

**AGENDA**  
**PLANNING, BUILDING AND ZONING COMMITTEE**  
**Village of Hoffman Estates**  
**March 14, 2016**

**7:00 P.M. - Helen Wozniak Council Chambers**

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

**I. Roll Call**

**II. Approval of Minutes -** February 8, 2016  
February 22, 2016 (*Special Meeting*)

**NEW BUSINESS**

1. Request by James and Susan Kelley Revocable Trust c/o Patrick Mazza (owner) for a site plan amendment to allow dead and damaged tree removal in a previously approved single-family subdivision (Airdrie Estates).
2. Request by CalAtlantic Homes (formerly Ryland Homes) for a site plan amendment for a new owner/builder to construct different home models in a previously approved single-family subdivision (Devonshire Woods Estates).
3. Request approval of a resolution adopting the 2016 zoning map.
4. Request acceptance of Department of Development Services monthly report for Planning Division.
5. Request acceptance of Department of Development Services monthly report for Code Enforcement Division.
6. Request acceptance of Department of Development Services monthly report for Economic Development and Tourism.

**III. President's Report**

**IV. Other**

**V. Items in Review**

**VI. Adjournment**

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

February 8, 2016

**I. Roll Call**

**Members in Attendance:**

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

**Members Absent:**

**Trustee Karen Mills  
Trustee Gary Pilafas**

**Management Team Members  
in Attendance:**

**Jim Norris, Village Manager  
Dan O'Malley, Deputy Village Manager  
Arthur Janura, Corporation Counsel  
Mark Koplín, Asst. Vlg. Mgr. – Dev. Services  
Peter Gugliotta, Director of Planning  
Kevin Kramer, Economic Dev. Coord.  
Mike Hankey, Director of Transportation  
Patrick Seger, Director of HRM  
Fred Besenhoffer, IS Director  
Ashley Monroe, Asst. to Village Manager  
Austin Pollack, Administration Intern  
Bruce Anderson, CATV Coordinator  
Patti Cross, Asst. Corporation Counsel**

The Planning, Building & Zoning Committee meeting was called to order at 7:10 p.m.

**II. Approval of Minutes**

Motion by Trustee Stanton, seconded by Trustee Gaeta, to approve the Planning, Building & Zoning Committee meeting minutes of January 11, 2016. Voice vote taken. All ayes. Motion carried.

**NEW BUSINESS**

- 1. Request approval of a resolution updating planning, zoning and other related fees.**

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

Pete Gugliotta addressed the Committee and gave a brief overview of development related fees and comparables with other area communities. Staff took a comprehensive approach to this review and determined that certain fees should be adjusted or further analyzed. The proposed fees remain below the average of surrounding communities.

Motion by Trustee Gaeta, seconded by Trustee Stanton, to approve a resolution updating planning, zoning and other related fees. Voice vote taken. All ayes. Motion carried.

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

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

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

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

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

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

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

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

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

**III. President's Report**

**IV. Other**

**V. Items in Review**

**VI. Adjournment**

Motion by Trustee Gaeta, seconded by Trustee Newell, to adjourn the meeting at 7:21 p.m. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

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

February 22, 2016

**I. Roll Call**

**Members in Attendance:**

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

**Management Team Members  
in Attendance:**

**Dan O'Malley, Deputy Village Manager  
Art Janura, Corporation Counsel  
Mark Koplín, Asst. Vlg. Mgr.-Dev. Services  
Kevin Kramer, Director of Econ. Dev.  
Tom Mackie, Deputy Fire Chief  
Ted Bos, Police Chief  
Joseph Nebel, Dir. of Public Works  
Rachel Musiala, Director of Finance  
Bruce Anderson, CATV Coordinator  
Fred Besenhoffer, Director of IS  
Ashley Monroe, Asst. to Village Manager  
Austin Pollack, Admin. Intern  
Bev Romanoff, Clerk  
Patti Cross, Asst. Corp Counsel**

The Special Planning, Building & Zoning Committee meeting was called to order at 7:31 p.m.

**NEW BUSINESS**

- 1. Present a request by Dasbier Garden, LLC for a new two year agreement between the Village of Hoffman Estates and Dasbier Garden, LLC for the Village Green beer garden (2016-2017).**

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

Trustee Mills requested that disposal cups be used during the summer concert series and Northwest Fourth Fest.

Trustee Pilafas congratulated Mr. Hartman on the success of last year's season, but mentioned that he was disappointed in communications last year between the Commissions and Dasbier.

Motion by Trustee Gaeta, seconded by Mayor McLeod, to approve a new two year agreement between the Village of Hoffman Estates and Dasbier Garden, LLC for the Village Green beer garden (2016-2017). Voice vote taken. Ayes: Mills, Vandenberg, Newell, Gaeta, McLeod; Nays: Pilafas, Stanton. Motion carried.

## **II. Adjournment**

Motion by Trustee Gaeta, seconded by Trustee Vandenberg, to adjourn the meeting at 7:38 p.m. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

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Debbie Schoop, Executive Assistant

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Date

**COMMITTEE AGENDA ITEM  
VILLAGE OF HOFFMAN ESTATES**

**SUBJECT:** Request by James and Susan Kelley Revocable Trust (owner) c/o Patrick Mazza for a site plan amendment to allow dead and damaged tree removal in a previously approved single-family subdivision (Airdrie Estates)

**MEETING DATE:** March 14, 2016

**COMMITTEE:** Planning, Building and Zoning

**FROM:** Peter Gugliotta<sup>PG</sup>/Jim Donahue<sup>JD</sup>

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**REQUEST:** James and Susan Kelley Revocable Trust (owner) c/o Patrick Mazza for a site plan amendment to allow dead and damaged tree removal in a previously approved single family subdivision (Airdrie Estates).

**BACKGROUND:** The subject property was annexed into the Village in 1991 as part of the Kelley Farm annexation. It received final plat and site plan approval for a 21 lot single-family subdivision in 2005, with the intent that individual lots would be sold to custom home builders. The subdivision has streets in place, as well as water and sewer that were installed in 2005-2006.

The subdivision contains a large number of trees that have been preserved as part of the approved tree preservation plans. Since the subdivision was approved in 2005 and work was subsequently done installing the infrastructure, numerous trees have died or fallen on the overall site.

**PROPOSAL:** The petitioner is proposing to remove numerous trees that were slated for preservation with the original approvals, but have since died. According to the petitioner's proposal, there are 10 lots that will have a combined total of 45 trees removed from them. Staff has inspected the lots based on the petitioner's proposal and verified that the trees proposed for removal have died.

The petitioner's proposal identifies how the removals will occur and what steps are being taken to ensure the healthy trees will not be impacted. These methods include doing the removals by hand and not grinding the stumps. Larger trees would be removed by cranes after being cut, if needed. Additionally, wheeled vehicles will not be allowed on the lots. Most of the waste will be removed from the site, but some brush may be ground on-site and spread evenly over the site.

**PROPOSAL:** (Continued)

The petitioner is not proposing any other work except what is proposed. The original conditions of approval, including the Lot Development Standards adopted as part of the final site plan and final plat approvals from October 3, 2005, will remain in effect.

**RECOMMENDATION:**

Approval of a request James and Susan Kelley Revocable Trust (owner) c/o Patrick Mazza for a site plan amendment to allow dead and damaged tree removal in a previously approved single-family subdivision (Airdrie Estates), subject to the following conditions:

1. All original conditions of approval, including the Lot Development Standards adopted as part of the final site plan and final plat approvals from October 3, 2005, will remain in effect.
2. A general site permit shall be obtained from the Village prior to work commencing.
3. A cash project guarantee of \$2,000 shall be in place with the Village prior to any work commencing.

## Attachments

cc: Planning and Zoning Commission Members  
Patrick Mazza (Attorney for Property Owner)  
David Gravel (Enon Hill Design & Development)



# VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING GENERAL APPLICATION\*

Special Use for \_\_\_\_\_  Rezoning from \_\_\_\_\_ to \_\_\_\_\_

Variation:  Commercial  Residential  Sign

Plat (Subdivision & Others):  Preliminary  Final

Site Plan:  Amendment  Concept  Preliminary  Final

Master Sign Plan:  Amendment

Other: \_\_\_\_\_

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

**Posting of Notification Sign(s) may be required.**

**Specific requirements will be provided when your request is scheduled.**

### FOR VILLAGE USE ONLY

Hearing Fee \_\_\_\_\_ Check No. \_\_\_\_\_ Date Paid \_\_\_\_\_

Project Number: \_\_\_\_\_

Staff Assigned: \_\_\_\_\_

Meeting Date: \_\_\_\_\_

Public Hearing: Yes  No

Sign Posting Required: Yes  No

Date Sign Posted \_\_\_\_\_

**PLEASE PRINT OR TYPE**

Date: January 29, 2015

Project Name: Airdrie Estates

Project Description: Wooded lot subdivision - removal of dead trees

Project Address/Location: northeast corner of Rohrssen and McDonough Roads

Property Index No. \_\_\_\_\_

Acres: 26.0 Zoning District: R-2



**I. Owner of Record**

James and Susan Kelley Revocable Trust c/o Patrick Mazza Esq.

Name		Company
290 S. Main Place		Carol Stream
Street Address		City
IL	60188	630-933-9824
State	Zip Code	Telephone Number
Fax Number		E-Mail Address

**II. Applicant (Contact Person/Project Manager)**

David A. Gravel, RLA		ehdd, inc.
Name		Company
524 cheyenne trail		carol stream
Street Address		City
il	60188	630-800-8362
State	Zip Code	Telephone Number
630-748-4701		enon_hill@comcast.net
Fax Number		E-Mail Address

Applicant's relationship to property: Owner's representative

**III. Owner Consent for Authorized Representative**

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

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

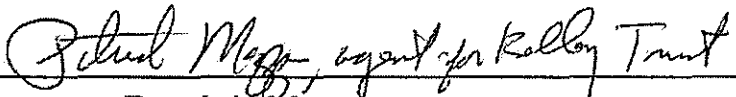
*Kelley Trust agent & Patrick Mazza POWER of attorney*  
Patrick Mazza  
Owner Signature

Patrick Mazza  
Print Name

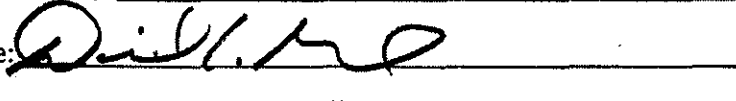
#### IV. Acknowledgement(s)

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

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

Owner's Signature: 

Owner's Name (Please Print): Patrick Mazza

Applicant's Signature:   
(If other than Owner)

Applicant's Name (Please Print): David A. Gravel

Date: January 29, 2015

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

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

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

Addendums Attached:

- Special Use       Master Sign Plan  
 Rezoning       Other \_\_\_\_\_  
 Variation  
 Plat  
 Site Plan



January 28, 2016

Mr. James Donahue, Senior Planner  
 Department of Development Services  
 Village of Hoffman Estates  
 1900 Hassell Road  
 Hoffman Estates, IL 60169

**RE: Airdrie Estates Subdivision Site Plan Amendment to permit Tree Removal**

We are requesting a Site Plan Amendment to the Airdrie Estates approvals to allow the removal of trees, which were initially designated to save, but have subsequently died. Attached you will find a marked up tree survey/landscape plan denoting which trees are proposed to be removed as well as a written explanation of the proposed work identifying the species and conditions of the trees to be removed and the reasons for the removal.

Lot #	Tree No.	Tree	Size (DBH)	Class	Condition		Action
					Per approval	Current	
2	3355	Red Oak	33"	A	3	6	Remove
	3360	Red Oak	28"	A	1	6	Remove
	3361	Red Oak	31"	A	1	6	Remove
	3367	Red Oak	21"	A	2	6	Remove
	3368	Red Oak	26"	A	2	6	Remove
	3369	Red Oak	28"	A	2	6	Remove
3	3547	Bur Oak	15"	A	3	6	Remove
	3559	Green Ash	14"	A	2	6	Remove
6	3047	Red Oak	30"	A	2	6	Remove
	3048	Black walnut	19"	B	2	6	Remove
	3065	Red Oak	21"	A	2	6	Remove
7	3633	American elm	7"	C	3	6	Remove
	3636	American elm	6"	C	3	6	Remove
	3658	Red oak	19"	A	3	6	Remove
	3659	Red oak	20"	A	3	6	Remove
8	2981	Red Oak	30"	A	5	6	Remove
	3033	American elm	8"	C	3	6	Remove
	3034	American elm	7"	C	3	6	Remove
	3605	Red Oak	16"	A	2	6	Remove
	3607	Red Oak	16"	A	2	6	Remove
	3608	Red Oak	17"	A	2	6	Remove
	3614	Red Oak	26"	A	3	6	Remove



Lot #	Tree No.	Tree	Size (DBH)	Class	Condition		Action
					Per approval	Current	
8	3616	Red Oak	30"	A	3	6	Remove
	3619	Red Oak	10"	A	2	6	Remove
	3620	Red Oak	30"	A	2	6	Remove
	3621	American elm	7"	C	3	6	Remove
	3637	Black walnut	17"	B	2	6	Remove
9	3001	Red Oak	26"	A	1	6	Remove
	3009	Black cherry	9"	B	3	6	Remove
	3010	Black cherry	8"	B	3	6	Remove
10	2773	Red oak	23"	A	2	6	Remove
	2945	Black walnut	10"	B	4	6	Remove
	2956	Black walnut	31"	B	1	6	Remove
	2972	Black cherry	7"	B	3	6	Remove
12	2747	White oak	20"	A	2	6	Remove
	2748	American elm	17"	C	3	6	Remove
	2749	White oak	18"	A	3	6	Remove
13	2612	Red oak	24"	A	2	6	Remove
	2815	Red oak	32"	A	2	6	Remove
	2832	Red oak	25"	A	2	6	Remove
16	3104	White oak	21"	A	1	6	Remove
	3120	Green ash	9"	A	5	6	Remove
	3121	Green ash	7"	A	3	6	Remove
	3122	Green ash	8"	A	3	6	Remove
	3125	Green ash	9"	A	2	6	Remove

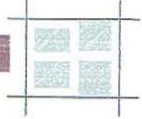
To maximize protection of the trees to remain, removal of the trees is generally to occur in the following manner.

Removals are to generally occur via hand tools. Where it is possible a crane vehicle outside a tree's critical root will be used. Further on the lots wheeled vehicles will not be permitted. A representative from Airdrie Estates will coordinate optimal lot access.

Due to the flexible nature of the building envelopes, some trees that are permitted to be removed per the approvals during home construction may in fact remain. To minimize the damage potential to the critical root zones, we are not proposing to grind the stumps of the trees listed above for removal. The majority of the waste from the trees will likely be taken off-site, however, we anticipate that the brush will be ground and evenly spread on-site.

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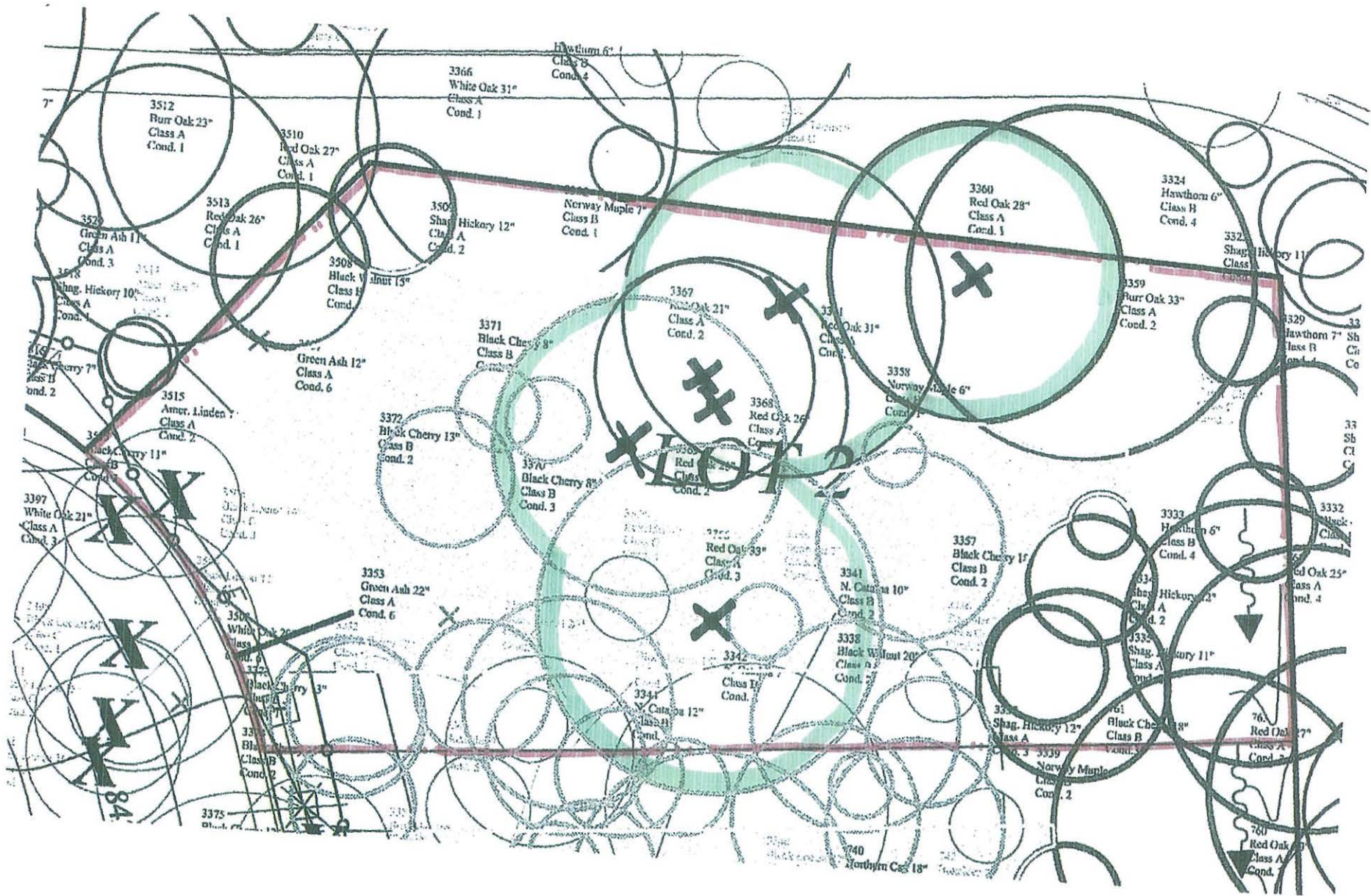
A representative of Airdrie Estates will be present during the tree removals to ensure that care is taken to protect any tree that is to remain.

