

# AGENDA

*First Meeting of the Month  
Village of Hoffman Estates  
Village Board of Trustees  
Regular Meeting of October 6, 2008*

*7:45 p.m. – Special General Administration & Personnel  
Special Public Health & Safety Committee immediately following Special GAP*

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*8:00 p.m.*

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE TO THE FLAG**
3. **APPROVAL OF AGENDA**
4. **APPROVAL OF MINUTES** – (September 8, 2008)  
(September 15, 2008 - *Deferral requested*)
5. **APPROVAL OF BILLS**
6. **PRESIDENT’S REPORT**
  - . . . Presentation(s)
    - Mayoral Statement of Support Signing Ceremony - Village Employees Serving in the Illinois Guard and Reserve (William C. Glynn, Captain, US Navy (Ret.), Illinois Committee on Employer Support of the Guard and Reserve)
    - Presentation by Kiran Chaturvedi, Community Nutrition Network, in appreciation of Board's Support of Senior Programs
  - . . . Proclamation(s)
    - James Campbell Day (20 Years Service)
    - Craig Niefert Day (20 Years Service)
    - Doug Zboril Day (20 Years Service)
    - Shirley Schwarz Day (15 Years Service)
    - Chris DeGiorgio Day (10 Years Service)
    - Illinois Arts & Humanities Month
7. **TRUSTEE COMMENTS**
8. **VILLAGE MANAGER’S REPORT**
9. **VILLAGE CLERK’S REPORT**
10. **COMMITTEE REPORTS**
  - Special Public Works & Utilities with the Utility Commission - Oct. 8 @ 7 pm
  - General Administration & Personnel
  - Transportation & Road Improvement
  - Planning, Building & Zoning
11. **RECOGNITION OF AUDIENCE**
12. **COMMISSION REPORTS**
  - A. **PLAN COMMISSION (Chairman Stanton)**
    - 1) Request by Sears, Roebuck and Co. for preliminary and final plat of resubdivision for Lot 5B3A in Prairie Stone.  
Voting: 9 Ayes, 2 Absent  
Motion carried.

13. **ORDINANCE/RESOLUTION (FIRST READING)** **Ord. No. 4054-2008**  
**Res. No. 1382-2008**

Ordinance(s)

- A. Request Board approval of Ordinance No. \_\_\_\_\_ an ordinance amending Section 5-5-7, Sworn Personnel, Hoffman Estates Police Department, of the Hoffman Estates Municipal Code. *(Public Health & Safety Committee recommends approval)*

Resolution(s)

- B. Request Board approval of Resolution No. \_\_\_\_\_ a resolution agreeing to indemnify the State of Illinois for photo enforcement equipment attached to the Illinois Department of Transportation Facilities. *(Public Health & Safety Committee recommends approval) – (Waiver of First Reading is requested)*
- C. Request Board approval of Resolution No. \_\_\_\_\_ a resolution accepting the public improvements within the Canterbury Fields Subdivision for Village maintenance. *(Public Works & Utilities Committee recommends approval)*

14. **CONSENT CALENDAR AND SECOND READING** **Ord. No. 4054-2008**  
**Res. No. 1382-2008**

Ordinance(s)

- A. Request Board approval of Ordinance No. \_\_\_\_\_ an ordinance granting a variation to premises at 1715 Ida Road, Hoffman Estates.
- B. Request Board approval of Ordinance No. \_\_\_\_\_ an ordinance granting a variation to premises at 800 Harmon Boulevard, Hoffman Estates.
- C. Request Board approval of Ordinance No. \_\_\_\_\_ an ordinance granting a special use to the Village of Hoffman Estates for property at 411 W. Higgins Road (community information sign).
- D. Request Board approval of Ordinance No. \_\_\_\_\_ an ordinance granting a special use and variation to the Village of Hoffman Estates for property located on the west side of the Beverly Road right-of-way, north of Shoe Factory Road (community information sign).
- E. Request Board approval of Ordinance No. \_\_\_\_\_ an ordinance granting a special use and variation to the Village of Hoffman Estates for property located on the north side of Algonquin Road, east of Versailles Road (community information sign).

15. **NEW BUSINESS**

- A. Request Board approval of requests from Hoffman Estates and James B. Conant High Schools to have a Fire Department ambulance present at home football games. *(Public Health & Safety Committee recommends approval)*
- B. Request Board authorization to award the remaining Station 24 construction sub-trade bids contained in Bid Package #2 in an amount not to exceed \$790,607. *(Public Health & Safety Committee recommends approval)*
- C. Request Board authorization to:
  - 1) award contract to purchase a Lanier Pro 1106EX photocopier from United Business Solutions (low bidder) in an amount not to exceed \$21,556; and
  - 2) enter into a one-year photocopier maintenance agreement with United Business Solutions to be billed at \$.0042 per copy.  
*(Finance Committee recommends approval)*
- D. Request Board authorization to:
  - 1) waive formal bidding; and
  - 2) award contract for purchase of radio meter reading equipment to Water Resources Inc., Elgin, IL (sole supplier) in an amount not to exceed \$44,400.  
*(Public Works & Utilities Committee recommends approval)*
- E. Request authorization to award contracts for excavation and building concrete (Part of Bid Package #1) for the new police building in an amount not to exceed \$ 2,272,110.00. *(Item to be reviewed by Special Public Health & Safety Committee).*

16. **ADJOURNMENT – Executive Session-Land Acquisition (5 ILCS 120/2-(c)-(5))  
Collective Bargaining (5 ILCS 120/2-(c)-(2)) &**

**MEETING:** HOFFMAN ESTATES VILLAGE BOARD  
**DATE:** SEPTEMBER 8, 2008  
**PLACE:** BOARD ROOM  
MUNICIPAL BUILDING COMPLEX  
1900 HASSELL ROAD  
HOFFMAN ESTATES, ILLINOIS

**1. CALL TO ORDER:**

Village President William McLeod called the meeting to order at 7:35 p.m. The Village Clerk called the roll. Trustees present: Karen Mills, Cary Collins, Ray Kincaid, Jackie Green, Anna Newell, Gary Pilafas

A quorum was present.

**ADMINISTRATIVE PERSONNEL PRESENT:**

J. Norris, Village Manager  
A. Janura, Corporation Counsel  
M. Koplín, Asst. Village Manager-Development Services  
D. Schultz, Community Relations Coordinator  
P. Seger, HRM Director  
B. Gorrétt, Fire Chief  
C. Heredgen, Police Chief  
K. Hari, Director Public Works  
M. DuCharme, Finance Director  
M. Norton, Asst. to the Village Mgr.  
A. Garner, Director H&HS  
P. Gugliotta, Director Planning

**2. PLEDGE OF ALLEGIANCE TO THE FLAG:**

The Pledge was led by Trustee Mills.

**3. APPROVAL OF THE AGENDA:**

Motion by Trustee Collins, seconded by Trustee Pilafas, to approve the agenda. Voice vote taken. All ayes. Motion carried.

**4. APPROVAL OF MINUTES:**

Motion by Trustee Collins, seconded by Trustee Pilafas, to defer the minutes from August 18, 2008 and August 25, 2008. Voice vote taken. All ayes. Motion carried.

**5. APPROVAL OF BILLS:**

Motion by Trustee Collins, seconded by Trustee Pilafas, to approve the Bill List for September 8, 2008, in the amount of \$2,698,428.19.

Roll Call:

Aye: Mills, Collins, Kincaid, Green, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

**6. PRESIDENT'S REPORT:**

**Swearing-In**

Mayor McLeod swore in Probationary Police Officer Daniel Falkenberg. Officer Falkenberg introduced his family and was congratulated by the Board.

Mayor McLeod reminded everyone that our September 11<sup>th</sup> Remembrance program would be on the 11<sup>th</sup> at Village Green starting at 8:00 a.m., he stated that he attended the Chamber's Business Under the Big Top, the dedication of the Father Brennan Center at Holy Family Church, walked in Schaumburg's September Fest parade, attended block parties and thanked the employees for their patience during the remodel and move.

**7. TRUSTEE COMMENTS:**

Trustee Kincaid stated that he attended the Business Under the Big Top.

Trustee Mills stated that she attended the Business Under the Big Top and welcomed Red Robin.

Trustee Collins commented on the fact that after Menard's leaves, the Village won't have a hardware store. He asked about the possibility of having a Board meeting out in the west end of town and putting business cards on the temporary wall by the Code Department counter.

Trustee Pilafas stated that he attended Business Under the Big Top, the Red Robin server training days, complimented staff on the smoothness of the move and reminded everyone that the Platzkonzert is September 20<sup>th</sup> at the Village Green.

Trustee Newell stated that she attended Business Under the Big Top, Red Robin's server training days, marched in the September Fest parade, many block parties and Hoover Happenings.

Trustee Green stated that she marched in the Schaumburg parade, attended McArthur School's Hoover Happenings, Red Robin's server training days, Business Under the Big Top and many block parties.

**8. VILLAGE MANAGER'S REPORT:**

Mr. Norris requested the Board's ratification of Public Works Director, Village Manager and Mayor approval of contract for road salt from the State of Illinois joint governmental purchase in an amount not to exceed \$456,000.

Motion by Trustee Collins, seconded by Trustee Pilafas, to approve the contract for road salt from the State of Illinois joint governmental purchase in an amount not to exceed \$456,000.

Roll Call:

Aye: Mills, Collins, Green, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Trustee Kincaid abstained.

Motion carried.

**9. VILLAGE CLERK'S REPORT:**

The Clerk reported that her office processed 41 passports during the month of August.

**10. RECOGNITION OF AUDIENCE:**

No one wished to be recognized.

**11. COMMISSION REPORTS:**

**A. Plan Commission (Chairman Stanton)**

11.A.1. Request by Tampa Rinaldi Porter Ranch Center, LLC (owner) and Dominick's Finer Foods, Inc. (tenant) for a site plan amendment to remodel the exterior of the Dominick's store including a new outdoor display area (according to petitioner's Site Plan) on the subject property, located at 2575 West Golf in the Hoffman Village Shopping Center, subject to the following conditions:

1. The petitioner shall obtain the building permit within 9 months of Village Board approval.
2. In accordance with Section 10-2-1-B of the Subdivision Code, the drive aisle surface in front of the Dominick's store shall be redesigned to locate brick (or other differentiated paving material) crosswalk areas in alignment with the store entrance as part of future site improvements corresponding to the Shopping Center Improvement Program. A separate Village approval is required prior to such future work.
3. No signs are approved through the site plan approval.
4. The following shall apply to the outdoor display area:
  - a) All display of materials shall be contained within the designated outdoor display area submitted with this request and shall not be kept anywhere else on the property.
  - b) The display area shall be kept clean and orderly at all times.
  - c) The vending machines shall be properly licensed with the Village Clerk's Office at all times.
  - d) This display area shall be permitted year round.

