

AGENDA

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

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

Board Room

7:00 p.m.

January 8, 2018

1. **CALL TO ORDER/ROLL CALL**
2. **PLEDGE OF ALLEGIANCE TO THE FLAG**
3. **RECOGNITION OF AUDIENCE**
4. **APPROVAL OF MINUTES** – December 18, 2017
5. **CONSENT AGENDA/OMNIBUS VOTE (Roll Call Vote)**
(All items under the Consent Agenda are considered to be routine in nature and will be enacted by one motion. There will be no separate discussion of these items unless a Trustee so requests. In that event, the discussion will be the first item of business after approval of the Consent Agenda.)
 - A. Approval of Agenda
 - B. Approval of the schedule of bills for January 8, 2018 - \$4,260,941.33
 - C. Request Board approval of an Ordinance granting a variation to premises at 2061-2071 N. Barrington Road.
6. **REPORTS**
 - A. **President's Report**
 - . . . Swearings-In
 - Fire Department
 - Paul Bilodeau (Fire Captain)
 - Christopher Lenczewski (Fire Captain)
 - Daniel Pearson (Fire Lieutenant)
 - David Ganziano (Fire Lieutenant)
 - Patrick Clarke (Fire Lieutenant)
 - Police Department
 - Nicole Lowden (Probationary Police Officer)
 - John Onorad (Probationary Police Officer)
 - Ryan Kent (Probationary Police Officer)
 - . . . Proclamation(s)
 - Mental Wellness Month
 - . . . Appointment(s)
 - Regi Dennis (Fire & Police Commission)
 - B. **Trustee Comments**
 - C. **Village Manager's Report**
 - D. **Village Clerk's Report**

7. PLANNING & ZONING COMMISSION REPORTS

A. Request by LGP Realty Holdings, LLC d/b/a Marathon Gas (owner) for a special use under Section 9-8-1-C-1 of the Zoning Code to permit a gas station on the property located at 798 N. Barrington Rd, with 3 conditions (see packets).

Voting: 7 Ayes, 1 Abstain, 3 Absent

Motion carried.

B. Request by Bright Hope International (owner) for an amendment to a special use under Section 9-9-1-C-2-1 of the Zoning Code and site plan approval for a multipurpose assembly and office use on the property located at 2060-2080 Stonington Avenue, with 13 conditions (see packets).

Voting: 7 Ayes, 1 Abstain, 3 Absent

Motion carried.

C. Request by Tollway, LLC (owner) and Stonegate Properties, Inc. (applicant) for rezoning property at the terminus of Pembroke Avenue, commonly referred to as 2205-2295 Pembroke Avenue, from B2 Community Business District to M1 Manufacturing District.

Voting: 7 Ayes, 1 Abstain, 3 Absent

Motion carried.

D. Request by Tollway, LLC (owner), Stonegate Properties, Inc. (applicant) and the Hoffman Estates Park District (applicant) for a special use and variation to permit four (4) billboard signs to be flag-shaped and cantilevered over the adjacent Nicor property to the north at the property located at the terminus of Pembroke Avenue, commonly referred to as 2205-2295 Pembroke Avenue, with 9 conditions (see packets).

Voting: 6 Ayes, 1 Nay, 1 Abstain, 3 Absent

Motion carried.

E. Request by Summitview Christian Church (owner) and Community Baptist Church of Elk Grove (applicant/contract purchaser) for a special use under Section 9-5-3-C-2 of the Zoning Code to permit a church and religious uses at the property located at 693 and 695 Illinois Boulevard.

Voting: 10 Ayes, 1 Absent

Motion carried.

F. Request by Sears Holdings Corp. (owner) and Bright Horizons Family Solutions (applicant/tenant) for a special use under Section 9-7-6-C-1-g of the Zoning Code to permit a day care center at the property located at 5334 Sears Parkway, with 5 conditions (see packets).

Voting: 10 Ayes, 1 Absent

Motion carried.

8. ADDITIONAL BUSINESS *(All other new business; those items not recommended unanimously by the Committee)***9. ADJOURNMENT**

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

MEETING: HOFFMAN ESTATES VILLAGE BOARD
DATE: DECEMBER 18, 2017
PLACE: COUNCIL CHAMBERS
MUNICIPAL BUILDING COMPLEX
1900 HASSELL ROAD
HOFFMAN ESTATES, ILLINOIS

1. CALL TO ORDER:

Village President William McLeod called the meeting to order at 7:00 p.m. The Village Clerk called the roll. Trustees present: Gary Stanton, Michael Gaeta, Karen Arnet, Karen Mills, Anna Newell

A quorum was present.

Trustee Pilafas arrived at 7:25 p.m.

ADMINISTRATIVE PERSONNEL PRESENT:

J. Norris, Village Manager
D. O'Malley, Deputy Village Manager
A. Janura, Corporation Counsel
M. Koplin, Asst. Village Manager-Development Services
P. Fortunato, Acting Fire Chief
T. Bos, Police Chief
K. Kerr, Asst. Public Works Director
R. Musiala, Finance Director
F. Besenhoffer, IS Director
A. Marks, Asst. H&HS Director
P. Seger, HRM Director
K. Kramer, Economic Development Director
J. Djordjevic, Director of Operations, Mayor & Board

2. PLEDGE OF ALLEGIANCE TO THE FLAG:

The Pledge was led by Trustee Stanton.

3. RECOGNITION OF AUDIENCE:

No one wished to be recognized.

4. APPROVAL OF MINUTES:

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

Approval of Minutes
Minutes from December 4, 2017.

5. CONSENT AGENDA/OMNIBUS VOTE:

Motion by Trustee Gaeta, seconded by Trustee Stanton, to approve Items 5.A. through 5.F. and 5.H. through 5.O. by omnibus vote. Voice vote taken. All ayes. Motion carried.

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

5.A. Approval of Agenda

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.B. Approval of the schedule of bills for December 18, 2017: \$9,881,585.95.

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.C. Request Board approval of Resolution No. 1651-2017 adopting a Policy Prohibiting Sexual Harassment for the Village of Hoffman Estates.

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.D. Request Board approval of Resolution No. 1652-2017 establishing fees for Police and Fire Department personnel (hireback rates).

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.E. Request Board approval of 2018 Village Board and Standing Committee meeting schedule.

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.F. Request Board approval of request by the Hoffman Estates Park District for an extension of the Chino Park Intergovernmental Agreement to December 18, 2037.

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Mills, to approve Item 5.G. as amended.

5.G. Request Board approval of request by MR ACE, LLC d/b/a Hoffman Estates Ace, for approval of an Incentive Agreement for the Ace Hardware store in the Crossroads Commons Shopping Center.

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.H. Request Board approval of an amendment to the Purchase and Sale Agreement with SVAP Hoffman Plaza IV, L.P. for the sale of 75-85 E. Golf Road, retroactive to December 6, 2017.

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.I. Request Board approval of a contract extension for elevator inspection and plan review services to Elevator Inspection Service Co., Inc., Burr Ridge, IL.

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.J. Request Board authorization to: waive formal bidding; and award contract for purchase of a 2018 Ferrara Ignitor Pumper to Ferrara Fire Apparatus, Holden, LA, in an amount not to exceed \$587,000.

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.LK Request Board authorization to purchase excess property and liability insurance and excess workers' compensation insurance from Alliant Americas Brokerage Services.

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.L. Request Board approval to enter into an agreement for Bond Counsel and possibly Disclosure Counsel legal services with Louis F. Caiinkar, LTD for the upcoming bond refunding anticipated to take place in FY2018.

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.M. Request Board authorization to declare \$16,182,608.01 as the developer and taxing district allocation for tax levy year 2016 within the EDA Special Tax Allocation Fund, and direct the Treasurer to remit said funds to the developer and taxing districts per PA097-0636.

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.N. Request Board authorization to extend 2017 contract for 2018 contracted parkway tree trimming program to Winkler's Tree and Landscaping Inc., LaGrange, IL (low bid) in an amount not to exceed \$50,000.

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.O. Request Board authorization to: waive formal bidding; and purchase a portable message board through Tapco Inc., Brown Deer, WI, using the U.S. Communities contract discount, in an amount not to exceed \$17,644.35.

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

6. REPORTS:**6.A. President's Report****Great Citizen Award**

Carl Baumert, Rick Quimette, Mark Wondolkowski, Dan Stopka, Phil Giacone, Antonio Garcia, Maral Abarahamian, Linda Scheck and Karen Arnet were awarded the Great Citizen Award for all of their efforts related to Shop with a Cop.

Certificate of Achievement

Sam Deveraux was awarded a Certificate of Achievement for winning a silver medal in Special Olympics.

Proclamation(s)

Trustee Newell read the following proclamation.

Motion by Trustee Gaeta, seconded by Trustee Arnet, to concur with the proclamation proclaiming Thursday, December 21, 2017 as Robert Markko Day. Voice vote taken. All ayes. Motion carried.

Mr. Markko was congratulated by the Board and accepted his proclamation.

Trustee Arnet read the following proclamation.

Motion by Trustee Mills, seconded by Trustee Gaeta, to concur with the proclamation proclaiming Saturday, December 30, 2017 as Carl Baumert Day. Voice vote taken. All ayes. Motion carried.

Lt. Baumert was congratulated by the Board and accepted his proclamation.

Trustee Mills read the following proclamation.

Motion by Trustee Gaeta, seconded by Trustee Mills, to concur with the proclamation proclaiming Saturday, December 30, 2017 as Harry Russmann Day. Voice vote taken. All ayes. Motion carried.

Chief Bos accepted the proclamation for Sergeant Russmann.

Trustee Gaeta read the following proclamation.

Motion by Trustee Arnet, seconded by Trustee Stanton, to concur with the proclamation proclaiming Tuesday, December 19, 2017 as John Bending Day. Voice vote taken. All ayes. Motion carried.

Chief Bos accepted the proclamation for Officer Bending.

Trustee Newell read the following proclamation.

Motion by Trustee Gaeta, seconded by Trustee Stanton, to concur with the proclamation proclaiming Friday, January 5, 2018 as Howard DeLord Day. Voice vote taken. All ayes. Motion carried.

Mr. DeLord accepted his proclamation and was congratulated by the Board.

Trustee Stanton read the following proclamation.

Motion by Trustee Gaeta, seconded by Trustee Mills, to concur with the proclamation proclaiming December 31, 2017 at 11:30 pm local time as Universal Hour of Peace. Voice vote taken. All ayes. Motion carried.

Members from the School of Metaphysics were congratulated by the Board and accepted the proclamation.

Appointments

Motion by Trustee Stanton, seconded by Trustee Pilafas, to accept the appointment of Sohita Patel to the Planning & Zoning Commission. Voice vote taken. All ayes. Motion carried.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Mayor McLeod read a letter from a resident thanking PW Training Coordinator Jay Evans for assisting him when he was stranded. He stated that he attended the park district Skate with Santa and a reception for Declan Rustay.

6.B. Trustee Comments

Trustee Arnet stated that she attended the Skate with Santa.

Trustee Stanton stated that he attended the Windy City Bulls Hoffman Estates Appreciation Night, the Youth Commission art event and a meet and greet with JB Pritzker and NW suburban mayors.

Trustee Mills stated that she attended the Windy City Bulls night, the park district Breakfast with Santa and Winterfest, the reception for Declan, her granddaughter's violin debut, she wished everyone happy holidays and thanked staff for another good year.

Trustee Pilafas thanked staff for a good year and wished everyone a Merry Christmas and a Happy New Year.

Trustee Newell stated that she attended the Youth Commission art event, she sent her condolences to the Bergman family. She stated that she attended the Skate with Santa, congratulated Declan and wished everyone a safe and happy holiday.

Trustee Gaeta stated that he attended the Youth Commission art event, the Skate with Santa and he congratulated Declan on his achievements.

6. C. Village Manager's Report

Mr. Norris wished everyone happy holidays.

6. D. Village Clerk's Report

The Clerk stated that the timeframe for needing a passport to travel had been extended to October.

6.E. Treasurer's Report

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

Mrs. Musiala stated that during the month of October 2017, for operating funds cash disbursements and transfers-out exceeded cash receipts and transfers-in by \$509,256, primarily due to general operating expenses. After including these receipts and disbursements, the balance of cash and investments for the operating funds is \$44.5 million.

For the operating, Debt Service and Capital Projects funds, cash disbursements and transfers-out exceeded cash receipts and transfers-in by \$737,275, primarily due to general operating expenses.

For the Trust Funds, cash receipts and transfers-in exceeded cash disbursements and transfers-out by \$2.19 million, primarily due to investment activity in the Pension funds.

The total for cash and investments for all funds increased to \$233 million.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

7. PLANNING & ZONING COMMISSION:

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

7.A. Request by Itasca Bank & Trust Co., Trust #12551 (owner) and Stonegate Properties, Inc. (applicant) for a variation under Section 9-3-8-M-10-e-(1) of the Zoning Code to permit a third (11 square foot) menu board sign and an additional ground sign (3 square foot speaker post) on the property located at 2061-2071 N. Barrington Road.

1. This site plan amendment shall only be valid if the Petitioner provides a legally binding off-site parking easement that is deemed acceptable to Village Corporation Counsel documenting the subject property's tenants have the right to use of the Northwest Corporate Centre parking spaces immediately adjacent to the east of the subject property. This may be in the form of a new off-site parking easement or an existing easement document accompanied by a legal opinion from an attorney or Title Company insurance confirming that such easement is valid for this purpose and for the duration of time Jimmy John's will occupy this property.

2. This approval is granted based on the petitioner's application materials submitted with this request or presented at the public meetings (along with any conditions of approval required by the Village). Parking and drive-thru data relied upon in this review are specific to the existing Starbucks operations (including a drive-thru facility), the existing Wholesome Health Pharmacy occupancy, and the proposed Jimmy John's use as defined in the application materials, therefore, any change in any tenant or operations in the building that differs from those included in this review shall require a new Site Plan Amendment review by the Village. This includes any changes to operations (such as an expanded food menu/service or hours of operation by any of the tenants) that will increase parking or drive thru demand beyond the current levels.

3. As part of any permit for the Jimmy John's unit, the petitioner shall submit a comprehensive wayfinding plan for the property that specifically provides guidance to drivers using the dual-purpose drive-thru and addresses any permitted off-site and rear parking that will serve tenants of the building. The plan shall be subject to review and approval by the Development Services Department and may include pavement striping and instructional/directional signage as allowed by the Village Sign Code.

4. All property maintenance violations on the subject property shall be corrected prior to issuance of any occupancy permit for the Jimmy John's space, or by December 31, 2017, whichever comes first.

5. All deliveries to each of the businesses in this building shall be managed so they do not impede parking or circulation on the site or on the adjacent roadways. This may require scheduling deliveries when all businesses are closed, limiting the size of delivery vehicles, or other measures, and this shall apply to all businesses in the building.

Roll Call:

Aye: Newell

Nay: Stanton, Gaeta, Arnet, Mills, Pilafas

Mayor McLeod voted aye.

Motion failed.

Motion by Trustee Mills, seconded by Trustee Pilafas, to accept the new amendments.

Proposed revised site plan conditions;

A.1. This site plan amendment shall only be valid as long as the subject property's tenants have the documented legal right to use the Northwest Corporate Centre parking spaces immediately adjacent to the east of the subject property.

A.3. Prior to issuance of a tenant build-out permit for the Jimmy John's unit, the petitioner shall submit a comprehensive wayfinding plan for the property that specifically provides guidance to drivers using the dual-purpose drive-thru and address any permitted off-site and rear parking that will serve tenants of the building. The plan shall be subject to review and approval by the Village Board (through Planning, Building and Zoning Committee) and may include pavement striping and instructional/directional signage as allowed by the Village Sign Code.

A.4. All property maintenance violations on the subject property shall be corrected prior to issuance of any occupancy permit for the Jimmy John's space, or by January 31, 2018, whichever comes first.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Stanton, seconded by Trustee Pilafas, to approve Item 7.A. as amended.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

7.B. Request by Itasca Bank & Trust Co., Trust #12551 (owner) and Stonegate Properties, Inc. (applicant) for a variation under Section 9-3-8-M-10-e-(1) of the Zoning Code to permit a third (11 square foot) menu board sign and an additional ground sign (3 square foot speaker post) on the property located at 2061-2071 N. Barrington Road.

1. This sign variation is only valid in conjunction with a site plan approval to allow a second full service drive-thru restaurant in the southern unit of the building on this site. In the event the drive-thru restaurant business closes or vacates this unit and is not replaced by another identical use within 6 months, this variation shall automatically become void and the signs and equipment approved by this action shall be completely removed from the property.

2. No bollards are approved to be installed on the site. In the event the petitioner is concerned with a sign being potentially hit by vehicles, the sign shall be moved further from the drive aisle.

3. The sign shall be constructed per the size and location included in the petitioner's application materials submitted with this request.

4. In the event the property owner seeks any additional sign variation anywhere on this property, the owner shall be required to develop a Master Sign Plan for the property that encompasses all existing and proposed signage on the property, including conversion of all prior variations into the Master Sign Plan, so as to provide a comprehensive document governing the entire property. Upon approval of such a Master Sign Plan replacing prior variations, all prior variations shall become void.

Roll Call:

Aye: Newell

Nay: Stanton, Gaeta, Arnet, Mills, Pilafas

Mayor McLeod voted aye.

Motion failed.

Motion by Trustee Pilafas, seconded by Trustee Mills, to approve Item 7.B.

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Pilafas

Nay: Newell

Mayor McLeod voted nay.

Motion carried.

8. ADDITIONAL BUSINESS:

There were no Additional Business Items.

9. ADJOURNMENT:

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to adjourn the meeting. Time: 7:45 p.m.

Roll Call:

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

Nay:

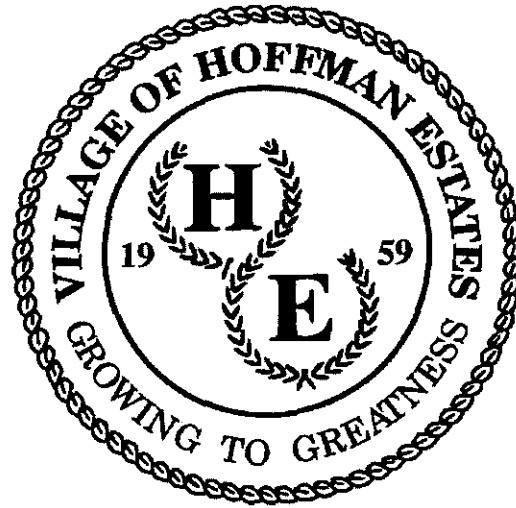
Mayor McLeod voted aye.

Motion carried.

Bev Romanoff
Village Clerk

Date Approved

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



BILL LIST SUMMARY

| | |
|--|------------------------------|
| BILL LIST AS OF 01/08/18 | \$709,536.81 |
| MANUAL CHECKS 12/14/17 - 01/04/18 | \$2,295,500.29 |
| PAYROLL AS OF 01/05/18 | <u>\$1,255,941.23</u> |
| TOTAL | \$ 4,260,978.33 |

VILLAGE OF HOFFMAN ESTATES

January 8, 2018

| ACCOUNT | VENDOR | DESCRIPTION | AMOUNT |
|-----------------------------|------------------------------------|-----------------------------|-------------------|
| 01 0301 | DEDICATED GRAPHICS, INC | 10,000 VILLAGE OF HE HETR | \$1,063.59 |
| 01 0301 | DEDICATED GRAPHICS, INC | ESTIMATED SHIPPING/HANDLING | \$75.00 |
| 01 0301 | OFFICE DEPOT | OFFICE SUPPLIES | \$12.34 |
| 01 0302 | ADVANCE AUTO PARTS | REPAIR PARTS | \$117.36 |
| 01 0302 | ADVANCE AUTO PARTS | STOCK REPAIR PARTS | \$54.03 |
| 01 0302 | CHICAGO PARTS & SOUND LLC | STOCK REPAIR PARTS | \$414.86 |
| 01 0302 | FIRST AYD CORP | STOCK REPAIR PARTS | \$109.21 |
| 01 0302 | FULLIFE SAFETY CENTER | STOCK REPAIR PARTS | \$37.95 |
| 01 0302 | GENERAL TRUCK PARTS & EQUIPMENT | STOCK REPAIR PARTS | \$195.00 |
| 01 0302 | GLOBAL EMERGENCY PRODUCTS | REPAIR PARTS | \$115.01 |
| 01 0302 | LEACH ENTERPRISES INC | STOCK REPAIR PARTS | \$49.64 |
| 01 0302 | POMP'S TIRE | STOCK REPAIR PARTS | \$2,392.10 |
| 01 0302 | RUSH TRUCK CENTER OF ILLINOIS, INC | STOCK REPAIR PARTS | \$67.70 |
| CASH AND INVENTORIES | | | \$4,703.79 |

| | | | |
|---------------------------------------|-------------------------|---------------------------|-------------------|
| 01 1408 | IMPRESSIONS IN STONE | ENGRAVED NATURAL BRICK | \$15.00 |
| 01 1432 | DIXON ENGINEERING, INC. | CELL ANTENNA ENGINEERING | \$1,350.00 |
| 01 1432 | DIXON ENGINEERING, INC. | PROVIDE INSPECTION OF WAT | \$1,450.00 |
| 01 1432 | DIXON ENGINEERING, INC. | PROVIDE INSPECTION SERVIC | \$950.00 |
| 01 1442 | CHICAGO UNIFORM CO. | NAMEPLATE | \$7.65 |
| 01 1442 | CHICAGO UNIFORM CO. | UNIFORMS | \$777.10 |
| 01 1445 | EWA KLECZYNSKI | OVERPAYMENT CITATION | \$50.00 |
| 01 1445.1 | HARRIET LITAS | REISSUE CHECK 105245 | \$153.26 |
| 01 1458 | INTOXIMETERS INC | MOUTHPIECE ASIV | \$62.85 |
| PAYMENTS FROM DEPOSITS ON HAND | | | \$4,815.86 |

| | | | |
|---------------------------------|------------------------------|-------------------|-------------------|
| 01000013 3405 | ANDRES MEDICAL BILLING, LTD. | PARAMEDIC BILLING | \$5,174.97 |
| 01000013 3405 | BLUE CROSS BLUE SHIELD | PARAMEDIC REFUND | \$226.73 |
| 01000013 3405 | NGS MEDICARE ILLINOIS | PARAMEDIC REFUND | \$358.25 |
| GENERAL-REVENUE ACCOUNTS | | | \$5,759.95 |

| | | | |
|-----------------------|------------------------|-----------------------|-----------------|
| 01101222 4301 | IPELRA | IPELRA SESSION | \$220.00 |
| 01101222 4301 | WILLIAM MCLEOD | USCM WINTER MEETING | \$186.00 |
| 01101224 4542 | LANGUAGE LINE SERVICES | PROFESSIONAL SERVICES | \$51.84 |
| ADMINISTRATIVE | | | \$457.84 |

| | | | |
|---------------|----------------------------------|-----------------------|--------------------|
| 01101324 4542 | ARTHUR L JANURA JR | DECEMBER RETAINER | \$12,000.00 |
| 01101324 4542 | ARTHUR L JANURA JR | NOVEMBER RETAINER | \$12,000.00 |
| 01101324 4542 | RICHARD A KAVITT ATTORNEY AT LAW | LEGAL ADMIN SERVICES | \$2,600.00 |
| 01101324 4567 | FRANCZEK RADELET | PROFESSIONAL SERVICES | \$2,782.50 |
| LEGAL | | | \$29,382.50 |

VILLAGE OF HOFFMAN ESTATES

January 8, 2018

| ACCOUNT | VENDOR | DESCRIPTION | AMOUNT |
|----------------|-----------------------|--------------------------|-----------------|
| 01101423 4401 | POSTMASTER | STANDARD MAIL PERMIT #24 | \$215.00 |
| 01101423 4401 | POSTMASTER SCHAUMBURG | BUSINESS PERMIT #223000 | \$215.00 |
| 01101423 4402 | OFFICE DEPOT | OFFICE SUPPLIES | \$38.49 |
| 01101423 4402 | WAREHOUSE DIRECT | CALCULATOR | \$136.16 |
| FINANCE | | | \$604.65 |

| | | | |
|----------------------|-------------------------------|--------------------|-----------------|
| 01101524 4546 | PADDOCK PUBLICATIONS | BID NOTICES | \$42.75 |
| 01101524 4548 | COOK COUNTY RECORDER OF DEEDS | RECORDING OF DEEDS | \$230.00 |
| VILLAGE CLERK | | | \$272.75 |

| | | | |
|------------------------|--------------------|--------------------------|-------------------|
| 01101621 4212 | DEBBI GILLES | TUITION REIMBURSEMENT | \$281.25 |
| 01101622 4301 | IPELRA | IPELRA SESSION | \$110.00 |
| 01101622 4301 | WAREHOUSE DIRECT | OFFICE SUPPLIES | \$124.77 |
| 01101622 4301 | PATRICK SEGER | REISSUE CK 106200 IPELRA | \$149.50 |
| 01101624 4507 | DISCOVERY BENEFITS | NOVEMBER FSA MONTHLY | \$583.10 |
| HUMAN RESOURCES | | | \$1,248.62 |

| | | | |
|-----------------------|-------------------|------------------------|-------------------|
| 01102522 4301 | SUZANNE OSTROVSKY | ICMA NATL CONF | \$394.30 |
| 01102522 4301 | SUZANNE OSTROVSKY | ILCMA SUMMER CONF | \$174.40 |
| 01102523 4403 | PRESSTECH INC. | CITIZEN NEWSLETTER DEC | \$2,530.00 |
| 01102523 4403 | PRESSTECH INC. | CITIZEN NEWSLETTER NOV | \$2,530.00 |
| COMMUNICATIONS | | | \$5,628.70 |

| | | | |
|-------------------------|----------------|------------------|-----------------|
| 01106222 4301 | BRUCE ANDERSON | CABLE TV MILEAGE | \$231.65 |
| CABLE TELEVISION | | | \$231.65 |

