

AGENDA
PLANNING, BUILDING AND ZONING COMMITTEE
Village of Hoffman Estates
August 3, 2015

Immediately Following the Transportation & Road Improvement Committee

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

I. Roll Call

II. Approval of Minutes - July 6, 2015

NEW BUSINESS

1. Request by TRUMPF, Inc. for:
 - A) A courtesy review of a proposed TRUMPF Technology Center located at the northeast corner of Central Road and AT&T Center Drive, and
 - B) A Resolution supporting a Cook County Class 6B classification for property tax assessment purposes for the proposed facility to be located at the northeast corner of Central Road and AT&T Center Drive.

2. Request to:
 - A) Grant permission for Beverage And Mixer Inc., dba NG Distillery, to apply for a special use permit for the Village property at 2601 Pratum Avenue, and
 - B) Direct staff to negotiate a lease for a portion of 2601 Pratum Avenue with Beverage And Mixer Inc., dba NG Distillery.

3. Discussion regarding options for the Bergman Farmhouse located on the north side of Algonquin Road, west of Ela Road.

4. Request acceptance of Department of Development Services monthly report for Planning Division.

5. Request acceptance of Department of Development Services monthly report for Code Enforcement Division.

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

III. President's Report

IV. Other

V. Items in Review

VI. Adjournment

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

July 6, 2015

I. Roll Call

Members in Attendance:

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

**Management Team Members
in Attendance:**

**Jim Norris, Village Manager
Dan O'Malley, Deputy Village Manager
Joseph Nebel, Dir. of Public Works
Patricia Cross, Asst. Corporation Counsel
Gary Salavitch, Dir. of Engineering
Joe Weesner, Senior Traffic Engineer
Jeffrey Jorian, Fire Chief
Mark Koplun, Asst. Vlg. Mgr. – Dev. Services
Peter Gugliotta, Director of Planning
Kevin Kramer, Economic Dev. Coord.
Patrick Seger, Director of HRM
Fred Besenhoffer, IS Director
Bruce Anderson, CATV Coordinator
Bev Romanoff, Village Clerk
Ashley Monroe, Asst. to Village Manager
Austin Pollack, Administration Intern
Clayton Black, Dev. Services Analyst**

The Planning, Building & Zoning Committee meeting was called to order at 7:39 p.m.

II. Approval of Minutes

Motion by Trustee Stanton, seconded by Trustee Gaeta, to approve the special Planning, Building & Zoning Committee meeting minutes of June 8, 2015. Voice vote taken. All ayes. Motion carried.

NEW BUSINESS

- 1. Request by Vintage, Inc. for a courtesy review of a mixed use multi-family and commercial development (The Delamore) on the 17 acre vacant property located at the northeast corner of Barrington Road and Boardwalk Boulevard, between Bode and Golf Roads.**

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

Mr. Joe Elias, of Vintage Luxury Homes, presented the concept plans for The Delamore, a mixed use development. Trustee Mills inquired how long the project would take to build. Mr. Elias noted it would take approximately 12 to 24 months to build the entire complex.

Mayor McLeod and Trustee Mills inquired about other projects by Vintage Luxury Homes. Mr. Elias referenced market rate apartment complexes and high end family homes in Hanover Park, Rockford, South Barrington and Barrington Hills. Prices for units would range between \$1,200 and \$2,500. Additional services through the concierge will be available at a fee.

Several Trustees voiced concerns about parking particularly around the clubhouse and shops. Mr. Elias indicated they would take a look at the numbers again and address those issues.

Trustee Mills asked if the streets would be private. Mr. Elias confirmed this would be the case.

Trustee Vandenberg inquired about playground equipment in the parks. Mr. Elias indicated playground equipment would be incorporated.

2. Request by Main Event for approval of an Incentive Agreement for the development of a Family Entertainment Center in the Prairie Stone Entertainment District.

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

Mr. Koplín discussed reasons for amending the Amusement Tax and considering an incentive agreement to help close the financial gap for Main Event. The amendment proposes the entertainment tax apply to all revenues generated by Main Event, and the incentive would apply until the cap of \$750,000 is attained, or for ten years, whichever comes first. Once the incentive is paid off the Village would retain 100% of the entertainment tax on the Main Event activities for perpetuity.

Mr. Koplín stated Section E had one minor typo which needs to be corrected on the agreement.

Trustee Vandenberg inquired about Schaumburg's attraction Level 257. Adam Smith, VP of Development for Main Event, indicated Level 257 is a similar use but has a completely different look and feel. Their bowling is not recognized by USBC.

Although slated to be open until 2 a.m. on Mondays, Mr. Smith indicated the proposed time was generic and subject to change.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve an Incentive Agreement for the development of a Family Entertainment Center in the Prairie Stone Entertainment District. Voice vote taken. All ayes. Motion carried.

3. Request approval of the Community Development Block Grant (CDBG) Consolidated Plan 2015-2019, including the Annual Action Plan, for Program Year 10, 2015-2016.

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

Mr. Black referenced the five year plan and how the CDBG funds are currently used for infrastructure and facility improvements for low to moderate income areas.

Trustee Pilafas noted the new Hoffman Estates Opportunity Center, housed within the former Barrington Orthopedic building, is being considered for funding through Schaumburg's CDBG program. Trustee Pilafas inquired about the process the Village would need to go through to approve funds for charitable projects. Mr. Norris provided a brief explanation of how the CDBG process, managed by Housing for Urban Development (HUD), works. Typically the Village will set and stick to a five year plan. Amendments can be made if the board is inclined to do so. Mr. Norris and Mr. Gugliotta noted the grant administrative process can be cumbersome and costly in some cases.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve the Community Development Block Grant (CDBG) Consolidated Plan 2015-2019, including the Annual Action Plan, for Program Year 10, 2015-2016. Voice vote taken. All ayes. Motion carried.

4. Request direction for the Planning and Zoning Commission to consider text amendments to Chapter 10 of the Subdivision Code regarding bike racks and other miscellaneous items.

Mr. Gugliotta indicated the amendments would be minor language changes to small sections of the code. The text changes will help to maintain consistency as the Village has invested more time and effort into bike related issues and concessions.

Trustee Mills inquired if a provision would remain for the Village board to eliminate the bike facilities condition depending on the nature of the business coming in. Mr. Gugliotta confirmed.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to direct the Planning and Zoning Commission to consider text amendments to Chapter 10 of the Subdivision Code regarding bike racks and other miscellaneous items. Voice vote taken. All ayes. Motion carried.

5. Discussion regarding the Illinois Enterprise Zone applications.

Mr. Kramer provided background on the Illinois Enterprise Zone Act. Many of the 92 designated slots in Illinois are slated to expire in the next couple of years. Mr. Kramer indicated the Village has been encouraged to apply during the 2015 cycle as there is a larger pool of slots available. Two possible enterprise zone areas include part of the Prairie Stone and the AT&T campus north of I90.

Trustee Pilafas asked if the Village would consider the Sutton Crossing property at Higgins and 59. Mr. Norris and Mr. Kramer made note of the suggestion.

Motion by Trustee Pilafas, seconded by Trustee Gaeta, for the Village to apply for two Enterprise zones. Voice vote taken. All ayes. Motion carried.

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

The Department of Development Services monthly report for Planning Division was presented to committee.

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

7. Request acceptance of Department of Development Services monthly report for Code Enforcement Division.

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

Trustee Pilafas asked Mr. Gugliotta to report on the rental registry. Staff energy has been focused on non-compliant orders. Mr. Gugliotta indicated the department has issued a number of citations and has reached out to residents with letters and reminders. He noted the adjudication process is helping with the compliance.

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

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

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

Mr. Kramer highlighted the Summer Concert Series.

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

- III. **President's Report**
- IV. **Other**
- V. **Items in Review**
- VI. **Adjournment**

Motion by Trustee Gaeta, seconded by Trustee Vandenberg, to adjourn the meeting at 8:25 p.m. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

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

Date

**COMMITTEE AGENDA ITEM
VILLAGE OF HOFFMAN ESTATES**

SUBJECT: Request by TRUMPF, Inc. for:

- A) A courtesy review of a proposed TRUMPF Technology Center located at the northeast corner of Central Road and AT&T Center Drive, and
- B) A Resolution supporting a Cook County Class 6B classification for property tax assessment purposes for the proposed facility to be located at the northeast corner of Central Road and AT&T Center Drive

MEETING DATE: August 3, 2015

COMMITTEE: Planning, Building & Zoning

FROM: Kevin Kramer *KK*

REQUEST: Request by TRUMPF, Inc. for:

- A) A courtesy review of a proposed TRUMPF Technology Center located at the northeast corner of Central Road and AT&T Center Drive, and
- B) A Resolution supporting a Cook County Class 6B classification for property tax assessment purposes for the proposed facility to be located at the northeast corner of Central Road and AT&T Center Drive.

BACKGROUND: AT&T sold the nearly 70 acres south of their headquarters for additional development in the mid-2000s. Conor Commercial (parent company of McShane Corporation) purchased the property and subsequently sold portions to DMG Mori, Big Kaiser and NSK America. These high-tech, advanced manufacturers all built new developments with a Class 6B property tax exemption. Conor now has a pending sale of land with another manufacturer, TRUMPF, Inc.

PROPOSAL: *Courtesy Review*

The petitioner is proposing to purchase the nearly 5 acre site at the northeast corner of Central Road and AT&T Central Drive, a part of the Huntington90 business park. They will develop the land with an approximately 50,000 square foot office, warehouse, and showroom for their industrial products. TRUMPF is a leading global high-tech company that produces machine tools, lasers, and electronics for industrial applications. The family-owned, German company has more than 50 locations worldwide, with revenues of approximately \$3.52 billion and employs over 10,000 people. They are the largest manufacturer of fabricating equipment and industrial lasers in North America.

PROPOSAL: (Continued)

The company plans to build a nearly 50,000 square foot building on just less than five acres (see attached concept site plan). The approximate cost of the development is \$13 million. TRUMPF will employ about 20 full time employees with the available land to grow the facility. It is also anticipated there will be additional hotel tax and food and beverage tax generated from the more than 1,000 visits to the site for customer calls, training, and sales meetings.

The petitioner plans to construct the building along Central Road, maximizing the visibility from I-90. Access is currently shown from AT&T Center Drive, Global Parkway, and a connection to the DMG Mori parking lot. The access from AT&T Center Drive would be for customers, while the Global Parkway access would be for service and delivery trucks. Parking is shown at 50 spaces. The parking configuration and site layout may be modified as part of the site plan review process.

The building itself is proposed to have a world class design maximizing natural light with glass walls on the exterior and interior courtyards (see attached draft elevations). A large monument, steel tower called "TRUMPF Tower" would be installed along the tollway as well to maximize visibility. A Master Sign Plan would be done as part of the development to address the unique nature of the planned signage.

The project will go through the typical site plan review process where engineering, landscaping, and architectural plans will be reviewed to ensure the proposed concept plan meets all Village codes and requirements.

6B Incentive

Class 6B designations are available in Cook County to encourage industrial development of land by offering a real estate tax incentive for the development of new facilities. Under the program, real estate is eligible for a reduced level assessment for a 12 year period. The assessment level is 10% market value for the first ten years, 15% in year 11, and 20% in year 12. In year 13, it would return to the normal 25%.

Cook County requires a resolution from municipalities stating that the incentive provided by the Class 6B is necessary for the development to occur and that the municipality supports and consents to the Class 6B application. The submittal must be filed with the Assessor prior to commencement of new construction or rehabilitation of the existing property.

TRUMPF is looking to move into the Chicago market with their new Technology Center. In order to build a new state-of-the-art facility in Cook County, TRUMPF has requested property tax relief with a Cook County 6B classification.

TRUMPF has made the successful attainment of a 6B contingent on their sale and construction of a new facility. They maintain they need this county property tax incentive to remain competitive in the marketplace.

RECOMMENDATION:

- A) Concept Site Plan, Elevations and Sections presented for courtesy review only.
- B) Approval of a resolution supporting a Cook County Class 6B classification for property tax assessment purposes for the proposed TRUMPF, Inc. facility to be located at the northeast corner of Central Road and AT&T Center Drive.

Attachments

cc: David Sattelberger (Schiff Hardin, LLP)
Burke Doar (TRUMPF, Inc.)

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

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

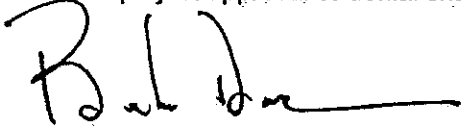
A petitioner may appear before the Planning, Building and Zoning Committee of the Village Board to make a brief "Courtesy" presentation of a proposed project. Expert witnesses, exhibits, etc. are not required, as the appearance is only intended to provide a general overview of the proposed project. The presentation should occur prior to initial Planning and Zoning Commission review of the proposal.

A Courtesy Review allows the applicant to acquaint the Board Committee with the proposal. The Committee may ask questions or make comments on the presentation, however, the presentation does not constitute an official review by the Village Board and any direction to proceed to a hearing review should not be construed as any indication of future project approval. Formal Village Board action will occur only after the appropriate Planning and Zoning Commission public review has occurred.

Twenty (20) copies of a site plan (preferably 8½" x 11"), a brief description of the project, and the *Statement of Understanding* (below) should be submitted to the Director of Planning approximately two weeks prior to the meeting. Meetings are typically held on the second Monday of the month, beginning at 7:00 p.m. A Village staff member will work with you regarding the submission of material and the meeting presentation, as well as establishing a meeting date. Should you have any questions regarding this process, please call the Planning Division at 847-781-2660.

Statement of Understanding

I understand my appearance before the Planning, Building and Zoning Committee shall not constitute any Village Board endorsement, support, or implied approval of the subject property. I also understand that final project approval or denial shall only occur through official Village Board action.



Signature

Burke Doar

Name (PLEASE PRINT)

Company/Developer: TRUMPF Inc.

Address: 111 Hyde Road

City, State, Zip Code: Farmington, CT, 06032

Telephone Number: 860 255 6652

Email Address: Burke.Doar@us.trumpf.com

Name of Project: TRUMPF Technology Center Date: 07/15/15



TRUMPF Technology Center – Village of Hoffman Estates

TRUMPF is a leading global high-technology company that produces machine tools, lasers and electronics for industrial applications. Our technologies are used in the manufacture of a diverse array of products, from vehicles, building technology and mobile devices to state-of-the-art power and data storage components. As an independent, family-owned company we think and act long-term - a key reason that we have been a guarantor of innovations for over five decades.

TRUMPF is the largest manufacturer of fabricating equipment and industrial lasers in North America. We offer our customers innovative, high-quality machine tools and solutions in the areas of sheet metal processing, laser-based production processes and electronic applications. TRUMPF has more than 50 locations and more than 10,000 employees worldwide, with revenue of approximately \$3.52 billion in fiscal year 2013-2014.

The TRUMPF Technology Center planned for Hoffman Estates will be a high-image building with a strong representative character in the core zone of the sheet metal business in North America. The Technology Center will be a future-oriented and industry-leading facility with a strong focus on integrating automation, material and information flow and TRUMPF's latest technologies for the benefit of manufacturers and the next generation of manufacturing engineers. Our state-of-the-art facility will combine light manufacturing and research and development operations with an innovative automation center. TRUMPF intends to host customers from all over North America, Europe and Asia for system and machine demonstrations and to observe and be part of live sheet metal production with highly-automated machine tools and processes.

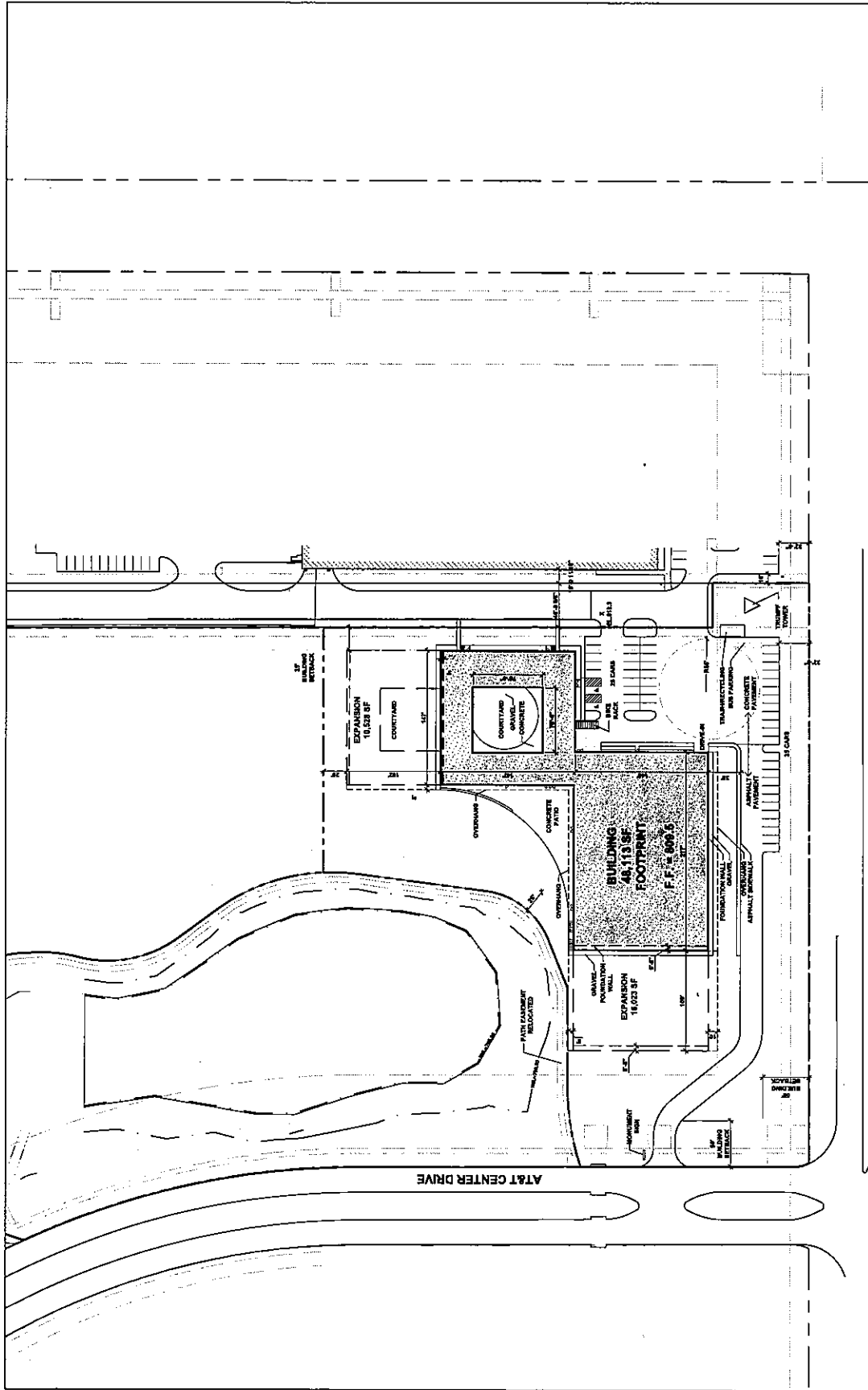
TRUMPF is currently under contract with McShane Hoffman Estates, LLC to purchase approximately five acres of vacant land in the Huntington 90 Business Park located north of Central Road and west of S. Freeman Road. The TRUMPF Technology Center will be approximately 50,000 square feet in area based on the most recent concept plans, and construction costs are estimated to be approximately \$13,000,000. TRUMPF anticipates employing 20 full- or part-time employees at the Center and hosting in excess of 1,000 visitors per year.

Professional Engineer Seal
 State of Texas
 License No. 12345
 Name: TRUMPF
 Title: Professional Engineer
 Date: 01/15/2015

TRUMPF

REVISION DATE

SHEET TITLE	01/15/2015
SHEET NUMBER	219010
PROJECT NUMBER	A-1

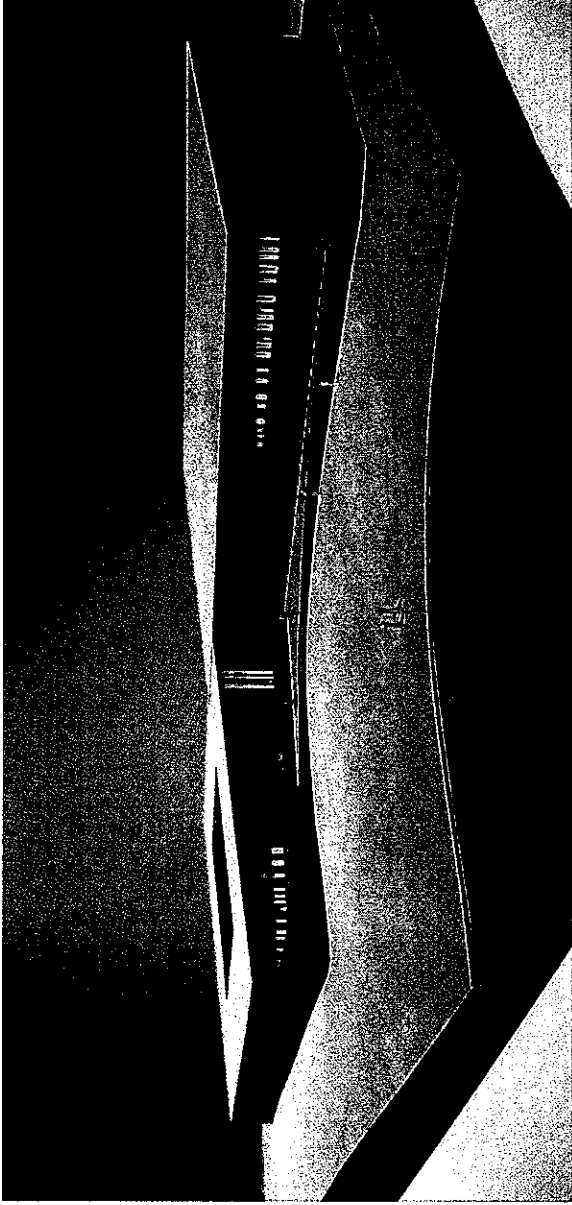


SITE PLAN

SITE TABULATIONS:
 SITE AREA: 5.43 ACRES
 BUILDING AREA: 48,113 SF FOOTPRINT
 DOCK: 1 DOCK
 CAR PARKING: 50 CARS

- LINE TYPE LEGEND:**
- FOUNDATION WALL
 - EXTERIOR WALL
 - EXPANSION WALL
 - OVERHANG

ENGINE INFORMATION:
 TRUMPF
 PROFESSIONAL ENGINEER
 LICENSE NO. 12345
 STATE OF TEXAS
 DATE: 01/15/2015



B——L

6b Tax Incentive Presentation 08.03.2015

TUSC Trumpf Technology Center, Hoffman Estates

1 Site Overview

2 Plans

3 Sections

4 Elevations

TRUMPF
 PROJECT NUMBER
 215010

TRUMPF

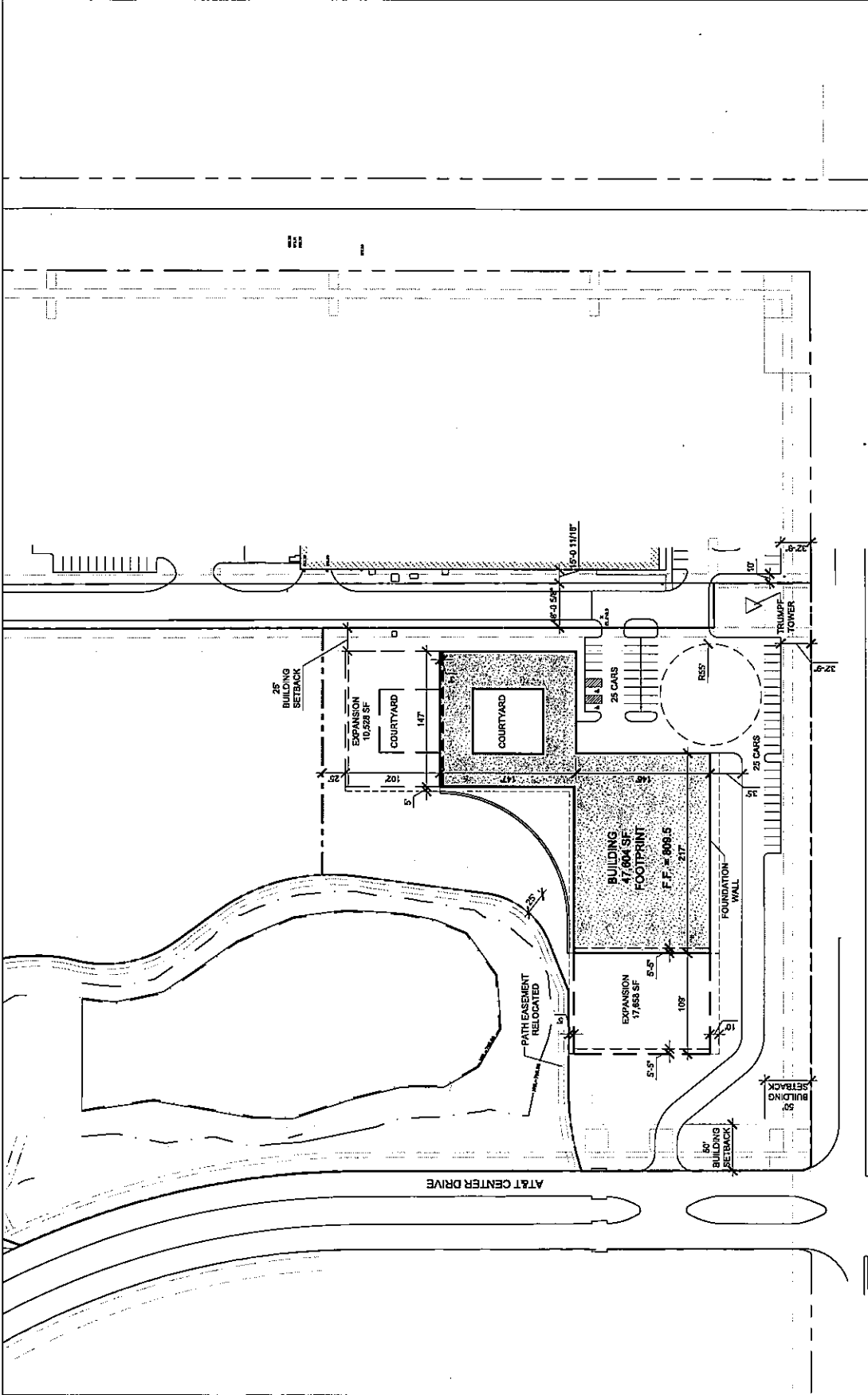
DATE

SHEET TITLE
 SITE PLAN

DATE
 04-20-15

SHEET NUMBER
 A-1

DESIGNER/ENGINEER
 TRUMPF
 PROJECT NUMBER
 215010

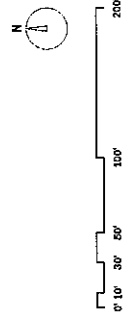
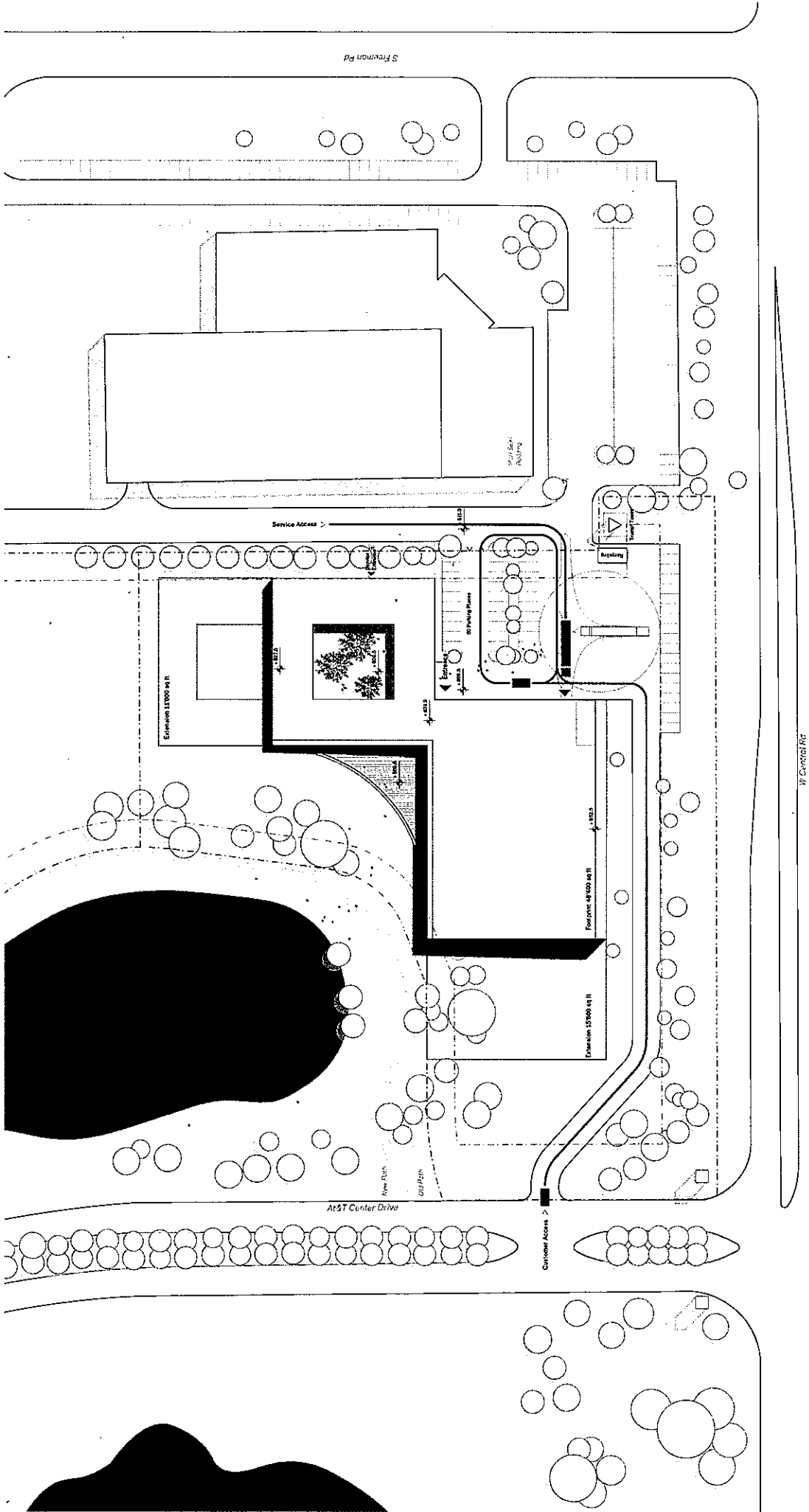


CENTRAL ROAD

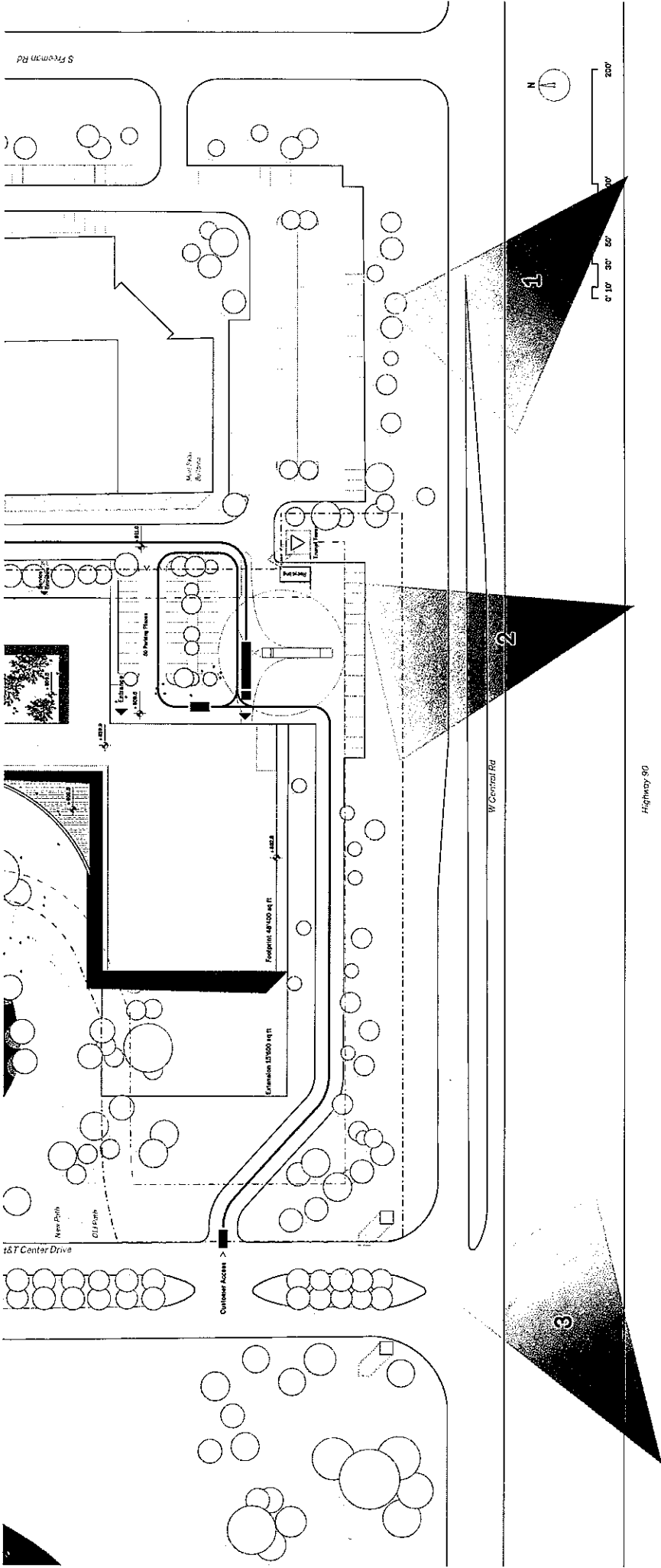
LINE TYPE LEGEND:
 FOUNDATION WALL: [dashed line]
 EXTERIOR WALL: [solid line]
 EXPANSION WALL: [dotted line]
 OVERHANG: [dash-dot line]

SITE TABULATIONS:
 SITE AREA: 5.43 ACRES
 BUILDING AREA: 47,804 SF FOOTPRINT
 PARKING: 25 CARS
 CAR PARKING: 25 CARS

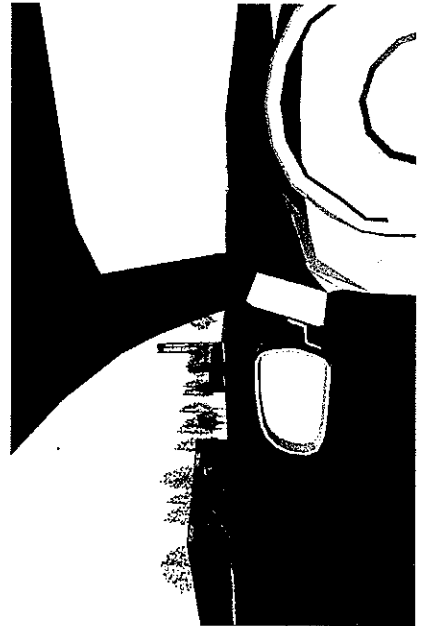
SITE PLAN



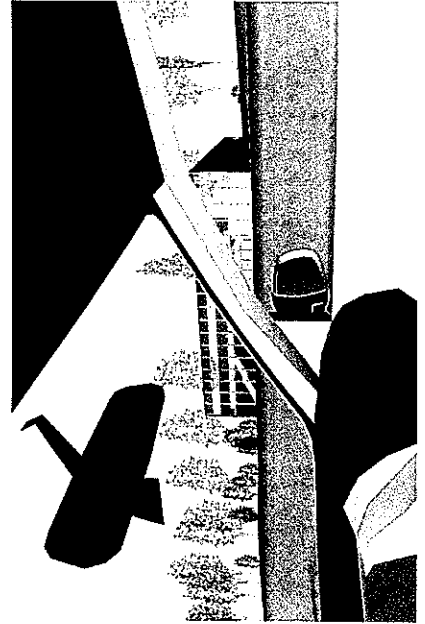
Highway 80



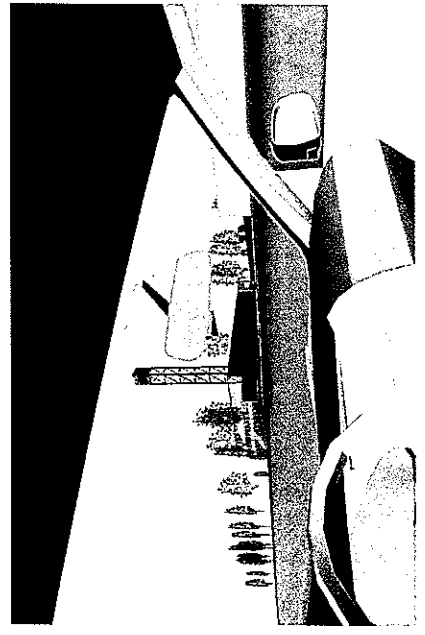
View 3: eastbound I-90



View 2: westbound I-90



View 1: westbound I-90

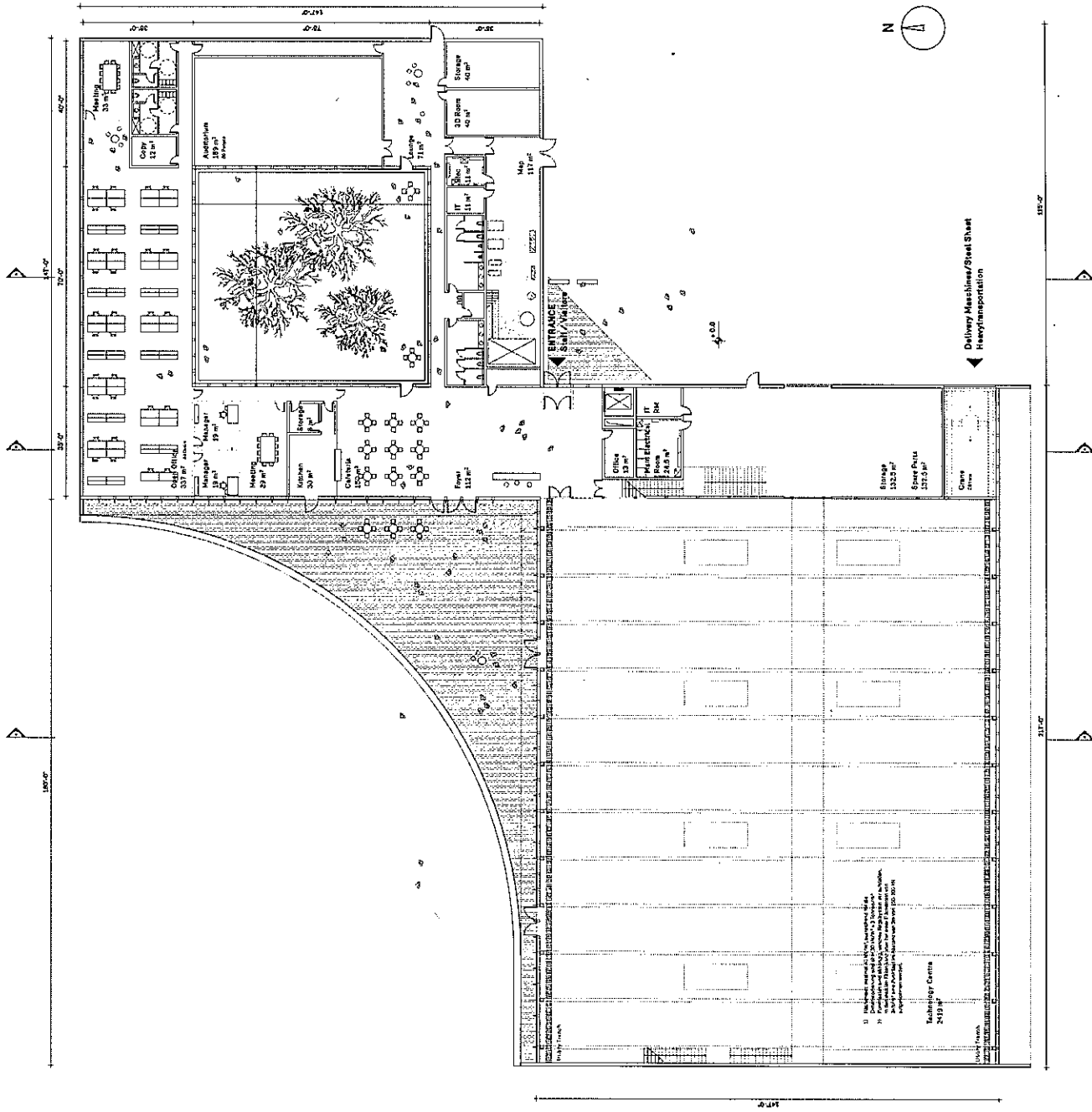


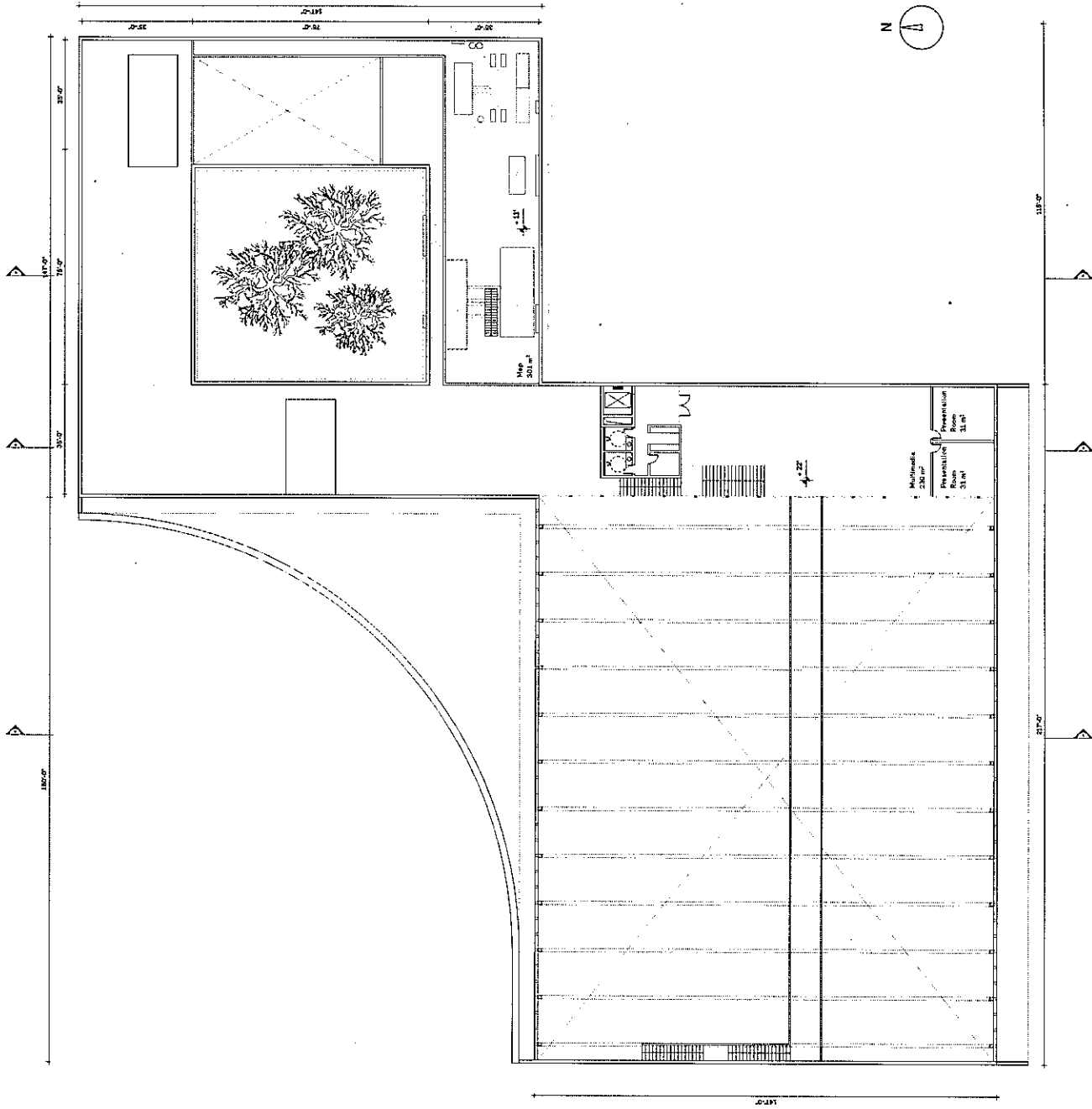
1 Site Overview

2 Plans

3 Sections

4 Elevations



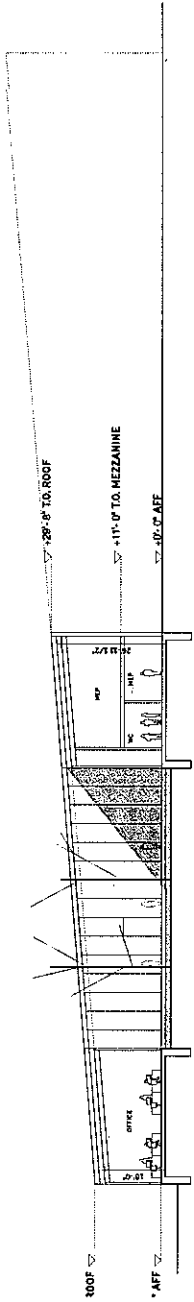


1 Site Overview

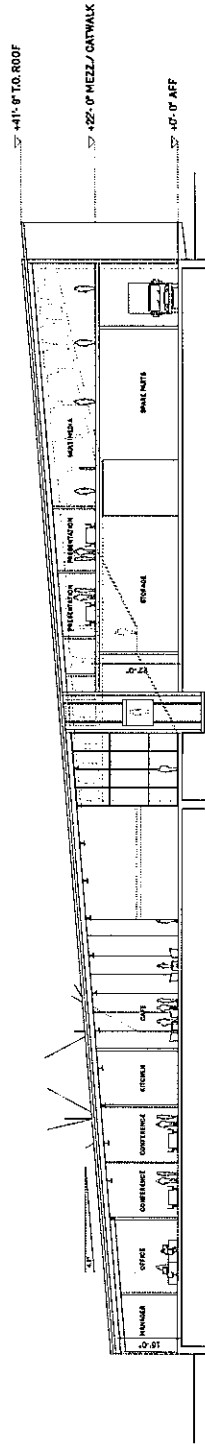
2 Plans

3 Sections

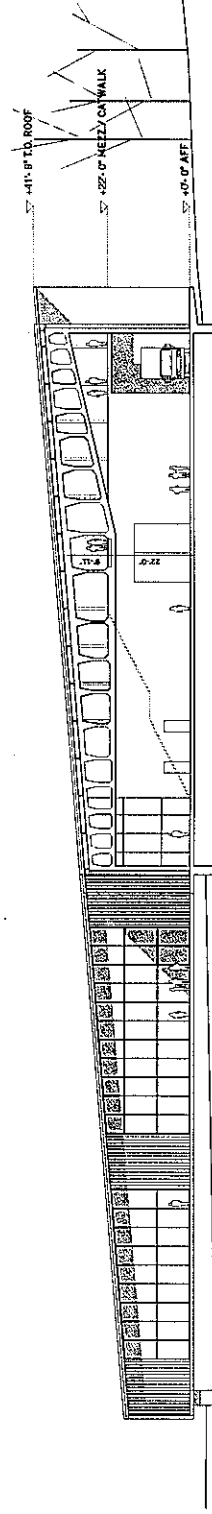
4 Elevations



SECTION CC

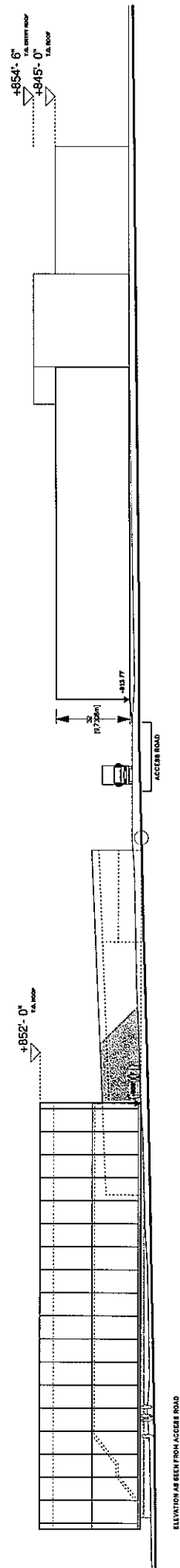
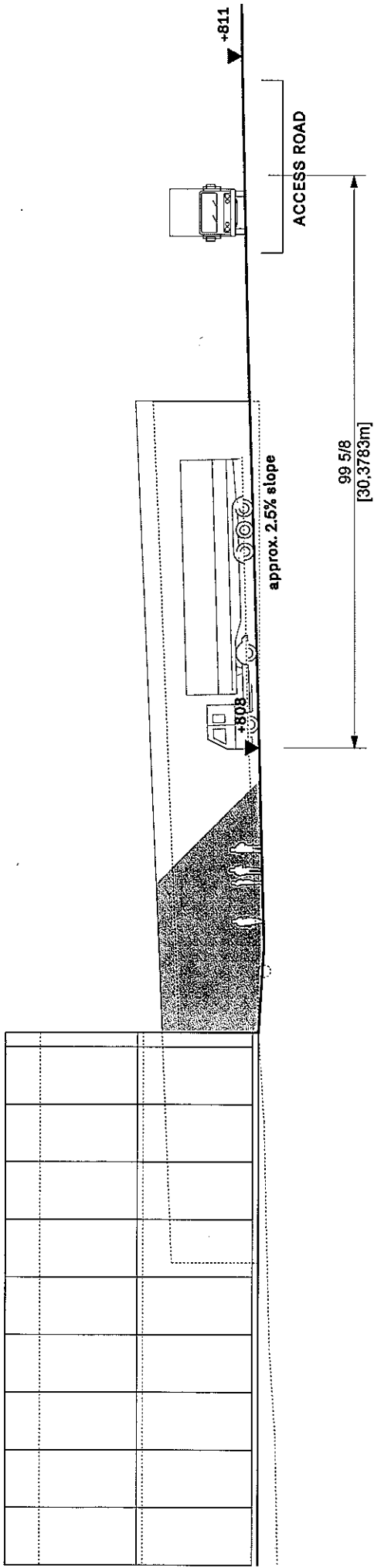


SECTION BB



SECTION AA

RENTAL DRAN

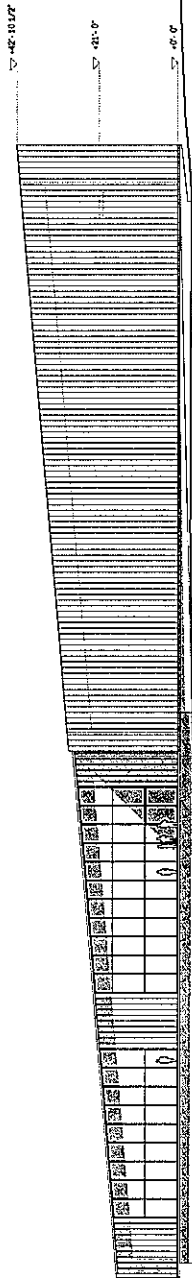


1 Site Overview

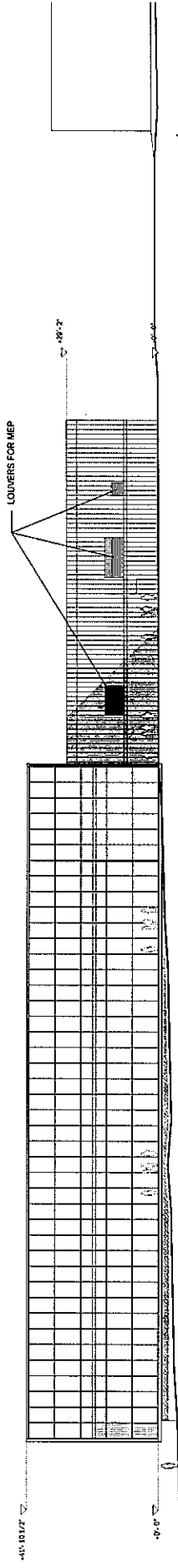
2 Plans

3 Sections

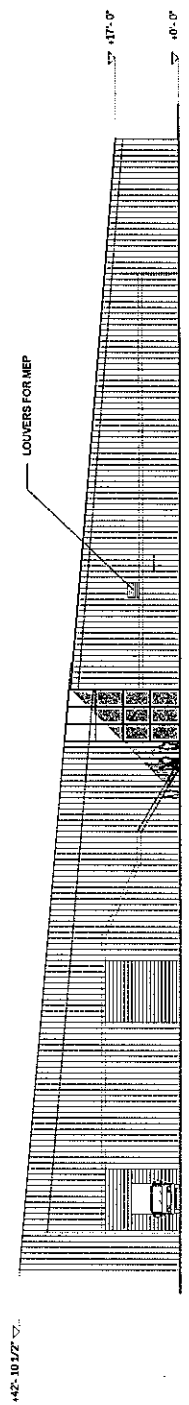
4 Elevations



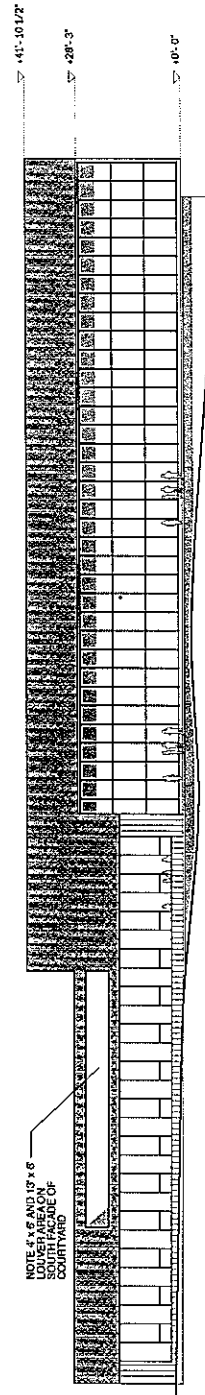
WEST ELEVATION



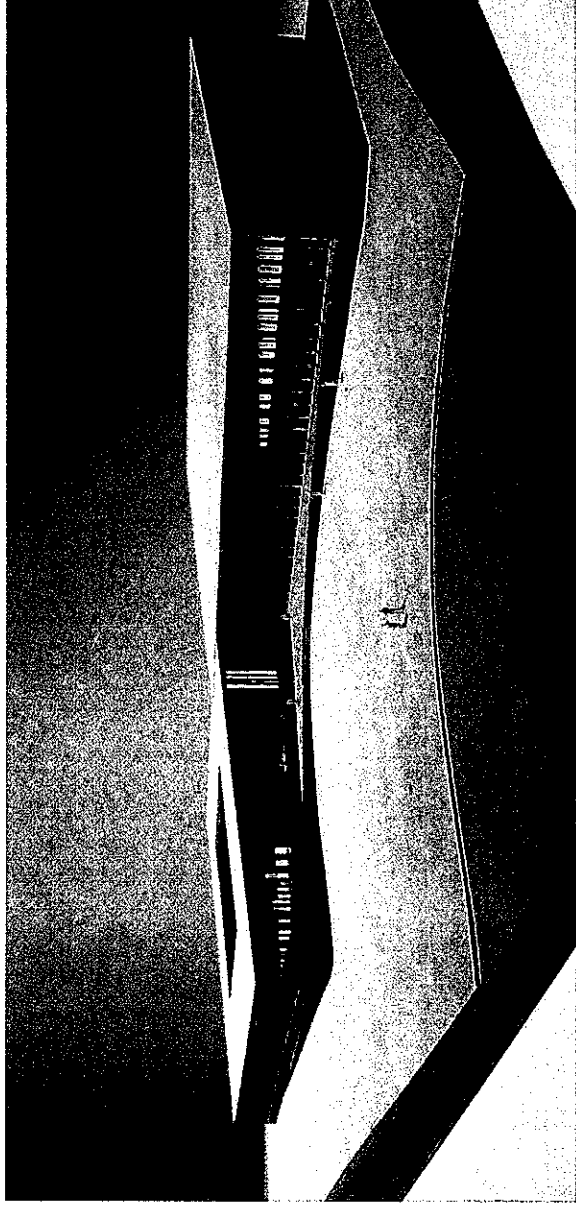
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



Thank You

TRUMPF Inc.