Motion by Trustee Pilafas, seconded by Trustee Collins, to concur with the Plan Commission and approve the request.

**Discussion**

Trustee Mills asked if Dominick's had any tenants for this site. Chairman Stanton replied no.

Roll Call:

Aye: Mills, Collins, Kincaid, Green, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

11.A.2. Request by Slevin Capital Investments (owner) for rezoning of the subject 0.82 acre property from B-1 Neighborhood Business District to B-2 Community Business District at 790 West Higgins Road.

Motion by Trustee Collins, seconded by Trustee Pilafas, to concur with the Plan Commission and approve the request.

Discussion

Chairman Stanton stated that Nissan didn't want to plant trees, but they will. Trustee Green asked if they're aware that they can't park cars across Higgins Road. Yes they know. Trustee Pilafas suggested pathing for bikes be included along Jones Road.

Roll Call:

Aye: Mills, Collins, Kincaid, Green, Newell, Collins

Nay:

Mayor McLeod voted aye.

Motion carried.

11.A.3. Request by Slevin Capital Investments (owner) for approval of a site plan amendment for the demolition of the former Baker's Square building and expansion of the Woodfield Nissan dealership parking lot on the properties at 700 and 790 West Higgins Road, subject to the following conditions:

1. Since the petitioner is not consolidating the Baker's Square lots with the Woodfield Nissan lots, approval of this auto dealership parking lot is contingent upon the condition that it be operated as part of the larger dealership to the east to comply with Section 9-8-2-B-2-e of the Zoning Code that auto sales include a full service shop conducted as one integrated business on a minimum of 2 acres.
2. The petitioner shall obtain the demolition and parking lot building permits within 9 months of Village Board approval.
3. In accordance with Village Code, construction hours shall be limited to 7 a.m. to 7 p.m. Monday through Friday, and 8 a.m. to 6 p.m. Saturday and Sunday.
4. Construction parking shall be prohibited on Higgins Road and Jones Road.
5. With regard to operations on this property, the following shall apply:
  - a. All fire lanes, access driveways, internal circulation aisles not specifically designated for vehicle parking or storage shall be kept clear of parked or stored vehicles at all times.
  - b. There shall be no vehicle display or loading/unloading activities within the public right-of-way.
6. To comply with Section 10-4-4-B of the Subdivision Code, the petitioner shall provide a revised Landscape Plan showing the addition of 6 shade trees in the north perimeter buffer prior to issuance of a demolition or building permit.
7. Waivers are granted for the following:
  - a. A waiver from the requirements of Section 10-4-4-A-2 of the Subdivision Code to provide 3 shade trees along the Higgins Road parkway instead of the minimum required 5 shade trees.
  - b. A waiver from the requirements of Section 10-4-4-B of the Subdivision Code to provide a reduced landscape buffer width around the perimeter of the property as indicated on the petitioner's plans submitted with this request.
  - c. A waiver from the requirements of Section 10-4-4-B of the Subdivision Code to provide no shade trees along the south and west perimeters of the property instead of the minimum required 9 shade trees.
  - d. A waiver from the requirements of Section 10-4-4-C-2 of the Subdivision Code to install striped parking lot islands and fewer islands than required as indicated on the petitioner's plans submitted with this request.
  - e. A waiver from the requirements of Section 10-4-4-C-2 of the Subdivision Code to provide 4 ornamental trees in the parking lot instead of the required 6 shade trees as indicated on the petitioner's plans submitted with this request.

8. To provide an adequate turning radius for proper circulation, the western striped island shall be expanded by eliminating one parking space north of the light standard indicated on the petitioner's plans submitted with this request. A revised site and engineering plan set shall be provided prior to issuance of a demolition or building permit. The final design of the island shall be approved by Village staff.
9. The curbed landscape island located at the northeast corner of the expansion parking lot shall be modified for proper circulation, which may include eliminating one parking space west of the landscape island indicated on the petitioner's plan submitted with this request. A revised site and engineering plan set shall be provided prior to issuance of a demolition or building permit. The final design of the island shall be approved by Village staff.
10. A revised Site and Utility Plan sheet shall be provided showing security gates at the Higgins Road and Jones Road driveways on the expansion parking lot prior to issuance of a demolition or building permit. A lock box shall be installed for Fire Department access at the Jones Road entrance.
11. No signs are approved through the site plan approval.
12. All previous conditions of approval from past site plan approvals on the 700 West Higgins Road property shall remain in effect.

Motion by Trustee Collins, seconded by Trustee Pilafas, to concur with the Plan Commission and approve the request.

**Discussion**

Trustee Pilafas asked what was going to happen with the greenway. Mr. Norris said that it was private property and we can't tell them what to do with it.

Roll Call:

Aye: Mills, Collins, Kincaid, Green, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

11.A.4. Request by McShane Hoffman MS LLC for a site plan amendment to allow the relocation of a dock door for an office/warehouse site (Mori Seiki) located on the northwest corner of Huntington Boulevard and Central Road, subject to the following conditions:

1. All previous conditions of approval that were part of the Mori Seiki site plan approved by the Village Board on 7/7/08 shall apply.
2. The access roads shall be built and finished prior to the issuance of a final Certificate of Occupancy for Mori Seiki. In the event the Property Owners Association fails to maintain the access roads and standards acceptable to the Village, Mori Seiki shall be responsible for maintenance of any portion of the roads servicing their site.
3. The intersection of the west and north access roads shall be designed with 40' radii.
4. The wetland buffer area as shown on the plans shall not be impacted by any site work until approval to do so is received from the Army Corps of Engineers. If it is determined by the Army Corps that the wetland can't be impacted, then a revised site plan will be required to be brought forth to the village for approval.
5. Other than the proposed watermain, future improvements shown on Lot 3 are not included with this approval.

Motion by Trustee Collins, seconded by Trustee Pilafas, to concur with the Plan Commission and approve the request.

Roll Call:

Aye: Mills, Collins, Kincaid, Green, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

11.A.5. Request by McShane Hoffman MS LLC for preliminary and final site plan approval to construct access roads in Huntington Woods Corporate Center, subject to the conditions listed below:

1. The access roads including required landscape and sidewalks shall be built and finished prior to the issuance of a final Certificate of Occupancy for Mori Seiki. In the event the Property Owners Association fails to maintain the access roads and standards acceptable to the Village, Mori Seiki shall be responsible for maintenance of any portion of the roads servicing their site.
2. The intersection of the west and north access roads shall be designed with 40' radii.
3. Other than the proposed watermain, future improvements shown on Lot 3 are not included with this approval.
4. The wetland buffer area as shown on the plans shall not be impacted by any site work until approval to do so is received from the Army Corps of Engineers. If it is determined by the Army Corps that the wetland can't be impacted, than a revised site plan will be required to be brought forth to the village for approval.

Motion by Trustee Collins, seconded by Trustee Pilafas, to concur with the Plan Commission and approve the request.

Roll Call:

Aye: Mills, Collins, Kincaid, Green, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

11.A.6. Request by McShane Hoffman MS LLC for preliminary and final plat of subdivision for a five parcel subdivision known as Huntington Woods Corporate Center located on the northwest corner of Huntington Boulevard and Central Road, subject to the conditions listed below:

1. This approval creates Lot 3 (2.946 acres), which is less than 5 acres as permitted by Section 9-7-3 D.2 of the Municipal Code; as well as Outlot A (0.355 acres) and Outlot B (1.065 acres) which are for the common access roads only.
2. The Final Plat of Subdivision shall be recorded within 90 days of Village Board approval.

Motion by Trustee Collins, seconded by Trustee Pilafas, to concur with the Plan Commission and approve the request.

### Discussion

Trustee Collins asked if trees were relocated, yes they were.

Roll Call:

Aye: Mills, Collins, Kincaid, Green, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

11.A.7. Request by Supervalu, Inc. for a site plan amendment to permit one outdoor display area at the west entrance of the Jewel-Osco store at 1485 - 1489 Palatine Road, subject to the following conditions:

1. Approval granted for the sales display shall be limited to the location shown on the plans, that area being adjacent to the west entrance and totaling 64 square feet in an area measuring 16' x 4'. Future modifications to the sales locations, size, or type of materials sold shall require Plan Commission review and Village Board approval.
2. Use of this area at the building front shall be used for display and sales, and excludes storing pallets of general merchandise or surplus overstock.
3. The area shall be maintained in a clean and orderly fashion without obstructions to doorways and walkways.
4. No outside storage is approved other than that within the designated outdoor storage areas, or as otherwise permitted by the Village Code. All display of materials shall be contained within the designated outdoor sales areas. Storage of material within the designated outdoor sales areas shall not obstruct windows or be permitted higher than the masonry wall (4'0").

Motion by Trustee Collins, seconded by Trustee Pilafas, to concur with the Plan Commission and approve the request.

Roll Call:

Aye: Mills, Collins, Kincaid, Green, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

**11.A.8.** Request by Chicago Title Land Trust Company, as trustee of land trust numbers 1079317 and 1079831, the beneficiaries of which are 9059 Realty Corp and 7290 Realty Corp, for a Preliminary Concept Plan to permit an office/retail development (Sutton Crossing) on 120 acres, located north of the Jane Addams Tollway, east of Route 59, south of Higgins Road, and west of Bartlett Road, subject to the following conditions:

1. Preliminary Concept Plan approval includes the specific rights for FAR, setbacks, height and open space percentages that were previously granted for 83 acres through the 2003 Boundary Agreement between the Villages of South Barrington and Hoffman Estates as well as previously approved development rights for the 37 acres on the southwest corner of the property, all as depicted on the Concept Plan exhibit dated May 1, 2008, which identifies a maximum site density of 2,202,500 square feet.
2. Any future development of the remainder of the property will require site plan approval through the Village of Hoffman Estates site plan approval process, which will include site plan review, sidewalk connections, landscaping, access, etc.
3. The petitioner agrees to work with staff at time of site development to provide pedestrian design elements that reduce exposure time, crossing distances, turning vehicle speeds, and also give pedestrians sufficient information (such as pedestrian countdown signals).

Motion by Trustee Collins, seconded by Trustee Mills, to concur with the Plan Commission and approve the request.

#### Discussion

Trustee Mills commented that she hoped that there would soon be movement.