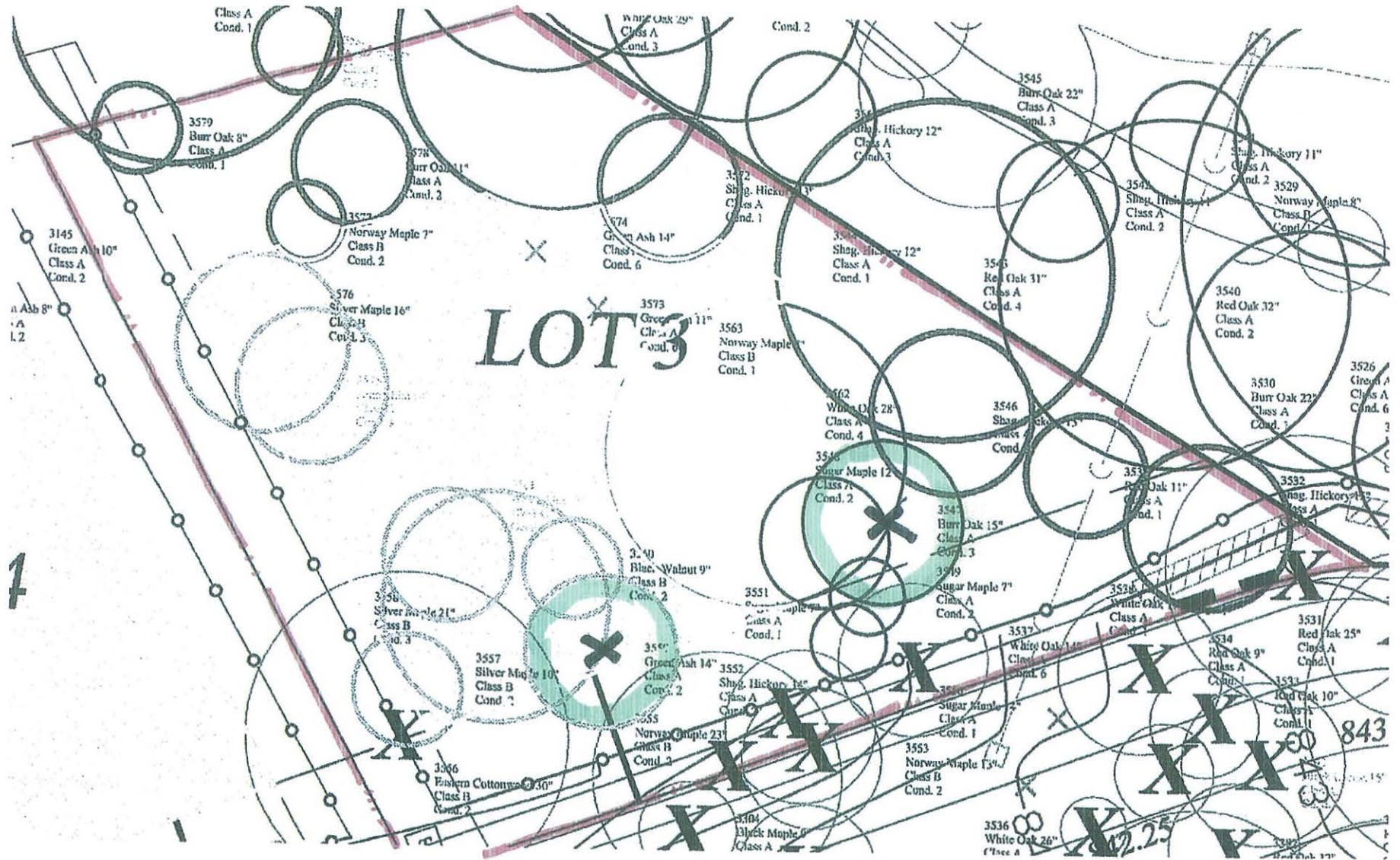


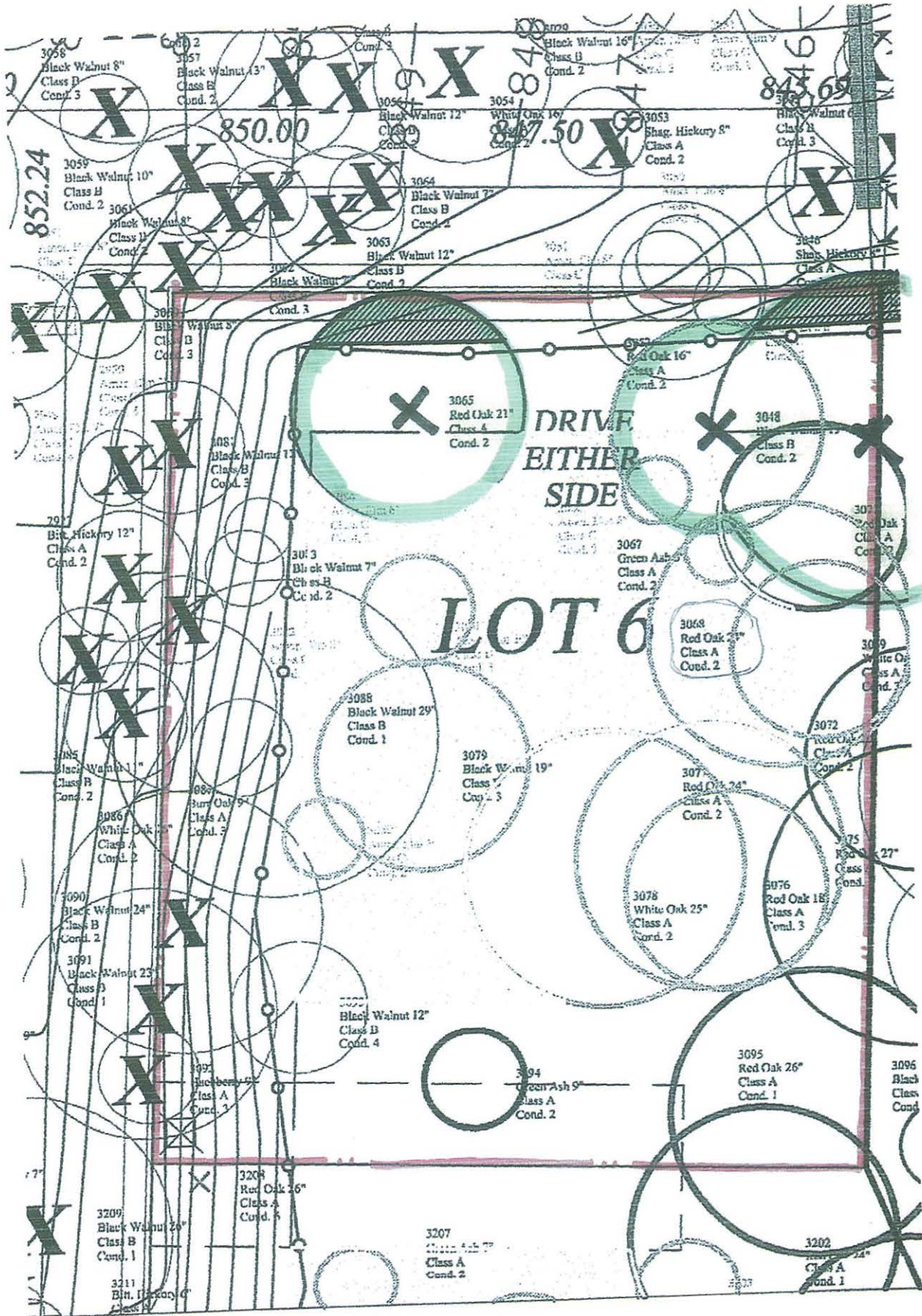
Should you have any questions, please do not hesitate to contact me via e-mail at [enon\\_hill@comcast.net](mailto:enon_hill@comcast.net) or via phone at 630.800.8362

Respectfully,

David A. Gravel, RLA







852.24

850.00

847.50

843.69

# LOT 6

DRIVE  
EITHER  
SIDE

3058  
Black Walnut 8"  
Class B  
Cond. 3

3057  
Black Walnut 13"  
Class B  
Cond. 2

3052  
Black Walnut 16"  
Class B  
Cond. 2

3053  
Shag. Hickory 8"  
Class A  
Cond. 2

3059  
Black Walnut 10"  
Class B  
Cond. 2

3054  
Black Walnut 12"  
Class B  
Cond. 2

3054  
White Oak 16"  
Class B  
Cond. 2

3053  
Shag. Hickory 8"  
Class A  
Cond. 2

3053  
Black Walnut 16"  
Class B  
Cond. 3

3061  
Black Walnut 8"  
Class B  
Cond. 2

3064  
Black Walnut 7"  
Class B  
Cond. 2

3060  
Shag. Hickory 8"  
Class A  
Cond. 2

3062  
Black Walnut 12"  
Class B  
Cond. 2

3063  
Black Walnut 12"  
Class B  
Cond. 2

3060  
Shag. Hickory 8"  
Class A  
Cond. 2

3064  
Black Walnut 8"  
Class B  
Cond. 3

3065  
Black Walnut 13"  
Class B  
Cond. 3

3065  
Red Oak 16"  
Class A  
Cond. 2

3066  
Red Oak 16"  
Class A  
Cond. 2

3067  
Black Walnut 13"  
Class B  
Cond. 3

3065  
Red Oak 21"  
Class A  
Cond. 2

3048  
Class B  
Cond. 2

3068  
Black Hickory 12"  
Class A  
Cond. 2

3068  
Black Walnut 7"  
Class B  
Cond. 2

3067  
Green Ash 8"  
Class A  
Cond. 2

3069  
White Oak 16"  
Class A  
Cond. 2

3069  
Black Walnut 11"  
Class B  
Cond. 2

3088  
Black Walnut 29"  
Class B  
Cond. 1

3079  
Black Walnut 19"  
Class B  
Cond. 3

3068  
Red Oak 21"  
Class A  
Cond. 2

3069  
White Oak 16"  
Class A  
Cond. 2

3085  
Black Walnut 11"  
Class B  
Cond. 2

3086  
White Oak 16"  
Class A  
Cond. 2

3079  
Black Walnut 19"  
Class B  
Cond. 3

3077  
Red Oak 24"  
Class A  
Cond. 2

3072  
Red Oak 24"  
Class A  
Cond. 2

3086  
White Oak 16"  
Class A  
Cond. 2

3086  
White Oak 16"  
Class A  
Cond. 2

3079  
Black Walnut 19"  
Class B  
Cond. 3

3077  
Red Oak 24"  
Class A  
Cond. 2

3072  
Red Oak 24"  
Class A  
Cond. 2

3090  
Black Walnut 24"  
Class B  
Cond. 2

3086  
White Oak 16"  
Class A  
Cond. 2

3079  
Black Walnut 19"  
Class B  
Cond. 3

3077  
Red Oak 24"  
Class A  
Cond. 2

3072  
Red Oak 24"  
Class A  
Cond. 2

3091  
Black Walnut 23"  
Class B  
Cond. 1

3086  
White Oak 16"  
Class A  
Cond. 2

3079  
Black Walnut 19"  
Class B  
Cond. 3

3077  
Red Oak 24"  
Class A  
Cond. 2

3072  
Red Oak 24"  
Class A  
Cond. 2

3092  
Black Walnut 20"  
Class B  
Cond. 1

3086  
White Oak 16"  
Class A  
Cond. 2

3079  
Black Walnut 19"  
Class B  
Cond. 3

3077  
Red Oak 24"  
Class A  
Cond. 2

3072  
Red Oak 24"  
Class A  
Cond. 2

3092  
Black Walnut 20"  
Class B  
Cond. 1

3086  
White Oak 16"  
Class A  
Cond. 2

3079  
Black Walnut 19"  
Class B  
Cond. 3

3077  
Red Oak 24"  
Class A  
Cond. 2

3072  
Red Oak 24"  
Class A  
Cond. 2

3092  
Black Walnut 20"  
Class B  
Cond. 1

3086  
White Oak 16"  
Class A  
Cond. 2

3079  
Black Walnut 19"  
Class B  
Cond. 3

3077  
Red Oak 24"  
Class A  
Cond. 2

3072  
Red Oak 24"  
Class A  
Cond. 2

3209  
Black Walnut 20"  
Class B  
Cond. 1

3086  
White Oak 16"  
Class A  
Cond. 2

3079  
Black Walnut 19"  
Class B  
Cond. 3

3077  
Red Oak 24"  
Class A  
Cond. 2

3072  
Red Oak 24"  
Class A  
Cond. 2

3211  
Black Hickory 12"  
Class A  
Cond. 2

3086  
White Oak 16"  
Class A  
Cond. 2

3079  
Black Walnut 19"  
Class B  
Cond. 3

3077  
Red Oak 24"  
Class A  
Cond. 2

3072  
Red Oak 24"  
Class A  
Cond. 2

3208  
Red Oak 26"  
Class A  
Cond. 5

3094  
Green Ash 9"  
Class A  
Cond. 2

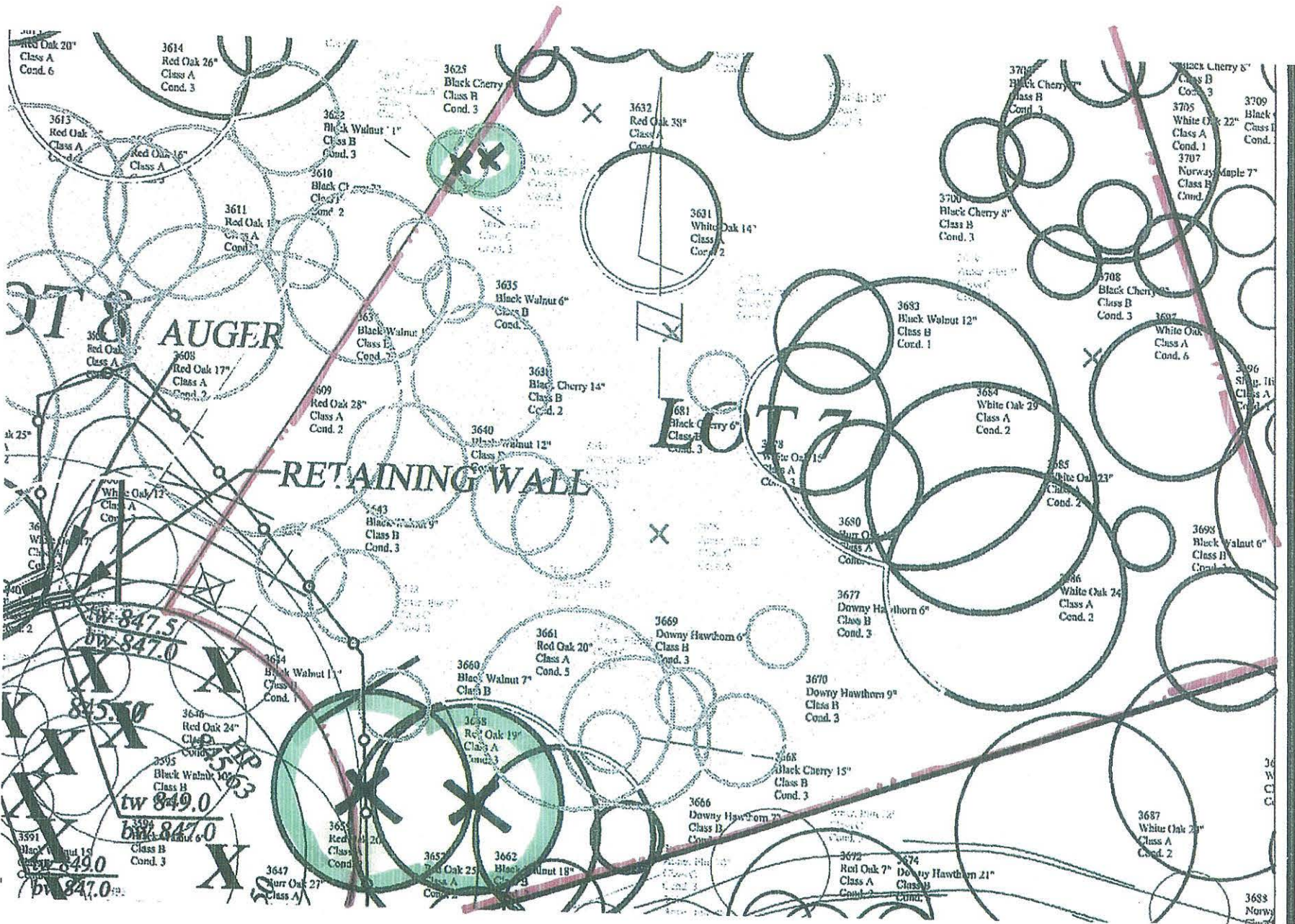
3095  
Red Oak 26"  
Class A  
Cond. 1

3096  
Black  
Class  
Cond.

3207  
Class A  
Cond. 2

3202  
Class A  
Cond. 1





3612 Red Oak 20" Class A Cond. 6

3614 Red Oak 26" Class A Cond. 3

3625 Black Cherry Class B Cond. 3

3632 Red Oak 38" Class A Cond. 1

3700 Black Cherry 8" Class B Cond. 3

3706 Black Cherry 8" Class B Cond. 3

3709 Black 6" Class I

3613 Red Oak Class A Cond. 4

Red Oak 16" Class A

3622 Black Walnut 1" Class B Cond. 3

3610 Black Cherry 7" Class 1 Cond. 2

3611 Red Oak 18" Class A Cond. 3

3631 White Oak 14" Class A Cond. 2

3700 Black Cherry 8" Class B Cond. 3

3705 White Oak 22" Class A Cond. 1

3707 Norway Maple 7" Class B Cond.

**AUGER**

**RETAINING WALL**

**ICT 7**

3635 Black Walnut 6" Class D Cond.

3631 Black Cherry 14" Class B Cond. 2

3609 Red Oak 28" Class A Cond. 2

3640 Black Walnut 12" Class B Cond. 3

3683 Black Walnut 12" Class B Cond. 1

3708 Black Cherry 8" Class B Cond. 3

3697 White Oak Class A Cond. 6

White Oak 12" Class A Cond.