TRUMPF

Company and Project Presentation

**Burke Doar / Tobias Reuther
Senior Vice President / Product Manager Automation Group**

Hoffman Estates, 8/3/2015

At a glance

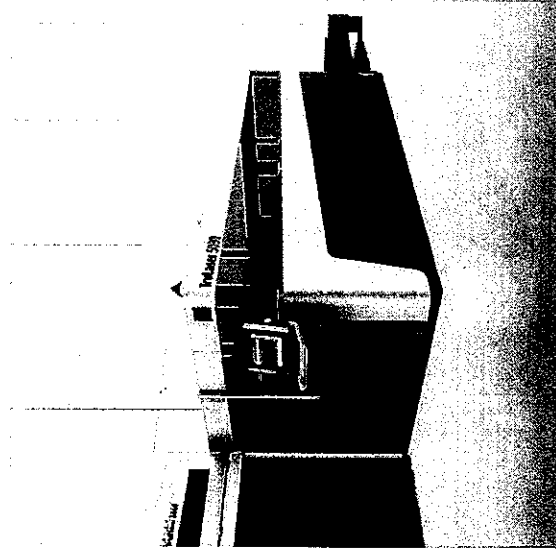
Company figures

	Fiscal Year 2013/14	Change in %
Sales (in mil. USD)	3,521.9	+ 10.4
Income before taxes (in mil. USD)	338.2	+ 61.2
Investments (in mil. USD)	169.9	- 8.4
Expenditure for research and development (in mil. USD)	331.3	+ 15.3
Employees (as of 06/30/2014)	10,914	+ 10.0

Our business divisions

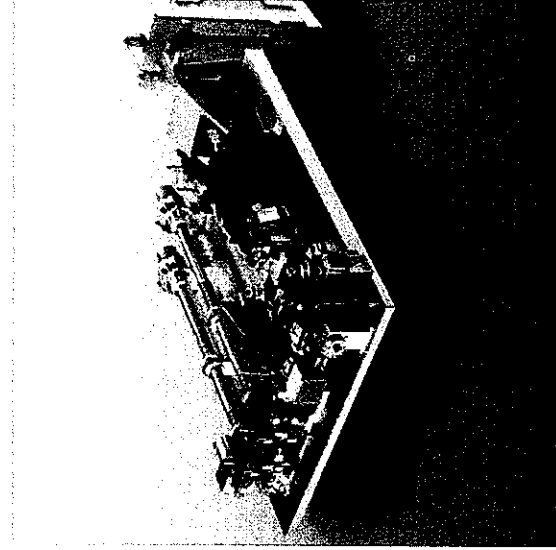
World market and technology leader in production technology

Machine tools

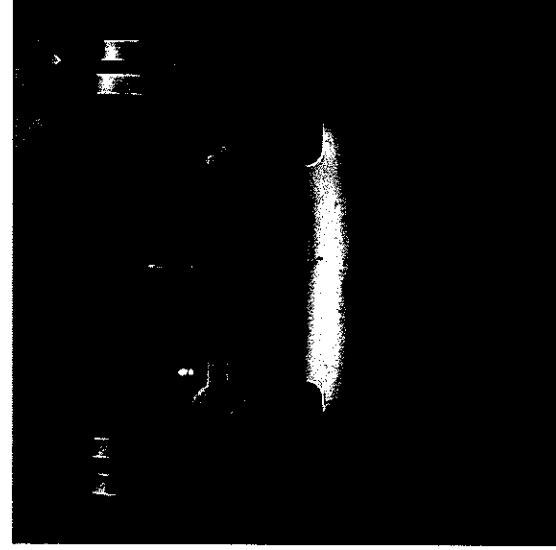


Machine tools for flexible sheet metal and tube processing

Laser technology / Electronics



Lasers for production technology



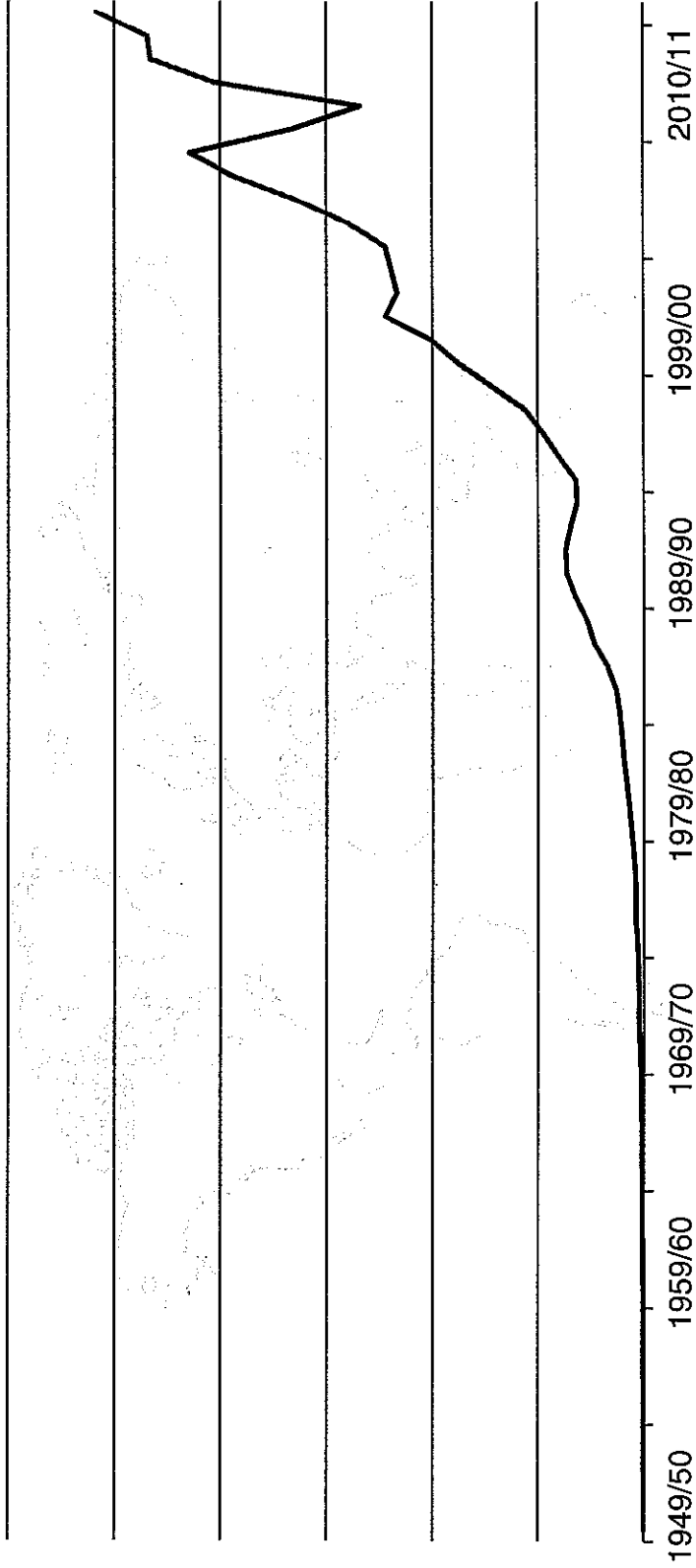
Power supplies for high technology processes



Long-term success

Development of sales

fiscal year 2013/14
3.52 bill \$



Our business divisions

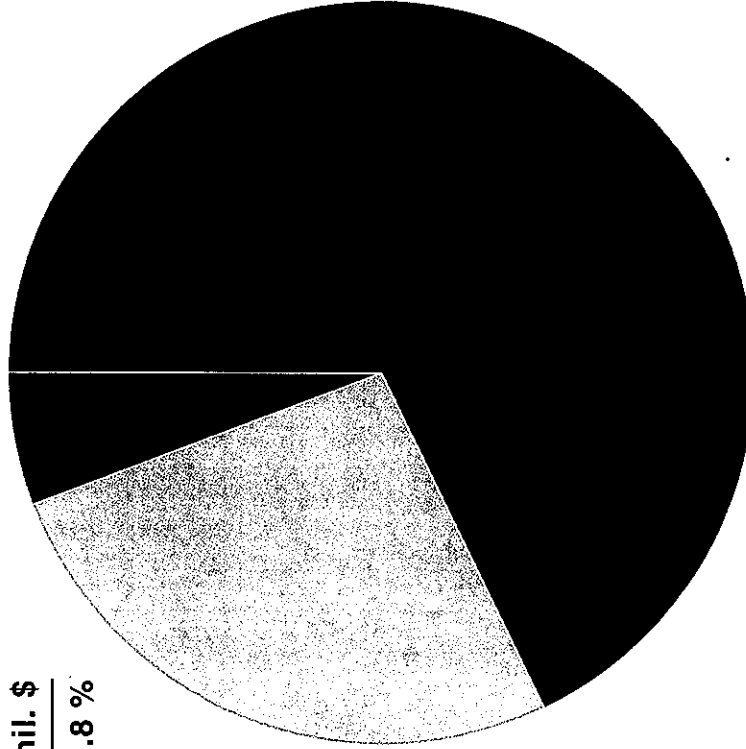
Share of sales in 2013/14

Medical technology

Sales 2013/14	252 mil. \$
Share of sales	5.8 %

Laser technology / Electronics

Sales 2013/14	1,145 mil. \$
Share of sales	26.4 %



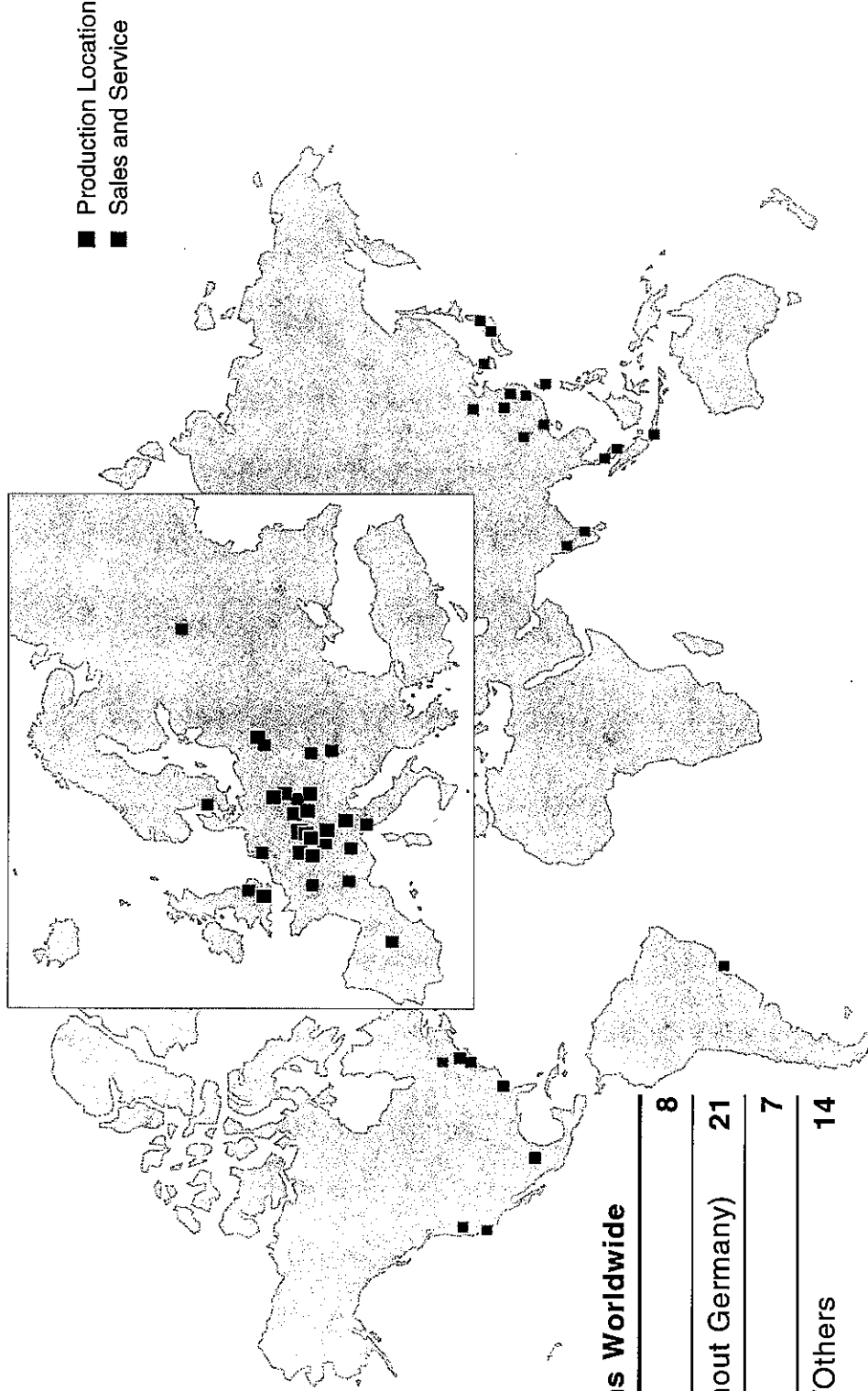
Machine tools

Sales 2013/14	2,937 mil. \$
Share of sales	67.8 %



Worldwide presence

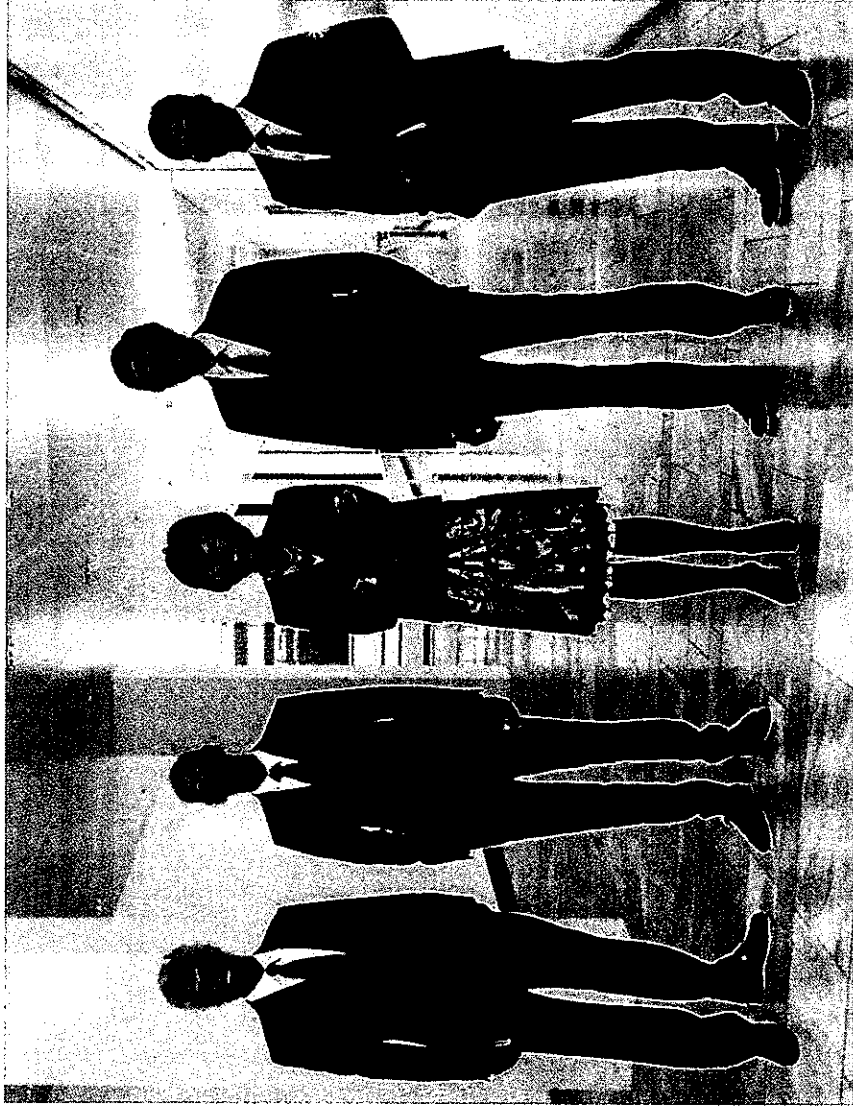
Our locations



50 Locations Worldwide	
Germany	8
Europe (without Germany)	21
America	7
Asia/Pacific/Others	14

A strong team

Our Group Management



From left to right:

Dr. rer. soc. Gerhard Rübling

Dr.-Ing. E.h. Peter Leibinger

Dr. phil. Nicola Leibinger-Kammüller

Dr.-Ing. Mathias Kammüller

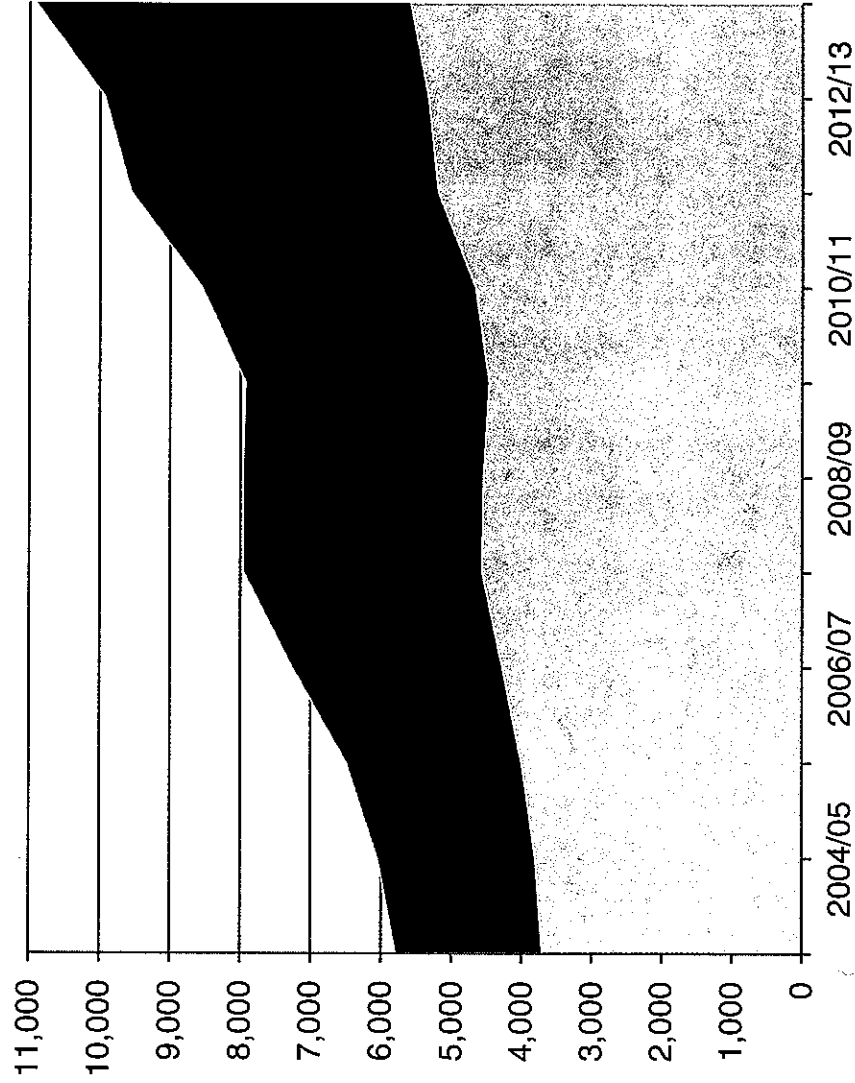
Dr. rer. pol. Lars Grünert

Chairman of the Supervisory Board:
Dr. Jürgen Hambrecht
[not in the picture]



Strong together

Our employees (as of 06/30/2014)

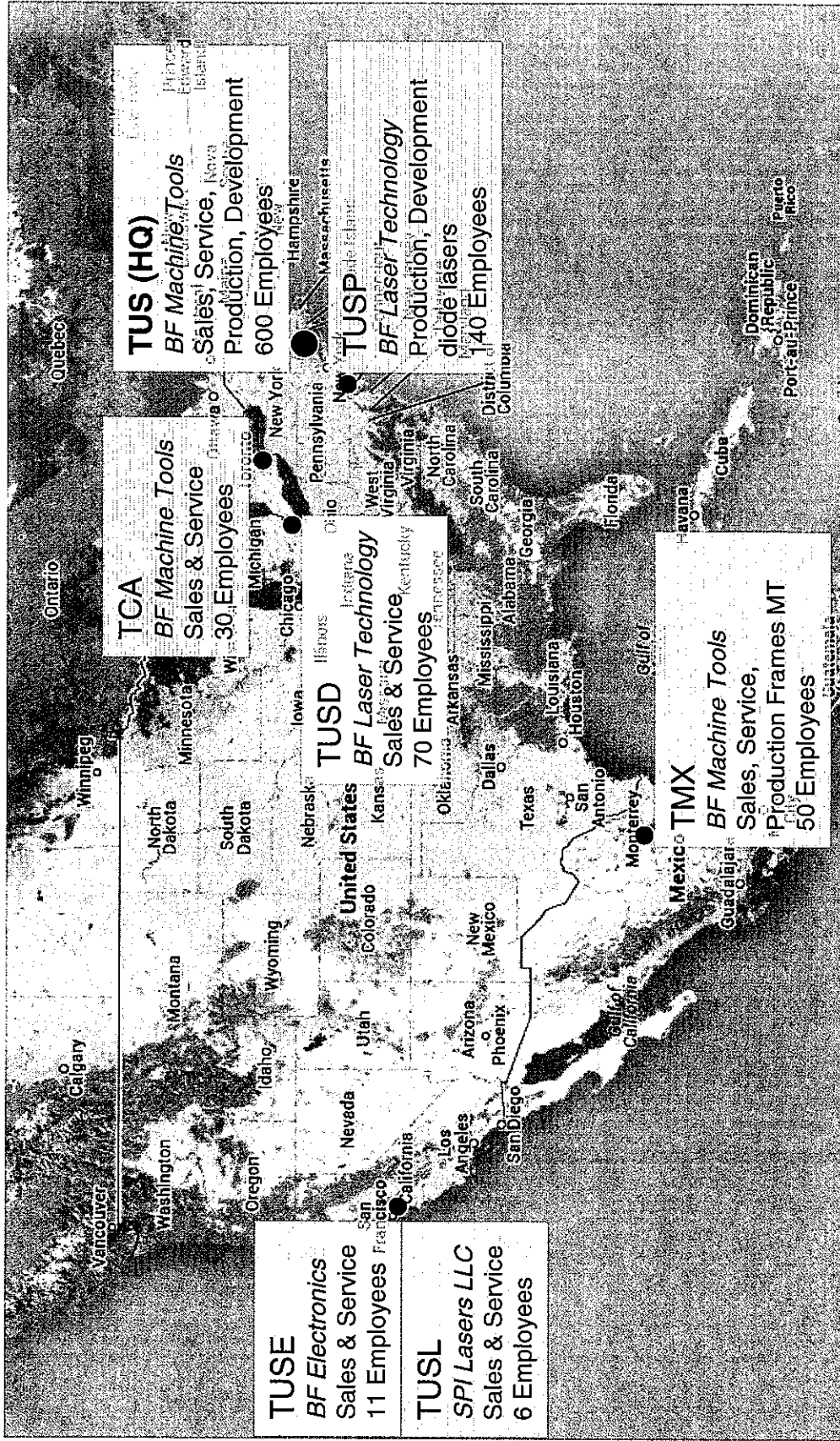


Employees
10.914

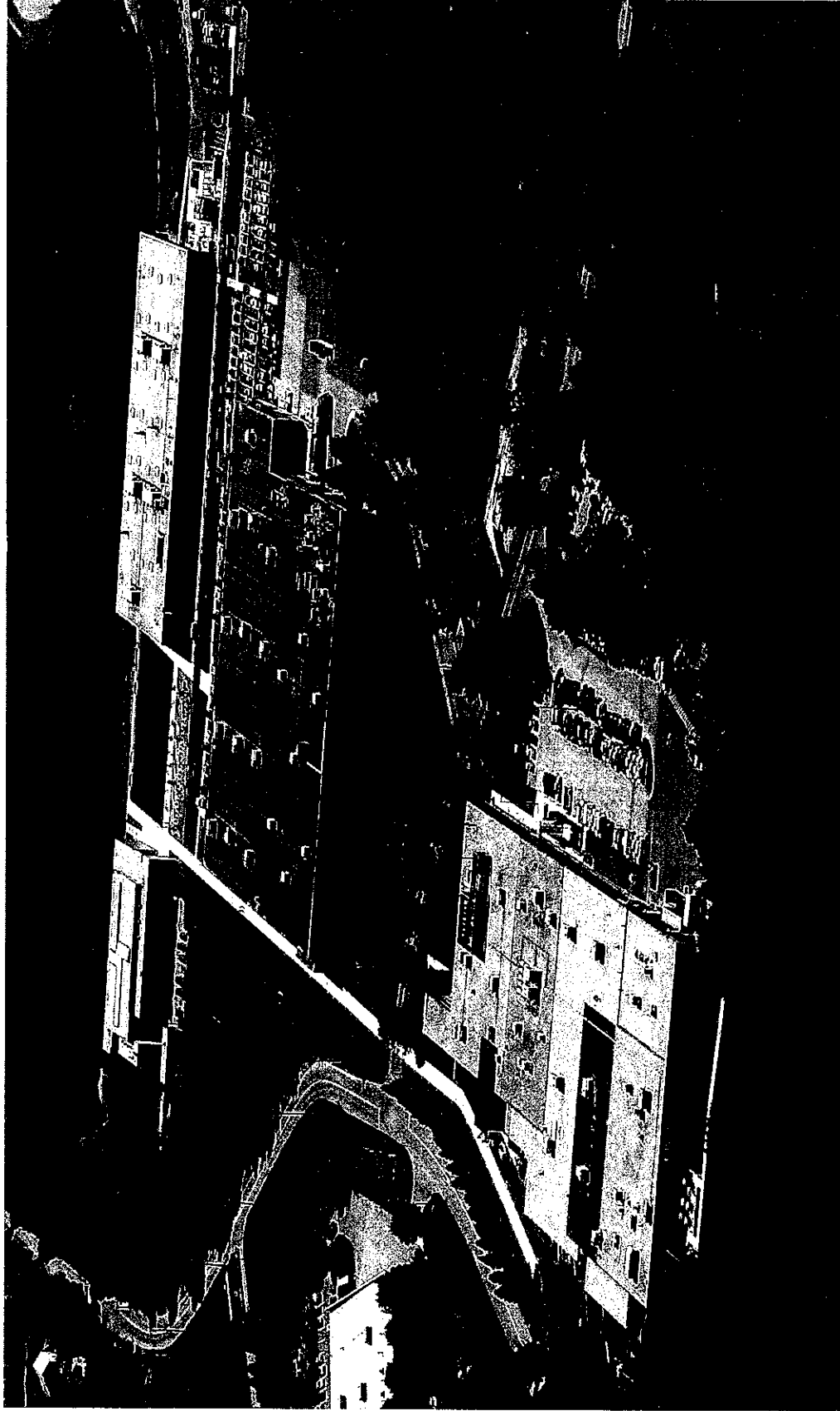
Total 2013/14

Total	10,914
Change	+ 10.0%
■ Outside of Germany	5,315
▒ In Germany	5,599

TRUMPF in North America



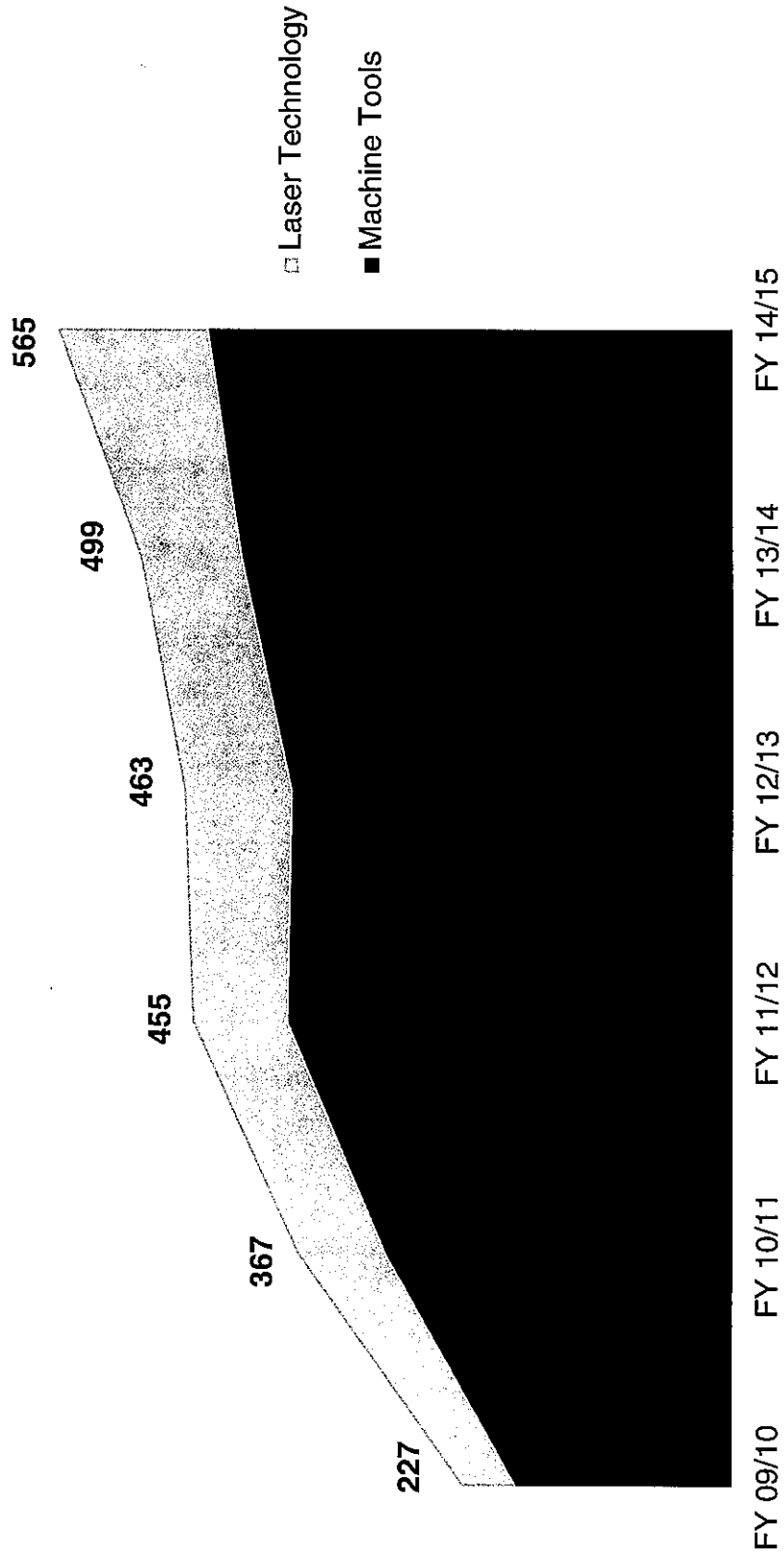
TUS Farmington, CT Campus



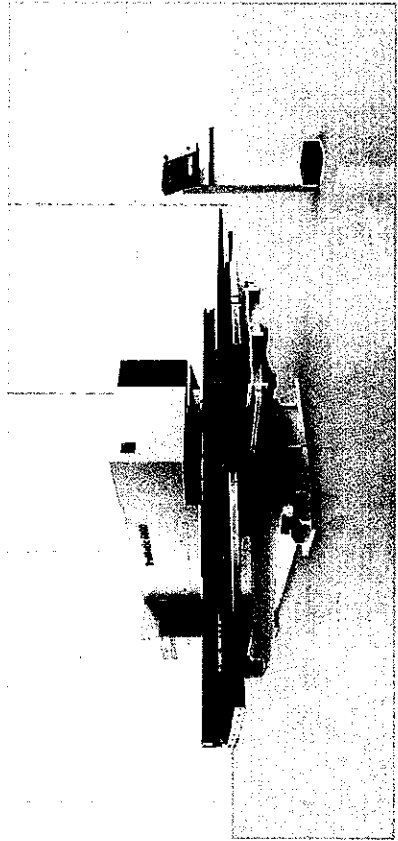


TRUMPF Inc. Sales Development

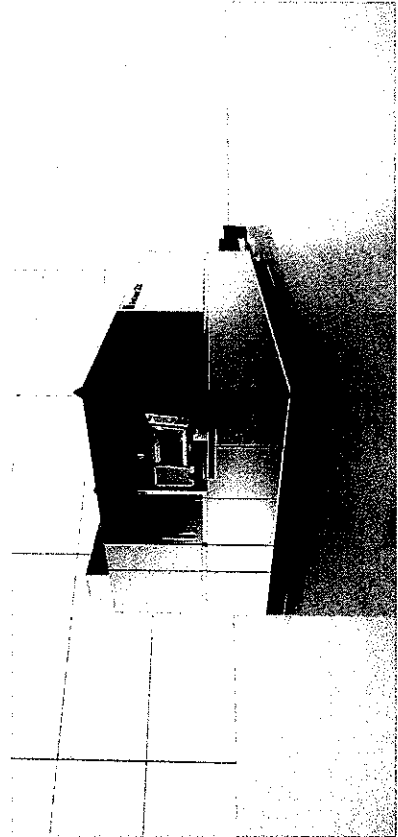
Millions (USD)



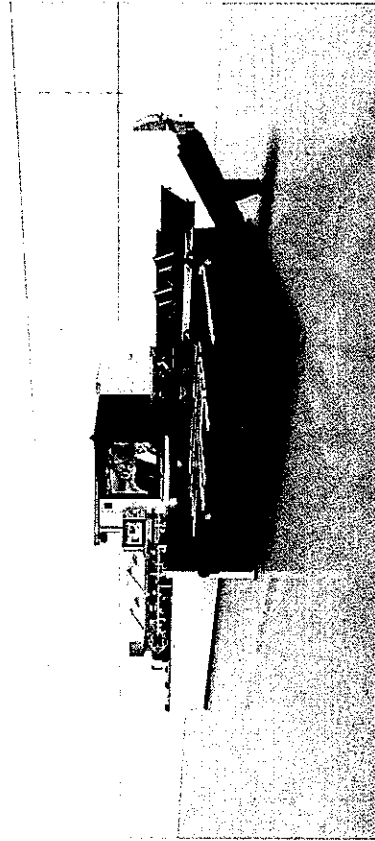
Machine tools



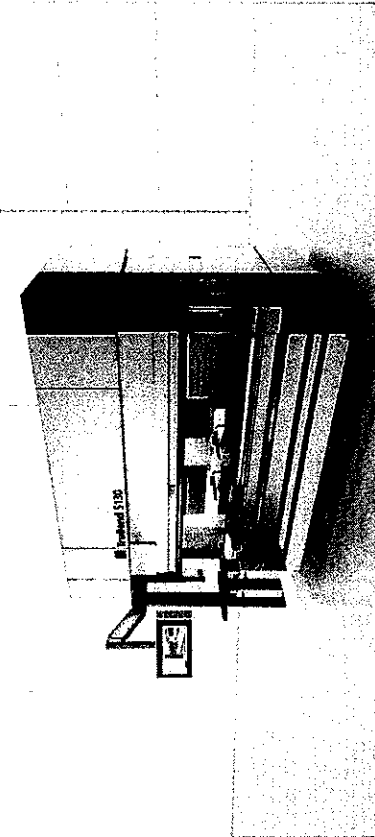
Punch and Combination Processing



2D Laser Processing

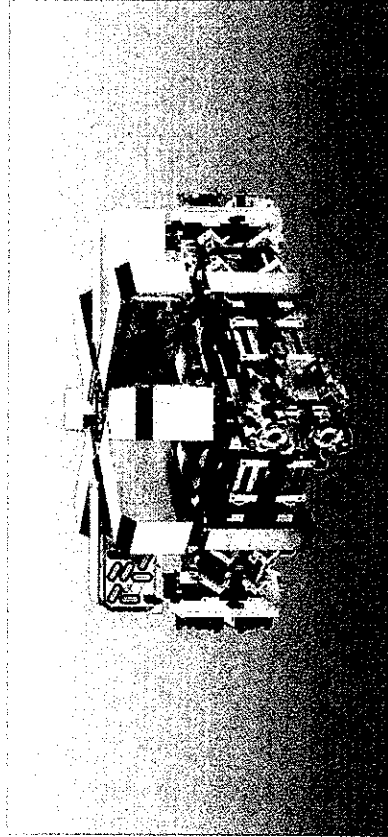


Laser Tube Cutting

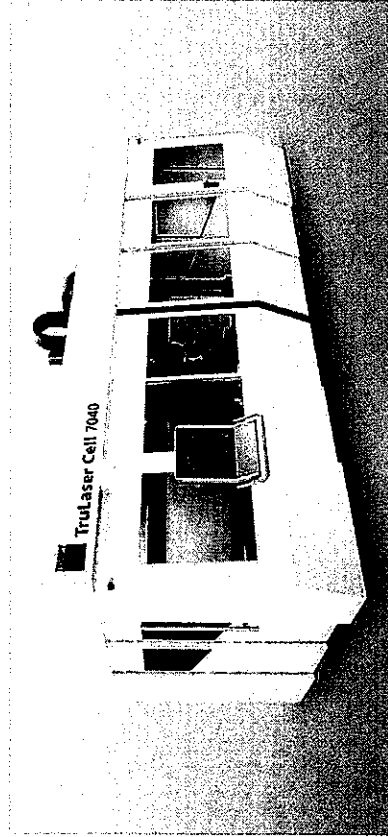


Bending

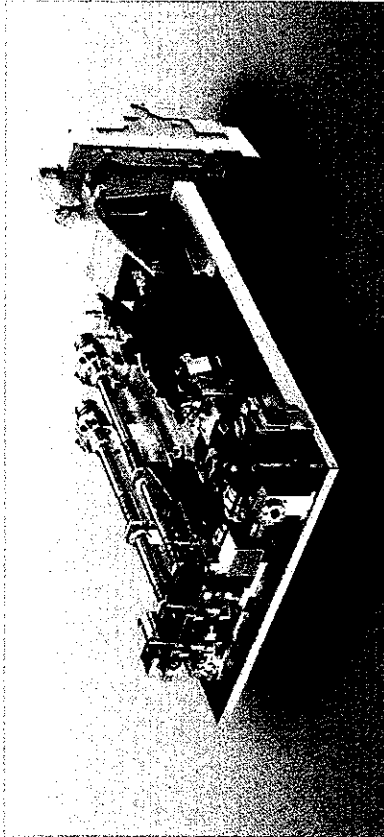
Laser technology



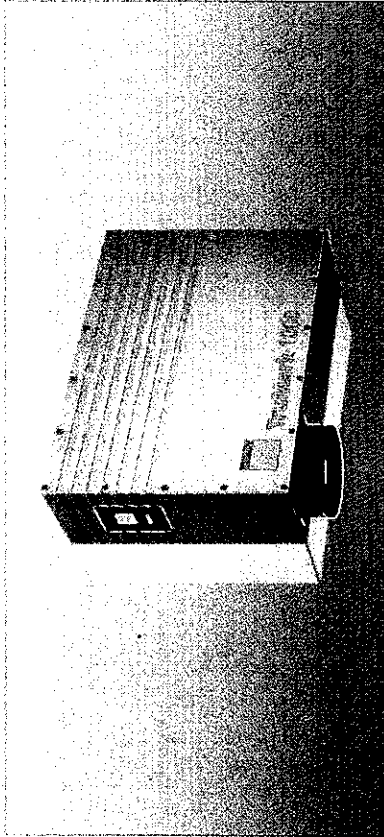
CO₂-Lasers



3D Laser Processing

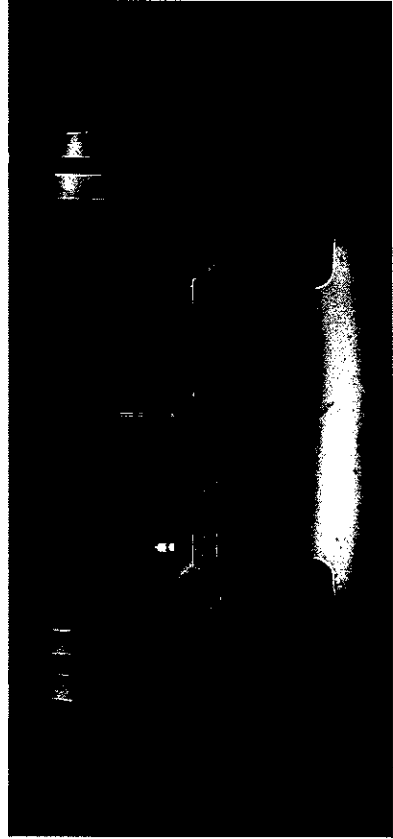
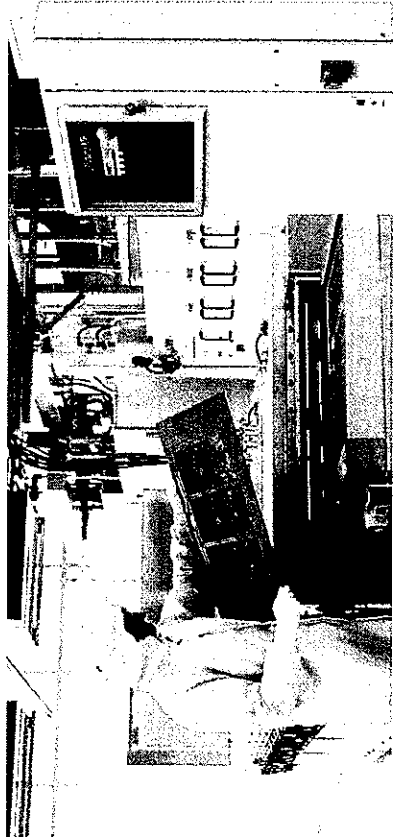


Solid-state Lasers



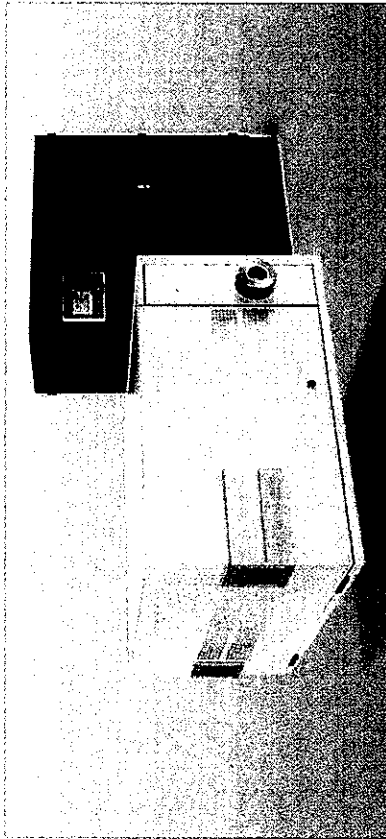
Marking Lasers

Electronics



Plasma Excitation

Induction heating



CO₂ Laser Excitation

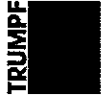
Application Consulting

Our Project

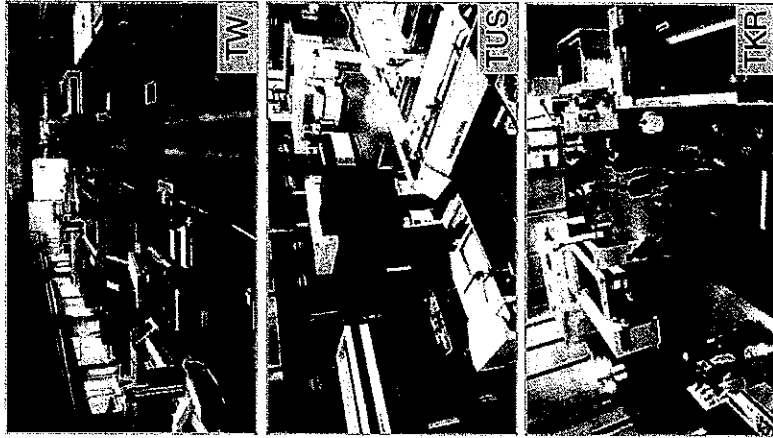
INNOVATIVE SHEET METAL TECHNOLOGY CENTER



Our Project



An innovative, automated and flexible sheet metal technology center.



Showroom

Demonstration of...

- Customer parts
- Single machines
- Machine automation
- Machine technology

**Focus on
single elements**

Innovative Technology Center

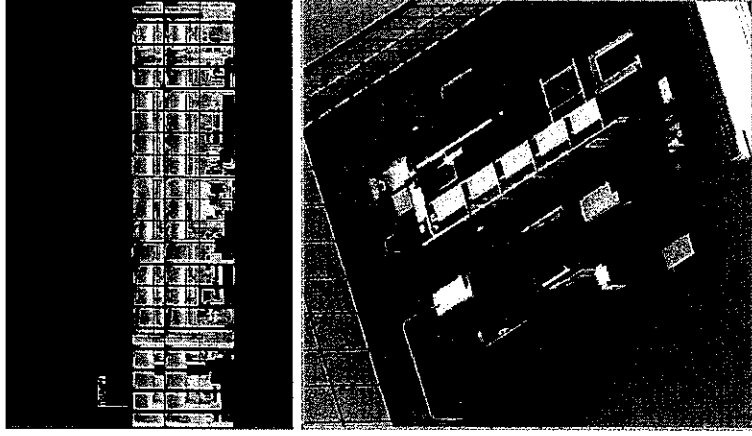
Demonstration of...