TOTAL GENERAL GOVERNMENT DEPARTMENT **\$37,826.71**

POLICE DEPARTMENT

| | | | |
|-----------------------|----------------|---------------------|-------------------|
| 01201223 4402 | CLASS PRINTING | CASE FILE FOLDERS | \$431.00 |
| 01201224 4507 | ATK ARMOR | DECEMBER ADMIN FEES | \$800.00 |
| ADMINISTRATIVE | | | \$1,231.00 |

| | | | |
|------------------------------|----------------------------|---------------------------|-------------------|
| 01202123 4414 | FOX VALLEY FIRE & SAFETY | RECHARGE EXTINGUISHER | \$159.65 |
| 01202124 4510 | CHICAGO COMMUNICATIONS,LLC | JANUARY MAINTENANCE | \$752.30 |
| 01202124 4542 | AMERICAN FIRST AID | MEDICAL SUPPLIES | \$168.60 |
| 01202124 4542 | BEST TECHNOLOGY SYSTEMS | DISPOSAL OF HAZADOUS WAST | \$915.00 |
| 01202124 4542 | BEST TECHNOLOGY SYSTEMS | PROFESSIONAL SERVICES | \$2,040.00 |
| PATROL & RESPONSE | | | \$4,035.55 |

VILLAGE OF HOFFMAN ESTATES

January 8, 2018

| ACCOUNT | VENDOR | DESCRIPTION | AMOUNT |
|------------------------------------|------------------------------------|---------------------------|--------------------|
| 01202224 4542 | AMERICAN TRAFFIC SOLUTIONS | RED LIGHT CAMERA | \$22,367.05 |
| TRAFFIC CONTROL | | | \$22,367.05 |
| 01202322 4301 | NORTH EAST MULTI-REGIONAL TRAINING | TRAINING | \$125.00 |
| INVESTIGATIONS | | | \$125.00 |
| 01202524 4542 | NORTHWEST CENTRAL DISPATCH SYSTEM | MEMBER ASSESSMENT | \$60,547.92 |
| COMMUNICATIONS | | | \$60,547.92 |
| 01202922 4304 | J.G. UNIFORMS, INC. | SAFETY WEAR | \$110.31 |
| 01202923 4414 | PORTER LEE CORP. | CUSTOM SOFTWARE | \$168.75 |
| ADMINISTRATIVE SERVICES | | | \$279.06 |
| 01207123 4414 | BCB GROUP DBA BATTERIS BLUS BULBS | ALKALINE BATTERIES | \$123.39 |
| POLICE EMERGENCY OPERATIONS | | | \$123.39 |
| TOTAL POLICE DEPARTMENT | | | \$88,708.97 |
| FIRE DEPARTMENT | | | |
| 01301222 4303 | METRO FIRE CHIEFS ASSOC OF IL | 2018 MEMBER DUES | \$40.00 |
| 01301222 4305 | RALPH O ROTHBAUER | FRAMING SCHNACKEL RETIREM | \$192.00 |
| ADMINISTRATIVE | | | \$232.00 |
| 01303023 4414.21 | WORLD POINT ECC INC. | PRESTAN AED TRAINER (4 PA | \$346.50 |
| 01303023 4414.21 | WORLD POINT ECC INC. | PRESTAN AED ULTRA TRAINER | \$119.67 |
| PUBLIC EDUCATION | | | \$466.17 |
| 01303122 4304 | GREAT LAKES FIRE & SAFETY | BADGES | \$316.55 |
| 01303122 4304 | ON TIME INC | UNIFORMS | \$300.85 |
| 01303122 4304 | ON TIME INC | UNIFORMS BELDIN | \$88.95 |
| 01303122 4304 | ON TIME INC | UNIFORMS BEST | \$235.90 |
| 01303122 4304 | ON TIME INC | UNIFORMS BILODEAU | \$138.00 |
| 01303122 4304 | ON TIME INC | UNIFORMS CZAPLICKI | \$33.95 |
| 01303122 4304 | ON TIME INC | UNIFORMS ENGLUND | \$364.75 |
| 01303122 4304 | ON TIME INC | UNIFORMS LESLIE | \$19.95 |
| 01303122 4304 | ON TIME INC | UNIFORMS LICHTENBERG | \$252.00 |
| 01303122 4304 | ON TIME INC | UNIFORMS LOEB | \$127.80 |
| 01303122 4304 | ON TIME INC | UNIFORMS PESAVENTO | \$138.00 |
| 01303122 4304 | ON TIME INC | UNIFORMS PETRUCCI | \$363.70 |

VILLAGE OF HOFFMAN ESTATES

January 8, 2018

| ACCOUNT | VENDOR | DESCRIPTION | AMOUNT |
|--------------------|------------------------------|---------------------------|--------------------|
| 01303122 4304 | ON TIME INC | UNIFORMS PETZ | \$138.00 |
| 01303122 4304 | ON TIME INC | UNIFORMS ROTHBAUER | \$207.00 |
| 01303122 4304.16 | EQUIPMENT MANAGEMENT CO. | SAFETY WEAR | \$150.50 |
| 01303122 4304.16 | MUNICIPAL EMERGENCY SERVICES | ESTIMATED SHIPPING/HANDLI | \$132.71 |
| 01303122 4304.16 | MUNICIPAL EMERGENCY SERVICES | P7839HOFFMANESTATES-CENTE | \$345.00 |
| 01303122 4304.16 | MUNICIPAL EMERGENCY SERVICES | P7839HOFFMANESTATES-LEFT | \$930.00 |
| 01303122 4304.16 | MUNICIPAL EMERGENCY SERVICES | P7839HOFFMANESTATES-RIGHT | \$615.00 |
| 01303122 4304.16 | MUNICIPAL EMERGENCY SERVICES | PROTECTIVE CLOTHING-G EXT | \$12,475.00 |
| 01303122 4304.16 | MUNICIPAL EMERGENCY SERVICES | RESPONDER HI-VIS PARKA-CO | \$6,480.00 |
| 01303122 4304.16 | MUNICIPAL EMERGENCY SERVICES | SAFETY WEAR | \$256.50 |
| 01303123 4408.12 | MOTOROLA | APX6500 MOBILE HIGH POWER | \$3,215.25 |
| 01303123 4408.12 | RADIO TECH | 10 RADIO CASES/STRAPS | \$710.00 |
| 01303123 4408.13 | AIR ONE EQUIPMENT INC | REPAIR PARTS | \$95.25 |
| 01303123 4408.13 | AIR ONE EQUIPMENT INC | VARIOUS SUPPLIES | \$3,104.00 |
| 01303123 4408.13 | FOX VALLEY FIRE & SAFETY | SERVICE CHARGE | \$55.40 |
| 01303123 4408.13 | W S DARLEY & CO | TRAFFIC CONE | \$246.12 |
| 01303124 4510.11 | AIR ONE EQUIPMENT INC | MEDICAL SUPPLIES | \$48.00 |
| 01303124 4510.14 | OFFICE DEPOT | OFFICE SUPPLIES | \$50.28 |
| 01303124 4510.14 | SENSIT TECHNOLOGIES | REPAIR PARTS | \$130.25 |
| 01303124 4510.17 | DJS SCUBA LOCKER INC | WORK ORDER | \$250.00 |
| 01303125 4602 | DIRECT FITNESS SOLUTIONS | ESTIMATED SHIPPING/HANDLI | \$400.00 |
| 01303125 4602 | DIRECT FITNESS SOLUTIONS | INSTALLATION EQUIPMENT | \$250.00 |
| 01303125 4602 | DIRECT FITNESS SOLUTIONS | PECOR 615 UPRIGHT CYCLE & | \$2,590.00 |
| 01303125 4602.18 | ELEVATED SAFETY LLC | CAMP USA:CAMP TURBO CHEST | \$120.00 |
| 01303125 4602.18 | ELEVATED SAFETY LLC | ESTIMATED SHIPPING/HANDLI | \$60.00 |
| 01303125 4602.18 | ELEVATED SAFETY LLC | PETZL:AVAO BOD FAST HARNE | \$645.00 |
| 01303125 4602.18 | ELEVATED SAFETY LLC | PETZL:DELTA 8MM (S) - TRI | \$12.00 |
| 01303125 4602.18 | ELEVATED SAFETY LLC | PETZL:ST'ANNEAU SLING (24 | \$12.50 |
| 01303125 4602.18 | ELEVATED SAFETY LLC | PMI:ROPE TECH GLOVES (LAR | \$31.25 |
| 01303125 4602.18 | ELEVATED SAFETY LLC | PMI:ROPE TECH GLOVES (M) | \$31.25 |
| 01303125 4602.18 | ELEVATED SAFETY LLC | PMI:ROPE TECH GLOVES (XL) | \$62.50 |
| SUPPRESSION | | | \$36,229.16 |

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|---------------|--------------------------------|---------------------------|------------|
| 01303223 4419 | AIRGAS USA, LLC | OXYGEN | \$912.25 |
| 01303223 4419 | EMERGENCY MEDICAL PRODUCTS INC | LAERDAL V-VAC REPLACEMENT | \$235.90 |
| 01303223 4419 | EMERGENCY MEDICAL PRODUCTS INC | MDI DELUXE EXTREME SPLINT | \$1,370.52 |
| 01303223 4419 | EMERGENCY MEDICAL PRODUCTS INC | MEDICAL SUPPLIES | \$140.00 |
| 01303224 4510 | EMERGENCY MEDICAL PRODUCTS INC | LAERDAL LSU SUCTION UNIT | \$862.33 |
| 01303224 4510 | EMERGENCY MEDICAL PRODUCTS INC | O.B KIT IN CARDBOARD BOX | \$169.83 |
| 01303224 4510 | EMERGENCY MEDICAL PRODUCTS INC | SIDE POUCH FOR LAERDAL LS | \$24.80 |
| 01303224 4510 | PHYSIO-CONTROL INC. | ADULT SOFT REUSABLE SP02 | \$2,747.00 |
| 01303224 4510 | PHYSIO-CONTROL INC. | ESTIMATED SHIPPING/HANDLI | \$65.00 |
| 01303224 4510 | PHYSIO-CONTROL INC. | LNCS PATIENT CABLE - 4 FO | \$1,689.20 |
| 01303225 4602 | BOUND TREE MEDICAL, LLC | KING VISION VIDEO LARYNGO | \$648.74 |
| 01303225 4602 | BOUND TREE MEDICAL, LLC | KING VISION VIDEO SUPPLY | \$155.96 |
| 01303225 4602 | BOUND TREE MEDICAL, LLC | SUCTION CATHETERS | \$86.80 |

VILLAGE OF HOFFMAN ESTATES

January 8, 2018

| ACCOUNT | VENDOR | DESCRIPTION | AMOUNT |
|-----------------------------------|--------------------------------|---------------------------|--------------------|
| 01303225 4602 | EMERGENCY MEDICAL PRODUCTS INC | LAERDAL LSU SHOULDER STRA | \$12.99 |
| 01303225 4602 | EMERGENCY MEDICAL PRODUCTS INC | MDI DELUXE EXTREME SPLINT | \$685.26 |
| 01303225 4602 | EMERGENCY MEDICAL PRODUCTS INC | NITRILE EXAM GLOVES | \$369.75 |
| EMERGENCY MEDICAL SERVICES | | | \$10,176.33 |

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|-------------------|-------------------------------|---------------------------|-------------------|
| 01303323 4414 | AIR ONE EQUIPMENT INC | STREAMLIGHT PORTABLE SCEN | \$1,178.00 |
| 01303324 4507 | AT & T | LANDLINES | \$896.10 |
| 01303324 4507 | CHGO METRO.FIRE PREVENTION CO | SERVICE CALL RADIO REPAIR | \$152.60 |
| 01303324 4507 | TYCO INTERGRATED SECURITY LLC | MONITORING SECURITY | \$1,080.00 |
| PREVENTION | | | \$3,306.70 |

TOTAL FIRE DEPARTMENT **\$50,410.36**

PUBLIC WORKS

| | | | |
|-----------------------|---------------------------------|---------------------|-----------------|
| 01401224 4545 | SECOND CHANCE CARDIAC SOLUTIONS | EMERGENCY EQUIPMENT | \$159.80 |
| ADMINISTRATIVE | | | \$159.80 |

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|-------------------------------|----------------------------------|---------------------------|--------------------|
| 01404123 4410 | K-TECH SPECIALTY COATINGS, INC | BEET HEET SEVERE (DELIVER | \$5,473.40 |
| 01404123 4410 | SICALCO LTD | LIQUID CALCIUM CHLORIDE P | \$2,787.23 |
| 01404123 4414 | ACTIVE ELECTRICAL SUPPLY CO. INC | SALT DOME CONVEYOR | \$2,401.85 |
| 01404123 4414 | GRAINGER INC | REPAIR PARTS | \$249.12 |
| 01404123 4414 | R A ADAMS ENTERPRISES INC | REPAIR PARTS | \$387.30 |
| 01404123 4414 | WINTER EQUIPMENT CO. | SNOW & ICE SUPPLIES | \$2,312.90 |
| 01404124 4509 | CASEY EQUIPMENT | ESTIMATED SHIPPING/HANDLI | \$400.00 |
| 01404124 4509 | CASEY EQUIPMENT | MONTHLY RENTAL OF (2) FRO | \$5,000.00 |
| SNOW & ICE REMOVAL | | | \$19,011.80 |

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|-----------------|---------------------------|------------------------|--------------------|
| 01404323 4408 | ARLINGTON POWER EQUIPMENT | REPAIR PARTS | \$18.66 |
| 01404324 4507 | CLASSIC LANDSCAPE LTD. | MAINTENANCE MOWING | \$7,180.00 |
| 01404324 4507 | COMPLETE LANDSCAPING | BI-WEEKLY LAWN SERVICE | \$6,322.00 |
| 01404324 4510 | ARLINGTON POWER EQUIPMENT | REPAIR PARTS | \$138.44 |
| 01404324 4510 | RUSSO POWER EQUIPMENT | SAW BLADE | \$299.80 |
| 01404324 4545 | PRO SAFETY EQUIPMENT | SAFETY WEAR | \$44.00 |
| FORESTRY | | | \$14,002.90 |

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|---------------|----------------------|-----------------------|------------|
| 01404423 4403 | BHFX DIGITAL IMAGING | ARCHIVE UPDATES | \$1,099.85 |
| 01404423 4412 | CASE LOTS | CLEANING SUPPLIES | \$642.10 |
| 01404424 4501 | AT & T | 882-0878 DEC | \$153.68 |
| 01404424 4501 | AT & T | DECEMBER Z99-0479 | \$44.41 |
| 01404424 4502 | COMMONWEALTH EDISON | ELECTRIC 1900 HASSELL | \$7,243.69 |
| 01404424 4503 | NICOR GAS | GAS 1300 WESTBURY DR | \$320.33 |

VILLAGE OF HOFFMAN ESTATES

January 8, 2018

| ACCOUNT | VENDOR | DESCRIPTION | AMOUNT |
|-------------------|----------------------------------|---------------------------|--------------------|
| 01404424 4503 | NICOR GAS | GAS 1900 HASSELL | \$27.73 |
| 01404424 4503 | NICOR GAS | GAS 2305 PEMBROKE | \$1,340.01 |
| 01404424 4503 | NICOR GAS | GAS 2405 PEMBROKE | \$984.86 |
| 01404424 4503 | NICOR GAS | GAS 2601 PRATUM | \$901.99 |
| 01404424 4503 | NICOR GAS | GAS 5775 BEACON POINTE | \$762.95 |
| 01404424 4503 | NICOR GAS | GAS POLICE STATION | \$4,253.31 |
| 01404424 4507 | MCCLLOUD SERVICES | PEST MANAGEMENT POLICE | \$99.44 |
| 01404424 4507 | MCCLLOUD SERVICES | PEST MANAGEMENT VILLAGE | \$101.62 |
| 01404424 4507 | SOUND INC. | BRIVO HOSTING FEES | \$1,015.87 |
| 01404424 4509 | CINTAS #22 | FLOOR MATS RENTAL & CLEAN | \$64.02 |
| 01404424 4510 | FOX VALLEY FIRE & SAFETY | DUCT DETECTOR INSTALLATIO | \$2,950.00 |
| 01404424 4510 | NEUCO INC | BELL & GOSSETT 60 625T 2X | \$1,593.00 |
| 01404424 4516 | ACTIVE ELECTRICAL SUPPLY CO. INC | REPAIR PARTS | \$174.96 |
| 01404424 4516 | ECO CLEAN MAINTENANCE INC | CONTRACT JANITORIAL MAINT | \$2,737.00 |
| 01404424 4516 | WOLF ELECTRIC SUPPLY CO | REPAIR PARTS | \$174.54 |
| 01404424 4517 | ECO CLEAN MAINTENANCE INC | CONTRACT JANITORIAL MAINT | \$1,025.00 |
| 01404424 4517 | ECO CLEAN MAINTENANCE INC | FLOORS AT THE POLICE DEPT | \$896.00 |
| 01404424 4517 | WOLF ELECTRIC SUPPLY CO | REPAIR PARTS | \$82.20 |
| 01404424 4518 | ACTION LOCK & KEY, INC | REPAIR PARTS | \$40.00 |
| 01404424 4518 | CINTAS #22 | FLOOR MATS RENTAL & CLEAN | \$64.13 |
| 01404424 4518 | SOUND INC. | BRIVO HOSTING FEE | \$236.11 |
| 01404424 4518 | WEATHERGUARD ROOFING CO. | PERFORM SEMI-ANNUAL ROOF | \$1,100.00 |
| 01404424 4518 | WOLF ELECTRIC SUPPLY CO | REPAIR PARTS | \$134.22 |
| 01404424 4520 | ECO CLEAN MAINTENANCE INC | CONTRACT JANITORIAL MAINT | \$1,179.00 |
| 01404424 4545 | FULLIFE SAFETY CENTER | SAFETY WEAR | \$199.53 |
| FACILITIES | | | \$31,641.55 |

| | | | |
|---------------|------------------------------------|---------------------------|-------------|
| 01404522 4304 | CINTAS #22 | UNIFORM RENTAL & CLEANING | \$100.71 |
| 01404523 4402 | AMAZON CAPITAL SERVICES INC | WALL CALENDAR | \$28.99 |
| 01404523 4408 | TERRACE SUPPLY CO | REPAIR PARTS | \$132.77 |
| 01404523 4411 | GAS DEPOT OIL CO | FUEL | \$16,187.83 |
| 01404524 4510 | HERITAGE-CRYSTAL CLEAN | USED OIL SERVICE | \$26.15 |
| 01404524 4510 | MYERS TIRE SUPPLY | REPAIR PARTS | \$286.80 |
| 01404524 4513 | ADVANCE AUTO PARTS | REPAIR PARTS | \$38.70 |
| 01404524 4513 | CUCCI FORD | REPAIR PARTS | \$62.59 |
| 01404524 4513 | INTERSTATE BATTERY SYSTEMS | VEHICLE BATTERIES | \$210.95 |
| 01404524 4513 | SECRETARY OF STATE | LICENSE PLATE RENEWAL P46 | \$101.00 |
| 01404524 4513 | SUBURBAN ACCENTS INC | VEHICLE GRAPHICS | \$200.00 |
| 01404524 4514 | FERRARA FIRE APPARATUS INC. | WELDON LIGHT/ LED MARKER | \$137.97 |
| 01404524 4514 | RUSH TRUCK CENTER OF ILLINOIS, INC | REPAIR PARTS | \$4,900.57 |
| 01404524 4534 | ACME TRUCK BRAKE & SUPPLY CO. | REPAIR PARTS | \$215.21 |
| 01404524 4534 | ADVANCE AUTO PARTS | REPAIR PARTS | \$99.66 |
| 01404524 4534 | CUCCI FORD | REPAIR PARTS | \$1,712.94 |
| 01404524 4534 | FIRESTONE TRUCK & SERVICE CENTER | VEHCILE TIRES | \$348.77 |
| 01404524 4534 | FIRESTONE TRUCK & SERVICE CENTER | VEHICLE ALIGNMENT | \$50.00 |
| 01404524 4534 | FIRESTONE TRUCK & SERVICE CENTER | VEHICLE TIRES | \$247.32 |

VILLAGE OF HOFFMAN ESTATES

January 8, 2018

| ACCOUNT | VENDOR | DESCRIPTION | AMOUNT |
|-----------------------|------------------------------------|---------------------|--------------------|
| 01404524 4534 | GENERAL TRUCK PARTS & EQUIPMENT | RETURN REPAIR PARTS | (\$177.50) |
| 01404524 4534 | INTERSTATE BATTERY SYSTEMS | VEHICLE BATTERIES | \$305.86 |
| 01404524 4534 | REX RADIATOR SALES | CLEAN BLOW OUT HEAT | \$240.00 |
| 01404524 4534 | RUSH TRUCK CENTER OF ILLINOIS, INC | REPAIR PARTS | \$1,242.75 |
| 01404524 4534 | RUSH TRUCK CENTER OF ILLINOIS, INC | VEHICLE REPAIRS | \$3,225.00 |
| 01404524 4534 | SPRING ALIGN | REPAIR PARTS | \$113.00 |
| 01404524 4535 | BOB ROHRMAN'S SCHAUMBURG FORD | REPAIR PARTS | \$19.94 |
| 01404524 4535 | INTERSTATE BATTERY SYSTEMS | VEHICLE BATTERIES | \$191.95 |
| FLEET SERVICES | | | \$30,249.93 |

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|-----------------|-----------------------------|---------------------------|--------------------|
| 01404624 4519 | MENARDS - HNVR PARK | VARIOUS SUPPLIES | \$88.94 |
| 01404624 4542 | LAKESHORE RECYCLING SYSTEMS | ST. SWEEPING SERVICES TO | \$28,215.00 |
| 01404624 4542 | RAISE-RITE CONCRETE LIFTING | MUDJACKING SIDEWALKS IN P | \$11,780.60 |
| F.A.S.T. | | | \$40,084.54 |

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|---------------------|---------------------------|--------------------------|-----------------|
| 01404724 4510 | MENARDS - HNVR PARK | REPAIR PARTS | \$20.97 |
| 01404724 4510 | R A ADAMS ENTERPRISES INC | REPAIR PARTS | \$207.64 |
| 01404724 4510 | VERMEER MIDWESTVERMEER-IL | KEY | \$17.16 |
| 01404724 4510 | VERMEER MIDWESTVERMEER-IL | MINI SKID SAFETY MANUALS | \$264.62 |
| STORM SEWERS | | | \$510.39 |

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|------------------------|--------------------------|---------------------------|-------------------|
| 01404823 4408 | CRESCENT ELECTRIC SUPPLY | CABLE CUTTER | \$66.43 |
| 01404823 4408 | MENARDS - HNVR PARK | SUPPLIES | \$41.98 |
| 01404824 4502 | COMMONWEALTH EDISON | ELECTRIC RED LGHT CAMERA | \$12.41 |
| 01404824 4502 | COMMONWEALTH EDISON | ELECTRIC STREET LIGHTS | \$274.37 |
| 01404824 4510 | MENARDS - HNVR PARK | TRAFFIC RM LIGHT ADDITION | \$30.84 |
| 01404824 4523 | CRESCENT ELECTRIC SUPPLY | ELECTRICAL POWER RELAY | \$19.01 |
| 01404824 4544 | 3M HAK0206 | MARKING MATERIALS | \$420.00 |
| 01404824 4544 | SHERWIN INDUSTRIES, INC | TRAFFIC SIGNS | \$336.75 |
| TRAFFIC CONTROL | | | \$1,201.79 |

TOTAL PUBLIC WORKS DEPARTMENT **\$136,862.70**

DEVELOPMENT SERVICES

| | | | |
|-----------------|----------------------|----------------|----------------|
| 01505024 4546 | PADDOCK PUBLICATIONS | PUBLIC HEARING | \$84.75 |
| PLANNING | | | \$84.75 |

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|-------------------------|----------------------------------|---------------------------|-------------------|
| 01505122 4301 | BUILDING & FIRE CODE ACADEMY | BFCA IL PLUMBING CODE | \$200.00 |
| 01505123 4403 | CLASS PRINTING | FINAL INSPECTION LABELS | \$213.00 |
| 01505124 4507 | EIS ELEVATOR INSPECTION SERVICES | INSTALLATION OF PIT LADDE | \$720.00 |
| CODE ENFORCEMENT | | | \$1,133.00 |

VILLAGE OF HOFFMAN ESTATES

January 8, 2018

| ACCOUNT | VENDOR | DESCRIPTION | AMOUNT |
|---------------------------------------|-------------------------|-------------------------|-------------------|
| 01505223 4403 | CLASS PRINTING | ENGINEERING GRAPH PADS | \$180.00 |
| 01505224 4542 | AMERICAN CHARGE SERVICE | 190 TRIPS 8/13-11/30/17 | \$1,330.00 |
| 01505224 4545 | MARTY SALERNO | REIM FOR SALES TAX | \$6.51 |
| TRANSPORTATION AND ENGINEERING | | | \$1,516.51 |

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|-----------------------------|----------------------|-----------------------|--------------------|
| 01505924 4542 | NEXT LEVEL NORTHWEST | PROFESSIONAL SERVICES | \$15,000.00 |
| ECONOMIC DEVELOPMENT | | | \$15,000.00 |

TOTAL DEVELOPMENT SERVICES DEPARTMENT **\$17,734.26**

HEALTH & HUMAN SERVICES DEPARTMENT

| | | | |
|---------------|--------------------------|-----------------------------|------------|
| 01556522 4301 | MONICA SAAVEDRA-KULOUSEK | NATL HHS CONFERENCE | \$1,101.08 |
| 01556523 4403 | PLUM GROVE PRINTERS INC | BUSINESS CARDS | \$37.50 |
| 01556523 4413 | GLAXOSMITHKLINE | ENGERIX-B (ADULT) PFS HEP | \$424.00 |
| 01556523 4413 | GLAXOSMITHKLINE | FEDERAL EXCISE TAX (\$0.75) | \$15.00 |
| 01556523 4413 | GLAXOSMITHKLINE | FEDERAL EXCISE TAX (1.50/ | \$15.00 |
| 01556523 4413 | GLAXOSMITHKLINE | HAVRIX (ADULT) VIAL NDC: | \$352.10 |
| 01556523 4413 | GLAXOSMITHKLINE | TWINRIX PFS NDC: 58160-81 | \$705.00 |
| 01556523 4413 | OFFICE DEPOT | OFFICE SUPPLIES | \$50.51 |
| 01556523 4414 | WAREHOUSE DIRECT | OFFICE SUPPLIES | \$39.91 |