3608 Red Oak 17" Class A Cond. 2

3643 Black Walnut 9" Class B Cond. 3

3684 White Oak 15" Class A Cond. 1

3684 White Oak 29" Class A Cond. 2

3685 White Oak 23" Class B Cond. 2

3698 Black Walnut 6" Class B Cond. 3

847.5  
847.0

845.0

tw 849.0

bw 847.0

3591 Black Walnut 15" Class B Cond. 3

3594 Black Walnut 6" Class B Cond. 3

3647 Burr Oak 27" Class A

3657 Red Oak 25" Class A Cond. 2

3662 Black Walnut 18" Class B Cond. 3

3661 Red Oak 20" Class A Cond. 5

3660 Black Walnut 7" Class B

3669 Downy Hawthorn 6" Class B Cond. 3

3677 Downy Hawthorn 6" Class B Cond. 3

3686 White Oak 24" Class A Cond. 2

3636 Red Oak 24" Class A Cond.

3595 Black Walnut 10" Class B

3655 Red Oak 20" Class B Cond.

3658 Red Oak 19" Class A Cond. 3

3666 Downy Hawthorn 7" Class B Cond. 2

3668 Black Cherry 15" Class B Cond. 3

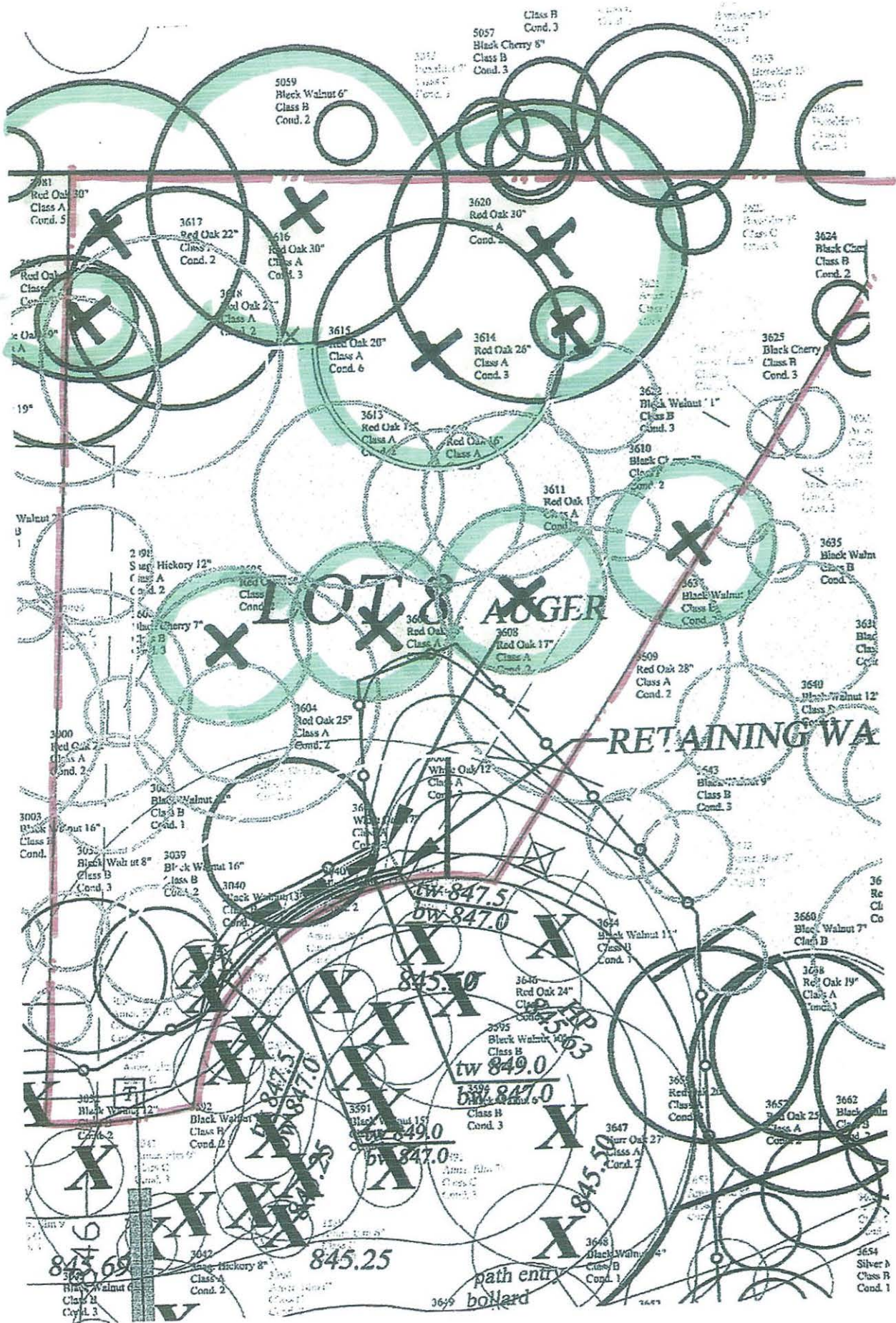
3670 Downy Hawthorn 9" Class B Cond. 3

3687 White Oak 28" Class A Cond. 2

3672 Red Oak 7" Class A Cond. 2

3674 Downy Hawthorn 21" Class B Cond.

3688 Norway



5059  
Black Walnut 6"  
Class B  
Cond. 2

5057  
Black Cherry 5"  
Class B  
Cond. 3

3611  
Red Oak 30"  
Class A  
Cond. 5

3617  
Red Oak 22"  
Class B  
Cond. 2

3616  
Red Oak 30"  
Class A  
Cond. 3

3620  
Red Oak 30"  
Class A  
Cond. 2

3624  
Black Cherry  
Class B  
Cond. 2

3618  
Red Oak 22"  
Class A  
Cond. 2

3615  
Red Oak 20"  
Class A  
Cond. 6

3614  
Red Oak 26"  
Class A  
Cond. 3

3625  
Black Cherry  
Class B  
Cond. 3

19'

3613  
Red Oak 17"  
Class A  
Cond. 2

Red Oak 16"  
Class A

3622  
Black Walnut 1"  
Class B  
Cond. 3

3610  
Black Cherry  
Class B  
Cond. 2

3611  
Red Oak 17"  
Class A  
Cond. 2

3635  
Black Walnut  
Class B  
Cond. 2

**LOT 8 AUGER**

3608  
Red Oak 17"  
Class A  
Cond. 2

363  
Black Walnut  
Class B  
Cond. 3

3609  
Red Oak 28"  
Class A  
Cond. 2

3631  
Black Cherry  
Class B  
Cond. 2

3604  
Red Oak 25"  
Class A  
Cond. 2

**RETAINING WALL**

3000  
Red Oak 22"  
Class A  
Cond. 2

3002  
Black Walnut 16"  
Class B  
Cond. 1

White Oak 12"  
Class A  
Cond. 2

3643  
Black Walnut 9"  
Class B  
Cond. 3

3003  
Black Walnut  
Class B  
Cond. 1

3005  
Black Walnut 8"  
Class B  
Cond. 3

3039  
Black Walnut 16"  
Class B  
Cond. 2

3040  
Black Walnut 13"  
Class B  
Cond. 2

tw 847.5  
tw 847.0

3644  
Black Walnut 11"  
Class B  
Cond. 1

3660  
Black Walnut 7"  
Class B

3004  
Black Walnut 12"  
Class B  
Cond. 2

3002  
Black Walnut  
Class B  
Cond. 2

3002  
Black Walnut  
Class B  
Cond. 2

tw 845.10  
tw 845.00

3646  
Red Oak 24"  
Class B  
Cond. 2

3645  
Black Walnut 10"  
Class B  
Cond. 3

3608  
Red Oak 19"  
Class A  
Cond. 3

3004  
Black Walnut 12"  
Class B  
Cond. 2

3002  
Black Walnut  
Class B  
Cond. 2

3591  
Black Walnut 15"  
Class B  
Cond. 3

tw 849.0  
tw 847.0

3647  
Red Oak 27"  
Class A  
Cond. 1

3647  
Red Oak 27"  
Class A  
Cond. 1

3657  
Red Oak 25"  
Class A  
Cond. 2

3662  
Black Walnut  
Class B  
Cond. 2

845.69  
3642  
Black Walnut 6"  
Class B  
Cond. 3

3642  
Black Hickory 8"  
Class A  
Cond. 2

845.25

path entry bollard

3648  
Black Walnut 5"  
Class B  
Cond. 1

3654  
Silver Birch  
Class B  
Cond. 1

5061  
Black Cherry 11"  
Class B  
Cond. 4

22"

2978  
Red Oak 6"  
Class A  
Cond. 1

2979  
Shyg. Hickory 16"  
Class A  
Cond. 1

2982  
White Oak 17"  
Class A  
Cond. 2

2981  
Red Oak 30"  
Class A  
Cond. 5

2780  
Black Oak 20"  
Class A  
Cond. 2

2986  
White Oak 20"  
Class A  
Cond. 2

2984  
Red Oak 11"  
Class A  
Cond. 3

2985  
White Oak 19"  
Class A  
Cond. 1

2987  
Red Oak 20"  
Class A  
Cond. 5

2991  
White Oak 23"  
Class A  
Cond. 1

2997  
Black Walnut 14"  
Class B  
Cond. 1

2990  
Black Walnut 12"  
Class B  
Cond. 1

2989  
Black Walnut 14"  
Class B  
Cond. 1

2988  
Black Walnut 6"  
Class B  
Cond. 1

2996  
Black Cherry 8"  
Class B  
Cond. 3

2998  
Sugar Hickory  
Class A  
Cond. 2

3009  
Black Cherry 9"  
Class B  
Cond. 3

3010  
Black Cherry 8"  
Class B  
Cond. 3

2993 - 2995  
Black Cherry 7"  
Class B  
Cond. 3

3000  
Black Cherry  
Class B  
Cond. 3

2973  
Red Oak 21"  
Class A  
Cond. 3

3011  
Red Oak  
Class A  
Cond. 1

2992  
Black Cherry 6"  
Class B  
Cond. 3

3001  
Red Oak 26"  
Class A  
Cond. 1

3007 & 3008  
Red Oak 22"  
Class A  
Cond. 1

3004  
Red Oak 16"  
Class A  
Cond. 1

3000  
Red Oak 7"  
Class A  
Cond. 2

17"

3006  
Black Cherry 7"  
Class B  
Cond. 3

3005  
Black Cherry 8"  
Class B  
Cond. 3

3003  
Black Walnut 16"  
Class B  
Cond. 1

3002  
Black Walnut  
Class B  
Cond. 1

3012  
Black Cherry 6"  
Class B  
Cond. 3

3013  
Black Walnut 20"  
Class B  
Cond. 2

3014  
Hickory 11"  
Class A  
Cond. 2

3023  
Black Cherry 6"  
Class B  
Cond. 1

3024  
Black Walnut 12"  
Class B  
Cond. 2

3003  
Black Walnut 8"  
Class B  
Cond. 3

3039  
Black Walnut  
Class B  
Cond. 1

3025  
Black Cherry 9"  
Class B  
Cond. 6

3022  
Red Oak 24"  
Class A  
Cond. 2

3020  
Black Walnut 7"  
Class A  
Cond. 3

3016  
Black Cherry  
Class B  
Cond. 4

3019  
Red Oak 16"  
Class A  
Cond. 4

3026  
Black Cherry 6"  
Class B  
Cond. 3

3028  
Black Walnut 12"  
Class B  
Cond. 2

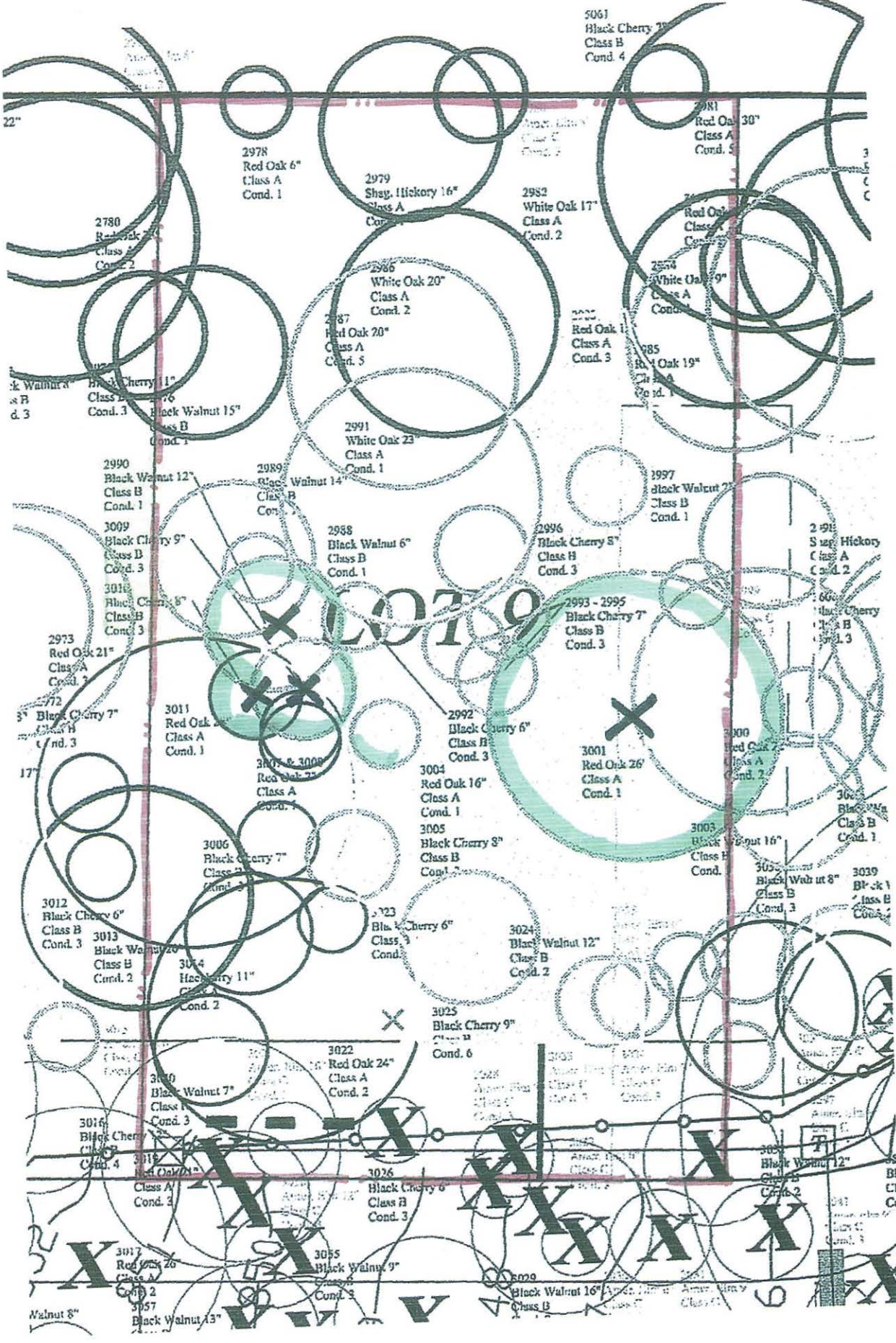
Walnut 8"