- Automation
- Material flow
- Information flow
- Remote technologies

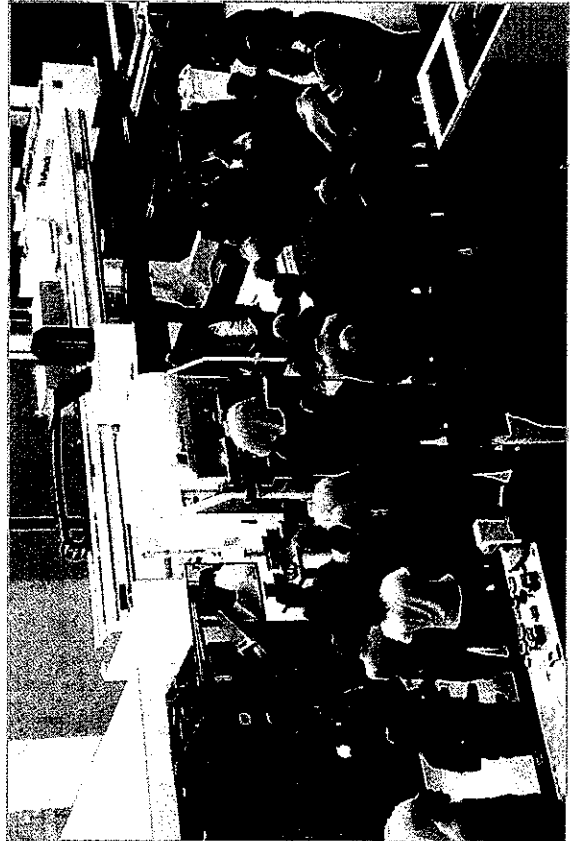
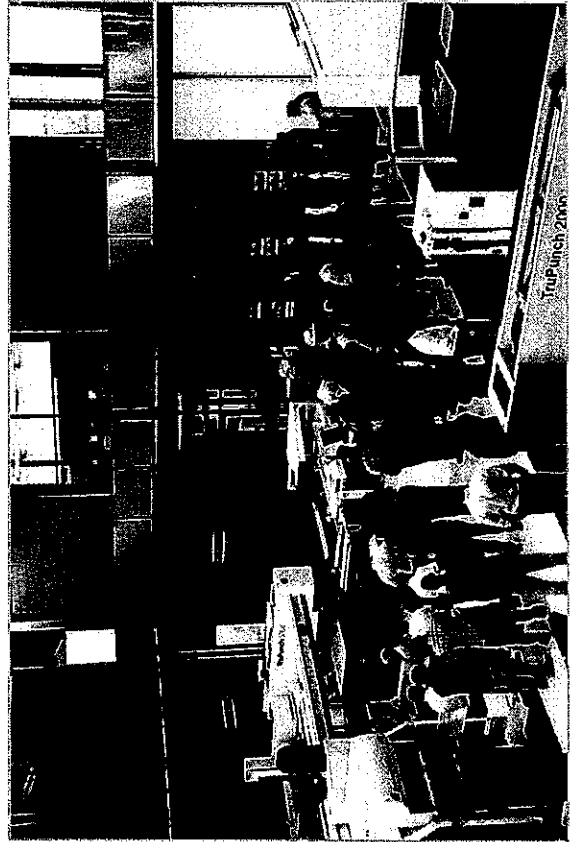
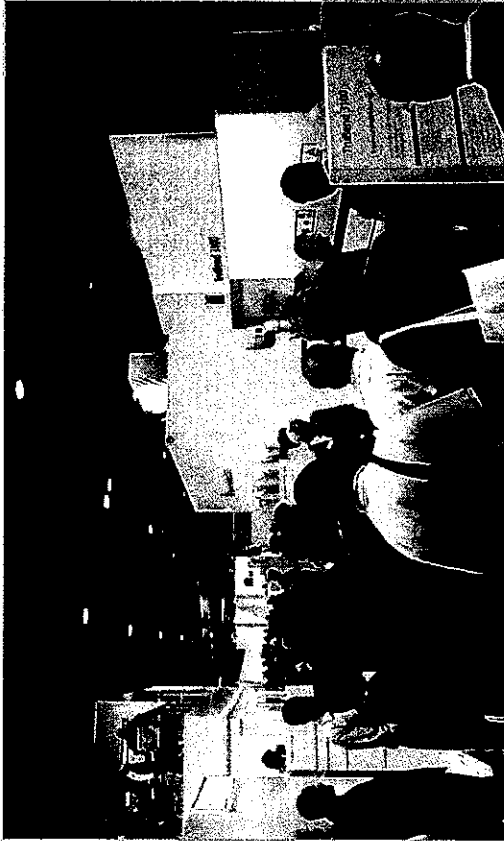
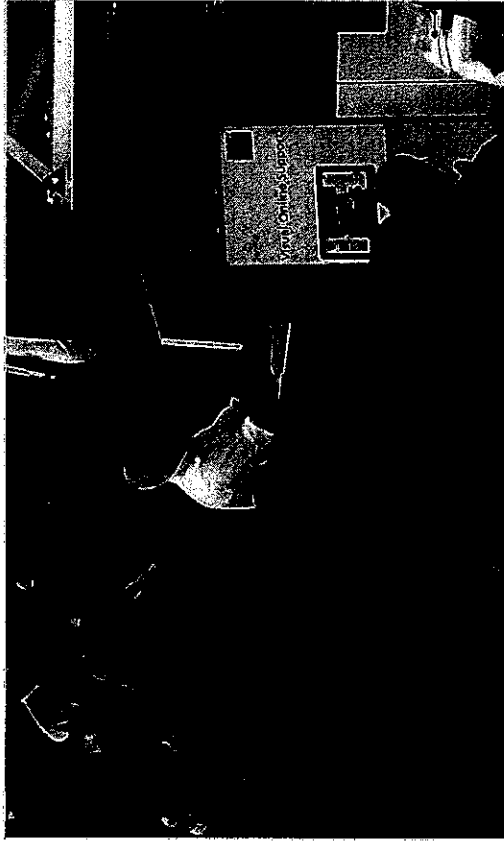
Including

- Light manufacturing
- R&D

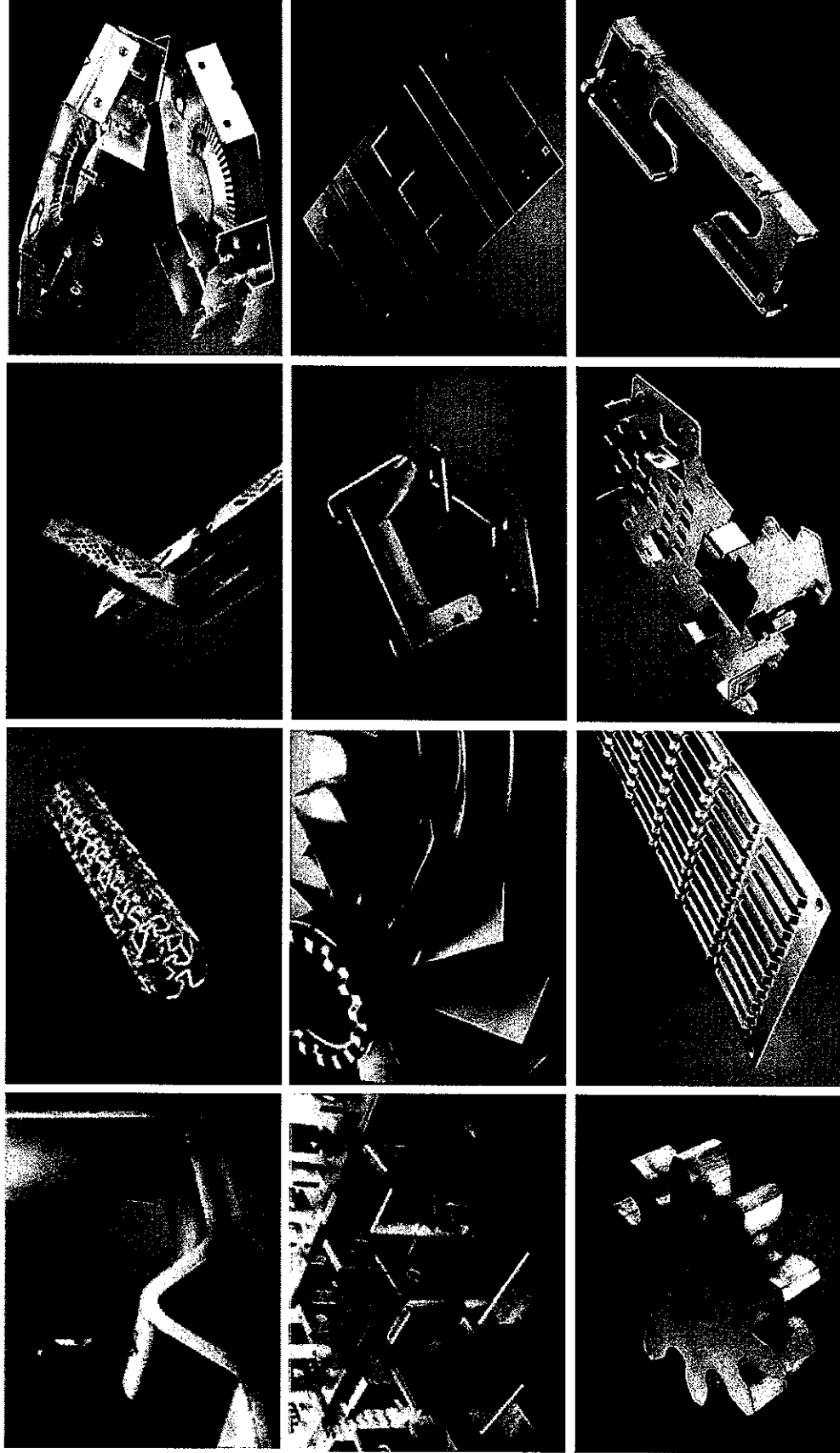
**Focus on
connection
and interaction
as a system**



TRUMPF U.S. Showroom and Events

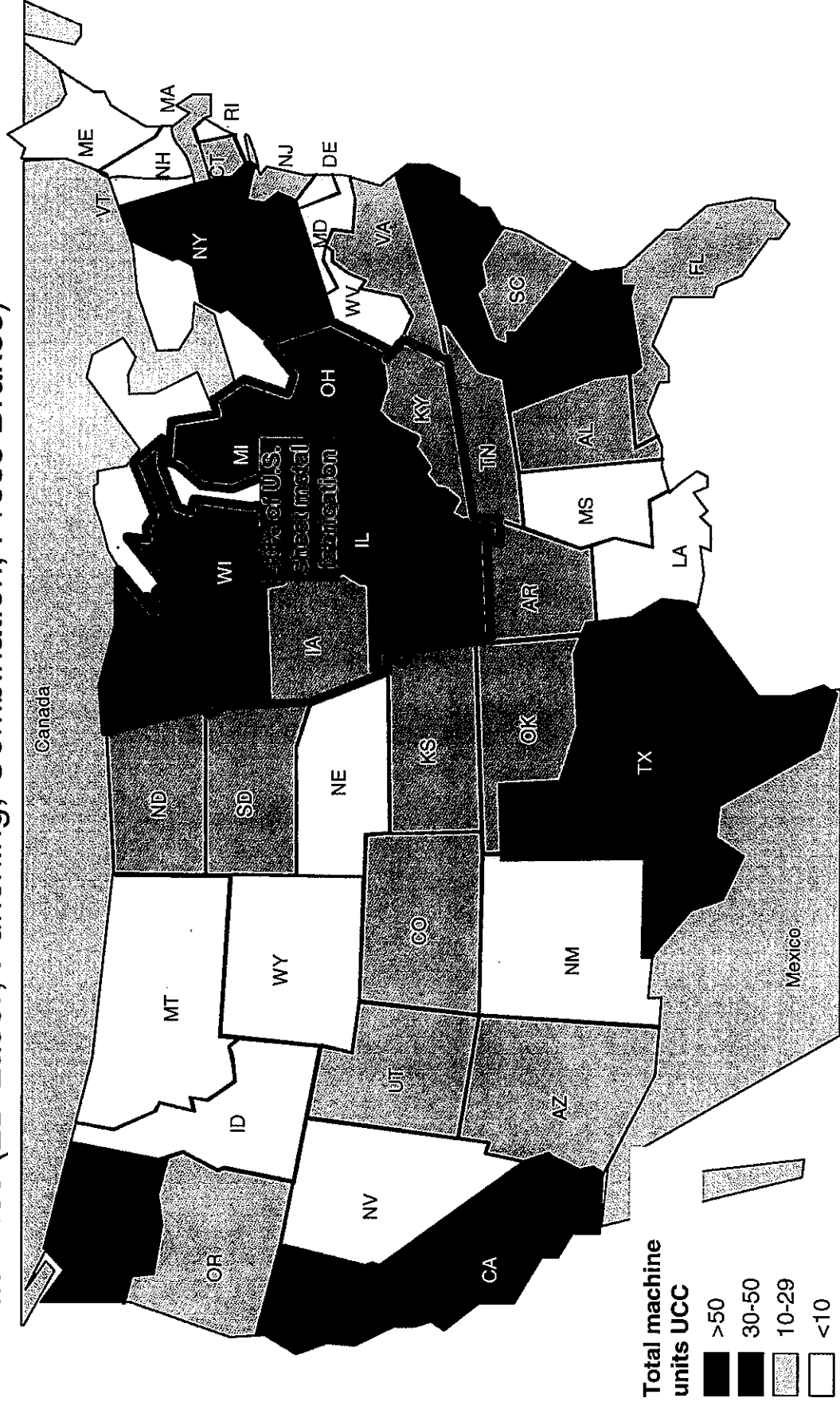


Sheet Metal Industries and Parts



Core zone of U.S. market is in Mid-West Region

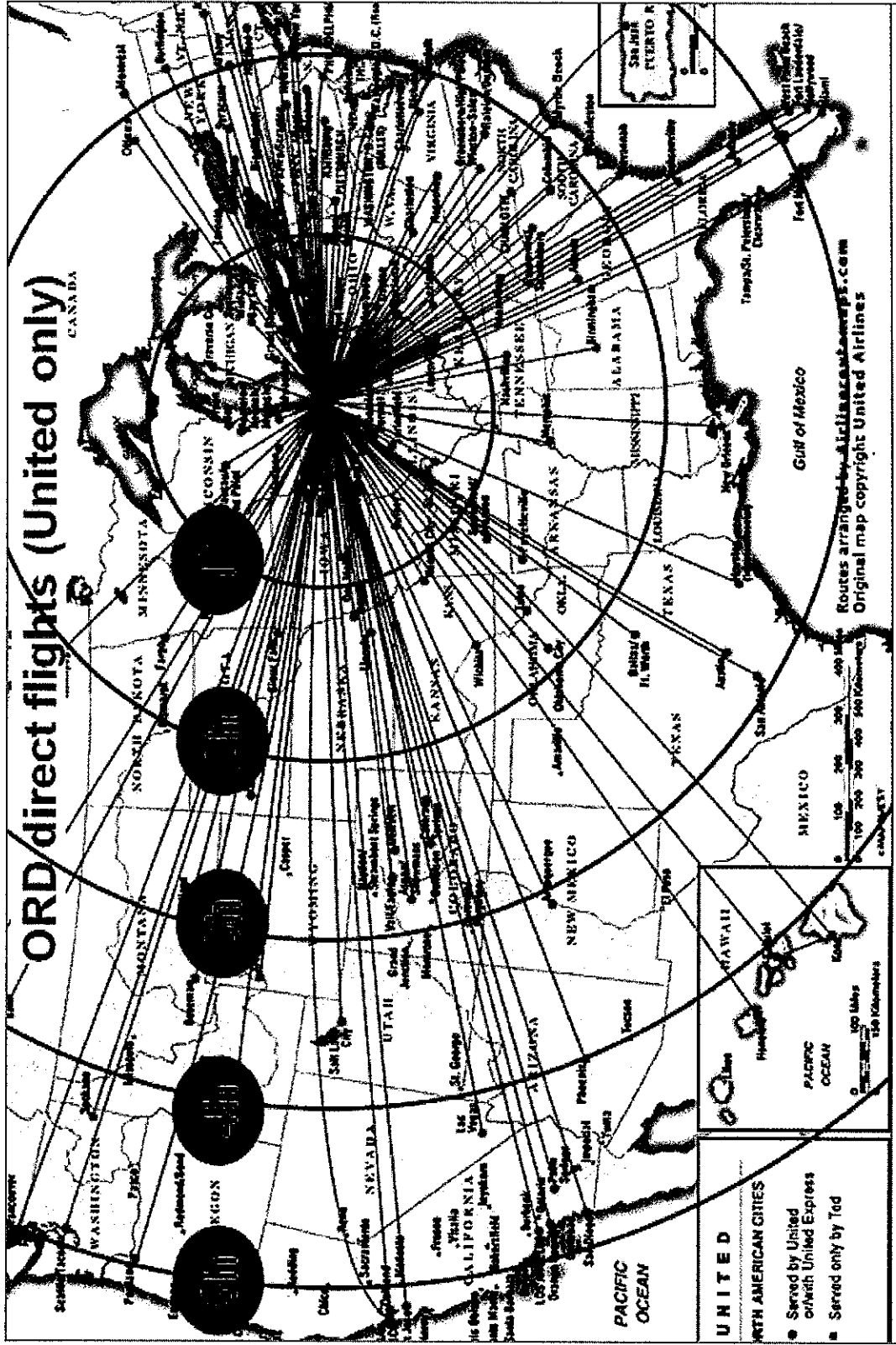
All machines (2D Laser, Punching, Combination, Press Brakes)



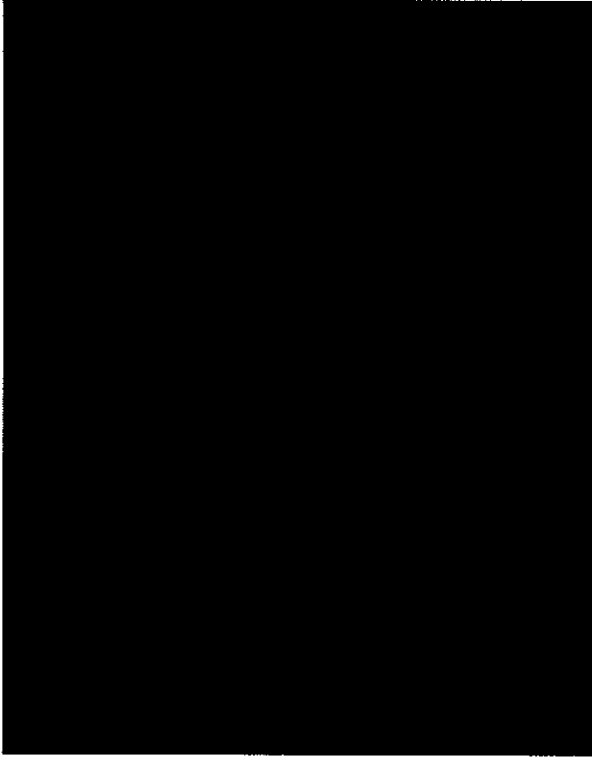
Total machine units UCC



Good accessibility to Chicago area in the U.S. and Worldwide



TRUMPF



VILLAGE OF HOFFMAN ESTATES

**A RESOLUTION APPROVING CERTAIN REAL ESTATE
TO BE APPROPRIATE FOR THE CLASS 6B INCENTIVE PROGRAM**

WHEREAS, the Cook County Real Property Assessment Classification Ordinance requires the Village's support and consent for an application for a 6B real estate classification under Sec. 74-63 (7); and

WHEREAS, TRUMPF Inc. ("Trumpf"), proposes to develop, own, and operate a high-technology industrial manufacturing facility for its own use at the parcel on the northeast corner of the intersection of Central Road and AT&T Center Drive in the Village of Hoffman Estates, Cook County, Illinois (a portion of P.I.N. #01-36-402-020-0000) ("Property"); and

WHEREAS, the development ("Project") will include an approximate 50,000 square foot industrial building for light manufacturing, research and development, and office use by Trumpf, combined with an innovative automation center; and

WHEREAS, Trumpf's proposed commitment in terms of Project size, cost, and related operations represents an extraordinary increase in their presence and financial commitment in and to Illinois; and

WHEREAS, Trumpf cannot make this financial commitment without a commitment of support from the Village for a Cook County 6B real estate classification; and

WHEREAS, Trumpf's contract to purchase the Property is expressly contingent upon receipt of the Village's support and consent for an application for a Class 6B real estate classification; and

WHEREAS, the proposed development would result in significant economic and fiscal impacts for the Village of Hoffman Estates and Cook County; and

WHEREAS, it is in the best interests of the Village of Hoffman Estates and its residents to attract new and diverse businesses and support and consent to an application for a Cook County 6B real estate classification for the subject property.

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 Village of Hoffman Estates supports and consents to Trumpf's filing of a Class 6B Application with respect to the Property and finds Class 6B classification under the Cook County Real Estate Classification System necessary for development to occur on the Property.

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

**COMMITTEE AGENDA ITEM
VILLAGE OF HOFFMAN ESTATES**

SUBJECT: Request to:

- A) Grant permission for Beverage and Mixer Inc., dba NG Distillery, to apply for a special use permit for the Village property at 2601 Pratum Avenue, and
- B) Direct staff to negotiate a lease for a portion of 2601 Pratum Avenue with Beverage And Mixer Inc., dba NG Distillery

MEETING DATE: August 3, 2015

COMMITTEE: Planning, Building and Zoning

FROM: Mark Koplin/Kevin Kramer *MK*

REQUEST: Request to:

- A) Grant permission for Beverage And Mixer Inc., dba NG Distillery, to apply for a special use permit for the Village property at 2601 Pratum Avenue, and
- B) Direct staff to negotiate a lease for a portion of 2601 Pratum Avenue with Beverage And Mixer Inc., dba NG Distillery.

BACKGROUND: When the Sears Centre Arena, Cabela's, and Poplar Creek Crossing developments were built in the mid-2000s, the Village had the makings of a vibrant Entertainment District with retail and restaurant compliments. That vision was furthered in 2012, when part of the Prairie Stone Business Park was officially rezoned for more entertainment and retail uses. As part of building up the Entertainment District, Dasbier Garden opened this summer and Main Event was recently approved. These uses, combined with the existing establishments and other potential uses like Duluth Trading Company, have formed an exciting regional destination for consumers of all ages.

Near the end of 2014, Noel Garcia approached staff with a proposal to open a craft distillery in Hoffman Estates. As a new resident, he wanted to grow his business locally and liked the traffic the Entertainment District drew. He identified the former fire station in Prairie Stone as an ideal site due to its location, access to major roads, daytime population base, proximity to the Sears Centre, and overall strong demographics in the surrounding area.

DISCUSSION: Noel Garcia of Hoffman Estates represents Beverage And Mixer Inc., dba NG Distillery, incorporated with the State of Illinois. He desires to own and operate his first craft distillery which would require a new liquor license, a lease for the former fire station at 2601 Pratum Avenue, and a special use permit.

DISCUSSION: (Continued)*Former Fire Station #24*

The Village currently leases the southern portion of the fire station to the Royal Aires Drum and Bugle Corp. The garage bays are used for storage of various Village, and sometimes Sears Centre, equipment. The northern portion of the station remains unused on a consistent basis, and it is that 3,200 square feet which Mr. Garcia would like to lease for his business. His plan includes remodeling the space for a distilling room, aging room, tasting room, retail space, bar, and code compliant bathrooms (see attached floor plan). He would pay for the changes made to the space. His long term plan at the site includes opening a craft distillery to start, then expanding into the entire building with a craft brewery and a small restaurant. This fact, and due to the several year aging process of his product, he would like a five year lease at the facility.

Special Use Permit

While warehouse and light manufacturing uses are permitted on the property, a restaurant and retail store is not. Therefore, the petitioner would need to go through a special use process to obtain the rights to open his business in that location. As such, the Village requires all petitioners to have consent from the property owner to bring forward an application for a special use.

Liquor license

The proposed use does not fit any of the existing liquor license categories currently included in the liquor ordinance. Thus, the Village would need to create a new type of liquor license for this use. Staff did some preliminary research and will continue to work with Corporation Counsel and the Clerk's Office to determine the language of a new license.

Before any time is spent negotiating a lease, staff would like direction from the Committee as to how to proceed and if a lease should be drafted. In addition, if this project were to go forward the Village, as owner of the building, would need to consent for Mr. Garcia to apply for a special use permit on the property.

RECOMMENDATION:

Request to:

- A) Grant permission for Beverage And Mixer Inc., dba NG Distillery, to apply for a special use permit for the Village property at 2601 Pratum Avenue, and
- B) Direct staff to negotiate a lease for a portion of 2601 Pratum Avenue with Beverage And Mixer Inc., dba NG Distillery.

Attachment

cc: Noel Garcia (NG Distillery)

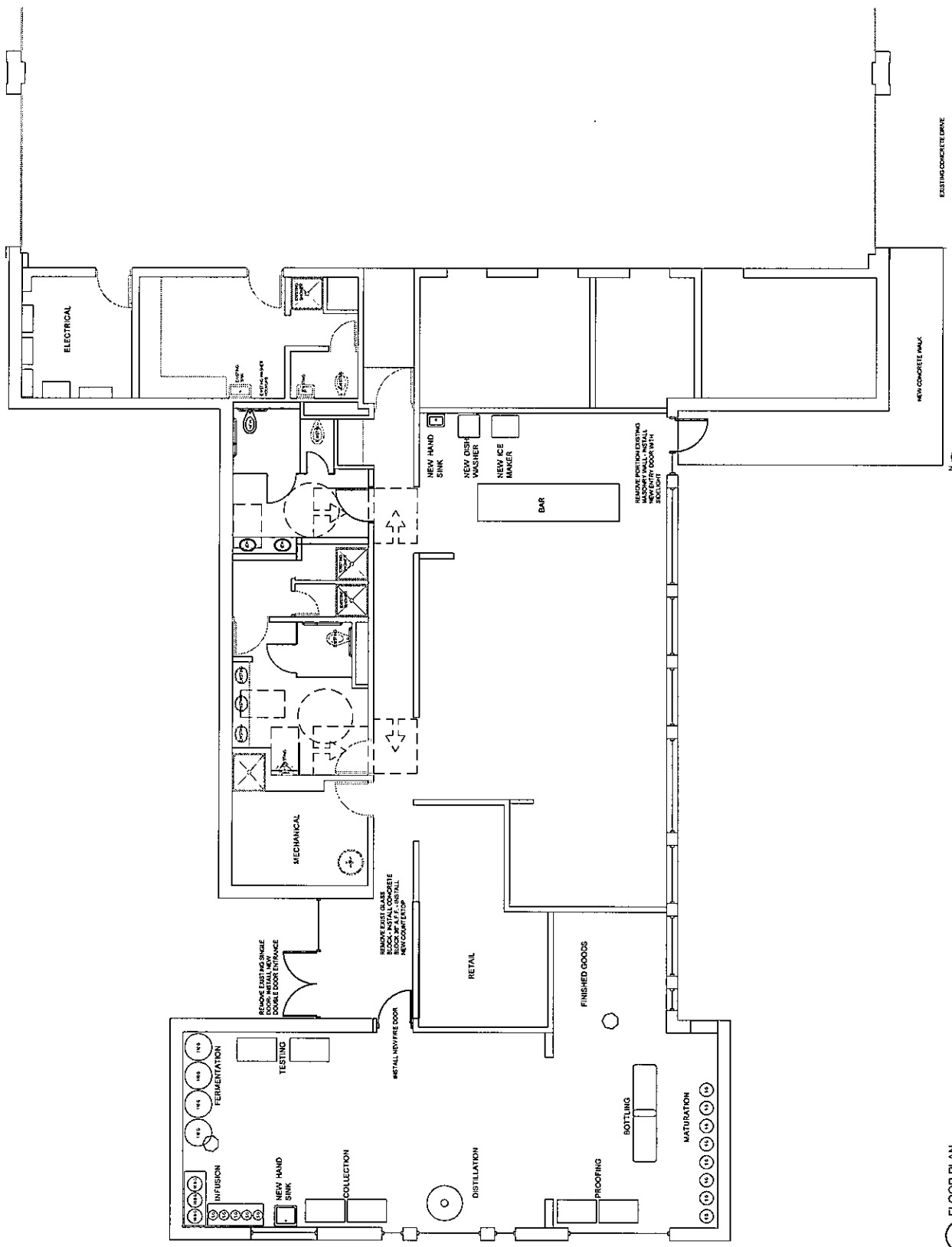
DATE	08/01/20
PROJECT	NG DISTILLERY
SCALE	AS SHOWN
DATE	08/01/20
SCALE	AS SHOWN
DATE	08/01/20
SCALE	AS SHOWN
DATE	08/01/20
SCALE	AS SHOWN

FLOOR PLAN
OPTION 2

NG DISTILLERY
 2601 PRAIRIE STONE PARKWAY & PRAIRIE
 AVE.
 HOFFMAN ESTATES, ILLINOIS

CORPORATE
 DESIGN + DEVELOPMENT
 GROUP, LLC
 200 W. WASHINGTON
 CHICAGO, ILLINOIS 60601
 (312) 467-1000
 WWW.GSDG.COM

NO.	REVISIONS	DATE



1 FLOOR PLAN
 SCALE: 1/4" = 1'-0"

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**COMMITTEE AGENDA ITEM
VILLAGE OF HOFFMAN ESTATES**

SUBJECT: Discussion regarding options for the Bergman Farmhouse located on the north side of Algonquin Road, west of Ela Road

MEETING DATE: August 3, 2015

COMMITTEE: Planning, Building & Zoning

FROM: Peter Gugliotta *PG*

REQUEST: Discussion regarding options for the Bergman Farmhouse located on the north side of Algonquin Road, west of Ela Road.

BACKGROUND: As part of the final plat for the Bergman subdivision, an outlot was created for the existing farmhouse and M/I Homes has agreed to donate that parcel to the Village once the Village determines whether long term preservation is desirable and practical. To assist the Village decision, M/I Homes funded consultant reports on the historic value of the house and the basic physical improvements necessary for preservation. The following information is attached:

Historic Resource Assessment - Benjamin Historic Certifications, LLC

This assessment finds that the Bergman farmhouse is significant both for its history and its architecture, and recommends retention and rehabilitation. It suggests this house could be a strong candidate for listing on the National Historic Register. Factors leading to this recommendation include the fact that there are few examples of this type of farmhouse left in the area and the integrity of the house design has not been compromised by changes over the years. Further, the fact that this house remained under the same family's ownership from the time it was built until this year is very unusual. This report does not comment on renovation or ongoing maintenance costs.

Existing Conditions Report & Estimated Repair Costs - Paul R. Orzeske, Architects, Ltd.

This report identifies the basic minimum building repair/upgrades that would be necessary for use of the house as a typical residence in the future. This report indicates that all mechanical, electrical, and plumbing systems would require full upgrade/replacement; the roof, siding, and windows would need to be replaced; structural foundation walls and floors would need to be repaired/replaced (including further investigation as to the cause of deterioration); and much of the existing plaster and possibly some of the wood studs would need to be repaired; and the entire house would require insulation be added/replaced. The rough cost estimate for these basic repairs is \$307,010.

BACKGROUND: (Continued)

It is important to note this cost estimate does not consider the expense of restoring the house in an architecturally accurate manner, nor to meet requirements for accessibility, fire suppression, asbestos remediation, or other items needed for this to be used as a public facility, an office, or for any purpose other than a residence.

DISCUSSION:

Since the Bergman subdivision has been approved and M/I Homes has begun site work, a decision will need to be made by the Village regarding the demolition or preservation of the Bergman Farmhouse. While there is no specific timeframe for when this decision must be made, it would be beneficial to work toward an answer as soon as it is reasonable. The first occupancy permits could be issued early in 2016, and it is likely buyers will likely want to know the plans for the farmhouse soon. Further, while M/I has agreed to secure the farmhouse while they begin development of the subdivision, the longer it sits vacant, the more it will further deteriorate.

The Village's 2007 Comprehensive Plan identified the Bergman Farmhouse as one of the few vintage farmsteads remaining in the community and suggested preservation as a goal, but also acknowledged that it would be dependent on having a viable plan for reuse and a financial plan for implementation. In keeping with this goal, it is appropriate to explore preservation as a first option to see if it may be practical and viable. If analysis determines that there is no practical or financial means to restore and preserve the house, it would be appropriate to proceed with demolition. If demolition becomes the only practical option, there may be other less costly alternatives to preserve and honor the history of farming in the area, such as an on-site memorial, a written/photographed or filmed documentary, or other ideas. These ideas can be further pursued if the first option of preservation is determined unfeasible.

Preservation Information

A key decision that should be made early in conjunction with any effort to evaluate preservation is to define the goal(s) for preservation. Possible goals might include retaining the historic farmhouse structure, honoring the legacy of farming in the community, creating a museum or other public space, creating new leasable building space, etc., or some combination of these. Without a stated goal, it can be difficult to define the benefits and measure them against the costs of preservation.

Once preservation goal(s) are established, the planned future use of the building can be better defined. This is important because the use can significantly impact renovation and maintenance costs. If the use would be for offices, events, a museum, etc., remodeling would need to include a number of elements not typical for a residence. For example, Federal and State laws very clearly require that any publically used facility must comply with current accessibility requirements.

If there is a desire to seek approval for this structure to be included on the National Register of Historic Places, the necessary repairs to the structure will likely need to focus on restoration with historically appropriate materials, rather than using more common (and economical) modern materials. For example, rather than installing typical modern windows, it may be necessary to use custom windows that replicate the original style. The custom approach would likely increase the initial costs above the estimate included in the packet. Further, design requirements, such as dimensions within a bathroom, also differ greatly for a house as compared to a non-residential use.

DISCUSSION: (Continued)

Because this structure has been used historically as a residence, restoration would need to be consistent with that general use type and may preclude alterations that might accommodate other uses such as a non-profit office or business use. Upgrading the bathrooms, electrical system, adding fire suppression, and changing other elements of the building to an appropriate public use or commercial design could decrease the historic value of the structure as a four-square farmhouse since the lack of such upgrades in the past is one of the key reasons this house has value.

Funding

To determine a more specific cost estimate for the initial renovation, options need be defined regarding preservation goals and possible future uses. However, it is clear from the current house condition that *any* preservation effort will require several hundred thousand dollars as an initial investment in the structure. If there is a desire to pursue listing of this house on the National Historic Register, there would be additional costs involved in that process. Under a preservation scenario, costs involved in securing the structure and addressing immediately maintenance items during the period prior to renovation work to actually starting would need to be considered. Since time would be needed for preservation plans to be developed, it could feasibly be a year or more before actual renovation work would begin.

If there is a solution identified for the funding of a major renovation to the house, consideration would be needed for ongoing future maintenance. If the ultimate solution would involve deeding ownership to a non-Village entity, then possibly that group would assume all future maintenance costs. But in the event the Village were to remain involved in the ownership and/or operation of some future use, these costs would need to be considered carefully since it is very unlikely that any future use would bring any type of new revenue stream to the Village.

The Village does not currently have any funds specifically budgeted for further preservation analysis (such as an architectural consultant) or renovation work at the Bergman Farmhouse. If there is a desire to consider dedicating funds toward this property, the issue should be considered as part of the budget process to fairly balance the decision against other funding needs.

Some research has been done to try and identify any available grants or other programs that could assist with the expenses involved in a preservation effort. Unfortunately, the typical grant opportunities that apply to historic structures are generally limited to tax credits which would only be applicable if the structure was owned *privately* as a residence or a business. Additional research can be done, but it is unlikely funding options will be easily found.

As a reminder, in addition to funding the initial studies, M/I Homes has posted a security deposit to fund the cost of demolition of the house and restoration of the property as open space, or alternatively, to install water and sewer service to the house in the event the Village decides it should be preserved. M/I has also retained some furniture and artifacts from the Bergman family and is prepared to donate those to the Village upon request.

BACKGROUND: (Continued)

The following suggestions are offered to assist with possible direction the Committee might choose to provide at this meeting.

Demolition Option

- ◆ Direct staff to instruct M/I Homes to proceed with demolition of the house. This may be justified based on the expectation that *any* preservation effort will require a substantial amount of up-front expense, as well as ongoing maintenance costs and presently no such funding sources have been identified.
- ◆ As an additional measure, prior to demolition, staff could be directed to explore alternative ways to document and recognize the historical importance of farming in the area. A plan for such an effort would likely include visual documentation of the existing farmhouse prior to it being demolished.

Preservation Option (Continued Analysis)

- ◆ Direct staff to seek input from parties who may be interested in restoring and/or occupying the farmhouse. Questions regarding use and funding would need to be addressed as part of any proposal and the responses could be brought back to a future Committee meeting for consideration. If there are interested parties, they *might* be able to help address the up-front renovation cost issue or ongoing maintenance.
- ◆ Direct staff to perform additional research regarding the costs and requirements associated with preservation of the house. This would include the need to retain (and pay for) the services of an architectural consultant since the next level of work will require expertise not available on staff. In order to take any further steps in this direction, it will be necessary for input to be provided on preservation goals and possible future uses that should be considered (this could include multiple scenarios). If the Village decides to seek input from interested parties, it would be best to complete that step prior to engaging a consultant.
- ◆ Direct staff to further research grant or other funding sources. Preliminary research has found very few possible sources beyond tax credits for privately owned structures, other than a minor grant possibility (less than \$3,000) that could assist with some further study work.
- ◆ This discussion could be continued to an upcoming meeting if the Committee desires to have additional time to consider options and/or if there is additional information requested from staff.

RECOMMENDATION

Material is presented for discussion purposes and possibly to facilitate Committee direction on what next steps should be taken by staff on this matter.

Attachments

PAUL R. ORZESKE, ARCHITECTS, LTD.

434 EAST PALATINE ROAD PALATINE, ILLINOIS 60074
P: 312.543.0426 FAX: 847.991.2244 ORZESKEP@GMAIL.COM

June 27, 2015

Mr. Matthew J. Pagoria
Vice President Land Acquisition
M/I Homes Chicago, LLC
400 East Diehl Road, Suite 230
Naperville, Illinois 60563

RE: Bergman Residence
2150 Algonquin Road
Hoffman Estates, Illinois

Mr. Pagoria,

As per our phone conversation I have delineated some of the basic estimated cost to restore/ repair the current single family residence based on the existing conditions report (ECR) previously provided by my office. The estimated cost, attached separate page, are limited to the required repair work addressed within the ECR and are not inclusive of any additional scope of work that maybe required to meet any functional, marketable or aesthetic requirements by The Village of Hoffman Estates.

Please contact me any questions or clarification you may have concerning the estimates as provided.

Thank you,



Paul R. Orzeske

2150 Algonquin Road

Estimated Construction Cost

6/28/2015

	Estimated Construction Cost	Comments
Mechanical	20,000.00	Replacement of the existing steam boiler and radiator system.
Electrical	29,500.00	The cost is inclusive of a new service. Drop location at municipal location will need to be determined.
Plumbing	18,000.00	New interior rough/ finished plumbing with connection to city sewer and water service
Structural	10,800.00	Depending on the scope of work some structural rework will need to be performed on the existing foundation wall.
Life Safety	8,500.00	The estimated cost is based on anticipated life safety requirements for a commercial use
Fire Sprinklers	15,000.00	The estimated cost is based on anticipated life safety requirements for a commercial use
Remediation	25,000.00	Removal of existing wood siding/ interior plaster walls/ interior piping insulation
Concrete Foundation/ Slab	40,000.00	Replacement of existing concrete slab and repair of existing foundation walls as required
Windows	25,000.00	Wood replacement windows at existing locations and configuration
Masonry	8,300.00	Minor repair work for the front porch
Roofing	29,000.00	Replacement of all roofing areas
Carpentry	35,000.00	Lump sum for carpentry scope of work. This will need to be revised based on final scope of work
Plaster/ Drywall Repair	15,000.00	Interior repairs
Contingency @ 10%	27,910.00	
Estimated Total	307,010.00	

The estimated construction cost as indicated is based on the configuration of the existing structure. The estimate as provided does not include parking areas, site accessibility, landscaping and any related site improvements.



BENJAMIN
HISTORIC CERTIFICATIONS

Benjamin Historic Certifications, LLC
711 Marion Avenue
Highland Park, IL 60035
847-432-1865
847-432-1829 fax
www.benjaminhistoric.com

Historic Resource Assessment

The Bergman Farmhouse, 2150 W. Algonquin Road, Hoffman Estates



Statement of Significance and Recommendation:

The Bergman Farmhouse is significant both for its history and its architecture. It is historically significant; there are relatively few examples of farmhouses left in area that was once devoted to farming. Miraculously, it has been in the same family since it was constructed c. 1900 by Daniel Bergman, Sr. His grandson, Harold Bergman, age 98, is a treasure trove of information and shared his memories, which were substantiated by written documentation. The house is also architecturally significant as a fine example of a "Foursquare"--with both Victorian era and Arts & Crafts detailing that is largely intact. Unlike most farmhouses, there have been almost no changes that compromise the integrity of the Bergman home. It is recommended that the farmhouse, which is prominently sited on Algonquin Road, be retained and rehabilitated. Largely intact, it requires little restoration to preserve its significance, mainly repair.

Early Farm history

The settlement of land in the area began in the 1830s, after the Native American population had left. On May 28, 1830, President Andrew Jackson signed the "Indian Removal Act" into law. Although this law only gave the right to negotiate for their withdrawal from lands east of the Mississippi River to lands west, and the relocation was supposed to be voluntary--all the tribal leaders agreed after Jackson's landslide victory in 1832 to the law.¹

Once the land became available, many hundreds of thousands of German immigrants came to America. A potato blight caused significant famine for the country's staple crop in the 1840s and 1850s. In addition, German princes sponsored societies in the 1830s and 1840s that provided the poor with one-way tickets abroad--figuring it was cheaper in the long run than long-term subsidies. Young men left to escape conscription in the Prussian army.²

Germans came to the area that is today Hoffman Estates to find a better life, generally as farmers. Some found work on the Illinois & Michigan Canal, which began construction in 1836, but many came from an agricultural background and became farmers in the New World. With open prairie, rich soil and a good water supply, and an excellent transportation network, the Chicago area was a logical place establish farms. Many Germans settled in Palatine and Schaumburg Townships. A plat, the "Township Land Owners in 1886", in the collection of the Chicago Historical Museum, shows that many of the Palatine Township settlers had German surnames: Berlin, Dierker, Hartz, Theis, Scheideman, are but a few. Graves in the church cemetery at the southwest corner of Ela and Algonquin Roads contain markers written in German.

¹ <http://www.historynet.com/indian-removal-act>

² <http://www.energyofanation.org/4e667f77-e302-4c1a-9d2e-178a0ca31a32.html?NodeId=>



Minnie and Daniel Bergman, Sr.

The Bergman Family

Members of the Bergman Family have farmed the land adjacent to the farmhouse at 2150 W. Algonquin Road for over 150 years. All other early farming families have moved on. The Bergman home symbolizes the area's important farm history. Residential subdivisions have taken the place of farmland, and today there are few local reminders left.

Harold Bergman's grandfather, Daniel H. Bergmann, Sr. (1850-built the farmhouse. He came from Kuhr Hassen Kassel in Alsace Lorraine (Germany) to America at age 2, in 1854,³ with his parents, Louis (1818-1912) and Margaret (Maggie) Bergmann (1822-1914). He married Minnie Schroeder Bergmann.⁴ Harold Bergman's father was Daniel Bergmann, Jr. His mother was

³ 1900 Census records, available from Ancestry.com, indicate that the year of immigration for Daniel Bergmann, Sr. and his parents was 1854.

⁴ The 1880 Census records indicate that Daniel, Sr., was born, "ab 1852" He is listed as 28, and a "farmer." His wife, Minnie, age 19, is listed as "keeping house.". Both are noted as "from Prussia" His parents Louis (age 62) and "Maggie" (age 59), lived with them and are noted respectively as "farmer" and "keeping house." The marriage index, also available on Ancestry.com, indicates that Daniel, Sr. and his wife, Minnie Schroeder, were married

Matilda Schaeffer Bergmann. The Bergmanns often spelled their name with two n's, until Harold Bergman was baptized in 1916. Mr. Bergman notes that his great grandparents were French speaking.⁵



Matilda and Daniel Bergman, Jr.

Harold Bergman, who was born June 1, 1916, recalls that when his family settled in the area in the 1850s, they came to Palatine Township and leased land from Mrs. G. Oatman. Her name is on the land shown on the map, "Township Land Owners in 1886"; it is the land that the Bergmann's subsequently purchased.⁶

April 29, 1880. In the various census tracts, Louis is also known as "Lewis" (1910) and "John L." (1870, 1900) Perhaps he took the name John L. because Louis wished to Anglicize it.

⁵ Much of the information is taken from an interview Susan Benjamin made with Harold Bergman, April 11, 2014. The area of **Alsace-Lorraine**, German *Elsass-lothringen*, consists of the area comprising the present French *départements* of Haut-Rhin, Bas-Rhin, and Moselle. Alsace-Lorraine was the name given to the 5,067 square miles (13,123 square km) of territory that was ceded by France to Germany in 1871 after the Franco-German War. This territory was ceded back to France in 1919 after World War I, was ceded again to Germany in 1940 during World War II, and was again ceded back to France in 1945.

⁶ The plat showing "Township Land Owners in 1886" is in the collection of the Chicago Historical Museum.



Barn and windmill on the south side of Algonquin Road, 1903

Daniel Bergmann, Sr., Harold's grandfather, farmed the land, but also worked for the county as an engineer. Harold believes that he then had enough money to buy the land and build his house. They lived downstairs, where there are two bedrooms in addition to the two parlors, dining room and kitchen. When Harold's father, Daniel Bergmann, Jr. (1881-1980)-, got married to Matilda Schaefer (1885-1954) in 1908, they lived upstairs. Harold recalls that when he was in 8th grade, in 1928-29, Daniel Sr. moved to Slade Street and Plum Grove in Palatine and his parents moved into the entire house.

Daniel H. Bergman, Jr. was honored at age 88 as a lifelong resident of Palatine Township and 25 year member (1921-1947) of the High School Dist. 211 School Board. He was again honored at age 94. An article on him notes that when the high school was built, construction came to a standstill and "it was Bergman who went to a nursery in Antioch to obtain the needed trees and shrubs and supervised their planting at the school." It also notes that he had been active in local farm bureaus and dairy cooperatives as well as in the school district. His obituary states that he was one of the organizers of the Cook County Farm Bureau and the first director of the mutual County Fires Insurance Co. of Mount Prospect. During the years that Daniel ran the farm it consisted of about 35 heads of milking Holstein cattle as well as chickens and pigs. Daniel H. Bergman died at age 98. He and his wife are buried in Mt. Hope Cemetery.⁸

⁸ "Daniel H. Bergman" Obituary. Clipping in the collection of Pat Barch, Hoffman Estates historian.



Highland Dairy Farm Barn, South of Algonquin Rd., Daniel Bergman, Jr. 1970

Harold Bergman

Harold Bergman continues to live in the family farmstead. He was born June 1, 1916, on the property, which was once called "Highland Dairy Farm," a name prominently displayed on the barn that was located across Algonquin Road.

Harold attended the University of Illinois, where he studied biology and where he met his wife, Elsie. Harold recalls that after graduation he taught high school, for four years, in Chili, Indiana. Harold came back to the farm to help his father. There began his community service. He helped World War II veterans study to get their high school equivalency diplomas and taught some education classes.⁹ Over the years, the couple raised their children, Steve and Georgia (deceased) in what was then rural and, in 1959, became incorporated Hoffman Estates. He said "Steve had pigs and Georgia kept chickens, and that they received many awards in 4-H competitions."

The property was a dairy farm until 1966, when Federal funds became available and the Cook County Forest Preserve bought the 150 acres to the south, across Algonquin Road, for open space.¹⁰ Grain crops grown on the 38 acres, on the north side of Algonquin Road, adjacent to the farm house included wheat, oats, hay, barley, corn and soybeans.

June 30, 2013, was officially named "Mr. Harold Bergman Day" in the Village of Hoffman Estates. In the proclamation it was noted that Mr. Bergman is "the oldest living farm operator in

⁹ Sue Patterson. "Last of the hay barbers: Farmer maintains fields despite urbanization", Clipping dated September 30, 2004, in collection of Pat Barch, Hoffman Estates historian.

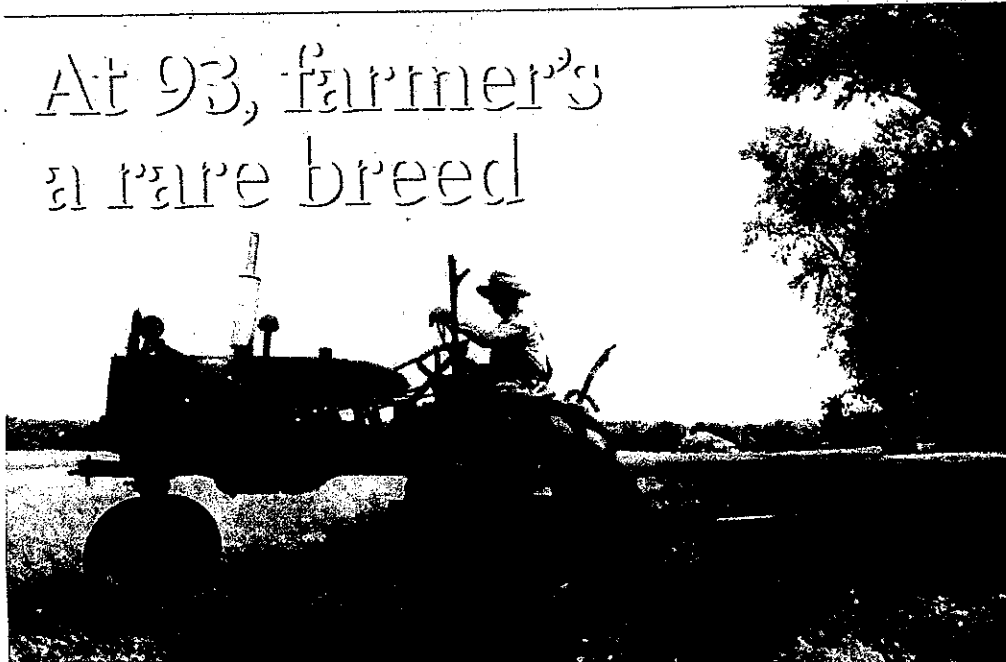
¹⁰ *Ibid.*

Cook County Illinois and is one of the few hay farmers in an area heavily populated with horses."¹¹ It stated that he continues to bail hay and sell it to the Arlington Race Track.

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Chicago Tribune FRIDAY, JULY 3, 2009 SECTION 4

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Over the course of his career, Mr. Bergman became a champion of soil and water conservation and began growing hay on the land partly as a means to cut down on wind and water erosion. He was instrumental in organizing the North Cook Soil and Water Conservation District.¹² During the time when there were still farms in the area, in the 1970s and 1980s, he served as a Director, working with developers on land use. He noted in an interview, April 11, 2014, that he published guidelines for developers on the prevention of soil erosion when farmland is transferred to residential property that continues to be used today. The guidelines that got set up in Cook County were disseminated through conservation districts throughout the state.¹³ Mr. Bergman also helped establish a rural fire district, evolving from a volunteer effort to a public agency that could raise taxes. He served as one of three commissioners/treasurer.

¹¹ Proclamation declaring "Mr. Harold Bergman Day" provided by Emily.Kerous@Hoffmanestates.org.