Roll Call:

Aye: Mills, Collins, Kincaid, Green, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

11.A.9. Request by Chicago Title Land Trust Company, as trustee of land trust numbers 1079317 and 1079831, the beneficiaries of which are 9059 Realty Corp and 7290 Realty Corp, for final site plan approval for site work including grading, storm and sanitary sewer and detention basin installation as well as highway improvements on a portion of the property located north of the Jane Addams Tollway, east of Route 59, south of Higgins Road, and west of Bartlett Road, subject to the conditions listed below:

1. Site work is limited to those improvements identified in the Phase 1 engineering plans for Sutton Crossing dated "Revised 8/12/08" and the Sutton, Higgins and Bartlett Road improvements depicted on the Conceptual Highway Improvement plans dated April, 2008 and April 9, 2008.
2. Any minor revisions to the approved plans as dictated by IDOT, Cook County, or MWRD shall be reviewed by Village staff to ensure they are consistent with the approved plans.

Motion by Trustee Mills, seconded by Trustee Collins, to concur with the Plan Commission and approve the request.

Roll Call:

Aye: Mills, Collins, Kincaid, Green, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

11.A.10. Request by Hoffman Estates Holdings, LLC for Preliminary and Final Site Plan and Plat of Easement approval for two restaurant buildings and four building pads located on Lot 4A5D1 (marketed as Parcel 16) located at the northeast corner of Pratum Avenue and Hoffman Boulevard in the Prairie Stone Business Park, subject to the following conditions:

1. The current parking study defines the restaurants into the following categories: Building 1 as a General Restaurant requiring 13 Spaces/1,000 SF, Building 2 as a Multi-Purpose Restaurant requiring 13 Spaces/1,000 SF, Building 3 as a High Quality Restaurant requiring 20 Spaces/1,000 SF, and Building 4 as a General Restaurant requiring 13 Spaces/1,000 SF. The site is approved with a total of 398 parking spaces. If any of these restaurants uses change significantly from the current assumptions, an update to the parking study will need to be completed and a site plan amendment may be required.
2. The petitioner shall provide three options for the path benches and trash receptacles. These items will become the standard for the Entertainment District in Prairie Stone Business Park and will be implemented on other developments as they arrive. Once a standard has been defined, the petitioner shall install the benches and trash enclosures on the property at the specified locations depicted on the approved landscape plan. The petitioner shall provide locations for the path benches and trash receptacles on the landscape plan.
3. Two of the four building pads are proposed to be built on with this approval. Buildings 3 and 4 will require a separate site plan review and approval process. Once a tenant has been chosen, the owner will need to submit floor plans, building elevations, etc. to the Village for review and formal approvals.
4. The following exceptions pertaining to landscaping are granted:

- a. An exception is hereby granted to the Prairie Stone landscape requirements for the parking lot area pertaining to the green space/open space for the parking lot. A total of 7,630 square feet is approved (18,270 square feet is required).
  - b. An exception is hereby granted to the Prairie Stone landscape requirements for the parking lot. A total of 46 trees is approved (57 trees are required).
5. The following exceptions pertaining to special yard setbacks are granted:
- a. An exception is hereby granted to the Sears Annexation & Development Agreement pertaining to the special yard area setback requirements along Hoffman Boulevard. The setback along Hoffman Boulevard for the parking lot will be reduced from 60 feet to 29 feet on the west end and from 60 feet to 45 feet on the east end of the property.
  - b. An exception is hereby granted to the Sears Annexation & Development Agreement to the special yard area setback requirements along Pratum Avenue. The setback along Pratum Avenue for the parking lot will be reduced from 60 feet to 38 feet. The buildings will encroach into the setback in two locations. Building 1 will be reduced from 60 feet to 38 feet with the outdoor patio encroaching from 60 feet to 20 feet; however, the patio is a permitted structure within the setback. Building 4 will be reduced from 60 feet to 39 feet, but ranges from 39 feet to 53 feet on the south side of the building.
6. A retaining wall is proposed behind Buildings 2 and 3 and a portion of the parking lots. The retaining wall will have railings on the top for security purposes. The retaining wall and railings will be designed by the contractors' structural engineer and will need to be reviewed by the Village for compliance and appearance with the overall theme of the development. No permit will be issued for the retaining walls until approval has taken place.
7. No signs are approved with this site plan approval. The petitioner is preparing an overall signage package for this development. It will be reviewed at a later date and will need to be presented to the Village prior to implementation.
8. A 50-foot Conservation Buffer has been established along the entire easterly property line. The petitioner shall acquire approval from the Prairie Stone Board of Directors for the encroachment of the decks on three of the four building pads prior to final approval.
9. As part of the mass grading on the site, trees previously identified as being preserved were removed. These trees shall be replaced with the same size trees or equivalent caliper totals for any larger trees.

Motion by Trustee Collins, seconded by Trustee Pilafas, to concur with the Plan Commission and approve the request.

**Discussion**

Trustee Mills asked if there were only two restaurants at this time, the answer was yes.

Roll Call:

Aye: Mills, Collins, Kincaid, Green, Newell, Pilafas  
Nay:  
Mayor McLeod voted aye.

Motion carried.

**B. Zoning Board of Appeals (Chairman Weaver)**

**11.B.1.** Request by Township High School District 211 (Owner) and Black and Veatch, Agent for Denali Spectrum Operations d/b/a Cricket Communications (Lessee) at 700 Cougar Trail, for a special use under Section 9-3-9-A and Section 9-5-3-C-4 and a forty four (44) foot height variation from Section 9-3-9-A to permit the installation of three (3) cellular antennas at one hundred and four (104) feet high on a light pole on the west side of the football field and construction of an associated equipment shelter.

The following conditions shall apply:

1. Should the operation of this cellular facility cease for a period of one (1) year, the antennas shall be removed.
2. No cabinets, conduits, or other fixtures shall be installed on the exterior of the shelter beyond those shown on the approved building plans.

Motion by Trustee Collins, seconded by Trustee Mills, to concur with the Zoning Board of Appeals and approve the request with immediate authorization to apply for permits.

Roll Call:

Aye: Mills, Collins, Green, Newell  
Nay: Kincaid, Pilafas  
Mayor McLeod voted aye.

Motion carried.

**11.B.2.** Request by Township High School District 211 (Owner) and Black and Veatch, Agent for Denali Spectrum Operations d/b/a Cricket Communications (Lessee) at 1100 W. Higgins Road, for a special use under Section 9-3-9-A and Section 9-5-3-C-4 and a forty four (44) foot height variation from Section 9-3-9-A to permit the installation of three (3) cellular antennas at one hundred and four (104) feet high on a light pole on the northeast corner of the football field and construction of an associated equipment shelter.

The following conditions shall apply:

1. Should the operation of this cellular facility cease for a period of one (1) year, the antennas shall be removed.
2. The petitioner shall be responsible for all work depicted on the landscape plan and shall replace any dead landscaping for a period of up to one (1) year after the project is completed.
3. No cabinets, conduits, or other fixtures shall be installed on the exterior of the shelter beyond those shown on the approved building plans.

Motion by Trustee Collins, seconded by Trustee Mills, to concur with the Zoning Board of Appeals and approve the request with immediate authorization to apply for permits.

Roll Call:

Aye: Mills, Collins, Kincaid, Green, Newell  
Nay: Pilafas  
Mayor McLeod voted aye.

Motion carried.

**11.B.3.** Request by Woodfield Nissan at 700 and 790 W. Higgins Road, for the following variations by omnibus vote:

a) A variation from Section 9-3-8-M-10-b-3 to permit an additional (fourth) 29 square foot wall sign ("Nissan" logo) on the south façade of the building above the east customer entrance for a total square footage of all wall signs of 207 square feet.

b) A variation from Section 9-3-8-M-10-b-3 to permit an additional (fifth) 29 square foot wall sign ("Nissan" logo) on the south façade of the building above the west customer entrance for a total square footage of all wall signs of 236 square feet.

The following conditions shall apply:

1. The additional signs and approval conditions granted under Ordinance No. 3773-2005 shall remain in effect, and for any portion of this proposal that is not approved, the prior variations in Ordinance 3773-2005 would apply.
2. No new sign permits shall be issued until existing sign violations are corrected.

Motion by Trustee Collins, seconded by Trustee Pilafas, to concur with the Zoning Board of Appeals and approve the request with immediate authorization to apply for permits.

Roll Call:

Aye: Mills, Collins, Kincaid, Green, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

11.B.4. Request by Woodfield Nissan at 700 and 790 W. Higgins Road, for a variation from Section 9-3-8-M-10-b-4 to permit a ground sign ("Nissan" logo) to be 670 square feet and 30 feet high instead of the maximum permitted 250 square feet and 20 feet high located at an entrance driveway from Higgins Road. Note: Previous variation was approved for this sign to be 25 feet high and 655 square feet; sign was erected in violation of previous variation approval.

The following conditions shall apply:

1. The additional signs and approval conditions granted under Ordinance No. 3773-2005 shall remain in effect, and for any portion of this proposal that is not approved, the prior variations in Ordinance 3773-2005 would apply.
2. No new sign permits shall be issued until existing sign violations are corrected.

Motion by Trustee Collins, seconded by Trustee Green, to concur with the Zoning Board of Appeals and deny the request.

Roll Call:

Aye: Mills, Kincaid, Green

Nay: Collins, Newell, Pilafas

Mayor McLeod voted nay.

Motion failed.

Motion by Trustee Collins, seconded by Trustee Pilafas, to approve petitioners request and grant the sign variation with immediate authorization to apply for permits.

Roll Call:

Aye: Collins, Green, Newell, Pilafas

Nay: Mills, Kincaid

Mayor McLeod voted aye.

Motion carried.

11.B.5. Request by Woodfield Nissan at 700 and 790 W. Higgins Road, for a variation from Section 9-3-8-M-10-b-4 to permit an additional (fourth) ground sign ("Nissan" logo) to be 488 square feet and 25 feet

high instead of the maximum permitted 250 square feet and 20 feet high located near the southwest corner of the property near the intersection of Higgins Road and Jones Road.

The following conditions shall apply:

1. The additional signs and approval conditions granted under Ordinance No. 3773-2005 shall remain in effect, and for any portion of this proposal that is not approved, the prior variations in Ordinance 3773-2005 would apply.
2. No new sign permits shall be issued until existing sign violations are corrected.

Motion by Trustee Collins, seconded by Trustee Pilafas, to concur with the Zoning Board of Appeals and deny the request.

Roll Call:

Aye: Mills, Kincaid  
Nay: Collins, Green, Newell, Pilafas  
Mayor McLeod voted nay.

Motion failed.

Motion by Trustee Collins, seconded by Trustee Pilafas, to approve petitioners request and grant the sign variation with immediate authorization to apply for permits.

Roll Call:

Aye: Mills, CollinsGreen, Newell, Pilafas  
Nay: Kincaid  
Mayor McLeod voted aye.

Motion carried.

**11.B.6.** Request by Woodfield Nissan at 700 and 790 W. Higgins Road, for a variation from Section 9-3-8-M-10-b-4 to permit an additional (fifth) ground sign ("Nissan" logo) to be 396 square feet and 15 feet 1 inch high instead of the maximum permitted 250 square feet and 20 feet high located near the driveway entrance from Jones Road.