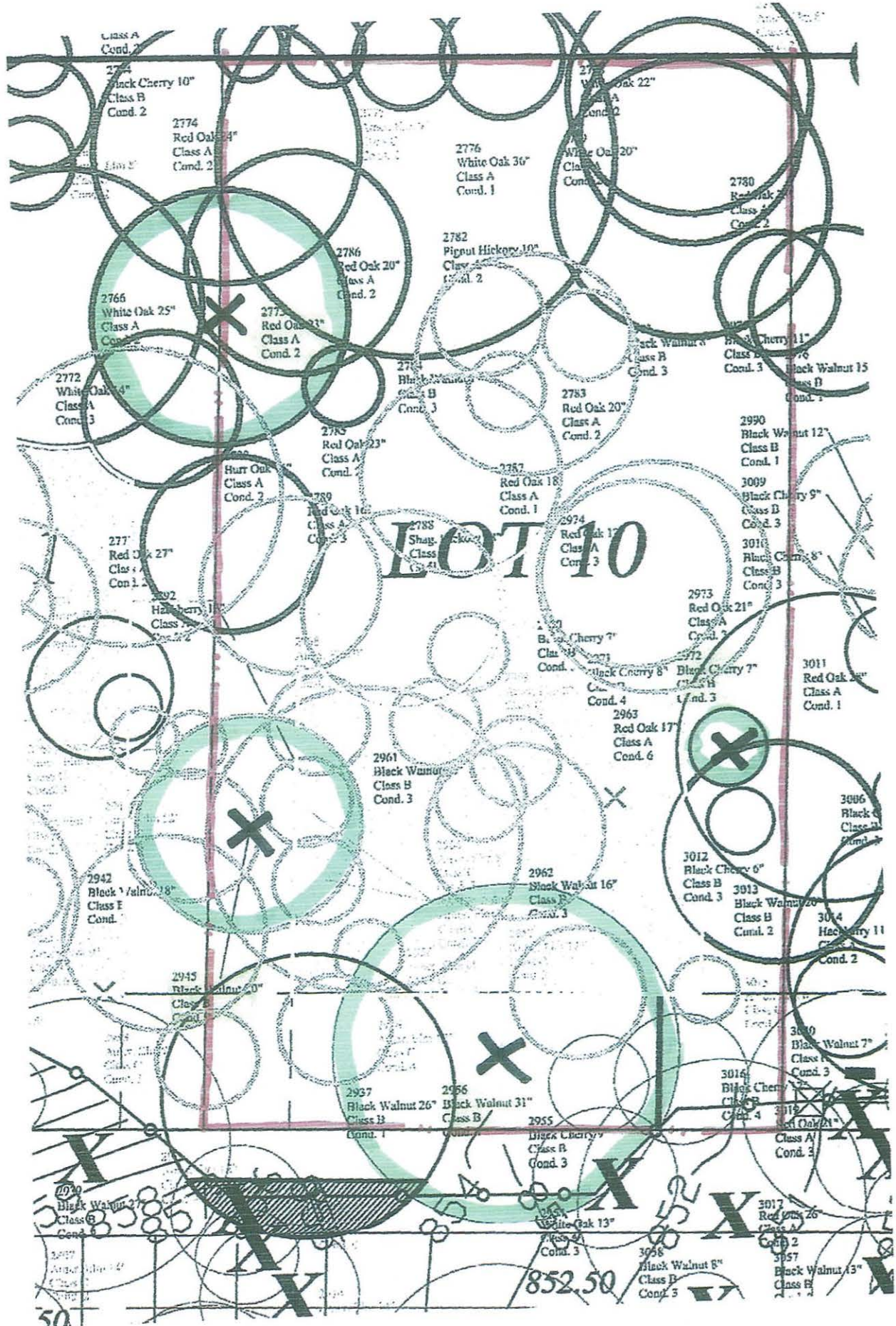
3057  
Black Walnut 13"  
Class B  
Cond. 3

3055  
Black Walnut 9"  
Class B  
Cond. 3

3029  
Black Walnut 16"  
Class B  
Cond. 3

3041  
Black Walnut 12"  
Class B  
Cond. 1





Class A  
Cond. 2  
2774  
Black Cherry 10"  
Class B  
Cond. 2

2774  
Red Oak 24"  
Class A  
Cond. 2

2776  
White Oak 30"  
Class A  
Cond. 1

2775  
White Oak 22"  
Class A  
Cond. 2  
2775  
White Oak 20"  
Class A  
Cond. 2

2780  
Red Oak 20"  
Class A  
Cond. 2

2786  
Red Oak 20"  
Class A  
Cond. 2

2782  
Pignut Hickory 10"  
Class A  
Cond. 2

2766  
White Oak 25"  
Class A  
Cond. 2

2775  
Red Oak 21"  
Class A  
Cond. 2

2778  
Black Walnut 10"  
Class B  
Cond. 3

2778  
Black Cherry 11"  
Class B  
Cond. 3  
2778  
Black Walnut 15"  
Class B  
Cond. 3

2772  
White Oak 14"  
Class A  
Cond. 3

2774  
Black Walnut 10"  
Class B  
Cond. 3

2783  
Red Oak 20"  
Class A  
Cond. 2

2990  
Black Walnut 12"  
Class B  
Cond. 1

2785  
Red Oak 23"  
Class A  
Cond. 1

2787  
Red Oak 18"  
Class A  
Cond. 1

3009  
Black Cherry 9"  
Class B  
Cond. 3

2777  
Red Oak 27"  
Class A  
Cond. 1

2780  
Red Oak 16"  
Class A  
Cond. 3

**LOT 10**

2974  
Red Oak 11"  
Class A  
Cond. 3

3011  
Black Cherry 8"  
Class B  
Cond. 3

2992  
Black Cherry 11"  
Class B  
Cond. 3

2970  
Black Cherry 7"  
Class B  
Cond. 1

2973  
Red Oak 21"  
Class A  
Cond. 3

3011  
Red Oak 20"  
Class A  
Cond. 1

2972  
Black Cherry 8"  
Class B  
Cond. 4

2972  
Black Cherry 7"  
Class B  
Cond. 3

2965  
Red Oak 17"  
Class A  
Cond. 6

2961  
Black Walnut  
Class B  
Cond. 3

3006  
Black Cherry  
Class B  
Cond. 3

2942  
Black Walnut 18"  
Class E  
Cond. 1

2962  
Black Walnut 16"  
Class B  
Cond. 3

3012  
Black Cherry 0"  
Class B  
Cond. 3

3013  
Black Walnut 20"  
Class B  
Cond. 2

3014  
Black Cherry 11"  
Class B  
Cond. 2

2945  
Black Walnut 20"  
Class B  
Cond. 1

2937  
Black Walnut 26"  
Class B  
Cond. 1

2956  
Black Walnut 31"  
Class B  
Cond. 1

2955  
Black Cherry  
Class B  
Cond. 3

3014  
Black Cherry  
Class B  
Cond. 4

3015  
Red Oak 21"  
Class A  
Cond. 3

3030  
Black Walnut 27"  
Class B  
Cond. 3

3031  
White Oak 13"  
Class A  
Cond. 3

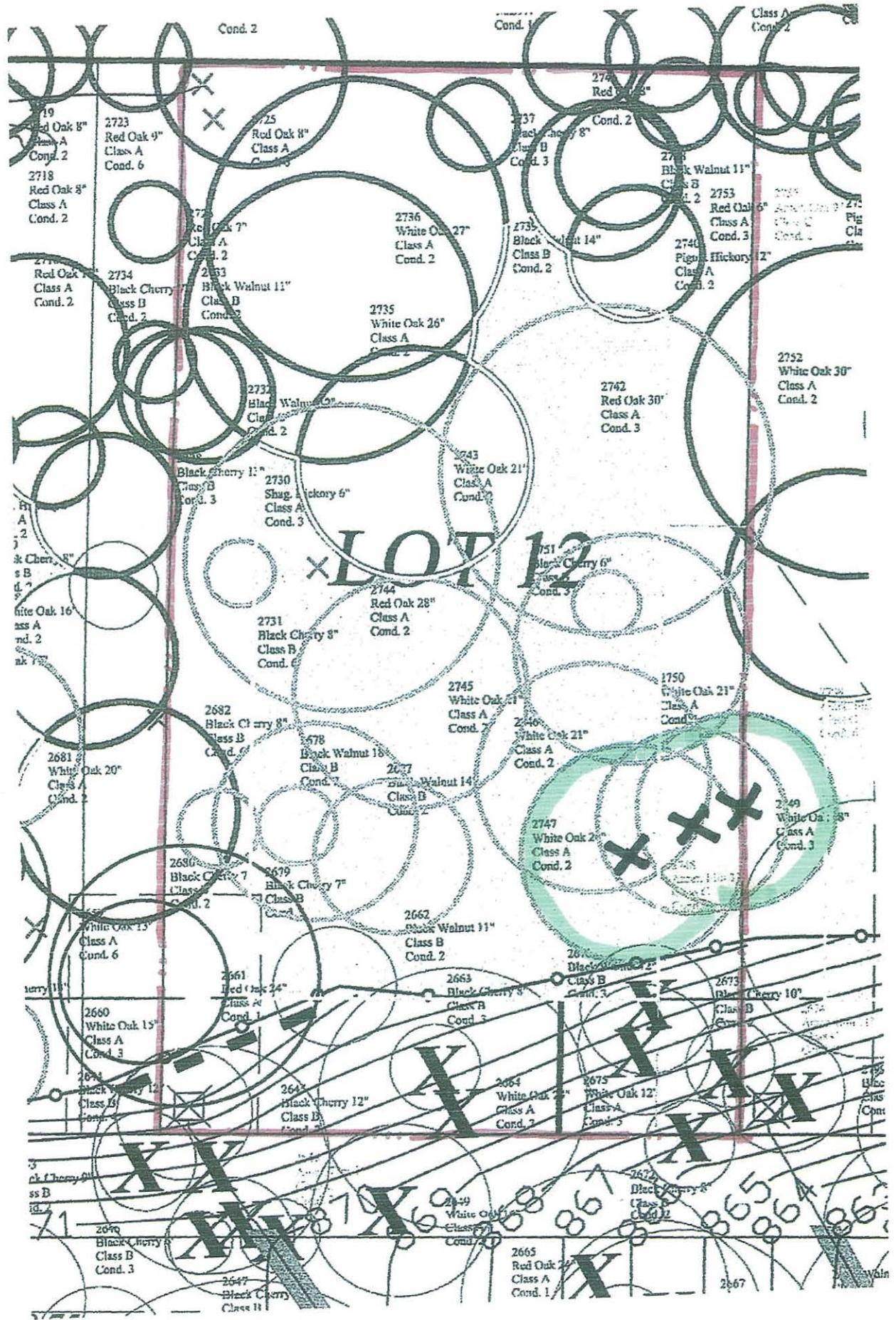
3017  
Red Oak 26"  
Class A  
Cond. 2

3058  
Black Walnut 8"  
Class B  
Cond. 3

3057  
Black Walnut 13"  
Class B  
Cond. 3

852.50

50



Cond. 2

Cond. 1

Class A  
Cond. 2

2719 Red Oak 8"  
Class A  
Cond. 2  
2718 Red Oak 8"  
Class A  
Cond. 2

2723 Red Oak 9"  
Class A  
Cond. 6  
2734 Black Cherry  
Class B  
Cond. 2

2725 Red Oak 8"  
Class A  
Cond. 2  
2726 Red Oak 7"  
Class A  
Cond. 2  
2733 Black Walnut 11"  
Class B  
Cond. 2

2732 Black Walnut 9"  
Class B  
Cond. 2

2736 White Oak 27"  
Class A  
Cond. 2

2735 White Oak 26"  
Class A  
Cond. 2

2737 Black Cherry 8"  
Class B  
Cond. 3

2735 Black Walnut 14"  
Class B  
Cond. 2

2741 Black Walnut 11"  
Class B  
Cond. 2  
2753 Red Oak 6"  
Class A  
Cond. 3  
2740 Pignut Hickory 12"  
Class A  
Cond. 2

2752 White Oak 30"  
Class A  
Cond. 2

# LOT 12

2727 Red Oak 16"  
Class A  
Cond. 2  
2728 Black Cherry 8"  
Class B  
Cond. 2  
2729 White Oak 16"  
Class A  
Cond. 2  
2730 Black Cherry 8"  
Class B  
Cond. 2

2730 Black Cherry 11"  
Class B  
Cond. 3

2730 Shagbark Hickory 6"  
Class A  
Cond. 3

2743 White Oak 21"  
Class A  
Cond. 2

2751 Black Cherry 6"  
Class B  
Cond. 3

2744 Red Oak 28"  
Class A  
Cond. 2

2731 Black Cherry 8"  
Class B  
Cond. 2

2745 White Oak 21"  
Class A  
Cond. 2

2750 White Oak 21"  
Class A  
Cond. 2

2681 White Oak 20"  
Class A  
Cond. 2

2682 Black Cherry 8"  
Class B  
Cond. 2

2678 Black Walnut 16"  
Class B  
Cond. 2

2677 Black Walnut 14"  
Class B  
Cond. 2

2746 White Oak 21"  
Class A  
Cond. 2

2747 White Oak 20"  
Class A  
Cond. 2

2749 White Oak 18"  
Class A  
Cond. 3

2680 Black Cherry 7"  
Class B  
Cond. 2

2679 Black Cherry 7"  
Class B  
Cond. 2

2662 Black Walnut 11"  
Class B  
Cond. 2

2676 Black Cherry 8"  
Class B  
Cond. 3

2660 White Oak 15"  
Class A  
Cond. 3

2661 Red Oak 24"  
Class A  
Cond. 1

2663 Black Cherry 8"  
Class B  
Cond. 3

2675 Black Cherry 10"  
Class B  
Cond. 3

2674 Black Cherry 12"  
Class B  
Cond. 2

2645 Black Cherry 12"  
Class B  
Cond. 2

2664 White Oak 20"  
Class A  
Cond. 2

2675 White Oak 12"  
Class A  
Cond. 3

2673 Black Cherry 8"  
Class B  
Cond. 2

2649 White Oak 10"  
Class A  
Cond. 2

2672 Black Cherry 8"  
Class B  
Cond. 2

2670 Black Cherry  
Class B  
Cond. 3

2647 Black Cherry  
Class B

2665 Red Oak  
Class A  
Cond. 1

2667 Black Walnut



40'0  
Slag Hickory 13  
Class A  
Cond. 6

3285  
Red Oak 20"  
Class A  
Cond. 2

3283  
Green Ash 6"  
Class A  
Cond. 4

3276  
Black Walnut 10"  
Class B  
Cond. 2

3238  
Black We  
Class 18  
Cond. 5

3287  
Black Walnut 10"  
Class B  
Cond. 2

3286  
Red Oak 20"  
Class A  
Cond. 2

3109  
Amer. Linden 7"  
Class A  
Cond. 2

3275  
Green Ash 6"  
Class A  
Cond. 2

3273  
Black Walnut 12"  
Class B  
Cond. 2

3271  
Green Ash 8"  
Class A  
Cond. 6

3270  
Green Ash 8"  
Class A  
Cond. 2

3110  
Green Ash 7"  
Class A  
Cor. 1.2

3198  
Black Walnut 10"  
Class B  
Cond. 3

3247  
Green Ash 8"  
Class A  
Cond. 7

3289  
Red Oak 13"  
Class A  
Cond. 2

3103  
Green Ash 7"  
Class A  
Cond. 2

3289  
Green Ash 6"  
Class A  
Cond. 3

3149  
White Oak 8"  
Class A  
Cond. 3

3288  
White Oak 16"  
Class A  
Cond. 7

3106  
Black Walnut 6"  
Class B  
Cond. 2

3274  
Bit Hickory 6"  
Class A  
Cond. 3

3263  
Black Walnut 12"  
Class B  
Cond. 2

3291  
Red Oak 22"  
Class A  
Cond. 2

3112  
Black Walnut 10"  
Class B  
Cond. 2

3111  
Black Walnut 10"  
Class B  
Cond. 2

3264  
Black Walnut 15"  
Class B  
Cond. 1

3261  
Bit Hickory 6"  
Class A  
Cond. 3

3190  
Black Oak 19"  
Class A  
Cond. 2

3104  
White Oak 21"  
Class A  
Cond. 1

3105  
Green Ash 7"  
Class A  
Cond. 3

3113  
Green Ash 8"  
Class A  
Cond. 2

3262  
Black Walnut 10"  
Class B  
Cond. 3

3256  
Green Ash 8"  
Class A  
Cond. 2

3117  
Black Walnut 8"  
Class B  
Cond. 2

3114  
Bit Hickory 6"  
Class A  
Cond. 3

**PATTERNERED  
CONCRETE  
EMERGENCY  
DRIVE**

3251  
Green Ash 9"  
Class A  
Cond. 2

3118  
White Oak 16"  
Class A  
Cond. 2

3119  
Burr Oak 28"  
Class A  
Cond. 2

3123  
Black Walnut 11"  
Class B  
Cond. 3

3124  
Green Oak 2"  
Cond. 3

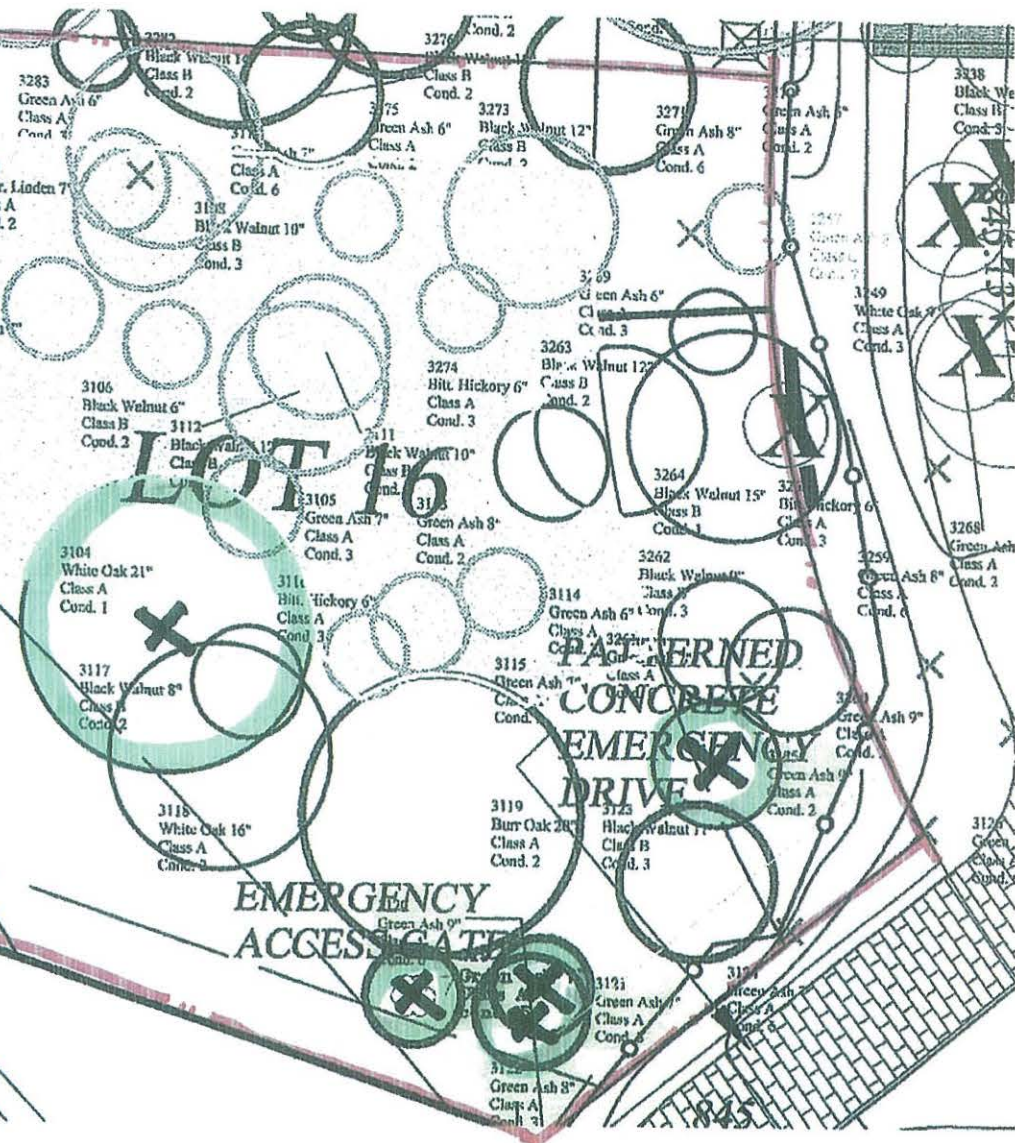
**EMERGENCY  
ACCESS GATE**

3122  
Green Ash 9"  
Class A  
Cond. 1

3121  
Green Ash 7"  
Class A  
Cond. 2

3120  
Green Ash 8"  
Class A  
Cond. 2

3125  
Green Ash 8"  
Class A  
Cond. 2



**COMMITTEE AGENDA ITEM  
VILLAGE OF HOFFMAN ESTATES**

**SUBJECT:** Request by CalAtlantic Homes (formerly Ryland Homes) for a site plan amendment for a new owner/builder to construct different home models in a previously approved single-family subdivision (Devonshire Woods Estates)

**MEETING DATE:** March 14, 2016

**COMMITTEE:** Planning, Building and Zoning

**FROM:** Peter Gugliotta *PG*

**REQUEST:** Request by CalAtlantic Homes (formerly Ryland Homes) for a site plan amendment for a new owner/builder to construct different home models in a previously approved single-family subdivision (Devonshire Woods Estates).