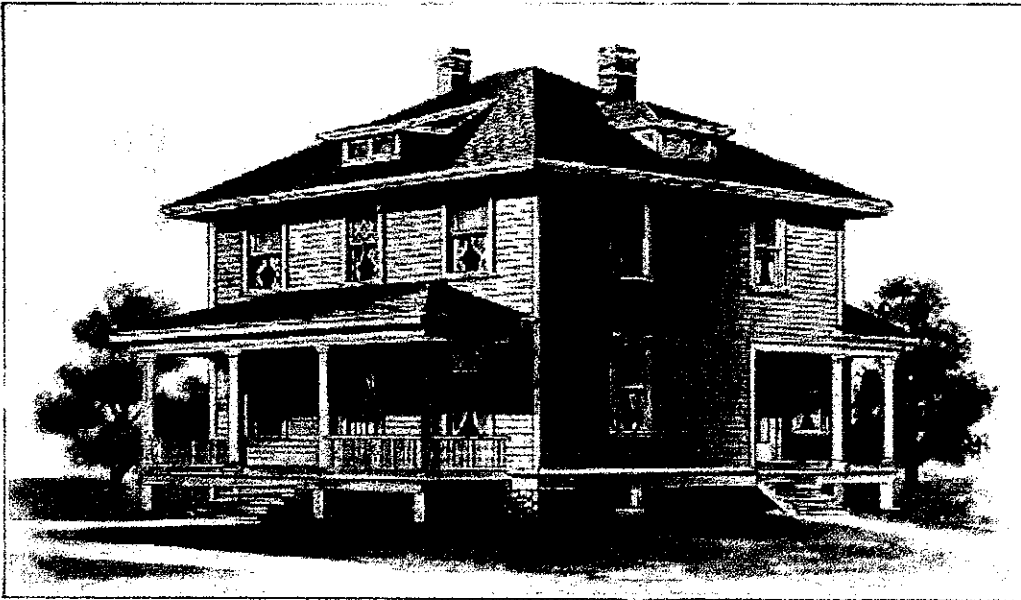
¹² *Ibid.*

¹³ Interview Susan Benjamin with Harold Bergman, April 11, 2014.

The proclamation celebrating "Mr. Harold Bergman Day" concludes, "we are grateful for Mr. Bergman's many fine contributions to our Village and for the wonderful legacy of hard work, spirit and determination that Mr. Bergman and his Farm History."



Mr. Harold Bergman Day Ceremony



Typical Foursquare

Architecture: The Foursquare

The Bergman House is an excellent example of a Foursquare, also known as an "American Foursquare". It is a simple residential building type that stands two stories, has a square footprint and is topped by a hipped roof with a central front dormer and sometimes side dormers. A wide porch, extending across the entire front of the house is characteristic. The type was one of the most popular in both rural and suburban American from the late 1890s into the 1920s. The Bergman House is an early example, with a remnant characteristic of the Victorian period architecture that preceded it. The remnant is a side porch that has turned spindles and highly ornamental wrought iron cresting and railings that are vastly different in style from the simpler Foursquares, with geometric Arts & Crafts detailing that were becoming popular in the early 1900s. The home's front porch, sheathed in stucco, with simple geometric trim resembles many front porches found on Foursquares. The design of the Foursquare rose in response to dissatisfaction with the formality of Victorian life and architecture, as seen in the highly individualized and excessively ornamented designs of earlier Queen Anne style residences.

Foursquare houses were popularized as examples of the 'comfortable house'. One of the earliest examples of a Foursquare surfaced with the publication, in 1891, of Denver architect, Frank E. Kidder's, design for his own residence in the magazine *Architecture and Building*.¹⁴

¹⁴ Thomas W. Hanchett, "The Foursquare House Type in the United States." pg. 53.

Because the architect was educated on the East Coast and did work nationally, his plan was picked up by other publications. By the turn of the century, all publications that dealt with home life, from ladies' magazines to architectural journals, to carpentry and building magazines and mail order books (including those published by Sears), were advocating extreme simplification resulting in acceptance of the style through all economic levels.¹⁵

Homeowners, through trade catalogs or mail order companies, could purchase complete plans for Foursquare residences. Contractors or builders could then either build as specified or adjust the plans on-site to meet the needs of the homeowner. The sheer number and availability of these publications, advances in the standardization of windows, doorways, millwork, and balloon frame construction, combined with an extensive national train network that could carry precut lumber and finishes throughout the country, permitted the successful construction of sound and stylish residences without the assistance of a trained architect.¹⁶

Foursquare houses shared five design principles that shaped their appearance: (1) the house was simple in form and ornament both on the exterior and interior, (2) square footage was reduced and the floor plan became more open as extra rooms and partitions were removed, (3) houses were more alike in form and ornament as individuality became less important (4) the technological systems, such as controlled heating, plumbing or electricity, were more complex, expensive and integral to design, All floors of a Foursquare, would be designed with a focus on comfort and up-to-date technology, such as indoor plumbing, water closets, and central heating.¹⁷ and (5) the kitchen became a central focus for the designer.¹⁸ In addition, the desire for superfluous ornament was reexamined following the national economic depression of 1893.¹⁹ Foursquare houses were far simpler, departing radically in arrangement and exterior shape from their Victorian predecessors.

The name Foursquare is generally derived from the predominant interior floor plan arrangement, consisting of four rooms on the first floor and four rooms on the second. The Bergman House, however, was personalized to initially accommodate two families, with two parlors, a dining room, a large accessible kitchen and two bedrooms off the dining room. The shape proved to be the most economic as it provides the most house area while requiring the

¹⁵ Gwendolyn Wright. *Moralism and the Model Home: Domestic Architecture and Cultural Conflict in Chicago, 1873-1913*. Chicago: The University of Chicago Press, 1980, p. 231.

¹⁶ Alan Gowans. *The Comfortable House: North American Suburban Architecture, 1890-1930*. Cambridge, Massachusetts: The MIT Press, 1986, p. 41.

¹⁷ *Ibid*, pg. 32.

¹⁸ Wright, pages 234-235.

¹⁹ Clifford Edward Clark. *The American Family Home, 1800-1960*. Chapel Hill: The University of North Carolina Press, 1986, pg. 135.

least ground area. On the interior, the plan of Foursquares was designed to be fairly open. In the Bergman House, broad pocket doors open the parlors to one another and a pair of doors connect the east parlor and the dining room. These can be left open or partitioned to provide privacy.

One of the most defining features of a Foursquare is the inclusion of a one-story raised porch, accessed via steps of wood, brick or concrete, that would most often run across the entire facade of the residence. Large porches were desirable on Foursquares to provide additional living space with the porch, often acting as a three-season living/reception room, used to greet visitors and neighbors.²⁰ Unlike the gingerbread Victorian porches, the Foursquare porch was often designed with simple boxed posts that impart a sense of massiveness.²¹ The ornament on the Bergman's stuccoed porch is Spartan and simple. Exterior ornamentation on Foursquares was limited to window treatments. Ornament on the Bergmann House consists of hoodmolds over the windows--practically conceived, to deflect rainwater. Windows have a simple 1/1 configuration with the only large windows in the house opening from the porch into the two front parlors; as public spaces, it was desirable for these rooms to receive substantial light. Deep eaves were designed to extend over and protect the front porch. This design feature aids in creating a sense of solidity and rootedness.

The interior arrangement of many large Foursquares tended to be flexible in their room layout and would usually contain a large stairhall and three rooms: living room, dining room, and kitchen. This level of the house would feature a more open plan arrangement with communication between rooms occurring through large openings that may or may not have been partitioned by pocket doors. The flexibility of a more open floor plan allowed greater passage of light within the house as well as minimized the visibility of smaller room sizes.²² This flexibility is evident in the Bergman House, with its pocket doors and broad openings.

Interior features shared by all sizes of the Foursquare include customized built-ins. Handsome built-in woodwork, consisting of shelves and drawers, is found in the Bergman House dining room. The built-ins were useful to maximize floor space by removing the need for separate cabinets.

²⁰ Gowans, p. 28.

²¹ Poore, Patricia. "The American Foursquare." *Old House Journal*, November 1987, vol. 15, no. 6, pg. 29.

²² Wright, p. 246.



The Two Front Doors

The Bergman House has two identical entrances opening onto the front porch. At first glance this seems like a puzzle, but begins to make sense when the entire floorplan is examined. The entrance to the west opens into a parlor that has no connection to the rooms to the north--where, behind a wall, a stair and two bedrooms are located. This was a necessity since when the house was built two families were going to be living in the house. The entrance to the east opens into the dining room, the two bedrooms, the kitchen and bath and a stair to the second floor. The two front parlors are connected by a pocket door. When asked how the west parlor was used, Harold responded that it was reserved for special occasions (such as when the pastor visited). There are other possibilities since the west parlor was separate from the house. It could have been used for meetings with people that did not need to enter the house--with farmhands or businessmen conducting related activities. This, however, is speculation The Old House Web explores several possibilities but one reinforces Harold's explanation. It states that one of the reasons for two doors involves using one door for daily, domestic use while reserving the other for formal functions and receiving guests.²³

Research on the Internet indicates that older farmhouses with two front entrances were unusual, but they indeed exist. They were quite common in Pennsylvania. Interestingly, the "two front door" house was frequently found in Pennsylvania German family farms. William Kibbel III, a restoration consultant writing for the Old House Web comments that some historians suggest the origin and use of double entry doors is exclusively Pennsylvania German and found in houses dating from 1800-1870, his experience shows that double doors are found elsewhere and that the PA Germans are mostly responsible for the style spreading to the West and South in the late 19th

²³ <http://www.oldhouseweb.com/how-to-advice/two-front-doors.shtml>

Century.²⁴ There is no established connection between the Germans in Pennsylvania and the Bergman family, who were Germans, but some connection can't be discounted. German immigrants seem to have originated the concept of constructing houses with two front doors.

Farmhouse Architecture

A farmhouse can be defined in many ways. It is basically defined by function; simply put, it was built on agricultural land--to house and protect the inhabitants who worked or owned the land. But it was much more. It was a prominent building, facing the road, as does the Bergman House. Once railroads traveled cross country in the mid-late 19th Century, materials could be transferred from elsewhere. It could be built of lumber. It could also be built in a popular style, like the Foursquare. Depending on the wealth of the owner, it could have ornamental treatments, like the ironwork on the roof of the side porch of the Bergman House--commonly called "cresting." Harold Bergman recalls that it also surrounded the upper part of the main roof of the house. Farmhouses typically contained functional porches--transitional spaces where muddy boots and equipment could be left. The front of the house contained formal spaces with the more functional areas (bedrooms, kitchen) to the rear. Finally, it was above all a work space, a place where, during what has been called the Golden Age of Agriculture, women tended to all aspects of rural life--cleaning, ironing, baking, mending, preserving fruits and vegetables, childcare, and much more. The Bergman women's occupation in Census records was, not surprisingly, described as "keeping house."

Hoffman Estate Farmhouses

Prior to the 1950s, the area that became Hoffman Estates remained a rural farming community. Then, in 1954, a local farmer sold his 160-acre farm to Sam and Jack Hoffman, owners of the Father and Son Construction Company, for a subdivision in Cook County. The first homeowners moved into the new subdivision in late 1955. In September, 1959, residents voted to incorporate as the Village of Hoffman Estates.

Since the mid 1830s, Palatine Township had been home to hundreds of farms worked by thousands of farmers. The first farmer was George Ela, who plowed a large field at what later became Lake Cook Road and Quentin Road. Today Harold Bergman, just west of Ela Road, is the last farmer. Other farms included Atlasta Farms, Deer Grove Turkey Farm, Fair Acres,

²⁴ *Ibid.*

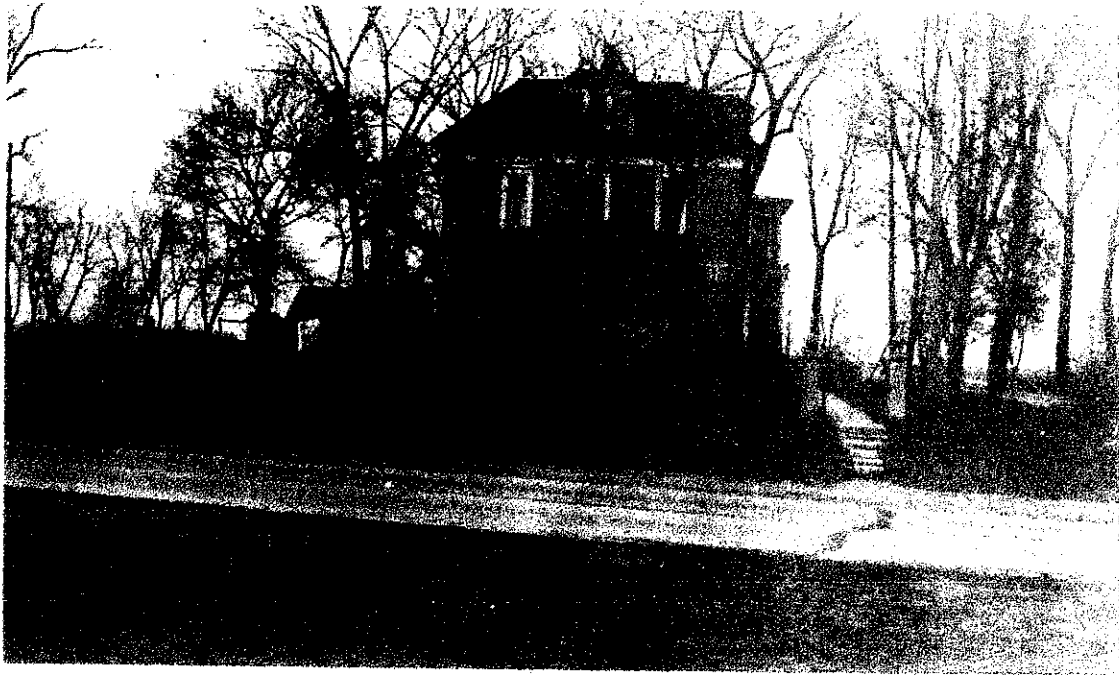
Fleetwing Farm, Golden Yolk Dairy Farm, Maple Grove Farm, May Day Farm, Plum Grove Farm, Walnut Tree Farm--and there were many, many others²⁵

Today there are a handful of farmhouses, but none quite like the Bergman's. These include the Gieske Farm House, later sold to Mr. and Mrs. Arthur Hammerstein, who raised prize cattle. It is a wood clapboard building that appears to date from the mid 19th Century has undergone many changes over the years. Once a small farmhouse, it grew to serve many uses including a sales office for the surrounding subdivision, Hoffman Estate's first Village Hall and a variety of social service agencies. The Sunderlage Farmhouse, owned by the Village, was built in 1856. It is an Italianate style building--with a form sometimes described as an "upright and wing". It is not a Foursquare and considerably different architecturally from the Bergman Farmhouse. The smokehouse in back is listed on the National Register of Historic Places, but the house was not deemed eligible for listing. Another farmhouse, which historically belonged to the Freye family, appears to have been built in the 1850s. The later Mayor O'Malley lived there. It has been considerably remodeled. There is one other former farmhouse, which belonged to a Mrs. Christianson and is currently owned by the Hoffman Estates Park District. It is a large building constructed of concrete block. Its central block resembles the Foursquare shape of the Bergman House, but it has a side wing and a substantial rear addition.²⁶

The Bergman House has undergone few changes and these are at the rear of the house. Mr. Bergman recalls that they occurred in 1908, so the changes themselves are considered historic. A second story was added over the northeast wing, where the kitchen is located, and a two story section was added in the northwest corner of the house. It encloses the stairway to the basement and a staircase to the second floor. The ornamental ironwork around the upper roofline of the hipped roof was removed when the roofing was changed. This is the only alteration, and some of it has been saved and is stored under the side porch.

²⁵ <http://palatinehistoricalsociety.com/farms/>. There is a lengthy list compiled by the Palatine Historical Society.

²⁶ Pat Barch, Hoffman Estates Historian, took Susan Benjamin on a tour of these farm buildings and provided background historical information.



Bergman Farmstead, C. 1930, showing cresting on roof

Conclusion

Preserving the Bergman Farmhouse will express the rich agricultural heritage of Hoffman Estates. It could be rehabilitated as a single family house or it could serve as a "clubhouse" for surrounding residential development.

Because of its historical and architectural significance, it is highly likely that the farmhouse would be eligible for listing on the National Register of Historic Places. It is historically significant as the last farmhouse in Hoffman Estates, one that has served as a functioning farmhouse, for the same family, for over 100 years. It is architecturally significant as an excellent example of Foursquare, that because it has been changed so little, has excellent integrity.

Should the house be listed on the National Register, it would be eligible for tax benefits. If it remains a single family house, once rehabilitated following preservation guidelines (The Secretary of the Interior's Standards for Rehabilitation), the purchaser would receive a freeze on

his/her property tax assessment for 12 years. If it becomes an income producing property, the owner who rehabilitates the building would be eligible for a historic tax credit. Preserving and rehabilitating the house has the potential of being a "win-win" situation.

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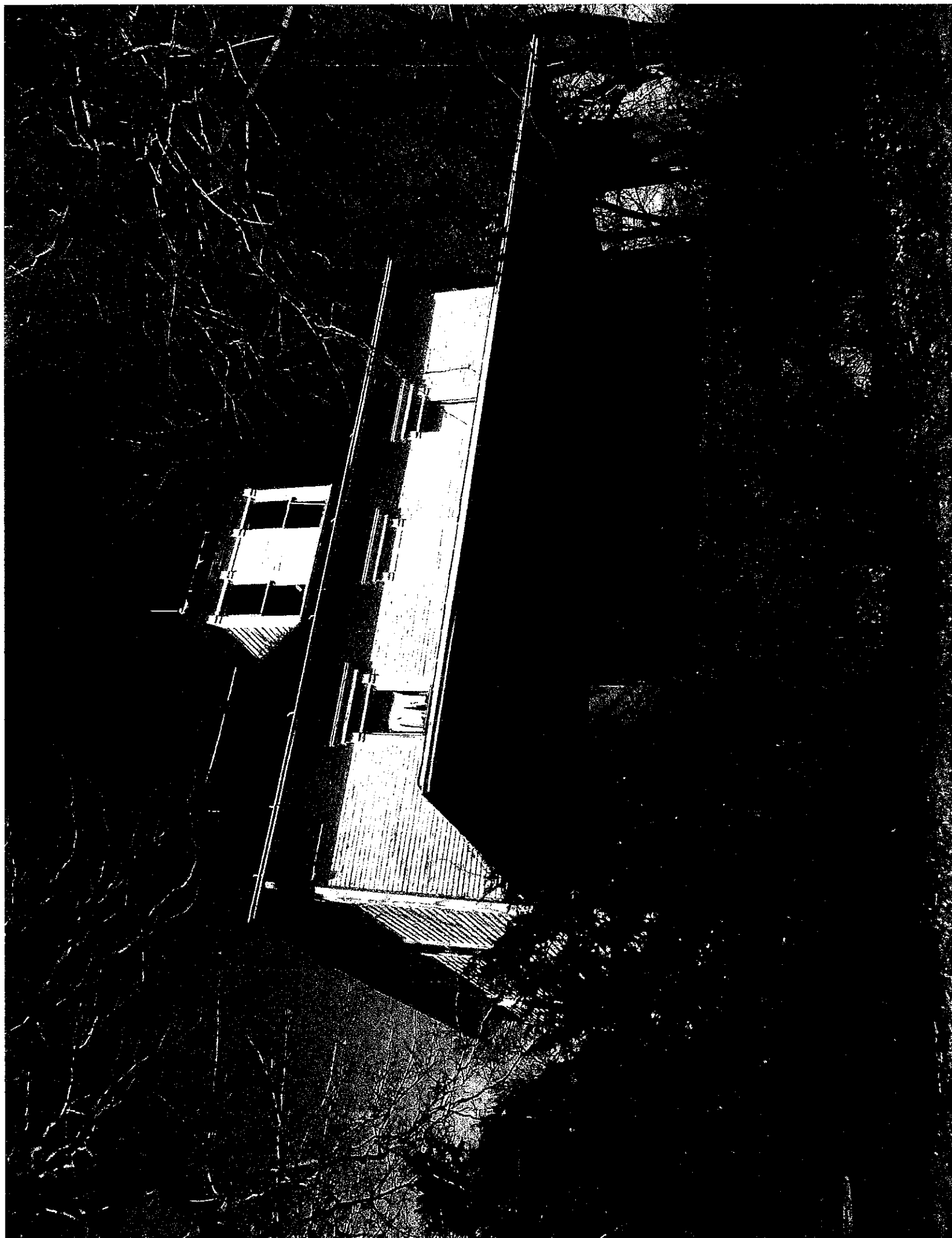
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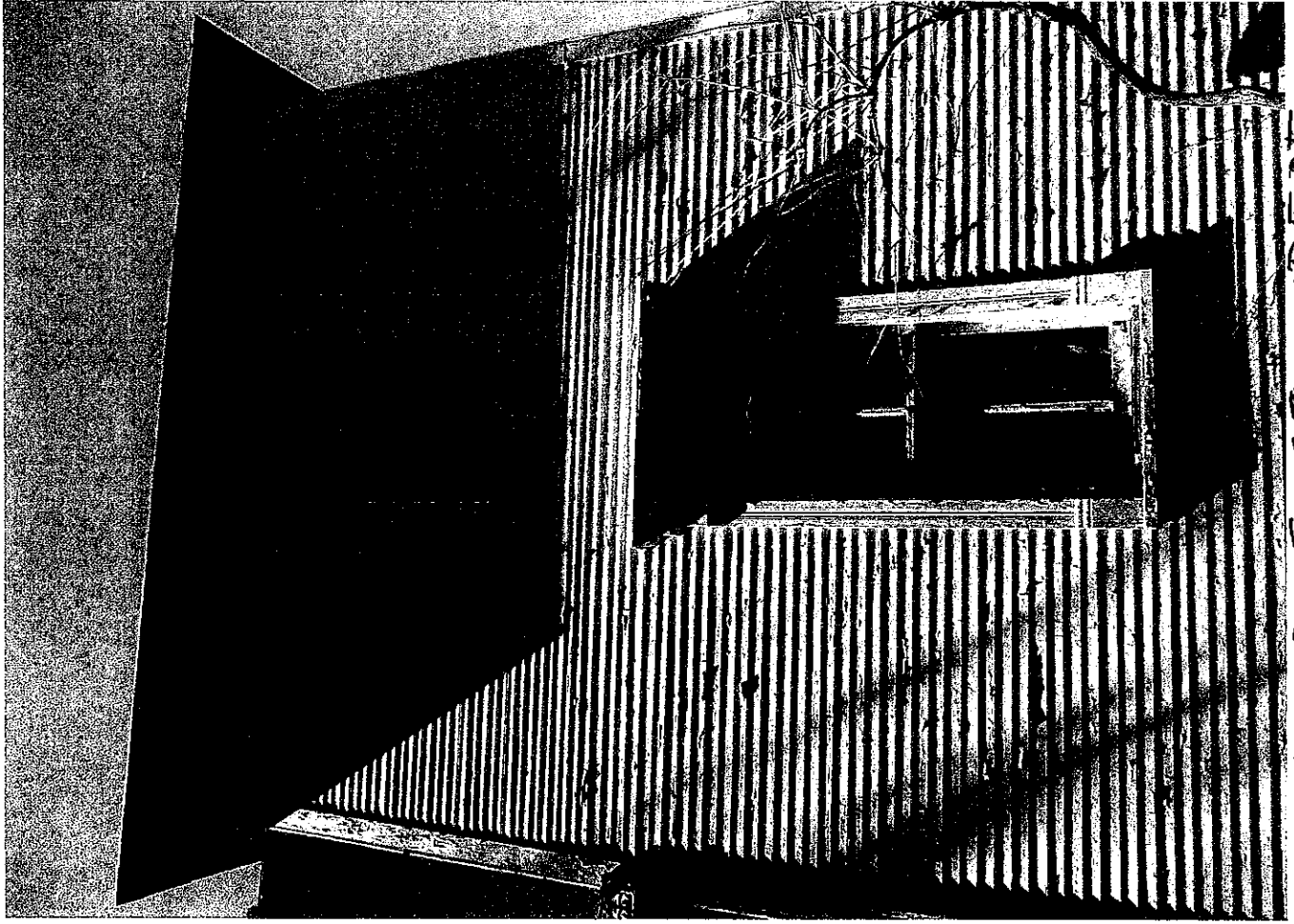




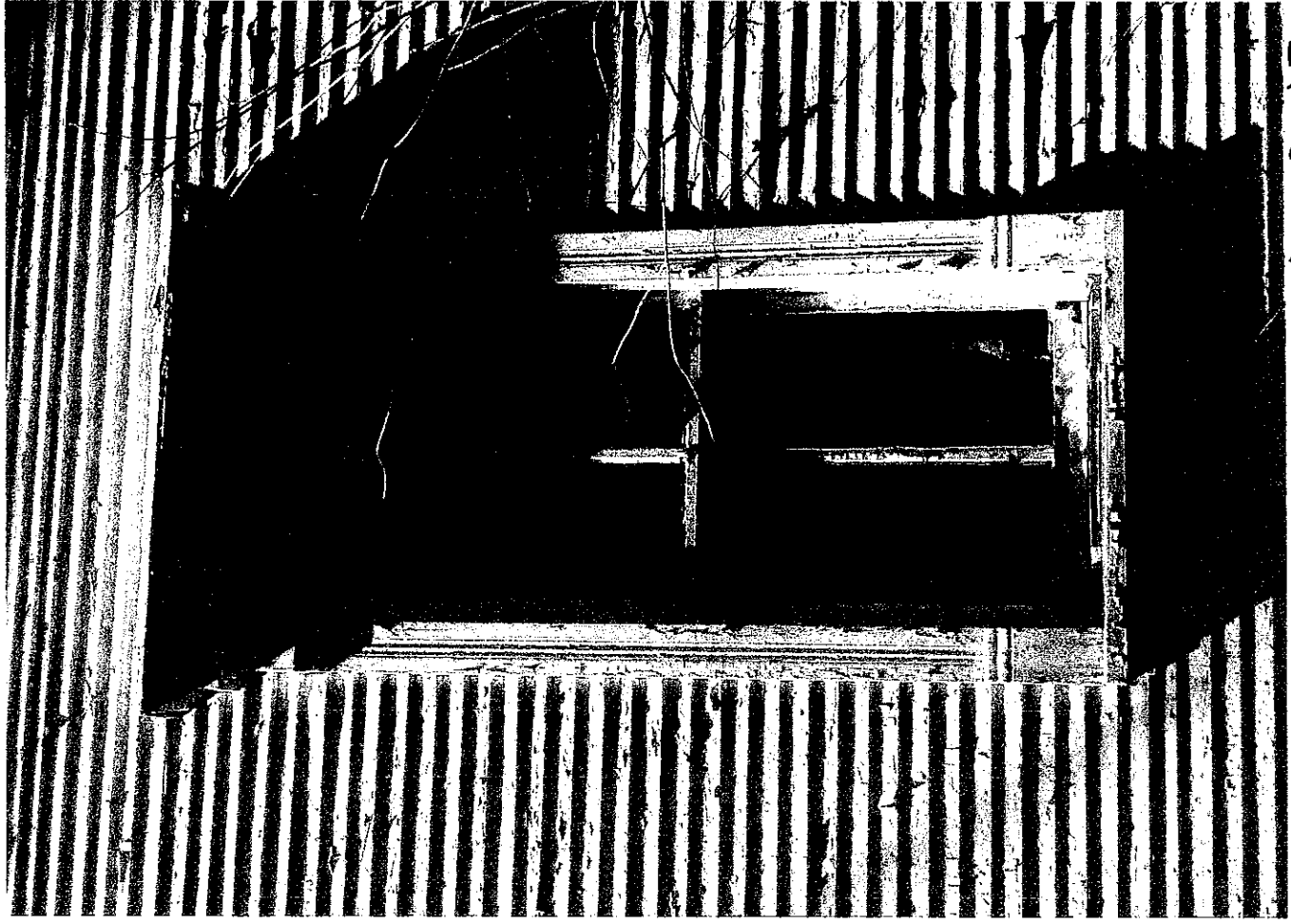
FRONT PORCH



ENTRANCES FROM PORCH TO THE FRONT PARLOR



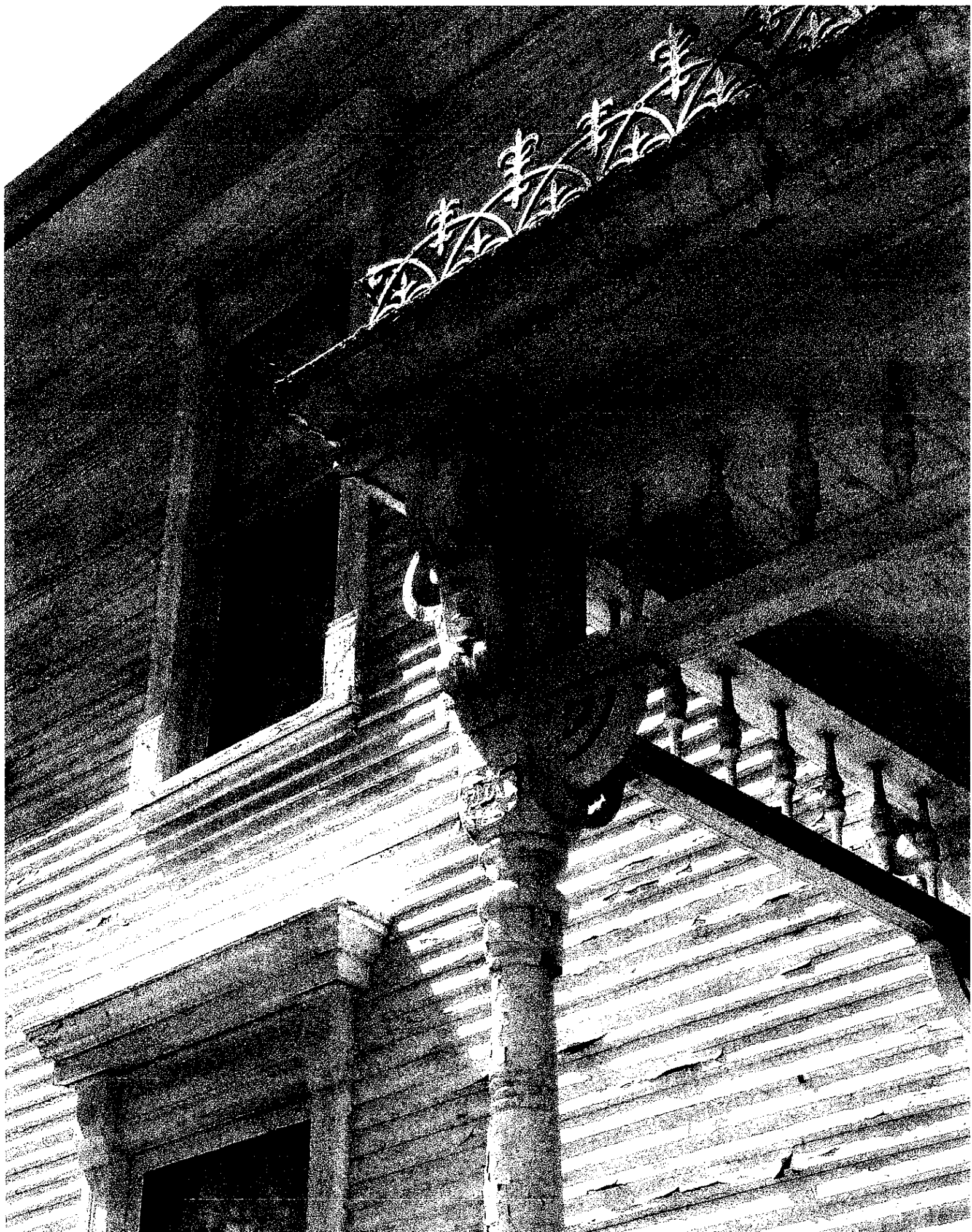
NORTH END OF EAST SIDE OF HOUSE; 2ND FLOOR ADDITION



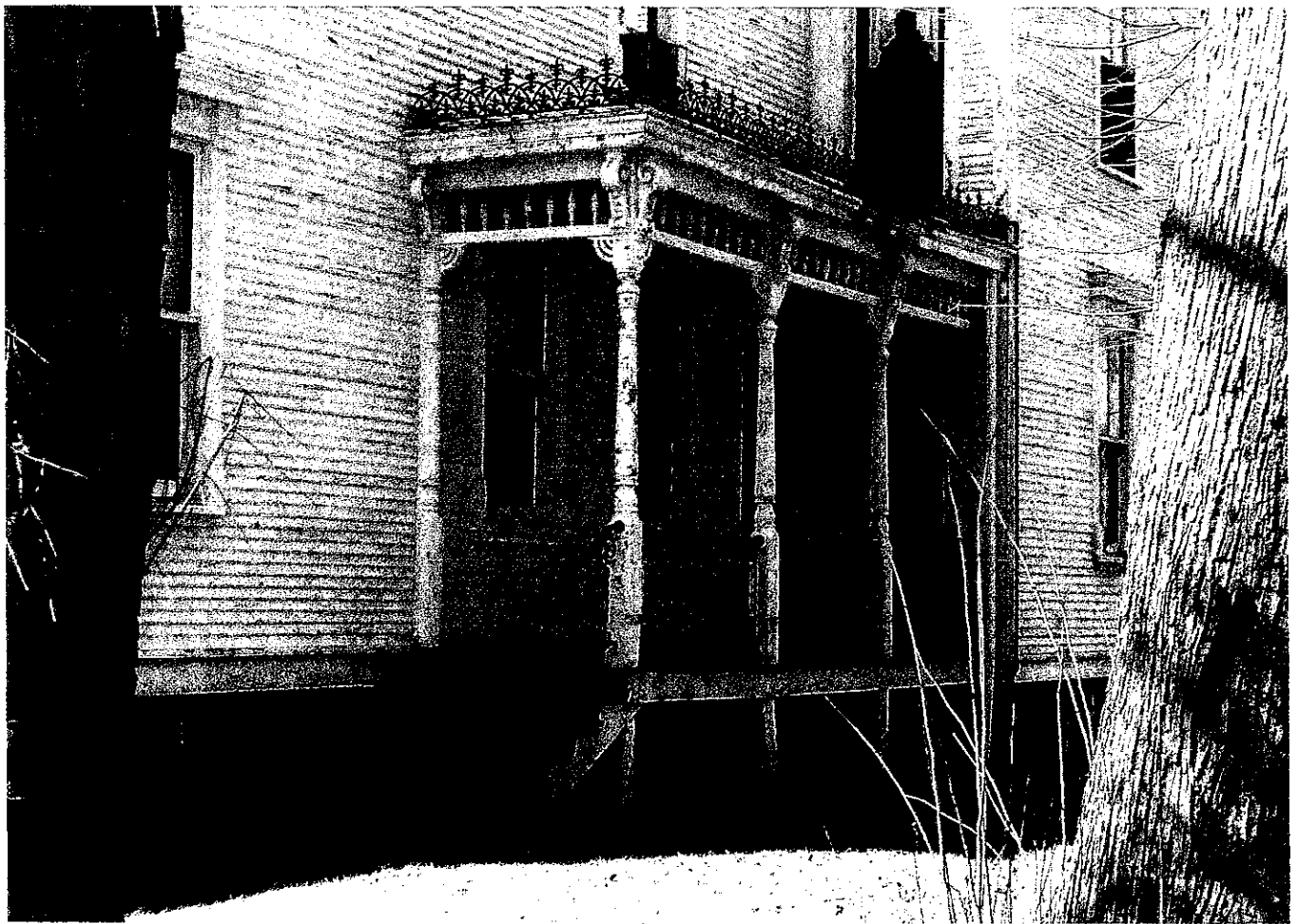
1ST FLOOR WINDOW - NORTH END OF EAST SIDE OF HOUSE



EAST SIDE CO



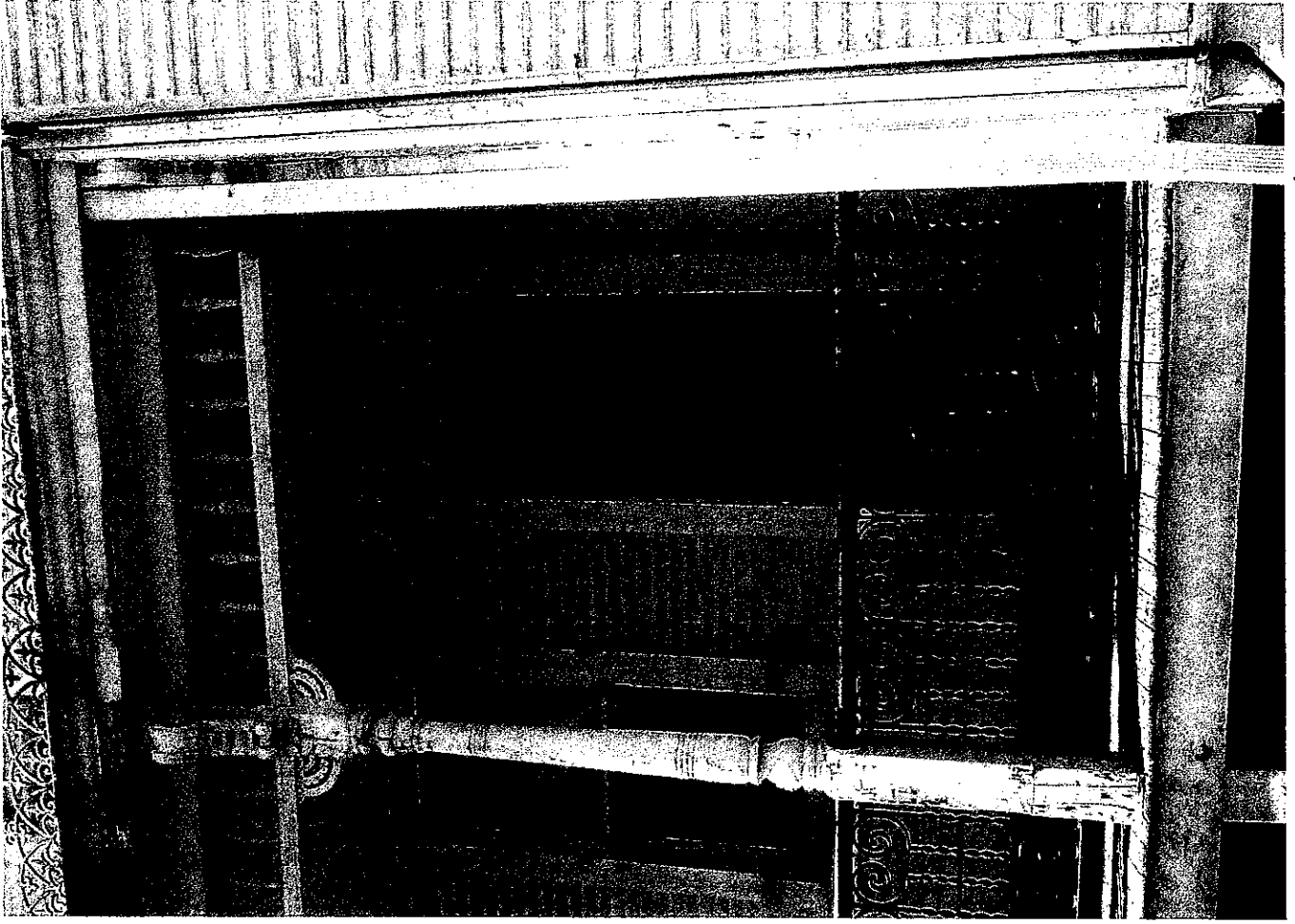
DETAIL EAST SIDE OF HOUSE



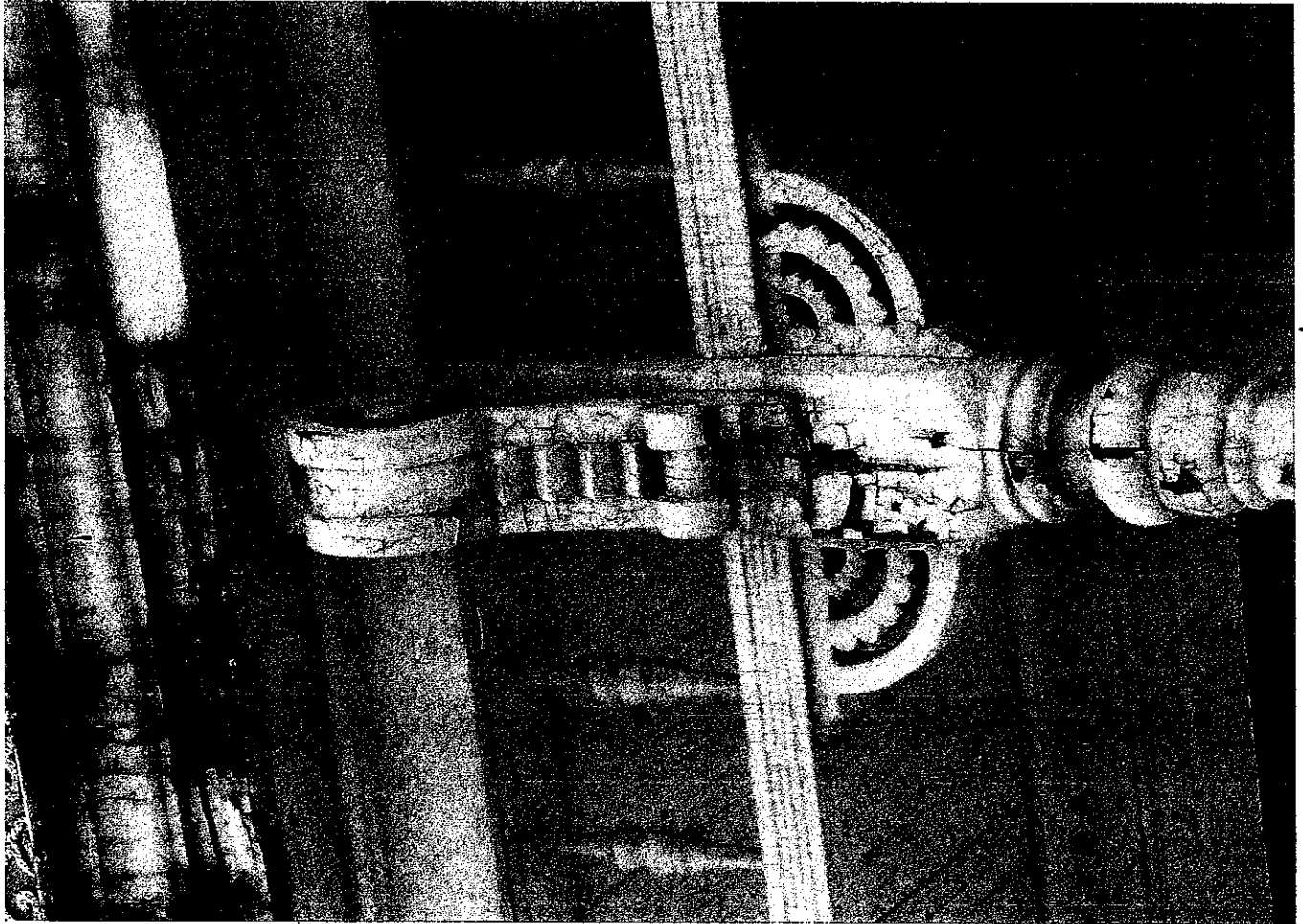
PORCH, EAST SIDE OF HOUSE



METAL CEILING FROM ROOF STACKED UNDER PORCH



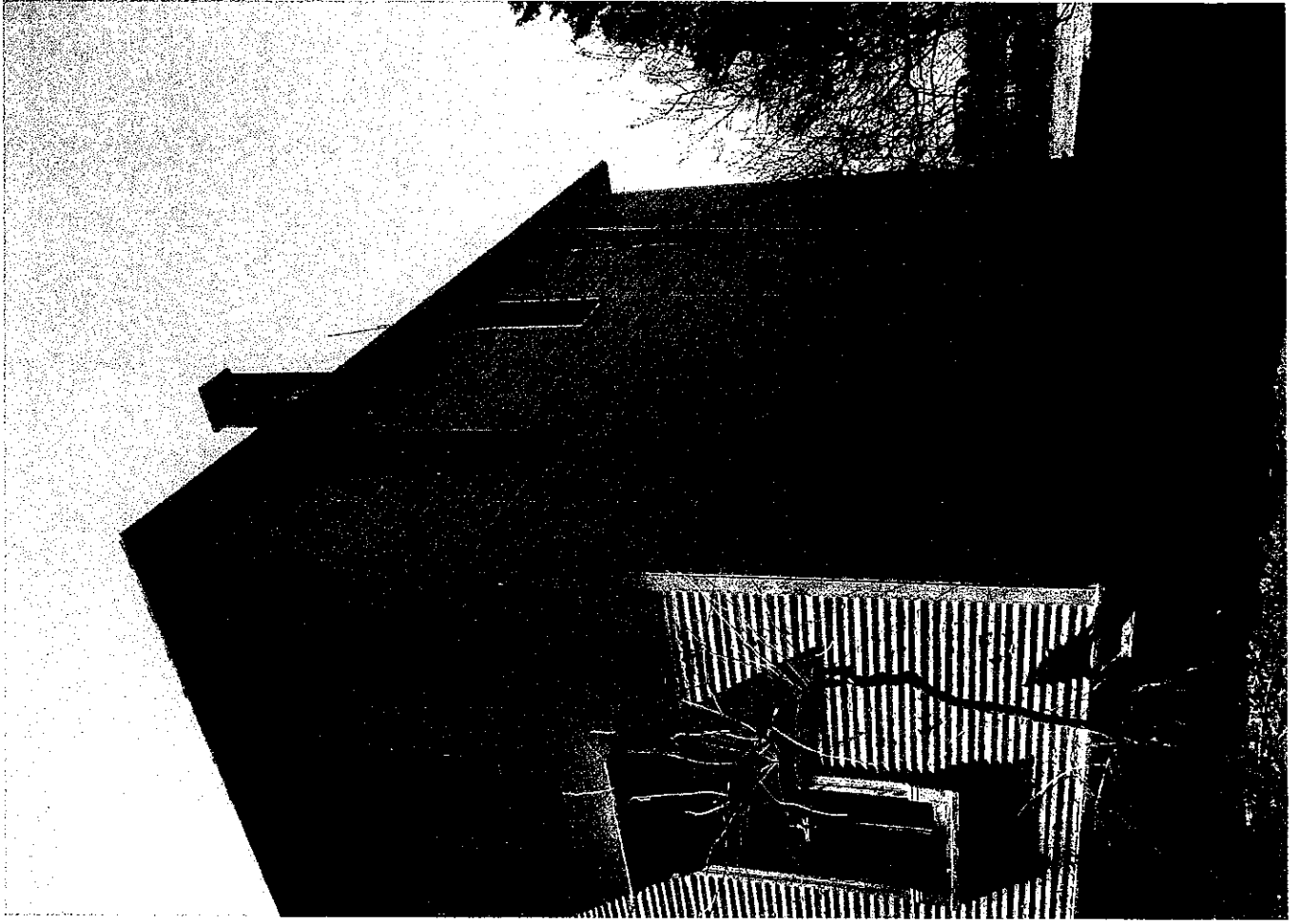
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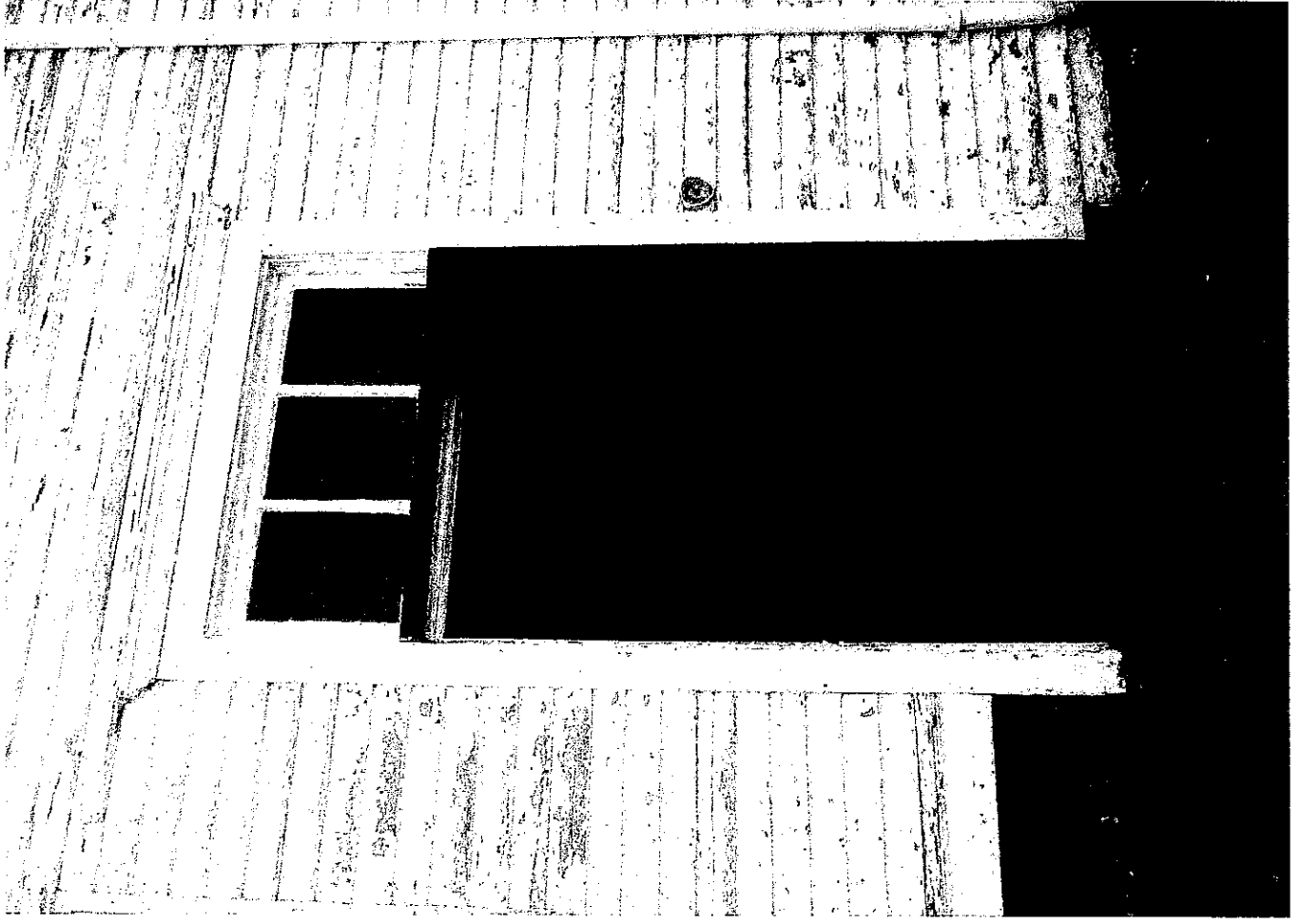
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WEST SIDE OF HOUSE; REAR 2-STORY ADDITION