The following conditions shall apply:

1. The additional signs and approval conditions granted under Ordinance No. 3773-2005 shall remain in effect, and for any portion of this proposal that is not approved, the prior variations in
2. No new sign permits shall be issued until existing sign violations are corrected.

Motion by Trustee Collins, seconded by Trustee Pilafas, to concur with the Zoning Board of Appeals and approve the request with immediate authorization to apply for permits.

### Discussion

Trustee Kincaid asked if they needed both signs, yes they do.

Roll Call:

Aye: Mills, Collins, Green, Newell, Pilafas  
Nay: Kincaid  
Mayor McLeod voted aye.

Motion carried.

**11.B.7.** Request by Mike and Dawn Anzalone at 1065 Ash Road, for a 5 foot 9 inch setback variation from Section 9-5-2-D-5 to permit a house to be set back 9 feet 3 inches from the (south) side property line instead of the minimum required 15 feet.

1. A grading plan shall be approved by the Engineering Division prior to issuance of a building permit for the new house.
2. The petitioner shall remove the cars from the rear yard and otherwise comply with the provisions of the Property Maintenance Code prior to issuance of a permit for the house.
3. The petitioner shall complete the corrections to the garage and storage shed and receive final approval for the work from the Village prior to issuance of an occupancy certificate for the house.

Motion by Trustee Mills, seconded by Trustee Collins, to concur with the Zoning Board of Appeals and deny the request.

Roll Call:

Aye:

Nay: Mills, Collins, Kincaid, Green, Newell, Pilafas

Mayor McLeod voted nay.

Motion failed.

Motion by Trustee Mills, seconded by Trustee Collins, to approve petitioners request and grant the sign variation with immediate authorization to apply for permits.

Roll Call:

Aye: Mills, Collins, Green, Newell, Pilafas

Nay: Kincaid

Mayor McLeod voted aye.

Motion carried.

**11.B.8.** Request by the Village of Hoffman Estates (Owner) and Black and Veatch, Agent for Denali Spectrum Operations d/b/a Cricket Communications (Lessee) at 3990 Huntington Boulevard, for a special use under Sections 9-3-9-A and 9-5-7-C-4 to permit the installation of three (3) cellular antennas and associated equipment at seventy four (74) feet high on a Village water tank at 3990 Huntington Boulevard. The following conditions shall apply:

1. This special use shall be subject to approval of the final lease agreement with the Village of Hoffman Estates.
2. No advertising shall be allowed on the equipment or antenna structure.
3. This approval is subject to the approval of the revised engineering plans by the Village's Public Works Department and its third party engineering consultant. The engineering plans shall be approved prior to issuance of a building permit.
4. The petitioner shall pay all costs associated with the third party review and inspections, as required by the Village's Public Works Department policy.
5. All conduits installed from the ground up to the antennas shall be covered by a solid screen to be approved by the Village and shall be painted to exactly match the water tank.
6. The petitioner shall be responsible for all work depicted on the landscape plan and shall replace any dead landscaping for a period of up to one (1) year after the project is completed. Dead landscaping shall be replaced with trees of at least the same size.
7. Relocated trees shall be moved by a professional landscaping contractor.
8. Should the operation of these cellular antennas cease for a period of one (1) year, the antennas shall be removed.

Motion by Trustee Collins, seconded by Trustee Pilafas, to concur with the Zoning Board of Appeals and deny the request.

**Discussion**

Tom Egan, 1755 Chestnut Lane, asked whether property values would drop because the looks of the antennas on the tower.

Trustee Collins commented that the tower looks like a porcupine.

Jane Gibbons, 1750 Chestnut Lane and Dennis Doose, 1780 Chestnut Lane, both spoke against the antennas on the tower.

Roll Call:

Aye: Mills, Collins, Green, Newell, Pilafas

Nay: Kincaid

Mayor McLeod voted aye.

Motion carried.

**12. ORDINANCE/RESOLUTION (FIRST READING):**

**Ordinance(s)**

**12.A.** Request Board approval of an ordinance authorizing the sale of personal property owned by the Village of Hoffman Estates (online auction).

No action taken at this time.

**12.B.** Request Board approval of an ordinance authorizing the sale of personal property owned by the Village of Hoffman Estates (NWMC vehicle auction).

No action taken at this time.

Motion by Trustee Collins, seconded by Trustee Pilafas, to waive first reading of Item 12.C. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Collins, seconded by Trustee Mills, to approve Ordinance No. 4043-2008.

**12.C.** Request Board approval of Ordinance No. 4043-2008 approving the transfer of volume cap in connection with private activity bond issues and related matters.

Roll Call:

Aye: Mills, Collins, Kincaid, Green, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

**13. CONSENT CALENDAR AND SECOND READING**

**Ordinance(s)**

Motion by Trustee Collins, seconded by Trustee Pilafas, to consider Consent Calendar and Second Reading Items 12.A. through 12.E. by omnibus vote. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Collins, seconded by Trustee Pilafas, to approve Ordinance No. 4044-2008.

13.A. Ordinance No. 4044-2008 granting a variation to Waterpark H2Otel's Prairie Stone LLC, 5555 Prairie Stone Parkway, Hoffman Estates, Illinois.

Roll Call:

Aye: Mills, Collins, Kincaid, Green, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Collins, seconded by Trustee Pilafas, to approve Ordinance No. 4045-2008.

13.B. Ordinance No. 4045-2008 amending Section 8-4-2, Amusement Devices, of the Hoffman Estates Municipal Code.

Roll Call:

Aye: Mills, Collins, Kincaid, Green, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Collins, seconded by Trustee Pilafas, to approve Ordinance No. 4046-2008.

13.C. Ordinance No. 4046-2008 amending Article 7-8, Public Nuisances, of the Hoffman Estates Municipal Code (parking of vehicles and trailers).

Roll Call:

Aye: Mills, Collins, Kincaid, Green, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

### Resolutions

Motion by Trustee Collins, seconded by Trustee Pilafas, to approve Resolution No. 1380-2008.

13.D. Resolution No. 1380-2008 accepting the public improvements within the White Oak Unit 4 Subdivision for Village maintenance.

Roll Call:

Aye: Mills, Collins, Kincaid, Green, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Collins, seconded by Trustee Pilafas, to approve Resolution No. 1381-2008.

13.E. Resolution No. 1381-2008 approving real estates to be appropriate for the Class 6B incentive program. (Big Kaiser Precision Tooling, Inc.)

Roll Call:

Aye: Mills, Collins, Kincaid, Green, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

**14. NEW BUSINESS**

Motion by Trustee Mills, seconded by Trustee Pilafas, to consider New Business Items 14.A. through 14.G. by omnibus vote. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve New Business Item 14.A.

**14.A.** Request Board approval of the final site plan for a governmental land use for a new Police Building at 411 W. Higgins Road.

Roll Call:

Aye: Mills, Collins, Kincaid, Green, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve New Business Item 14.B.

**14.B.** Request Board approval of an Easement Agreement between the Village of Hoffman Estates and the Church Extension Board of the Presbytery of Chicago (Church of the Cross) for the new Police facility at 411 W. Higgins Road.

Roll Call:

Aye: Mills, Collins, Kincaid, Green, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve New Business Item 14.C.

**14.C.** Request Board approval of a Shared Parking Agreement between the Village of Hoffman Estates and the Church Extension Board of the Presbytery of Chicago (Church of the Cross) for the new Police Facility at 411 W. Higgins Road.

Roll Call:

Aye: Mills, Collins, Kincaid, Green, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve New Business Item 14.D.

**14.D.** Request Board approval of an EDA contract for Hoffman Boulevard intersection improvements in an amount not to exceed \$85,090.

Roll Call:

Aye: Mills, Collins, Kincaid, Green, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve New Business Item 14.E.

14.E. Request Board approval to reject bids for the annual crack sealing project.

Roll Call:

Aye: Mills, Collins, Kincaid, Green, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve New Business Item 14.F.

14.F. Request Board approval of a transportation agreement between the Village of Hoffman Estates and participating companies to provide a taxi discount program.

Roll Call:

Aye: Mills, Collins, Kincaid, Green, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve New Business Item 14.G.

14.G. Request Board approval for Change Order #1 to increase project contingency in an amount of \$372,000 for additional construction services for the Village Hall remodeling project.

Roll Call:

Aye: Mills, Collins, Kincaid, Green, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

## 15. ADJOURNMENT

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

Motion carried. Time 9:10 p.m.

---

Bev Romanoff  
Village Clerk

Date Approved

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

**AGENDA**  
**SPECIAL PUBLIC WORKS & UTILITIES COMMITTEE**  
**Village of Hoffman Estates**  
**October 8, 2008**

**7:00 p.m.**

Members: Jacquelyn Green, Chairperson  
Anna Newell, Vice Chairperson  
Cary Collins, Trustee

**I. Roll Call**

**NEW BUSINESS**

1. Joint meeting of the Public Works and Utilities Committee and the Utility Commission with AT&T.

**III. Adjournment**

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

## AGENDA

### GENERAL ADMINISTRATION & PERSONNEL COMMITTEE VILLAGE OF HOFFMAN ESTATES October 13, 2008

7:30 p.m.

**Members:** Karen Mills, Chairperson  
Ray Kincaid, Vice-Chairperson  
Gary Pilafas, Trustee

**I. Roll Call**

**II. Approval of Minutes** – August 4, 2008 and September 8, 2008

#### **NEW BUSINESS**

1. Discussion regarding the Arts Commission's Semi-Annual Report
2. Request authorization to award a contract with Alfred G. Ronan, LTD for lobbying services, effective November 1, 2008 through October 31, 2009.
3. Request acceptance of Cable TV Monthly Report.
4. Request acceptance of Human Resources Management Monthly Report.

**III. President's Report**

**IV. Other**

**V. Items in Review**

**VI. Adjournment**

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

**AGENDA**  
**TRANSPORTATION AND ROAD IMPROVEMENT COMMITTEE**  
**Village of Hoffman Estates**  
**October 13, 2008**

**Immediately Following General Administration & Personnel Committee**

**Members:** Ray Kincaid, Chairperson  
Gary Pilafas, Vice Chairperson  
Karen Mills, Trustee

**I. Roll Call**

**II. Approval of Minutes – August 4, 2008 and September 8, 2008**

**OLD BUSINESS**

1. Discussion of Kingsdale Road traffic studies.

**NEW BUSINESS**

1. Discussion regarding request for stop sign on Briarcliff Lane at Gentry Road.
2. Request acceptance of Transportation Division Monthly Report.