**BACKGROUND:** This request was originally made in late 2015, and after a few continuances, was withdrawn while the petitioner and property owner renegotiated purchase terms and updated the plans to better address concerns of the Village. The current proposal addresses the specific items of concern raised during prior discussions.

The final plat and plans for a 55 lot single-family Devonshire Woods Estates subdivision was approved in 2007. The previous developer (Dartmoor Homes) constructed 9 homes on the property before relinquishing the property back to the bank.

In 2011, the bank that now owns the property (OM&I Hoffman Three LLC) and the Village entered into a Settlement Agreement that got the remaining public improvements in the north half of the site installed to Village standards, including sidewalks, street paving, landscaping, etc. Also as part of the agreement, the owner vacated the platted lots (Lots 4-23) in the southern portion of the site and consolidated them into one parcel to prevent the sale of individual lots with no access to a street, as the south end of Bur Oak Drive has not been completed. Additionally, in 2011, the property owner entered into an agreement with the Park District that required them to deed over one of the lots (Lot 19) to the Park District as part of settling outstanding issues and obligations.

Lots 2, 3, 25, 26, 30, and 32 were previously purchased by individuals and remain vacant. A 2,385 square foot ranch home was approved by the Village on Lot 29 and was built/occupied in 2014.

In 2014, Foxford City LLC and ICON Building Group proposed new homes on the vacant lots, however, the applicant did not agree to concrete drives and sufficient masonry building materials, and was not offering consistent features on the north and south parts of the subdivision, which led to the project not getting approved.



**BACKGROUND:** (Continued)

A key condition of the previous final subdivision approval was that “approval is granted based on the proposal that Dartmoor Homes will construct all homes within this unit in accordance with the home plans provided in the packet. Any proposed house construction by any other builder, or any significant change in the house models to be constructed, will require Village review and approval, in accordance with Village Code.” Since a new builder is proposing new home plans, the proposal is being brought forth for review as a site plan amendment.

**DISCUSSION:**

The petitioner is the contract purchaser of the remaining 19 bank-owned lots in the north half of the subdivision, as well as the 19 bank-owned previously approved lots that were vacated as part of the Settlement Agreement. The petitioner has acknowledged that the footprints of the proposed models will adhere to the tree preservation plan and zoning requirements.

The updated proposal includes eight home plans, with each offering three distinct elevation choices. The front elevations are proposed to be 100% brick (or stone) on the first and second stories, with the other sides of the houses being Hardie plank siding material. A variety of covered entries, front porches, and other architectural elements will add visual interest to the architecture. The submittal materials include more detailed information, including a list of standard features for all homes that emphasize these models will be upscale as compared to most typical subdivisions. Additional upgrade options will be available above and beyond these standard features allowing individual buyers to personalize their homes, both inside and out.

The lots under consideration are still bound by the original approvals for the Devonshire Woods Estates Subdivision with respect to tree preservation, landscaping, setbacks, FAR, and all conditions of approval. Additionally, the lots are subject to the Disclosure Statement dated September 12, 2011, that was part of the Settlement Agreement between the Village and the bank that owns the overall property. The Settlement Agreement required that “the homes must have brick on a minimum of 100% of the non-garage elevation. The brick must wrap around the corner of the home.” The current proposal exceeds this requirement (with stone being considered an equal alternative to brick) and conforms to all others.

The key items that have been upgraded with this new proposal include:

- ◆ The two smallest 2-story plans have been eliminated. The proposal now includes a ranch and modern split-level to address some unique buyer preferences, and the other six models will be two-story, with all having a potential to exceed 3,000 square feet with options.
- ◆ The table presented in the attached letter was expanded to show a range of sizes for each plan to reflect how the minimum sizes can increase if buyers choose optional bonus rooms, breakfast nooks, or other add-ons. This is a more accurate representation of the house sizes that will actually be built since many buyers choose such options.
- ◆ The amount of brick on the front elevations was increased to include 100% of the entire first two stories, now exceeding the minimum requirements.
- ◆ New exhibits are provided to show a more realistic view of the proposal as compared to the basic colored elevation drawings. These include three of the proposed models superimposed on actual lots with the existing trees, and from different view angles.

**DISCUSSION:** (Continued)

At the meeting, it is expected the petitioner will provide additional information on the proposal, including details on the split-level home plan. Further, the petitioner anticipates constructing a model home on Lot 1 in this development to be used as a sales office and the specific house plan to be built will be identified at the meeting.

**RECOMMENDATION:**

Approval of a request by CalAtlantic Homes (formerly Ryland Homes) for a site plan amendment for a new owner/builder to construct different single-family home models in a previously approved single-family subdivision (Devonshire Woods Estates), with the following conditions:

1. The approvals relate specifically to Lots 1, 27, 31, 33-35, 37, 39, 44-45, 47-55, and previously platted lots (Lots 4-18 and Lots 20-23) abutting Bur Oak Drive (extended). \
2. In order to facilitate tree preservation in Devonshire Woods Estates, the following Subdivision Code waivers are granted:
  - a) A waiver from Section 10-3-11-E to allow grading on lots where the rear portion of the lot drains toward the street and is commonly known as “horseshoe drainage.”
  - b) A waiver from Section 10-3-11-E to allow an overland discharge course to exceed 200 feet without flowing into a stormwater pipe.
3. The petitioner shall make adjustments to the grading, drainage, erosion control, tree fence, or other items as required by the Development Services Department based on field conditions, which shall include, though not be limited to, the following:
  - a) The generalized building envelope is shown on final plans with associated grading. When a specific home has been selected, a lot grading plan with the proposed home model shall be submitted for Village review and approval prior to permit issuance. The revised plan shall be in general conformance to the approved site plan and shall be designed to not impact trees shown on the approved plans for preservation.
  - b) Prior to the installation of any private utility or issuance of any building permit within Devonshire Woods Estates, the petitioner shall provide to the Village for review and approval, (i) Private utility placement plan, including box locations and grades, and (ii) cabling plan, which shall be designed to not impact preserved trees.
  - c) Prior to installation of any private utilities including, but not limited to, the ComEd boxes, the petitioner shall provide a minimum 24 hour notification to the Village to allow on-site inspection by a Village representative to ensure that the approved plans are followed.
  - d) Devonshire Woods Estates is relatively flat with natural drainage patterns that bring about pockets of water in certain areas. To help facilitate drainage in these areas, the petitioner, as directed by Village Engineer, may be required to install underground drainage systems known as “French Drains” to ensure positive drainage in the affected areas.

**RECOMMENDATION: (Continued)**

4. The following condition relates to tree preservation:
  - a) The petitioner may be required to submit a \$5,000 field review and inspection fee deposit in accordance with Resolution No. 1051-1998, should the opinion of a professional arborist be required to determine the health and viability of trees on the lots that may need to be removed. Any unused portions of this fee will be returned to the developer upon completion of the subdivision. Additional deposits may be required as determined necessary by the Village.
  
5. The following conditions relate to lot landscaping:
  - a) The petitioner shall conduct a field review for each lot to provide an inventory of all trees less than 6" DBH and shall note if a tree is to be retained or removed. The results of the review shall be incorporated within the final site plan for the lot which will be reviewed by staff at time of building permit review.
  - b) The removal of the trees greater than 6" DBH shall be in accordance with the tree preservation plan.
  - c) A hazardous tree assessment for the preserved trees shall be conducted on the lot at time of final occupancy for the individual lots. In the event a hazardous tree is noted on a lot, the petitioner shall remove the tree prior to the issuance of the certificate of occupancy. Additionally, the removal of any dead or dying trees, invasive underbrush (e.g. buckthorn, multi-flora rose, and honeysuckle) and herbaceous materials (e.g. poison ivy) shall be done as part of final occupancy site inspection.
  - d) At time of final occupancy for each house, staff will assess the balance of the trees and may recommend additional actions based on the final engineering of the lot and the locations and health of the remaining trees, which may include pruning, fertilization, removal, etc.
  
6. This development is subject to the terms and conditions as identified in the 5<sup>th</sup> Amendment to the University Place Annexation Agreement.
  
7. This approval is granted based on the proposal that CalAtlantic Homes (formerly Ryland Homes) will construct all homes within the subdivision in accordance with the home models provided in the packet and the standard home features noted in the attached letter. Any proposed house construction by any other builder, or any significant change in the house models to be constructed, will require Village review and approval, in accordance with Village Code.

**RECOMMENDATION: (Continued)**

8. A letter of awareness, provided by the Village, shall be required to be signed by all prospective purchasers at time of contract prior to the closing signing. Copies of the signed Letter of Awareness must be provided to the Code Enforcement Division prior to the issuance of a building permit. If no purchaser has been identified at the time of building permit, then the developer shall provide a copy when a contract is signed. In addition to the signed letter, a board with the letter of awareness enlarged to a size not less than 24x36 inches shall be posted in the sales office, and additional copies shall be available to be taken away by the customer with the other materials provided at the sales office. The posted notice and additional copies shall be located in a conspicuous area that is accessible to the public. (Note the attached copy of the Letter of Awareness.)
9. No individual lot shall be subsequently re-subdivided within the subdivision.
10. The property is subject to the conditions as identified in the Disclosure Statement dated September 12, 2011, except that architectural guidelines approved as part of this proposal will replace the requirement that the homes must have brick on a minimum of 100% of the non-garage elevation.
11. 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.
12. Storage of building materials, construction vehicles, and excavation material will not be allowed within the public right of way outside regular construction hours, as noted above.
13. A preconstruction meeting between the contractor and Development Services staff will be required to discuss expectations with respect to tree fencing, street cleanliness, and inspection requirements.

**Attachments**

cc: Planning and Zoning Commission Members  
Omar Rodriguez (CalAtlantic Homes)



Chicago Division

1141 East Main Street  
Suite 108  
East Dundee, IL 60118

224-293-3132 Direct  
224-293-3100 Main  
224-293-3101 Fax

Omar.Rodriguez-  
Caballero@calatl.com  
www.CalAtlanticHomes.com

February 29, 2016

Peter Gugliotta  
Director of Planning, Building and Code Enforcement  
Village of Hoffman Estates  
1900 Hassell Road  
Hoffman Estates, IL 60169

**Re: Devonshire Woods Estates – Revised Submittal**

Dear Peter,

On October 1<sup>st</sup> Ryland Homes and Standard Pacific merged to become CalAtlantic Homes (“CalAtlantic”), continuing the legacies of Ryland and Standard Pacific. With this merger, CalAtlantic becomes the fourth largest homebuilder in the nation, operating in 41 major markets and in 17 states from coast to coast. As consumer awareness of CalAtlantic Homes builds, we will slowly transition away from the Ryland brand. In the meantime, both names will still be used. The current day to day operations and contacts have not changed.

The Ryland Group (“Ryland”) is the contract purchaser of 38 home sites in The Devonshire Woods Estates Subdivision and is currently conducting due diligence on the property in order to pursue a possible market entry during the spring of 2016. Currently, the community consists of 10 constructed homes, 7 privately held vacant developed lots, 19 developed lots owned by Oxford Bank, and 19 partially developed lots Owned by Oxford Bank. If our proposal is approved, Ryland would purchase all 38 lots currently owned by Oxford Bank in one closing.

Since our founding in 1967, Ryland has crafted over 315,000 beautiful homes and financed over 225,000 mortgages all across the country, making us one of the nation's largest home builders. The new company, CalAtlantic Homes, is now the 4<sup>th</sup> largest builder across the nation building in 41 metropolitan areas spanning 17 states and the District of Columbia with hundreds of active communities throughout the country.

In the Chicagoland area, Ryland is one of the premier builders, ranked second as measured by MetroStudy 2015. Ryland opened its Chicago division in 1993 and last year celebrated 22 years during which we have built over 13,500 homes. We have 17 active sales centers in 26 communities throughout the Chicagoland area.

We provide a complete list of essential services through CalAtlantic Homes, CalAtlantic Mortgage Company and CalAtlantic Title.

Our mission is to:

- Design and build homes tailored to today's market of the highest quality and value in attractive locations with the features desired by today's home buyers.
- Utilize our Design Center to offer customers the ability to personalize their home to meet their needs.
- Offer competitive financing rates and convenient mortgage and title services.
- Train our associates to properly establish customer expectations and then exceed them.
- Be socially responsible and demonstrate the highest level of integrity and ethics.

Ryland Homes has a long standing relationship with Hoffman Estates and has previously constructed and developed over 700 single family, townhomes and active adult homes in the areas surrounding Devonshire Woods Estates. The communities Ryland has successfully completed to date in Hoffman Estates include: Canterbury Farms, Canterbury Fields, Beacon Pointe, and Haverford Estates. Ryland also designed and entitled Devonshire Woods Estates before selling the community to Dartmoor Homes in 2006 and currently owns Beacon Pointe II, a future community approved for 109 single family homes. An aerial exhibit showing these communities is included with this application for your reference.

Devonshire Woods Estates was opened for sale in 2007 and 9 homes were sold by Dartmoor Homes prior to the company going out of business in 2009. According to Village records, one additional home, a 2,385 square foot ranch, has been constructed at the community in the 7 years since the vacant lots in the community were foreclosed on by Oxford Bank.

Ryland was before the Village Planning and Zoning Commission on November 9, 2015 with an original proposal for the community and based on the feedback received at that meeting we have spent the last several months making revisions to our product lineup and plan elevations. The narrative below and exhibits attached summarize the changes made to our previous proposal. This application includes an exhibit with before and after elevation renderings of the revised product in the new lineup.

The revised product lineup summarized in the chart below includes a total of 8 plans including six 2-story plans, the Forestview (2,888 – 3,231 SqFt), the Versailles (2,907 – 3,155 SqFt), the Westbury (3,146 – 3,291 SqFt), the Stonehurst (3,489 – 3,691 SqFt), the New Haven (3,838 – 4,015 SqFt), and the Nottingham (4,229 – 4,434 SqFt). The lineup will also include a ranch plan, the Ridgefield (2,170 – 2,372 SqFt) as well as a modern split level plan, the Kensington (2,576 – 2,653 SqFt). For your reference, a chart summarizing the revised proposal has been included below. Please note we have eliminated 2 plans from our original proposal, and all 2-story homes now start above 2,888 square feet.

**Devonshire Woods Estates Original  
Proposed Plan Lineup**

Plan Name	Minimum Sq. Ft.	Home Type
Ridgefield	2170	Ranch
Kensington	2576	Split Level
Mirabell	2612	2 story
Prairie Stone	2662	2 story
Forestview	2888	2 story
Versailles	2907	2 story
Westbury	3146	2 story
Stonehurst	3489	2 story
New Haven	3838	2 story
Nottingham	4229	2 story

**Devonshire Woods Estates Revised Proposed  
Plan Lineup**

Plan Name	Sq. Ft. Range	Home Type
Ridgefield	2170 - 2372	Ranch
Kensington	2576 - 2653	Split Level
<i>Mirabell</i>	<i>2612</i>	<i>2-story</i>
<i>Prairie Stone</i>	<i>2662</i>	<i>2-story</i>
Forestview	2888 - 3231	2 story
Versailles	2907 - 3155	2 story
Westbury	3146 - 3291	2 story
Stonehurst	3489 - 3691	2 story
New Haven	3838 - 4015	2 story
Nottingham	4229 - 4434	2 story

In addition to the proposed lineup revisions, Ryland has made significant enhancements to the exterior inclusions for these homes which cater to the upscale nature of the potential buyers in this community. Each of the 8 revised plans will have 3 different elevation options and all homes will include full brick front on the 1<sup>st</sup> and 2<sup>nd</sup> floors and will also include a variety of covered entries, front porches, window grills, dormers, gables, hipped roofs, 3-car garages as well as changes in the depth of the vertical planes giving the homes character.