TOTAL HEALTH & HUMAN SERVICES DEPARTMENT **\$2,740.10**

BOARDS & COMMISSIONS

| | | | |
|---------------|------------------|---------------------------|----------|
| 01605824 4559 | LILLIAN CLINTON | SENIOR COMMISSION SUPPLIE | \$37.00 |
| 01605824 4559 | MARTINA MATHISEN | JAN. SENIOR COMMISSION | \$250.00 |

MISCELLANEOUS B & C **\$287.00**

TOTAL BOARDS & COMMISSIONS DEPARTMENT **\$287.00**

TOTAL GENERAL FUND **\$349,849.70**

ASSET SEIZURE FUND

| | | | |
|---------|-----------------------------|----------|------------|
| 08 1445 | ILLINOIS STATE POLICE ASSET | SEIZURES | \$9,331.93 |
|---------|-----------------------------|----------|------------|

TOTAL ASSET SEIZURE FUND **\$9,331.93**

VILLAGE OF HOFFMAN ESTATES

January 8, 2018

| ACCOUNT | VENDOR | DESCRIPTION | AMOUNT |
|------------------------------------|-------------------------------|--------------------------|--------------------|
| ROAD IMPROVEMENT FUND | | | |
| 29000025 4606 | CIORBA GROUP, INC. | BODE/HARMON STP RESURFAC | \$7,611.11 |
| 29000025 4606 | CIVILTECH ENGINEERING, INC. | PROFESSIONAL SERVICES | \$6,249.59 |
| 29000025 4610 | CRAWFORD, MURPHY & TILLY, INC | PROFESSIONAL SERVICES | \$1,196.44 |
| 29000025 4610 | ILLINOIS TOLLWAY ACCT | BRIDGE REPLACEMENT | \$18,169.29 |
| TOTAL ROAD IMPROVEMENT FUND | | | \$33,226.43 |

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|--|-------------------|-------------------------|-------------------|
| CAPITAL IMPROVEMENT FUND | | | |
| 36000025 4615 | TRANSYSTEMS CORP. | SHOEFACORY RD BIKE PATH | \$2,535.16 |
| TOTAL CAPITAL IMPROVEMENTS FUND | | | \$2,535.16 |

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|---|-----------------------------|---------------|-----------------|
| CAPITAL VEHICLE EQUIPMENT FUND | | | |
| 37000025 4603 | ULTRA STROBE COMMUNICATIONS | RADIO REPAIRS | \$817.20 |
| TOTAL CAPITAL VEHICLE AND EQUIPMENT FUND | | | \$817.20 |

| | | | |
|---------------------------------------|------------------------------------|--------------------------|-------------------|
| WATERWORKS & SEWERAGE FUND | | | |
| 40 0411 | BARBARA KRZYWONOS | UB REFUND | \$35.44 |
| 40 0411 | BEATRICE PAINTER | UB REFUND | \$51.96 |
| 40 0411 | FRANCES J DAVIS & JOANN F BEUTLER | UB REFUND | \$51.84 |
| 40 0411 | FRANK TYPPI | UB REFUND | \$22.10 |
| 40 0411 | JAMES BOCHAT & KAREN BOCHAT | UB REFUND | \$42.48 |
| 40 0411 | JOHN SILVA | UB REFUND | \$15.84 |
| 40 0411 | KATHLEEN M SIMS & WILLIAM MITCHELL | UB REFUND | \$166.27 |
| 40 0411 | MANJULABEN PATEL | UB REFUND | \$100.00 |
| 40 0411 | MICHAEL WURTZ & JAMES PATANO | UB REFUND | \$89.76 |
| 40 0411 | MONIQUE PERKINS | UB REFUND | \$11.89 |
| 40 0411 | ROBERT SEEMAN | UB REFUND | \$102.62 |
| 40 0411 | RYAN & ANGELICA ROONEY | UB REFUND | \$17.00 |
| 40 0411 | SURYA & RAMCHANDRA PATEL | UB REFUND | \$10.50 |
| 40 0411 | TIMOTHY & LAUREN MATZ | REISSUE CK 107138 UB RFD | \$496.48 |
| 40 1445 | VORTEX PLUMBING INC | METER DEPOSIT | \$414.48 |
| WATER MISCELLANEOUS PAYMENT | | | \$1,628.66 |

| | | | |
|---------------------|--------------------------------|-----------------------|-----------------|
| 40400013 3425 | KHIAN HONG TAN | UB REFUND OVERPAYMENT | \$23.04 |
| 40400013 3425 | MOHAMMED & PARAVEEN IKRAMUDDIN | UB REFUND OVERPAYMENT | \$142.43 |
| 40400013 3425 | FIDELITY NATIONAL TITLE CO | REISSUE CK 105145 | \$111.23 |
| WATER REFUND | | | \$276.70 |

VILLAGE OF HOFFMAN ESTATES

January 8, 2018

| ACCOUNT | VENDOR | DESCRIPTION | AMOUNT |
|-----------------------|----------------------------------|---------------------------|--------------------|
| 40406723 4408 | A & A EQUIPMENT & SUPPLY CO. | RETURN SMALL TOOL SUPPLIE | (\$95.75) |
| 40406723 4408 | A & A EQUIPMENT & SUPPLY CO. | SMALL TOOLS SHOVELS | \$241.69 |
| 40406723 4414 | MENARDS - HNVN PARK | REPAIR PARTS | \$68.97 |
| 40406723 4414 | MENARDS - HNVN PARK | V66 SUPPLIES | \$43.73 |
| 40406723 4420 | TEST GAUGE AND BACKFLOW SUPPLY | VLG HALL BACKFLOW | \$731.69 |
| 40406724 4501 | AT & T | 882-0878 DEC | \$65.86 |
| 40406724 4501 | AT & T | DECEMBER Z99-0479 | \$19.04 |
| 40406724 4502 | CONSTELLATION NEW ENERGY INC | ELECTRIC 2150 STONINGTON | \$85.88 |
| 40406724 4503 | NICOR GAS | 4690 OLMSTEAD DR | \$25.22 |
| 40406724 4503 | NICOR GAS | GAS 1775 ABBEYWOOD | \$93.18 |
| 40406724 4503 | NICOR GAS | GAS 720 CHARLESTON LN | \$171.21 |
| 40406724 4507 | SOUND INC. | BRIVO HOSTING FEES | \$435.38 |
| 40406724 4510 | AUTO TRUCK GROUP | HOSE REEL ASSEMBLY | \$1,289.40 |
| 40406724 4510 | TALLMAN EQUIPMENT CO. | VEHICLE REPAIRS | \$605.65 |
| 40406724 4524 | USA BLUE BOOK | PRESSURE GAUGE | \$484.50 |
| 40406724 4526 | GRAINGER INC | REPAIR PARTS | \$323.42 |
| 40406724 4526 | GRAINGER INC | VARIOUS SUPPLIES | \$432.47 |
| 40406724 4526 | MENARDS - HNVN PARK | EXTREME DUOLITE | \$24.99 |
| 40406724 4526 | MENARDS - HNVN PARK | VARIOUS SUPPLIES | \$120.52 |
| 40406724 4528 | ZIEBELL WATER SERVICE | FIRE HYDRANT EXTENSION | \$704.22 |
| 40406724 4528 | ZIEBELL WATER SERVICE | FIRE HYDRANT REPAIR PARTS | \$1,301.32 |
| 40406724 4529 | BEVERLY MATERIALS, L.L.C. | CLEAN FILL | \$110.00 |
| 40406724 4529 | BEVERLY MATERIALS, L.L.C. | MATERIALS | \$322.99 |
| 40406724 4529 | BEVERLY MATERIALS, L.L.C. | TOPSOIL | \$475.00 |
| 40406724 4529 | HEALY ASPHALT CO., LLC. | SURFACE | \$304.58 |
| 40406724 4529 | UNDERGROUND PIPE & VALVE CO | REPAIR PARTS | \$1,043.00 |
| 40406724 4529 | VULCAN MATERIALS CO | MATERIAL HAUL | \$207.76 |
| 40406724 4529 | WATER PRODUCTS CO. | BAND REPAIR CLAMP | \$149.50 |
| 40406724 4529 | WATER PRODUCTS CO. | CURB BOX REPAIR | \$501.36 |
| 40406724 4545 | PRO SAFETY EQUIPMENT | INSULATED GLOVES | \$99.50 |
| 40406724 4585 | ADVANCE AUTO PARTS | REPAIR PARTS | \$15.53 |
| 40406724 4585 | ADVANCE AUTO PARTS | RTN REPAIR PARTS | (\$1.89) |
| 40406724 4585 | BRISTOL HOSE & FITTING | VARIOUS SUPPLIES | \$350.63 |
| 40406724 4585 | CUCCI FORD | REPAIR PARTS | \$131.10 |
| 40406724 4585 | FIRESTONE TRUCK & SERVICE CENTER | VEHICLE TIRES | \$1,327.70 |
| 40406724 4585 | INTERSTATE BATTERY SYSTEMS | VEHICLE BATTERIES | \$99.86 |
| 40406724 4585 | LEACH ENTERPRISES INC | REPAIR PARTS | \$3.58 |
| 40406724 4585 | STANDARD EQUIPMENT CO | VARIOUS SUPPLIES | \$92.86 |
| 40406725 4602 | SHERWIN INDUSTRIES, INC | SIGNS ROAD WORK | \$415.88 |
| WATER DIVISION | | | \$12,821.53 |

| | | | |
|---------------|------------------------------|---------------------------|------------|
| 40406824 4502 | CONSTELLATION NEW ENERGY INC | ELECTRIC 5400 W GOLF | \$2,698.12 |
| 40406824 4524 | USA BLUE BOOK | CAGED LEVEL TRANSMITER | \$614.95 |
| 40406824 4525 | METROPOLITAN INDUSTRIES INC | NEW IMPELLER, WEAR RING A | \$3,435.28 |
| 40406824 4530 | BEVERLY MATERIALS, L.L.C. | CLEAN FILL | \$110.00 |
| 40406824 4530 | BEVERLY MATERIALS, L.L.C. | MATERIALS | \$322.99 |

VILLAGE OF HOFFMAN ESTATES

January 8, 2018

| ACCOUNT | VENDOR | DESCRIPTION | AMOUNT |
|-----------------------|---------------------------|------------------|-------------------|
| 40406824 4530 | BEVERLY MATERIALS, L.L.C. | TOPSOIL | \$475.00 |
| 40406824 4530 | VULCAN MATERIALS CO | MATERIAL HAUL | \$207.76 |
| 40406825 4602 | JJS TECHNICAL SERVICES | VARIOUS SUPPLIES | \$218.00 |
| 40406825 4602 | MENARDS - HNVR PARK | REPAIR PARTS | \$97.21 |
| 40406825 4602 | MENARDS - HNVR PARK | VARIOUS SUPPLIES | \$11.62 |
| SEWER DIVISION | | | \$8,190.93 |

| | | | |
|-------------------------|--------------------|-------------------|-------------------|
| 40407024 4542 | CREEKSIDE PRINTING | WATER BILL SHELLS | \$2,470.61 |
| BILLING DIVISION | | | \$2,470.61 |

| | | | |
|-----------------------------------|------------------------|---------------------------|--------------------|
| 40407423 4420 | WATER RESOURCES INC | VARIOUS WATER METERS & ME | \$25,310.00 |
| 40407424 4529 | CORE & MAIN LP | REPAIR PARTS | \$847.38 |
| 40407425 4608 | BAXTER & WOODMAN, INC. | PROVIDE CONTINUED ENGINEE | \$6,658.04 |
| 2015 BOND CAPITAL PROJECTS | | | \$32,815.42 |

TOTAL WATERWORKS AND SEWERAGE FUND **\$58,203.85**

STORMWATER MANAGEMENT FUND

| | | | |
|------------------------------------|---------------------------|---------------------------|---------------------|
| 42000025 4613 | R A ADAMS ENTERPRISES INC | ILLINOIS TITLE FEE | \$95.00 |
| 42000025 4613 | R A ADAMS ENTERPRISES INC | IMPERIAL SW-14-20 2 AXLE | \$7,500.00 |
| 42000025 4613 | R A ADAMS ENTERPRISES INC | MUNICIPAL LICENSE/PERMIT | \$8.00 |
| 42000025 4613 | R A ADAMS ENTERPRISES INC | TRAILER/VEHICLE DOCUMENT | \$50.00 |
| 42000025 4613 | VERMEER MIDWESTVERMEER-IL | 42" WIDE DIRT BUCKET | \$629.00 |
| 42000025 4613 | VERMEER MIDWESTVERMEER-IL | 48" HEAVY DUTY LOG GRAPPL | \$2,899.00 |
| 42000025 4613 | VERMEER MIDWESTVERMEER-IL | ESTIMATED SHIPPING/HANDLI | \$650.00 |
| 42000025 4613 | VERMEER MIDWESTVERMEER-IL | HYDRAULIC DECK/BRUSH MOWE | \$4,299.00 |
| 42000025 4613 | VERMEER MIDWESTVERMEER-IL | RAIL STYLE HEAVY DUTY PAL | \$1,199.00 |
| 42000025 4613 | VERMEER MIDWESTVERMEER-IL | VERMEER CTX100 MINI SKID | \$33,899.00 |
| 42000025 4613 | VISU-SEWER | STORM SEWER REHAB AT NORT | \$68,773.00 |
| TOTAL STORMWATER MANAGEMENT | | | \$120,001.00 |

INSURANCE FUND

| | | | |
|---------------|-------------------------------------|--------------------------|------------|
| 46 1101 | DAVID DAHLBERG | REIMB SICK INCENTIVE | \$348.54 |
| 46 1101 | JOHN GOMOLL | REIM FROM SICK INCENTIVE | \$1,926.00 |
| 46 1101 | STEVEN W ANDERSON | REIM FOR SICK INCENTIVE | \$250.00 |
| 46 1101 | MARK PETROVICH | REIMB SICK INCENTIVE | \$414.44 |
| 46000021 4220 | DEAN SLATER | VSP 14 OF 15 | \$1,500.00 |
| 46000021 4220 | RICHARD WELLHAUSEN | VSP 6 OF 15 | \$1,500.00 |
| 46000021 4220 | ROBERT DEWELT | VSP 13 OF 15 | \$1,745.55 |
| 46000021 4220 | STEVE J KULOVSEK | VSP 15 OF 15 | \$1,745.55 |
| 46000021 4220 | RICHARD WELLHAUSEN | VSP PAYMENT 7 OF 15 | \$1,500.00 |
| 46700024 4551 | CANNON COCHRAN MGMT. SERVICES, INC. | CLAIMS & ADMINISTRATION | \$3,534.86 |

VILLAGE OF HOFFMAN ESTATES

January 8, 2018

| ACCOUNT | VENDOR | DESCRIPTION | AMOUNT |
|-----------------------------|-----------------------------------|----------------------|--------------------|
| 46700024 4551 | MESIROW INSURANCE SERVICES | RENEWAL BOND FPD | \$100.00 |
| 46700024 4551 | MESIROW INSURANCE SERVICES | RENEWAL BOND VOHE | \$2,039.00 |
| 46700024 4552 | FORREST AUTO BODY | CAR #14 REPAIRS | \$69.63 |
| 46700024 4552 | FORREST AUTO BODY | CAR #18 REAR BUMPER | \$528.00 |
| 46700024 4552 | FORREST AUTO BODY | VEHICLE BODY REPAIRS | \$3,037.52 |
| 46700024 4579 | ALEXIAN BROTHERS CORPORATE HEALTH | AUDIOGRAM | \$52.00 |
| 46700024 4579 | ALEXIAN BROTHERS CORPORATE HEALTH | PHYSICAL | \$7,638.00 |
| TOTAL INSURANCE FUND | | | \$27,929.09 |

INFORMATION SYSTEMS

| | | | |
|-------------------|-------------------------------------|---------------------------|--------------------|
| 47008524 4507 | CDW-GOVERNMENT INC | SYMANTEC ENDPOINT PROTECT | \$3,324.10 |
| 47008524 4507 | FOUR WINDS INTERACTIVE, LLC | ANNUAL MAINTENANCE | \$663.98 |
| 47008524 4542 | VISION TECHNOLOGY SOLUTIONS, LLC DB | PROFESSIONAL SERVICES | \$7,250.00 |
| 47008524 4542 | WEATHERGUARD ROOFING CO. | PER THE PROPOSAL #5840 DA | \$595.00 |
| 47008525 4602 | CDW-GOVERNMENT INC | BLACK BOX 20FT CAT5 CAT5E | \$29.81 |
| 47008525 4602 | CDW-GOVERNMENT INC | C2G CAT5E NON-BOOTED UNSH | \$44.87 |
| 47008525 4602 | CDW-GOVERNMENT INC | CDW 14' CAT5E OR CAT5 RJ4 | \$8.25 |
| 47008525 4619 | CDW-GOVERNMENT INC | SYMANTEC SOFTWARE MAINTEN | \$5,133.16 |
| 47008525 4619 | TKB ASSOCIATES INC | MPD LASERFICHE WEB DISTRI | \$7,995.00 |
| 47008525 4619 | TKB ASSOCIATES INC | MPP1 LASERFICHE WEB DISTR | \$1,467.00 |
| OPERATIONS | | | \$26,511.17 |

| | | | |
|-----------------------|--------------------|---------------------------|--------------------|
| 47008625 4602 | CDW-GOVERNMENT INC | DELL E2016H - LED MONITOR | \$210.02 |
| 47008625 4602 | CDW-GOVERNMENT INC | DELL HARDWARE SERVICE WIT | \$168.12 |
| 47008625 4602 | CDW-GOVERNMENT INC | DELL OPTIPLEX 3050 | \$1,280.00 |
| 47008625 4602 | PACE SYSTEMS | CAMERA SYSTEM: DELL RECOR | \$12,514.00 |
| 47008625 4602 | PACE SYSTEMS | CAMERA SYSTEM: IRRS UPGRA | \$2,754.00 |
| 47008625 4602 | PACE SYSTEMS | CAMERA SYSTEM: MILESTONE | \$26,686.00 |
| 47008625 4602 | PACE SYSTEMS | CAMERA SYSTEM: SYSTEM AND | \$8,000.00 |
| 47008625 4602 | PACE SYSTEMS | CAMERA SYSTEM: VEHICLE MA | \$17,999.00 |
| 47008625 4619 | SUPERION LLC | ASP GENERAL SERVICE | \$11,520.14 |
| CAPITAL ASSETS | | | \$81,131.28 |

TOTAL INFORMATION SYSTEMS FUND **\$107,642.45**

BILL LIST TOTAL **\$709,536.81**

SUNGARD PUBLIC SECTOR
 DATE: 01/04/2018
 TIME: 10:49:17

VILLAGE OF HOFFMAN ESTATES
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 1
 ACCTPA21

SELECTION CRITERIA: transact.t_c='20' and transact.trans_date between '20171214 00:00:00.000' and '20180104 00:00:00.000'
 ACCOUNTING PERIOD: 1/18

FUND - 01 - GENERAL FUND

| CASH ACCT | CHECK NO | ISSUE DT | VENDOR | NAME | BUDGET UNIT | -----DESCRIPTION----- | SALES TAX | AMOUNT |
|-------------|----------|----------|--------|--------------------------|-------------|-----------------------|-----------|-------------|
| 0102 | 105145 V | 07/05/17 | 18601 | FIDELITY NATIONAL TITLE | 40400013 | RFD 970 BUTTERCREEK | 0.00 | -111.23 |
| 0102 | 105237 V | 06/30/17 | 18625 | CHRISTIE WILSON | 40 | UB REFUND | 0.00 | -102.96 |
| 0102 | 105245 V | 06/30/17 | 18609 | HARRIET LITAS | 40 | UB REFUND | 0.00 | -153.26 |
| 0102 | 105482 V | 08/03/17 | 18664 | RA SUIN & JAKE CHUNG | 40 | UB REFUND | 0.00 | -8.08 |
| 0102 | 105561 V | 08/08/17 | 9182 | ELLIOTT GOODE | 01 | OVER PYMT INS RFD | 0.00 | -82.02 |
| 0102 | 106200 V | 09/19/17 | 9977 | PATRICK SEGER | 01101622 | TRAVEL FOR IPELRA | 0.00 | -149.50 |
| 0102 | 106278 V | 10/03/17 | 12052 | CREATIVE PRODUCT SOURCIN | 01202423 | VARIOUS SUPPLIES | 0.00 | -1,614.44 |
| 0102 | 107089 V | 12/05/17 | 18340 | PETLAND | 01202623 | CANINE FOOD | 0.00 | -660.08 |
| 0102 | 107117 V | 12/05/17 | 2260 | VULCAN INC | 40406824 | BEDDING STONE | 0.00 | -3,546.64 |
| 0102 | 107138 V | 11/30/17 | 18856 | TIMOTHY & LAUREN MATZ | 40 | UB REFUND | 0.00 | -496.48 |
| 0102 | 107226 V | 12/19/17 | 9440 | HEALY ASPHALT CO., LLC. | 01404224 | SURFACE | 0.00 | -266.75 |
| 0102 | 107226 V | 12/19/17 | 9440 | HEALY ASPHALT CO., LLC. | 01404224 | SURFACE | 0.00 | -102.34 |
| 0102 | 107226 V | 12/19/17 | 9440 | HEALY ASPHALT CO., LLC. | 29000025 | 2017 ROAD IMPROVEMENT | 0.00 | -117,615.60 |
| 0102 | 107226 V | 12/19/17 | 9440 | HEALY ASPHALT CO., LLC. | 01404224 | SURFACE MATERIAL | 0.00 | -310.18 |
| 0102 | 107226 V | 12/19/17 | 9440 | HEALY ASPHALT CO., LLC. | 40406724 | SURFACE MATERIAL | 0.00 | -525.26 |
| 0102 | 107226 V | 12/19/17 | 9440 | HEALY ASPHALT CO., LLC. | 40406724 | SURFACE MATERIAL | 0.00 | -99.91 |
| 0102 | 107226 V | 12/19/17 | 9440 | HEALY ASPHALT CO., LLC. | 40406724 | SURFACE MATERIAL | 0.00 | -343.87 |
| 0102 | 107226 V | 12/19/17 | 9440 | HEALY ASPHALT CO., LLC. | 01404224 | SURFACE MATERIAL | 0.00 | -93.12 |
| TOTAL CHECK | | | | | | | 0.00 | -119,357.03 |
| 0102 | 107271 V | 12/19/17 | 13996 | O'REILLY AUTO PARTS | 01404524 | RTN REPAIR PARTS | 0.00 | 32.95 |
| 0102 | 107271 V | 12/19/17 | 13996 | O'REILLY AUTO PARTS | 01404524 | RTN REPAIR PARTS | 0.00 | 109.59 |
| 0102 | 107271 V | 12/19/17 | 13996 | O'REILLY AUTO PARTS | 01404524 | REPAIR PARTS | 0.00 | -4.99 |
| 0102 | 107271 V | 12/19/17 | 13996 | O'REILLY AUTO PARTS | 01404524 | REPAIR PARTS | 0.00 | -113.62 |
| 0102 | 107271 V | 12/19/17 | 13996 | O'REILLY AUTO PARTS | 01404524 | REPAIR PARTS | 0.00 | -3.21 |
| 0102 | 107271 V | 12/19/17 | 13996 | O'REILLY AUTO PARTS | 40406723 | REPAIR PARTS | 0.00 | -3.99 |
| 0102 | 107271 V | 12/19/17 | 13996 | O'REILLY AUTO PARTS | 01404524 | RTN CORE RFD | 0.00 | 4.03 |
| 0102 | 107271 V | 12/19/17 | 13996 | O'REILLY AUTO PARTS | 01404524 | REPAIR PARTS | 0.00 | -5.39 |
| 0102 | 107271 V | 12/19/17 | 13996 | O'REILLY AUTO PARTS | 01404524 | OIL FILTER | 0.00 | -3.76 |
| 0102 | 107271 V | 12/19/17 | 13996 | O'REILLY AUTO PARTS | 01404524 | COMPRESSOR | 0.00 | -174.75 |
| 0102 | 107271 V | 12/19/17 | 13996 | O'REILLY AUTO PARTS | 40406824 | REPAIR PARTS | 0.00 | -223.81 |
| 0102 | 107271 V | 12/19/17 | 13996 | O'REILLY AUTO PARTS | 01404524 | RTN REPAIR PARTS | 0.00 | 174.75 |
| 0102 | 107271 V | 12/19/17 | 13996 | O'REILLY AUTO PARTS | 01404524 | COMPRESSOR | 0.00 | -174.75 |
| 0102 | 107271 V | 12/19/17 | 13996 | O'REILLY AUTO PARTS | 01404424 | TANK HEATER | 0.00 | -84.04 |
| TOTAL CHECK | | | | | | | 0.00 | -470.99 |
| 0102 | 107305 V | 12/19/17 | 12720 | UPS SHIPPING CHARGES | 01101423 | SHIPPING | 0.00 | -306.30 |
| 0102 | 107305 V | 12/19/17 | 12720 | UPS SHIPPING CHARGES | 01101423 | SHIPPING | 0.00 | -7.84 |
| TOTAL CHECK | | | | | | | 0.00 | -314.14 |
| 0102 | 107317 | 12/18/17 | 1248 | ARROW ROAD CONSTRUCTION | 29000025 | 2017 ROAD IMPROVEMENT | 0.00 | 117,615.60 |

SUNGARD PUBLIC SECTOR
 DATE: 01/04/2018
 TIME: 10:49:17

VILLAGE OF HOFFMAN ESTATES
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 2
 ACCTPA21

SELECTION CRITERIA: transact.t_c='20' and transact.trans_date between '20171214 00:00:00.000' and '20180104 00:00:00.000'
 ACCOUNTING PERIOD: 1/18