**III. President's Report**

**IV. Other**

**V. Items in Review**

1. Discussion regarding lead agency for Barrington Road Interchange.

**VI. Adjournment**

**AGENDA**  
**PLANNING, BUILDING AND ZONING COMMITTEE**  
**Village of Hoffman Estates**  
**October 13, 2008**

**Immediately Following the Transportation & Road Improvement Committee**

**Members:** Gary Pilafas, Chairperson  
Karen Mills, Vice Chairperson  
Ray Kincaid

**I. Roll Call**

- II. Approval of Minutes -** August 4, 2008  
August 18, 2008 (*Special Meeting*)  
September 8, 2008  
September 22, 2008 (*Special Meeting*)

**NEW BUSINESS**

1. Request by CM Residence Group for an extension of time for site plan approval for a Value Place Hotel adjacent to the Public Works property on Pembroke Avenue.
2. Request approval of an ordinance amending the International Property Maintenance Code regarding inoperative and unlicensed motor vehicles.
3. Request by Big Kaiser Precision Tooling, Inc. for a revision to the Resolution for a Class 6B classification for property tax assessment purposes for the proposed Big Kaiser facility to be located on the west side of Huntington Boulevard and north of Central Road.
4. Request approval to amend the Village's Ordinance requiring a Code Enforcement permit and refundable cash deposit for residential roll-off dumpsters.
5. Discussion regarding proposed land uses for Beacon Pointe development.
6. Request authorization to award a Entertainment District streetscape contract to Hitchcock Design Group, Naperville, IL, in an amount not to exceed \$\_\_\_\_\_.
7. Request approval of a landscape plan for the Algonquin Road (Charlemagne Park) community electronic message sign.
8. Request to have the Zoning Board of Appeals consider a text amendment regarding governmental community information signs.

**NEW BUSINESS** (Continued)

9. Consideration of policy for types of messages to be displayed on Village-owned community electronic message signs.
10. Request authorization to award a contract for purchase and installation of three community electronic message signs to \_\_\_\_\_, in an amount not to exceed \$\_\_\_\_\_.
11. Request acceptance of Department of Development Services monthly report for Planning Division.
12. Request acceptance of Department of Development Services monthly report for Code Enforcement Division.

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

1. Discussion regarding cash in lieu of planting trees on commercial sites program.
2. Prairie Creek Amphitheater noise monitoring plan. (April 2009)

**VI. Adjournment**

# VILLAGE OF HOFFMAN ESTATES

## MEMO

**TO:** Village President and Board of Trustees

**FROM:** Gary Stanton, Plan Commission Chairman

**RE:** **REQUEST BY SEARS, ROEBUCK AND CO. FOR PRELIMINARY AND FINAL APPROVAL OF A PLAT OF RESUBDIVISION OF LOT 5B3A IN PRAIRIE STONE – FINDING OF FACT**

**DATE:** October 3, 2008

Plan Commission Hearing Date: October 1, 2008

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### REQUEST

Request by Sears, Roebuck and Co. for preliminary and final approval of a plat of resubdivision of Lot 5B3A in Prairie Stone.

### BACKGROUND

Lot 5B3A is located south of Higgins Road and west of Forbs Avenue between the Mary Kay building and the new AMCOL building (currently under construction) in Prairie Stone. The central wetlands border Lot 5B3A on the west. The Prairie Stone Marketing Master Plan shows Lot 5B3A as Lot 18. The total acreage is 9.9435 acres.

### PROPOSAL

The petitioner is proposing to resubdivide Lot 5B3A into two lots, Lots 5B3A1 and 5B3A2. Lot 5B3A1, the southern lot, will be approximately 4.9 acres, while Lot 5B3A2 will be approximately 5 acres. An access easement between the two proposed lots will be dedicated with the plat of resubdivision. This easement will provide for a shared access point between the two lots. An access easement has already been granted on the north and south sides of Lot 5B3A for the AMCOL access drive on the north and the Mary Kay access drive on the south. Future development of Lot 5B3A1 and 5B3A2 will utilize shared access to their site.

Utility Easements for the future developments on these parcels will be platted via a separate plat of easement at the time of site plan consideration.

The Village has reviewed concept plans for the development of both of the proposed lots as office buildings. The site plan request for the development of these lots will be presented to the Plan Commission at a future meeting.

The Sears Annexation Agreement permits consideration of a plat of resubdivision by the Plan Commission and Village Board separately from consideration of a site plan for a specific development on any of the resulting lots. The petitioner has elected to present the plat of resubdivision for consideration prior to the specific development of either lot.

### **PLAN COMMISSION DISCUSSION**

The Plan Commission discussed this request by Sears, Roebuck and Co. for a plat of resubdivision of Lot 5B3A in Prairie Stone. Two lots of approximately 5 acres each will be created with this resubdivision. There was discussion about access to each lot and cross connections between the lots. The site plans for each lot will be coordinated so that there are logical driveway connections to allow for adequate cross access between the lots all along the west side of Forbs Avenue. Utility connections will also be coordinated between each of the lots; for example, the water main for each lot will be connected to existing stubs from the AMCOL property to the north and from Mary Kay to the south. The resulting water connections will provide a looped water main system around all of the lots.

### **AUDIENCE PARTICIPATION**

None.

**MOTION - Vice Chairman Thoren moved, seconded by Commissioner Zahrebelski, that the Plan Commission recommend approval of a request by Sears, Roebuck and Co. for preliminary and final plat of resubdivision of Lot 5B3A in Prairie Stone.**

#### **Roll Call Vote:**

9 Ayes: Commissioners Boxenbaum, Danowski, Henderson, Combs, Zahrebelski, Vandenberg, Porzak, Vice Chairman Thoren, Chairman Stanton

2 Absent: Commissioners Krettler, Afeef

#### **Motion carried.**

cc: J. Norris, M. Koplin, M. Hankey, G. Salavitch, D. Plass, R. Norton, B. Skowronski, S. Neil, Petitioner

ORDINANCE/RESOLUTION  
(FIRST READING)

ORDINANCE NO. \_\_\_\_\_ - 2008

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE AMENDING  
SECTION 5-5-7, SWORN PERSONNEL,  
HOFFMAN ESTATES POLICE DEPARTMENT,  
OF THE HOFFMAN ESTATES MUNICIPAL CODE

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

Section 1: That Section 5-5-7, SWORN PERSONNEL, of the Hoffman Estates Municipal Code be and the same is hereby amended to read as follows:

Section 5-5-7. SWORN PERSONNEL

The sworn personnel of the Police Department shall consist of one (1) Chief of Police; two (2) Assistant Chiefs of Police; six (6) Lieutenants; thirteen (13) Sergeants and eighty (80) Patrol Officers.

Section 2: That the Village Clerk is hereby authorized to publish this ordinance in pamphlet form.

Section 3: That this Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2008

VOTE	AYE	NAY	ABSENT	ABSTAIN
Trustee Karen Mills	_____	_____	_____	_____
Trustee Cary Collins	_____	_____	_____	_____
Trustee Raymond Kincaid	_____	_____	_____	_____
Trustee Jacquelyn Green	_____	_____	_____	_____
Trustee Anna Newell	_____	_____	_____	_____
Trustee Gary Pilafas	_____	_____	_____	_____
Mayor William McLeod	_____	_____	_____	_____

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008

\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk

Published in pamphlet form this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

RESOLUTION NO. \_\_\_\_\_ - 2008

VILLAGE OF HOFFMAN ESTATES

**A RESOLUTION AGREEING TO INDEMNIFY THE STATE OF ILLINOIS FOR PHOTO ENFORCEMENT EQUIPMENT ATTACHED TO ILLINOIS DEPARTMENT OF TRANSPORTATION FACILITIES**

WHEREAS, the Village of Hoffman Estates is desirous of constructing certain facilities attached to Illinois Department of Transportation facilities ("IDOT"); and

WHEREAS, the Illinois Department of Transportation has determined that the attachment of photo enforcement equipment to its facilities may be permitted and is in the interest of increasing the safety of the motoring public; and

WHEREAS, pursuant to Safety Engineering Policy Memorandum 2-07, IDOT will issue a permit for the attachment of photo enforcement equipment to IDOT facilities provided that IDOT has obtained a resolution from the Village of Hoffman Estates agreeing to indemnify the State of Illinois; and

WHEREAS, the Village of Hoffman Estates deems it in the best interest of the Village of Hoffman Estates to adopt such a resolution to facilitate safety of the motoring public.

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 agrees to indemnify and hold harmless the State of Illinois for any claims paid by the State of Illinois, its employees, agents and the Illinois Department of Transportation as a result of the attachment and operation of photo enforcement equipment to IDOT facilities.

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

PASSED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2008

VOTE	AYE	NAY	ABSENT	ABSTAIN
Trustee Karen Mills	_____	_____	_____	_____
Trustee Cary Collins	_____	_____	_____	_____
Trustee Raymond Kincaid	_____	_____	_____	_____
Trustee Jacquelyn Green	_____	_____	_____	_____
Trustee Anna Newell	_____	_____	_____	_____
Trustee Gary Pilafas	_____	_____	_____	_____
Mayor William McLeod	_____	_____	_____	_____

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008

\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk

RESOLUTION NO. \_\_\_\_\_ - 2008

VILLAGE OF HOFFMAN ESTATES

A RESOLUTION ACCEPTING THE  
PUBLIC IMPROVEMENTS WITHIN THE  
CANTERBURY FIELDS SUBDIVISION FOR VILLAGE MAINTENANCE

WHEREAS, Ryland Homes has submitted a plat of subdivision for the Canterbury Fields subdivision, said plat designating certain public streets or thoroughfares dedicated as such, which streets are listed on Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, the President and Board of Trustees of the Village of Hoffman Estates have approved said plat; and

WHEREAS, the Village Engineer has filed with the Village Clerk a certificate to the effect that all improvements required to be constructed or installed in or upon said streets or thoroughfares in connection with the approval of the plat of subdivision by the Village Board have been fully completed and the construction or installation thereof has been approved by him, a copy of which is attached hereto and incorporated herein as Exhibit "B".

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 public improvements located within the Canterbury Fields subdivision, more fully described on Exhibit "A" attached hereto, be and the same are hereby accepted for maintenance by the Village of Hoffman Estates.

Section 2: That this Resolution shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2008

VOTE	AYE	NAY	ABSENT	ABSTAIN
Trustee Karen Mills	_____	_____	_____	_____
Trustee Cary Collins	_____	_____	_____	_____
Trustee Raymond Kincaid	_____	_____	_____	_____
Trustee Jacquelyn Green	_____	_____	_____	_____
Trustee Anna Newell	_____	_____	_____	_____
Trustee Gary Pilafas	_____	_____	_____	_____
Mayor William McLeod	_____	_____	_____	_____

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008

\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk

EXHIBIT "A"

DEDICATED STREETS

**EXHIBIT "B"**

Date:  
To: Bev Romanoff, Village Clerk  
From: Gary Salavitch, Director of Engineering  
Subject: Canterbury Fields Subdivision

Ryland Homes has completed the installation of all public facilities related to Canterbury Fields subdivision. Development Services and Public Works have inspected the public improvements and all work is acceptable.