Ryland intends to include a number of standard exterior features in Devonshire Woods Estates which will complement the upscale product we intend to offer. The standard features Ryland intends to include for all homes constructed at Devonshire Woods Estates are:

- Full masonry front elevations
- Concrete Driveways
- 3-car standard garages
- 9' first floor ceiling
- Hardie plank siding
- Architectural shingles
- Landscape packages
- Roof Overhangs on all 4 sides of the homes
- Engraved Masonry home numbers
- Window Grills on all 4 sides of the homes

These included features are consistent with and will serve to complement the existing homes. In addition, each prospective buyer will have an opportunity to customize their homes both inside and out by selecting from the thousands of options we offer in categories such as; exterior elevations, cabinets and kitchen layouts, changes to floorplan layouts, hardwood flooring, ceramic tile flooring, custom backsplashes, custom molding and trim, masonry fireplaces, large kitchen islands that provide generous seating space, energy efficient appliances in a variety of finishes and styles, including stainless steel, and the ability to complement your cabinets with Corian, granite or quartz countertops.

It is also important to note that the width of the homes in Ryland's proposed product lineup complement the overall streetscape of the existing homes in the community. The average width of the revised plan lineup Ryland is proposing is 53 feet and is in line with the average width of 58 feet

in the lineup previously offered by Dartmoor Homes. We believe that the combination of included features listed above, the similarity in product types, the typical product widths, the curvilinear nature of the streets in the community, and the wooded nature of the community will result in an upscale community when complete.

While current market conditions are not what they were prior to the Great Recession, we believe that there is demand for the upscale homes we are proposing in Devonshire Woods Estates and an opportunity to successfully complete this community. Due to our commitment to this community and our desire to see it successfully completed, Ryland intends to make a significant investment in the marketing and presentation of the community by constructing a fully decorated model home on site that will be staffed by a full time sales person. Our experience reopening more than 25 of these bankrupt subdivisions since 2010 has led us to conclude that a major factor in reinvigorating a community is demonstrating the willingness by the builder to invest in the community and create activity on site. As part of our typical process Ryland will also have a meet the builder night and ribbon cutting ceremony to generate additional interest and engage the residents. These events will give the current residents, the Village, and the press an opportunity to meet the onsite staff and view the model and interactive sales presentation.

We are confident that the revised product we are proposing will not only complement the existing homes but also enhance the overall look and value of the community. Included in the attached package are digital renderings of a streetscape illustrating what our proposed product would look like on three lots on the south side of Pondview Drive. The plans chosen include an A, B and C elevation and also show how our ranch plan fits with our 2-story plans. These homes from left to right are the Forestview A, the Ridgefield C, and the Westbury B and clearly show how well suited our revised product lineup and exterior elevations are for this upscale community.

We look forward to discussing our revised proposal with you in more detail upon your review.

Sincerely,



Omar Rodriguez-Caballero  
Vice President of Land  
Ryland Homes / CalAtlantic Homes  
Chicago Division





## VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING GENERAL APPLICATION\*

Special Use for \_\_\_\_\_  Rezoning from \_\_\_\_\_ to \_\_\_\_\_

Variation:  Commercial  Residential  Sign

Plat (Subdivision & Others):  Preliminary  Final

Site Plan:  Amendment  Concept  Preliminary  Final

Master Sign Plan:  Amendment

Other: \_\_\_\_\_

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

**Posting of Notification Sign(s) may be required.**

**Specific requirements will be provided when your request is scheduled.**

### FOR VILLAGE USE ONLY

Hearing Fee \_\_\_\_\_ Check No. \_\_\_\_\_ Date Paid \_\_\_\_\_

Project Number: \_\_\_\_\_

Staff Assigned: \_\_\_\_\_

Meeting Date: \_\_\_\_\_

Public Hearing: Yes  No

Sign Posting Required: Yes  No

Date Sign Posted \_\_\_\_\_

**PLEASE PRINT OR TYPE**

Date: 2/26/16

Project Name: Devonshire Woods Estates

Project Description: Acquisition of property for construction of 38 homes

Project Address/Location: Southwest of Shoe Factory Rd. & Essex Rd.

Property Index No. Multiple Parcels

Acres: +/- 18.48 Zoning District: R-3

**I. Owner of Record**

Frank Licata		OM&I Hoffman Three, LLC
Name		Company
1111 W. 22nd Street Suite 800		Oak Brook
Street Address		City
IL	60523	630-629-5000
State	Zip Code	Telephone Number
630-424-2974		flicata@oxford-bank.com
Fax Number		E-Mail Address

**II. Applicant (Contact Person/Project Manager)**

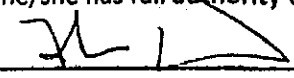
Omar Rodriguez		CalAtlantic Homes
Name		Company
1141 East Main Street		East Dundee
Street Address		City
IL	60118	224-293-3100
State	Zip Code	Telephone Number
224-293-3101		orodrigu@ryland.com
Fax Number		E-Mail Address

Applicant's relationship to property: Contract Purchaser

**III. Owner Consent for Authorized Representative**

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

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

  
Owner Signature

Frank Licata  
Print Name

**IV. Acknowledgement(s)**

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

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

Owner's Signature:  SVP.

Owner's Name (Please Print): Frank Licata SVP.

Applicant's Signature:   
(If other than Owner)

Applicant's Name (Please Print): Omar Rodriguez

Date: 2/26/16

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

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

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

**Addendums Attached:**

- Special Use
- Rezoning
- Variation
- Plat
- Site Plan
- Master Sign Plan
- Other \_\_\_\_\_



Beverly Rd

Shore Factory Rd

Rohr

90

Beacon  
Pointe I  
(SF)

Beacon  
Pointe II  
(SF)

Haverford  
Place (AA)

Devonshire  
Woods  
Estates  
(SF)

Canterbury  
Fields (TH)

Canterbury  
Farms (SF)

Shore Factory Rd

**REVISED ELEVATIONS:**



ELEVATION A

ELEVATION B

ELEVATION C

**ORIGINAL ELEVATIONS:**



ELEVATION A

ELEVATION B

ELEVATION C

**DEVONSHIRE WOODS ESTATES**

**RIDGEFIELD**

REVISED ELEVATIONS:

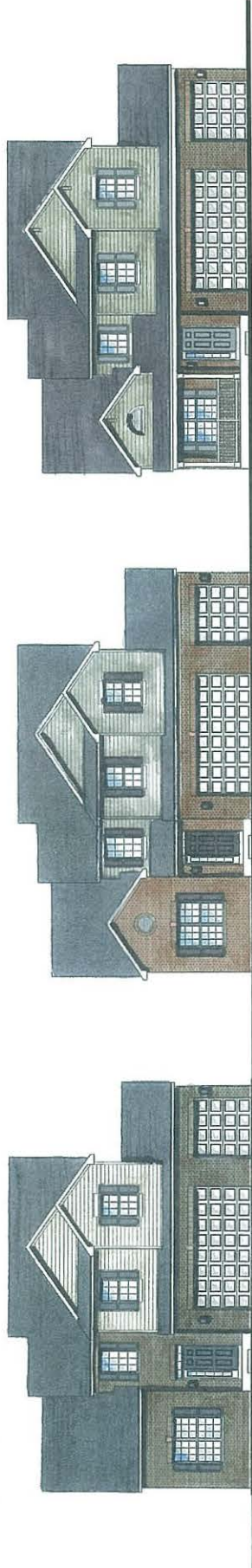


ELEVATION A

ELEVATION B

ELEVATION C

ORIGINAL ELEVATIONS:



ELEVATION A

ELEVATION B

ELEVATION C

# DEVONSHIRE WOODS ESTATES

## KENSINGTON

**REVISED ELEVATIONS:**

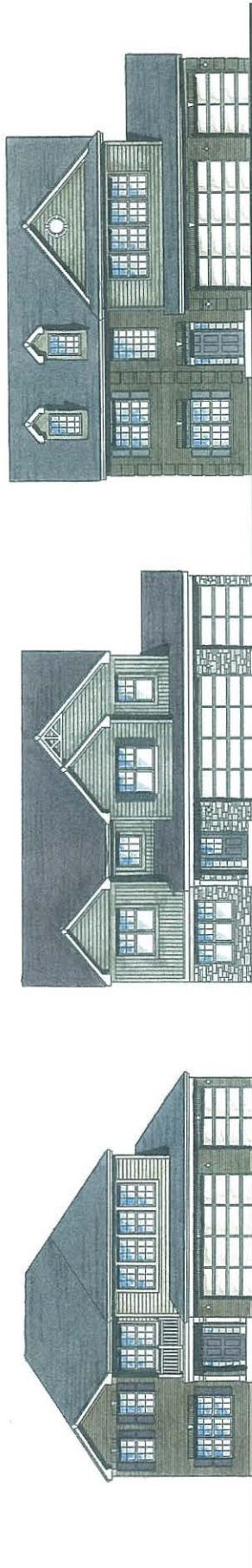


ELEVATION A

ELEVATION B

ELEVATION C

**ORIGINAL ELEVATIONS:**



ELEVATION A

ELEVATION B

ELEVATION C

**DEVONSHIRE WOODS ESTATES**

**FORESTVIEW**

**REVISED ELEVATIONS:**



**ELEVATION A**

**ELEVATION B**

**ELEVATION C**

**ORIGINAL ELEVATIONS:**



**ELEVATION A**

**ELEVATION B**

**ELEVATION C**

# **DEVONSHIRE WOODS ESTATES**

## **VERSAILLES**



REVISED ELEVATIONS:



ELEVATION A

ELEVATION B

ELEVATION C

ORIGINAL ELEVATIONS:



ELEVATION A

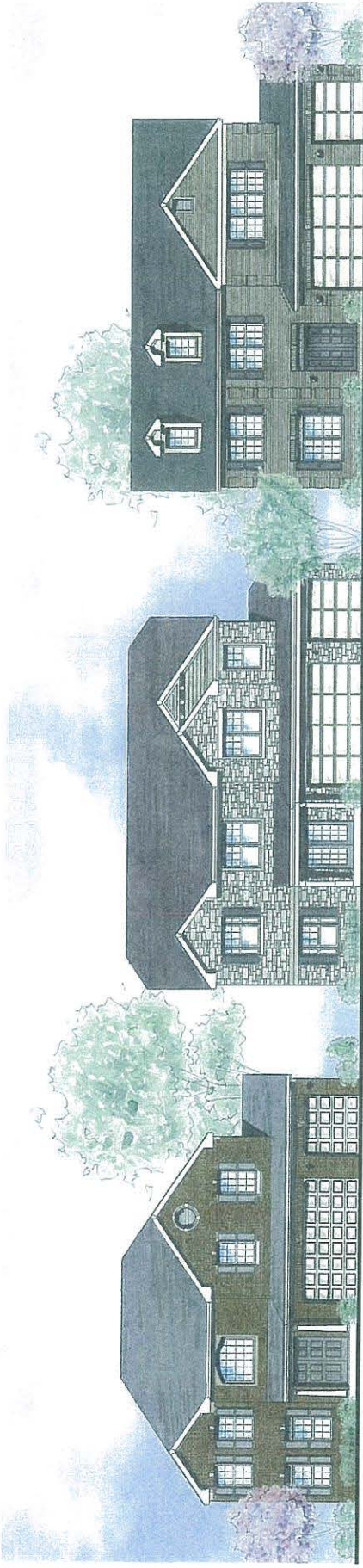
ELEVATION B

ELEVATION C

# DEVONSHIRE WOODS ESTATES

## WESTBURY

REVISED ELEVATIONS:

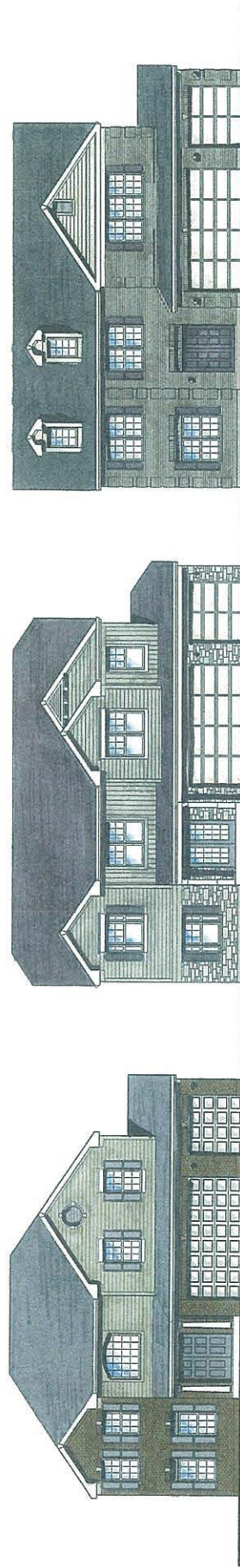


ELEVATION A

ELEVATION B

ELEVATION C

ORIGINAL ELEVATIONS:



ELEVATION A

ELEVATION B

ELEVATION C

# DEVONSHIRE WOODS ESTATES

## STONEHURST

**REVISED ELEVATIONS:**



**ELEVATION A**

**ELEVATION B**

**ELEVATION C**

**ORIGINAL ELEVATIONS:**



**ELEVATION A**

**ELEVATION B**

**ELEVATION C**

**DEVONSHIRE WOODS ESTATES**

**NEW HAVEN**

**REVISED ELEVATIONS:**



**ELEVATION A**

**ELEVATION B**

**ELEVATION C**

**ORIGINAL ELEVATIONS:**



**ELEVATION A**

**ELEVATION B**

**ELEVATION C**

**DEVONSHIRE WOODS ESTATES**

**NOTTINGHAM**







**Residents of  
Devonshire Woods Estates  
Hoffman Estates, Illinois**

March 10, 2016

Dear Mayor McLeod and Village Trustees;

We are pleased to see that CalAtlantic (formerly Ryland) continues to have interest in completing the Devonshire Woods Estates (DWE) subdivision. We believe that the builder's continuing interest represents their vision and previous experience in the area. It is also a testament to the unique wooded nature of the site and its ideal location in Hoffman Estates that the original builder promoted and the current residents bought into.

As residents of the subdivision, we continue to enjoy living here. As time goes by, we appreciate more and more the tranquil wooded site, upscale nature of the existing neighborhood, adjacent park, and access to transportation, entertainment and retail venues, as well as the advantages of being part of Hoffman Estates. We want to see our neighborhood completed and believe the current, upgraded CalAtlantic proposal is certainly a step in the right direction over their previous proposal. We are grateful for their continuing interest.

Many of the issues that troubled us in CalAtlantic's earlier proposal are addressed in their new proposal, in particular the current upgraded, full brick facades on the first and second stories of all homes and the deletion of two smaller two-story models. However, for reasons that we do not understand, CalAtlantic has chosen to retain its old, smallest two-story plan - the Kensington model - in its new proposal. It was proposed as a two-story home at their November 9, 2015 presentation to the Hoffman Estates PBZ and in their supporting documentation. It is still the same square footage as was proposed in November, it still has the same floor plan and it is still called a two-story home at CalAtlantic's other subdivisions where it has been and is still being built. To now propose it as a "modern split level plan" in DWE is, at best, both misleading and disingenuous.

This attempt to offer a substandard plan seems unreasonable to us and we are somewhat mystified why CalAtlantic would want to make it part of their "upscale neighborhood" plan. At 2,576 sf, this Kensington two-story model is only 200 sf bigger than the 2,385 sf ranch home that currently exists in Devonshire Woods Estates. The existing two-story homes in DWE are 3,887 to over 5,000 sf in size. CalAtlantic's proposed two-story Kensington model would have a building footprint that is only half as large as our existing homes. It would certainly stand out - and not in a good way - if it is built in Devonshire Woods Estates.



None of us - neither the Village, CalAtlantic nor the existing residents - are going to get everything we want in DWE. But to build homes that are only half the size of what already exists in DWE cannot be good for anyone. For us to support CalAtlantic's proposed plan it is essential that CalAtlantic remove the Kensington model from its current proposal and offer the 2,888 sf Forestview as its smallest two-story home in Devonshire Woods Estates. We respectfully request that the PBZ Committee and Village Board support this change.

Finally, we want to thank both the PBZ Committee and the Village Board for their long-term understanding and support of the existing residents of Devonshire Woods Estates. While the recession from 2007 on has been unpleasant for all of us, we have appreciated Village representatives' consistent willingness to be accessible and consistent willingness to listen to our concerns. We also are thankful to CalAtlantic for addressing many of our concerns and presenting an upgraded proposal for our neighborhood. With all of your help, we look forward to a completed subdivision and a neighborhood of which we can all continue to be proud.

Very truly yours,

Dennis and Monica Barot  
Allan and Polette DeForest  
John and Karen Franson  
Noor and Shah Hussain  
Erwin and Rebecca Lutzer  
Carl and Judy Mahr  
William and Patricia Swanson

**COMMITTEE AGENDA ITEM  
VILLAGE OF HOFFMAN ESTATES**

**SUBJECT:** Request approval of a resolution adopting the 2016 zoning map

**MEETING DATE:** March 14, 2016

**COMMITTEE:** Planning, Building and Zoning

**FROM:** Daniel Ritter/Peter Gugliotta 

**PURPOSE:** Request approval of a resolution adopting the 2016 zoning map.

**BACKGROUND:** The latest update to the Village zoning map is being presented for consideration. The map was reviewed by the Planning and Zoning Commission on March 2, 2016.

**DISCUSSION:** Attached you will find the draft 2016 zoning map. There was one major zoning change to the map.

- ◆ Adesa Auto Auction property west of Beverly Road and north of Prairie Stone Parkway was subdivided and rezoned from AG to M2.

A list of new special uses is attached and has been added to the 2016 map. The zoning map (when printed in a large version) includes a listing of special uses. The map can be provided as a single small sheet or single/multiple large sheets. The zoning map is generated via the Village GIS. A PDF version of the map is made available online at [www.hoffmanestates.org/planning](http://www.hoffmanestates.org/planning).