FUND - 01 - GENERAL FUND

| CASH ACCT | CHECK NO | ISSUE DT | VENDOR | NAME | BUDGET UNIT | -----DESCRIPTION----- | SALES TAX | AMOUNT |
|-------------|----------|----------|--------|--------------------------|-------------|-----------------------|-----------|----------|
| 0102 | 107318 | 12/18/17 | 9440 | HEALY ASPHALT CO., LLC. | 01404224 | SURFACE MATERIALS | 0.00 | 310.18 |
| 0102 | 107318 | 12/18/17 | 9440 | HEALY ASPHALT CO., LLC. | 40406724 | SURFACE MATERIALS | 0.00 | 525.26 |
| 0102 | 107318 | 12/18/17 | 9440 | HEALY ASPHALT CO., LLC. | 40406724 | SURFACE MATERIALS | 0.00 | 99.91 |
| 0102 | 107318 | 12/18/17 | 9440 | HEALY ASPHALT CO., LLC. | 40406724 | SURFACE MATERIALS | 0.00 | 343.87 |
| 0102 | 107318 | 12/18/17 | 9440 | HEALY ASPHALT CO., LLC. | 01404224 | SURFACE MATERIALS | 0.00 | 93.12 |
| 0102 | 107318 | 12/18/17 | 9440 | HEALY ASPHALT CO., LLC. | 01404224 | SURFACE MATERIALS | 0.00 | 266.75 |
| 0102 | 107318 | 12/18/17 | 9440 | HEALY ASPHALT CO., LLC. | 01404224 | SURFACE MATERIALS | 0.00 | 102.34 |
| TOTAL CHECK | | | | | | | | 1,741.43 |
| 0102 | 107319 | 12/19/17 | 2262 | VULCAN MATERIALS CO | 40406824 | BEDDING STONE | 0.00 | 3,546.64 |
| 0102 | 107320 | 12/19/17 | 11887 | JEREMY JAHNKE | 01 | C-PAL LOAN | 0.00 | 1,737.00 |
| 0102 | 107321 | 12/19/17 | 5713 | CHRIS LENCZEWSKI | 01101322 | REIM TRAVEL MEETING | 0.00 | 35.50 |
| 0102 | 107322 | 12/19/17 | 11662 | ALFRED G RONAN LTD | 01101124 | LEGAL SERVICES MARCH | 0.00 | 5,000.00 |
| 0102 | 107323 | 12/19/17 | 12720 | UPS SHIPPING CHARGES | 01101423 | SHIPPING | 0.00 | 7.84 |
| 0102 | 107324 | 12/19/17 | 1294 | THE UPS STORE | 01101423 | SHIPPING | 0.00 | 306.30 |
| 0102 | 107325 | 12/19/17 | 17803 | INTERSTATE POWER SYSTEMS | 01404524 | REPAIR PARTS | 0.00 | 3.21 |
| 0102 | 107326 | 12/19/17 | 13996 | O'REILLY AUTO PARTS | 01404524 | RTN COMPRESSOR | 0.00 | -174.75 |
| 0102 | 107326 | 12/19/17 | 13996 | O'REILLY AUTO PARTS | 01404524 | COMPRESSOR | 0.00 | 174.75 |
| 0102 | 107326 | 12/19/17 | 13996 | O'REILLY AUTO PARTS | 01404424 | TANK HEATER | 0.00 | 84.04 |
| 0102 | 107326 | 12/19/17 | 13996 | O'REILLY AUTO PARTS | 40406723 | REPAIR PARTS | 0.00 | 3.99 |
| 0102 | 107326 | 12/19/17 | 13996 | O'REILLY AUTO PARTS | 01404524 | WIPER MOTOR | 0.00 | 113.62 |
| 0102 | 107326 | 12/19/17 | 13996 | O'REILLY AUTO PARTS | 01404524 | WIPER MOTOR RTN | 0.00 | -109.59 |
| 0102 | 107326 | 12/19/17 | 13996 | O'REILLY AUTO PARTS | 01404524 | REPAIR PARTS | 0.00 | 4.99 |
| 0102 | 107326 | 12/19/17 | 13996 | O'REILLY AUTO PARTS | 01404524 | COMPRESSOR | 0.00 | 174.75 |
| 0102 | 107326 | 12/19/17 | 13996 | O'REILLY AUTO PARTS | 01404524 | OIL FILTER | 0.00 | 3.76 |
| 0102 | 107326 | 12/19/17 | 13996 | O'REILLY AUTO PARTS | 01404524 | CORE CREDIT | 0.00 | -4.03 |
| 0102 | 107326 | 12/19/17 | 13996 | O'REILLY AUTO PARTS | 01404524 | REPAIR PARTS | 0.00 | 5.39 |
| 0102 | 107326 | 12/19/17 | 13996 | O'REILLY AUTO PARTS | 01404524 | RTN REPAIR PARTS | 0.00 | -32.95 |
| 0102 | 107326 | 12/19/17 | 13996 | O'REILLY AUTO PARTS | 40406824 | REPAIR PARTS | 0.00 | 223.81 |
| TOTAL CHECK | | | | | | | | 467.78 |
| 0102 | 107327 | 12/19/17 | 4496 | VERIZON WIRELESS | 01101124 | WIRELESS SERVICES | 0.00 | 912.84 |
| 0102 | 107327 | 12/19/17 | 4496 | VERIZON WIRELESS | 01101224 | WIRELESS SERVICES | 0.00 | 156.34 |
| 0102 | 107327 | 12/19/17 | 4496 | VERIZON WIRELESS | 01101324 | WIRELESS SERVICES | 0.00 | 63.50 |
| 0102 | 107327 | 12/19/17 | 4496 | VERIZON WIRELESS | 01101424 | WIRELESS SERVICES | 0.00 | 171.81 |
| 0102 | 107327 | 12/19/17 | 4496 | VERIZON WIRELESS | 01101524 | WIRELESS SERVICES | 0.00 | 63.50 |
| 0102 | 107327 | 12/19/17 | 4496 | VERIZON WIRELESS | 01101624 | WIRELESS SERVICES | 0.00 | 127.00 |
| 0102 | 107327 | 12/19/17 | 4496 | VERIZON WIRELESS | 01102524 | WIRELESS SERVICES | 0.00 | 132.10 |
| 0102 | 107327 | 12/19/17 | 4496 | VERIZON WIRELESS | 01106224 | WIRELESS SERVICES | 0.00 | 63.50 |
| 0102 | 107327 | 12/19/17 | 4496 | VERIZON WIRELESS | 01207124 | WIRELESS SERVICES | 0.00 | 63.50 |
| 0102 | 107327 | 12/19/17 | 4496 | VERIZON WIRELESS | 01201224 | WIRELESS SERVICES | 0.00 | 711.87 |
| 0102 | 107327 | 12/19/17 | 4496 | VERIZON WIRELESS | 01301224 | WIRELESS SERVICES | 0.00 | 102.72 |
| 0102 | 107327 | 12/19/17 | 4496 | VERIZON WIRELESS | 01303124 | WIRELESS SERVICES | 0.00 | 127.00 |
| 0102 | 107327 | 12/19/17 | 4496 | VERIZON WIRELESS | 01303124 | WIRELESS SERVICES | 0.00 | 127.00 |
| 0102 | 107327 | 12/19/17 | 4496 | VERIZON WIRELESS | 01303224 | WIRELESS SERVICES | 0.00 | 214.84 |

SUNGARD PUBLIC SECTOR
 DATE: 01/04/2018
 TIME: 10:49:17

VILLAGE OF HOFFMAN ESTATES
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 3
 ACCTPA21

SELECTION CRITERIA: transact.t_c='20' and transact.trans_date between '20171214 00:00:00.000' and '20180104 00:00:00.000'
 ACCOUNTING PERIOD: 1/18

FUND - 01 - GENERAL FUND

| CASH | ACCT | CHECK NO | ISSUE DT | VENDOR | NAME | BUDGET UNIT | -----DESCRIPTION----- | SALES TAX | AMOUNT |
|-------------|------|----------|----------|--------|--------------------------|-------------|-----------------------|-----------|------------|
| 0102 | | 107327 | 12/19/17 | 4496 | VERIZON WIRELESS | 01303324 | WIRELESS SERVICES | 0.00 | 63.50 |
| 0102 | | 107327 | 12/19/17 | 4496 | VERIZON WIRELESS | 01401224 | WIRELESS SERVICES | 0.00 | 109.93 |
| 0102 | | 107327 | 12/19/17 | 4496 | VERIZON WIRELESS | 01404124 | WIRELESS SERVICES | 0.00 | 116.56 |
| 0102 | | 107327 | 12/19/17 | 4496 | VERIZON WIRELESS | 01404224 | WIRELESS SERVICES | 0.00 | 58.69 |
| 0102 | | 107327 | 12/19/17 | 4496 | VERIZON WIRELESS | 01404324 | WIRELESS SERVICES | 0.00 | 208.55 |
| 0102 | | 107327 | 12/19/17 | 4496 | VERIZON WIRELESS | 01404424 | WIRELESS SERVICES | 0.00 | 375.18 |
| 0102 | | 107327 | 12/19/17 | 4496 | VERIZON WIRELESS | 01404524 | WIRELESS SERVICES | 0.00 | 63.50 |
| 0102 | | 107327 | 12/19/17 | 4496 | VERIZON WIRELESS | 01404824 | WIRELESS SERVICES | 0.00 | 205.72 |
| 0102 | | 107327 | 12/19/17 | 4496 | VERIZON WIRELESS | 01501224 | WIRELESS SERVICES | 0.00 | 138.29 |
| 0102 | | 107327 | 12/19/17 | 4496 | VERIZON WIRELESS | 01505024 | WIRELESS SERVICES | 0.00 | 63.50 |
| 0102 | | 107327 | 12/19/17 | 4496 | VERIZON WIRELESS | 01505124 | WIRELESS SERVICES | 0.00 | 866.13 |
| 0102 | | 107327 | 12/19/17 | 4496 | VERIZON WIRELESS | 01505224 | WIRELESS SERVICES | 0.00 | 572.33 |
| 0102 | | 107327 | 12/19/17 | 4496 | VERIZON WIRELESS | 01505924 | WIRELESS SERVICES | 0.00 | 167.64 |
| 0102 | | 107327 | 12/19/17 | 4496 | VERIZON WIRELESS | 01556524 | WIRELESS SERVICES | 0.00 | 127.00 |
| 0102 | | 107327 | 12/19/17 | 4496 | VERIZON WIRELESS | 40406724 | WIRELESS SERVICES | 0.00 | 1,445.95 |
| 0102 | | 107327 | 12/19/17 | 4496 | VERIZON WIRELESS | 47008524 | WIRELESS SERVICES | 0.00 | 85.79 |
| 0102 | | 107327 | 12/19/17 | 4496 | VERIZON WIRELESS | 47001224 | WIRELESS SERVICES | 0.00 | 2,901.67 |
| 0102 | | 107327 | 12/19/17 | 4496 | VERIZON WIRELESS | 47001224 | WIRELESS SERVICES | 0.00 | 99.99 |
| TOTAL CHECK | | | | | | | | 0.00 | 10,707.44 |
| 0102 | | 107334 | 12/20/17 | 14504 | ANDREW LOBOSCO | 01505224 | BOOT STIPEND | 0.00 | 100.00 |
| 0102 | | 107335 | 12/20/17 | 15699 | HOME DEPOT | 01303123 | VARIOUS SUPPLIES | 0.00 | 252.70 |
| 0102 | | 107335 | 12/20/17 | 15699 | HOME DEPOT | 01404123 | VARIOUS SUPPLIES | 0.00 | 13.94 |
| 0102 | | 107335 | 12/20/17 | 15699 | HOME DEPOT | 01404524 | VARIOUS SUPPLIES | 0.00 | 58.76 |
| 0102 | | 107335 | 12/20/17 | 15699 | HOME DEPOT | 01404624 | VARIOUS SUPPLIES | 0.00 | 99.00 |
| 0102 | | 107335 | 12/20/17 | 15699 | HOME DEPOT | 01404624 | VARIOUS SUPPLIES | 0.00 | 25.33 |
| 0102 | | 107335 | 12/20/17 | 15699 | HOME DEPOT | 01404723 | VARIOUS SUPPLIES | 0.00 | 499.00 |
| 0102 | | 107335 | 12/20/17 | 15699 | HOME DEPOT | 01404824 | VARIOUS SUPPLIES | 0.00 | 389.49 |
| 0102 | | 107335 | 12/20/17 | 15699 | HOME DEPOT | 01404824 | VARIOUS SUPPLIES | 0.00 | 883.17 |
| 0102 | | 107335 | 12/20/17 | 15699 | HOME DEPOT | 01605824 | VARIOUS SUPPLIES | 0.00 | 632.72 |
| 0102 | | 107335 | 12/20/17 | 15699 | HOME DEPOT | 40406823 | VARIOUS SUPPLIES | 0.00 | 138.98 |
| 0102 | | 107335 | 12/20/17 | 15699 | HOME DEPOT | 40406823 | VARIOUS SUPPLIES | 0.00 | 47.92 |
| 0102 | | 107335 | 12/20/17 | 15699 | HOME DEPOT | 40406825 | VARIOUS SUPPLIES | 0.00 | 265.58 |
| 0102 | | 107335 | 12/20/17 | 15699 | HOME DEPOT | 40406825 | VARIOUS SUPPLIES | 0.00 | 379.84 |
| 0102 | | 107335 | 12/20/17 | 15699 | HOME DEPOT | 47008525 | VARIOUS SUPPLIES | 0.00 | 113.17 |
| TOTAL CHECK | | | | | | | | 0.00 | 3,799.60 |
| 0102 | | 107336 | 12/20/17 | 11682 | NORTH WEST HOUSING PARTN | 04000024 | SINGLE FAMILY REHAB | 0.00 | 683.85 |
| 0102 | | 107337 | 12/20/17 | 11682 | NORTH WEST HOUSING PARTN | 04000024 | REHAB LOAN 1670 BAYSI | 0.00 | 21,950.00 |
| 0102 | | 107338 | 12/22/17 | 13925 | JASON LOEB | 01 | C-PAL | 0.00 | 1,885.50 |
| 0102 | | 107339 | 12/27/17 | 10915 | BARRINGTON PUBLIC LIBRAR | 60 | 2017 EDA DISTRIBUTION | 0.00 | 191,545.27 |
| 0102 | | 107340 | 12/27/17 | 16831 | HOFFMAN ESTATES PARK DIS | 60 | 2017 EDA DISTRIBUTION | 0.00 | 524,967.03 |
| 0102 | | 107341 | 12/27/17 | 2538 | ELGIN COMMUNITY COLLEGE | 60 | 2017 EDA DISTRIBUTION | 0.00 | 481,079.11 |
| 0102 | | 107342 | 12/27/17 | 10914 | NORTHWEST MOSQUITO ABATE | 60 | 2017 EDA DISTRIBUTION | 0.00 | 8,439.98 |

SUNGARD PUBLIC SECTOR
 DATE: 01/04/2018
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VILLAGE OF HOFFMAN ESTATES
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 4
 ACCTPA21

SELECTION CRITERIA: transact.t_c='20' and transact.trans_date between '20171214 00:00:00.000' and '20180104 00:00:00.000'
 ACCOUNTING PERIOD: 1/18

FUND - 01 - GENERAL FUND

| CASH ACCT | CHECK NO | ISSUE DT | VENDOR | NAME | BUDGET UNIT | -----DESCRIPTION----- | SALES TAX | AMOUNT |
|-------------|----------|----------|--------|--------------------------|-------------|-----------------------|-----------|------------|
| 0102 | 107343 | 12/27/17 | 16840 | METROPOLITAN WATER RECLA | 60 | 2017 EDA DISTRIBUTION | 0.00 | 342,663.36 |
| 0102 | 107344 | 12/27/17 | 10913 | BARRINGTON TOWNSHIP | 60 | 2017 EDA DISTRIBUTION | 0.00 | 26,163.96 |
| 0102 | 107345 | 12/27/17 | 10911 | COOK COUNTY FOREST PRESE | 60 | 2017 EDA DISTRIBUTION | 0.00 | 53,171.90 |
| 0102 | 107346 | 12/27/17 | 11876 | COOK COUNTY COMPTROLLER | 60 | 2017 EDA DISTRIBUTION | 0.00 | 449,851.17 |
| 0102 | 107347 | 12/27/17 | 15990 | SCHOOL DISTRICT U-46 | 60 | 2017 EDA DISTRIBUTION | 0.00 | 78,024.23 |
| 0102 | 107348 | 12/27/17 | 10922 | POPLAR CREEK LIBRARY DIS | 60 | 2017 EDA DISTRIBUTION | 0.00 | 8,582.94 |
| 0102 | 107349 | 12/27/17 | 10915 | BARRINGTON PUBLIC LIBRAR | 60 | 2017 EDA ESCROW BAL | 0.00 | 7,386.87 |
| 0102 | 107350 | 12/27/17 | 16831 | HOFFMAN ESTATES PARK DIS | 60 | 17 EDA ESCROW BALANCE | 0.00 | 20,247.04 |
| 0102 | 107351 | 12/27/17 | 2538 | ELGIN COMMUNITY COLLEGE | 60 | 17 EDA ESCROW BALANCE | 0.00 | 18,554.36 |
| 0102 | 107352 | 12/27/17 | 10914 | NORTHWEST MOSQUITO ABATE | 60 | 17 EDA ESCROW BALANCE | 0.00 | 325.51 |
| 0102 | 107353 | 12/27/17 | 16840 | METROPOLITAN WATER RECLA | 60 | 17 EDA ESCROW BALANCE | 0.00 | 13,215.91 |
| 0102 | 107354 | 12/27/17 | 10913 | BARRINGTON TOWNSHIP | 60 | 17 EDA ESCROW BALANCE | 0.00 | 1,009.08 |
| 0102 | 107355 | 12/27/17 | 10911 | COOK COUNTY FOREST PRESE | 60 | 17 EDA ESCROW BALANCE | 0.00 | 2,050.75 |
| 0102 | 107356 | 12/27/17 | 11876 | COOK COUNTY COMPTROLLER | 60 | 17 EDA ESCROW BALANCE | 0.00 | 17,349.95 |
| 0102 | 107357 | 12/27/17 | 15990 | SCHOOL DISTRICT U-46 | 60 | 17 EDA ESCROW BALANCE | 0.00 | 3,038.30 |
| 0102 | 107358 | 12/27/17 | 10922 | POPLAR CREEK LIBRARY DIS | 60 | 17 EDA ESCROW BALANCE | 0.00 | 332.77 |
| 0102 | 107359 | 12/27/17 | 16256 | EDD STATE OF CALIFORNIA | 01 | 4TH QTR INCOME TAX | 0.00 | 95.16 |
| 0102 | 107360 | 12/28/17 | 15726 | ART BORSHELL | 01101122 | FUEL | 0.00 | 28.70 |
| 0102 | 107360 v | 12/28/17 | 15726 | ART BORSHELL | 01101122 | FUEL | 0.00 | -28.70 |
| TOTAL CHECK | | | | | | | 0.00 | 0.00 |
| 0102 | 107361 | 12/28/17 | 10900 | KRAIG OLSEN | 01 | C-PAL | 0.00 | 2,000.00 |
| 0102 | 107362 | 12/28/17 | 18884 | MATTHEW BRACKEN | 01 | C-PAL | 0.00 | 1,697.90 |
| 0102 | 107363 | 12/28/17 | 12346 | SPRINT | 40406724 | WIRELESS SERVICES | 0.00 | 41.24 |
| 0102 | 107364 | 12/28/17 | 1981 | SHELL CREDIT CARD CENTER | 01101122 | FUEL | 0.00 | 28.70 |
| 0102 | 107365 | 12/29/17 | 18887 | JOSEPH NOTARNICOLA | 01 | RFD IMRF DED IN ERROR | 0.00 | 18.90 |
| 0102 | 107366 | 12/29/17 | 18156 | RYAN JOHNSON | 04000028 | CDBG REIM 10/16-8/17 | 0.00 | 146.37 |
| 0102 | 107381 | 12/29/17 | 13280 | TREASURER, STATE OF ILLI | 03400024 | CORRECTED INVOICE | 0.00 | 951.69 |

SUNGARD PUBLIC SECTOR
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VILLAGE OF HOFFMAN ESTATES
CHECK REGISTER - DISBURSEMENT FUND

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SELECTION CRITERIA: transact.t_c='20' and transact.trans_date between '20171214 00:00:00.000' and '20180104 00:00:00.000'
ACCOUNTING PERIOD: 1/18

FUND - 01 - GENERAL FUND

| CASH ACCT | CHECK NO | ISSUE DT | VENDOR | NAME | BUDGET UNIT | -----DESCRIPTION----- | SALES TAX | AMOUNT |
|--------------------|----------|----------|--------|------|-------------|-----------------------|-----------|--------------|
| TOTAL CASH ACCOUNT | | | | | | | 0.00 | 2,295,500.29 |
| TOTAL FUND | | | | | | | 0.00 | 2,295,500.29 |
| TOTAL REPORT | | | | | | | 0.00 | 2,295,500.29 |

VILLAGE OF HOFFMAN ESTATES

**AN ORDINANCE GRANTING A VARIATION TO PREMISES AT
2061-2071 N. BARRINGTON ROAD, HOFFMAN ESTATES, ILLINOIS**

WHEREAS, the Planning and Zoning Commission, at a public hearing duly called and held according to law on November 15, 2017, considered the request by Itasca Bank & Trust Co., Trust #12551 (owner) and Stonegate Properties, Inc. (applicant) of the property commonly known as 2061-2071 N. Barrington Road, and shown on Exhibit "A" attached hereto and made a part hereof, to consider the request for a variation from Section 9-3-8-M-10-e-(1) of the Zoning Code to permit a third menu board sign and an additional ground sign on the property located at 2061-2071 N. Barrington Road; and

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

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

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

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

Section 2: A variation authorized under Section 9-3-8-m-10-e-(1) of the Zoning Code is hereby granted to Itasca Bank & Trust Co., Trust #12551 (owner) and Stonegate Properties, Inc. (applicant) of property commonly known as 2061-2071 N. Barrington Road, to permit a third (11 square foot) menu board sign and an additional ground sign (3 square foot speaker post) on the property located at 2061-2071 N. Barrington Road.

Section 3: The variation is granted upon the following conditions:

- a) This sign variation is only valid in conjunction with a site plan approval to allow a second full service drive-thru restaurant in the southern unit of the building on this site. In the event the drive-thru restaurant business closes or vacates this unit and is not replaced by another identical use within 6 months, this variation shall automatically become void and the signs and equipment approved by this action shall be completely removed from the property.
- b) No bollards are approved to be installed on the site. In the event the petitioner is concerned with a sign being potentially hit by vehicles, the sign shall be moved further from the drive aisle.
- c) The sign shall be constructed per the size and location included in the petitioner's application materials submitted with this request.
- d) In the event the property owner seeks any additional sign variation anywhere on this property, the owner shall be required to develop a Master Sign Plan for the property that encompasses all existing and proposed signage on the property, including conversion of all prior variations into the Master Sign Plan, so as to provide a comprehensive document governing the entire property. Upon approval of such a Master Sign Plan replacing prior variations, all prior variations shall become void.

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

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

PASSED THIS _____ day of _____, 2018

| VOTE | AYE | NAY | ABSENT | ABSTAIN |
|-----------------------------|-------|-------|--------|---------|
| Trustee Karen V. Mills | _____ | _____ | _____ | _____ |
| Trustee Anna Newell | _____ | _____ | _____ | _____ |
| Trustee Gary J. Pilafas | _____ | _____ | _____ | _____ |
| Trustee Gary G. Stanton | _____ | _____ | _____ | _____ |
| Trustee Michael Gaeta | _____ | _____ | _____ | _____ |
| Trustee Karen Arnet | _____ | _____ | _____ | _____ |
| President William D. McLeod | _____ | _____ | _____ | _____ |

APPROVED THIS _____ DAY OF _____, 2018

Village President

ATTEST:

Village Clerk

Published in pamphlet form this _____ day of _____, 2018.



VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION
FINDING OF FACT

PROJECT NO.: 2017035P

VILLAGE BOARD MEETING DATE: NOVEMBER 20, 2017

RECONSIDERED DECEMBER 4 & 18, 2017

PETITIONER(S):

ITASCA BANK & TRUST CO, TRUST #12551 (OWNER) AND STONEGATE PROPERTIES, INC (APPLICANT)

PROJECT ADDRESS: 2061-2071 N. BARRINGTON ROAD ZONING DISTRICT: B-2, COMMUNITY BUSSINES

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

Recommendation: **DENIAL**

Vote: 2 Ayes, 4 Nays, 5 Absent

PZC MEETING DATE: NOVEMBER 15, 2017

STAFF ASSIGNED: DANIEL RITTER

A. Request by Itasca Bank & Trust Co, Trust #12551 (Owner) and Stonegate Properties, Inc (applicant) to consider a Site Plan Amendment for a second drive-thru on the property located at 2061-2071 N. Barrington Road. The following conditions shall apply:

1. This site plan amendment shall only be valid if as long as the subject property's tenants have the documented legal right to use the North West Corporate Centre parking spaces immediately adjacent to the east of the subject property.
2. This approval is granted based on the petitioner's application materials submitted with this request or presented at the public meetings (along with any conditions of approval required by the Village). Parking and drive-thru data relied upon in this review are specific to the existing Starbucks operations (including a drive-thru facility), the existing Wholesome Health Pharmacy occupancy, and the proposed Jimmy John's use as defined in the application materials, therefore, any change in any tenant or operations in the building that differs from those included in this review shall require a new Site Plan Amendment review by the Village. This includes any changes to operations (such as an expanded food menu/service or hours of operation by any of the tenants) that will increase parking or drive thru demand beyond the current levels.
3. Prior to issuance of a tenant build-out permit for the Jimmy John's unit, the petitioner shall submit a comprehensive wayfinding plan for the property that specifically provides guidance to drivers using the dual-purpose drive-thru and addresses any permitted off-site and rear parking that will serve tenants of the building. The plan shall be subject to review and approval by the Village Board (through the Planning, Building and Zoning Committee) and may include pavement striping and instructional/directional signage as allowed by the Village Sign Code.

WITH CONDITIONS A1, A3 & A4 AMENDED BY VILLAGE BOARD 12/18/2017

4. All property maintenance violations on the subject property shall be corrected prior to issuance of any occupancy permit for the Jimmy John's space, or by January 31, 2018, whichever comes first.
5. All deliveries to each of the businesses in this building shall be managed so they do not impede parking or circulation on the site or on the adjacent roadways. This may require scheduling deliveries when all businesses are closed, limiting the size of delivery vehicles, or other measures, and this shall apply to all businesses in the building.