The Transportation and Engineering Division has received the maintenance guarantee, Bill of Sale, and as-built engineering plans for this project.

The Transportation and Engineering Division is recommending that the Village Board pass a resolution accepting Canterbury Fields and the associated public improvements for maintenance and as called for per Section 10-7-5 of the Hoffman Estates Municipal Code and as listed in Exhibit "A".

CONSENT CALANDAR

AND

SECOND READING

ORDINANCE NO. \_\_\_\_\_ - 2008

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE GRANTING A VARIATION TO  
PREMISES AT 1715 IDA ROAD, HOFFMAN ESTATES, ILLINOIS

WHEREAS, the Zoning Board of Appeals did conduct a properly noticed public hearing, did make findings of practical hardship and did recommend the granting of the variation.

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

Section 1: The Zoning Ordinance of the Village of Hoffman Estates be so varied as to permit the granting of a four foot, four inch (4'4") setback variation from the ten foot (10') minimum side yard requirement under Section 9-5-3-D-5 of the Hoffman Estates Municipal Code leaving a minimum distance of five feet, eight inches (5'8") from the north side property line to permit the construction of a garage addition on the property commonly known as 1715 Ida Road and legally described in Exhibit "A" attached and incorporated herein.

Section 2: This variation is subject to the condition that the portion of the driveway that does not lead to an approved parking structure shall be removed.

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

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

PASSED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2008

VOTE	AYE	NAY	ABSENT	ABSTAIN
Trustee Karen V. Mills	_____	_____	_____	_____
Trustee Cary J. Collins	_____	_____	_____	_____
Trustee Raymond M. Kincaid	_____	_____	_____	_____
Trustee Jacquelyn Green	_____	_____	_____	_____
Trustee Anna Newell	_____	_____	_____	_____
Trustee Gary J. Pilafas	_____	_____	_____	_____
Mayor William D. McLeod	_____	_____	_____	_____

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008

\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk

Published in pamphlet form this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

EXHIBIT "A"

LEGAL DESCRIPTION:

P.I.N.: 07-15-202-008

LOT 8 IN BLOCK 170 IN THE HIGHLANDS AT HOFFMAN ESTATES XIII,  
SUBDIVISION OF PART OF SECTIONS 4, 9, AND 10, TOWNSHIP 41  
NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN  
COOK COUNTY, ILLINOIS.

VILLAGE OF HOFFMAN ESTATES  
ZONING BOARD OF APPEALS

FINDING OF FACT

DATE OF PUBLIC HEARING: September 9, 2008

DATE OF PRESENTATION TO VILLAGE BOARD: September 15, 2008

PETITION: Hearing held at the request of Kazimierz and Ewa Zuba to consider variations from the Zoning Code to permit the construction of an addition on the property located at 1715 Ida Road.

DISTRICT IN WHICH PROPERTY IS LOCATED: R-6, One Family Residential District

ZONING CODE SECTION(S) FOR VARIATION(S): 9-5-3-D-5

FINDING-OF-FACT: The Zoning Board of Appeals (ZBA) found that the Standards for a Variation (9-1-15-C) were met.

MOTION: Request to grant Kazimierz Zuba of 1715 Ida Road, *a 4'4" side yard setback variation from Section 9-5-3-D-5 of the Zoning Code to permit the construction of a garage addition to be set back approximately 5'8" from the side (north) lot line instead of the minimum required 10 feet.* The following condition shall apply:

The portion of the driveway that does not lead to an approved parking structure shall be removed.

The petitioner was agreeable to the above listed condition.

RECOMMENDATION: The Zoning Board of Appeals (ZBA) recommends approval of this request.

The petitioners, Kazimierz and Ewa Zuba were present. The existing home has a one car garage measuring 325.5 square feet. It was noted that the homes in the neighborhood were built in the early 1960's when it was common to only have one car, therefore only requiring a one car garage. Many of the homes in the neighborhood now have a two car garage. The petitioner would like a 4'4" variation from the 10 foot required side yard for a garage addition. With the addition to the existing garage, the two car garage would measure approximately 638 square feet; Village code allows a maximum garage space of 750 square feet.

The addition would give the petitioner extra space to park their cars and fit their large vehicle inside the garage. The petitioner also said that they would soon be adding a third driver in the home and would like to be able to park the vehicle off the street. The petitioner said that he had not yet found a contractor to perform the work on the garage but affirmed that he would seek a professional to do the work.

It was noted that several side yard variations for a garage addition had been approved within the last few years for properties in the petitioner's neighborhood. The petitioners accepted the condition that they will remove the part of the driveway that does not lead to a garage structure. The neighbors have signed statements of awareness.

AUDIENCE COMMENTS

None.

VOTE:

6 Ayes

0 Nays

1 Absent (Ali)

ZONING BOARD OF APPEALS

Chairman William Weaver

Vice-Chairman Ronald Jehlik

Denise Wilson

Michael Ciffone

Masoom Ali

Donna Boomgarden

Michael Gaeta

**\* IMMEDIATE AUTHORIZATION TO APPLY FOR PERMITS IS REQUESTED \***

**THIS VARIATION WILL EXPIRE UNLESS ACTED UPON WITHIN  
ONE (1) YEAR OF VILLAGE BOARD APPROVAL**

FINDING OF FACT WRITTEN BY STAFF

ORDINANCE NO. \_\_\_\_\_ - 2008

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE GRANTING A VARIATION TO  
PREMISES AT 800 HARMON BOULEVARD, HOFFMAN ESTATES, ILLINOIS

WHEREAS, the Zoning Board of Appeals did conduct a properly noticed public hearing, did make findings of practical hardship and did recommend the granting of the variation.

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

Section 1: The Zoning Ordinance of the Village of Hoffman Estates be so varied as to permit the granting of a five foot (5') setback variation from the twenty foot (20') minimum rear yard requirement under Section 9-5-6-D-6 of the Hoffman Estates Municipal Code leaving a distance of fifteen feet (15') from the west rear property line to permit an addition on the property commonly known as 800 Harmon Boulevard and legally described in Exhibit "A" attached and incorporated herein.

Section 2: This variation is subject to the conditions that no exterior lights, other than are required by Code, shall be installed on the north side of the sunroom and no regrading shall occur with this project without prior approval by the Engineering Division.

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

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

PASSED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2008

VOTE	AYE	NAY	ABSENT	ABSTAIN
Trustee Karen V. Mills	_____	_____	_____	_____
Trustee Cary J. Collins	_____	_____	_____	_____
Trustee Raymond M. Kincaid	_____	_____	_____	_____
Trustee Jacquelyn Green	_____	_____	_____	_____
Trustee Anna Newell	_____	_____	_____	_____
Trustee Gary J. Pilafas	_____	_____	_____	_____
Mayor William D. McLeod	_____	_____	_____	_____

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008

\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk

Published in pamphlet form this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

EXHIBIT "A"

LEGAL DESCRIPTION:

P.I.N.: 07-17-116-006

LOT 100 IN CASEY FARMS UNIT ONE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS. DOCUMENT NO. 89499041.

VILLAGE OF HOFFMAN ESTATES  
ZONING BOARD OF APPEALS

FINDING OF FACT

DATE OF PUBLIC HEARING: September 9, 2008

DATE OF PRESENTATION TO VILLAGE BOARD: September 15, 2008

PETITION: Hearing held at the request of Alan Juern to consider variations from the Zoning Code to permit the construction of a sunroom addition on the property located at 800 Harmon Boulevard.

DISTRICT IN WHICH PROPERTY IS LOCATED: R-6, One Family Residential District

ZONING CODE SECTION(S) FOR VARIATION(S): 9-5-6-D-6

FINDING-OF-FACT: The Zoning Board of Appeals (ZBA) found that the Standards for a Variation (9-1-15-C) were met.

MOTION: Request to grant Alan Juern of 800 Harmon Boulevard, *a 5 foot rear yard setback variation from Section 9-5-6-D-6 to permit an addition to be 15 feet from the (west) rear property line instead of the minimum required 20 feet.*

1. No exterior lights, other than are required by Code, shall be installed on the north side of the sunroom.
2. No regrading shall occur with this project without prior approval by the Engineering Division.

**The petitioner was agreeable to the above listed conditions.**

RECOMMENDATION: The Zoning Board of Appeals (ZBA) recommends approval of this request.

The petitioners presented their request to construct a 10 foot by 19 foot sunroom addition on the rear of their house, which would encroach just a few inches into the required 20 foot rear yard setback. The Zoning Board noted the similar variations granted in this zoning district, some of which have been for encroachments several feet into the rear yard setback. The Zoning Board suggested that if the petitioner wanted a larger sunroom that a larger variation could be requested, since a 10-foot wide sunroom is somewhat narrow. The petitioner was agreeable to this and the variation request was increased to a 5 foot encroachment. Such an encroachment, if the petitioner chooses to construct a larger sunroom, would not be unprecedented on this street, nor would the addition have a substantial impact on the neighborhood character or sight lines. It was noted that other attached and detached structures are visible in the rear yards of several nearby properties.

AUDIENCE COMMENTS

None.

VOTE:

6 Ayes

0 Nays

1 Absent (Ali)

ZONING BOARD OF APPEALS

Chairman William Weaver

Vice-Chairman Ronald Jehlik

Denise Wilson

Michael Ciffone

Masoom Ali

Donna Boomgarden

Michael Gaeta

\* IMMEDIATE AUTHORIZATION TO APPLY FOR PERMITS IS REQUESTED \*

THIS VARIATION WILL EXPIRE UNLESS ACTED UPON WITHIN  
ONE (1) YEAR OF VILLAGE BOARD APPROVAL

FINDING OF FACT WRITTEN BY STAFF

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE GRANTING A SPECIAL USE TO  
VILLAGE OF HOFFMAN ESTATES FOR PROPERTY AT  
411 W. HIGGINS ROAD, HOFFMAN ESTATES, ILLINOIS

WHEREAS, the Zoning Board of Appeals of the Village of Hoffman Estates, at a public hearing duly called and held according to law on September 15, 2008, considered the request of a special use to the Village of Hoffman Estates to permit a double-sided governmental community information sign on property at 411 W. Higgins Road, and legally described hereinafter; and

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

WHEREAS, the President and Board of Trustees of the Village of Hoffman Estates, after reviewing the recommendation of said Zoning Board of Appeals, find and believe it to be in the best interest of the Village that such special use be granted.