REAR OF HOUSE



REAR ENTRANCE



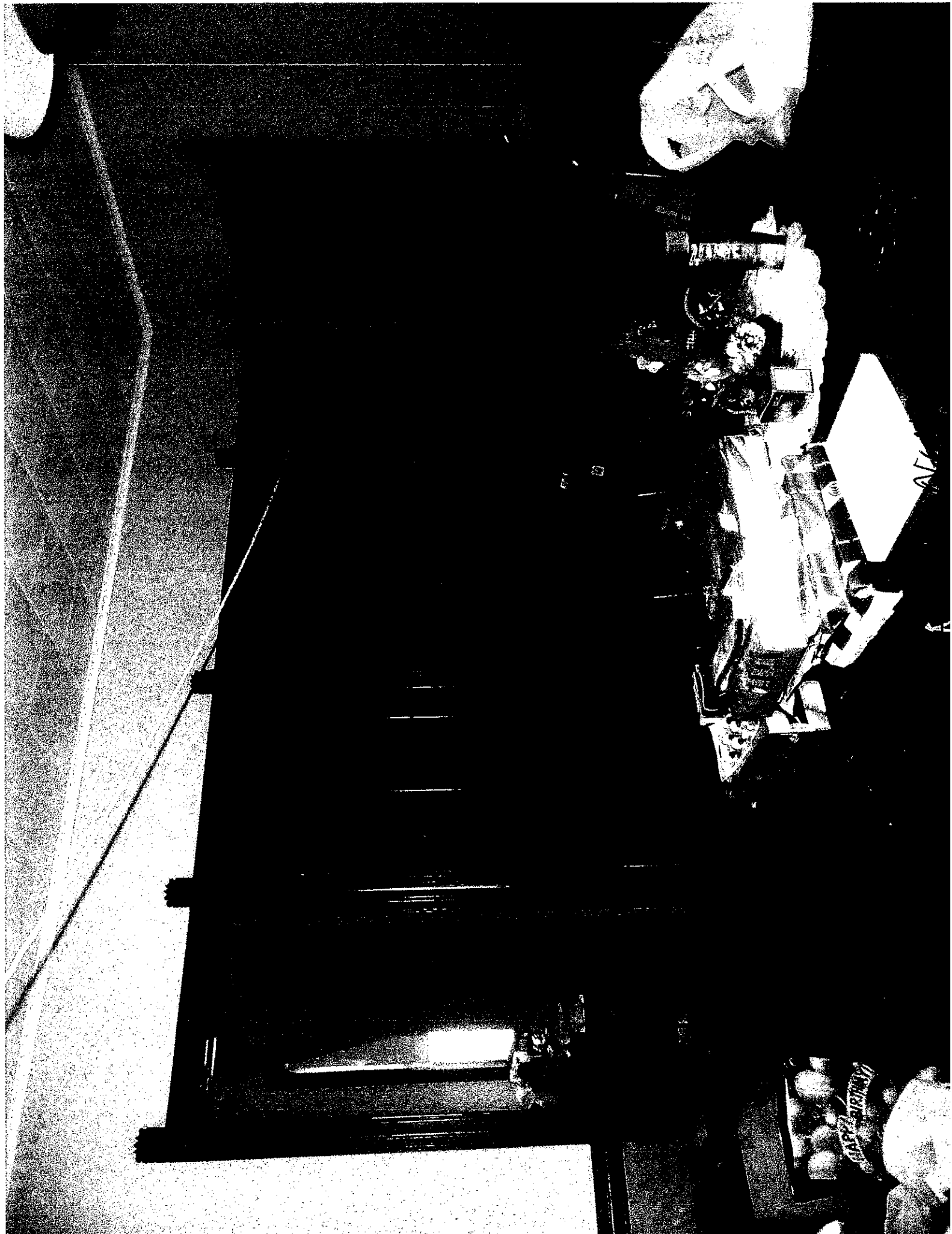
POCKET DOORS BETWEEN TWO
FRONT PARLORS: HAROLD BERGMAN

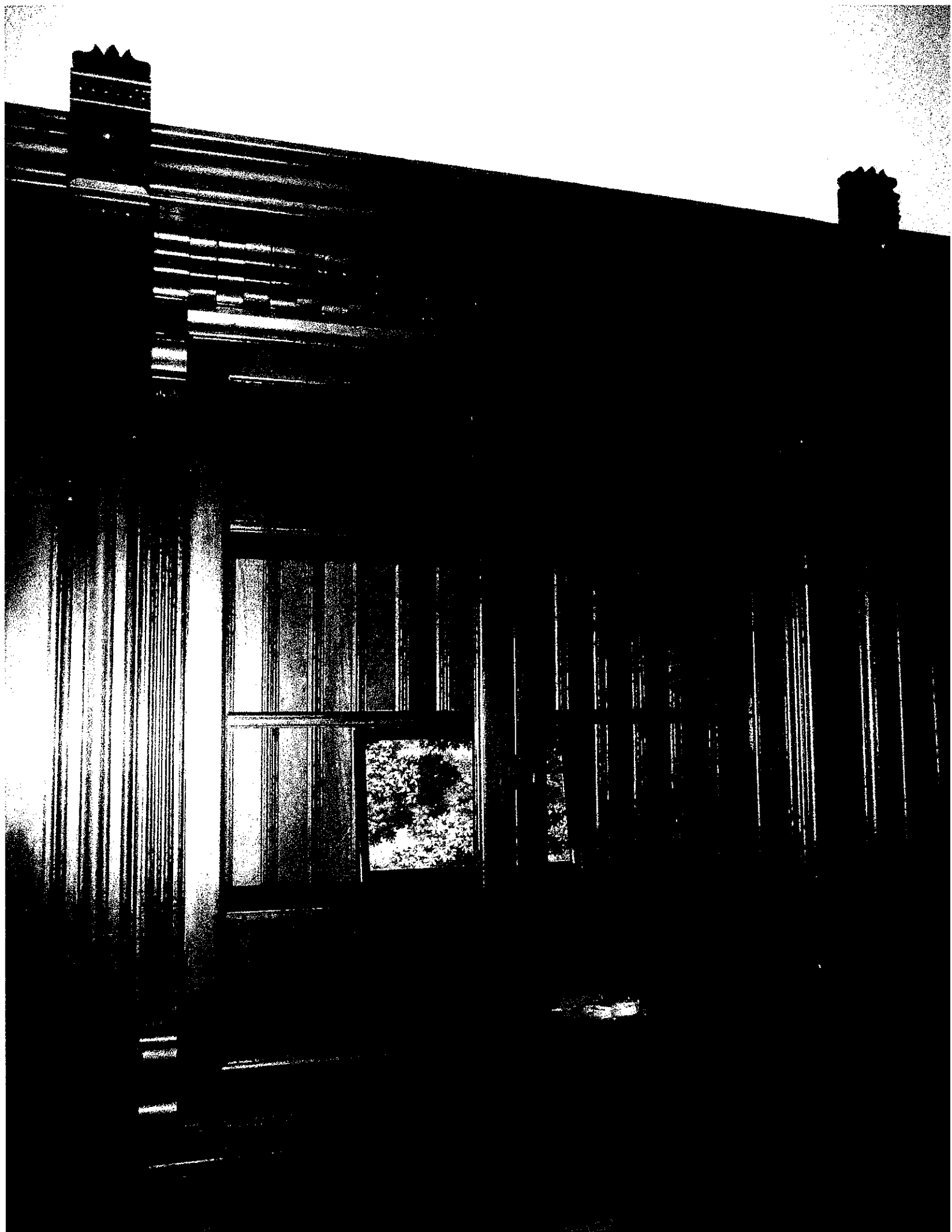


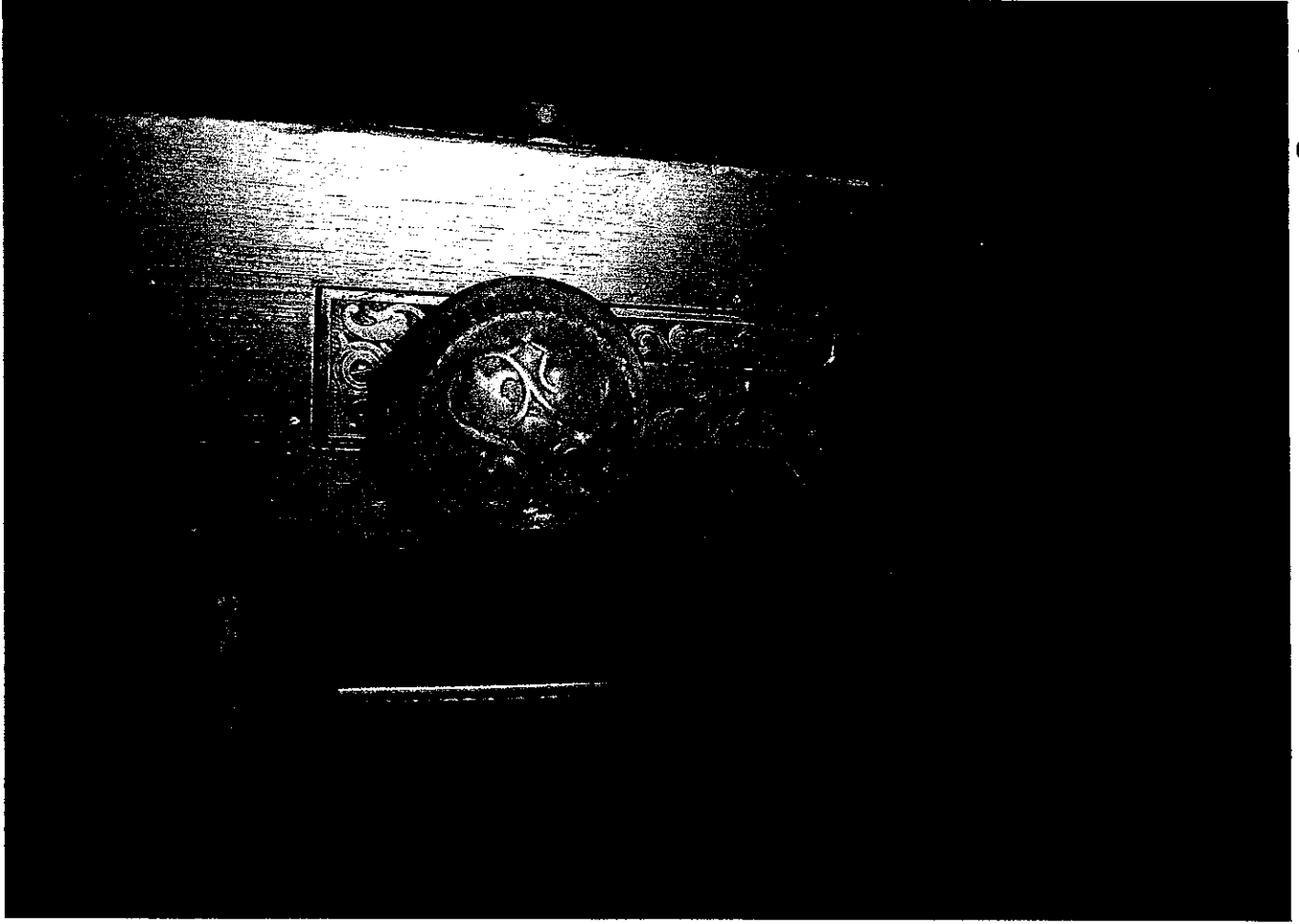
WEST FRONT ENTRANCE



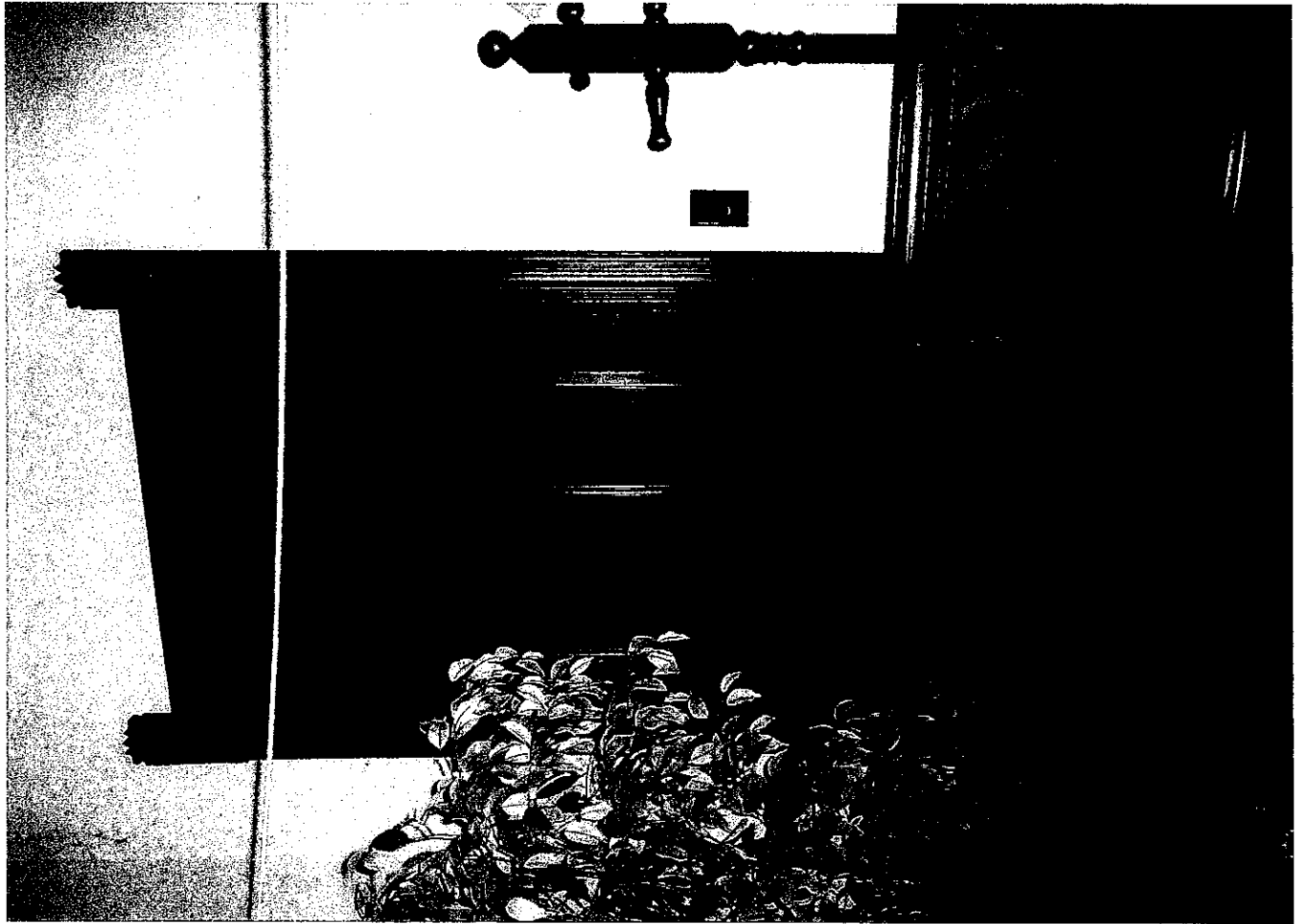
DINING ROOM
BETWEEN DINING ROOM & EAST



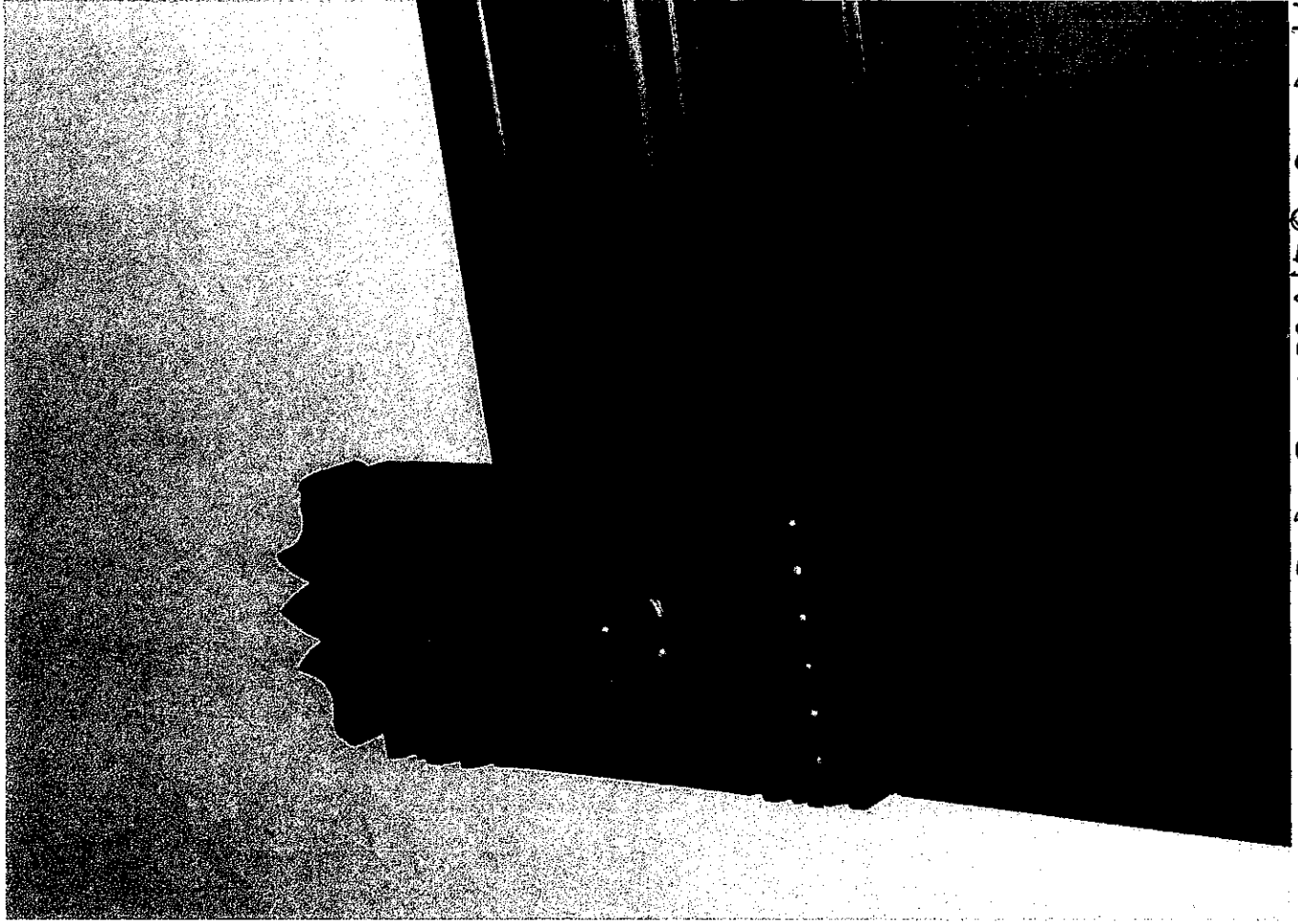




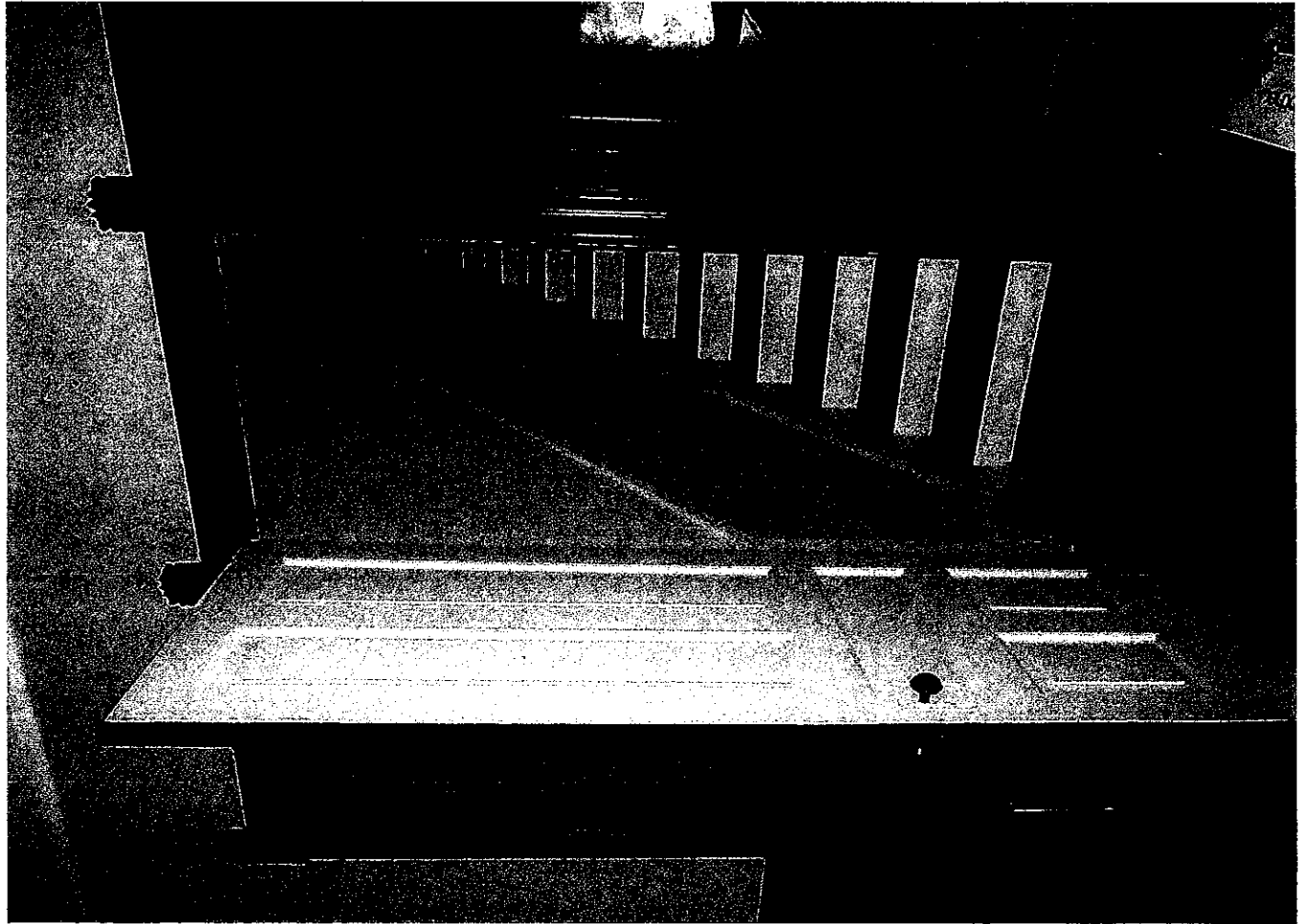
DOOR HARDWARE, DINING ROOM



DOOR IN DINING ROOM



DETAIL OF DOOR CORNER BLOCK
DINING ROOM



STAIRWAY FROM DINING ROOM TO
2ND FLOOR



4 GENERATIONS OF BERGMAN'S

DAUGHTER TO DAUGHTER TO DAUGHTER TO DAUGHTER

EXISTING CONDITIONS REPORT

2150 ALGONQUIN ROAD
HOFFMAN ESTATE, ILLINOIS

Mr. Matthew J. Pagoria
Vice President Land Acquisition
M/I Homes Chicago, LLC
400 East Diehl Road, Suite 230
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November 5, 2014

EXISTING CONDITIONS REPORT

Bergmann Residence
2150 Algonquin Road
Hoffman Estates, Illinois

BUILDING EXTERIOR:

- A. The main house, a Georgian Revival inspired design, and the addition are wrapped in a painted 4" hardwood clapboard siding. There are numerous areas where the siding shows some level of dry rot this is most prevalent in the northwest corner, adjacent of the rear entry for the first and second floors. It is not known if the deterioration of the painted finish is due to water damage, the quality of paint used and the preparation of the wood siding at the time of installation or a combination of all the above.
- B. The exception to a wood siding is the front entry deck/ porch enclosing knee walls and support columns which are constructed of a smooth cementations parge coating which we suspect had a painted finish at one time. The finish existing on the exposed public side of the porch and the interior, private face are the same. There are numerous areas that have spider cracks and some areas that are open with exposed metal lath that has deteriorated. This areas of exposed lath will need to be remove and replaced with similar construction to match the existing finishes. There are limited areas that have been repaired in the past. Given the age of the building and the seasonal temperature changes the masonry finish can be repaired and retained but will continue to be a maintenance issue.
- C. The front deck joist and decking material are showing settlement to the northwest corner of the front porch. The front porch area is open to the environment, the use of knee walls on two sides with the perimeter wall of the house on the third and the absence of any drainage scuppers from the deck area, by design, will retain water at the lowest point of the deck. There is also evidence that roof above the porch area is adding to the problem evidenced by the deterioration of the bead board ceiling that is peeling paint. Since there were no visual access doors to the underside of the deck we did not attempt create one from the basement exterior or

the interior of the south wall of the basement. The assumption is the deck framing will need to be replaced due to water damage.

- D. Currently there are stone caps to the two knee walls (south and west) that have a centered metal spine that extends about $\frac{3}{4}$ " of an from each stone cap the full length of each run of the limestone. The spine aligns with the centerline of a recessed wood track that runs under the bulkhead of the roof. This is also typical for the east side where the stairs are located. The combination of the spine and track was designed for removable screens and possible storm windows that would offer the owner a "three season" room. Both spine and track look to be in good condition. There were some storm windows located in the basement, we did not confirm if the windows were design for the front porch.
- E. The south perimeter wall of the house or the north wall of the front porch has a rough plaster painted finish. This is the only area of the actual original four square main section of the house that uses a different cladding material other than the wood siding. Another unusual aspect of the main entry façade is the double door entry and the overall symmetrical design. We assume, at one time, the west parlor with its own entry may have been the office of the farm allowing for customers and vendors to enter the public section of the house. What further presents this possibility is the pocket doors between the existing west and east parlors on the interior of the house. During the week when business was being conducted the pocket doors were closed offering the privacy both to the house and the office and during the evenings and weekends the doors were opened and the living room (parlor) was double in size.
- F. Within the same section of wall there are symmetrical sets of windows that flank each entry door. Both doors and windows are capped with ornate painted wood work that is a standard motif for the house. The pair of the windows consist of a centered fixed unit with a fix unit with colored glass directly above. Both units are bookend with two double hung windows. This is typical for both sets of windows. All windows are single pane floated glass that over no insulation value. Both doors also have operable transom above their location. It would seem that there was an attempt to reduce the amount of solar gain during the summer months with the wide a deep porch and allow for the maximum amount of natural light and ventilation into the house. I would also guess that during the depths of summer the installation of the screens at the front porch allow the occupants the advantage of sleeping outside when the house was to warm.
- G. Both entry doors are five panel painted solid core wood doors. Both are decorative but neither are insulated and devoid of any weather stripping. Due to the location of furniture at the time of our inspection we were not able to open either to confirm if each were operational.
- H. The west façade, similar to the east, north and a portion of the south façade employs the original wood clapboard 4" painted siding. The portion of the

original four square house is quite distinguishable given the massing of the original section with the double hipped roof. The formal placement of the windows and alignment (vertically) follow through on the original section as does the detailing of the heads and sills. The detailing of the heads and sills on the additional does not follow the same formal placement of the windows or the same details. Due to the age and the failure of the paint finish there are numerous areas of the wood siding that are rotted and loose from the wood framing behind. I would assume that there are some areas of the actual framing of the house that will need to be repaired or replaced. It is also evident at the perimeter of the original house the current rain gutter systems was installed with the anchor straps of the gutters mounted on the exterior face of the roof shingles, which due to the method of installation, has increased the amount of water entering the top section of all the perimeter walls. This is one of the causes of the deterioration of the wood siding.

- I. The north façade is the most used and functional portion of the house for the current resident with access to the basement, first and second floors all in a close proximity. At some point in time there was an effort to create two residents from the single family home with the incorporation of what we have designated as the rear vestibule. Prior to the construction of the addition, this area was all exterior and not enclosed. The exterior façade and placement of the windows again is less formal than the methodology used for the original portion of the house. Unfortunately, similar to all areas of the exterior envelope, there are numerous areas of dry rot on the façade. The double hung single pane glass windows are original to the construction of this portion of the house and are well past their useful and function life cycle. The two windows, one at the first floor kitchen the other at the first floor bathroom are newer but again need to be replaced. The two entry doors a solid core wood panel doors that are not insulated or thermally broken.
- J. The roof over the rear addition is a flat roof which provides an active pitch northward away from the main house and utilizes a rain gutter at the perimeter of the section of house. We assume that although from a distance the roof seems to be pitched in one direction the use of gutters at the perimeter of the roof area would suggest that there may be a hip to this roof. Since there were no access points to the roof area we were no able to confirm the roof configuration.
- K. The east façade of the addition is the more formal of any section of the addition given the formality of the original house and the decorative nature of the formal entry porch on this façade. We assume the east entry was the formal entry to the house were the south façade was the business/ office entry with a sleeping porch, the north entry to the house was more utilitarian for everyday use and the operation of the farm. Needless to say the numerous access points and interior stairs greatly reduced the functionality and efficiency of the house.

- L. The east entry has suffered the same fate of the remainder of the exterior section of the house given age and water damage. The deck and floor joist are spongy in most locations. From a distance the roof seems to be pitched away from the second floor of the house but due to the mold and rot occurring on the front (east) fascia above the porch, we believe the roof maybe back pitched and the gutter maybe retaining water. Given the location of the mature trees and their proximity to the house I would also assume the down spouts along with the gutter may need to be cleaned for proper drainage. We believe that the framing members for both the roof and deck of the house will need to be repaired or replaced completely prior to the repair of any of the decorative woodwork found on the east porch.

BUILDING INTERIOR:

BASEMENT:

- A. The entire basement area is unfinished and is used purely for mechanical purposes with some ancillary storage. There most likely has been minimal revisions to the basement area over the years except for the replacement of boilers, gas lines and plumbing lines.
- B. The existing floor joist (first floor) seems to be in good shape although we were not able to visual review all the joist due to some fabric covering in Basement Area I. Any replacement or repair would be minimal.
- C. The existing concrete floor has movement and has failed in all of the rooms in the basement. I would believe there has been several floods over the years which may have shifted the underlying fill beneath the current slab. The masonry bearing that runs east/ west also has an area of settlement at the east door location. We believe that the movement of the concrete slab and possible undersized footing below the bearing wall may have been insufficient for the loading. It also maybe the case that there isn't a footing or thicken slab which may have lead the bearing wall to punch through the slab.
- D. The original house utilizes a combination foundation wall of stone which is below grade level and a brick masonry wall above. Both walls are approximately 1'-0" thick with the masonry wall being three wythes in thickness. There seems to be little settlement in the perimeter masonry wall of the original house with only several location of water infiltration based on what we believe to be hydrostatic pressure. There is no evidence of a perimeter area drain that would alleviate some of the water infiltration through the floor and walls. A brick "shelf" exist on the east wall of Basement Area I and II for no apparent function.

- E. All of the windows in the basement are awning style windows that use a fixed storm window for winter months. There was no evidence of any replacement screens for the summer months. Due to the size and function of the current windows none will meet code requirement for natural light and vent or means of emergency egress.
- F. There are several electrical outlet sporadically placed throughout the basement but most power is taken from ceiling junction boxes none of which have any GFCI function.
- G. Lighting is provided through surface mounted porcelain pull chain light fixture with a bare bulb incandescent lamps.
- H. The area which we designated as the Mechanical Room is part of the addition to the original house and uses a concrete poured in place below grade foundation wall with a brick masonry wall that matches the original masonry wall. The condition of the concrete wall is not in good condition and it seems that concrete wall has not held up as well as the stone foundation wall. The amount of severe deterioration of the concrete wall can be seen of the north section of the Mechanical Room where the wall has started to fracture and crumble (photos # 18 & 19). There was no evidence of any in-wall steel reinforcement. In conjunction with the lack of in-wall steel reinforcing there is a cast iron (not original) 4" waste line that leads to the septic field. Directly above this area in the basement is the first floor bathroom that has a partially blocked-in opening in the north wall that most likely is not water tight. Through the years a combination of all three factor probably have contributed to the deterioration of the foundation wall.

FIRST FLOOR;

- A. The design and construction of the first floor and for that matter the entire house was based on the factors of what was needed at the time and to make room for the requirements of an expanding family. The outcome of this type of adding or revising house plans came with a lack of anything on paper that would lend itself to an overall plan for the house instead of the adding of "rooms" when necessary on an ad-hoc basis. This design concept can be seen on the first floor with the double parlors, the break-up of the four square plan with smaller bedrooms and an interior and exterior stairs that breaks up the plan consistency on both the first and second levels.
- B. Given the utilitarian nature of a farmhouse there are some details that were afforded on the public or formal level of the house. All windows, window skirts, doors, baseboards and a wood flooring are designed with a clean elegance and well crafted. The utilitarian thought process also extended to the functional use of each room especially with the double parlor configuration.

- C. All windows are double hung units that are original to the house with single pane glass and fixed storm windows. The size of the windows will meet the code required natural light minimums but will not meet the standards with the fixed storm windows for natural ventilation. The function of the windows is somewhat suspect given that some of the chains for the counterbalancing weight had been replaced with rope which has rotted away. All windows on this level will need to be replaced.
- D. The kitchen has vintage 1950's, 1960's era metal cabinets that are in pretty good shape and required some minimum repair and a good cleaning. The kitchen range was missing and the refrigerator was a 1950's era unit which was not operational.
- E. The first floor has a three fixture bathroom that is not original, I would imagine the fixture are late 60's early 70's vintage. Adjacent to the water closet is what looks like a recessed area for a radiator which occurs directly over the area in the mechanical room that has severe deterioration within the north foundation wall.
- F. We believe at one time the rear vestibule area was actually outside of the house and at some point in time, most likely when the additional was added the rear vestibule was built. Again, the reasoning on why the house was added onto at any given time was most likely a function of necessity. I would add that the additional of the rear vestibule was also a function of a larger family with the need for a separate entry for the second floor.

SECOND FLOOR:

- A. The second floor is similar to the first floor with the same original four square plan and the back addition. There are currently three stairs for ingress and egress to the first floor and attic level which reduces the efficiency of the floor plan. The current level is broken up into four bedrooms and has a separate owner's apartment. The footprint is divided up into several smaller rooms that were needed by the family at a given time. With some of the room configurations as they are the rooms are functionally obsolescent.
- B. The finishes on the second floor are more utilitarian than the first since this level of the house was mainly for family members. The need for the formalities of detailed wood trim was not required. The current rooms all have some level of water incursion and deterioration at the ceiling and walls. There is also some mold on the walls and ceiling in the Living Room No. # 209. Even with the water incursion in numerous locations the floor structure seems intact with little or no movement noticeable.

- C. The bathroom and the kitchen are all passed any functional life cycle and are only being used by the current occupant. The only heating system for the occupied area of the second floor is a free standing gas space heater with an ad-hoc flue that is attached to a masonry chimney.

ATTIC LEVEL:

- A. The attic level is completely unfinished and not insulated. The majority of the roof rafters are in good shape even with the temporary roof installed to stop the water entering the entire house. We suspect that although there are numerous water stains on every roof rafter the large volume and the open exposure from the roof acted as a wonderful means of ventilating and drying out any of the framing members. We also suspect that just the opposite has occurred with the wall framing which is covered on the exterior with the clapboard siding and the plaster finish of the interior rooms. We did not find any deterioration of any exposed floor sheathing members.
- B. The windows at this level are in the same condition as the windows on the first and second floors, all of which need to be replaced.
- C. We did not find any electrical outlets at this level.
- D. The entire attic level is not heated.

EXECUTIVE SUMMARY:

The existing original section of the residence was constructed in the early nineteen hundreds with an original four square design typical for the time frame and the agrarian owner. The four square design provided for a compact and efficient design that lent itself well for the owner which used the house mostly for sleeping and as an eating area in the morning and evening. The function and operation of the farm was preeminent, any comforts afforded by the house were of a secondary nature. As the family grew so did the house with the dividing of existing rooms into smaller rooms as required for family members and required function normal for the operation of the farm. If the need arose for additional area rooms were most likely added on one room at a time basis. The one by one addition, on an as-is needed basis worked well for limited budgets, unfortunately the succession of rooms that made up the house decreased the original intent of a compact and efficient dwelling.

The same thought process can be seen in the current configuration of the property which is the focus of the assessment. Each floor which was used for dwelling purposes has been chopped up or added based on the requirements of the family at any specific time frame. Although the process was inventive and economical the overall function of the house required the user to adapt as opposed to adapting the floor plan with the minimum inconvenience to the user.

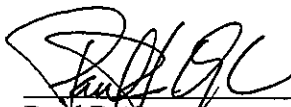
Given the age of the house and the materials used, our summation is as follows:

1. The current electrical, mechanical and plumbing systems are well beyond any true functional life span. The house currently has only an 80 amp service with screw fuses which will not meet current building codes or the needs of a modern day family. Most of the wiring does not meet code require minimum standards. The current mechanical system is a boiler located in the basement that services the basement and first floor levels. At the time of our walk through the boiler was not functional. The second floor heat source was a stand-alone space heater operating within the occupied areas of the former owner. The remaining rooms on the second floor not use by the owner were not heated. ALL MEP SYSTEMS NEED TO BE REPLACED.
2. The current shingled roof on the original portion of the house needs to be removed in its entirety. There has been some minor stop gap repair work performed, this is not the final answer to the roof repair required. The flat roof above the addition was not accessible at the time of our inspection. We will assume, based on the water stains on the interior of the house, the roof for this area will need to be replaced in its entirety.
3. The entire building envelope will most likely need to be replaced due to the amount of water damage and the dry rot that has developed due to differed maintenance of the existing wood siding. We also caution that sections of the

exterior wall framing will need to be replaced from water damage. At the time of our walk through no exploratory openings were made.

4. All windows are original and may not be function given the age of the units. We would advise that the windows be replaced to a new thermal insulated unit which would be in line with the minimum energy requirement.
5. There will need to be some structural repairs made to the masonry bearing wall and sections of the concrete foundation walls in the basement. There is no need additional testing since the displacement of walls and floor are extremely apparent.
6. The entire concrete floor slab at the basement level will need to be removed, new compacted fill provided and a new 4" concrete slab with steel reinforcing be installed. There is a concern as to what the underlying cause of the deterioration of the support elements such as a broken plumbing line or lack of basis structural reinforcing over a lengthy period of time has caused displacement.
7. Depending on the proposed use of the first and second floors there are numerous areas of plaster which will need to be repaired. A cost comparative analysis of the removing all plaster down to the wood studs may need to be considered if there are numerous areas of the perimeter walls that need to be repaired due to water damage. We also assume that all the existing walls are not insulated, and given the age of the building, any insulated installed has deteriorated to a level of being non-effective.
8. No review of the well and septic field was performed. It is assumed that water and sewer are available at Algonquin. Pending the final use of the building a determination to tap into city water and sewer will need to be made.

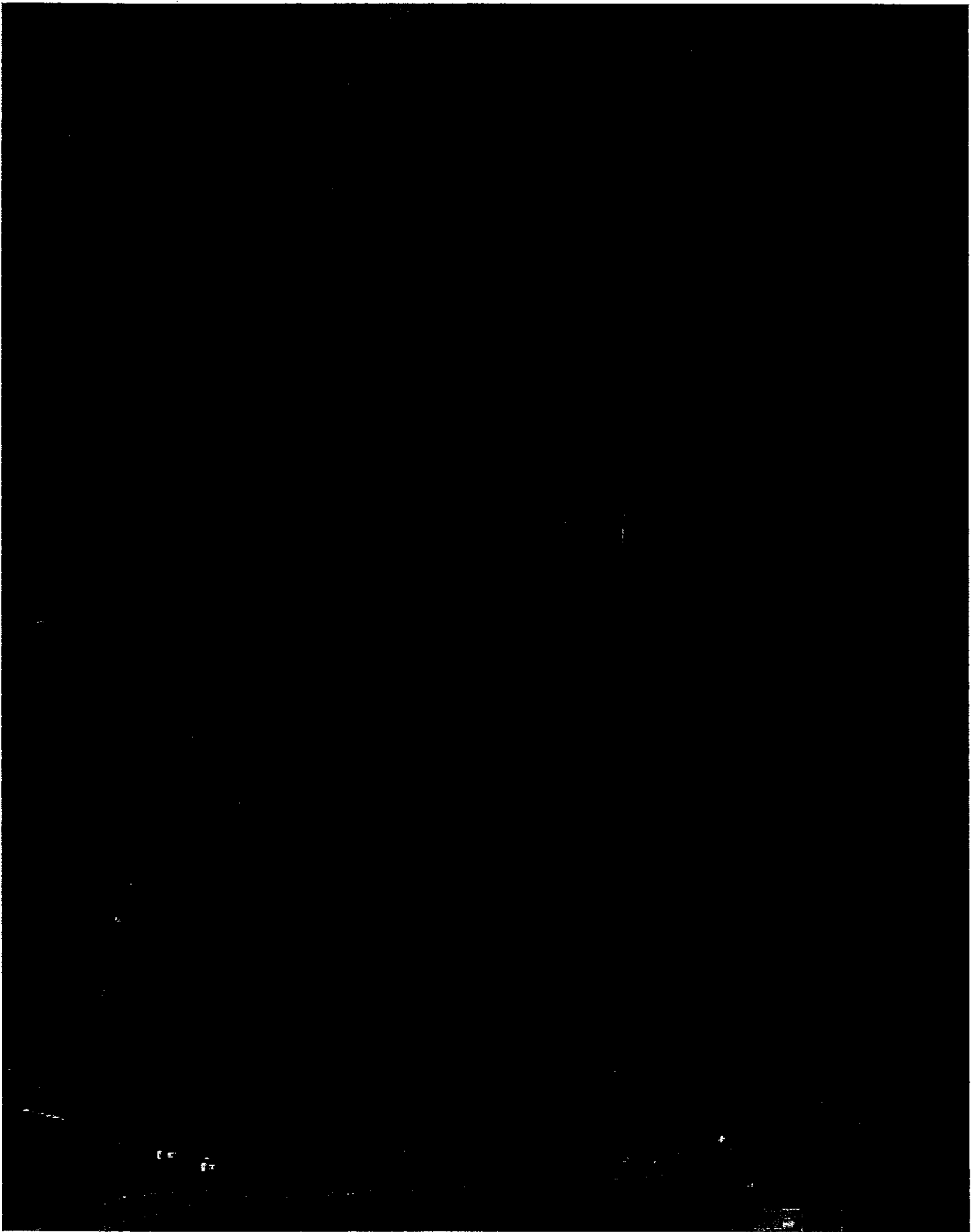
This report is made on the visual walk through performed at all levels of the building. No exploratory openings, material samples, air quality samples, structural testing on materials from the building, soil testing, water sample and testing or hazard material testing were performed by POA or any sub-contractor retained by POA.