B. Request by Itasca Bank & Trust Co, Trust #12551 (Owner) and Stonegate Properties, Inc (applicant) to consider a variation under Section 9-3-8-M-10-e-(1) of the Zoning Code to permit a third (11 square foot) menu board sign and an additional ground sign (3 square foot speaker post) on the property located at 2061-2071 N. Barrington Road. The following conditions shall apply:

1. This sign variation is only valid in conjunction with a site plan approval to allow a second full service drive-thru restaurant in the southern unit of the building on this site. In the event the drive-thru restaurant business closes or vacates this unit and is not replaced by another identical use within 6 months, this variation shall automatically become void and the signs and equipment approved by this action shall be completely removed from the property.
2. No bollards are approved to be installed on the site. In the event the petitioner is concerned with a sign being potentially hit by vehicles, the sign shall be moved further from the drive aisle.
3. The sign shall be constructed per the size and location included in the petitioner's application materials submitted with this request.
4. In the event the property owner seeks any additional sign variation anywhere on this property, the owner shall be required to develop a Master Sign Plan for the property that encompasses all existing and proposed signage on the property, including conversion of all prior variations into the Master Sign Plan, so as to provide a comprehensive document governing the entire property. Upon approval of such a Master Sign Plan replacing prior variations, all prior variations shall become void.

FINDING

The Planning & Zoning Commission heard from the petitioner (Doug Altenberger and George M. Moser, Stonegate Properties), their traffic consultant (Michael Werthman, KLOA), the property's broker (Wendell Hollan, CBRE) and the Jimmy Johns franchisee (Alex Salisbury) who explained their proposal to add a second drive-thru lane for a proposed Jimmy John's at the three-tenant retail site located at 2061-2071 N. Barrington Road. The petitioner stated they believed that there is an existing cross-parking easement recorded between the subject property and Northwest Corporate Centre property that would allow tenants on the subject site to

WITH CONDITIONS A1, A3 & A4 AMENDED BY VILLAGE BOARD 12/18/2017

utilize the offsite parking, however they were unable to locate this specific easement document for staff and legal review. They also stated that they believed there would be minimal parking and circulation conflicts on the site with their proposal. The petitioner indicated they did not wish to make further changes or completed further studies based on the tenant's required timing.

The Commission found that the site was approved in 2006 with and included a proposed coffee shop with a drive-thru, a bank with an ATM and a third tenant space expected to be an office type use (currently a health pharmacy). The site approval included 28 onsite parking spaces and did not utilize any offsite parking spaces. Due to significant concerns with the original proposal about the adequacy of parking supply, vehicle stacking, circulation issues and overall tight design of the site, conditions were included in the approval clarifying that any changes to the tenant spaces, parking demand, drive-thru lane or bank ATM would require a formal site plan review and approval.

The Commission also found that the current proposal is dependent on the use of off-site parking during peak periods to accommodate demand for the Jimmy John's and the existing tenants. The petitioner had submitted a copy of an off-site easement agreement, but this easement is not valid for the subject property and therefore is not relevant for this project. The majority of the Commission agreed that documentation was needed establishing recorded legally binding off-site parking rights on the Northwest Corporate Centre property if that was to be part of the petitioner's proposal and referenced in the parking report, otherwise the finding of the report would be invalid.

The Commission raised significant concerns regarding the fact that during peak periods, vehicles waiting for the Jimmy John's drive-through would likely block parking spaces and site circulation. Specific concerns raised included that vehicles wanting to enter the Starbucks's drive-thru lane would need to turn in front of vehicles that were potentially exiting the Jimmy John's drive-thru window. This situation would likely lead to vehicle collisions and the inability for vehicles to enter the Starbucks drive-thru. There were also concerns that vehicles trying to exit the Jimmy John's drive-thru might accidentally turn into the Starbucks drive-thru lane or be blocked from exiting the site by someone trying to turn into Starbucks's drive-thru lane.

Other concerns included that the order board signage locations would cause vehicle damage, vehicles were unlikely to naturally hold tight to the curb or leave small vehicle separations as shown on the site circulation plans and that different tenant deliveries appeared to interfere with peak periods on the site. The majority of the Commission agreed that more specific evidence to support the proposed drive-thru operations or a proposal to mitigate the likely conflicts on-site was needed. The Commission considered the Standards for a variation listed in Section 9-1-18-I of the Zoning Code and determined that the proposal did not meet these Standards and recommended denial of the sign variations by a 2 - 4 vote.

Planning and Zoning Commission Finding of Fact
2061-2071 N. Barrington Rd – Site Plan Amendment and Variations for Jimmy John's Drive-thru
Village Board Meeting Date: November 20, 2017, Reconsidered December 4 & 18, 2017

WITH CONDITIONS A1, A3 & A4 AMENDED BY VILLAGE BOARD 12/18/2017

AUDIENCE COMMENTS

None.

PLANNING AND ZONING COMMISSIONERS

| | |
|-------------------------------|---------------|
| Chairperson Eva Combs | Myrene Iozzo |
| Vice-Chairman Steve Caramelli | Greg Ring |
| Adam Bauske | Nancy Trieb |
| Sharron Boxenbaum | Steve Wehofer |
| Lon Harner | Denise Wilson |
| Lenard Henderson | |

ROLL CALL VOTE

2 Ayes (Bauske, Harner)
4 Nays (Combs, Henderson, Ring, Wilson)
5 Absent (Boxenbaum, Caramelli, Iozzo, Trieb, Wehofer)

MOTION FAILED

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

Staff Report (dated 11-15-17)
Petitioner Application & Submittals
KLOA Traffic Parking Analysis Report
Private Easement Agreement
Legal Notice & Notification Map
Staff Exhibit – Finding of Fact and Memo from 2006 Site Plan Approval
Staff Exhibit - Aerial Photo



VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION
FINDING OF FACT

PROJECT NO.: 2017050P

VILLAGE BOARD MEETING DATE: JANUARY 8, 2018

PETITIONER(S): LGP REALTY HOLDINGS, LLC (OWNER)

PROJECT ADDRESS: 798 BARRINGTON RD

ZONING DISTRICT: B-1, NEIGHBORHOOD BUSINESS DISTRICT

REQUEST: SPECIAL USE FOR GAS STATION

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

Recommendation: **APPROVAL**

Vote: 7 AYES, 0 NAYS, 3 ABSENT, 1 ABSTAIN

PZC MEETING DATE: DECEMBER 20, 2017

STAFF ASSIGNED: **PARTH JOSHI**

Request by LGP Realty Holdings, LLC d/b/a Marathon Gas (Owner) to consider a Special Use under the Zoning Code Section 9-8-1-C-1 to permit a gas station on the property located at 798 N Barrington Rd.

The following conditions shall apply:

1. This approval is granted based on the petitioner's application materials submitted with this request for a special use. Any proposed changes to the building or property that substantially differ from the application materials will require Site Plan approval.
2. No outside storage display or sales area is permitted with this approval. Any future changes to the outdoor sales area is subject to site plan approval.
3. All missing landscaping must be installed per the approved landscape plan by May 15, 2018.

FINDING

The Commission heard from the Petitioners attorneys, Nicole Daniel of Dinsmore & Shohl, LLP, who informed them about the plans to operate the existing Marathon gas station as is. No other changes to the business or site are being proposed.

The Commission learned that the original site was also approved as a gas station and has been operating for many years. The previous special use was issued to the old owner, but they have since sold the property to the current applicant. The Commission learned that the site did have minor repairs to be made regarding landscaping at the site. A question was asked regarding the landscaping replacement and how that process works. It was confirmed that the petitioner will replace all missing landscaping by May 15, 2018.

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

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

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

The Commission considered the Standards for a Special Use and felt that the proposed gas station use met the standards. By a vote of 7-0, the Commission unanimously recommended approval of the request.

AUDIENCE COMMENTS

None.

PLANNING AND ZONING COMMISSIONERS

| | |
|-------------------------------|---------------|
| Chairperson Eva Combs | Myrene Iozzo |
| Vice-Chairman Steve Caramelli | Greg Ring |
| Adam Bauske | Nancy Trieb |
| Sharron Boxenbaum | Sohita Patel |
| Lon Harner | Denise Wilson |
| Lenard Henderson | |

ROLL CALL VOTE

7 Ayes
3 Absent (Iozzo, Ring,
Henderson)
1 Abstain (Patel)

MOTION PASSED

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

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



VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION
STAFF REPORT

PROJECT NO.: 2017050P

PROJECT NAME: MARATHON GAS STATION SPECIAL USE

PROJECT ADDRESS/LOCATION: 798 N BARRINGTON RD

PUBLIC HEARING
YES NO

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

MEETING DATE: DECEMBER 20, 2017

STAFF ASSIGNED: PARTH JOSHI

REQUESTED MOTION

Approval of a request by LGP Realty Holdings, LLC d/b/a Marathon Gas (Owner) to consider a Special Use under the Zoning Code Section 9-8-1-C-1 to permit a gas station on the property located at 798 N Barrington Rd.

INCLUDES RECOMMENDED CONDITIONS
YES NO

| | | |
|----------------------|--|---|
| ACRES: 0.76 | ZONING DISTRICT: B-1, Neighborhood Business District | |
| ADJACENT PROPERTIES: | NORTH: Forest Preserve, Zoned FP EAST: Commercial, Streamwood | SOUTH: Community Business District, Zoned B-2 WEST: Manufacturing, Zoned M-1 |

BACKGROUND

The original site was approved as a gas station in the 1970's to Checker Oil Company. There has since been substantial changes to the site as well as to the ownership. The most recent expansion to the site was in 1996. The subject property has been a gas station for a number of years and is currently a Marathon Gas Station with a small convenient store. The current applicant recently purchased the property in 2015. Since the original special use was granted to the old owner, a new special use is required for the new owner.

PROPOSAL

The petitioner intends to operate the gas station as originally approved and will feature gasoline and diesel fuel, oil & automotive accessories, and snacks. No change to the site plan is being proposed at this time.

SPECIAL USE – ZONING CODE SECTION 9-8-1-C-1

Section 9-8-1-C-1 of the Zoning Code identifies an automobile service station as a special use in the B-1 District.

For the special use permit review, the Planning & Zoning Commission shall consider the use of the gas station and the potential impacts that the granting of the special use may or may not have on the surrounding neighborhood. Specifically, "Section 9-1-18-l of the Zoning Code (Standards for a Special Use) states: "No special use shall be recommended by the Planning and Zoning Commission unless said Planning and Zoning Commission shall find:

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

The petitioner has addressed the standards in their application and provided a written description for their planned operations.

STAFF REPORT

There has been no known issues or complaints received for the subject property in the past and is anticipated to continue to operate the same as it was previously.

The petitioner had been noted for property violations and maintenance issues back in August 2017. Since then, the petitioner has made repairs and brought the property up to code. Repairs included seal coating, striping, and removal of dead landscaping. Due to the cold weather, the petitioner has requested that missing landscaping to be installed in spring 2018, but an exact date was not provided to staff. A recommended condition has been added requiring full compliance with the approved landscape plan by May 15, 2018.

RECOMMENDED CONDITIONS

1. This approval is granted based on the petitioner's application materials submitted with this request for a special use. Any proposed changes to the building or property that substantially differ from the application materials will require Site Plan approval.
2. No outside storage display or sales area is permitted with this approval. Any future changes to the outdoor sales area is subject to site plan approval.
3. All missing landscaping must be installed per the approved landscape plan by May 15, 2018.

Attachments: Petitioner's Applications and Submittals
 Staff Exhibit – Aerial Photo
 Legal Notice
 Location Map



RECEIVED
NOV 30 2017
PLANNING DIVISION

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

Special Use for Service Station 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 | <u>\$500</u> | Check No. <u>3070</u> Date Paid <u>11/30/2017</u> |
| Project Number: | <u>2017050P</u> | |
| Staff Assigned: | <u>Parth Tashi</u> | |
| Meeting Date: | <u>12/20/2017</u> | Public Hearing: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Sign Posting Required: | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Date Sign Posted <u>12/08/2017</u> |

PLEASE PRINT OR TYPE

Date: November 28, 2017

Project Name: Special Use Gas Station - 798 Barrington Road

Project Description: Service Station

Project Address/Location: 798 Barrington Road, Hoffman Estates, Illinois

Property Index No. 06-13-401-047-0000

Acres: .76 Zoning District: B-1

I. Owner of Record

LGP Realty Holdings LLC

| | | |
|---------------------------------|----------------|-----------------------------|
| Name | | Company |
| 515 Hamilton Street - Suite 200 | | Allentown |
| Street Address | | City |
| PA | 18101 | (610) 625-8056 |
| State | Zip Code | Telephone Number |
| (610) 625-5566 | | bruce.simmons@cstbrands.com |
| Fax Number | E-Mail Address | |

II. Applicant (Contact Person/Project Manager)

Nicole Daniel

Dinsmore & Shohl LLP

| | | |
|----------------------------|----------------|----------------------------|
| Name | | Company |
| 227 W. Monroe - Suite 3850 | | Chicago |
| Street Address | | City |
| IL | 60606 | (312) 428-2726 |
| State | Zip Code | Telephone Number |
| (312) 372-6085 | | nicole.daniel@dinsmore.com |
| Fax Number | E-Mail Address | |

Applicant's relationship to property: Attorney

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 Nicole H. Daniel to act on my behalf and advise that he/she has full authority to act as my/our representative.

George Wilkins dotloop verified
11/22/17 10:00AM EST
QG47J951-8HHD-D8DY

George Wilkins, VP, Wholesale Ops

Owner Signature

Print Name

IV. Acknowledgement(s)

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

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

Owner's Signature: George Wilkins dotloop verified
11/22/17 10:00AM EST
OB3C-QE2B-FCP3-NTYS

Owner's Name (Please Print): George Wilkins, VP, Wholesale Ops

Applicant's Signature: Nicole Daniel
(If other than Owner)

Applicant's Name (Please Print): Nicole Daniel

Date: 11/21/17

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

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

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

Addendums Attached:

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



**VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION
SPECIAL USE ADDENDUM**

RECEIVED
NOV 30 2017
PLANNING DIVISION

REQUIRED SUBMITTALS:

- General Application
- \$500 Special Use hearing fee/\$750 for "All Other Uses"
- Legal Description
Typically found on a tax bill, survey, mortgage documents or deed
- Current Plat of Survey drawn to scale
- A scale drawing of the floor plan and elevations, including windows and door locations.
- A Project Narrative detailing the use, hours of operation, parking demand, etc. Provide relevant plans, studies, and any other documents to support the request.
- A written response to each of the Standards for a Special Use (see below).

You are responsible for posting a notification sign(s) on your property 10 days before the Planning & Zoning Commission hearing and removing the sign(s) 10 days after final Village Board action. Specific requirements will be provided by Planning Staff.

No special use shall be recommended by the Planning and Zoning Commission unless said Commission finds that adequate evidence is provided to meet the Special Use Standards. (Respond to each standard as it applies to your request either below or address on a separate sheet)

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

The operation of a gas station as a special use will
not endanger the public health, safety, morals, comfort
or general welfare of the public. The site was
previously granted a special use to operate as a gas
station which included variations for sign usage.

2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

The requested special use is the same as the current special use granted on the premises in 1996. The continued use which was previously permitted will not substantially diminish or impair property values.

Extending the current special use to the new owner will not have any negative impact on the surrounding land.

3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;

Allowing the property site to continue its operation as a gas station will not impede development in the surrounding area. The subject property is currently situated on commercial property with commercial development surrounding it.

4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided;

The site is currently being operated as a gas station
with previous approval for the special use and
sign variations. Adequate utilities for access and
other facilities have already been installed and are
fully operational.

5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in public streets; and

The special use was previously approved and
access for ingress and egress was determined to be
appropriate. The access is adequate and will
not be modified.

6. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except in each instance as such regulations may be modified by the Village Board pursuant to the recommendation of the Planning and Zoning Commission.

The special use is in conformance with applicable
zoning regulations within the district and will not be
modified from the existing use.

Project Narrative
Special Use Application

Applicant: Nicole H. Daniel; Dinsmore & Shohl LLP
Property Address: 798 Barrington Road, Hoffman Estates, Illinois
Property Owner: LGP Realty Holdings LLC
November 28, 2017

The Applicant is requesting a Special Use Permit on behalf of the property owner, LGP Realty Holdings LLC ("LGP"), to allow the continued use of a gas station with convenient store situated on approximately .76 acres at 798 Barrington Road, Hoffman Estates, Illinois (the "Property"). The current use of the property is a gas station which special use application was approved in 1996 pursuant to Ordinance No. 2830-1996, "An Ordinance Granting a Special Use and Sign Variations to Marathon Oil Company, 798 Barrington Road, Hoffman Estates, Illinois" (the "Ordinance"). A copy of which is enclosed herewith. The gas station is currently open 24 hours each day of the week and will continue to operate during these hours given the nature of the business and public demand. The parking and access to the Property was approved in the Ordinance and has not been modified.

LGP does not intend to modify the existing conditions on the Property and will the plans do not differ from the previously submitted and approved plans from 1996. The requested special use was previously approved in 1996 and LGP intends to comply with the terms in the Ordinance regarding the previously approved use.

Legal Description

798 Barrington Road, Hoffman Estates, Illinois

That part of the Northerly 183.00 feet of the Easterly 200.00 feet of the Northeast Quarter of the Southeast Quarter of Section 13, Township 41 North, Range 9 East of the Third Principal Meridian, lying West of the Westerly right-of-way of Barrington Road, in Cook County, Illinois.

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning & Zoning Commission of the Village of Hoffman Estates will hold a public hearing at the request of LOP Realty Holdings, LLC d/b/a Marathon Gas (Owner) to consider a Special Use under the Zoning Code to permit a gas station on the property located at 798 N Barrington Rd., P.O. Box 100, Hoffman Estates, IL 60139-0100. The hearing will be held on Wednesday, December 20, 2017 at 7:00 p.m. in the Hoffman Estates Municipal Building, 1900 Hassell Road, Hoffman Estates, IL. Steve Combs, Chairperson Planning and Zoning Commission. Published in Daily Herald December 5, 2017 (4488498)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

**Northwest Suburbs
Daily Herald**

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the Northwest Suburbs DAILY HERALD. That said Northwest Suburbs DAILY HERALD is a secular newspaper, published in Arlington Heights and has been circulated daily in the Village(s) of:

Arlington Heights, Barrington, Barrington Hills, Bartlett, Buffalo Grove, Deer Park, Des Plaines, Elk Grove, Hanover Park, Hoffman Estates, Inverness, Mt Prospect, Palatine, Prospect Heights, Rolling Meadows, Schaumburg, South Barrington, Streamwood, Wheeling

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

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published December 5, 2017 in said Northwest Suburbs DAILY HERALD.

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

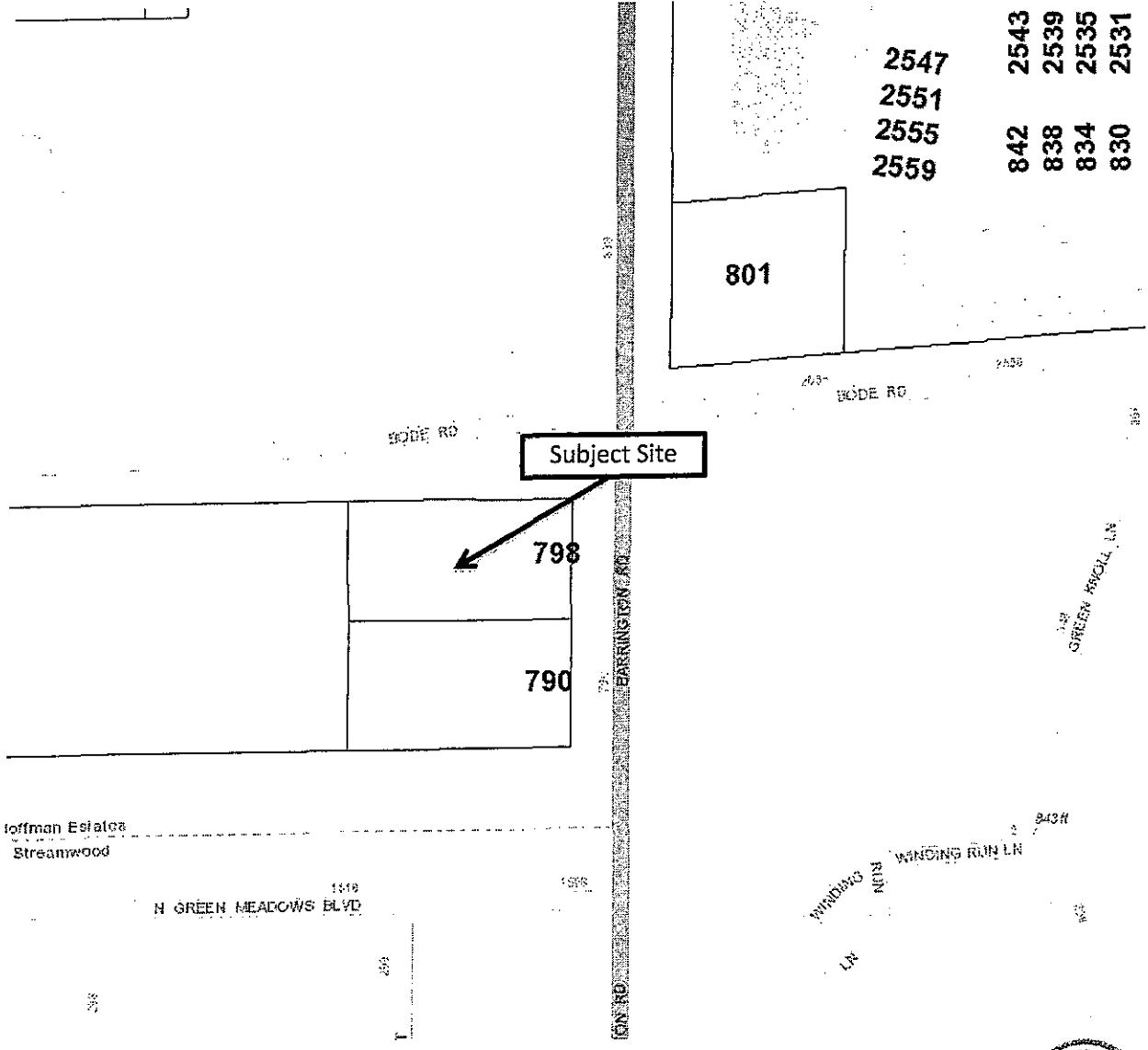
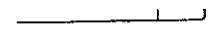
PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Paula Baltz*
Designee of the Publisher and Officer of the Daily Herald

Control # 4488498

798 N Barrington Rd

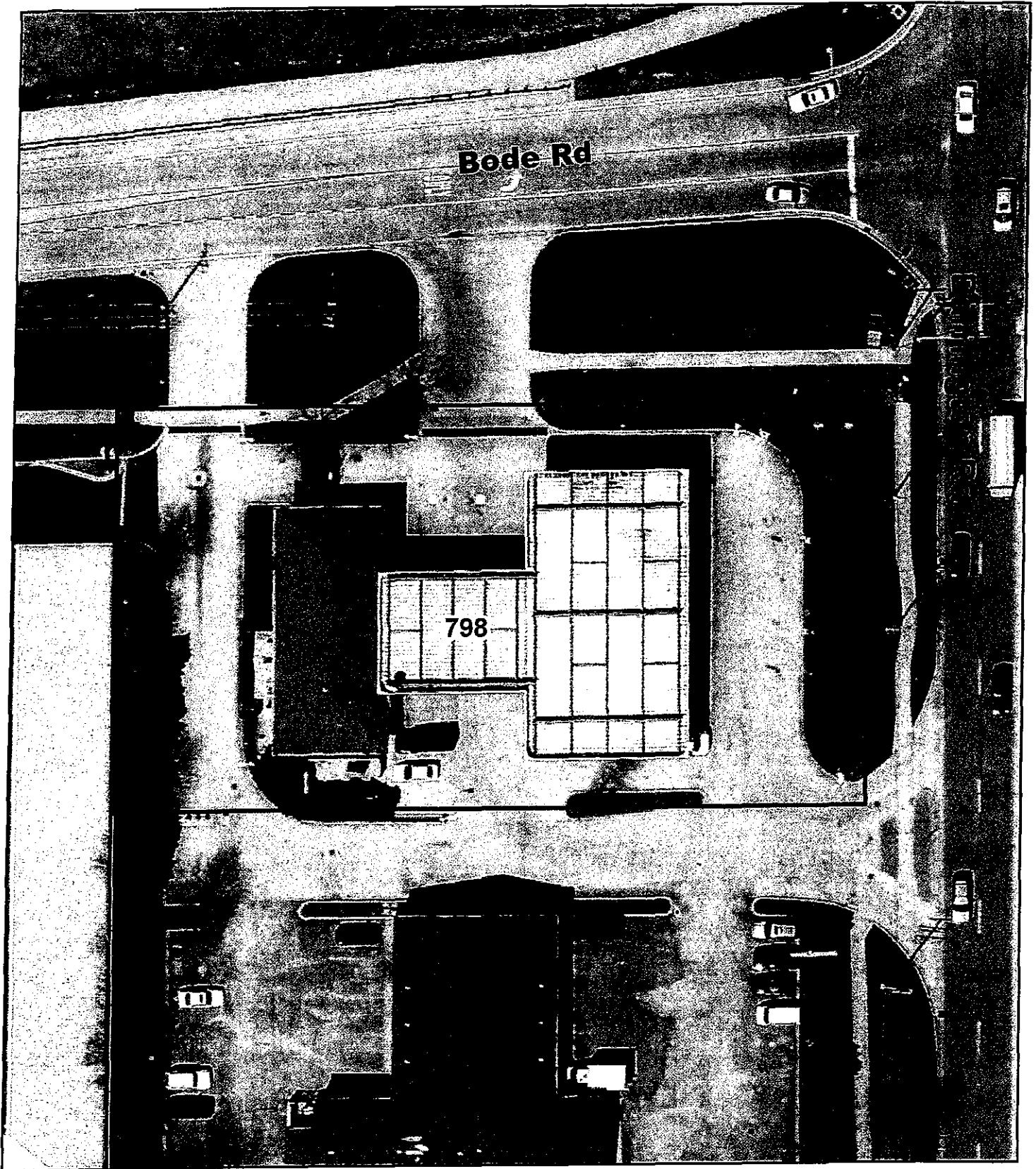
P.I.N. 06-13-401-047-0000



December 2017
 Village of Hoffman Estates
 Planning Division



Marathon Gas Station 798 N Barrington Rd



0 30 60 Feet



Planning Division
Village of Hoffman Estates
December 2017



VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION
FINDING OF FACT

PROJECT NO.: 2017044P

VILLAGE BOARD MEETING DATE: JANUARY 8, 2018

PETITIONER(S): BRIGHT HOPE INTERNATIONAL (OWNER)

PROJECT ADDRESS: 2060-2080 STONINGTON AVE ZONING DISTRICT: M-1, MANUFACTURING DISTRICT

REQUEST: SPECIAL USE AND SITE PLAN AMENDMENT FOR MULTIPURPOSE ASSEMBLY USE

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

Recommendation: **APPROVAL**

Vote: 7 AYES, 0 NAYS, 1 ABSTAIN, 3 ABSENT

PZC MEETING DATE: DECEMBER 20, 2017

STAFF ASSIGNED: **DANIEL RITTER**

Request by Bright Hope International (owner) to consider an amendment to Special Use Ordinance 4499-2015 under zoning code section 9-9-1-C-2-I and site plan approval for a multipurpose assembly and office use on the property located at 2060 – 2080 Stonington Avenue. The following conditions shall apply:

1. Based on the phasing plan proposed by the petitioner, prior to December 31, 2019, as stated in condition #2, the petitioner shall submit a complete formal application to consider a Special Use Amendment and Site Plan Amendment specifically addressing the parking lot expansion to +/- 100 parking spaces on this site.
2. In conjunction with the petitioner's subsequent phase of building and site improvements, the property owner shall submit for review all required plans and applications for the Special Use Amendment and Site Plan Amendment to renovate the building interior and to complete the parking lot expansion (shown in this submittal as a Preliminary Concept site plan) and related site improvements by December 31, 2019, to ensure that the parking lot expansion is completed by September 30, 2020. Additional deadlines will be provided at the time of the review of the phase two plans.
3. If the parking supply for the building and its occupants is deemed to be inadequate by the Village, the Village may require that plans be submitted for the second phase of the project at any time during the interim period prior to December 31, 2019, to be initiated by a written notice from the Village providing a new deadline to the property owner for phase two submittals. Failure to proceed with submittals within these deadlines will result in further Village action, which may include revocation of the Special Use granted with this request.
4. The Special Use is granted based on the condition that the property owner shall comply with all building code requirements necessary to convert the existing warehouse building into an assembly use building.

