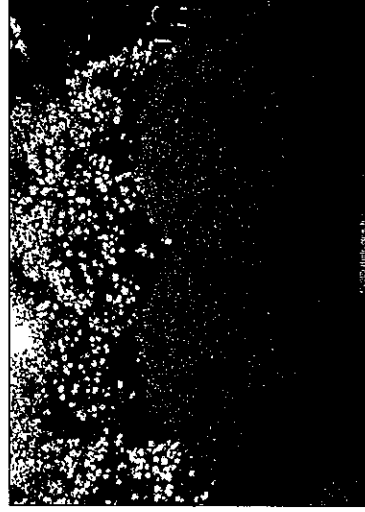
Viburnum lantana 'Mohican'
(Mohican Wayfaringtree Viburnum)



Viburnum trilobum 'Alfredo'
(Alfredo Compact American Cranberry)



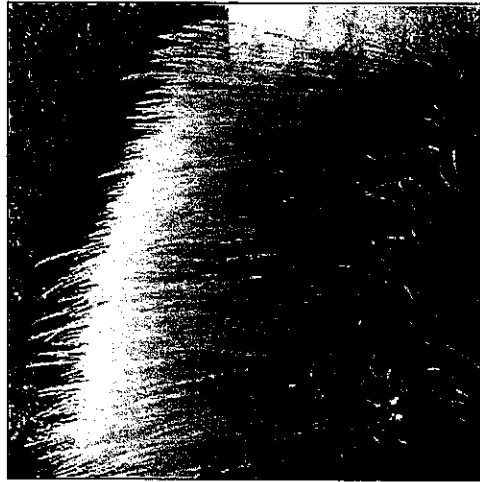
Buxus microphylla 'Wintergreen'
(Wintergreen Boxwood)



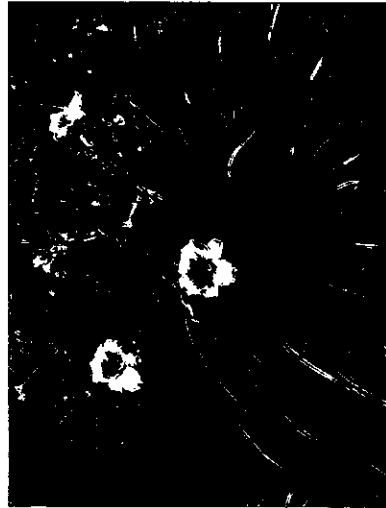
Deciduous Shrubs

Evergreen Shrubs

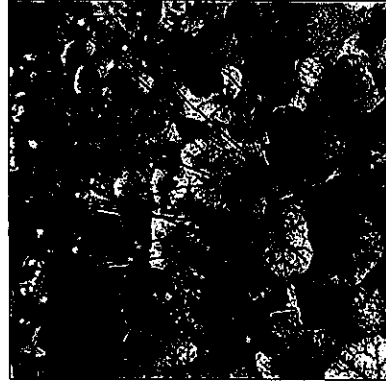
Calamagrostis acutifolia 'Stricta'
(Feather Reed Grass)



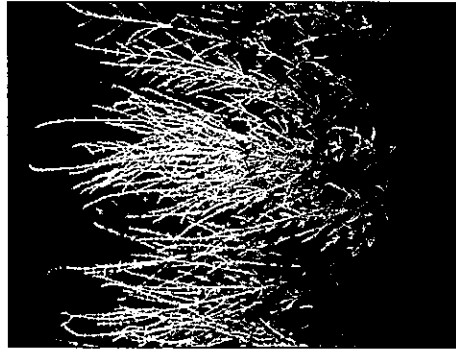
Hemerocallis 'Stella-de-Oro'
(Stella-de-Oro Daylily)



Heuchera americana 'Pewter Moon'
(Pewter Moon American Alumroot)



Perovskia atriplicifolia
(Russian Sage)



Perennials and Grasses

Muller's Acura
New Building Landscape



Brusseau Design Group, LLC
Landscape Architecture • Land Planning • Recreational Planning & Design
3075 Prairie Avenue, Hoffman Estates, IL 60132
(815) 282-6470 (262) 293-6477 Fax

**Full-Size Plat And Plans
Are Available At
The Hoffman Estates
Village Hall
(1900 Hassell Road)**

ORDINANCE NO. _____ - 2015

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE GRANTING A SPECIAL USE
TO KSD, INC. (OWNER),
1200 FREEMAN ROAD, HOFFMAN ESTATES, ILLINOIS

WHEREAS, the Planning and Zoning Commission, at a public hearing duly called and held according to law on June 3, 2015, considered the request by KSD, Inc. 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 Montessori School on the property located at 1200 Freeman 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 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; and

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 9-5-9-C of the Zoning Code is hereby granted to KSD, Inc. to permit the operation of a Montessori School on the property located at 1200 Freeman Road, subject to the following terms and conditions:

1. This approval is granted based on the expansion of the school on the subject property being a connected use to the existing Montessori school at 1250 Freeman Road, previously approved under Ordinances 4316-2012, 4379-2013, and 4396-2013.
2. The building permit shall be obtained within nine (9) months of the Village Board action on this request.
3. The owner shall submit a deposit as a performance guarantee in the amount of \$15,000 prior to issuance of a building permit.
4. 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.

5. The entire site plan improvements and building changes, as shown on the approved plans, shall be completed prior to issuance of any occupancy permit and prior to October 31, 2015.
6. The hours of operation shall be limited to 7:00 a.m. to 6:00 p.m.
7. During school hours students shall not be permitted to cross Mumford Drive except at either of two marked crosswalks and shall be supervised by staff at all times.
8. No drop-off or pick-up of students in traffic aisles shall be permitted. Adults dropping off and picking up a student shall park legally and accompany the child to and from the school. The school shall monitor and manage where staff and visitors park to ensure that cars do not stop/stand in the traffic aisles when dropping off or picking up.
9. Any formalized outdoor activity areas shall require site plan approval.
10. Screening shall be provided for any existing and future rooftop units as determined necessary by the Village.
11. Appropriate State accreditation for this facility shall be obtained, and a copy shall be provided to the Village as part of the final certificate of occupancy process.
12. No signs are approved as part of this Site Plan Amendment and Special Use Amendment.

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 oand 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.