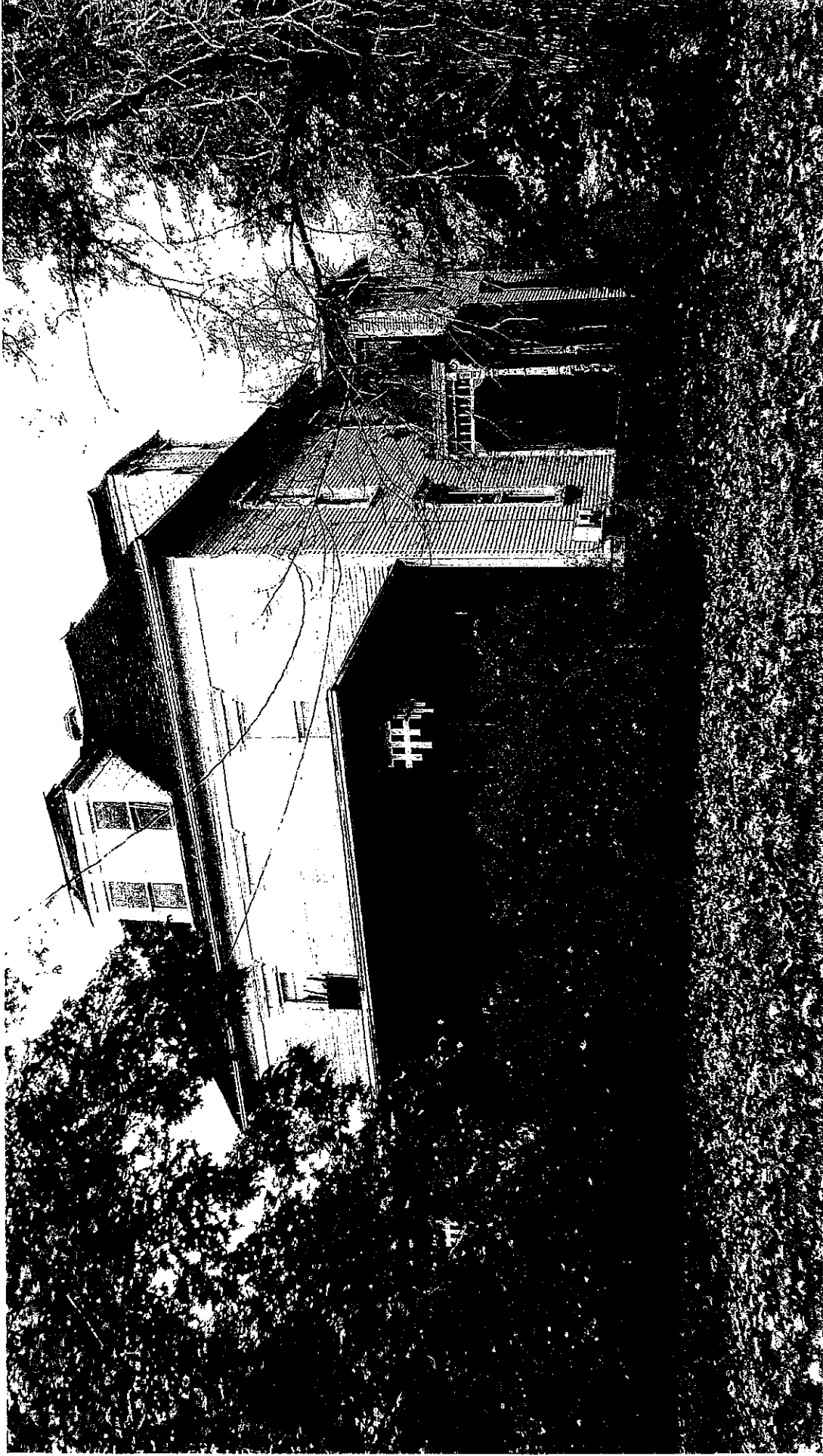
Paul R. Orzeske

11.12.2014
Date

AERIAL VIEW

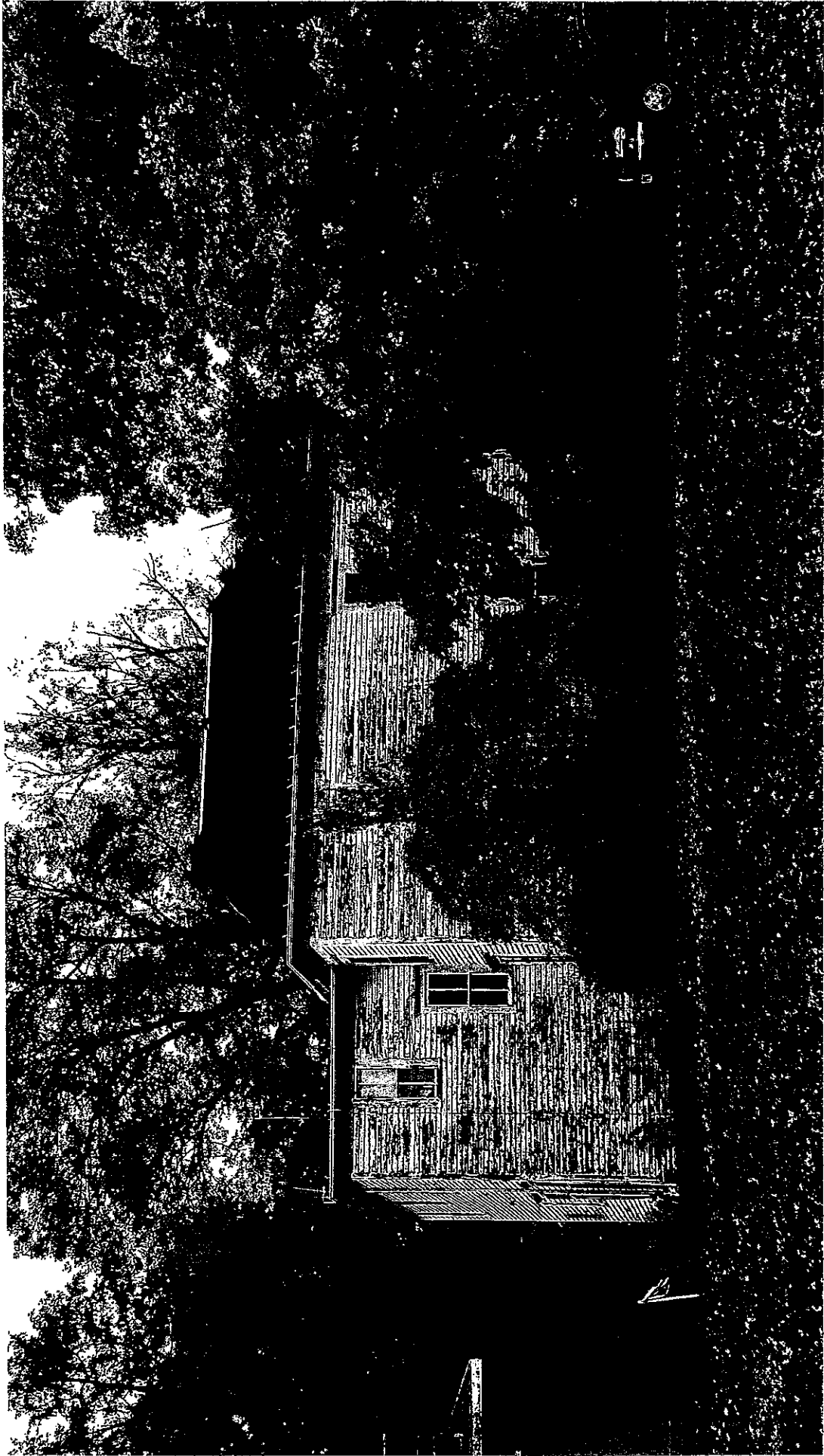


EXTERIOR ELEVATIONS



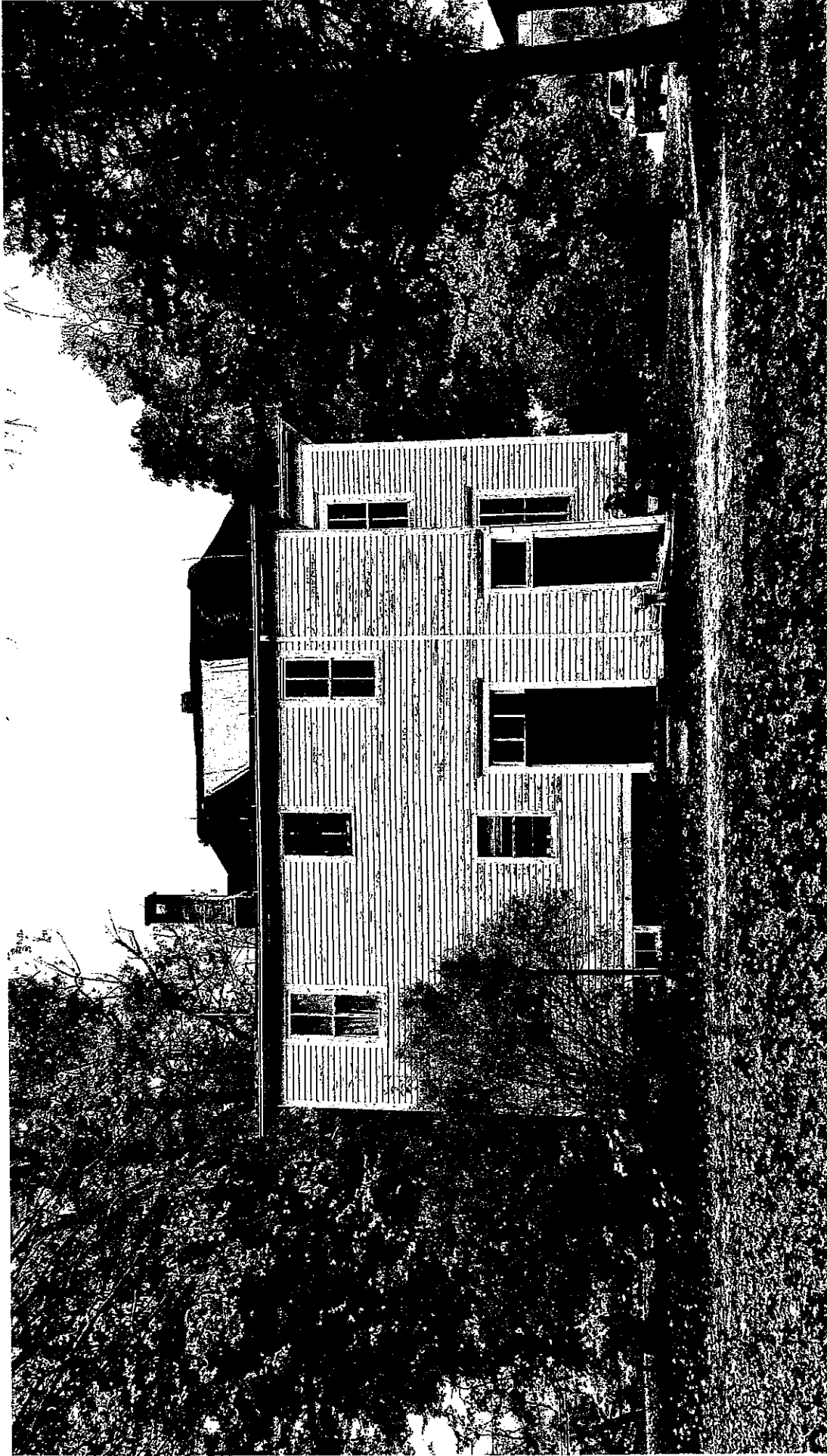
Southeast Corner looking Northwest

Photograph No.#1



West Elevation

Photograph No.#2



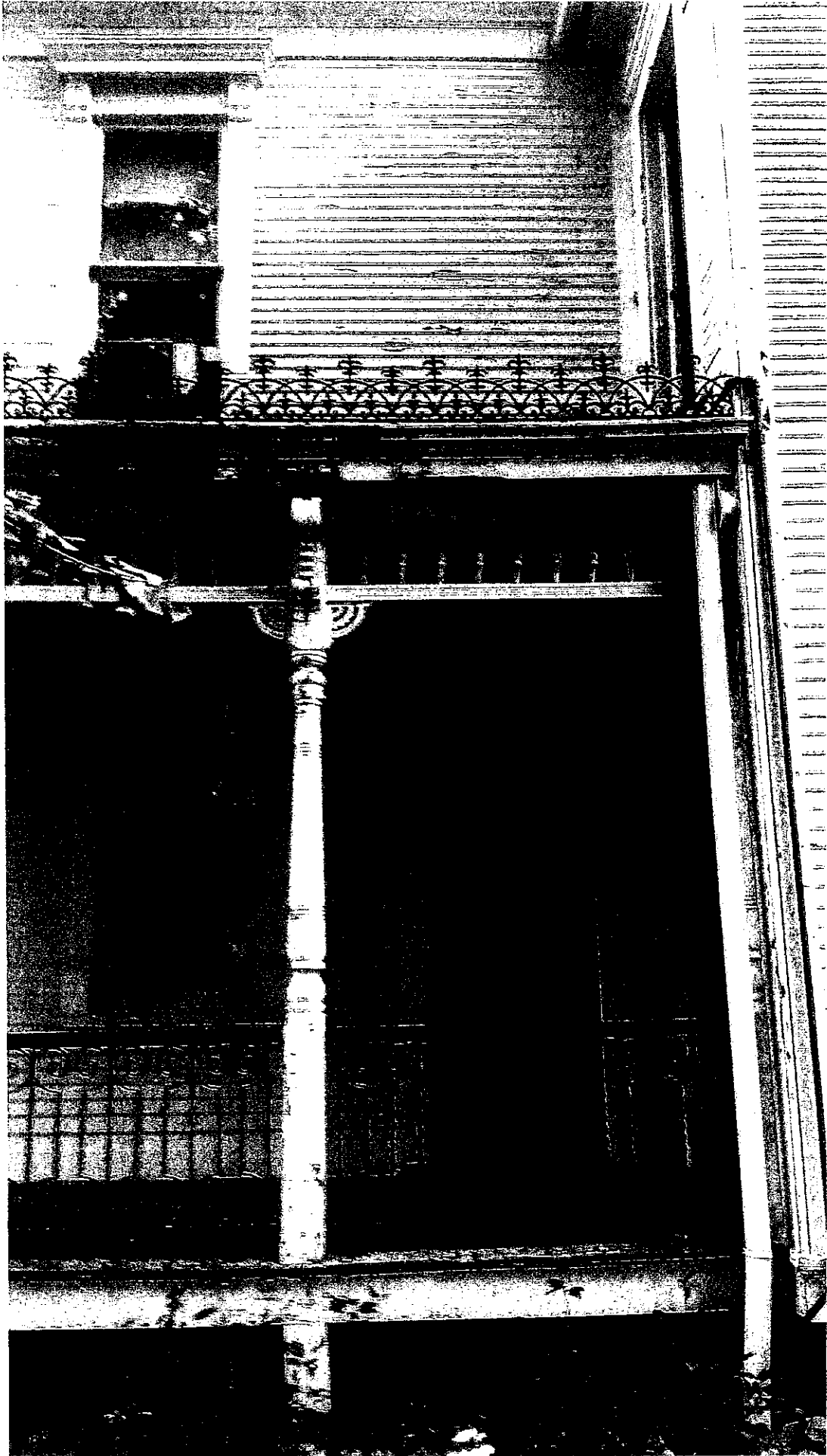
Photograph No. #3

North Elevation



Photograph No. #4

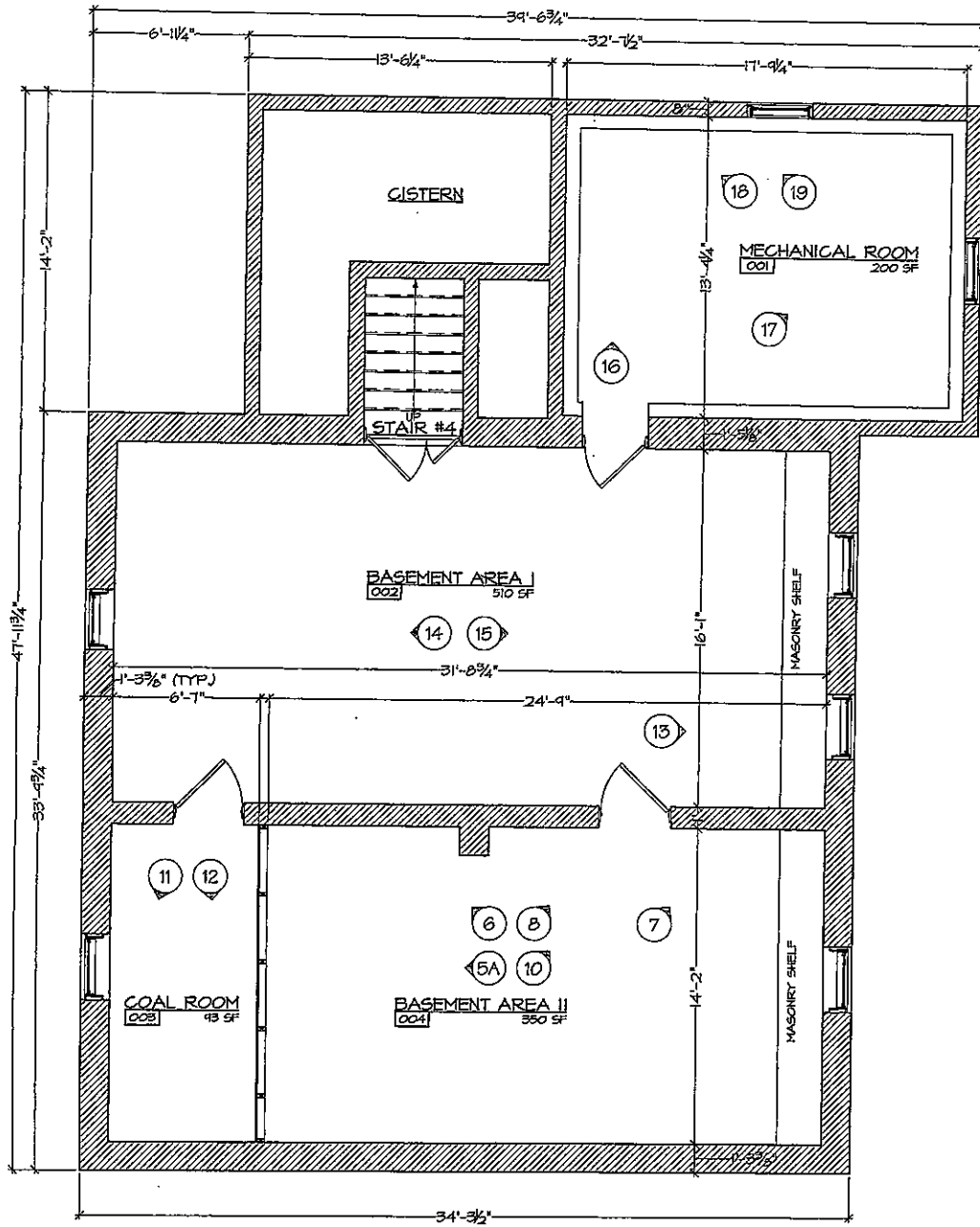
East Entry Porch



East Entry Door at East Porch

Photograph No.#5

BASEMENT LEVEL



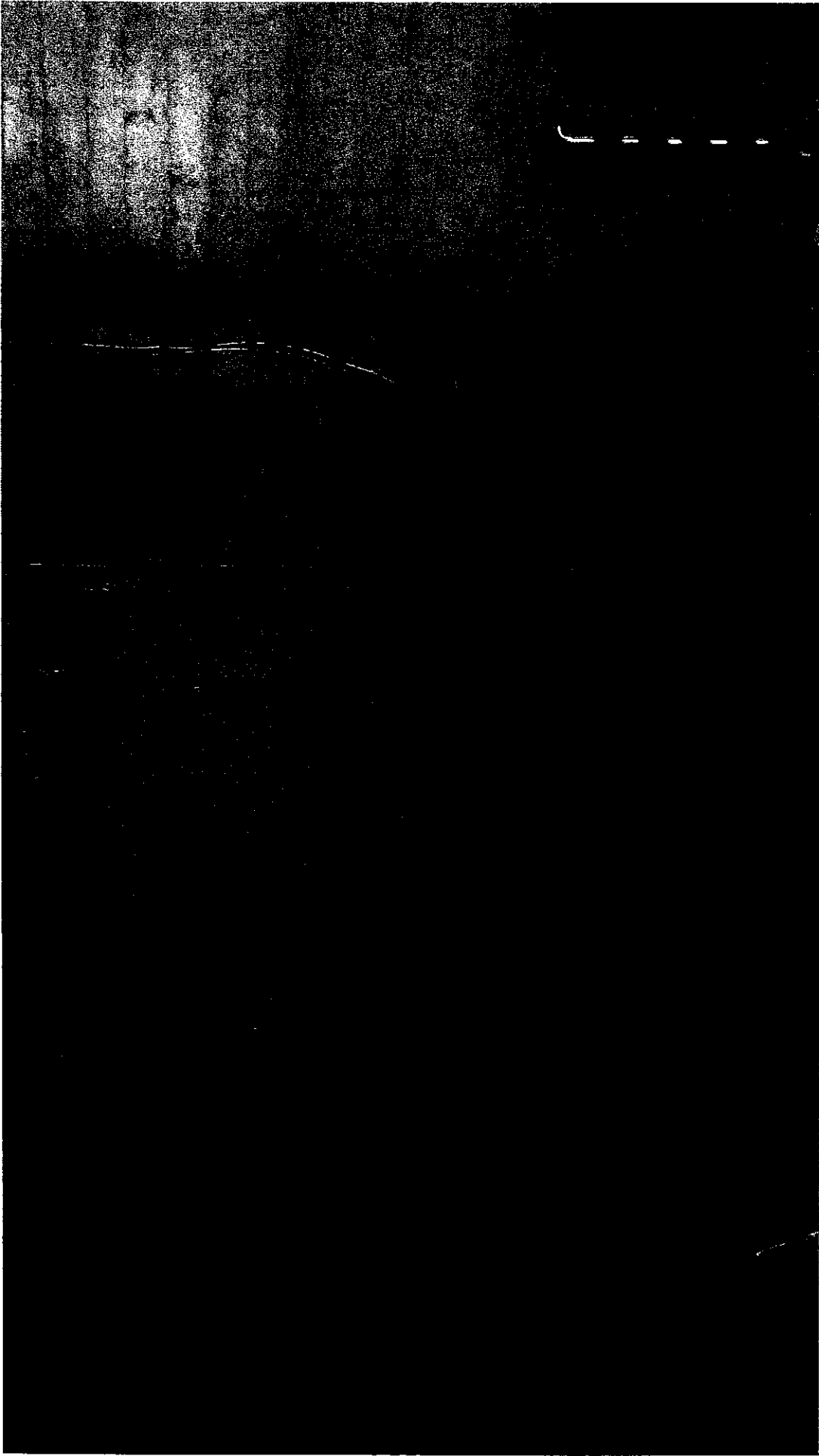
BASEMENT PLAN

SCALE: 3/16" = 1'-0"



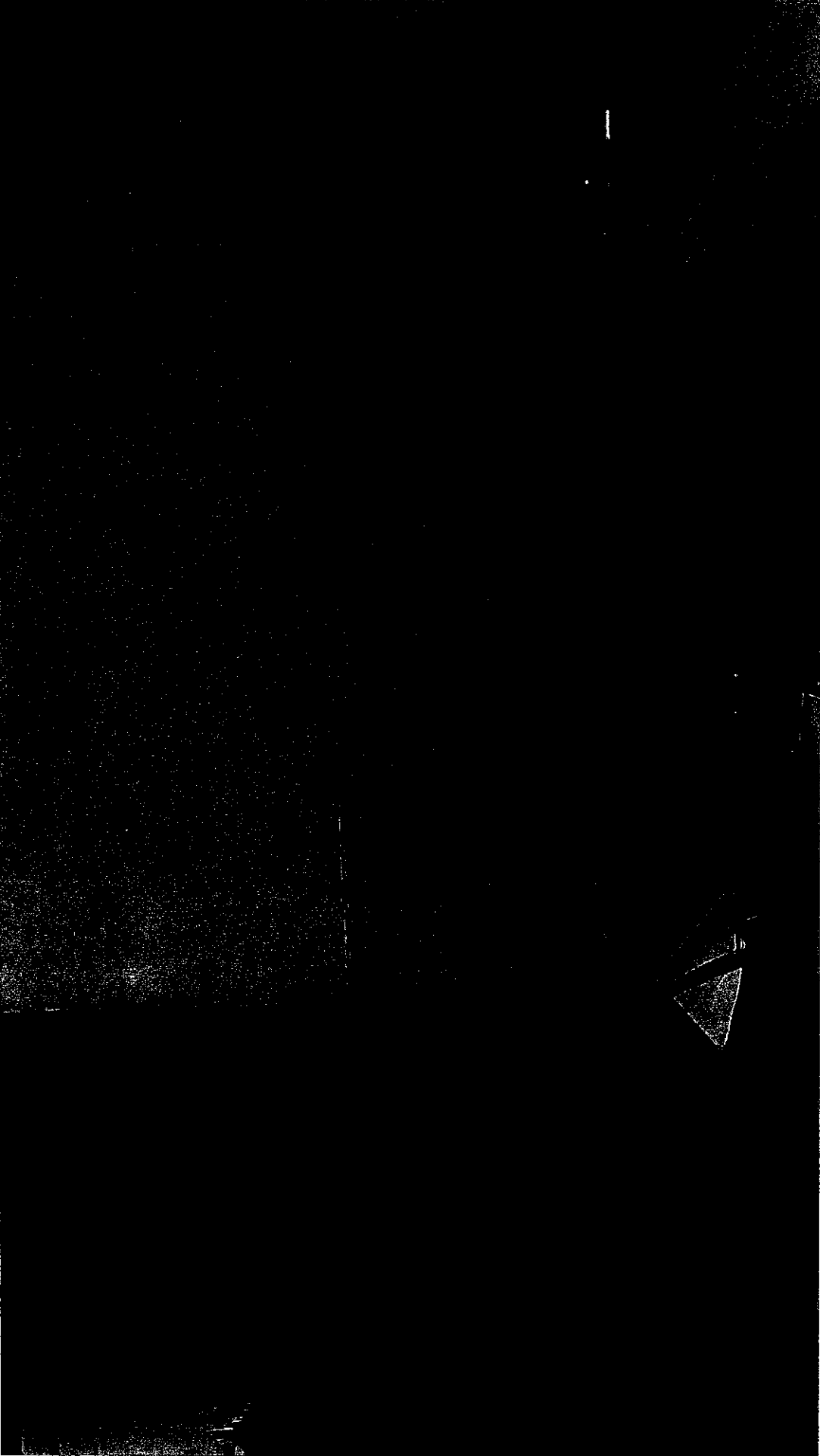
West Section of Basement Area II

Photograph No. #5A



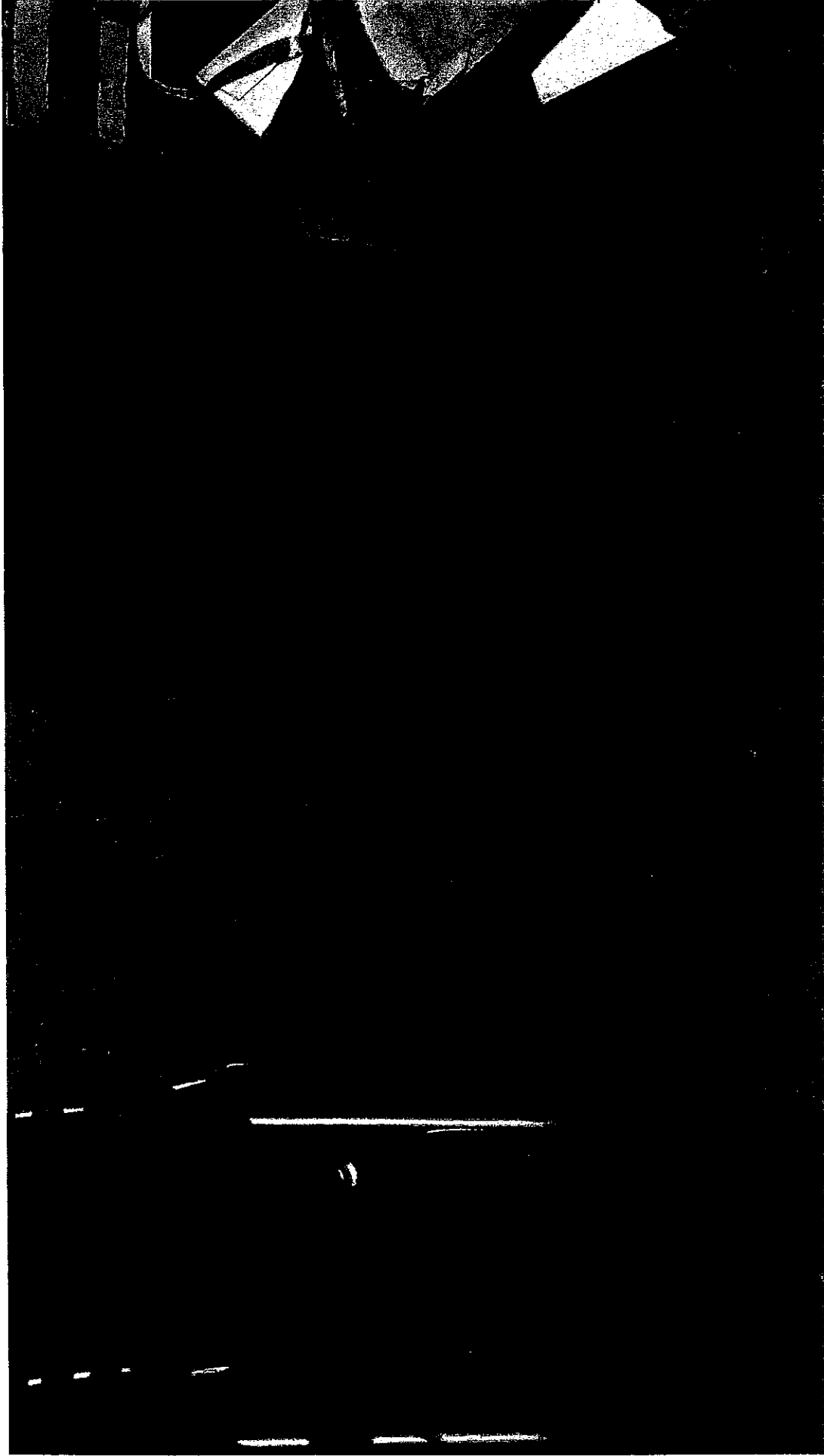
South Face of Interior Masonry Bearing Wall at Basement Area II

Photograph No. #6



Photograph No.# 7

South Face of Interior Masonry Bearing Wall at Basement Area II
Masonry Wall has Several Settlement Cracks



Existing Condition of Concrete Floor at Basement. This is Typical Throughout the Basement Level

Photograph No. #8



Existing 2 x 12 Wood Joist. All Are in Acceptable Condition

Photograph No. # 9



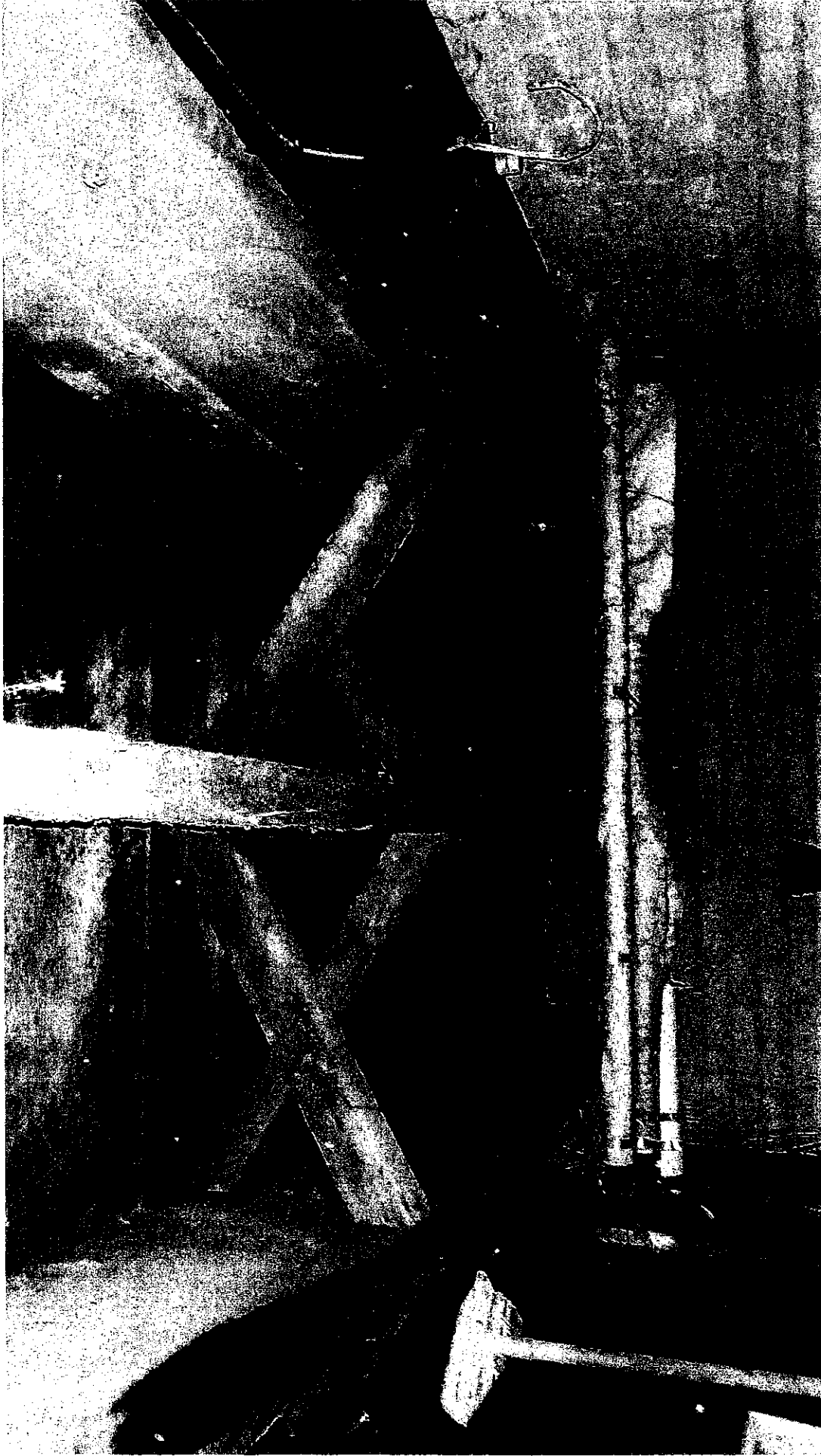
Door/ Masonry Wall/ Concrete Slab at Basement Area II

Photograph No.# 10



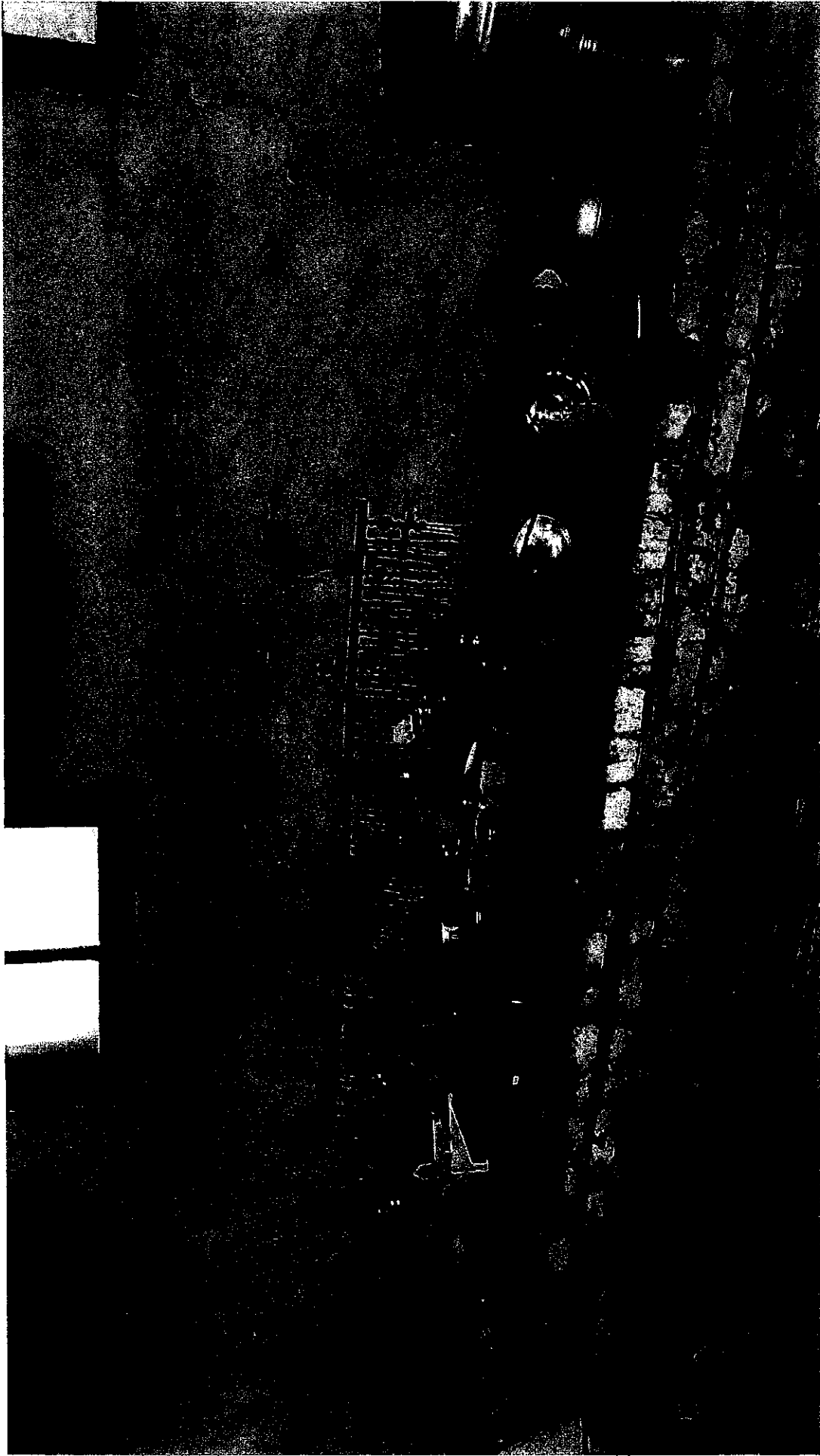
South Perimeter Wall at Coal Room

Photograph No. # 11



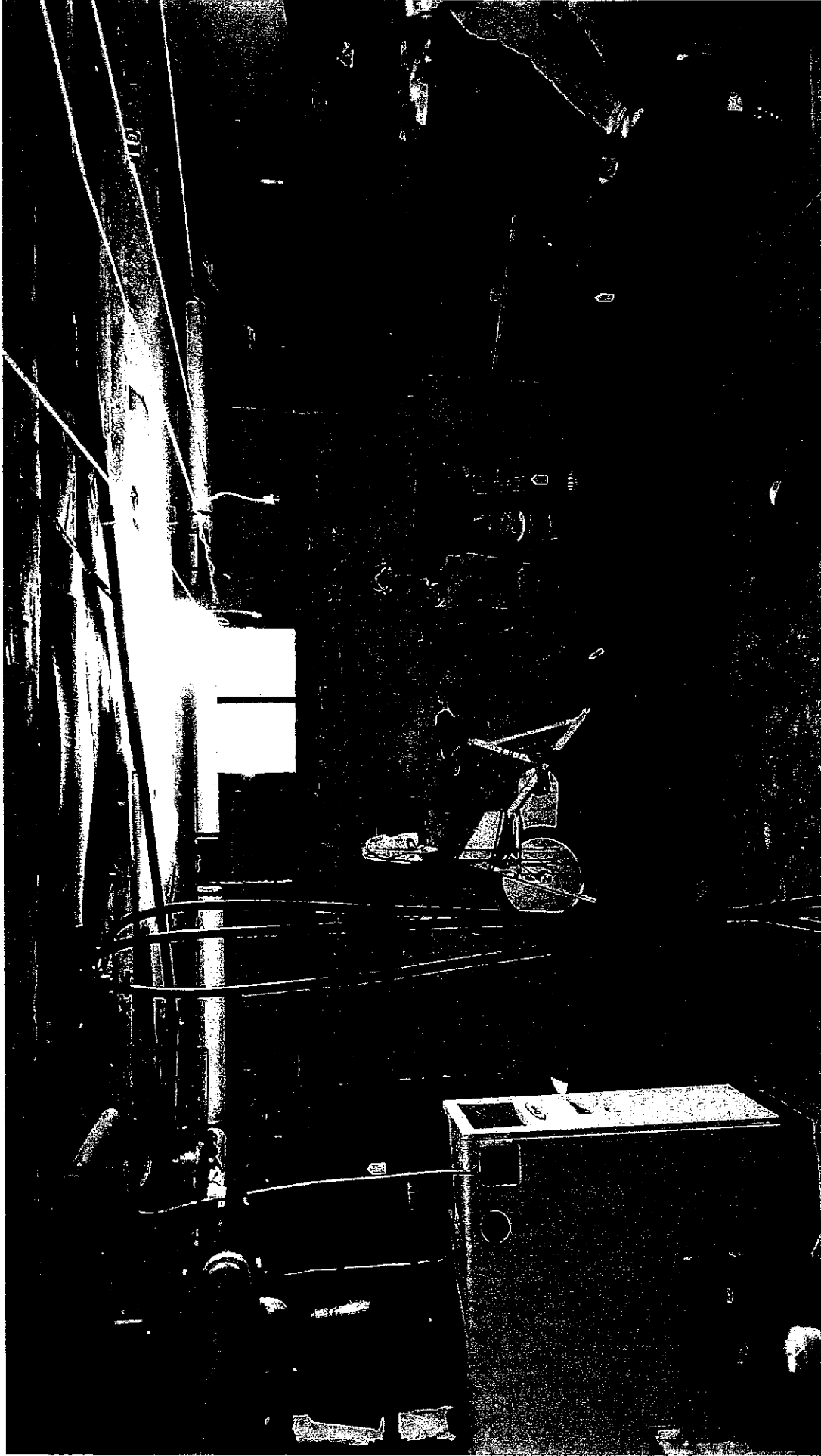
North/ South Orientation of Existing First Floor Joist

Photograph No. # 12

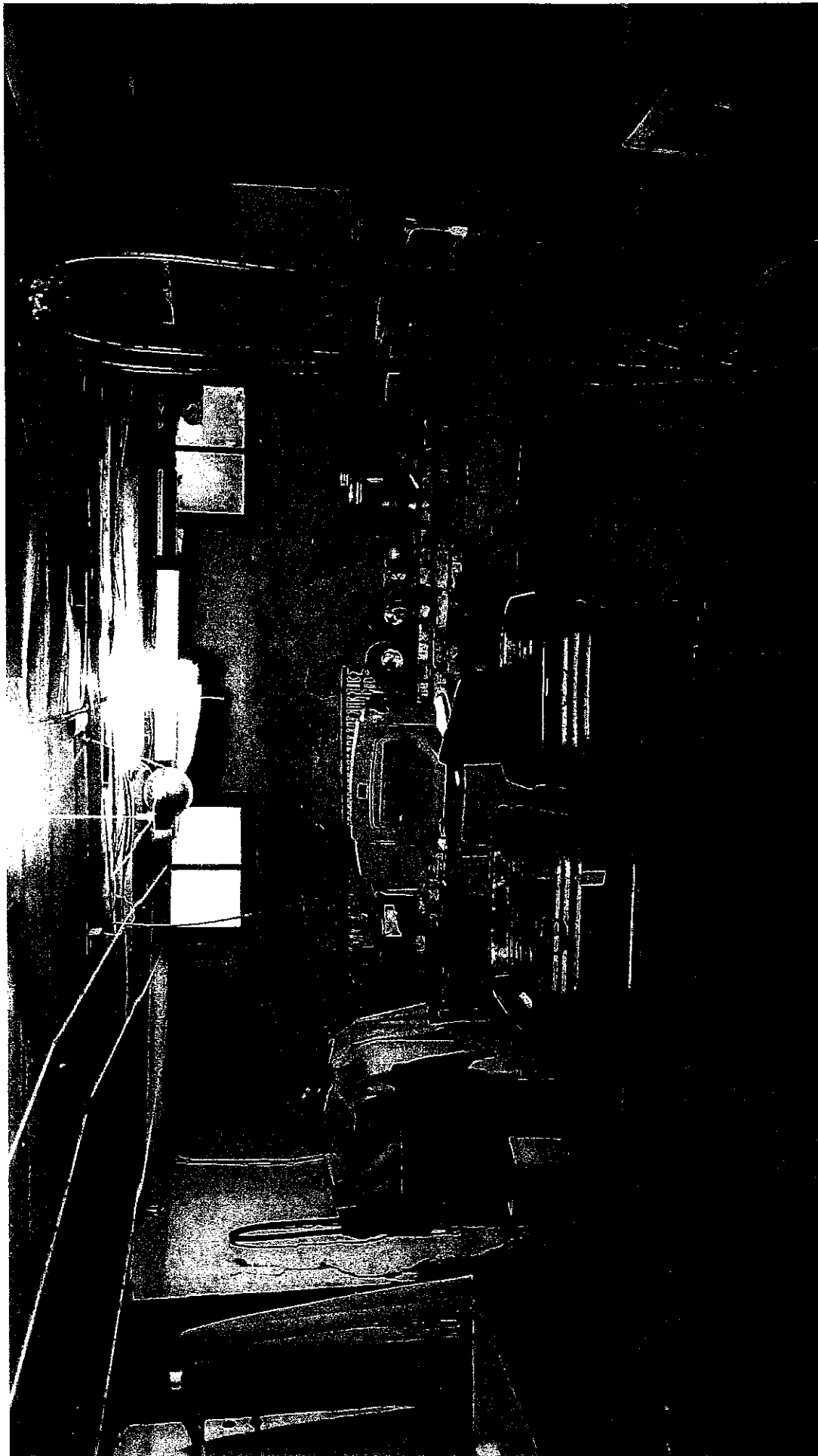


Brick Shelf at East Foundation Wall at Basement Area I and II
Existing Stone Foundation Wall at Original Section of House

Photograph No. # 13



Basement Area | Looking West- Existing Stone Foundation Wall with Mason Wall and Window Inset.
Existing Boiler for First Floor



Basement Area | Looking East

Brick Shelf/ Stone Foundation Wall/ Masonry Knee Wall with Two Inset Windows

Photograph No. # 15



Existing Water Heater Located in the Mechanical Room



Photograph No. # 17

East Side of Mechanical Room
The Deterioration of the Existing Foundation Wall is at its Greatest in this Room



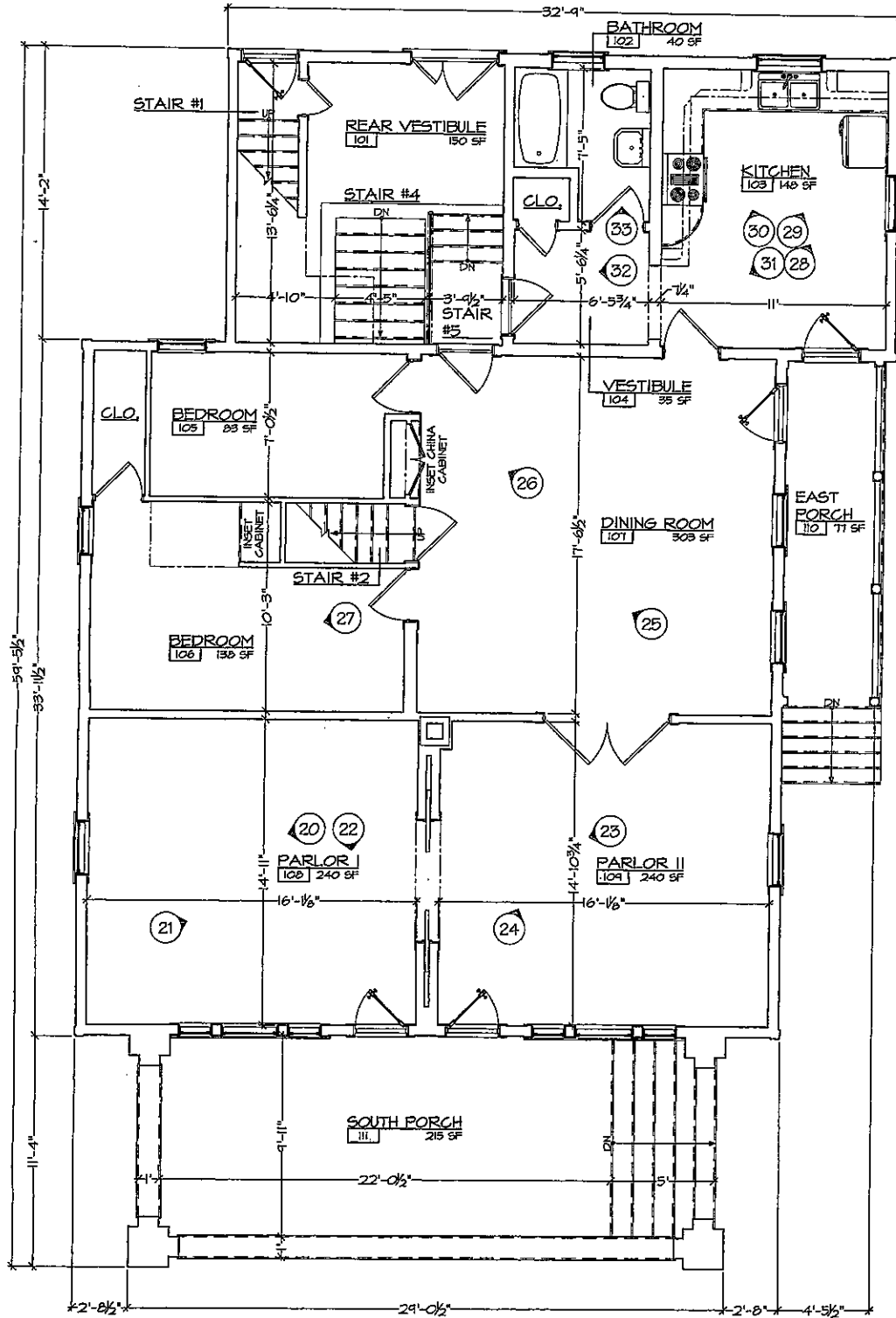
South Foundation Wall at Mechanical Room. This is an Updated Connection for the Existing Waste Line to the Septic Field
The Concrete Foundation Wall is in Severe deterioration at this Location



Photograph no. # 19

West Foundation Wall at Mechanical Room. Severe Deterioration at the Concrete Foundation Wall within the Mechanical Room

FIRST FLOOR



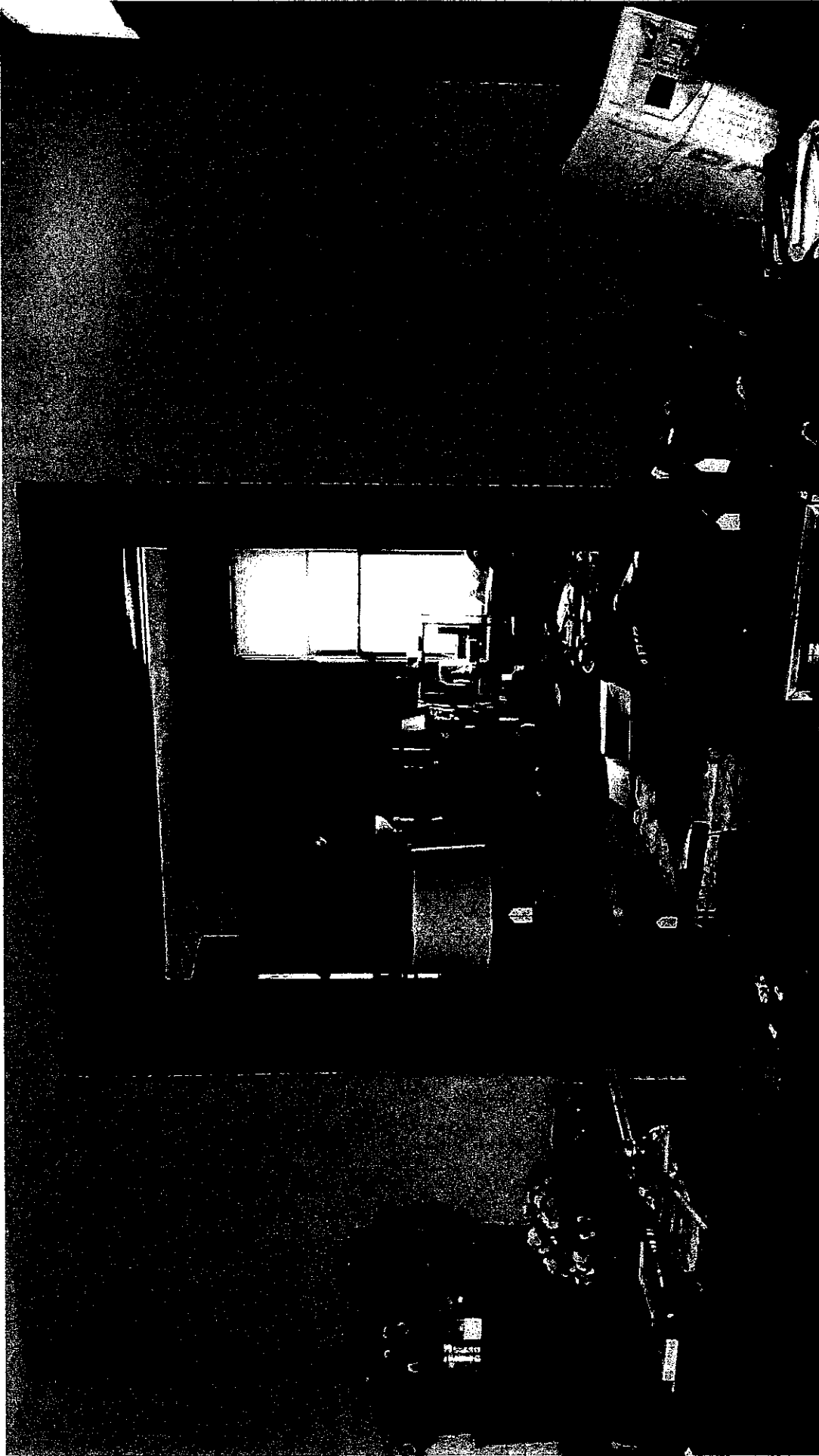
FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"



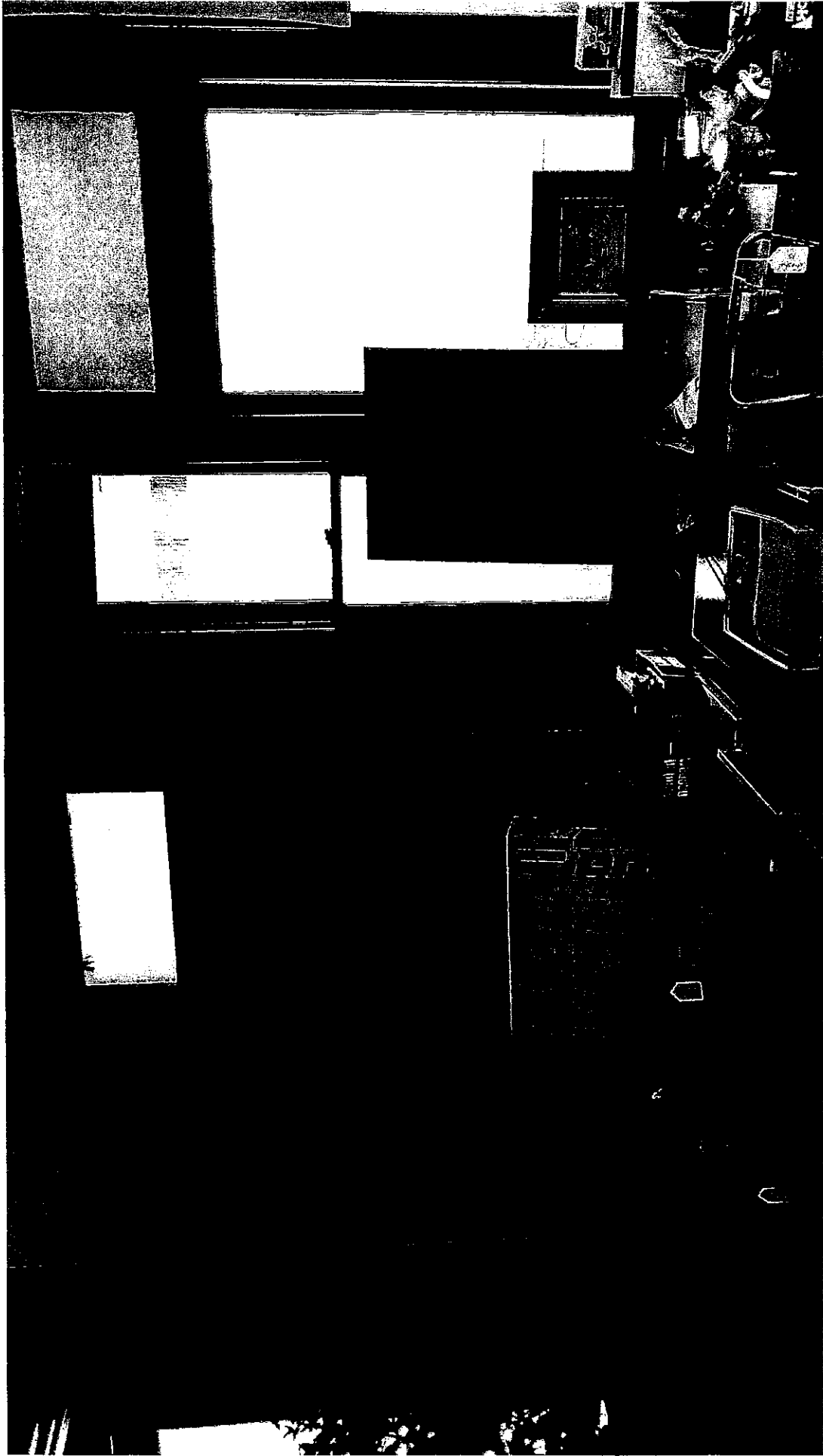
First Floor Parlor One Looking West

Photograph No. # 20



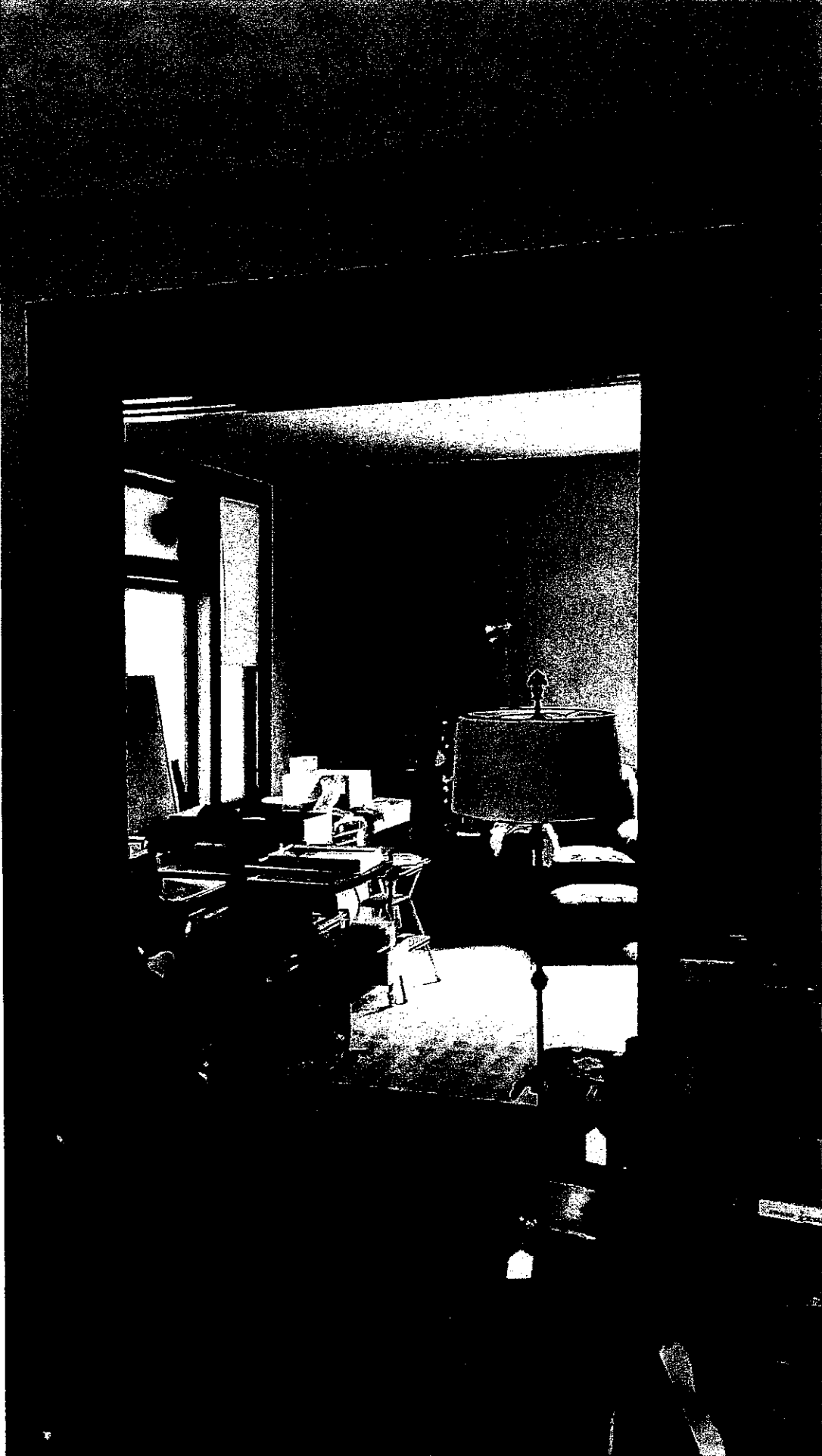
Parlor One Looking East/ Existing and Operable Pocket Doors