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

Section 1: There be granted a special use under Section 9-3-8-L-8 to the Village of Hoffman Estates to permit a double-sided governmental community information sign measuring fourteen feet, four inches (14'4") by fourteen feet (14') (402 square feet) with a copy area of 60 square feet per side on the property at 411 W. Higgins Road and legally described in Exhibit "A" attached and incorporated herein.

Section 2: This special use is granted upon the condition that landscaping for this sign may be located within the public right-of-way if express written permission from IDOT is granted.

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

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

PASSED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2008

VOTE	AYE	NAY	ABSENT	ABSTAIN
Trustee Karen V. Mills	_____	_____	_____	_____
Trustee Cary J. Collins	_____	_____	_____	_____
Trustee Raymond M. Kincaid	_____	_____	_____	_____
Trustee Jacquelyn Green	_____	_____	_____	_____
Trustee Anna Newell	_____	_____	_____	_____
Trustee Gary J. Pilafas	_____	_____	_____	_____
Mayor William D. McLeod	_____	_____	_____	_____

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008

\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk  
Published in pamphlet form this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

EXHIBIT "A"

LEGAL DESCRIPTION:

P.I.N.s: 07-16-200-051, 07-16-200-052

A TRACT OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF HIGGINS ROAD WITH THE EAST LINE OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID POINT BEING 512.85 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 16, THENCE SOUTH ON THE EAST LINE OF SAID SECTION 16, 618.42 FEET, THENCE WESTERLY ON A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 16, 200 FEET TO A POINT, THENCE NORTH ON A LINE PARALLEL WITH SAID EAST LINE OF SAID SECTION 16, 690.44 FEET TO THE CENTER LINE OF HIGGINS ROAD AFORESAID; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID HIGGINS ROAD 208.80 FEET TO THE POINT OF BEGINNING (EXCEPT THEREFROM THAT PART HERETOFORE DEDICATED TO THE STATE OF ILLINOIS FOR HIGHWAY PURPOSES BY DEED DOCUMENT NUMBER 12284907), ALL IN THE NORTHEAST  $\frac{1}{4}$  OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

VILLAGE OF HOFFMAN ESTATES  
ZONING BOARD OF APPEALS

FINDING OF FACT

DATE OF PUBLIC HEARINGS: September 9, 2008

DATE OF PRESENTATION TO VILLAGE BOARD: September 15, 2008

PETITION: Hearing held at the request of the Village of Hoffman Estates to consider a special use under the Zoning Code to permit signage on the property located at 411 W. Higgins Road.

DISTRICT IN WHICH PROPERTY IS LOCATED: B-2, Community Business District and R-3, One Family Residential District.

ZONING CODE SECTION(S) FOR SPECIAL USE: 9-3-8-L-8

FINDING-OF-FACT: The ZBA found that the Standards for a Special Use (Section 9-1-18) were met.

MOTION: Request to grant the Village of Hoffman Estates at 411 W. Higgins Road, *a special use under Section 9-3-8-L-8 to permit a double sided governmental community information sign measuring 14'4" by 14' (402 square feet) with a copy area of 60 square feet per side.* The following condition of approval shall apply:

Landscaping for this sign may be located within the public right-of-way if express written permission from IDOT is granted.

RECOMMENDATION: The Zoning Board of Appeals (ZBA) recommends approval of this request.

Mike Hankey, Director of Transportation and Engineering for the Village and Joe Doyle, of Doyle Signs presented information about the proposed village sign with a Power Point presentation. The presentation included information regarding the types of messages that would be displayed on the sign, such as community events, special meetings, programs, notices, and emergency information. Variables considered for choosing the sign location included exposure, available property, location of traffic signals, and speed limit. Three signs are proposed throughout the Village. A portable electronic message sign was brought out to each location for a mobile field test to establish visibility and preferred resolution.

The proposed double sided sign would be 14'4" by 14', with a steel and aluminum enclosure and a 12' by 5' electronic message board with a monochrome display.

The Chairman asked if the residents nearest to the police station were notified of the sign proposal and the meeting. Staff confirmed that the residents within 300 feet were notified.

Mr. Doyle explained that the sign's brightness would be fully adjustable via manual operation or by automatic light sensors that would control brightness. He clarified that the light level would be dimmer at night or in areas with less light, and would operate at a higher level of brightness in the daylight. The Zoning Board inquired about whether the sign would emit any "glow" from the sign and what level of lumens or NITs the sign would use. Mr. Doyle explained that the light coming from the sign would produce radiance up to a few feet from the sign, and then dissipate. The Zoning Board noted that the Sears Centre Arena electronic message board sign was approved to operate at a maximum of 5,000 NITs during the day and no more than 2,000 NITs after dark. Mr. Doyle stated that the proposed sign would operate at a much lower level of brightness than the Sears Centre sign.

It was noted that there would be no advertising on the sign.

AUDIENCE COMMENTS

There were no audience comments regarding this proposed sign.

VOTE:

6 Ayes  
0 Nays  
1 Absent (Ali)

ZONING BOARD OF APPEALS

Chairman William Weaver  
Vice-Chairman Ronald Jehlik  
Denise Wilson  
Michael Ciffone  
Masoom Ali  
Donna Boomgarden  
Michael Gaeta

\* IMMEDIATE AUTHORIZATION TO APPLY FOR PERMITS IS REQUESTED \*

THIS SPECIAL USE WILL EXPIRE UNLESS ACTED UPON WITHIN ONE (1) YEAR  
OF VILLAGE BOARD APPROVAL

FINDING OF FACT WRITTEN BY STAFF

VILLAGE OF HOFFMAN ESTATES

**AN ORDINANCE GRANTING A SPECIAL USE AND VARIATION TO  
THE VILLAGE OF HOFFMAN ESTATES FOR PROPERTY  
LOCATED ON THE WEST SIDE OF THE BEVERLY ROAD RIGHT-OF-WAY,  
NORTH OF SHOE FACTORY ROAD, HOFFMAN ESTATES, ILLINOIS**

WHEREAS, the Zoning Board of Appeals of the Village of Hoffman Estates, at a public hearing duly called and held according to law on September 15, 2008, considered the request of a special use and variation to the Village of Hoffman Estates to permit a double-sided governmental community information sign on property located on the west side of the Beverly Road right-of-way, north of Shoe Factory Road, and legally described hereinafter; and

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

WHEREAS, the President and Board of Trustees of the Village of Hoffman Estates, after reviewing the recommendation of said Zoning Board of Appeals, find and believe it to be in the best interest of the Village that such special use and variation be granted.

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

Section 1: There be granted a special use under Section 9-3-8-L-8 to the Village of Hoffman Estates to permit a double-sided governmental community information sign measuring fourteen feet, four inches (14'4") by fourteen feet (14') (402 square feet) with a copy area of 60 square feet per side with a zero foot (0') setback on the property located on the west side of the Beverly Road right-of-way, north of Shoe Factory Road, and legally described in Exhibit "A" attached and incorporated herein.

Section 2: There be granted a variation under Section 9-3-8-L-8 to the Village of Hoffman Estates to permit a double-sided governmental community information sign measuring fourteen feet, four inches (14'4") by fourteen feet (14') (402 square feet) with a copy area of 60 square feet per side with a zero foot (0') setback to be located on a property that does not contain a principal building on the property located on the west side of the Beverly Road right-of-way, north of Shoe Factory Road.

Section 3: There be granted a variation under Section 9-3-8-F-4 to the Village of Hoffman Estates to allow a double-sided governmental community information sign measuring fourteen feet, four inches (14'4") by fourteen feet (14') (402 square feet) with a copy area of

60 square feet per side to be illuminated 24 hours when located within a direct distance of 300 feet from a residence on the property located on the west side of the Beverly Road right-of-way, north of Shoe Factory Road.

Section 4: The Village Clerk is hereby authorized to publish this ordinance in pamphlet form.

Section 5: This Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2008

VOTE	AYE	NAY	ABSENT	ABSTAIN
Trustee Karen V. Mills	_____	_____	_____	_____
Trustee Cary J. Collins	_____	_____	_____	_____
Trustee Raymond M. Kincaid	_____	_____	_____	_____
Trustee Jacquelyn Green	_____	_____	_____	_____
Trustee Anna Newell	_____	_____	_____	_____
Trustee Gary J. Pilafas	_____	_____	_____	_____
Mayor William D. McLeod	_____	_____	_____	_____

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008

\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk

Published in pamphlet form this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

EXHIBIT "A"

LEGAL DESCRIPTION:

THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER SECTION OF SECTION 5, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER SECTION OF SECTION 5, THENCE NORTH ALONG THE EAST LINE OF THE SAID SOUTHEAST QUARTER OF SECTION 5 TO A POINT LOCATED ON THE NORTHERLY LINE OF THE SOUTHEAST QUARTER, THENCE WEST TO A POINT LOCATED ON THE WESTERLY RIGHT OF WAY LINE BEVERLY ROAD AS RECORDED IN DOCUMENT NO. 0635216074 IN COOK COUNTY, ILLINOIS; THENCE SOUTH, PARALLEL TO THE EAST LINE OF THE SOUTHEAST QUARTER, TO A POINT LOCATED ON THE SOUTH LINE OF THE SAID SOUTHEAST QUARTER; THENCE EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING CONTAINING THE WESTERN RIGHT OF WAY OF BEVERLY ROAD IN COOK COUNTY, ILLINOIS

VILLAGE OF HOFFMAN ESTATES  
ZONING BOARD OF APPEALS

FINDING OF FACT

DATE OF PUBLIC HEARINGS: September 9, 2008

DATE OF PRESENTATION TO VILLAGE BOARD: September 15, 2008

PETITION: Hearing held at the request of the Village of Hoffman Estates to consider variations and a special use under the Zoning Code to permit signage on the property generally located on the west side of the Beverly Road right-of-way, north of Shoe Factory Road.

DISTRICT IN WHICH PROPERTY IS LOCATED: B-2, Community Business District

ZONING CODE SECTION(S) FOR SPECIAL USE: 9-3-8-L-8

ZONING CODE SECTION(S) FOR VARIATION: 9-3-8-L-8 and 9-3-8-F-4

FINDING-OF-FACT: The ZBA found that the Standards for a Special Use (Section 9-1-18) and Standards for a Variation (9-1-15) were met.

MOTION: Request to grant the Village of Hoffman Estates *a special use under Section 9-3-8-L-8 to permit a double sided governmental community information sign to be located west of the Beverly Road right-of-way, north of Shoe Factory Road, measuring 14'4" by 14' (402 square feet) with a copy area of 60 square feet per side and a variation to permit the sign to be located on a property that does not contain a principal building, and a variation from Section 9-3-8-F-4 to allow the sign to be illuminated 24 hours when located within a direct distance of 300 feet from a residence.*

RECOMMENDATION: The Zoning Board of Appeals (ZBA) recommends approval of this request.