The following conditions pertain to the ongoing operations:

5. This approval is granted based on the petitioner's application materials submitted with this request and materials submitted for the previously approved Special Use ordinance 4499-2015. Any proposed changes to the building or property that substantially differ from these application materials will require prior Village approval and may require a formal amendment to the approved Special Use and Site Plan Amendment, as determined by the Village. Such changes include, but are not limited to, use of the assembly space beyond the extent indicated in the petitioner's application. Activities in the building that exceed the Special Use approval without prior Village approval will result in further action by the Village, which may include revocation of the Special Use granted with this request.
6. Parking shall occur only in legally marked parking spaces or at legal on-street locations. The property owner shall monitor the parking to ensure that illegal parking does not occur. Failure to properly manage the parking will result in further action by the Village, which may include revocation of the Special Use granted with this request.
7. Due to this property's heavy dependence on public street parking, the Village shall reserve the right to require that parking boxes be striped on Stonington Avenue, the full cost for which shall be paid by the property owner.
8. The Village shall reserve the right if it is deemed necessary by the Village to require the property owner to conduct parking counts to be submitted to the Village for review.
9. The property owner shall coordinate the interior programming of the building to ensure that parking demand is minimized and that Bright Hope office and warehouse activities are limited when an event is held concurrently in the assembly space by another user.
10. The property owner shall obtain prior permission from the respective property owners for any off-site parking that occurs at private parking lots in the vicinity.
11. Parking disputes between the subject property owner (Bright Hope International) and other property owners shall be the responsibility of the property owner to resolve.
12. The maximum occupancy of the assembly space shall be limited to no more than 225 persons based on the available parking on-site, on-street, and through permission granted by other property owners near the site. Failure to abide by the occupancy requirement shall result in further action by the Village, which may include revocation of the Special Use granted with this request. At such time as the Special Use is amended, the Village may consider a higher maximum occupancy for the assembly space.
13. All conditions previously approved under Ordinance 3150-2000 pertaining to the retail sales use in the building for Bright Hope International in the 2060 Stonington Avenue space shall remain in effect.

FINDING

The Planning and Zoning Commission heard from Lawrence Freeman (attorney for Bright Hope) about the petitioner’s request. Mr. Lawrence explained that due to the anticipated parking demand on the property from the 2015 approval, Bright Hope was required to submit a permit to expand the parking lot by the end of 2017. Bright Hope is now asking for a two-year extension for that work since they decided not to expand at this location as originally proposed and have listed the property for sale. The church that primarily uses the assembly space (Waterfront Community Church) has also not grown as quickly as originally anticipated and are well below capacity. Since there is likely to be a new owner with a new vision for the property, the petitioner does not wish to complete the parking lot work at this time.

The Commission found that there were no known issues or complaints since the approval and that pushing the required parking lot work out two years was unlikely to cause any immediate problems. If there are any unanticipated parking or traffic issues in the interim, there are conditions to ensure that they will be effectively resolved by the owner. The Commission also found that if any new property owner wanted to keep the assembly use in the building, they would need to be issued a new special use and that a review and analysis would be completed based on the new petitioner’s submittal.

The Commission considered the site plan amendment and the Standards for a Special Use listed in Section 9-1-18-I of the Zoning Code and determined that the proposal met the Standards. By a vote of 7-0, the Commission unanimously recommended approval of the special use and site plan amendment request.

AUDIENCE COMMENTS

None.

PLANNING AND ZONING COMMISSIONERS

| | |
|-------------------------------|---------------|
| Chairperson Eva Combs | Myrene Iozzo |
| Vice-Chairman Steve Caramelli | Greg Ring |
| Adam Bauske | Nancy Trieb |
| Sharron Boxenbaum | Sohita Patel |
| Lon Harner | Denise Wilson |
| Lenard Henderson | |

ROLL CALL VOTE

7 Ayes
1 Abstain (Patel)
3 Absent (Henderson, Iozzo,
Ring)

MOTION PASSED

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

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



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT NO.: 2017044P

PROJECT NAME: BRIGHT HOPE ASSEMBLY SPACE
SPECIAL USE & SITE PLAN AMENDMENT

PROJECT ADDRESS/LOCATION: 2060 – 2080 STONINGTON AVENUE

PUBLIC HEARING
YES NO

REZONING MASTER SIGN PLAN SPECIAL USE AMENDMENT VARIATION
SITE PLAN AMENDMENT PLAT

MEETING DATE: DECEMBER 20, 2017

STAFF ASSIGNED: DANIEL RITTER *DR*

REQUESTED MOTION

Request by Bright Hope International (owner) to consider an amendment to Special Use Ordinance 4499-2015 under zoning code section 9-9-1-C-2-1 and site plan approval for a multipurpose assembly and office use on the property located at 2060 – 2080 Stonington Avenue.

INCLUDES RECOMMENDED CONDITIONS
YES NO

ACRES: 2.4 (APPROXIMATE)

ZONING DISTRICT: M-1, MANUFACTURING DISTRICT

ADJACENT NORTH: MULTI-TENANT BUILDING, M-1 SOUTH: NORTHWEST CORPORATE CENTER, B-2
PROPERTIES: EAST: ANALYSTS, INC., M-1 WEST: RED ROOF INN, B-2

BACKGROUND

Bright Hope International (herein referred to as Bright Hope) is the current owner of the subject property. Bright Hope is a nonprofit organization that works to combat poverty, respond to humanitarian crises and disasters, provide medical assistance, and to open churches in extremely poor communities throughout the world. The Bright Hope building is 37,500 square feet and includes offices and areas occasionally used for packaging food and materials into shipping containers that are then sent overseas. The 2060 Stonington Avenue space includes primarily offices, the 2070 Stonington Avenue space includes a high-ceilinged warehouse area, and the 2080 space is an assembly space that received special use approval in 2015. The assembly space functions similarly to a conference center space that is used by Bright Hope but also leased to Waterfront Community Church and other organizations (covered in more detail below).

The Bright Hope office and warehouse operations are a Permitted Use in the M-1 District. In 2000, Bright Hope was granted a Special Use to allow retail sales in the building comprising less than 15% of the square footage of the 2060 Stonington Avenue space. The approval included conditions related to parking lot improvements, lighting levels, outside storage, truck parking, rooftop equipment screening, and enforcement of parking restrictions (that the police can write tickets for illegal parking).

In 2015, the Village approved a special use for Bright Hope to operate the assembly space including a congregation room that included space for up to 225 persons. This space is managed similarly to a conference center, but is leased to Waterfront Community Church as well as to other organizations. Bright Hope also expected to complete interior renovations and expansion including the addition of a second floor of offices (this is described as Phase Two in the conditions and previous approval). The petitioner's traffic study and staff's estimates anticipated that between the expanded use of the Bright Hope offices and the assembly space, that parking demand would exceed the on-site parking supply. It was anticipated that there would be some on-street parking required to accommodate all users that were projected. To accommodate all anticipated parking demand on-site as required by code, it was recommended that the parking lot be expanded to an empty unused area on the property to accommodate this demand. A concept plan for that parking lot expansion was designed; however due to the unknown parking numbers and costs associated with the parking lot expansion, it was requested that the expansion be completed at a later date. Conditions were added that required the special use and site plan approvals to come back by the end of 2017 to reassess the parking situation.

PROPOSAL

Since the 2015 approval, Bright Hope has chosen not to move forward with their planned expansion of the interior of the building. Bright Hope has placed the property up for sale and the future use of the property is unknown at this point. Since Bright Hope does not plan to expand any longer, they do not wish to expand the parking lot if it is not need at this time and would like to leave that choice to the future property owner who may or may not require it. The primary user of the assembly space, Waterfront Community Church, has also not seen their membership expand as quickly as originally anticipated and is well under the 225 person capacity limit. The majority of the parking for the church is accommodated on site with just a few of the closest on-street parking spaces being used on Sundays and during special events.

Bright Hope is proposing to extend the deadline for the parking lot expansion until December 31, 2019 to give them time to market the property for a new user. Besides the parking lot expansion deadline, the approval (and conditions) would otherwise remain the same as the 2015 approval. As with all special uses the approval is granted to the specific owner and business operating the space. If and when a new owner purchased the property, they would need to apply for a new special use that would be analyzed based on the newly proposed uses for the property at that time.

SPECIAL USE – ZONING CODE SECTION 9-9-1-C-2-L

The subject property is zoned M-1, Manufacturing District. An assembly use is not a Permitted or listed Special Use in the M-1 District. The district includes an allowance under Section 9-9-1-C-2-L for "all other uses not heretofore cited" to be reviewed as a Special Use. The Special Use review should consider any potential impact of the proposed interior and exterior changes. Section 9-1-18-I of the Zoning Code (Standards for a Special Use) states: "No special use shall be recommended by the Planning and Zoning Commission unless said Planning and Zoning Commission shall find:

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided;
5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in public streets; and
6. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except in each instance as such regulations may be modified by the Village Board pursuant to the recommendation of the Planning and Zoning Commission.

STAFF SUMMARY

The parking lot includes 61 spaces (6 handicapped parking spaces are required based on total occupancy numbers). The 2015 KLOA parking study and staff analysis concluded that in subsequent years the facility would increasingly rely on on-street parking as the church congregation grows or if the assembly space is ever used to its full capacity. However, at this time the Bright Hope offices are only lightly used during daytime and weekday hours and there are no other tenants in the building. The church has also not expanded its membership as originally anticipated and is below the assembly space's approved capacity. The site is anticipated to continue being utilized at similar levels in the interim until it is sold. No known issues or complaints have been received regarding the assembly use or on-street parking. It is not anticipated that pushing the deadline out 2 years will have any consequences on the current site and will allow Bright Hope time to market the property. Depending on the future owner and use of the site, the assembly space and parking lot expansion will need to be reviewed for necessity and compliance at that time based on the proposal.

Several conditions of approval were included with the original approval to help avoid potential parking problems. These conditions will remain to ensure that if there are any unanticipated parking or traffic control issues, they will be effectively resolved by the owner. The only changes to the original conditions include the newly proposed 2019 expiration date and the removal of the conditions pertaining to the building permit and construction processes for the phase one work which has been completed.

NOTIFICATION

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

RECOMMENDED CONDITIONS

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

Request by Bright Hope International (owner) to consider an amendment to Special Use Ordinance 4499-2015 under zoning code section 9-9-1-C-2-I and site plan approval for a multipurpose assembly and office use on the property located at 2060 – 2080 Stonington Avenue.

1. Based on the phasing plan proposed by the petitioner, prior to December 31, 2019, as stated in condition #2, the petitioner shall submit a complete formal application to consider a Special Use Amendment and Site Plan Amendment specifically addressing the parking lot expansion to +/- 100 parking spaces on this site.
2. In conjunction with the petitioner's subsequent phase of building and site improvements, the property owner shall submit for review all required plans and applications for the Special Use Amendment and Site Plan Amendment to renovate the building interior and to complete the parking lot expansion (shown in this submittal as a Preliminary Concept site plan) and related site improvements by December 31, 2019, to ensure that the parking lot expansion is completed by September 30, 2020. Additional deadlines will be provided at the time of the review of the phase two plans.
3. If the parking supply for the building and its occupants is deemed to be inadequate by the Village, the Village may require that plans be submitted for the second phase of the project at any time during the interim period prior to December 31, 2019, to be initiated by a written notice from the Village providing a new deadline to the property owner for phase two submittals. Failure to proceed with submittals within these deadlines will result in further Village action, which may include revocation of the Special Use granted with this request.
4. The Special Use is granted based on the condition that the property owner shall comply with all building code requirements necessary to convert the existing warehouse building into an assembly use building.

The following conditions pertain to the ongoing operations:

5. This approval is granted based on the petitioner's application materials submitted with this request and materials submitted for the previously approved Special Use ordinance 4499-2015. Any proposed changes to the building or property that substantially differ from these application materials will require prior Village approval and may require a formal amendment to the approved Special Use and Site Plan Amendment, as determined by the Village. Such changes include, but are not limited to, use of the assembly space beyond the extent indicated in the petitioner's application. Activities in the building that exceed the Special Use approval without prior Village approval will result in further action by the Village, which may include revocation of the Special Use granted with this request.
6. Parking shall occur only in legally marked parking spaces or at legal on-street locations. The property owner shall monitor the parking to ensure that illegal parking does not occur. Failure to properly

manage the parking will result in further action by the Village, which may include revocation of the Special Use granted with this request.

7. Due to this property's heavy dependence on public street parking, the Village shall reserve the right to require that parking boxes be striped on Stonington Avenue, the full cost for which shall be paid by the property owner.
8. The Village shall reserve the right if it is deemed necessary by the Village to require the property owner to conduct parking counts to be submitted to the Village for review.
9. The property owner shall coordinate the interior programming of the building to ensure that parking demand is minimized and that Bright Hope office and warehouse activities are limited when an event is held concurrently in the assembly space by another user.
10. The property owner shall obtain prior permission from the respective property owners for any off-site parking that occurs at private parking lots in the vicinity.
11. Parking disputes between the subject property owner (Bright Hope International) and other property owners shall be the responsibility of the property owner to resolve.
12. The maximum occupancy of the assembly space shall be limited to no more than 225 persons based on the available parking on-site, on-street, and through permission granted by other property owners near the site. Failure to abide by the occupancy requirement shall result in further action by the Village, which may include revocation of the Special Use granted with this request. At such time as the Special Use is amended, the Village may consider a higher maximum occupancy for the assembly space.
13. All conditions previously approved under Ordinance 3150-2000 pertaining to the retail sales use in the building for Bright Hope International in the 2060 Stonington Avenue space shall remain in effect.

Attachments: Petitioner's Application and Submittals
 2015 Approval (Ordinance and Finding of Fact)
 Legal Notice & Location Map
 Staff Exhibit – Aerial Photo



**VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING DIVISION
GENERAL APPLICATION***

RECEIVED
NOV 15 2017

Special Use for per attached Narrative 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 500.00 Check No. 31981 Date Paid 11/15/17

Project Number: 2017044P

Staff Assigned: Ritter

Meeting Date: 12-20-17

Public Hearing: Yes No

Sign Posting Required: Yes No

Date Sign Posted 12-8-17

PLEASE PRINT OR TYPE

Date: November 10, 2017

Project Name: Bright Hope International

Project Description: Amendment to Special Use 4499-2015

Project Address/Location: 2060-2080 Stonington Avenue

Property Index No. 07-06-102-001-0000

Acres: 2.4 Zoning District: M-1

I. Owner of Record

Bright Hope International

| | | |
|------------------------|----------------|-----------------------|
| Name | | Company |
| 2080 Stonington Avenue | | Hoffman Estates |
| Street Address | | City |
| Illinois | 60169 | 224-520-6100 |
| State | Zip Code | Telephone Number |
| 224-513-4383 | | chdyer@brighthope.org |
| Fax Number | E-Mail Address | |

II. Applicant (Contact Person/Project Manager)

| | | |
|-------------------------------------|----------------|-------------------------------------|
| Lawrence M. Freedman | | Ash, Anos, Freedman & Logan, L.L.C. |
| Name | | Company |
| 77 W. Washington Street, Suite 1211 | | Chicago |
| Street Address | | City |
| Illinois | 60602 | 312-346-1390 |
| State | Zip Code | Telephone Number |
| 312-346-7847 | | lmfreedman@aflaw.com |
| Fax Number | E-Mail Address | |

Applicant's relationship to property: attorney and agent for owner

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 Lawrence M. Freedman to act on my behalf and advise that he/she has full authority to act as my/our representative.

Bright Hope International
By: 

C.H. Dyer, CEO/President
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: C.H. Dyer

Owner's Name (Please Print): Bright Hope International

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

Applicant's Name (Please Print): By: C.H. Dyer, CEO/President

Date: November 10, 2017

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

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

Email: planning@hoffmanestates.org

Address: 1900 Hassell Road
Hoffman Estates, IL 60169

Phone: (847) 781-2660

Fax: (847) 781-2679

Addendums Attached:

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



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION SPECIAL USE ADDENDUM

REQUIRED SUBMITTALS:

- General Application
- \$500 Special Use hearing fee/\$750 for "All Other Uses"
- Legal Description
Typically found on a tax bill, survey, mortgage documents or deed
- Current Plat of Survey drawn to scale
- A scale drawing of the floor plan and elevations, including windows and door locations.
- A Project Narrative detailing the use, hours of operation, parking demand, etc. Provide relevant plans, studies, and any other documents to support the request.
- A written response to each of the Standards for a Special Use (see below).

You are responsible for posting a notification sign(s) on your property 10 days before the Planning & Zoning Commission hearing and removing the sign(s) 10 days after final Village Board action. Specific requirements will be provided by Planning Staff.

No special use shall be recommended by the Planning and Zoning Commission unless said Commission finds that adequate evidence is provided to meet the Special Use Standards. (Respond to each standard as it applies to your request either below or address on a separate sheet)

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

The improvements for this project have been designed with a standard of care that will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. The project will comply with all life safety and building code requirements. The site plan design, which was submitted in support of the special use granted under Ordinance No. 4499-2015 remains unchanged and the use of the property since the granting of the special use has not intensified such that the site plan demonstrates a sufficient quantity of parking and vehicular ingress and egress and for the site and the use.

2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

The surrounding properties are utilized for primarily business, hospitality, and industrial uses. This special use should not diminish or impair property values. Considering the adequacy of the quantity of parking spaces and of the vehicular ingress and egress of the property, this will have no negative impact on the adjacent properties. The operation of the property since the granting of the existing special use has not resulted in any injury to the use and enjoyment of neighborhood property.

3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;

Inasmuch as the surrounding properties are already developed, this special use has not, and will not impede the development of any of the surrounding properties.

4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided;

The existing building is already serviced by adequate utilities and access roads. Sufficient ingress and egress provisions exist on Stonington and Hassell Roads. The proposed site plan improvements will have more than adequate drainage due to the existing basin at the south portion of the site. Operation of the property since the granting of the special use has not demonstrated any inadequacy of utilities, access roads, drainage or other necessary facilities.

5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in public streets; and

As shown on the proposed site plan, the vehicular ingress and egress are located to minimize traffic congestion in the public streets, and have done so since the granting of the special use.

6. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except in each instance as such regulations may be modified by the Village Board pursuant to the recommendation of the Planning and Zoning Commission.

This special use proposal has not and conforms to all the applicable regulations of the district, as agreed with the requirements and the specific modifications of the Village Board and the Planning and Zoning Commission.

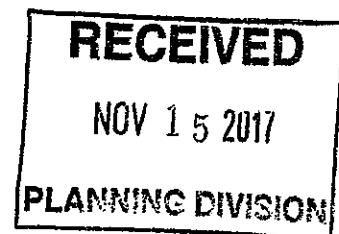
NARRATIVE

On July 20, 2015, the Village enacted Ordinance No. 4499-2015 granting a special use to permit multi-purpose assembly on the subject property which contemplated both the everyday operation of Bright Hope International, the owner of the property, as well as Waterfront Community Church, which conducts religious services on Sundays. At the time of the special use request, it was contemplated that Bright Hope would be expanding its operation over the next few years and that there would need to be an expansion of the existing parking lot in order to accommodate such expansion. There were also some questions about the intensity of use with respect to parking which would be generated by Waterfront Community Church.

Bright Hope sends millions of dollars of donated supplies and equipment to poorer regions in the world and contemplated utilizing the subject property to provide warehousing for such purpose. However, due to changes in how it delivers its donations which are now sent directly overseas from the factory, Bright Hope has a decreasing need for warehouse space. In addition, in 2016 it experienced a significant drop in cash donations. Accordingly, Bright Hope has determined that the subject property is no longer as useful to its program, and on August, 2016 it listed the property for sale.

Given the reduced anticipated activity and Bright Hope's intention to sell the property, it no longer plans to expand the facility and sees no need to upgrade the parking lot at this time. It hopes to find a qualified buyer which will continue to allow Waterfront Church to use the property as it presently does. The Church has operated on the site without incident since the issuance of the special use permit and no parking issues have arisen.

Bright Hope is requesting an amendment to the existing special use to extend the date set forth in Section 2(a) of the Ordinance to provide that the parking lot expansion need not be addressed until December 31, 2019. It is anticipated that long before that date the property will be sold, and once a new user and use is determined, it can then discuss with the Village whether further amendments to the special use permit or a new special use permit are advisable.



Legal Description

2060-80 Stonington, Hoffman Estates, Illinois

LOT 10 IN BARRINGTON INDUSTRIAL CENTER, UNIT 1 AND ALSO LOTS 18 AND 19 IN BARRINGTON INDUSTRIAL CENTER UNIT 2, BOTH BEING SUBDIVISIONS OF PARTS OF FRACTIONAL SECTION 6, TOWNSHIP 41 NORTH, RANGE 10, EAST THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

ORDINANCE NO. 4499 - 2015

VILLAGE OF HOFFMAN ESTATES

**AN ORDINANCE GRANTING A SPECIAL USE TO
BRIGHT HOPE INTERNATIONAL (OWNER)
2060-2080 STONINGTON AVENUE, HOFFMAN ESTATES, ILLINOIS**

WHEREAS, the Planning and Zoning Commission, at a public hearing duly called and held according to law on July 15, 2015, considered the request by Bright Hope International (owner), of property shown on Exhibit "A" and attached hereto and made a part hereof, for a special use under the Zoning Code to permit a multi-purpose assembly use on the property located at 2060-2080 Stonington Avenue; and

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

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

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

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

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

Section 2: A special use authorized under Section 9-9-1-C-2-L of the Zoning Code is hereby granted to Bright Hope International to permit a multi-purpose assembly use on the property located at 2060-2080 Stonington Avenue, subject to the following terms and conditions:

a) Based on the phasing plan proposed by the petitioner, prior to December 31, 2017, as stated in condition #2, the petitioner shall submit a complete formal application to consider a Special Use Amendment and Site Plan Amendment specifically addressing the parking lot expansion to +/- 100 parking spaces on this site.

b) In conjunction with the petitioner's subsequent phase of building and site improvements, the property owner shall submit for review all required plans and applications for the Special Use Amendment and Site Plan Amendment to renovate the building interior and to complete the parking lot expansion (shown in this submittal as a Preliminary Concept site plan) and related site improvements by December 31, 2017, to ensure that the parking lot expansion is completed by September 30, 2018. Additional deadlines will be provided at the time of the review of the phase two plans.

c) If the parking supply for the building and its occupants is deemed to be inadequate by the Village, the Village may require that plans be submitted for the second phase of the project at any time during the interim period prior to December 31, 2017, to be initiated by a written notice from the Village providing a new deadline to the property owner for phase two submittals. Failure to proceed with submittals within these deadlines will result in further Village action, which may include revocation of the Special Use granted with this request.

d) The Special Use is granted based on the condition that the property owner shall comply with all building code requirements necessary to convert the existing warehouse building into an assembly use building.

The following conditions pertain to the building permit and construction processes:

e) The building permit shall be obtained within nine (9) months of the Village Board action on this request.

- f) Bumper blocks (not legal) in the parking lot shall be removed as part of the phase one site improvements. The site plan shall be revised accordingly as part of the building permit review.
- g) The owner shall submit a site work deposit determined based on Village code as a performance guarantee prior to issuance of a building permit.
- h) No signs are approved as part of this request. Any signage for the assembly use and its primary building occupants shall comply with the Zoning Code; additional signage would require Village approval. A sign variation granted previously under Ordinance 3923-2007 has expired.
- i) In accordance with Village Code, construction hours shall be limited to 7 a.m. to 10 p.m. Monday through Friday, and 8 a.m. to 10 p.m. Saturday and Sunday.
- j) Screening shall be provided for any existing and future rooftop units as determined necessary by the Village.
- k) All interior and exterior improvements required in phase one shall be completed prior to issuance of a Certificate of Occupancy.