**RECOMMENDATION:** Approval of the 2016 zoning map.

Attachments

RESOLUTION NO. \_\_\_\_\_ - 2016

VILLAGE OF HOFFMAN ESTATES

**A RESOLUTION DIRECTING THE PUBLISHING OF THE 2016 ZONING MAP**

WHEREAS, the Assistant Village Manager for Development Services of the Village of Hoffman Estates, Cook and Kane Counties, Illinois, has presented to the President and Board of Trustees an updated zoning map showing the existing and revised zoning changes as of December 31, 2015.

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 Clerk is hereby directed to publish said updated zoning map pursuant to 65 ILCS 5/11-13-19.

Section 2: That the Assistant Village Manager for Development Services is hereby directed to have said zoning map reproduced and shall file two (2) copies of said zoning map with the Village Clerk.

Section 3: That said updated zoning map showing existing zoning as of December 31, 2015 is hereby declared as the official zoning map of the Village of Hoffman Estates, Cook and Kane Counties, Illinois, effective January 1, 2016.

Section 4: That said updated zoning map is attached hereto as Exhibit "A".

Section 5: That this Resolution shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2016

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

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016

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

ATTEST:

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

PZC DATE	ADDRESS	ACTION	ORD #	P.I.N.
<b>SPECIAL USES</b>				
3/18/15	14 Golf Center	Royal Foot Spa	4475-2015	07-15-101-018
4/1/15	Beverley & Prairie Stone Parkway	Adesa Wholesale Vehicle Auction	4472-2015 & 4473-2015	?
4/15/15	1445-1449 Palatine Rd	Jacobson Animal Clinic	4483-2015	02-19-119-057
6/3/15	1200 Freeman Rd	Montessori School	4491-2015	02-19-430-025
7/15/15	2060-2080 Stonington Ave	Bright Hope	4499-2015	07-06-102-001
7/15/15	2567 W Golf Rd	Cross Kicks Fitness	4498-2015	07-18-100-013
12/2/15	2560 Beverly Rd	Midwest Material Management (Extension)	4520-2015	01-31-300-006 & 01-31-300-007

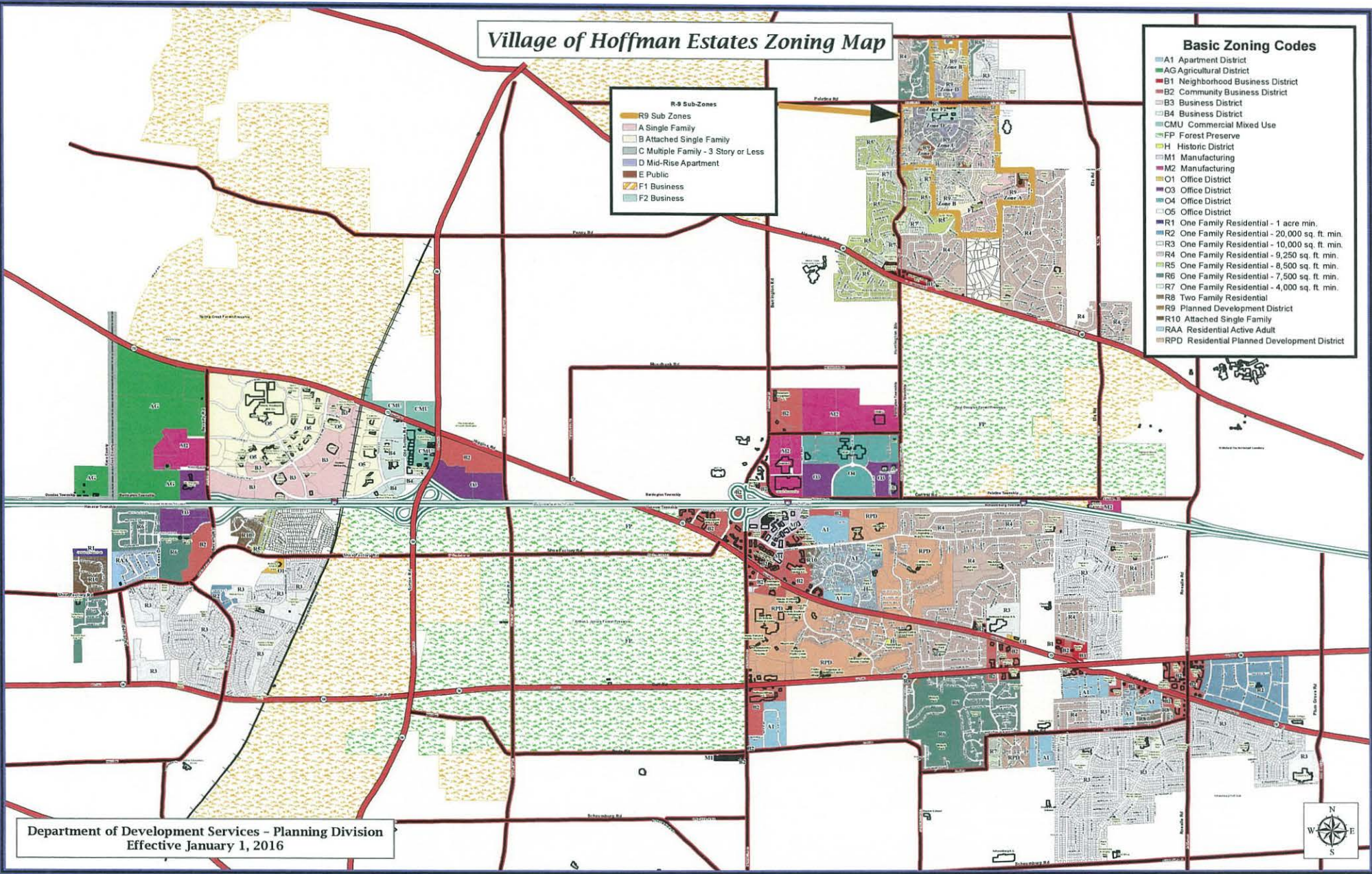
# Village of Hoffman Estates Zoning Map

**R-9 Sub-Zones**

- R9 Sub Zones
- A Single Family
- B Attached Single Family
- C Multiple Family - 3 Story or Less
- D Mid-Rise Apartment
- E Public
- F1 Business
- F2 Business

**Basic Zoning Codes**

- A1 Apartment District
- AG Agricultural District
- B1 Neighborhood Business District
- B2 Community Business District
- B3 Business District
- B4 Business District
- CMU Commercial Mixed Use
- FP Forest Preserve
- H Historic District
- M1 Manufacturing
- M2 Manufacturing
- O1 Office District
- O3 Office District
- O4 Office District
- O5 Office District
- R1 One Family Residential - 1 acre min.
- R2 One Family Residential - 20,000 sq. ft. min.
- R3 One Family Residential - 10,000 sq. ft. min.
- R4 One Family Residential - 9,250 sq. ft. min.
- R5 One Family Residential - 8,500 sq. ft. min.
- R6 One Family Residential - 7,500 sq. ft. min.
- R7 One Family Residential - 4,000 sq. ft. min.
- R8 Two Family Residential
- R9 Planned Development District
- R10 Attached Single Family
- RAA Residential Active Adult
- RPD Residential Planned Development District



Department of Development Services - Planning Division  
Effective January 1, 2016





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

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

**March 2016**

**PLANNING AND ZONING COMMISSION MEETINGS**

**February 17, 2016 Meeting**

- Cancelled due to a lack of agenda items

**March 2, 2016 Meeting**

- Bergman Pointe Unit 2 – Final Plat of Subdivision (**Approved**)
- 2016 Zoning Map Review (**Approved**)

**March 16, 2016 Meeting**

- Cancelled due to a lack of agenda items

**April 6, 2016 Meeting**

- No Petitioners scheduled yet

**CURRENT ACTIVE PROJECT REVIEWS**

- Trumpf, Central Road/H90 Business Park – Site plan for new office/industrial headquarters building
- Enclave Apartments, Salem/Bode – Site Plan amendment for sidewalks
- 2360 Hassell Rd. Offices – Site Plan amendment for sidewalk changes
- Dunkin' Donuts/Baskin Robbins, Huntington Plaza – concept plan for new outlet
- 1300 Higgins Road (former Marathon gas station) – Site plan for auto repair use (remanded back by Village Board)
- The Delamore, Barrington Rd. between Bode & Golf – Site plan and rezoning for mixed use development
- Devonshire Woods Estates, Shoe Factory Road – Site plan for new homes on vacant lots
- Blackberry Falls II Offices/Barrington Square – Master Sign Plan amendment
- Beacon Point Residential Phase 2 – Site plan and subdivision for single family detached homes

**POTENTIAL UPCOMING PROJECTS**

- Enclave Apartments, Salem/Bode – Site Plan amendment for new clubhouse
- The Reserve Apartments, Barrington Road – Site Plan amendment for clubhouse addition
- 1305 N. Barrington Rd. (Former Los Fernandez) – Site Plan amendment for new restaurant
- 2354 Hassell Road Offices – Site Plan amendment for new retail use
- 1745 N. Barrington (Former TGIFriday's) – site plan amendment for new restaurant
- Webster Dental, Glen Lake – site plan for expansion
- Hoffman Plaza – Site plan amendment for façade changes, new tenants, and other improvements
- Plum Farms, North side of Higgins Rd. at Old Sutton Rd. – Annexation, Amendments to Agreements, text amendments, zoning, concept site plan for mixed use development
- Beverly Properties – Site plan for warehouse building
- Poplar Commons Shopping Center – site plan for building and site improvements
- Stonegate Conference Center Hotel – Site Plan for new hotel
- Level 10, 2495 Pembroke – site plan amendment for parking lot expansion
- Firestone, 801 N. Barrington Rd. – Site plan for tire storage building
- McDonald's, 2580 Golf Road – Site Plan Amendment for new drive through and Master Sign Plan
- Barrington Square Animal Hospital – Site Plan Amendment for building addition and parking.

**GENERAL ACTIVITIES**

<b>Site Plan Review Process</b>	<b>This Month</b>		<b>This Quarter</b>		<b>Year to Date</b>	
Number of administrative site plan cases completed	1	100% completed	3	100% completed	3	75% completed
Number of PZC site plan cases completed	0	administratively	1	administratively	1	administratively
Annual goal is to complete at least 65% of site plan cases through administrative review process						

<b>Site Plan Review Timing</b>	<b>This Month</b>		<b>This Quarter</b>		<b>Year to Date</b>	
Number of cases processed within 105 days	1	100% completed	4	100% completed	4	100% completed
		within 105 days		within 105 days		within 105 days
Annual goal is to complete 100% of cases within 105 days						

<b>Coordinating Planning &amp; Code Efforts</b>	<b>This Month</b>	<b>This Quarter</b>	<b>Year to Date</b>	<b>Year Target</b>
Number of staff coordination meetings held	4	8	8	48

<b>Economic Development Information Items</b>	<b>This Month</b>	<b>This Quarter</b>	<b>Year to Date</b>	<b>Year Target</b>
Number of visithoffman.com listings updated	4	7	7	100% updated within 5 days
Average number of Village signs in rotation on electronic Tollway sign	3	3	3	100% of time at least 2 signs in rotation
New digital signs produced for Tollway sign	0	0	0	6

**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)**

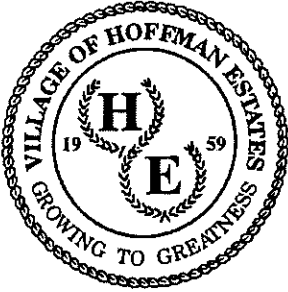
- Received \$246,395 from HUD for 2015-2016 CDBG entitlement allocation, which is approximately 2% less than the prior year.
- As required by CDBG rules, had a lead inspection conducted on the Children’s Advocacy Center building, which is the first step of rehab work that will be done to the facility throughout the program year.

This information is for the second quarter of the CDBG program year which runs through March 31, 2016.

<b>CDBG Expenditures and Reporting Ratio</b>	<b>This Month</b>	<b>This Quarter</b>	<b>Year to Date</b>	<b>Current Reporting Ratio</b>
	\$0	\$10,187.22	\$49,320.72	1.52

“Current Reporting Ratio” equals ratio of unspent funds to total allocated funds in program year. Permitted to hold up to 1.5 of yearly allocation.

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



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

**SUBMITTED TO: PLANNING, BUILDING & ZONING COMMITTEE**

**BY: Peter Gugliotta, Director of Planning, Building and Code Enforcement** *PG*

**March 2016**

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**GENERAL ACTIVITIES**

- On February 6, 2016, David Banaszynski inspected the First Annual Chili Cook-Off.
- On February 22, 2016, David Banaszynski attended the NWMC Health Directors meeting in Arlington Heights.
- On February 23, 2016, John Shogren attended the monthly IPIA plumbing inspectors meeting.
- On February 26, 2016, John Shogren & Tim Meyer attended the SBOC 2016 annual training institute on Trials & Tribulations in the Unique Built Environment in Woodridge.

**RENTAL HOUSING LICENSE AND INSPECTION PROGRAM**

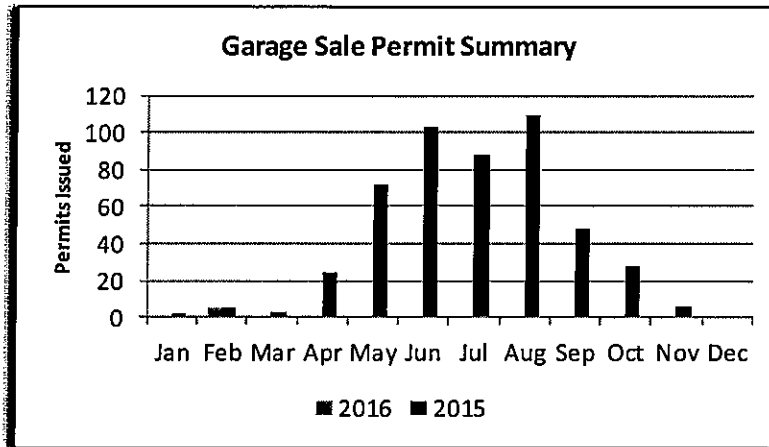
- There are currently 2,096 rental properties registered (including those who have not yet renewed).
- The rental program license renewal deadline was January 15, 2016. Payments made after this date are subject to late penalties, which increase every 30 days, and owners are also subject to citations. At this time approximately 170 owners have still not renewed and staff is working to obtain compliance.
- Staff has begun meeting to discuss ways the annual renewal process can be streamlined for next year using an online payment and registration process, which will increase options for rental owners and require less staff time.
- Coordination continues with the building permit process and with Finance staff on collections work.
- Staff continues to identify and pursue registration with rental owners who have not yet registered their properties. In several cases, citations have been issued to confirmed unregistered rental owners who have received multiple notices from the Village but not yet complied. Diligent follow up work by staff has resulted in a number of new registrations during the past month.
- With a full staff of Code Officers finally in place, the Division is finally able to perform inspections at a more substantial rate (230+ in February). During the winter months, new inspections are primarily scheduled for interior-only units in the five multi-family condominium developments of the Village.





**Garage Sales**

Year	2016	2015
Jan	1	2
Feb	5	5
Mar	0	3
Apr	0	25
May	0	72
Jun	0	103
Jul	0	88
Aug	0	109
Sep	0	48
Oct	0	28
Nov	0	6
Dec	0	1
<b>Total</b>	<b>6</b>	<b>490</b>

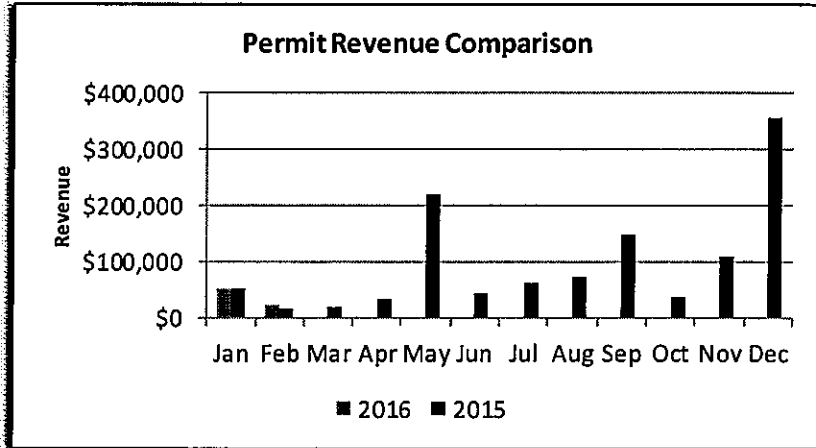


**2016 Building and Fire Permits Issued**

Permit	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2016 YTD	2015 Total
<b>Building Permits</b>														
Commercial Remodeling	6	7	0	0	0	0	0	0	0	0	0	0	13	76
Community Residence	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Demolition	0	1	0	0	0	0	0	0	0	0	0	0	1	6
Driveways	0	0	0	0	0	0	0	0	0	0	0	0	0	303
Electrical	5	2	0	0	0	0	0	0	0	0	0	0	7	60
Fences	4	2	0	0	0	0	0	0	0	0	0	0	6	171
Mechanical	14	11	0	0	0	0	0	0	0	0	0	0	25	237
Miscellaneous Permits	25	32	0	0	0	0	0	0	0	0	0	0	57	466
Multi-Family Remodeling	6	2	0	0	0	0	0	0	0	0	0	0	8	58
New Commercial	0	0	0	0	0	0	0	0	0	0	0	0	0	11
Plumbing	15	23	0	0	0	0	0	0	0	0	0	0	38	261
Pools	0	0	0	0	0	0	0	0	0	0	0	0	0	5
Residential Decks & Patios	3	1	0	0	0	0	0	0	0	0	0	0	4	157
Residential Garages	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Residential Remodeling	10	11	0	0	0	0	0	0	0	0	0	0	21	189
Residential Sheds	1	0	0	0	0	0	0	0	0	0	0	0	1	39
Roofs/Siding	7	18	0	0	0	0	0	0	0	0	0	0	25	738
Signs	2	11	0	0	0	0	0	0	0	0	0	0	13	104
New Single Family Residences	4	0	0	0	0	0	0	0	0	0	0	0	4	28
<b>Fire Permits</b>														
Automatic Fire Alarms	1	3	0	0	0	0	0	0	0	0	0	0	4	47
Fuel Storage Tanks	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hood & Duct	1	0	0	0	0	0	0	0	0	0	0	0	1	8
Automatic Sprinklers	8	4	0	0	0	0	0	0	0	0	0	0	12	56
Lock Boxes	3	0	0	0	0	0	0	0	0	0	0	0	3	11
Other	0	1	0	0	0	0	0	0	0	0	0	0	1	11
<b>2016 Total</b>	<b>115</b>	<b>129</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>244</b>	
<b>2015 Total</b>	<b>94</b>	<b>90</b>	<b>132</b>	<b>286</b>	<b>309</b>	<b>345</b>	<b>365</b>	<b>348</b>	<b>303</b>	<b>350</b>	<b>234</b>	<b>188</b>		<b>3044</b>