Photograph No. # 21



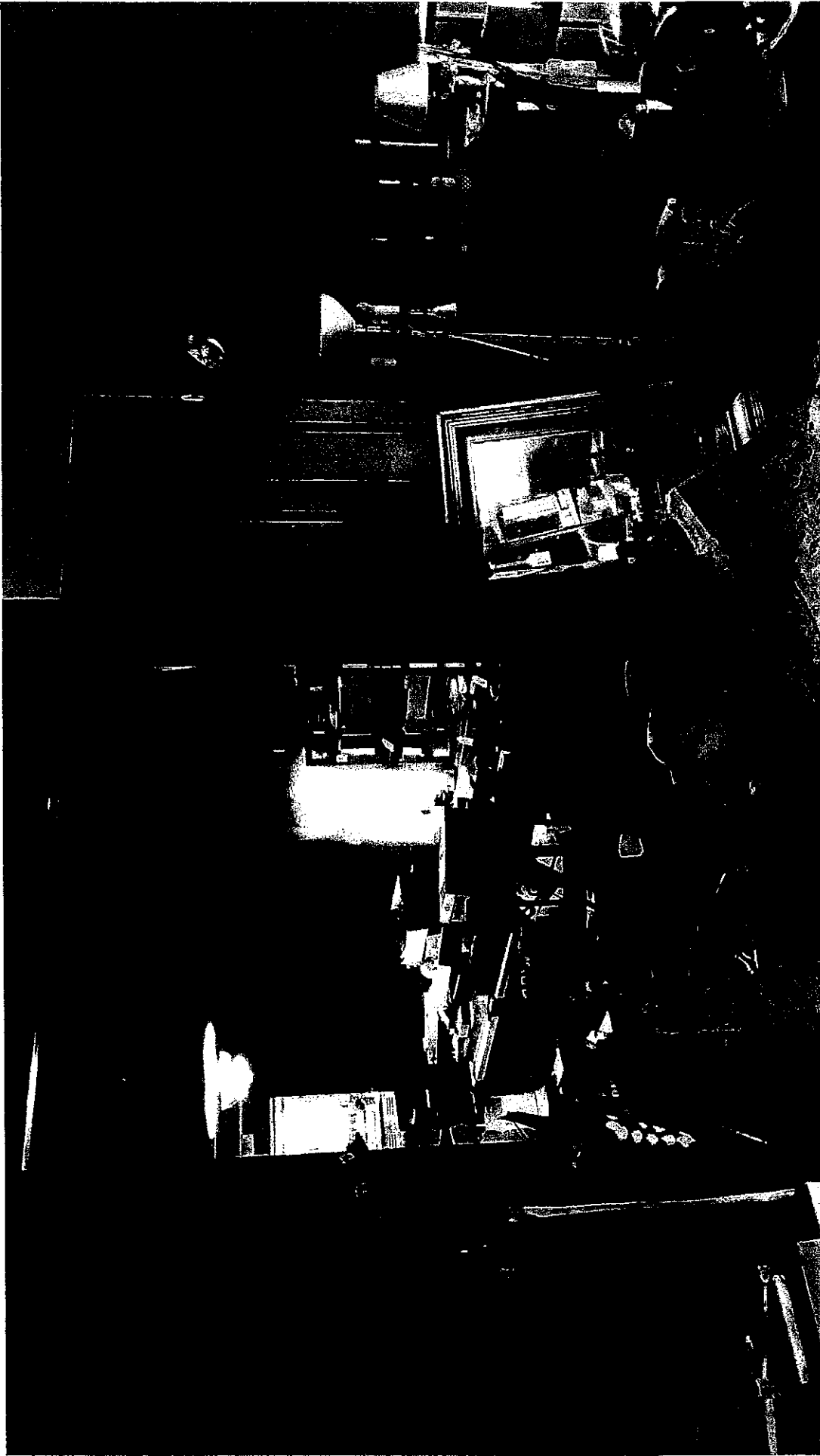
Interior Side of Parlor One Entry Door and Window Orientation

Photograph No. # 22



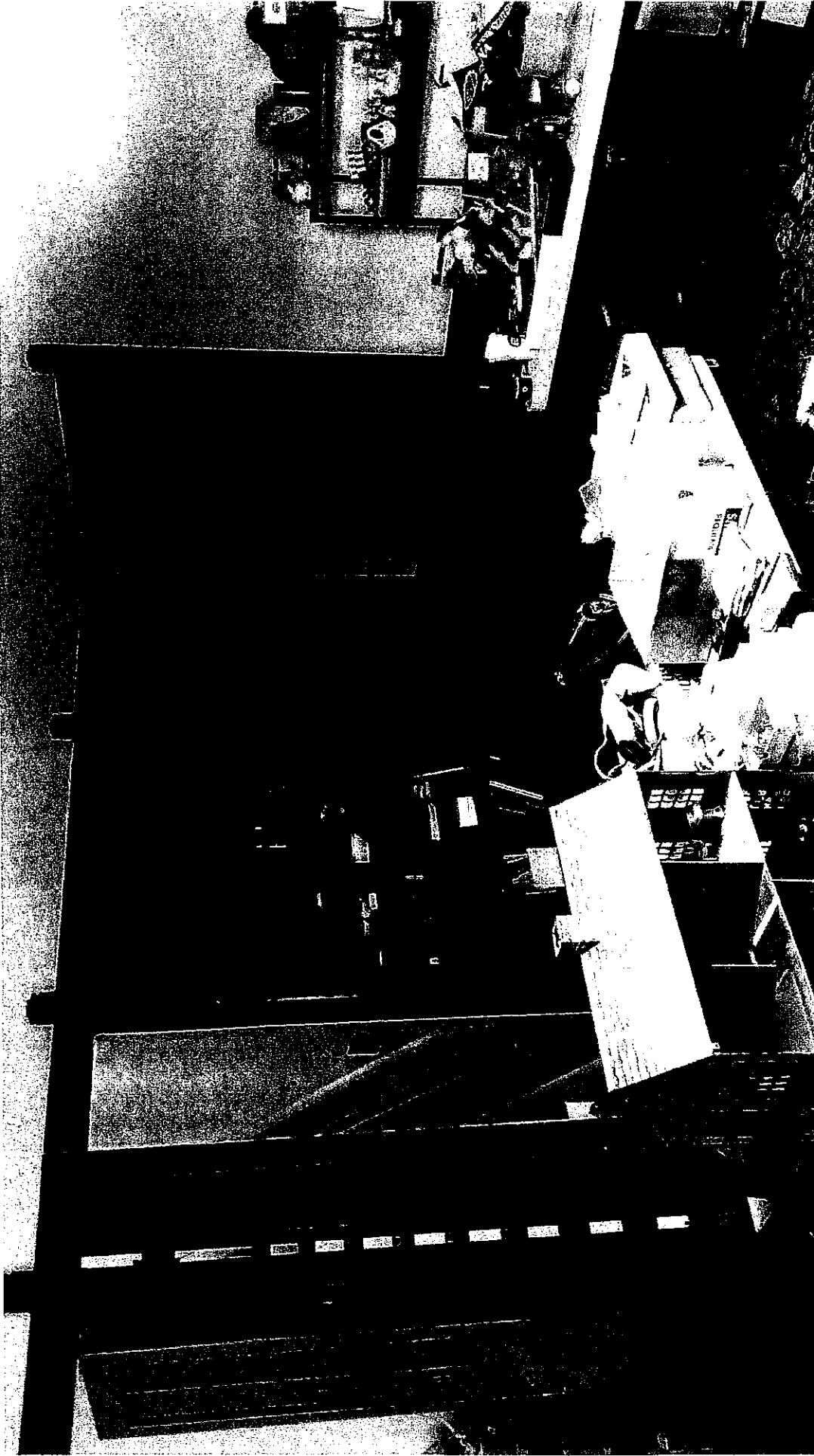
Parlor Two Looking West into Parlor One
Parlor Two has a Plaster Finished Ceiling Unlike Parlor One Which Has a Hidden Spine Tegular Dropped Ceiling

Photograph No. # 23



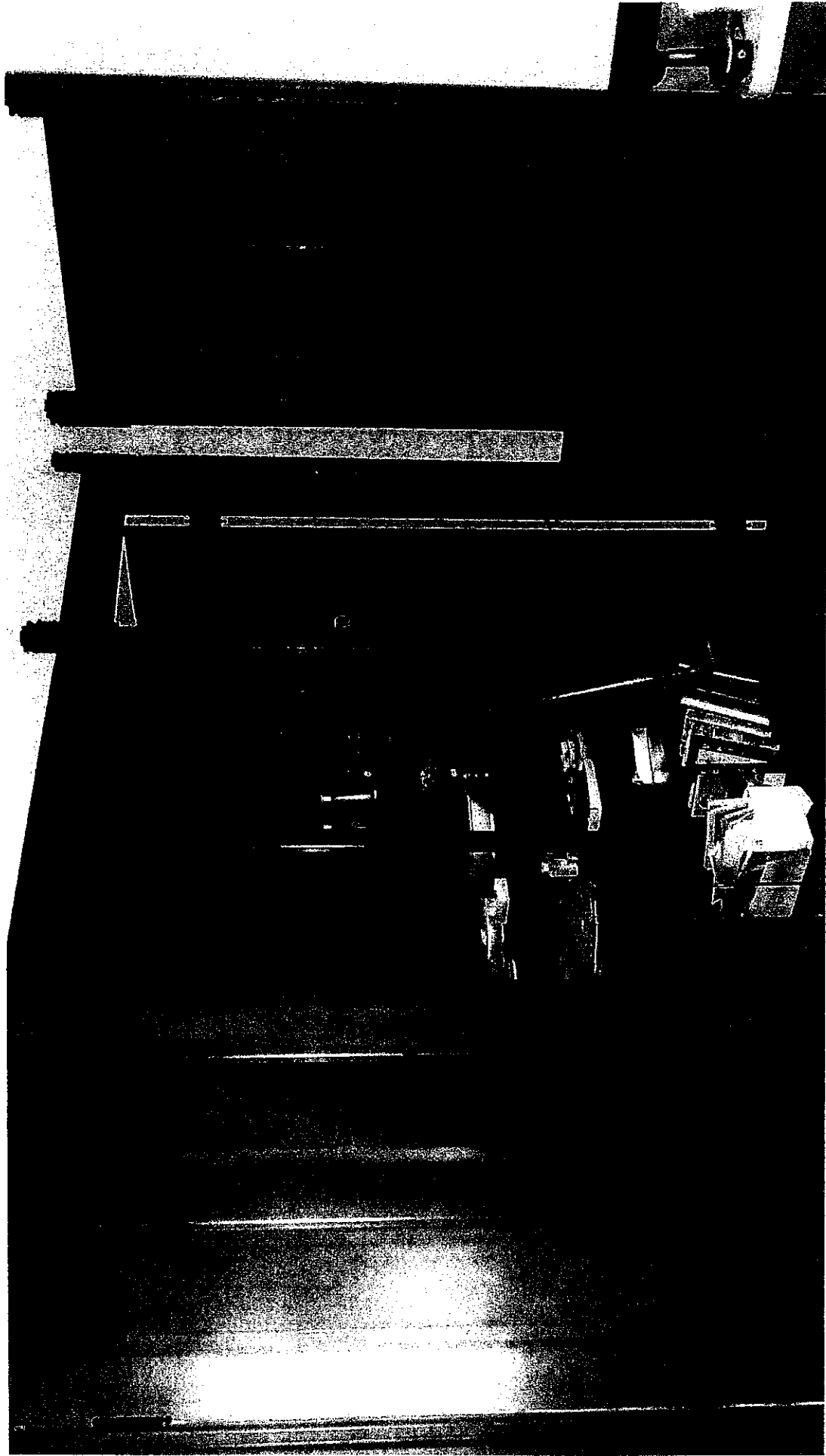
Parlor Two Looking into the Dining Room

Photograph No. # 24



Photograph No. # 25

Dining Room Looking Northwest to: 1.) On the Left the door into Bedroom No. # 106. 2.) The next door to the right is Stair No. #2 Up to the Second Floor. 3.) The Built-In China Cabinet. 4.) The Door to Bedroom No. #105 and 5.) The Door to the Rear Vestibule.

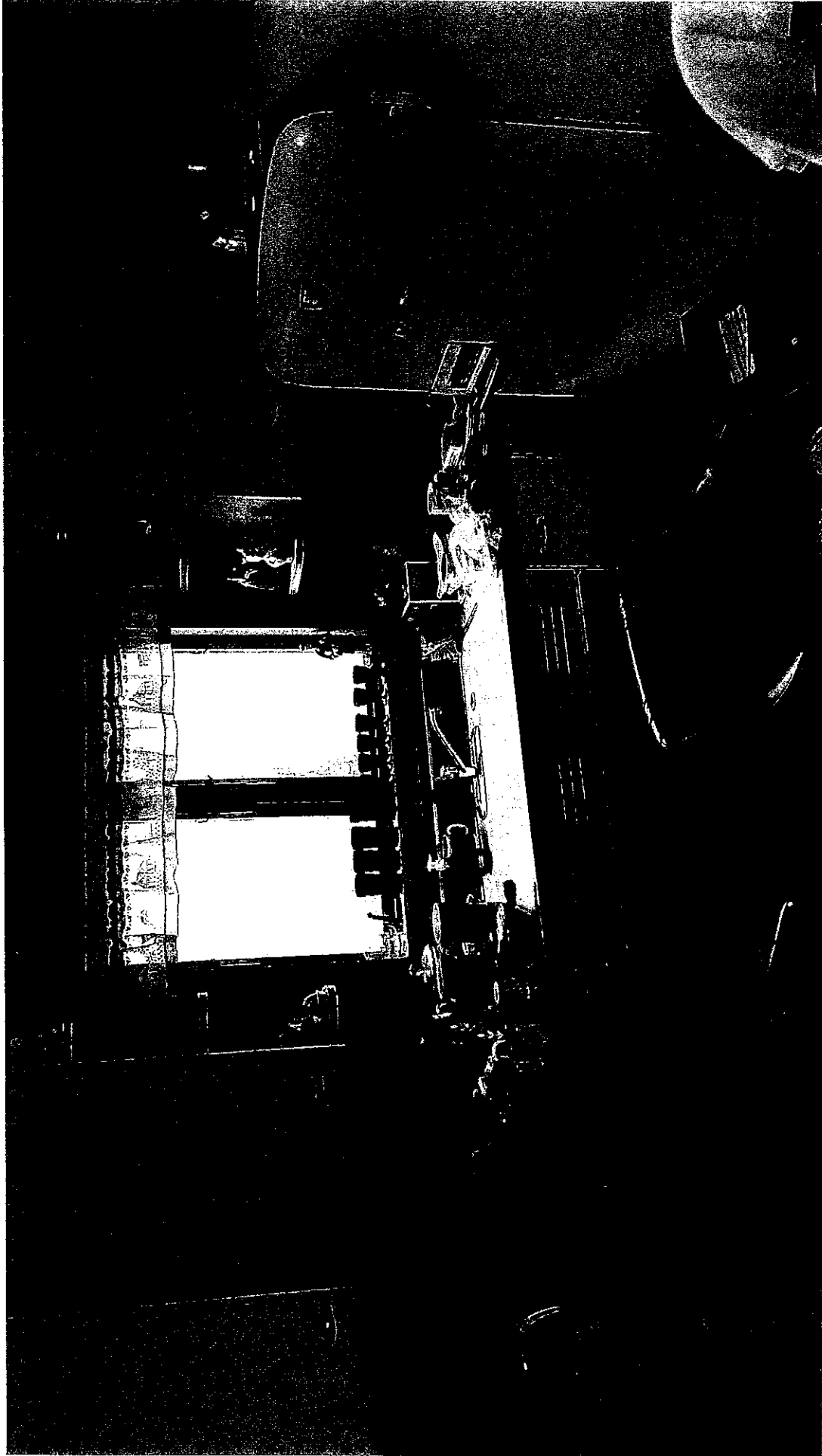


Wood Panel Doors/ Casing Details Typical at all doors on the First Floor Interior



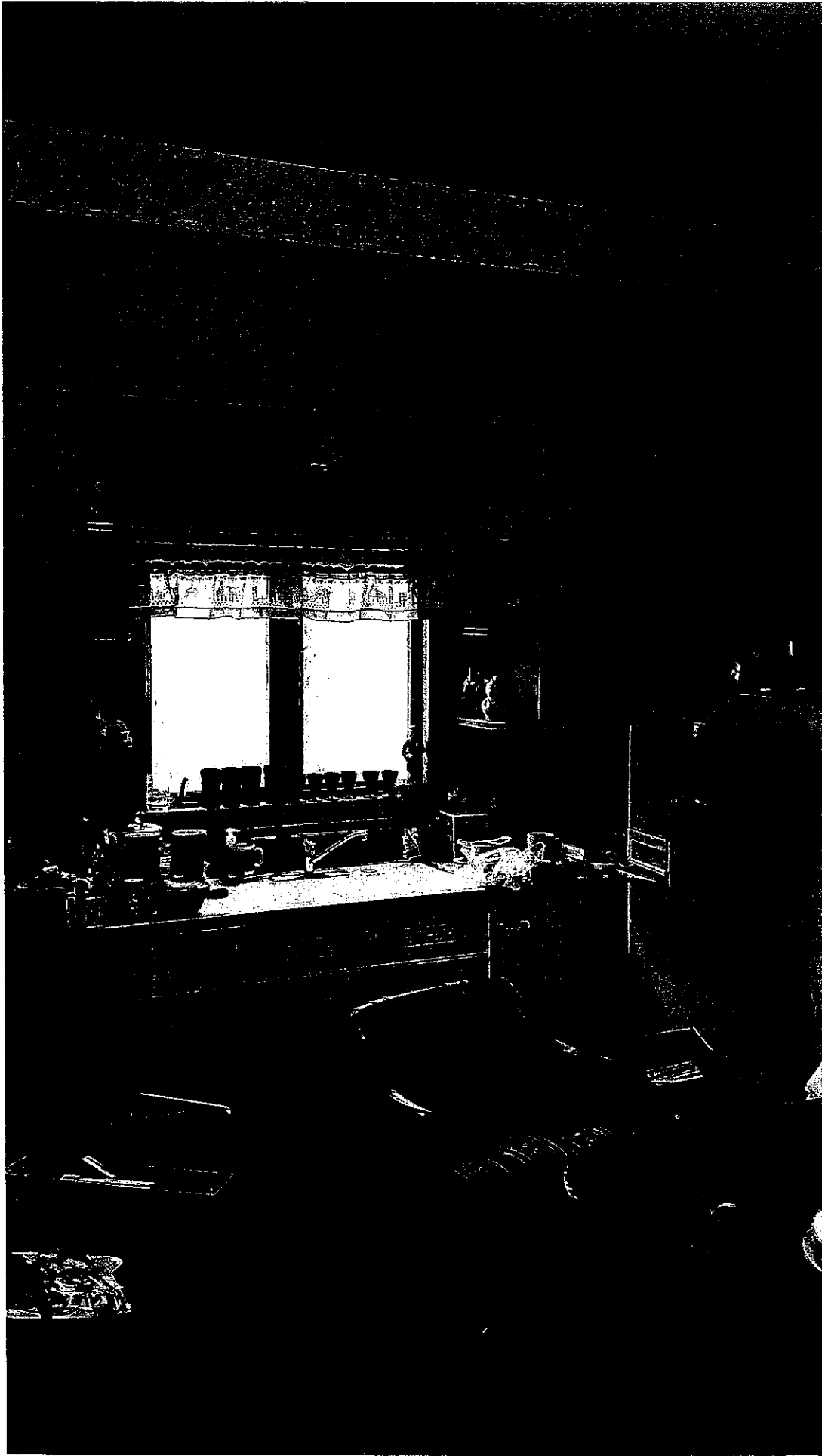
Looking Into Bedroom No. # 106 From the Dining Room

Photograph No. # 27



Photograph No. # 28

First Floor Kitchen



Photograph No. # 29

First Floor Kitchen



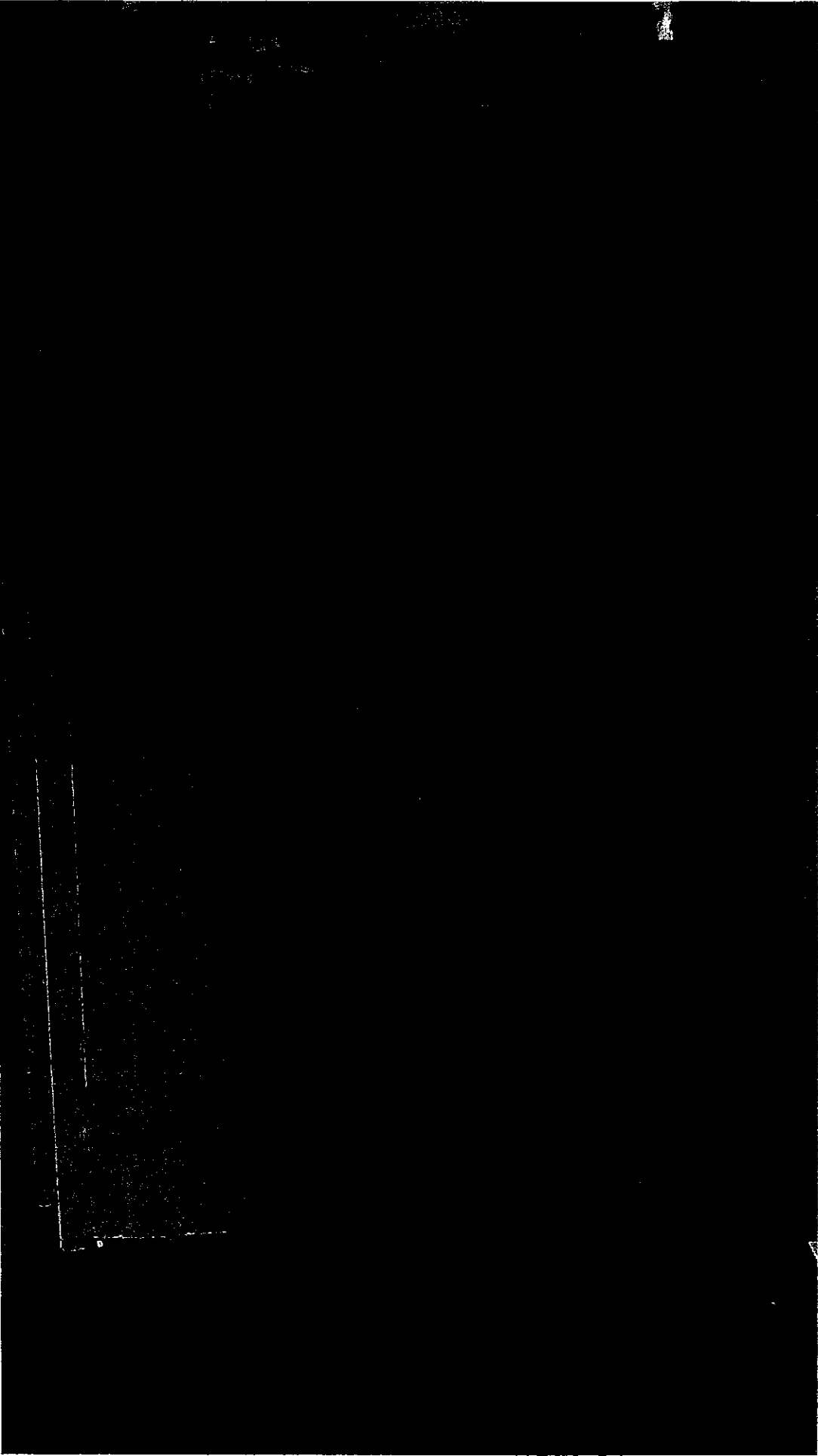
Photograph No. # 30

First Floor Kitchen



First Floor Kitchen Looking Into Vestibule No. #104

Photograph No. # 31



Vestibule No. # 104 with Door Leading to the Rear Vestibule No. #101

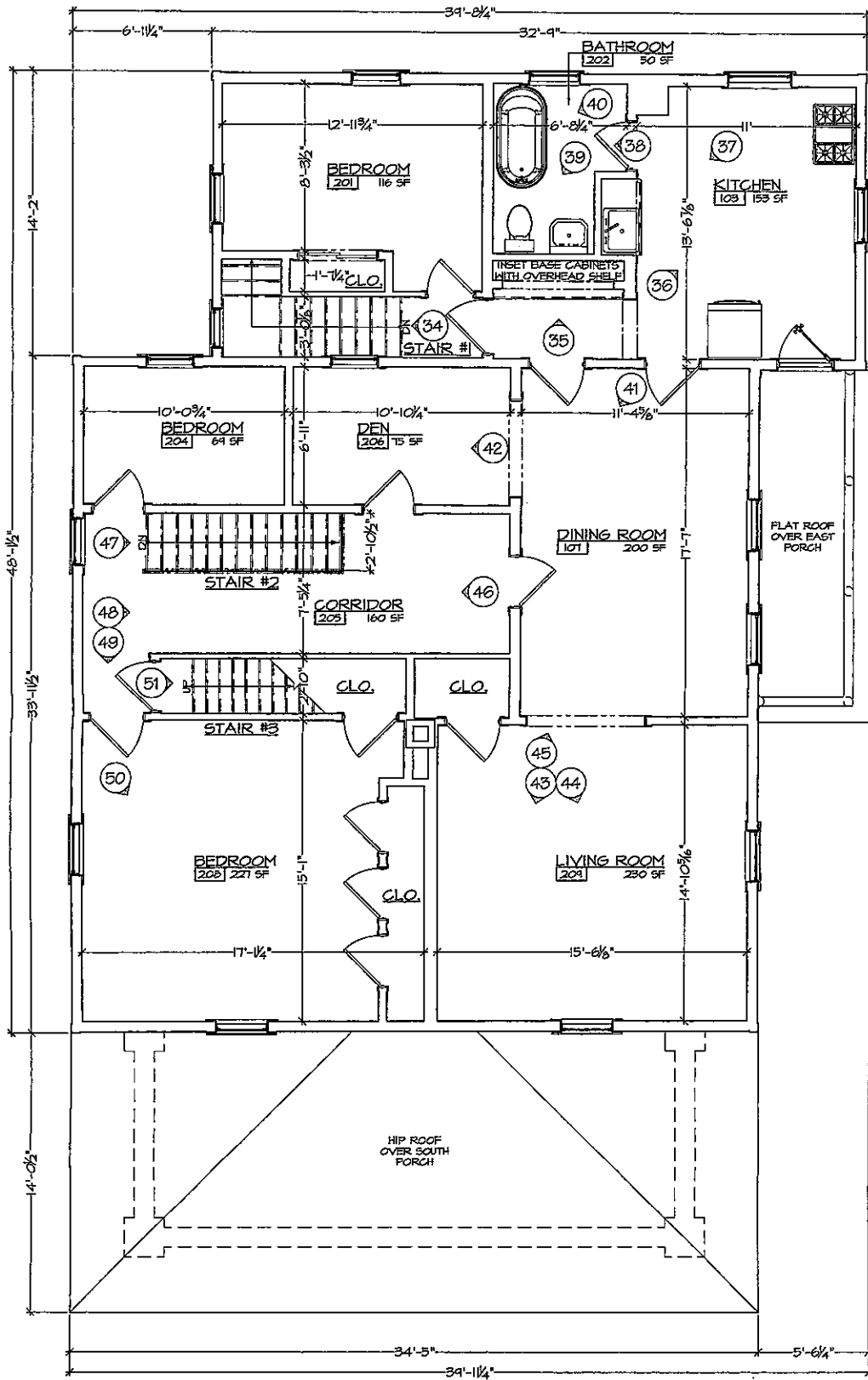
Photograph No. # 32



First Floor Bathroom No. # 102

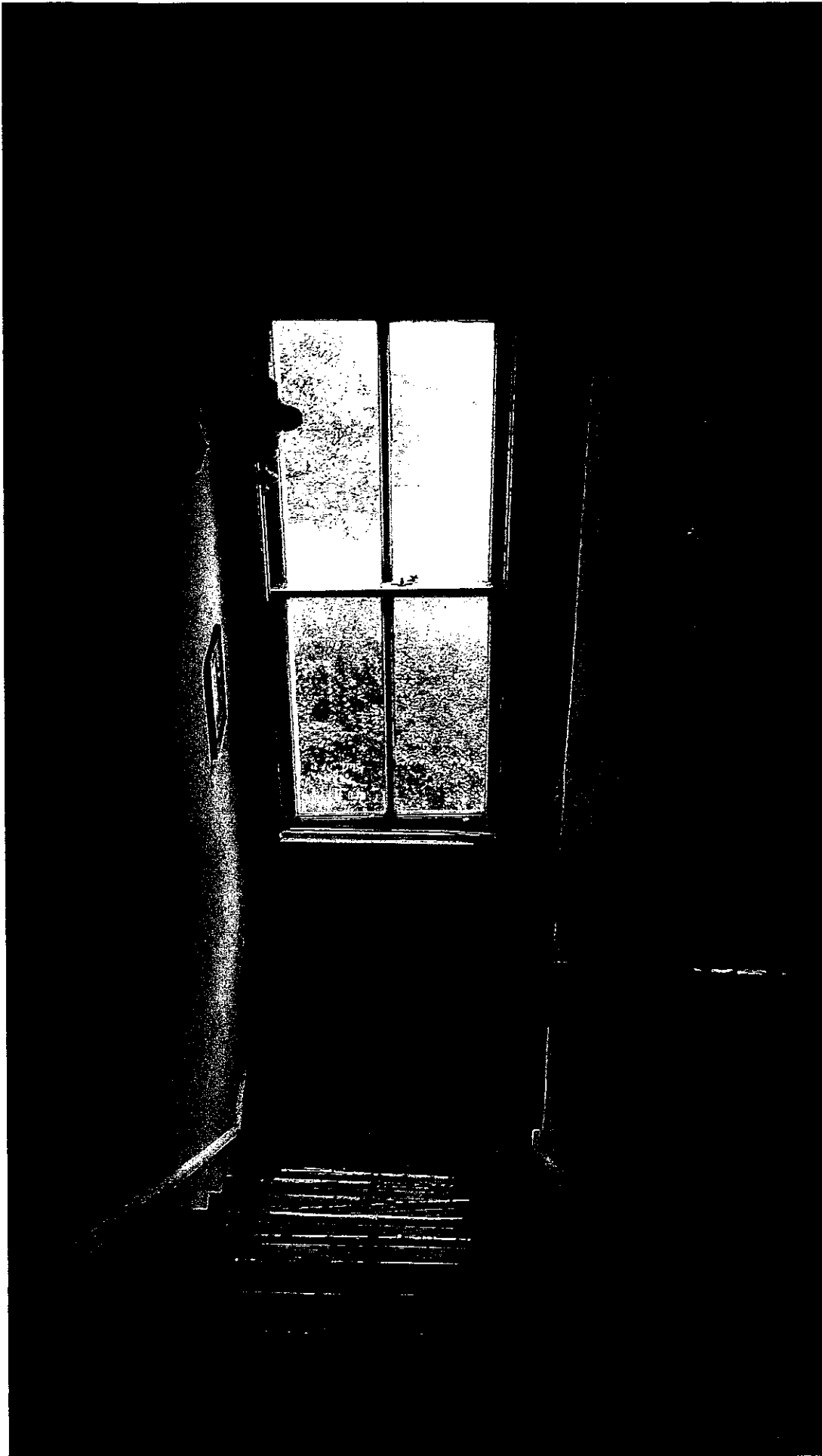
Photograph No. # 33

SECOND FLOOR



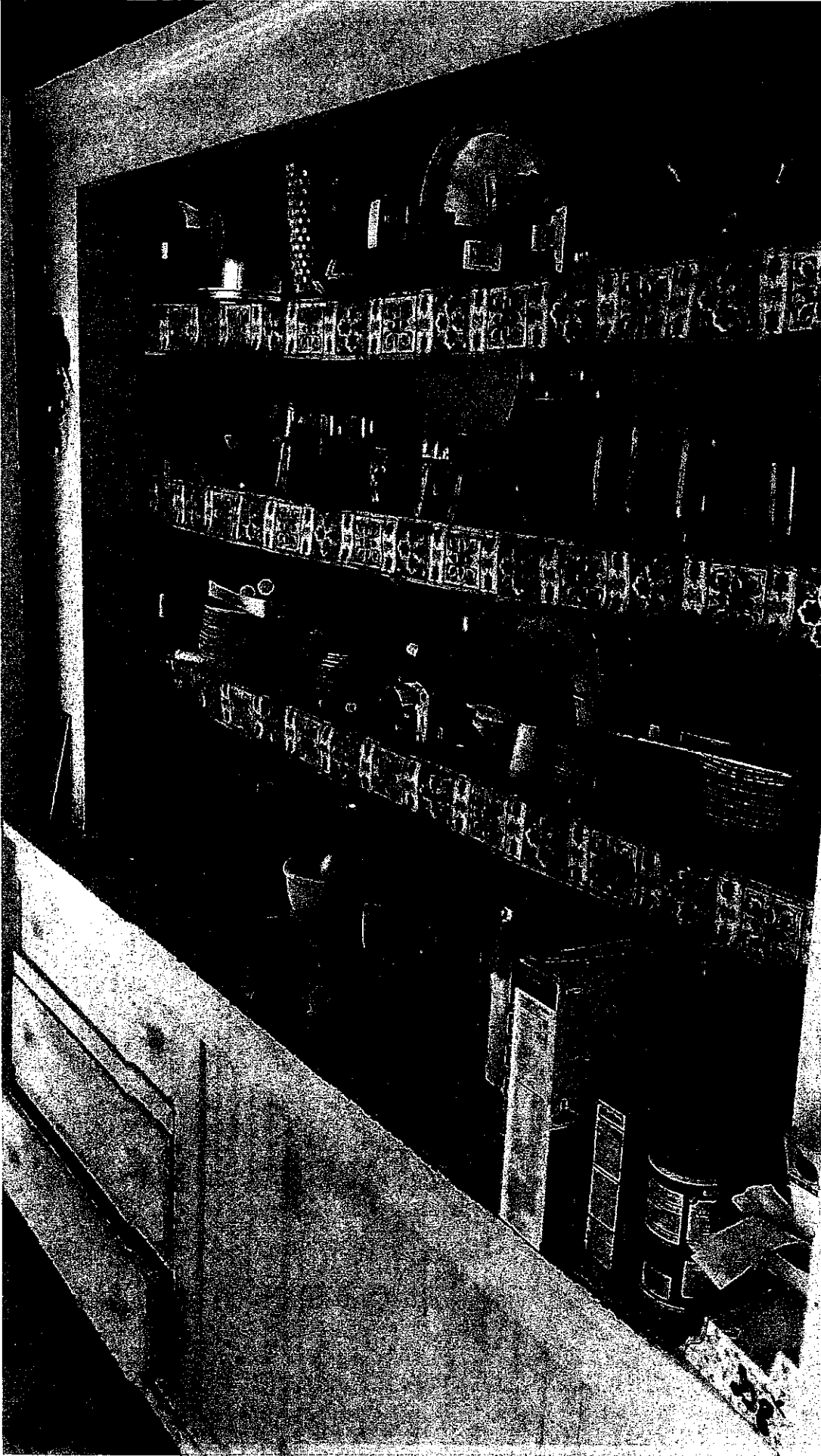
SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"