The following conditions pertain to the ongoing operations:

- l) This approval is granted based on the petitioner's application materials submitted with this request. Any proposed changes to the building or property that substantially differ from the application materials will require prior Village approval and may require a formal amendment to the approved Special Use and Site Plan Amendment, as determined by the Village. Such changes include, but are not limited to, use of the assembly space beyond the extent indicated in the petitioner's application. Activities in the building that exceed the Special Use approval without prior Village approval will result in further action by the Village, which may include revocation of the Special Use granted with this request.
- m) Parking shall occur only in legally marked parking spaces or at legal on-street locations. The property owner shall monitor the parking to ensure that illegal parking does not occur. Failure to properly manage the parking will result in further action by the Village, which may include revocation of the Special Use granted with this request.
- n) Due to this property's heavy dependence on public street parking, the Village shall reserve the right to require that parking boxes be striped on Stonington Avenue, the full cost for which shall be paid by the property owner.
- o) The Village shall reserve the right if it is deemed necessary by the Village to require the property owner to conduct parking counts to be submitted to the Village for review.
- p) The property owner shall coordinate the interior programming of the building to ensure that parking demand is minimized and that Bright Hope office and warehouse activities are limited when an event is held concurrently in the assembly space by another user.
- q) The property owner shall obtain prior permission from the respective property owners for any off-site parking that occurs at private parking lots in the vicinity.
- r) Parking disputes between the subject property owner (Bright Hope International) and other property owners shall be the responsibility of the property owner to resolve.
- s) The maximum occupancy of the assembly space shall be limited to no more than 225 persons based on the available parking on-site, on-street, and through permission granted by other property owners near the site. Failure to abide by the occupancy requirement shall result in further action by the Village, which may include revocation of the Special Use granted with this request. At such time as the Special Use is amended, the Village may consider a higher maximum occupancy for the assembly space.

t) All conditions previously approved under Ordinance 3150-2000 pertaining to the retail sales use in the building for Bright Hope International in the 2060 Stonington Avenue space shall remain in effect.

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

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

PASSED THIS 20th day of July, 2015

| VOTE | AYE | NAY | ABSENT | ABSTAIN |
|--------------------------|----------|----------|--------|---------|
| Trustee Karen V. Mills | <u>X</u> | _____ | _____ | _____ |
| Trustee Anna Newell | <u>X</u> | _____ | _____ | _____ |
| Trustee Gary J. Pilafas | <u>X</u> | _____ | _____ | _____ |
| Trustee Gary G. Stanton | _____ | <u>X</u> | _____ | _____ |
| Trustee Michael Gaeta | <u>X</u> | _____ | _____ | _____ |
| Trustee Gayle Vandenberg | <u>X</u> | _____ | _____ | _____ |
| Mayor William D. McLeod | <u>X</u> | _____ | _____ | _____ |

APPROVED THIS 20th DAY OF July, 2015

William D. McLeod
Village President

ATTEST:

Deborah Roman
Village Clerk

Published in pamphlet form this 23rd day of July, 2015.



VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION
FINDING OF FACT

PROJECT NO.: 2015009P

VILLAGE BOARD MEETING DATE: July 20, 2015

PETITIONER(S): Bright Hope International

PROJECT ADDRESS: 2060-2080 Stonington Avenue ZONING DISTRICT: M-1 Manufacturing District

REQUEST: Special Use, Site Plan Amendment, and Preliminary Concept Review

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

Recommendation: APPROVAL

Vote: 8 Ayes 3 Absent (Boxenbaum, Lawrence, Wilson)

PZC MEETING DATE: July 15, 2015

STAFF ASSIGNED: Josh Edwards

A. Request by Bright Hope International (owner) to consider a Special Use under Section 9-9-1-C-2-L of the Zoning Code for a multipurpose assembly use and a Site Plan Amendment for site improvements on the property located at 2060 – 2080 Stonington Avenue. The following conditions shall apply:

1. Based on the phasing plan proposed by the petitioner, prior to December 31, 2017, as stated in condition #2, the petitioner shall submit a complete formal application to consider a Special Use Amendment and Site Plan Amendment specifically addressing the parking lot expansion to +/- 100 parking spaces on this site.
2. In conjunction with the petitioner's subsequent phase of building and site improvements, the property owner shall submit for review all required plans and applications for the Special Use Amendment and Site Plan Amendment to renovate the building interior and to complete the parking lot expansion (shown in this submittal as a Preliminary Concept site plan) and related site improvements by December 31, 2017, to ensure that the parking lot expansion is completed by September 30, 2018. Additional deadlines will be provided at the time of the review of the phase two plans.
3. If the parking supply for the building and its occupants is deemed to be inadequate by the Village, the Village may require that plans be submitted for the second phase of the project at any time during the interim period prior to December 31, 2017, to be initiated by a written notice from the Village providing a new deadline to the property owner for phase two submittals. Failure to proceed with submittals within these deadlines will result in further Village action, which may include revocation of the Special Use granted with this request.
4. The Special Use is granted based on the condition that the property owner shall comply with all building code requirements necessary to convert the existing warehouse building into an assembly use building.

The following conditions pertain to the building permit and construction processes:

5. The building permit shall be obtained within nine (9) months of the Village Board action on this request.

6. Bumper blocks (not legal) in the parking lot shall be removed as part of the phase one site improvements. The site plan shall be revised accordingly as part of the building permit review.
7. The owner shall submit a site work deposit determined based on Village code as a performance guarantee prior to issuance of a building permit.
8. No signs are approved as part of this request. Any signage for the assembly use and its primary building occupants shall comply with the Zoning Code; additional signage would require Village approval. A sign variation granted previously under Ordinance 3923-2007 has expired.
9. In accordance with Village Code, construction hours shall be limited to 7 a.m. to 10 p.m. Monday through Friday, and 8 a.m. to 10 p.m. Saturday and Sunday.
10. Screening shall be provided for any existing and future rooftop units as determined necessary by the Village.
11. All interior and exterior improvements required in phase one shall be completed prior to issuance of a Certificate of Occupancy.

The following conditions pertain to the ongoing operations:

12. This approval is granted based on the petitioner's application materials submitted with this request. Any proposed changes to the building or property that substantially differ from the application materials will require prior Village approval and may require a formal amendment to the approved Special Use and Site Plan Amendment, as determined by the Village. Such changes include, but are not limited to, use of the assembly space beyond the extent indicated in the petitioner's application. Activities in the building that exceed the Special Use approval without prior Village approval will result in further action by the Village, which may include revocation of the Special Use granted with this request.
13. Parking shall occur only in legally marked parking spaces or at legal on-street locations. The property owner shall monitor the parking to ensure that illegal parking does not occur. Failure to properly manage the parking will result in further action by the Village, which may include revocation of the Special Use granted with this request.
14. Due to this property's heavy dependence on public street parking, the Village shall reserve the right to require that parking boxes be striped on Stonington Avenue, the full cost for which shall be paid by the property owner.
15. The Village shall reserve the right if it is deemed necessary by the Village to require the property owner to conduct parking counts to be submitted to the Village for review.
16. The property owner shall coordinate the interior programming of the building to ensure that parking demand is minimized and that Bright Hope office and warehouse activities are limited when an event is held concurrently in the assembly space by another user.

17. The property owner shall obtain prior permission from the respective property owners for any off-site parking that occurs at private parking lots in the vicinity.
18. Parking disputes between the subject property owner (Bright Hope International) and other property owners shall be the responsibility of the property owner to resolve.
19. The maximum occupancy of the assembly space shall be limited to no more than 225 persons based on the available parking on-site, on-street, and through permission granted by other property owners near the site. Failure to abide by the occupancy requirement shall result in further action by the Village, which may include revocation of the Special Use granted with this request. At such time as the Special Use is amended, the Village may consider a higher maximum occupancy for the assembly space.
20. All conditions previously approved under Ordinance 3150-2000 pertaining to the retail sales use in the building for Bright Hope International in the 2060 Stonington Avenue space shall remain in effect.

B. Request by Bright Hope International (owner) to consider a Preliminary Concept site plan for a future parking lot expansion on the property located at 2060 – 2080 Stonington Avenue.

1. The site improvements and interior building changes shown in the Preliminary Concept phase of the project are conceptual and no formal approvals for the work shown are granted at this time.

FINDING

The Commission heard from the petitioners requesting a Special Use, Site Plan Amendment, and Preliminary Concept review for a two phase project to incorporate a multipurpose assembly use into the building, to make site improvements to the parking lot, and for a future parking lot expansion. The first phase review included the allowance for an assembly use in the building. The full scope of the interior build-out and a parking lot expansion to accommodate the users of the building would occur in a second phase, which would be reviewed in a future submittal. The petitioners will be required to return to the Village for review of the phase two plans by the end of 2017.

The Commission discussed the parking demand of the facility and the potential for illegal parking. The parking demand in the parking study prepared by the petitioners indicate that the facility would increasingly rely on on-street parking in the future. However, the Commission confirmed that in the short term the parking supply on site and near the facility on-street would be adequate to support the primary tenant, Waterfront Community Church, based on its present membership of approximately 125 people. The church is currently leasing time at Summitview Christian Church at 695 Illinois Boulevard and as proposed would relocate to the Bright Hope building. The church would use the facility on Sunday mornings and in smaller groups on various evenings. A proposed condition of approval would limit the maximum occupancy of the assembly space to 225 people, which would help to limit the parking demand of the facility. The petitioners indicated that it would be unlikely that the assembly space would reach that maximum limit prior to the review of the second phase plans to expand the assembly space and parking lot. They also indicated that an additional Sunday morning service could be added as the church grows. The petitioners will be required to request an amended approval after the interim period of about two years, and the Commission agreed that the numerous conditions of approval would be adequate to address any potential parking concerns that may occur during that time.

The petitioners indicated in the meeting that Waterfront Community Church would be the only church user of the facility. Bright Hope may lease or otherwise allow use of the assembly use to other non-profit organizations at other times when not in use by Waterfront Community Church.

During the meeting the petitioners indicated that the timeline of the project included in their application are target dates and they may not complete all of the items by the dates indicated. However, the petitioners agreed to the conditions of approval which will require a subsequent review of their phase two plans by the end of 2017.

Two conditions were revised prior to the Commission meeting, related to the deadline to submit plans for phase two of the project and the maximum occupancy of the assembly space, which were incorporated in the motion for approval. A revised version of the staff report incorporating these changes is attached to this Finding of Fact.

The Commission inquired about tenant signage and the petitioner indicated that they may propose incorporating Waterfront Community Church into the exterior Bright Hope signage, which is not under review with this request.

The change of use in the building will require various building upgrades to accommodate the assembly use, which are being reviewed with the building permit review.

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

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

The Commission considered the Standards for a Special Use and a majority felt that the proposed use met the Standards. The Commission raised no concerns regarding the related Site Plan Amendment, which in the first phase includes minor changes in the parking lot. By a unanimous vote the Commission recommended approval of the requests.

AUDIENCE COMMENTS

Jim Helfrich, owner of the adjacent building at 2100 – 2124 Stonington Avenue, inquired about his recourse if illegal parking should occur in his parking lot. Staff confirmed that the Police Department can enforce parking laws on the public streets, but that illegal parking on his property (or other nearby private parking lots) would be

handled as a matter of trespassing, but that legally it is more a civil matter that would need to be resolved between the property owners. Staff would encourage the neighboring property owners to resolve any parking disputes by communicating with each other. Mr. Helfrich also noted that illegal parking on his and other properties and traffic conflicts on Stonington Avenue were a major problem when the Willow Creek food pantry was located in the Bright Hope building. The petitioner noted that the food pantry and the proposed assembly users are different and that the church in particular would be a captive audience that Bright Hope and the pastor could instruct as to where they can park legally.

PLANNING AND ZONING COMMISSIONERS

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

ROLL CALL VOTE

8 Ayes
3 Absent (Boxenbaum, Lawrence, Wilson)

MOTION PASSED

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

- Staff Report – Revised following Planning & Zoning Commission meeting
- Petitioner's Application and Submittals
- Legal Notice
- Location Map
- Staff Exhibit – On-Street Parking Supply
- Staff Exhibit – Aerial Photo

NOTICE OF PUBLIC HEARING
 Notice is hereby given that the Planning and Zoning Commission of the Village of Hoffman Estates will hold a public hearing at the request of Bright Hope International (owner) to consider a special use and site plan amendment under the Zoning Code for a multipurpose assembly use on the property located at 2060 - 2080 Barrington Avenue.
 P.O. Box 102-001-0600
 The hearing will be held on Wednesday, December 20, 2017 at 7:00 p.m. in the Hoffman Estates Municipal Building, 1900 Hassell Road, Hoffman Estates, IL.
 Iva Combs, Chairperson
 Planning and Zoning Commission
 Published in Daily Herald
 December 5, 2017 (4488502)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

**Northwest Suburbs
 Daily Herald**

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the Northwest Suburbs **DAILY HERALD**. That said Northwest Suburbs **DAILY HERALD** is a secular newspaper, published in Arlington Heights and has been circulated daily in the Village(s) of:

Arlington Heights, Barrington, Barrington Hills, Bartlett, Buffalo Grove, Deer Park, Des Plaines, Elk Grove, Hanover Park, Hoffman Estates, Inverness, Mt Prospect, Palatine, Prospect Heights, Rolling Meadows, Schaumburg, South Barrington, Streamwood, Wheeling

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

I further certify that the Northwest Suburbs **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published December 5, 2017 in said Northwest Suburbs **DAILY HERALD**.

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

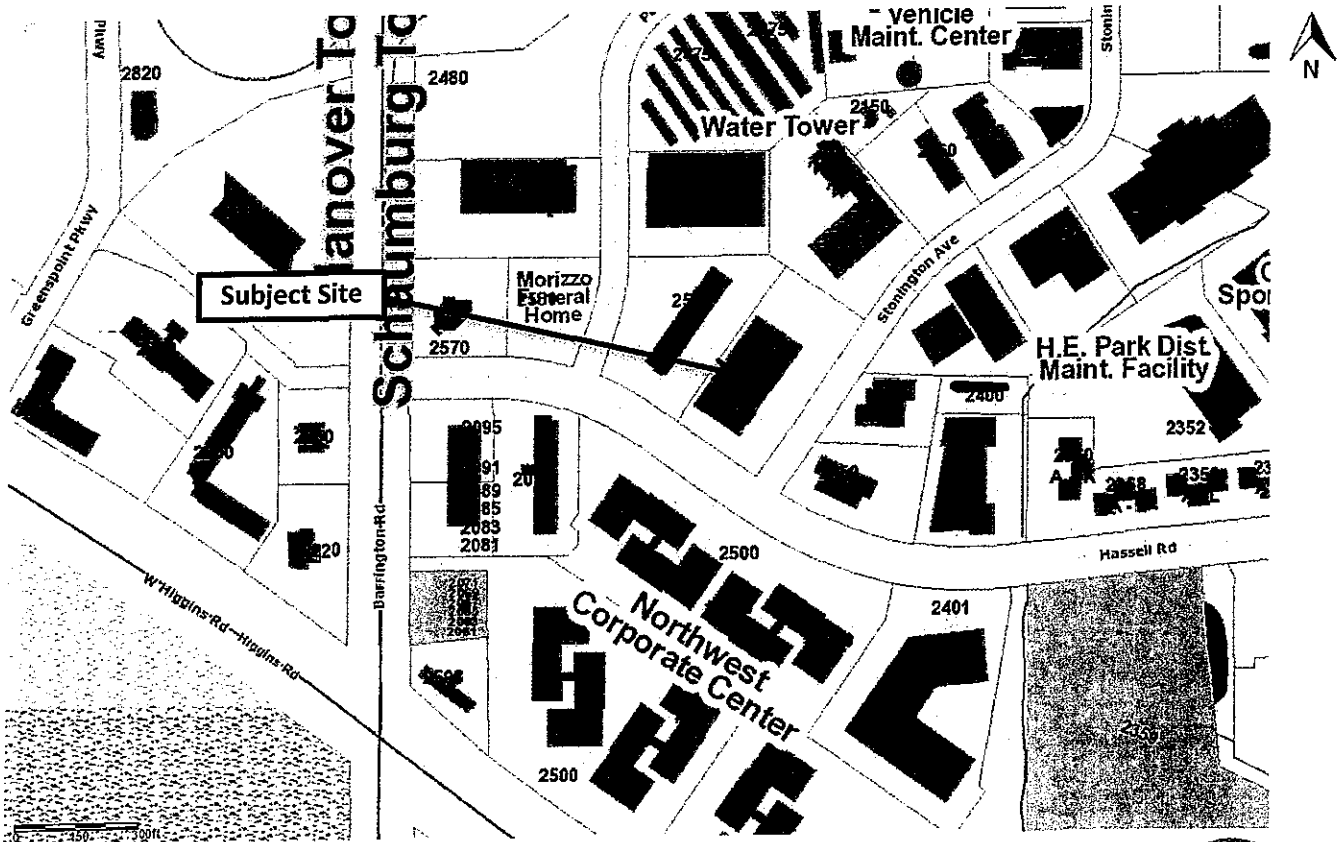
PADDOCK PUBLICATIONS, INC.
 DAILY HERALD NEWSPAPERS

BY *Daula Baltz*
 Designee of the Publisher and Officer of the Daily Herald

Control # 4488502

2060 - 2080 Stonington Avenue

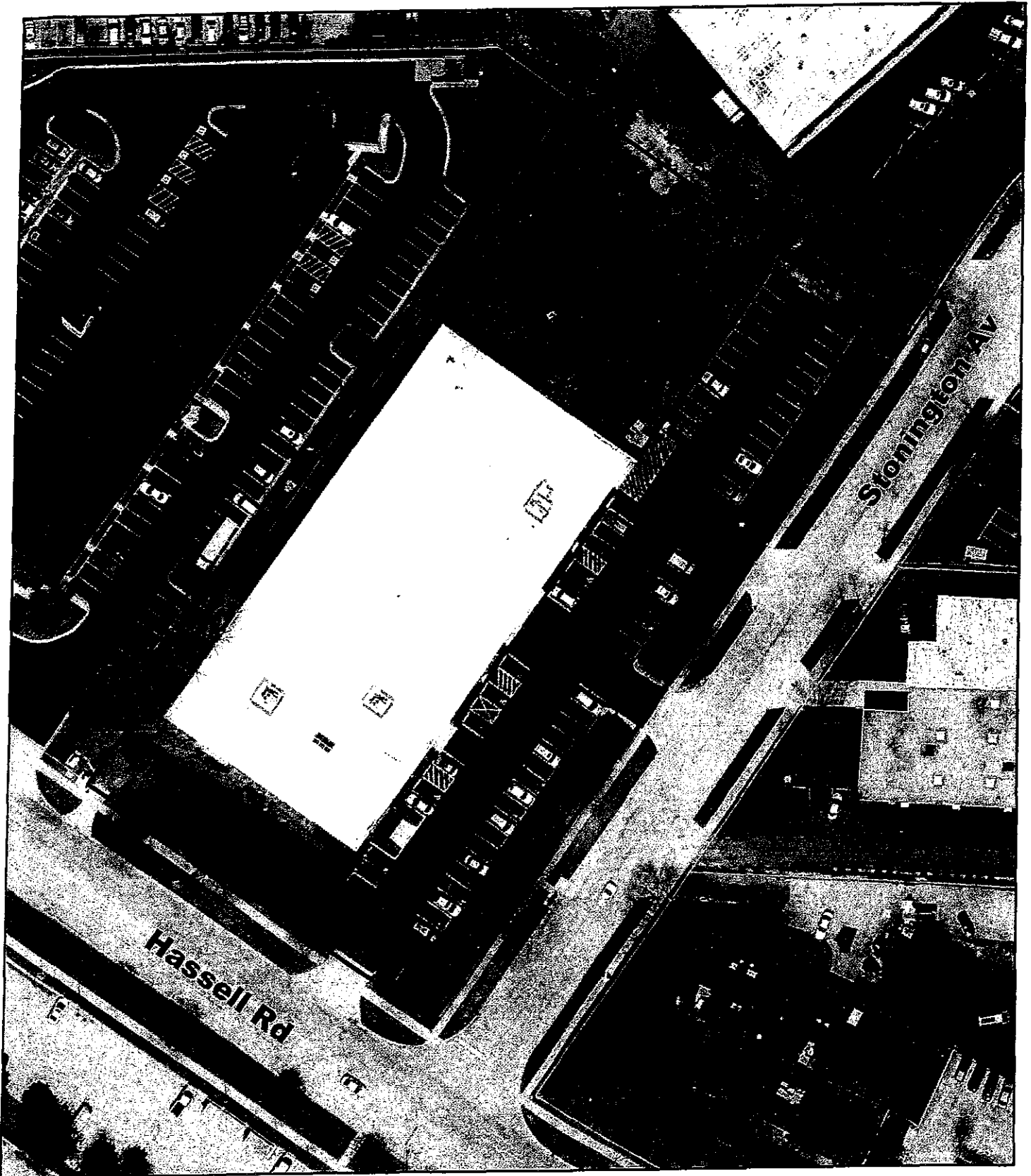
P.I.N. 07-06-102-001-0000



December 2017
Village of Hoffman Estates
Planning Division



Bright Hope Building Assembly Use 2060 - 2080 Stonington Ave



0 55 110 Feet



Planning Division
Village of Hoffman Estates
December 2017



VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION
FINDING OF FACT

PROJECT NO.: 2017022P

VILLAGE BOARD MEETING DATE: JANUARY 8, 2018

PETITIONER(S): TOLLWAY, LLC (OWNER), STONEGATE PROPERTIES, INC (APPLICANT)

PROJECT ADDRESS: 2205-2295 PEMBROKE AVE ZONING DISTRICT: B-2, COMMUNITY BUSINESS DISTRICT

**REQUEST: A. REZONING FROM B-2, COMMUNITY BUSINESS DISTRICT TO M-1, MANUFACTURING DISTRICT
B. SPECIAL USE AND VARIATION FOR BILLBOARD EXTENSION**

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

RECOMMENDATION:

VOTE:

APPROVAL (BOTH MOTIONS)

A. REZONING - 7 AYES, 0 NAYS, 1 ABSTAIN, 3 ABSENT

B. SPECIAL USE - 6 AYES, 1 NAYS, 1 ABSTAIN, 3 ABSENT

PZC MEETING DATE: DECEMBER 20, 2017

STAFF ASSIGNED: DANIEL RITTER

A. Request of Tollway, LLC (owner) and Stonegate Properties, Inc. (applicant) to consider rezoning the property at the terminus of Pembroke Avenue, commonly referred to as 2205-2295 Pembroke Avenue from B2 Community Business District to M1 Manufacturing District.

No recommended conditions.

B. Request of Tollway, LLC (owner), Stonegate Properties, Inc. (applicant) and the Hoffman Estates Park District (applicant) to consider a Special Use and Variation to permit four billboard signs to be flag-shaped and cantilevered over the adjacent Nicor property to the north at the property located at the terminus of Pembroke Avenue, commonly referred to as 2205-2295 Pembroke Avenue. The following conditions shall apply:

1. The Special Use for the four (4) off-site billboard signs shall be effective until September 1, 2042.
2. The site shall be cleaned and maintained at all times.
3. The off-site advertising billboard signs shall be maintained at all times or shall be required to be removed from the site.
4. The for-sale/marketing sign for this property shall be kept legible and shall be maintained or shall be required to be removed from the site.
5. Any lighting of the off-site advertising signs shall conform to section 9-3-8-F-3 of the Hoffman Estates Municipal Code.
6. The property owner and Hoffman Estates Park District shall have an executed agreement pursuant to which the Park district will have the right to lease at least one (1) of the off-site billboard signs.

7. One (1) off-site billboard sign shall be removed if no longer required or leased by the Hoffman Estates Park District.
8. This special use and variation shall only remain in effect as long as there is an executed Lease for the signs to remain over Nicor property with the Hoffman Estates Park District. If the Lease is no longer in effect, for any reason, the billboards shall be relocated back onto the subject property.
9. This special use and variations shall run with the land and successors and assigns of Lessors shall be subject to the Ordinance.

FINDING

The Planning and Zoning Commission heard from the petitioners Doug Altenberger (Stonegate Properties, Inc) and Craig Talsma (Hoffman Estates Park District) about their request to extend the deadline for the removal of four tollway billboards until September 1, 2042. The petitioner stated the need to monetize future lease payments for their lender past the remaining five (5) years (special use currently expires in 2022) and the inability to develop the poorly located property as the primary reasons for the extension request. The 2042 date was chosen to align the Village's expiration with the same year that the IDOT billboard permits expire. The petitioner also requested a rezoning of the property to rezone it back to M1, Manufacturing District instead of B2, Community Business District which it was changed to in 2007 for a specific hotel proposal that was never completed. The rezoning was the simpler option instead of proposing a text amendment change to the zoning code.

The Commission found that the billboard request had originally been approved in 1984 and had been extended a number of times. The Billboards have always been presented and considered as temporary in nature while the owner was seeking a developer for the property. While it is a challenging location because of limited access, adding a temporary use to vacant property for extended periods of time has the potential to deter the marketability and future development of the site due to the higher property values linked to the revenue generated by the temporary use. The need to extend the request out 25 years, when the longest extension previously was only 15 years was questioned by the Commission. The petitioner stated the lender requested 15 additional years and they thought it made sense to make it align with the 2042 IDOT date.

The Commission found that the M1 zoning is contiguous with many surrounding properties and was the most reasonable zoning for the future use of the property. The Commission considered the standards for rezoning a property and had no concerns. By a vote of 7-0, the Commission unanimously recommended approval of the rezoning request.

The Commission considered the Standards for a Special Use Section 9-1-18-I and the Standards for Variation as outlined in Section 9-1-15 and the majority of the Commission felt that the proposed billboard signs met those standards. By a vote of 6-1, the Commission recommended approval of the special use and variation extension request. Chairperson Combs stated she did not support the extension request because 25 years was too long for the approval, especially since the special use was transferable.

AUDIENCE COMMENTS

None.