**Permit Revenue**

Year	2016	2015
Jan	\$52,612	\$52,379
Feb	\$24,022	\$15,057
Mar	\$0	\$17,389
Apr	\$0	\$34,157
May	\$0	\$221,124
Jun	\$0	\$43,889
Jul	\$0	\$61,332
Aug	\$0	\$73,628
Sep	\$0	\$149,195
Oct	\$0	\$36,081
Nov	\$0	\$107,498
Dec	\$0	\$357,236
<b>Total</b>	<b>\$76,634</b>	<b>\$1,168,965</b>



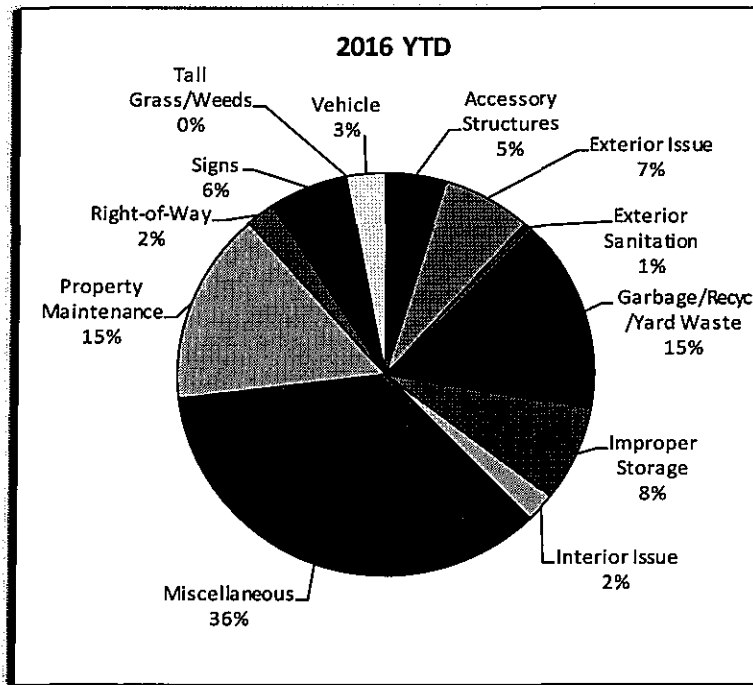
2016 Budget: \$600,000

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

Building Permit Processing Performance	This Month	This Quarter	Year to Date	Year Target
Percentage of permits entered in computer within 24 hours of submittal	99%	99%	99%	95% within 24 hours
Percentage of permit plan reviews completed within 10 business days	97%	98%	98%	95% within 10 days
Percentage of final permits processed within 48 hours of plan approval	97%	98%	98%	90% within 48 hours

2016 Property Maintenance Summary Report

Violation	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2016 YTD	2015 Total
Accessory Structures	1	5	0	0	0	0	0	0	0	0	0	0	6	31
Exterior Issue	4	5	0	0	0	0	0	0	0	0	0	0	9	55
Exterior Sanitation	0	1	0	0	0	0	0	0	0	0	0	0	1	18
Garbage/Recyc/Yard Waste	16	4	0	0	0	0	0	0	0	0	0	0	20	131
Improper Storage	1	9	0	0	0	0	0	0	0	0	0	0	10	141
Interior Issue	3	0	0	0	0	0	0	0	0	0	0	0	3	23
Miscellaneous	26	20	0	0	0	0	0	0	0	0	0	0	46	627
Property Maintenance	9	11	0	0	0	0	0	0	0	0	0	0	20	129
Right-of-Way	3	0	0	0	0	0	0	0	0	0	0	0	3	54
Signs	3	5	0	0	0	0	0	0	0	0	0	0	8	40
Tall Grass/Weeds	0	0	0	0	0	0	0	0	0	0	0	0	0	327
Vehicle	1	3	0	0	0	0	0	0	0	0	0	0	4	36
<b>2016 Total</b>	<b>67</b>	<b>63</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>130</b>	
<b>2015 Total</b>	<b>157</b>	<b>105</b>	<b>58</b>	<b>76</b>	<b>202</b>	<b>271</b>	<b>245</b>	<b>193</b>	<b>78</b>	<b>103</b>	<b>60</b>	<b>64</b>		<b>1612</b>



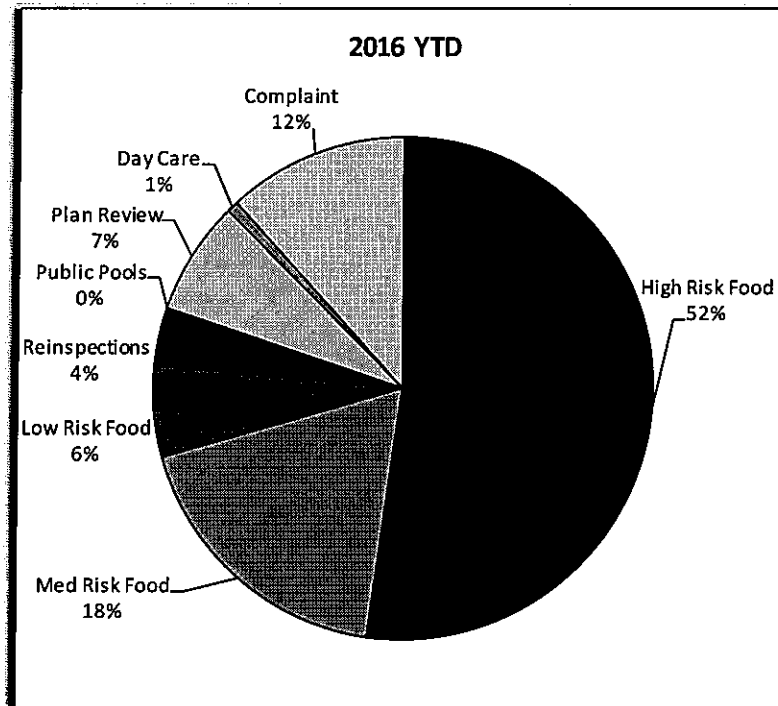
2016 Citations Issued

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
223	181	0	0	0	0	0	0	0	0	0	0	404

Inspection Services Performance	This Month	This Quarter	Year to Date	Year Target
Percentage of property maintenance inspections completed within 24 hours of notice	98%	98%	98%	95% within 24 hr. notice

2016 Environmental Health Inspection Report

Activity	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
High Risk Food	21	50	0	0	0	0	0	0	0	0	0	0	71
Med Risk Food	23	2	0	0	0	0	0	0	0	0	0	0	25
Low Risk Food	4	4	0	0	0	0	0	0	0	0	0	0	8
Reinspections	1	4	0	0	0	0	0	0	0	0	0	0	5
Public Pools	0	0	0	0	0	0	0	0	0	0	0	0	0
Plan Review	6	4	0	0	0	0	0	0	0	0	0	0	10
Day Care	0	1	0	0	0	0	0	0	0	0	0	0	1
Complaint	5	11	0	0	0	0	0	0	0	0	0	0	16
<b>Total</b>	<b>60</b>	<b>76</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>136</b>

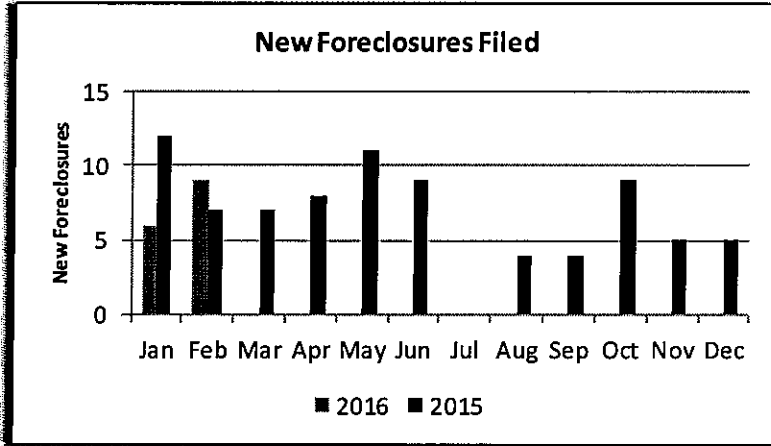


Food establishments are divided into the risk categories of high, moderate or low, and planned inspections are performed three, two, or one time each year respectively. A high risk establishment presents a high relative risk of causing foodborne illness based on the large number of food handling operations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

Inspection Services Performance	This Month	This Quarter	Year to Date	Year Target
Percentage of annual food health inspections completed	11.9%	22.1%	22.1%	100% of total

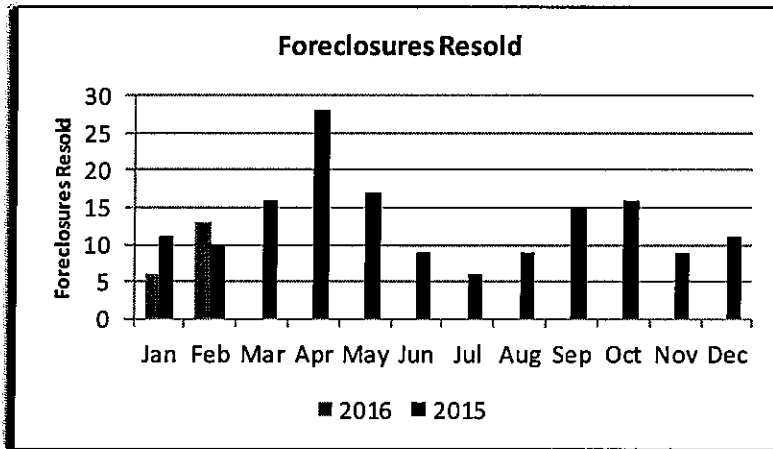
**New Foreclosures Filed**

Year	2016	2015
Jan	6	12
Feb	9	7
Mar	0	7
Apr	0	8
May	0	11
Jun	0	9
Jul	0	0
Aug	0	4
Sep	0	4
Oct	0	9
Nov	0	5
Dec	0	5
<b>Total</b>	<b>15</b>	<b>81</b>



**Foreclosures Resold**

Year	2016	2015
Jan	6	11
Feb	13	10
Mar	0	16
Apr	0	28
May	0	17
Jun	0	9
Jul	0	6
Aug	0	9
Sep	0	15
Oct	0	16
Nov	0	9
Dec	0	11
<b>Total</b>	<b>19</b>	<b>157</b>



# ECONOMIC DEVELOPMENT & TOURISM MONTHLY REPORT

MARCH 2016



## General

- Ongoing phone calls and emails with shopping center owners in town to receive updates on properties and assist in improving the properties.
- Wrote an article featuring a Hoffman Estates shopping center for the monthly Citizen newsletter.
- Updated the Village's available properties database through Location One Information System (LOIS). The properties are updated bi-weekly.
- Designed and developed ads for various online and print publications to promote Hoffman Estates.
- Met with several small businesses to discuss ways in which they can grow and thrive.
- Met and followed up with several business owners and developers looking for sites in Hoffman Estates. Their businesses included everything from hotels, restaurants, datacenters, and vehicle storage.
- Worked with the Arts Commission to finalize contracts for the summer concert series performers.
- Attended the Entertainment Experience Evolution Conference in Los Angeles to learn about various entertainment projects around the world and network with entertainment uses and developers who successfully partner with public entities to build regional destinations. After the conference, Staff followed up with the contacts and will try to set up further meetings at the ICSC RECon show in May.
- Worked with corporation counsel to draft a new 2 year agreement for Dasbier Garden, LLC at the Village Green.
- Met with General Government staff to strategize about communications and marketing the Village will undertake for the next two months.
- Attended the:
  - Young Professionals Advisory Committee of IEDC Conference Call.
  - Monthly Golden Corridor MakerSpace Starring Committee Meeting.
  - Monthly Membership Committee meeting of the Chamber of Commerce.
  - Quarterly GCAMP meeting.
  - Changing trends in grocery shopping webinar to understand the market.
  - Ribbon cuttings of several new Hoffman Estates businesses.

## Office/Industrial

- Staff attended the GCAMP-sponsored Golden Corridor Maker Space monthly steering committee meeting to discuss the future of the group and best ways to structure the organization.
- Attended the quarterly GCAMP meeting which addressed why so many Japanese companies were moving to the golden corridor. There was a very good turnout and staff made new connections with several Japanese trade organizations designed to help Japanese companies open offices in America and vice versa.
- Toured appraisers through the old fire station #24 to understand the value of the site for potential sale to office users.

## Retail

- **RETAIL NEWS:** A new Pita Pita, Firehouse Subs and Jersey Mike Subs have signed leases for locations at 59-90. Their grand opening date is still TBD.
- Finished assistance on the planning committee for the upcoming ICSC Idea Exchange show in March 2016. Began preparations for ICSC RECon in May 2016 with exhibitor booth reservations, displays and appointment scheduling.
- Working with a shopping center owner to bring a hardware store back to town.
- Continued talks with Sterling Organization regarding potential redevelopment options for Hoffman Plaza within the TIF district and discussed the possibility of developing 75-85 Golf Road.

## Tourism

### **ILLINOIS RECREATIONAL CHEERLEADING ASSOCIATION (IRCA) - STATE - 12/2-4/16 - SCA**

- Circulated leads to all Hoffman Estates hotels to solicit group room blocks for the December 2016, State Cheerleading event. Grew occupancy at properties by 50% last year. Met with event organizers to get Village hotels on their website much sooner and direct teams for 2016 to increase room nights captured.

### **DRIVING TOURS WITH NEW GENERAL MANAGERS AND SALES LEADERS**

- Driving tour with new key leaders from Chicago Marriott NW, LaQuinta Inn, Quality Inn, and Red Roof Inn. In the morning we focused on top and targeted accounts, and in the afternoon we focused on demand generators. Staff provided written recaps of all information shared to ensure sales teams are knowledgeable on who and how to contact decision makers at each account.

### **SYNCHRONIZED SKATING NATIONAL COMPETITION - 2/21-2/26, 2017 (POTENTIAL TO BE AWARDED IN 2018)**

- Brought bid opportunity to SCA to host the national competition. Previously we have hosted the Mid-Atlantic Sectionals that brought 4,000 room nights to the region. Nationals could bring more than 6,000 room nights (8 Divisions of 12 teams = 96 total teams x 15 rooms x 3 nights = 4,320 room nights in defined blocks with another 2,000 anticipated in fans, families, staff, and officials). Village hotels have first bid on room block opportunities. The event requires double/double rooms so hotels are only limited by their available room types.



## **Tourism (Cont.)**

### **CELTIC FEST - MARCH 16, 2016 - SEARS CENTRE ARENA**

- Worked on confirming vendors and activity providers to ensure event continues to grow and draw bigger audiences but also includes Village businesses whenever possible.

### **RANDOM ACTS OF KINDNESS - CHAMBER COMMITTEE - 2/12-2/14 - SENIOR CENTERS IN THE AREA**

- Solicited handmade valentines from art students of School District 54 to be distributed at Senior Centers and living communities in the Hoffman/Schaumburg/Barrington areas. Brought Chicago Cougars hockey team members and coaches this year (Hoffman Estates High School Wrestlers and Cheer Squad made sectionals so were not available) to assist in the annual King/Queen of Valentine's Day celebration at Alden. This event allows us to build relationships with community event/outreach coordinators and send them information on free Village events and appropriate SCA events.

### **MEETINGS/ACTIVITIES**

- Provided text for Daily Herald's recap of top ten events in Hoffman Estates for Annual Chamber Directory publication.
- Secured gift card sponsor for Arts Commission egg decorating contest.
- Verizon - Code Enforcement stopped Sprint from posting flyers on cars and posting signage.
- Heroic Fitness - Involving them in area 5k's, apartment complex on-site events to build awareness.
- Connected hotel broker to Stonegate for potential investment to build full service hotel.
- Sage Hospitality - Toured Village. Potential for full service hotel purchase/development.
- Senior Commission - Brainstorming bringing back "Senior Prom" at Village Hall.
- Edward Jones - Strategizing community involvement - Chamber educational event ideas.
- Attended Wholesome Healthy Pharmacy ribbon cutting.
- Attended Girls Night Out - Park District fundraiser for their foundation.
- Attended Mayor's Annual Breakfast at SCA.
- Met with Pinot's Palette to provide contacts and market information.
- Introduced Einstein Bagels to Hoffman Estates event organizers for free bagel distribution at events.
- Connected Janice Burke - New real estate office to area press opportunities and contacts.
- Provided restaurant contacts to Chamber Bon Appetit committee.
- Attended Shop with a Cop recap meeting to begin planning for 2017 events.
- Chamber of Commerce - Attended Chamber Celebration of Excellence event.

**MEETINGS/ACTIVITIES**

- Verizon Wireless - Effective marketing strategies that are free or low cost through participation in Village events, etc.
- US Foods - Met to discuss their involvement in Fitness for America as a corporate sponsor.



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Kevin Kramer, Director of Economic Development



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Linda Scheck, Director of Tourism & Business Retention