Mike Hankey, Director of Transportation and Engineering for the Village and Joe Doyle, of Doyle Signs presented information about the proposed village sign with a Power Point presentation. The presentation included information regarding the types of messages that would be displayed on the sign, such as community events, special meetings, programs, notices, and emergency information. Variables considered for choosing the sign location included exposure, available property, location of traffic signals, and speed limit. Three signs are proposed throughout the Village. A portable electronic message sign was brought out to each location for a mobile field test to establish visibility and preferred resolution.

The proposed double sided sign would be 14'4" by 14' with a steel and aluminum enclosure and a 12' by 5' electronic message board with a monochrome display. This sign will need to be moved from the proposed location when Shoe Factory Road is realigned. There was no voiced concern regarding the proposed placement of the sign.

Two residents of unincorporated Cook County, one being the owner of the property directly across Shoe Factory Road, appeared at the meeting to learn more about the proposed sign. The residents were concerned that the traffic at the intersection will become less safe if people are trying to read the sign while traveling through the intersection. Staff explained that it is difficult to position a two sided sign where it may be seen clearly from three directions. Residents may not be able to catch all of each message, but on a return trip they may be able to read the entire message.

The property owner at 30W711 Shoe Factory Road referred to the section of code regarding illumination of signs within 300 feet of a residence and expressed concern that the light might shine into the home at 30W777 Shoe Factory. Staff explained that the Village is seeking a variance to allow the sign to stay on 24 hours a day. There was no voiced concern about the variance request. Chairman Weaver invited the residents to the Monday night Village Board meeting on September 15, 2008.

The Zoning Board questioned what type of development is expected to be built in the area surrounding the proposed sign location and if the future development would interfere with the visibility of the sign or its placement. Staff responded that the area to the west is zoned commercial and there have not been any plans approved for development of the area. Shoe Factory Road will most likely be realigned prior to commercial development in that area.

AUDIENCE COMMENTS

The following residents were in attendance:

Carol LeRoy of 30W711 Shoe Factory Road  
Ezra Ilani of 30W777 Shoe Factory Road

VOTE:

6 Ayes  
0 Nays  
1 Absent

ZONING BOARD OF APPEALS

Chairman William Weaver  
Vice-Chairman Ronald Jehlik  
Denise Wilson  
Michael Ciffone  
Masoom Ali  
Donna Boomgarden  
Michael Gaeta

**\* IMMEDIATE AUTHORIZATION TO APPLY FOR PERMITS IS REQUESTED \***

**THIS SPECIAL USE WILL EXPIRE UNLESS ACTED UPON WITHIN ONE (1) YEAR  
OF VILLAGE BOARD APPROVAL**

FINDING OF FACT WRITTEN BY STAFF

ORDINANCE NO. \_\_\_\_\_ - 2008

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE GRANTING A SPECIAL USE AND VARIATION TO  
THE VILLAGE OF HOFFMAN ESTATES AND THE  
HOFFMAN ESTATES PARK DISTRICT FOR PROPERTY  
LOCATED ON THE NORTH SIDE OF ALGONQUIN ROAD,  
EAST OF VERSAILLES ROAD, HOFFMAN ESTATES, ILLINOIS

WHEREAS, the Zoning Board of Appeals of the Village of Hoffman Estates, at a public hearing duly called and held according to law on September 15, 2008, considered the request of a special use and variation to the Village of Hoffman Estates and the Hoffman Estates Park District to permit a double-sided governmental community information sign on property located on the north side of Algonquin Road, east of Versailles Road, and legally described hereinafter; and

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

WHEREAS, the President and Board of Trustees of the Village of Hoffman Estates, after reviewing the recommendation of said Zoning Board of Appeals, find and believe it to be in the best interest of the Village that such special use and variation be granted.

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

Section 1: There be granted a special use under Section 9-3-8-L-8 to the Village of Hoffman Estates and the Hoffman Estates Park District to permit a double-sided governmental community information sign measuring fourteen feet, four inches (14'4") by fourteen feet (14') (402 square feet) with a copy area of 60 square feet per side with a zero foot (0') setback on the property located on the north side of Algonquin Road, east of Versailles Road, and legally described in Exhibit "A" attached and incorporated herein.

Section 2: There be granted a variation under Section 9-3-8-L-8 to the Village of Hoffman Estates and the Hoffman Estates Park District to permit a double-sided governmental community information sign measuring fourteen feet, four inches (14'4") by fourteen feet (14') (402 square feet) with a copy area of 60 square feet per side with a zero foot (0') setback to be located on a property that does not contain a principal building on the property located on the north side of Algonquin Road, east of Versailles Road.

Section 3: There be granted a variation under Section 9-3-8-F-4 to the Village of Hoffman Estates and the Hoffman Estates Park District to allow a double-sided governmental

community information sign measuring fourteen feet, four inches (14'4") by fourteen feet (14') (402 square feet) with a copy area of 60 square feet per side to be illuminated 24 hours when located within a direct distance of 300 feet from a residence on the property located on the north side of Algonquin Road, east of Versailles Road.

Section 4: The Village Clerk is hereby authorized to publish this ordinance in pamphlet form.

Section 5: This Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2008

VOTE	AYE	NAY	ABSENT	ABSTAIN
Trustee Karen V. Mills	_____	_____	_____	_____
Trustee Cary J. Collins	_____	_____	_____	_____
Trustee Raymond M. Kincaid	_____	_____	_____	_____
Trustee Jacquelyn Green	_____	_____	_____	_____
Trustee Anna Newell	_____	_____	_____	_____
Trustee Gary J. Pilafas	_____	_____	_____	_____
Mayor William D. McLeod	_____	_____	_____	_____

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008

\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk

Published in pamphlet form this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

EXHIBIT "A"

LEGAL DESCRIPTION:

P.I.N.: 02-30-101-010

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: OUTLOT 2 IN THE CHARLEMAGNE UNIT 1B SUBDIVISION AS RECORDED IN DOCUMENT NO. 24659079 IN COOK COUNTY, ILLINOIS.

VILLAGE OF HOFFMAN ESTATES  
ZONING BOARD OF APPEALS

FINDING OF FACT

DATE OF PUBLIC HEARINGS: September 9, 2008

DATE OF PRESENTATION TO VILLAGE BOARD: September 15, 2008

PETITION: Hearing held at the request of the Hoffman Estates Park District and the Village of Hoffman Estates to consider variations and a special use under the Zoning Code to permit signage on the property generally located on the north side of Algonquin Road, east of Versailles Road.

DISTRICT IN WHICH PROPERTY IS LOCATED: R-4, One Family Residential District

ZONING CODE SECTION(S) FOR SPECIAL USE: 9-3-8-L-8

ZONING CODE SECTION(S) FOR VARIATION: 9-3-8-L-8 and 9-3-8-F-4

FINDING-OF-FACT: The ZBA found that the Standards for a Special Use (Section 9-1-18) and Standards for a Variation (9-1-15) were met.

MOTION: Request to grant the Hoffman Estates Park District and the Village of Hoffman Estates, *a special use under Section 9-3-8-L-8 to permit a double sided governmental community information sign to be located on the north side of Algonquin Road, east of Versailles Road measuring 14'4" by 14' (402 square feet) with a copy area of 60 square feet per side and to have a 0 foot setback, and a variation to permit the sign to be located on a property that does not contain a principal building, and a variation from Section 9-3-8-F-4 to allow the sign to be illuminated 24 hours when located within a direct distance of 300 feet from a residence.*

RECOMMENDATION: The Zoning Board of Appeals (ZBA) recommends approval of this request.

Mike Hankey, Director of Transportation and Engineering for the Village and Joe Doyle, of Doyle Signs presented information about the proposed village sign with a Power Point presentation. The presentation included information regarding the types of messages that would be displayed on the sign, such as community events, special meetings, programs, notices, and emergency information. Variables considered for choosing the sign location included exposure, available property, location of traffic signals, and speed limit. Three signs are proposed throughout the Village. A portable electronic message sign was brought out to each location for a mobile field test to establish visibility and preferred resolution. The Village did investigate locating the sign on forest preserve property but the forest preserve district denied the Village's request.

The proposed sign would be 14'4" by 14', with a steel and aluminum enclosure and would include a two sided, 12' by 5' electronic message board with a monochrome display.

Several residents of Michelline Court had comments and questions regarding the proposed sign and location and questioned the notification process for this hearing. Staff verified that a notice sign was placed on the property and letters were sent to all properties within 300 feet of this sign.

The residents objected to trees being removed from the site of the sign. Staff confirmed that there would be some trees removed and trimmed from the site of the proposed sign. A zero foot setback from the property line is being requested in order to place the sign as close to Algonquin Road as possible.

A resident noted that the greenscape will change with the seasons and it may be possible to see the proposed sign from the Park area in the fall and winter. She also said that the proposed sign may have an impact on the peaceful environment around Charlemagne Lake. The residents requested that evergreen trees be planted to screen the sign from nearby homes.

Most of the attending residents voiced that the Village and the Hoffman Estates Park District should combine their individual signs into one sign at Willow Recreation Center, or put two individual signs in the area near the Willow Recreation Center instead of the Charlemagne Park area. Staff reiterated that the Park District is not as far into the process of replacing their sign as the Village is and that the Village would like to install the sign now.

There was some discussion about the timing of each message and Staff indicated that the message board may change as frequently as three seconds and that each message could be part of a sequence of messages. The messages may be changed remotely by computer or cell phone.

After public comment was closed, Staff assured the residents that the Village would attempt to leave the most northern trees where they are, and that the least amount of greenery would be removed as possible. The Chairman noted that the Village Board has the authority to overrule the Zoning Board's decision and has the authority to change the sign, the location, and the environment surrounding the sign. The Chairman invited the residents to attend the Monday night Village Board meeting on September 15, 2008.

#### AUDIENCE COMMENTS

The following residents were in attendance:

Jan and Hank Skiba of 1430 Michelline Court  
Bruce Pearson and Jacqueline deBoer-Pearson of 3805 Bordeaux Drive  
Jennifer Demski of 1420 Michelline Court

# NEW BUSINESS

BACKUP INFORMATION FOR NEW BUSINESS  
ITEMS HAS NOT BEEN RECOPIED.

IF YOU DESIRE COPIES OF ANY OF THE ITEMS  
ALREADY HANDLED BY COMMITTEE AND NOW  
BEING FORWARDED TO THE VILLAGE BOARD  
FOR APPROVAL, PLEASE CONTACT THE VILLAGE  
MANAGER'S OFFICE.

THANK YOU.