Top of Stair No. # 1 Looking Down From the Second Floor

Photograph No. #23 34



Photograph no. #35

Second Floor Pantry



Second Floor Kitchen Looking Northeast

Photograph No. #36

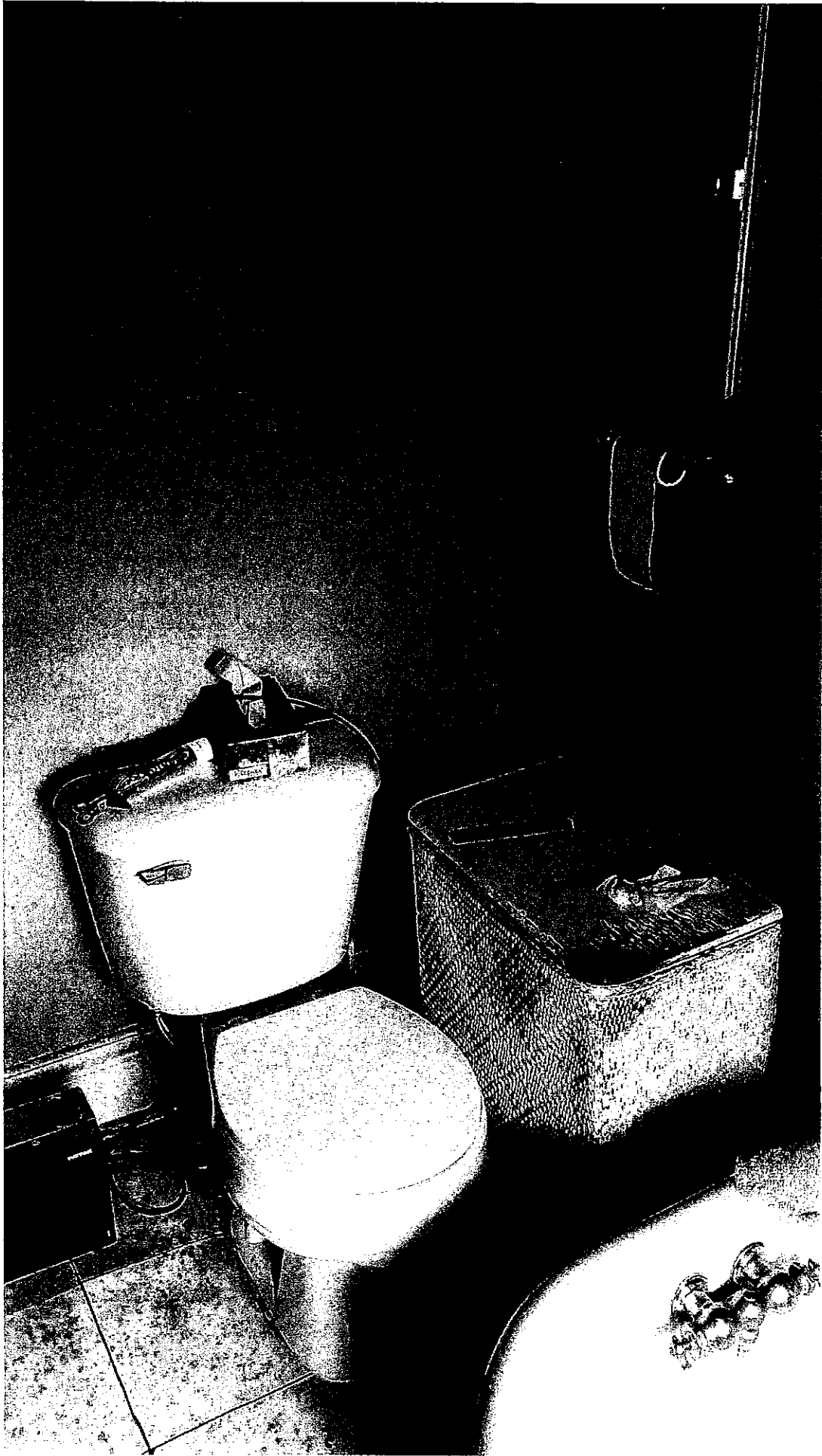


Second Floor Kitchen Looking Into Dining Room No. # 207 Photograph No. # 37



Photograph No. # 38

Second Floor Kitchen No. # 203 Looking into Bathroom No. # 202



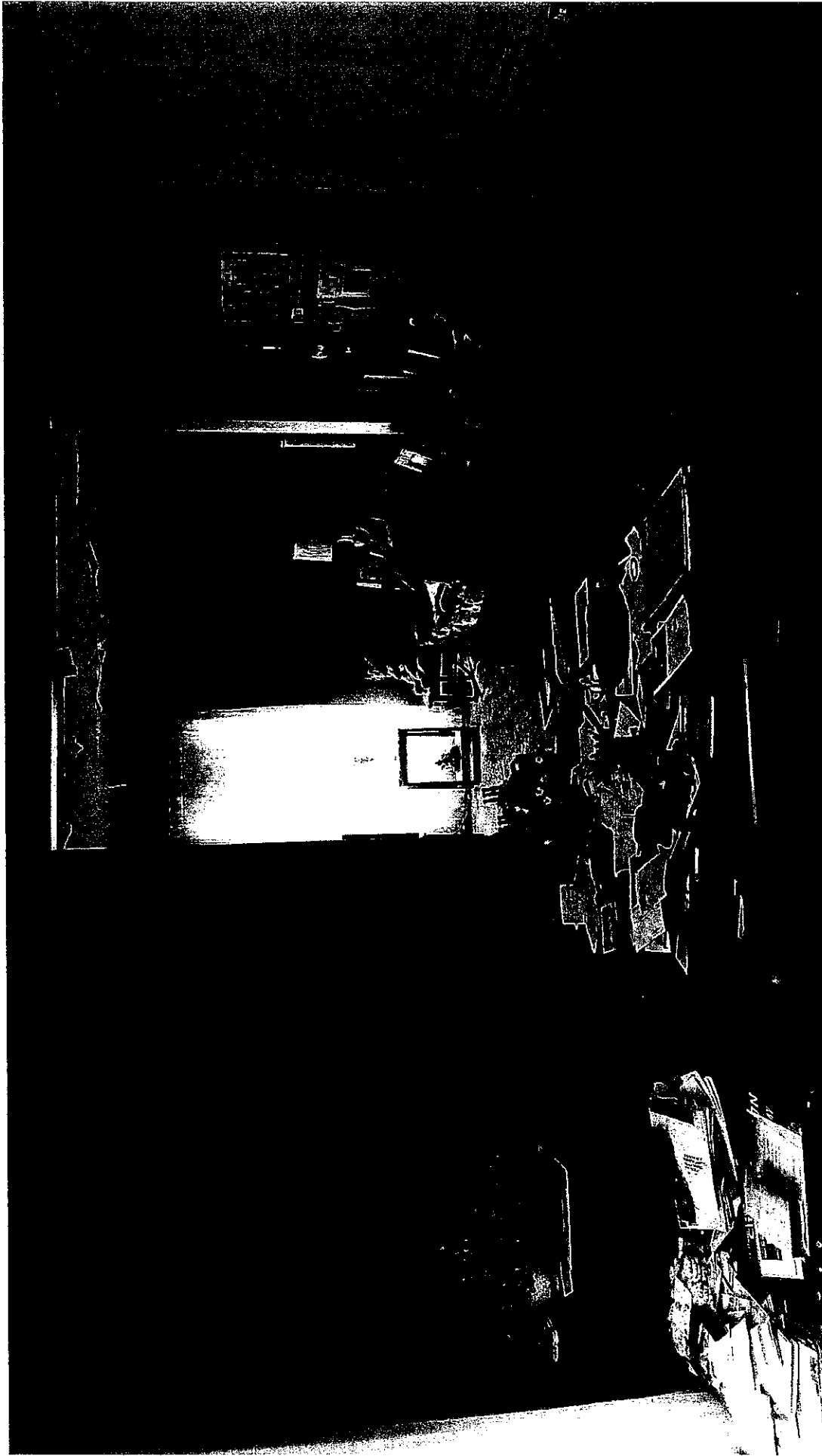
Second Floor Bathroom No. # 202

Photograph No. # 39



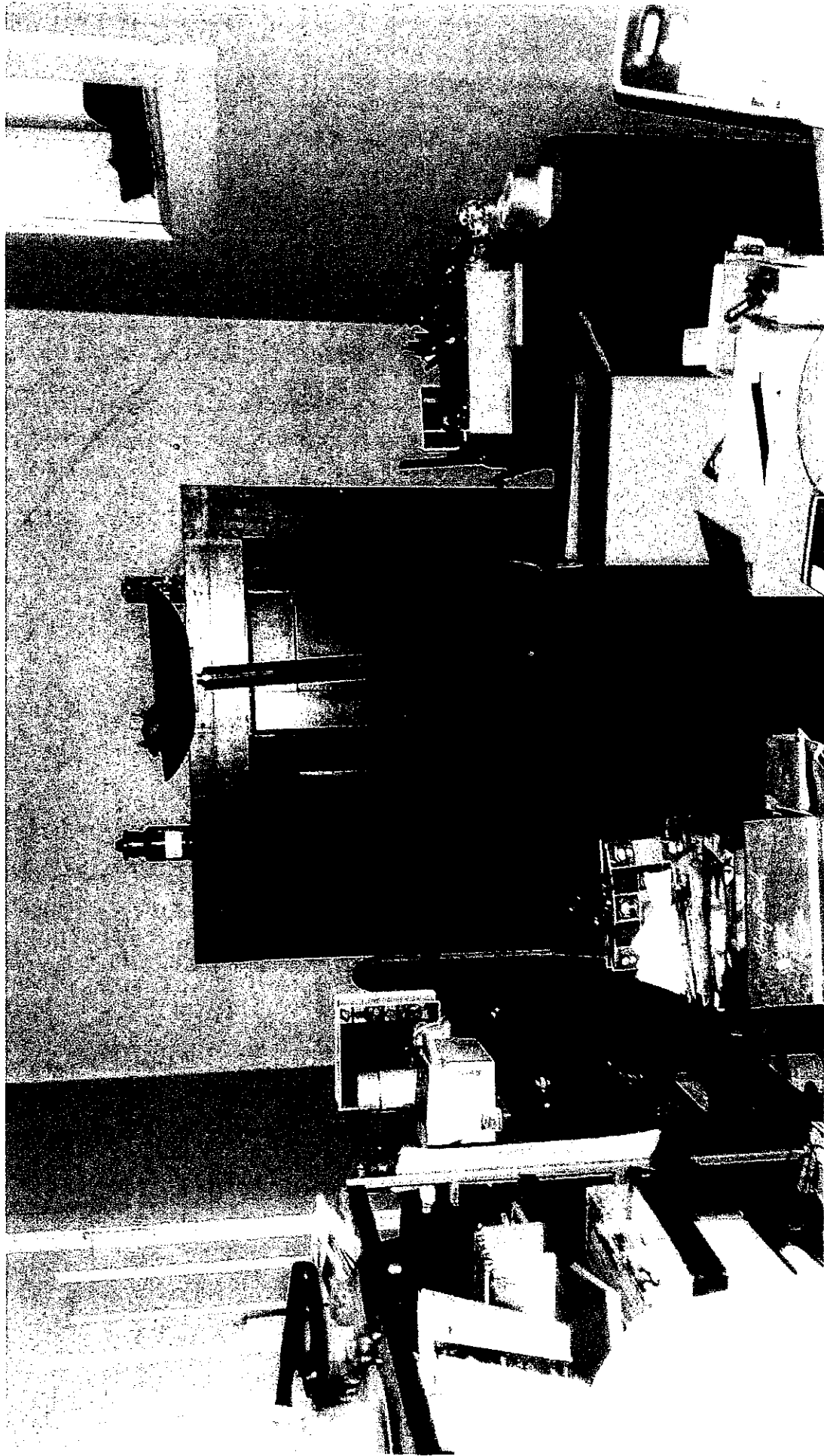
Second Floor Bathroom No. # 202

Photograph No. # 40



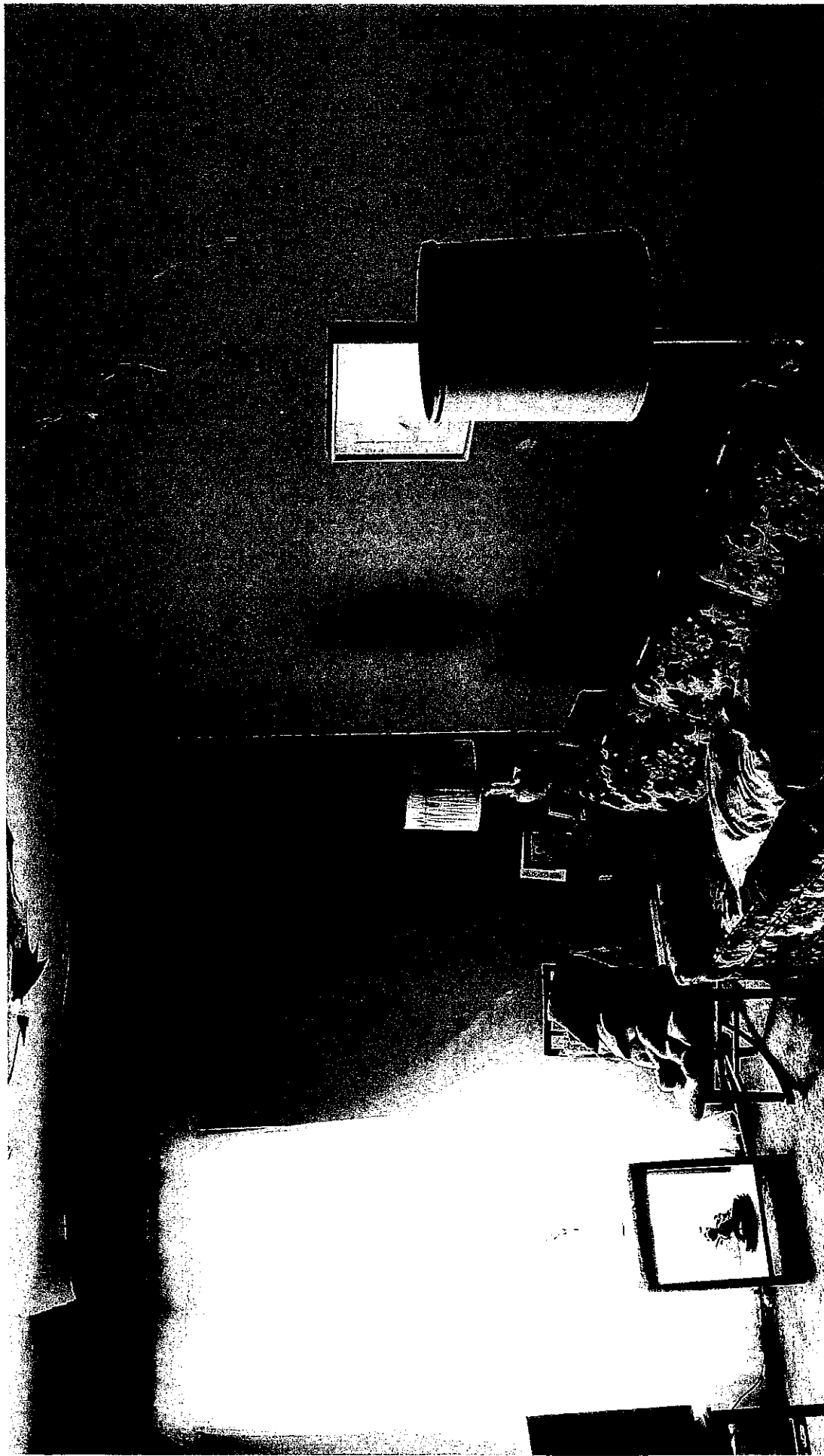
Photograph No. # 41

Second Floor Dining Room No. # 207 Looking Into Living Room No. # 209



West Wall of Second Floor Storage/ Office No. # 206

Photograph No. # 42

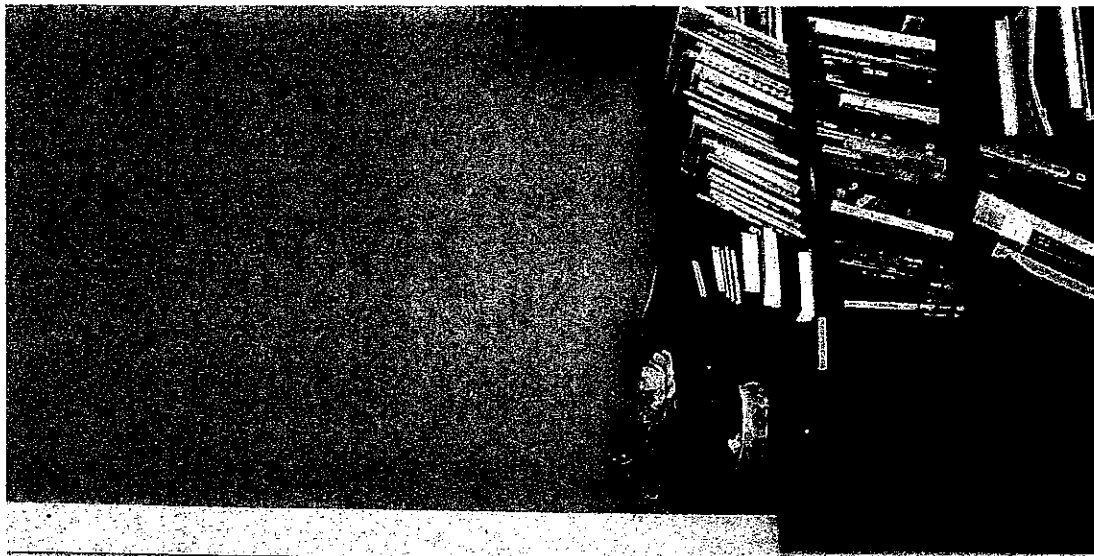


Second Floor Living Room Southwest Corner

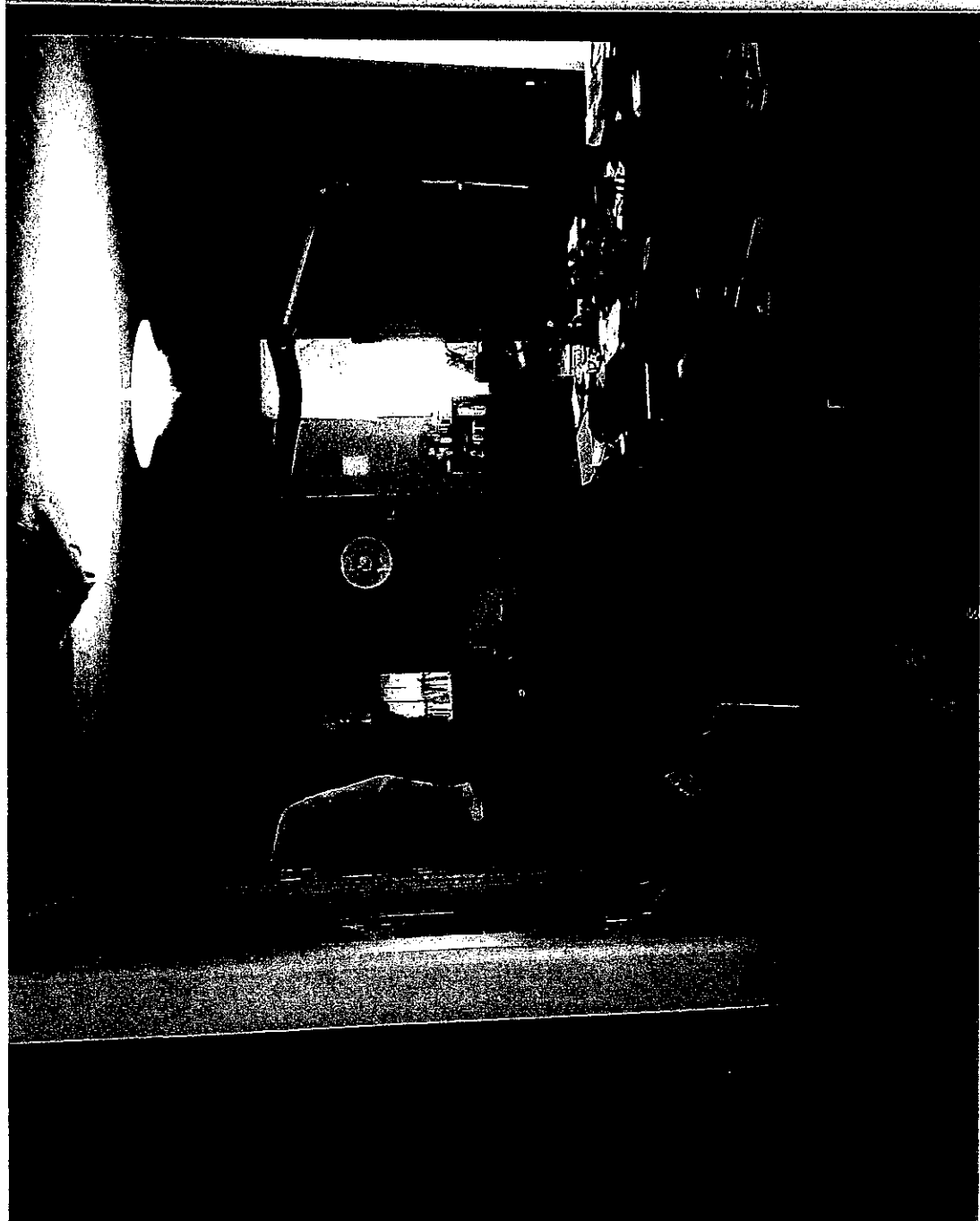


Second Floor Living Room Southeast Corner

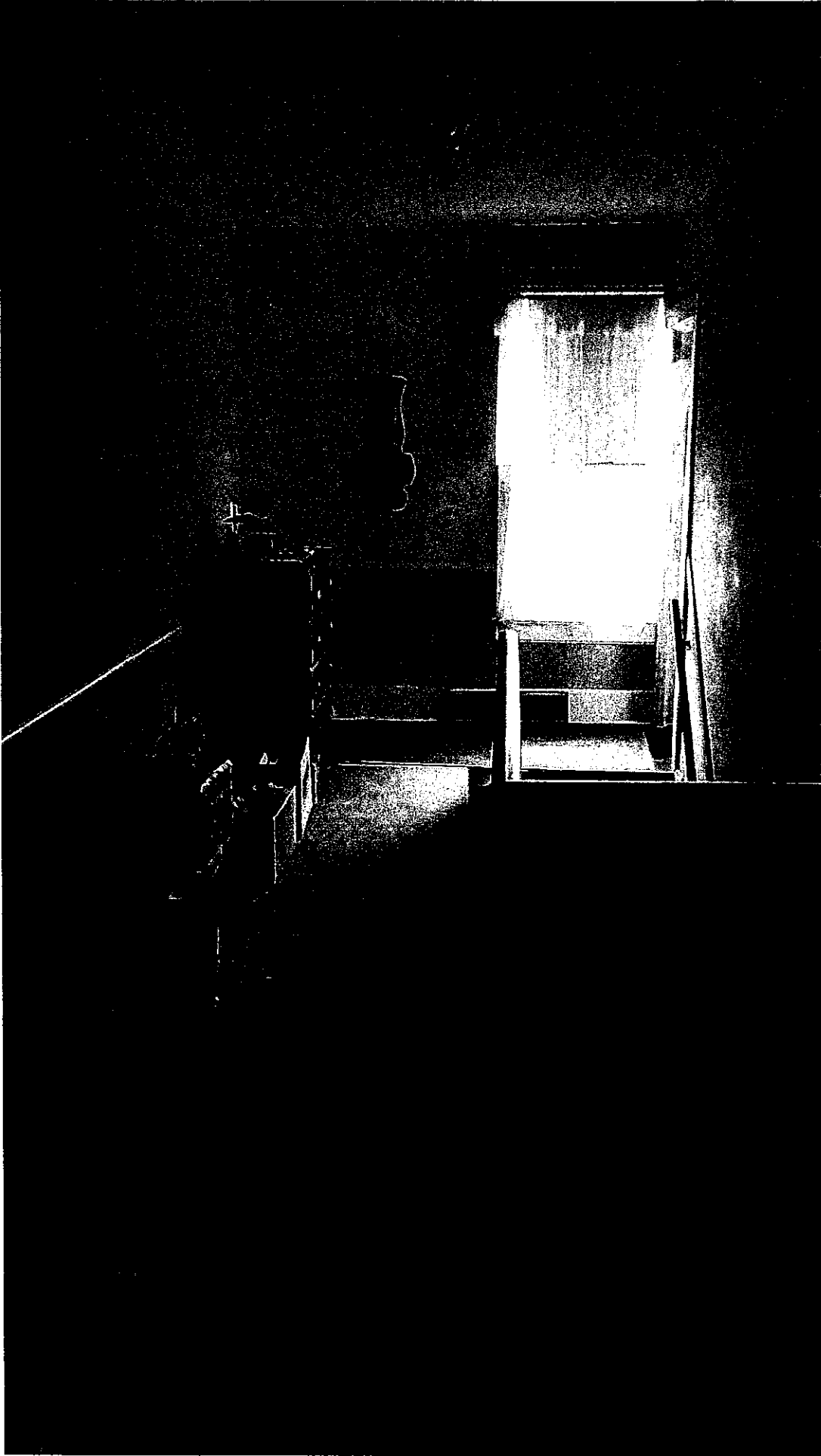
Photograph No. # 44



Photograph No. # 45



Second Floor Living Room Looking Into the Dining Room



Second Floor Corridor Looking West

Photograph No. # 46



Top of Stair No. #2 Looking Down to the First Floor

Photograph No. # 47



Photograph No. # 48

Corridor No. # 205 Looking East to Second Floor Dining Room No. # 207



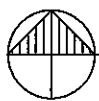
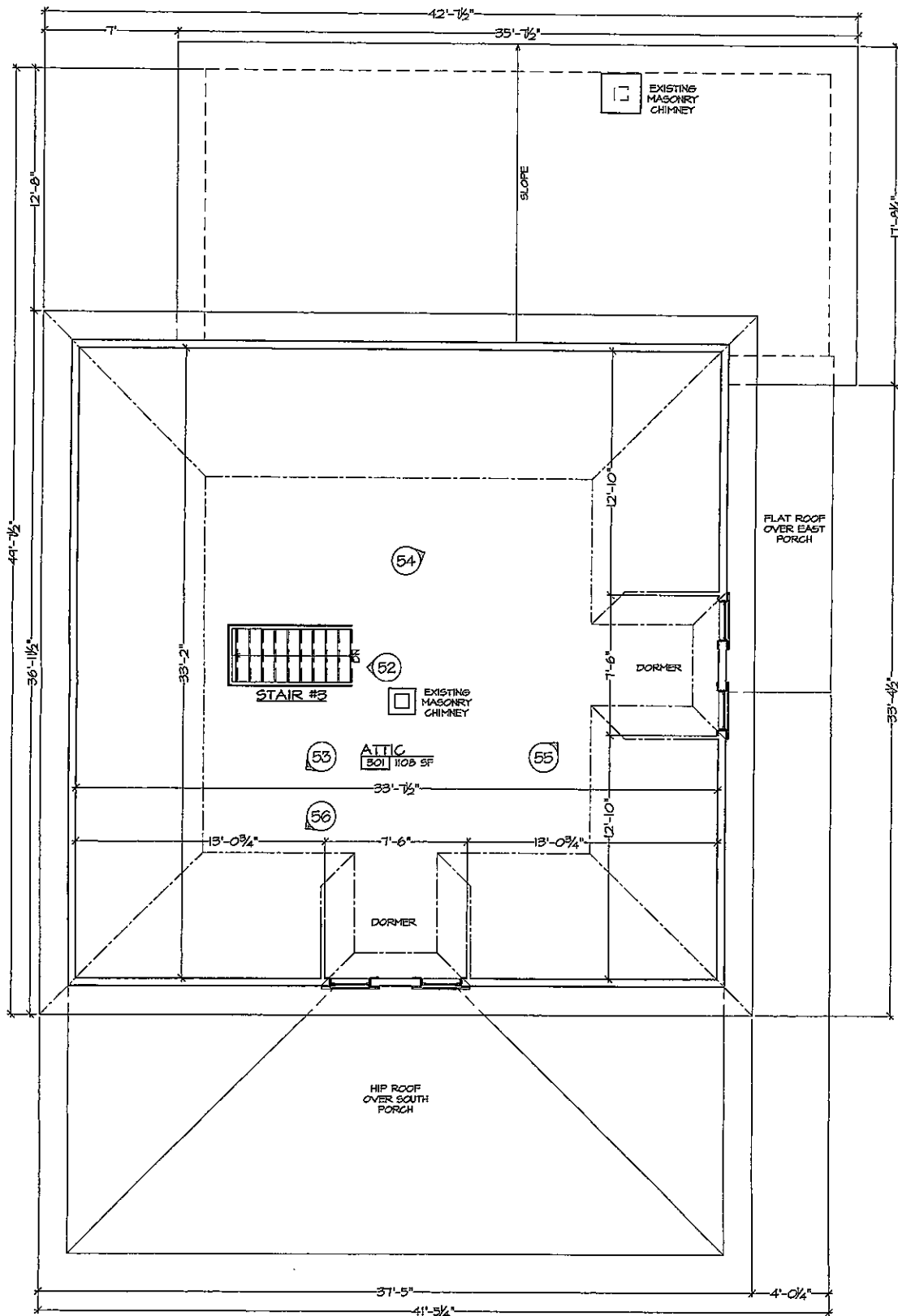
Corridor No. # 205 Looking Into Bedroom No. # 208 with the Door to Stair No. # 3 on the Left.



Bedroom No. # 208 Southeast Corner

Photograph No. # 50

ATTIC LEVEL



ATTIC PLAN

SCALE: 3/16" = 1'-0"



Stair No. #3 Up to the Attic No. # 301

Photograph No. # 51



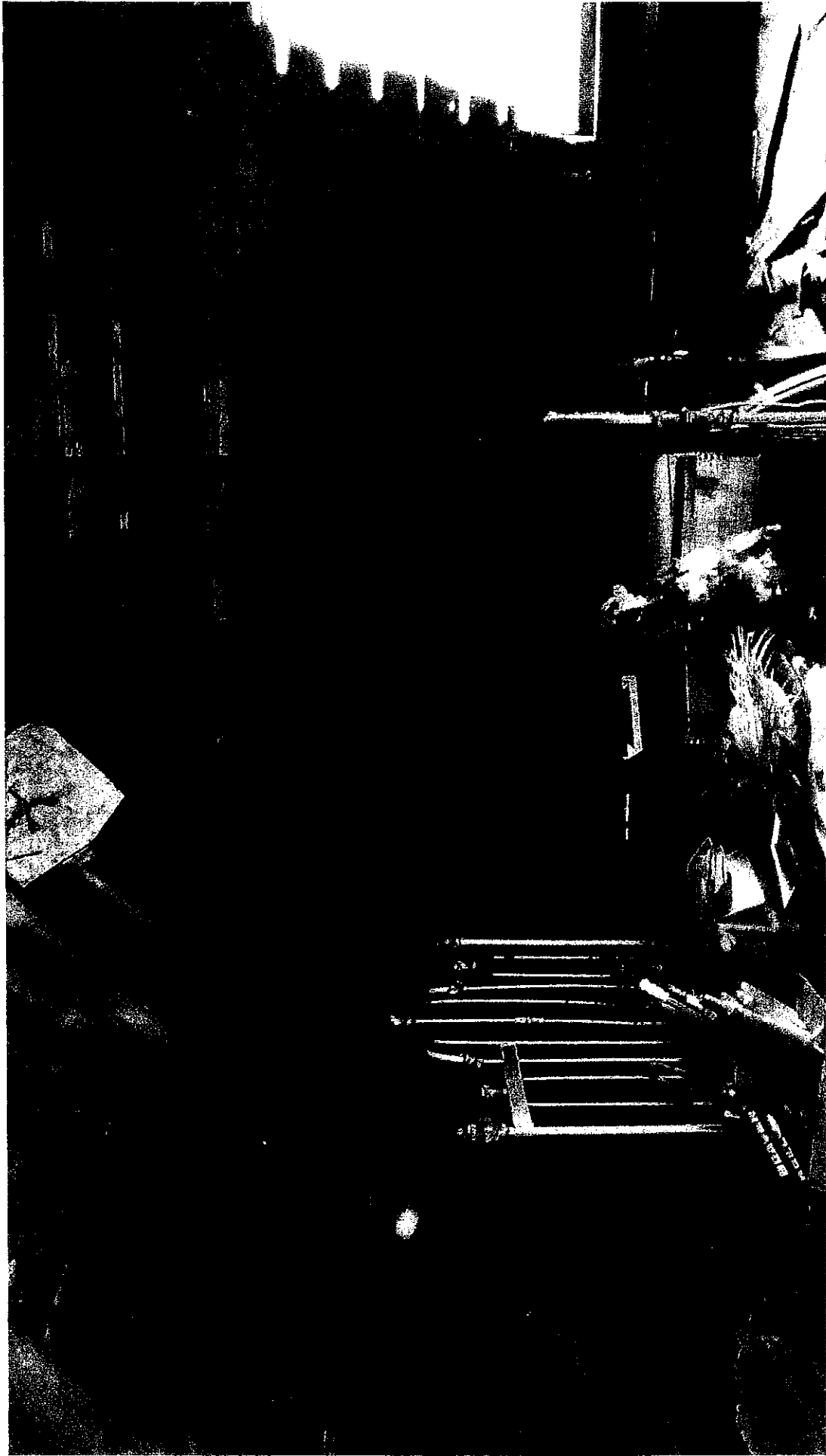
Stair No. # 3 Looking Down to the Second Floor

Photograph No. #52



Existing Roof Rafters and Wood Sheathing

Photograph No. # 53

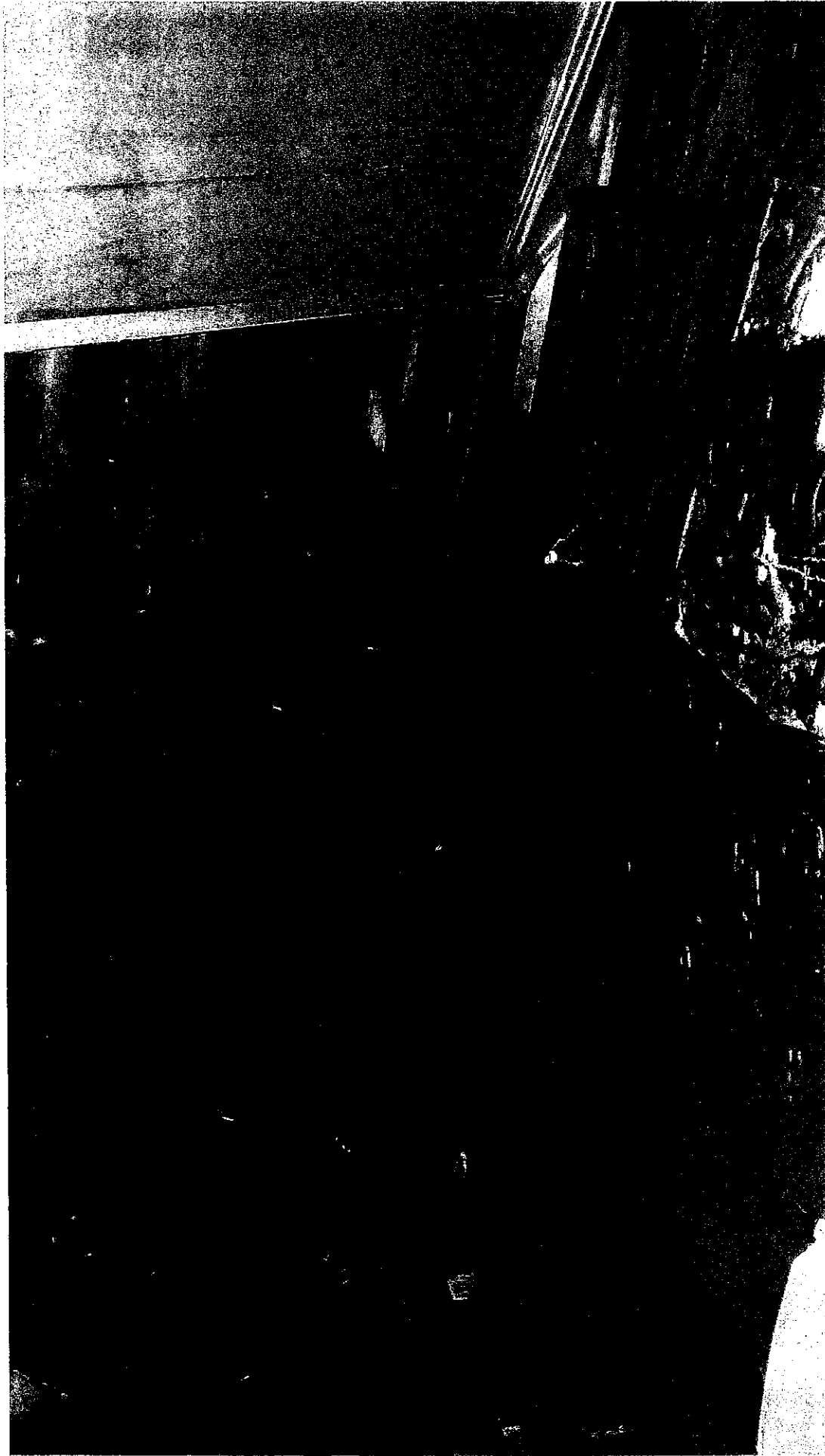


Photographs No. #54

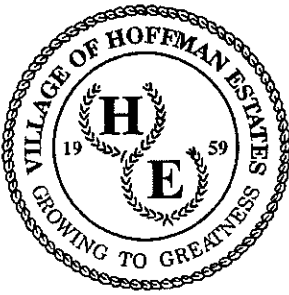
Interior View of Intersection of Two Portions of the Existing Hipped Roof



Interior Rough Framing at East Dormer. This Framing System is the Same for the South Dormer. Photograph No. # 55



Interior Rought Framing of the Roof Rafters/ Bearing Knee Wall and the Backside of the Concave Rolled Fascia Typical at the Original Portion of the House.



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

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

August 2015

PLANNING AND ZONING COMMISSION MEETINGS

July 15, 2015 Meeting

- Cross Kicks Fitness, Hoffman Village – Special Use for a health club (**APPROVED**)
- Bright Hope, 2060-2080 Stonington – Special Use & Site Plan amendment for new assembly use (**APPROVED**)

Upcoming August 5, 2015 Meeting

- Blackberry Falls II Office Building (2359 Hassell Rd) - Site Plan for a medical office
- Greenspoint Business Park – Master Sign Plan

Upcoming August 19, 2015 Meeting

- McDonald's, 1070 N. Roselle (former Myoda) – site plan for demolition and new restaurant
- Various Subdivision Code updates

Upcoming September 2, 2015 Meeting – No petitioners scheduled yet

Upcoming September 16, 2015 Meeting - No petitioners scheduled yet

CURRENT ACTIVE PROJECT REVIEWS

- Plum Farms, North side of Higgins Rd. at Old Sutton Rd. – Annexation, Amendments to Agreements, text amendments, zoning, concept site plan for mixed use development
- Duluth Trading Co., Prairie Stone Parcel 16 –Site Plan for retail building(s)
- Midwest Materials Management, Beverly Gravel Pit – Extension of site plan and special use for recycling facility
- H90 Business Park – Site plan for new office/industrial headquarters building
- Huntington Club Townhomes, site plan for parking lot expansion
- TCF bank (Jewel) Palatine Road – Site Plan for an exterior ATM

POTENTIAL UPCOMING PROJECTS

- Devonshire Woods Estates, Shoe Factory Road – Site plan for new homes on vacant lots
- Beacon Point Residential Phase 2 – Site plan and subdivision for single family detached homes
- Southeast corner Prairie Stone Parkway and Beverly Road – site plan for entertainment use
- Dunkin' Donuts/Baskin Robbins, Huntington Plaza – concept plan for new outlot
- Former TGIFriday's – site plan for new restaurant
- Webster Dental, Glen Lake – site plan for expansion
- Stonegate Conference Center Hotel – Site Plan for new hotel
- Hoffman Plaza – Site plan amendment for façade changes, new tenants, and other improvements
- Beverly Properties – Site plan for warehouse building
- Poplar Commons Shopping Center – site plan for building and site improvements
- Level 10, 2495 Pembroke – site plan amendment for parking lot expansion
- Firestone, 1050 N. Roselle – Site plan amendment for parking lot modifications and sign relocation
- Firestone, 801 N. Barrington Rd. – Site plan for tire storage building
- 1300 Higgins Road (former Marathon gas station) – Site plan for automotive repair use

GENERAL ACTIVITIES

- Peter Gugliotta attended an APA seminar on current methods for obtaining public involvement in planning processes, such as development of a new comprehensive plan.
- Planning staff participated in webinars discussing the impacts of the recent Supreme Court decision (Reed v. Town of Gilbert) that calls into question a vast majority of municipal sign codes throughout the Country. Staff is consulting with Corporation Counsel and will continue monitoring how this decision is being interpreted nationally as well as how other area communities may respond with code amendments. It will be necessary at some point that some amendments will need to be made to the Village Sign Code in response to this ruling.

Site Plan Review Process	This Month		This Quarter		Year to Date	
Number of administrative site plan cases completed	1	33% completed administratively	1	45% completed administratively	8	50% completed administratively
Number of PZC site plan cases completed	2		2		8	
Annual goal is to complete at least 65% of site plan cases through administrative review process						

Site Plan Review Timing	This Month		This Quarter		Year to Date	
Number of cases processed within 105 days	3	100% completed within 105 days	3	100% completed within 105 days	16	100% completed within 105 days
Annual goal is to complete 100% of cases within 105 days						

Coordinating Planning & Code Efforts	This Month	This Quarter	Year to Date	Year Target
Number of staff coordination meetings held	4	4	29	48

Economic Development Information Items	This Month	This Quarter	Year to Date	Year Target
Number of visithoffman.com listings updated	6	19	26	100% updated within 5 days
Average number of Village signs in rotation on electronic Tollway sign	2	2	3	100% of time at least 2 signs in rotation
New digital signs produced for Tollway sign	0	0	10	6

Comprehensive Plan Update	This Month	This Quarter	Year to Date	Year Target
Number of meetings held by staff working group	1	1	14	20
Percentage of detailed draft outline completed	25%	25%	25%	100% completion of detailed draft outline

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

- On July 8, met with the Village of Schaumburg, the City of Des Plaines, and the North West Housing Partnership to discuss the single family home rehabilitation program. The purpose of the meeting was to discuss potential ways to ensure more homes are going through the program for all communities. Follow up is underway to ensure home rehab activity increases or changes are made to the program moving forward.
- On July 13, HUD conducted a routine monitoring visit of the Village's files related to overall CDBG program administration and the Volid Drive infrastructure improvements during the last program year. In the exit interview, the HUD representative conducting the visit stated that the project met requirements and most of the required documentation met HUD guidelines. A formal letter from the visit is expected to follow.

This information is for the fourth quarter of the current program year which runs through September 30, 2015.

CDBG Expenditures and Reporting Ratio	This Month	This Quarter	Year to Date	Current Reporting Ratio
	\$228,997	\$228,997	\$429,192	0.71
"Current Reporting Ratio" equals ratio of unspent funds to total allocated funds in program year. Permitted to hold up to 1.5 of yearly allocation.				

Housing Program Goals	This Month	This Quarter	Year to Date	Year Target
Rehabilitation Projects completed	0	0	0	5
Housing & related issues education pieces released	0	0	6	5



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

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

August 2015

GENERAL ACTIVITIES

- On July 1-4, 2015, David Banaszynski and Betty Melligan inspected the Northwest Fourthfest.
- On July 5, 2015, David Banaszynski inspected the Lifechangers Picnic.
- On July 8, 2015, David Banaszynski, Kathleen Kuffer, Tony Knuth and Scott Windels attended the Illinois Association of Code Enforcement quarterly training session on mental health in Elgin.
- On July 25, 2015, David Banaszynski inspected the Summer of Audi event.

ADMINISTRATIVE ACTIVITIES

- Code Enforcement Officers continue to coordinate annual property maintenance and basic fire safety inspections at all multi-family properties in the Village. These inspections are expected to continue at least through August.

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

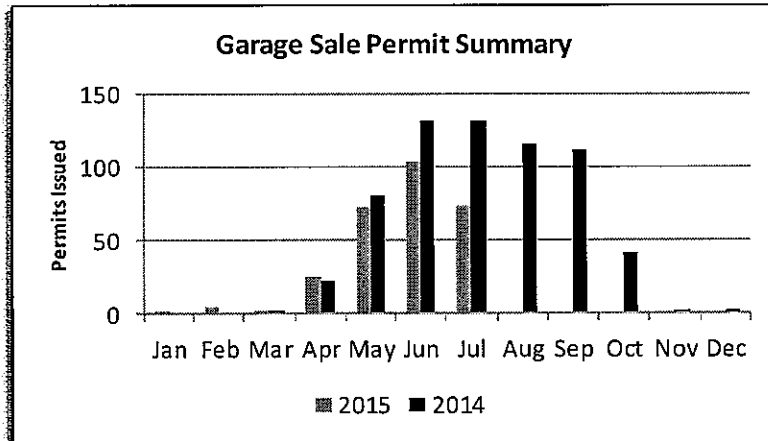
RENTAL HOUSING LICENSE AND INSPECTION PROGRAM

- There are currently 2,010 rental properties registered.
- More than 50 new owners have registered during the past month primarily due to extensive staff efforts pursuing owners who have tried to avoid the program.
- Collections activities continue as part of the rental inspection program.

***General Note – some of the summary numbers for July 2015 may be estimated or are slightly low due to the last day of the month falling on the Friday prior to the Planning, Building and Zoning Committee meeting. Typically end-of-month figures are obtained from reports run after the month has ended.

Garage Sales

Year	2015	2014
Jan	2	1
Feb	5	1
Mar	3	3
Apr	25	23
May	72	81
Jun	103	131
Jul	73	132
Aug	0	115
Sep	0	111
Oct	0	41
Nov	0	3
Dec	0	2
Total	283	644

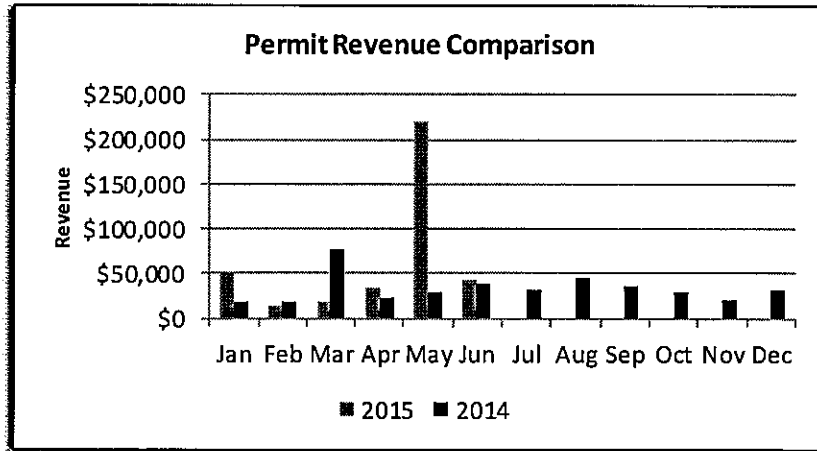


2015 Building and Fire Permits Issued

Permit	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2015 YTD	2014 Total
Building Permits														
Commercial Remodeling	4	4	9	5	4	7	7	0	0	0	0	0	40	69
Community Residence	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Demolition	0	0	1	2	0	1	1	0	0	0	0	0	5	5
Driveways	4	0	2	29	38	43	44	0	0	0	0	0	160	248
Electrical	1	2	4	6	4	5	9	0	0	0	0	0	31	85
Fences	0	1	6	25	28	23	20	0	0	0	0	0	103	182
Mechanical	14	17	13	16	13	33	25	0	0	0	0	0	131	180
Miscellaneous Permits	19	15	29	35	41	50	43	0	0	0	0	0	232	568
Multi-Family Remodeling	0	3	3	6	11	2	6	0	0	0	0	0	31	51
New Commercial	0	0	0	0	1	0	0	0	0	0	0	0	1	1
Plumbing	21	26	14	16	26	11	18	0	0	0	0	0	132	211
Pools	0	0	0	0	0	3	1	0	0	0	0	0	4	16
Residential Decks & Patios	0	0	3	17	20	25	22	0	0	0	0	0	87	121
Residential Garages	0	0	0	0	0	0	0	0	0	0	0	0	0	6
Residential Remodeling	10	8	12	21	23	13	19	0	0	0	0	0	106	177
Residential Sheds	1	0	1	4	3	5	5	0	0	0	0	0	19	44
Roofs/Siding	4	3	22	81	77	108	93	0	0	0	0	0	388	539
Signs	11	3	5	6	11	5	7	0	0	0	0	0	48	101
New Single Family Residences	3	0	0	2	1	1	6	0	0	0	0	0	13	1
Fire Permits														
Automatic Fire Alarms	1	2	4	3	2	5	6	0	0	0	0	0	23	37
Fuel Storage Tanks	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hood & Duct	0	0	0	1	0	0	3	0	0	0	0	0	4	2
Automatic Sprinklers	1	4	3	5	5	3	7	0	0	0	0	0	28	37
Lock Boxes	0	0	0	2	1	2	0	0	0	0	0	0	5	7
Other	0	2	1	4	0	0	1	0	0	0	0	0	8	50
2015 Total	94	90	132	286	309	345	343	0	0	0	0	0	1599	
2014 Total	91	86	146	225	306	329	312	313	277	328	179	147		2739

Permit Revenue

Year	2015	2014
Jan	\$52,379	\$18,611
Feb	\$15,057	\$17,377
Mar	\$17,389	\$75,725
Apr	\$34,157	\$22,612
May	\$221,124	\$30,175
Jun	\$43,889	\$37,807
Jul	\$0	\$31,923
Aug	\$0	\$45,104
Sep	\$0	\$35,858
Oct	\$0	\$29,589
Nov	\$0	\$20,425
Dec	\$0	\$30,858
Total	\$383,995	\$396,064



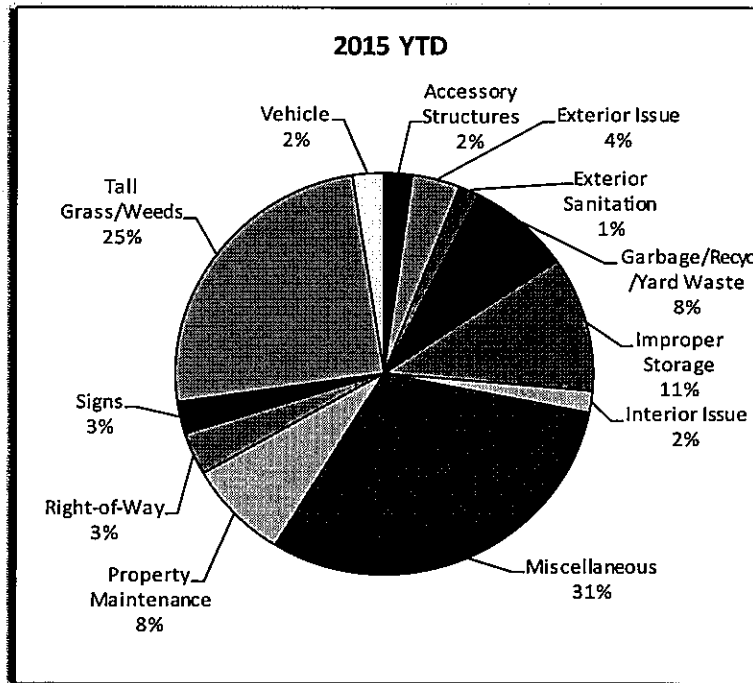
2015 Budget: \$545,000

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

Building Permit Processing Performance	This Month	This Quarter	Year to Date	Year Target
Percentage of permits entered in computer within 24 hours of submittal	97%	97%	97%	95% within 24 hours
Percentage of permit plan reviews completed within 10 business days	96%	96%	97%	95% within 10 days
Percentage of final permits processed within 48 hours of plan approval	97%	97%	97%	90% within 48 hours

2015 Property Maintenance Summary Report

Violation	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2015 YTD	2014 Total
Accessory Structures	4	1	1	2	2	9	5	0	0	0	0	0	24	46
Exterior Issue	5	4	4	9	5	7	7	0	0	0	0	0	41	750
Exterior Sanitation	0	0	1	2	7	4	3	0	0	0	0	0	17	29
Garbage/Recyc/Yard Waste	21	10	1	4	5	30	17	0	0	0	0	0	88	497
Improper Storage	34	26	3	6	6	27	17	0	0	0	0	0	119	342
Interior Issue	11	3	1	1	0	1	2	0	0	0	0	0	19	67
Miscellaneous	58	46	39	44	17	60	72	0	0	0	0	0	336	434
Property Maintenance	5	10	2	4	11	32	23	0	0	0	0	0	87	95
Right-of-Way	5	4	2	1	7	10	9	0	0	0	0	0	38	146
Signs	8	1	3	1	3	7	5	0	0	0	0	0	28	321
Tall Grass/Weeds	0	0	0	0	134	76	63	0	0	0	0	0	273	319
Vehicle	6	0	1	2	5	8	4	0	0	0	0	0	26	54
2015 Total	157	105	58	76	202	271	227	0	0	0	0	0	1096	
2014 Total	320	352	387	375	498	329	322	209	88	79	52	89		3100



2015 Citations Issued

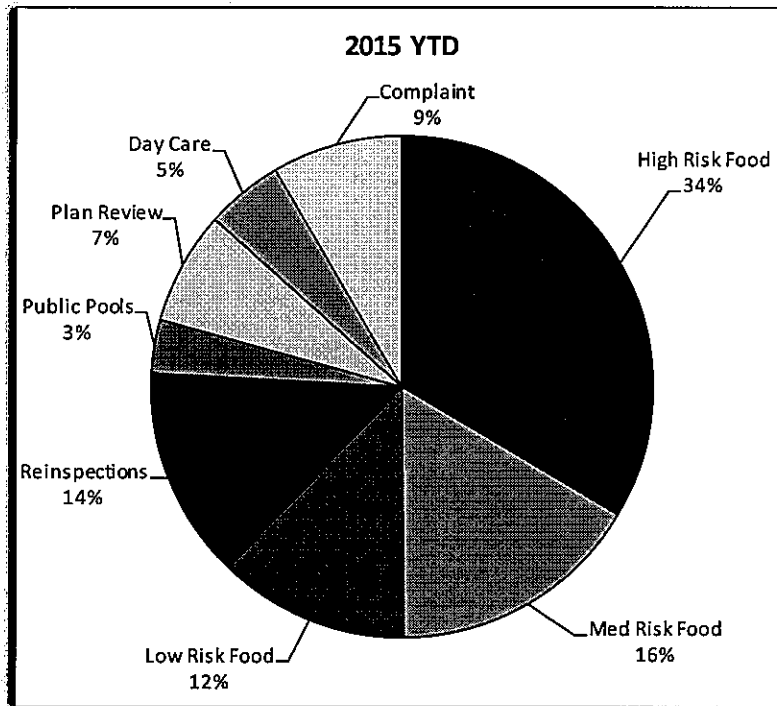
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
55	47	83	54	68	155	77	0	0	0	0	0	539

*Includes Rental License Citations (new for 2015)

Inspection Services Performance	This Month	This Quarter	Year to Date	Year Target
Percentage of property maintenance inspections completed within 24 hours of notice	96%	96%	95%	95% within 24 hr. notice

2015 Environmental Health Inspection Report

Activity	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
High Risk Food	39	32	0	2	29	44	1	0	0	0	0	0	147
Med Risk Food	0	0	33	37	1	0	1	0	0	0	0	0	72
Low Risk Food	0	0	0	1	2	3	48	0	0	0	0	0	54
Reinspections	8	7	8	18	8	8	3	0	0	0	0	0	60
Public Pools	0	0	0	0	12	3	0	0	0	0	0	0	15
Plan Review	1	4	8	9	5	3	2	0	0	0	0	0	32
Day Care	11	0	0	0	0	0	11	0	0	0	0	0	22
Complaint	4	2	7	8	6	0	10	0	0	0	0	0	37
Total	63	45	56	75	63	61	76	0	0	0	0	0	439



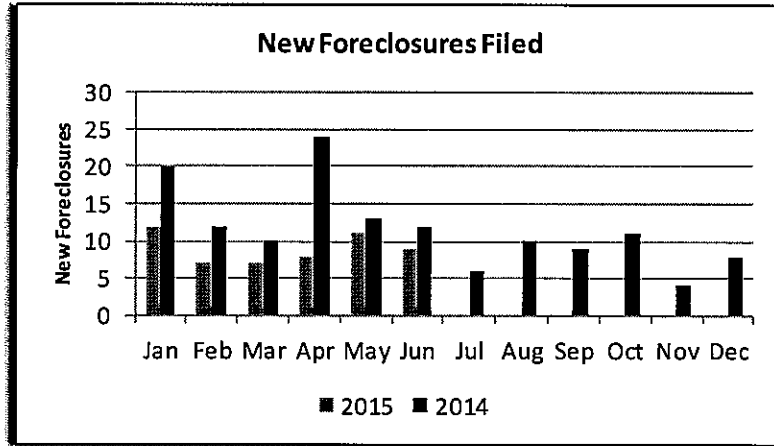
Food establishments are divided into the risk categories of high, moderate or low, and planned inspections are performed three, two, or one time each year respectively. A high risk establishment presents a high relative risk of causing foodborne illness based on the large number of food handling operations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

Inspection Services Performance	This Month	This Quarter	Year to Date	Year Target
Percentage of annual food health inspections completed	10.6%	10.6%	57.7%	100% of total

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

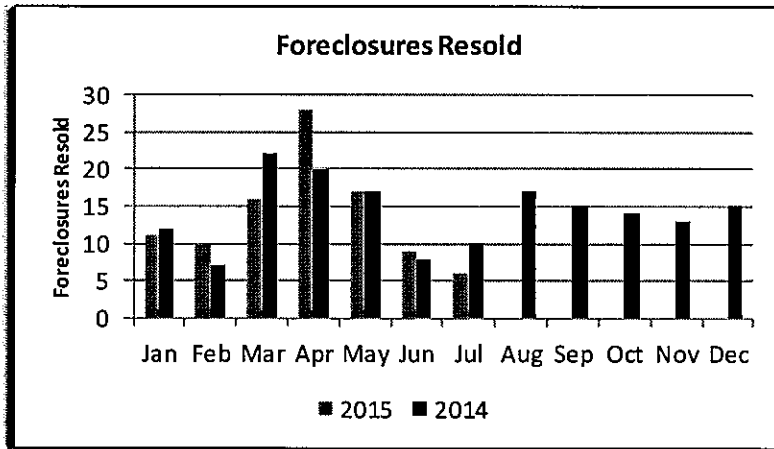
New Foreclosures Filed

Year	2015	2014
Jan	12	20
Feb	7	12
Mar	7	10
Apr	8	24
May	11	13
Jun	9	12
Jul	0	6
Aug	0	10
Sep	0	9
Oct	0	11
Nov	0	4
Dec	0	8
Total	54	139



Foreclosures Resold

Year	2015	2014
Jan	11	12
Feb	10	7
Mar	16	22
Apr	28	20
May	17	17
Jun	9	8
Jul	6	10
Aug	0	17
Sep	0	15
Oct	0	14
Nov	0	13
Dec	0	15
Total	97	170



ECONOMIC DEVELOPMENT & TOURISM MONTHLY REPORT

AUGUST 2013



NB6

General

- Communicated with local brokers and property owners to answer questions and help fill vacant properties.
- Updated the Village's available properties database through Location One Information System (LOIS). The properties are updated weekly.
- Ongoing phone calls and emails with shopping center owners in town to receive updates on properties and assist in improving the properties.
- Staff continues to meet with the owner of a potential distillery to discuss any issues with regards to remodeling the old fire station space in the entertainment district.
- Attended the monthly Arts Commission meeting and assisted with the summer concerts at the Village Green which have been a success.
- Attended the monthly Membership Committee meeting of the Chamber of Commerce.
- Attended the CMAP Economic Development Committee meeting at UI Labs – DMDII & City Works, which is a Chicago based research and commercialization collaborative, bringing universities and industries together to define problems and deliver solutions through applied research and demonstration projects, training and workforce development, and education and outreach, while infusing advanced digital technologies and big data into today's manufacturing practices.
- Met with several sign companies to discuss the possibilities and parameters of gateway monuments for the 59-90 Entertainment District.
- Continued to work with other departments to further the vision and development of Plum Farms on the 168 acres at the northwest corner of Rt. 72 and Rt. 59. This project is still in the early phases of the approval process but due to previously approved documents in 2004 there are several changes to agreements and concept plans. These are all still in draft form and any formal changes will appear before the Board for approval.
- Met with other departments to coordinate communications and marketing within the Village so as to better promote all Village business and increase transparency. The outcome of these meetings should yield a Communication and Marketing Guide to assist village staff.
- Met with Comcast to understand their capabilities and future infrastructure upgrades so as to better inform businesses within the Village.
- Attended the monthly meeting of the Chicagoland Restaurant Brokers Association to network and discuss potential restaurant sites in the Village.

Office/Industrial

- Staff visited 7 businesses in 2015 as part of the BRE outreach program. More visits are being scheduled. Outreach will continue throughout the year.
- Continued to work with TRUMPF to bring forward a courtesy review packet to PB&Z, along with a resolution to support their application for a 6B property tax classification for their potential new industrial showroom on 5 acres in Huntington90.
- The GCAMP sponsored Maker Lab steering committee met again for the exploration of a Maker Lab in the northwest suburbs. Mr. Kramer was also appointed as the Chair of the Marketing Committee for GCAMP. This position entails promoting the various GCAMP events and functions, running the quarterly meetings, and coordinating the marketing GCAMP to all media outlets.
- Attended the Chicago Industrial Properties Development Day conference where there was an opportunity to network with industrial brokers and developers.

Retail

- Staff continued the follow up from the ICSC show in May. Meetings and conference calls have been made to several prospects and will continue throughout the summer.
- Held discussions with the Sterling Organization regarding potential redevelopment options for Hoffman Plaza.

Tourism

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

- Assisted in negotiations with TouchPoint (AMITA's food service vendor) to receive their donation of 3,000 units of Ocean Spray Pect, 3,000 units of water, 3,000 granola bars, 3,000 units of various fresh fruits, and 3,000 pretzel bread sticks to be distributed to participants of running and inline skating marathon events.
- Arranged to host an early packet pickup event at Sports Authority in Hoffman Estates instead of Village Hall.
- Solicited Garibaldi's and Jersey's Pizza to sell pizza and soda on-site during the Saturday running events: marathon and GLO-Run. Jersey's accepted and brought their delivery truck on-site and was a very successful event for them.
- Recruited Hoffman Estates and Conant High School track teams as volunteers for the Saturday running events.
- Arranged stage entertainment, which included a live band and DJ for Saturday events.
- Solicited involvement of Top Golf, Heroic Fitness, and Massage Envy during the Saturday events.
- Coordinated advance press, email blasts, social media, and digital sign placement with Village staff, Chamber of Commerce, and Park District.
- Communicated with Village Operational Departments for Police road closures, Fire Department deployment of ambulance (in addition to contracted ambulance with private company for stationary coverage), Public Works for misting tent placement, Transportation Division for electronic signage alerting road closures, and Cable Coordinator for video filming during event.

Tourism (Cont.)

- Coordinated lodging requests and placement for incoming participants and event staff filling hotels along Barrington Road. Tracking 1,000 room nights that can be attributed to this event at an average rate of \$69.00 (many travelers booked on opaque and deep discount websites so this is a guesstimate).
- Arranged the donation of dumpster and 40 waste receptacles from GROOT.
- Remained on-site from set up to tear down.
- This year, we broke all registration records with 2,000+ registered for running events and marathons, another 1,000 registered for GLO-Run, and 1,200 registered for the inline skating marathon (numbers as of Friday night pre-event registration closure). The GLO-Run was a visible way to celebrate the bright new logo and rebranding of Alexian to AMITA that also provided a vehicle for recreational runners/walkers as the event is not timed. We attribute the growth in our running events to the decision to offer cash prizes at every age level, not just elite, and overall event growth to the strong involvement from Village staff assisting in website exposure on Village and Tourism websites, press releases, Citizen news story, email blasts, and social media posts. Our partnership with the Hoffman Estates Park District brought additional email blasts to their past program participants, social media posts, website exposure, and digital sign posting of the event. This year, the Chamber of Commerce also provided multiple email blasts of the event flyer to their membership. It took a "Village" literally, and an awesome event receiving rave reviews.

MEETINGS/ACTIVITIES

- Assisting Hilton Garden Inn in organizing the Shop with a Cop fundraiser.
- Suggested Pine Tree Commercial Real Estate work with Park District marketing for digital sign announcement of new retail stores opening in their center.
- Met with new general manager of the Chicago Mustangs to provide contacts.
- Met with ownership of the Chicago Cougars to provide contacts.
- Met with organizers of the newly formed Hispanic Chamber of Commerce to provide contacts and attended their meet and greet event.
- Toured Jersey's management team through Fitness for America site.
- Met with a potential developer and the Economic Development team for an opportunity in Prairie Stone.



Kevin Kramer, Director of Economic Development



Linda Scheck, Director of Tourism & Business Retention