PLANNING AND ZONING COMMISSIONERS

| | |
|-------------------------------|---------------|
| Chairperson Eva Combs | Myrene Iozzo |
| Vice-Chairman Steve Caramelli | Greg Ring |
| Adam Bauske | Nancy Trieb |
| Sharron Boxenbaum | Sohita Patel |
| Lon Harner | Denise Wilson |
| Lenard Henderson | |

ROLL CALL VOTE:

- A. Rezoning: 7 Ayes, 0 Nays, 1 Abstain (Patel), 3 Absent (Henderson, Iozzo, Ring)
- B. Special Use Extension: 6 Ayes, 1 Nay (Combs), 1 Abstain (Patel), 3 Absent (Henderson, Iozzo, Ring)

BOTH MOTIONS PASSED

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

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



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT NO.: 2017022P

PROJECT NAME: OFF-SITE TOLLWAY BILLBOARDS EXTENSION
- SPECIAL USE / VARIATION AMENDMENT AND REZONING

PROJECT ADDRESS/LOCATION: 2205 - 2295 PEMBROKE AVE (TERMINUS OF PEMBROKE AVE)

PUBLIC HEARING YES NO

REZONING MASTER SIGN PLAN SPECIAL USE VARIATION

SITE PLAN AMENDMENT PLAT

MEETING DATE: DECEMBER 20, 2017

STAFF ASSIGNED: DANIEL RITTER *DR*

REQUESTED MOTION

- A. Request of Tollway, LLC (owner) and Stonegate Properties, Inc. (applicant) to consider rezoning the property at the terminus of Pembroke Avenue, commonly referred to as 2205-2295 Pembroke Avenue from B2 Community Business District to M1 Manufacturing District.
- B. Request of Tollway, LLC (owner), Stonegate Properties, Inc. (applicant) and the Hoffman Estates Park District (applicant) to consider a Special Use and Variation to permit four billboard signs to be flag-shaped and cantilevered over the adjacent Nicor property to the north at the property located at the terminus of Pembroke Avenue, commonly referred to as 2205-2295 Pembroke Avenue

INCLUDES RECOMMENDED CONDITIONS YES NO

| | | |
|-------------------------|---|--|
| ACRES: 11 (APPROXIMATE) | ZONING DISTRICT: B-2, Community Business District | |
| ADJACENT PROPERTIES: | NORTH: Nicor Property and I-90 Tollway | SOUTH: Barrington Lake Apartment, Zoned A1 |
| | EAST: Hilldale Golf Club, Zoned RPD | WEST: Pembroke Ave & Hoffman Estates Public Works Building, Zoned M1 |

BACKGROUND

- On April 2, 1984, the Village Board approved a special use and variation to permit the construction of three off-site advertising billboard signs on the subject property with a number of conditions and a timeframe allowance of five years. The billboards were permitted to be 60 feet in height, 2-sided and 672 square feet per side. The signs were proposed to be temporary in nature as a way to produce some revenue with a property that is in a challenging location while a permanent development for the property was sought. The approval was subsequently extended for three 5-year terms.

- In 2001, the Village Board approved a new special use to allow the signs to remain at their existing locations for an 8-year period until December 2009. A variation for a marketing sign to advertise the availability of the site was also approved at 720 square foot and 21 foot high.
- In 2003, the Village approved the installation of a fourth billboard sign that was to be leased to the Hoffman Estates Park District and allowed the three existing billboard signs to be relocated on the property to be evenly spaced. All four billboard signs were permitted to remain for a 15-year period to expire in 2018.
- The signs were not able to be installed immediately and in June 2007 the petitioner requested and was approved for an amendment to extend the expiration until 2022 and allow the billboards to be leased for the full period they had originally requested. The petitioner and Hoffman Estates Park District were also able to lease air rights over the Nicor property adjacent to the tollway and were permitted to move the Billboards to overhang that Nicor property.
- In December 2007, the petitioner received approval to construct a Value Place Hotel on a portion of the property, and as part of the approval, the property was rezoned to the B-2 Zoning district to better align with the proposed hotel use. The billboards were not addressed in the hotel approval except to explain they would remain on the property in accordance with the existing special use. The hotel was never built, however, zoning changes are not tied to specific projects and the property has remained with the B-2 zoning.

PROPOSAL

The petitioner is proposing to extend the expiration timeframe of the billboards for an additional 20 years from the date of the current expiration date (September 1, 2022) to September 1, 2042. The 2042 date was chosen to align with the expiration date of their separate IDOT sign/billboard permit. The marketing sign variation would be extended along with the billboard timeframe. The petitioner has explained their reasoning for the extension request in their attached narrative.

Off-site billboards are only permitted as a special use in the M-1 manufacturing district and are not permitted in any other zoning districts. To make the special use valid, the petitioner is proposing to rezone the property back to the M-1 zoning it had before the hotel proposal, instead of proposing a text amendment to the zoning code. The M-1 manufacturing district is similar to the contiguous properties on Pembroke Avenue and Stonington Avenue, and the rezoning would not otherwise affect the property.

REZONING (NO SITE DEVELOPMENT PROPOSED)

The previous rezoning to the B-2 Community Business District was specifically approved with the hotel use in mind but also worked at that location. Typically it is preferred that zoning remain contiguous with its surrounding zoning and rezoning this property back to the M-1 district would accomplish that. The trend and likely development of this property is likely to be office or light manufacturing use which also fit better with the M1 zoning district. Because of the property characteristics and only access being through similar type uses, it makes more sense for the petitioner to request the rezoning of the property instead of a text

amendment change to the zoning code to allow billboards in the B-2 zoning district, which would require further research to its effects on other properties.

In considering a rezoning request (zoning map amendment), the Planning & Zoning Commission shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such amendment is in the public interest and is not solely for the interest of the applicant. Specifically, Section 9-1-17.E.2 of the Zoning Code (Amendments) states:

Where the purpose and effect of the proposed amendment is to change the zoning classification of a particular property, the Planning and Zoning Commission, shall make findings based upon the evidence presented to it in each specific case with respect to the following:

- a. Existing uses of property within the general area of the property in question;
- b. The zoning classification of property within the general area of the property in question;
- c. The suitability of the property in question for the uses permitted under the existing zoning classification;
- d. The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was placed in its present zoning classification.

SPECIAL USE – ZONING CODE SECTION 9-3-8-M-11-f

Section 9-3-8-M-11-f, Signs in Manufacturing Districts, states that signs advertising a business, commodity, service or entertainment conducted, sold or offered elsewhere than on the premise shall be permitted as a special use provided such signs have been in existence as of May 1, 1999.

The subject property is being proposed to be rezoned to M-1, Manufacturing District. The billboard use is being approved under section 9-9-1-C-2-I of the Zoning Code which covers "All other uses not heretofore cited".

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

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

The petitioner has provided a written response to these standards in their submittal.

NOTIFICATION

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

STAFF SUMMARY

There have been no known issues at the property since the installation of the off-site billboard signs at their current locations in 2007. Requesting a special use extension five years before the expiration is unusual compared to other temporary special use requests. The billboards have always been presented as temporary in nature until development could be sought for the site. The length of the request is also unusual for a temporary special use request. While it is a challenging location because of limited access, adding a temporary use to vacant property for extended periods of time has the potential to deter the marketability of the site and deter future development due to inflated property values linked to the revenue generated by the temporary use.

The recommended conditions of approval remain the same as the previous special use approvals except for the petitioner's requested dates and some other minor wording changes (such as lessor and lessee) for clarity purposes. As with the previous special use approvals for the billboards, this special use is requested to run with the land and not just with the current property owner. This would mean if a new property owner or operator took over in the future, they would not be required to go through a formal special use hearing, as is the requirement of other special use permits. A lease between the property owner (currently Tollway, LLC) and the Hoffman Estates Park District is required since the Park District has the air-rights for the billboards to be located over the Nicor property. If the lease between the property owner and the Park District is cancelled, void or is not in affect, one of the four billboard signs would need to be removed, and the remaining three would need to be relocated back onto the property (not overhanging the Nicor property).

The rezoning to the M-1 Manufacturing District makes the most sense for this parcel's potential future use and avoids the need for the petitioner to propose a text amendment to the zoning code to allow billboards in the B-2 zoning district. The zoning is contiguous with the existing parcels and businesses along Pembroke Avenue and Stonington Avenue, which are required to be travelled through to access the subject site.

RECOMMENDED CONDITIONS

If the Planning & Zoning Commission finds that the Standards for a Special Use have been met, staff recommends the following conditions:

- A. Request of Tollway, LLC (owner) and Stonegate Properties, Inc. (applicant) to consider rezoning the property at the terminus of Pembroke Avenue, commonly referred to as 2205-2295 Pembroke Avenue from B2 Community Business District to M1 Manufacturing District.**

No recommended conditions.

B. Request of Tollway, LLC (owner), Stonegate Properties, Inc. (applicant) and the Hoffman Estates Park District (applicant) to consider a Special Use and Variation to permit four billboard signs to be flag-shaped and cantilevered over the adjacent Nicor property to the north at the property located at the terminus of Pembroke Avenue, commonly referred to as 2205-2295 Pembroke Avenue.

1. The Special Use for the four (4) off-site billboard signs shall be effective until September 1, 2042.
2. The site shall be cleaned and maintained at all times.
3. The off-site advertising billboard signs shall be maintained at all times or shall be required to be removed from the site.
4. The for-sale/marketing sign for this property shall be kept legible and shall be maintained or shall be required to be removed from the site.
5. Any lighting of the off-site advertising signs shall conform to section 9-3-8-F-3 of the Hoffman Estates Municipal Code.
6. The property owner and Hoffman Estates Park District shall have an executed agreement pursuant to which the Park district will have the right to lease at least one (1) of the off-site billboard signs.
7. One (1) off-site billboard sign shall be removed if no longer required or leased by the Hoffman Estates Park District.
8. This special use and variation shall only remain in effect as long as there is an executed Lease for the signs to remain over Nicor property with the Hoffman Estates Park District. If the Lease is no longer in effect, for any reason, the billboards shall be relocated back onto the subject property.
9. This special use and variations shall run with the land and successors and assigns of Lessors shall be subject to the Ordinance.

Attachments: Petitioner's Application & Submittals
2007 Special Use Extension (Ordinance, Memo, Approved Site Plans)
Legal Notice
Location Map
Staff Exhibit – Aerial Photo



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING GENERAL APPLICATION*

Special Use for offsite Signage Rezoning from B2 to M1

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 750.00 Check No. 35177 Date Paid 5/23/17

Project Number: 2017022 P

Staff Assigned: R. Her

Meeting Date: 12-~~8~~²⁰-17

Public Hearing: Yes No

Sign Posting Required: Yes No

Date Sign Posted 11-~~20~~³⁰-17

PLEASE PRINT OR TYPE

Date: 5/12/2017

Project Name: Tollway LLC

Project Description: 11 acres & 4 offsite advertising signs

Project Address/Location: 2205-
2295 Pembroke Avenue, Hoffman Estates, IL 60169

Property Index No. 07-06-200-013

Acres: 11 Zoning District: B2

I. Owner of Record

Tollway LLC

| | | |
|---------------------------------|-----------------|------------------------|
| Name | Company | |
| 2500 W. Higgins Road, Suite 400 | Hoffman Estates | |
| Street Address | City | |
| Illinois, 60169 | (847)882-3300 | |
| State | Zip Code | Telephone Number |
| (847) 843-8152 | | DCA@stonegategroup.com |
| Fax Number | E-Mail Address | |

II. Applicant (Contact Person/Project Manager)

Douglas C. Altenberger Stonegate Development


| | | |
|---------------------------------|------------------|------------------------|
| Name | Company | |
| 2500 W. Higgins Road, Suite 400 | Hoffman Estates, | |
| Street Address | City | |
| Illinois, 60169 | (847)882-3300 | |
| State | Zip Code | Telephone Number |
| (847)843-8152 | | DCA@stonegategroup.com |
| Fax Number | E-Mail Address | |

Applicant's relationship to property: Manager

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 Douglas C. Altenberger to act on my behalf and advise that he/she has full authority to act as my/our representative.



Owner Signature

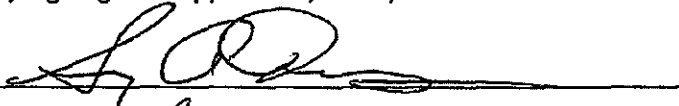
Douglas C. Altenberger

Print Name

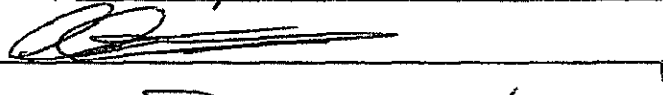
IV. Acknowledgement(s)

- 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): George A. Maser

Applicant's Signature: 

Applicant's Name (Please Print): Douglas C. Alferberger

Date: 5/18/17


Dean Bastron
Hoffman Estates
Park District

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

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

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

Addendums Attached:

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

STONEGATE PROPERTIES, INC.

Hoffman Estates, Illinois

OUTDOOR ADVERTISING SIGNS

Introduction

Stonegate Properties, Inc. ("Stonegate") owns four outdoor advertising signs (the "Signs") within the Village of Hoffman Estates (the "Village"). The Signs are located on a long, narrow parcel located immediately South of the Northwest Tollway (the "Subject Parcel"). The Subject Parcel is approximately 11 acres in size. It is located at the West terminus of Pembroke Avenue. The Signs are approximately 60 feet in height and each face (the Signs are double-faced) is approximately 750 square feet. The fourth park district billboard sign will expire August of 2022 and the fourth sign will be part of extension request. Stonegate is requesting to extend the billboards another 20 years from August 21, 2022 until August 31, 2042. The reason for early request is due to the debt restructuring with the lender. They have an Assignment of Rent and need the extension for underwriting.

The proximity of the Subject Parcel to the Northwest Tollway and to nearby light industrial uses provide it with an excellent location for light industrial or other commercial development. However, the Subject Parcel is very narrow and has limited access potential. From North to South, it ranges in width between 240 feet, at its narrowest point, and 370 feet, at its widest point. This configuration, of course, limits development possibilities on the Subject Parcel. Further, the installation of an East-West right of way through the Subject Parcel would only heighten this problem. Also, because of the surrounding uses to the East (a golf course) and North (heavily wooded area and apartment complex) it is unlikely that the Subject Parcel will ever have a second source of access.

Because of the configuration and limited access of the Subject Parcel, it has remained undeveloped. To alleviate the lack of return on the Subject Parcel, in 1984, Stonegate sought and received a special use to allow the Signs. Sixteen years later, the Subject Parcel still has the same configuration, location, and access difficulties. Stonegate is seeking approval of a special use to allow the Signs to remain until 2042.

The Village Zoning Code was recently amended to allow outdoor advertising signs as a special use within the M-1 district.

We are requesting the Subject Parcel be rezoned back to M-1 from the B2 when the hotel came in 2007-2008.

Special Use Standards

The Signs clearly satisfy the special use standards set forth in Section 9-1-18 of the Village Zoning Code.

1. **The establishment, maintenance, and operation of the Signs will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.**
2. **The Signs will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.**

The Signs will not be harmful to adjacent uses within the Village. Immediately north of the Subject Parcel is the Northwest Tollway, a six-lane limited access interstate highway. The Ameritech, Siemens, and Claire's buildings are located on the north side of the Tollway approximately ¼ to ½ mile from the Signs. A Village public works maintenance facility and light industrial and office uses are located to the west of the Subject Parcel. A densely wooded area is located to the south of the Subject Parcel. Further south of this wooded area is the Barrington Lakes Apartment Complex. To the east of the Subject Parcel lies the Hilldale Golf Course.

The Signs are, to a great extent, concealed from the adjacent properties to the west and north by trees located on the Subject Parcel and on the property to the south. Stonegate has not received any complaints about the Signs from any of the neighboring properties.

3. **The Signs will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.**

The Signs have been up for 16 years and, during that time, properties located to the west of the Subject Parcel (Village public works facilities and to the north of the Subject Parcel (Ameritech) have developed with uses that are permitted in or consistent with the M-1 district. Thus, the Signs already have a "track record" demonstrating that they do not impede normal and orderly development.

4. **Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.**
5. **That adequate measures have been or will be taken to provide ingress or egress so designed to minimize traffic congestion in public streets.**

Pembroke Avenue may be used to access the Subject Parcel for maintenance of the

Signs. At this time, that is the only public service or utility necessary for the Signs. The Signs will not generate any traffic.

6. The Signs will conform to the applicable regulations of the M-1 district, except as modified by the Village Board.

With the special use, the Signs will be in full compliance with the Zoning Code.

CHI1 #35460 v1



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION SPECIAL USE ADDENDUM

REQUIRED SUBMITTALS:

- General Application
- \$500 Special Use hearing fee/\$750 for "All Other Uses"
- Legal Description
Typically found on a tax bill, survey, mortgage documents or deed
- Current Plat of Survey drawn to scale
- A scale drawing of the floor plan and elevations, including windows and door locations.
- A Project Narrative detailing the use, hours of operation, parking demand, etc. Provide relevant plans, studies, and any other documents to support the request.
- A written response to each of the Standards for a Special Use (see below).

You are responsible for posting a notification sign(s) on your property 10 days before the Planning & Zoning Commission hearing and removing the sign(s) 10 days after final Village Board action. Specific requirements will be provided by Planning Staff.

No special use shall be recommended by the Planning and Zoning Commission unless said Commission finds that adequate evidence is provided to meet the Special Use Standards. (Respond to each standard as it applies to your request either below or address on a separate sheet)

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

The existing billboards will not be detrimental to or endanger

the public health, safety, morals, comfort, or general welfare.

2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

The existing billboards will not impact the surrounding property
nor diminish and impair property values within the neighborhood.

3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;

The existing billboards will not impact development and improvement
of surrounding property for uses permitted in the district.

4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided;

The existing utilities, access roads, drainage are adequate to support the request.

5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in public streets; and

The current ingress or egress is adequate to service the property &

will not affect traffic in the public streets in a negative way.

6. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except in each instance as such regulations may be modified by the Village Board pursuant to the recommendation of the Planning and Zoning Commission.

The existing billboards conform to applicable regulations.

The current request is to match the IDOT permit expiration of 2042

to the village permit expiration date.

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

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

N/A

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

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

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

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

The existing billboards will not have any impact on the surrounding
neighborhood.

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

The existing billboards are located south of Interstate 90 & have no
impact to neighborhood properties.

LEGAL DESCRIPTION OF SUBJECT PARCEL

THAT PART OF SECTION 6, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 6; THENCE S 8'-34"-20" W ALONG THE SOUTH LINE OF SAID SECTION 6, A DISTANCE OF 121.44 FEET (1.84 CHAINS); THENCE N 01°-07'-40" E, PARALLEL WITH THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 1066.44 FEET TO THE POINT OF BEGINNING; THENCE N 83°-02'-52" W, A DISTANCE OF 1010.00 FEET TO A POINT, SAID POINT BEING 1276.00 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF SAID SECTION 6; THENCE S 83°-35'-34" W, A DISTANCE OF 585.00 FEET TO THE MOST EASTERLY CORNER OF LOT 3 IN BARRINGTON SQUARE INDUSTRIAL CENTER UNIT ONE, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 6, AFORESAID, PER PLAT THEREOF RECORDED NOVEMBER 20, 1970 AS DOCUMENT NO. 21323708; THENCE 00°-09"-26" W, ALONG THE EAST LINE OF SAID BARRINGTON SQUARE INDUSTRIAL CENTER UNIT ONE, A DISTANCE OF 311.13 FEET TO THE SOUTH LINE OF THE NORTHERN ILLINOIS GAS COMPANY RIGHT-OF-WAY, AS CONVEYED PER DOCUMENT NO. 17299325 AND RECORDED AUGUST 25, 1958; THENCE N 89°-50'-34" E, ALONG SAID SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 1592.11 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE EAST 121.44 FEET (1.84 CHAINS) (AS MEASURED ALONG THE SOUTH LINE OF SAID SECTION 6) OF SECTION 6 AFORESAID; THENCE S 01°-07'-40" W, ALONG SAID WEST LINE, A DISTANCE OF 372.55 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

**NORTHWEST TOLLWAY
(INTERSTATE 90)**

W-7 LAND SURVEYING, INC.
 LAND SURVEYING & ENGINEERING
 1000 WEST 10TH AVENUE
 DENVER, COLORADO 80202
 PHONE: 333-1111
 FAX: 333-1112

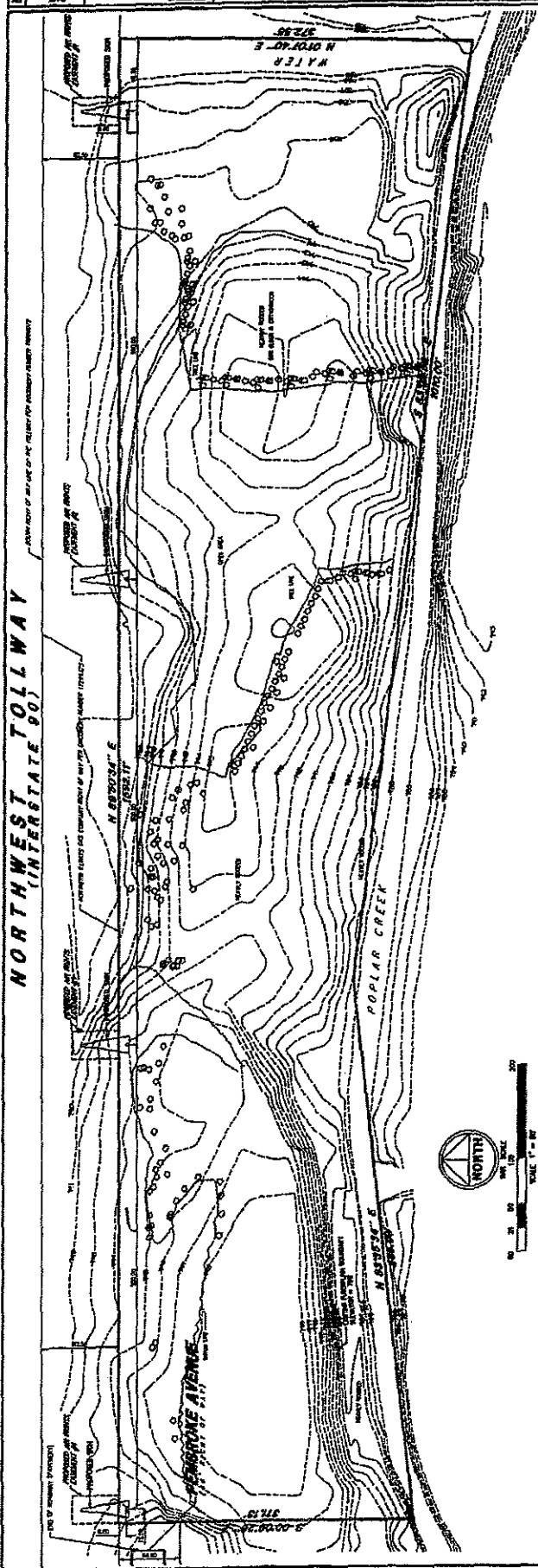
W-7

**STONEGATE PROPERTIES
 4 PROPOSED SIGN LOCATIONS
 HOFFMAN ESTATES, ILLINOIS**

EXHIBIT

DATE: 11-18-04
 SCALE: 1" = 40'
 SHEET: 1 OF 2
 PROJECT: 110
 JOB: 110000
 SHEET: 110000

EXHIBIT



**NORTHWEST TOLLWAY
(INTERSTATE 90)**

W-7 LAND SURVEYING, INC.
 LAND SURVEYING & ENGINEERING
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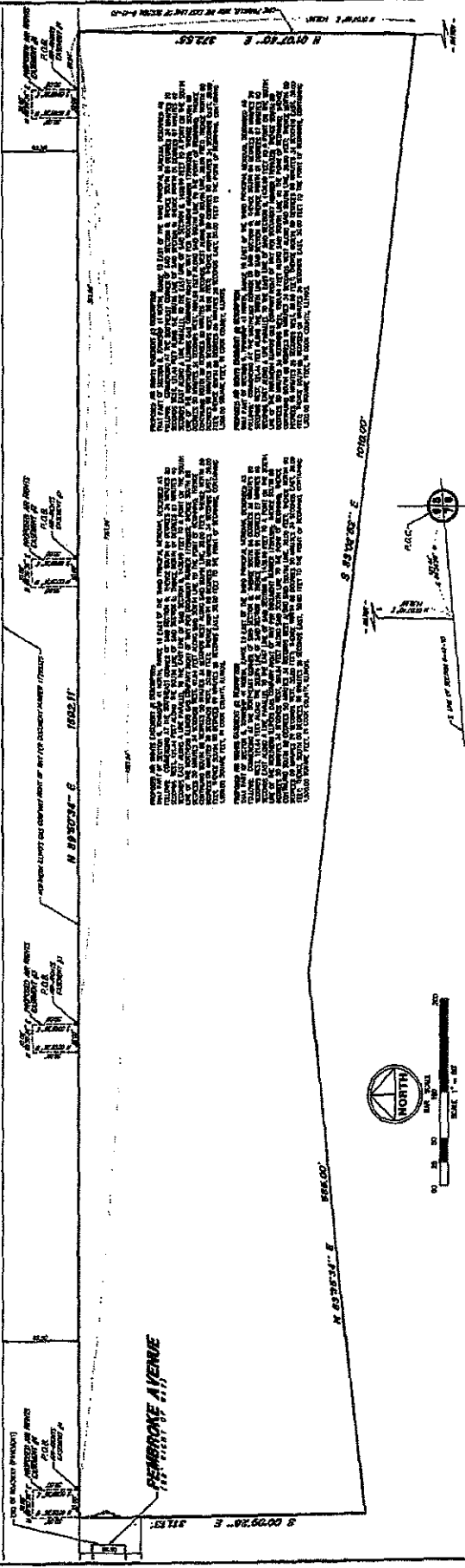
W-7

**STONEGATE PROPERTIES
 4 PROPOSED SIGN LOCATIONS
 HOFFMAN ESTATES, ILLINOIS**

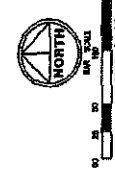
EXHIBIT

DATE: 11-18-04
 SCALE: 1" = 40'
 SHEET: 1 OF 2
 PROJECT: 110
 JOB: 110000
 SHEET: 110000

EXHIBIT



THESE PROPOSED SIGN LOCATIONS ARE SHOWN ON THIS PLAN IN CONFORMANCE WITH THE ILLINOIS SIGNAGE ACT, CHAPTER 245, ILCS, WHICH PROVIDES THAT THE LOCATION OF ANY SIGN SHALL BE DETERMINED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION, WHICH SHALL HAVE THE FINAL SAY AS TO THE LOCATION OF ANY SIGN. THE ILLINOIS DEPARTMENT OF TRANSPORTATION SHALL BE THE AUTHORITY AS TO THE LOCATION OF ANY SIGN. THE ILLINOIS DEPARTMENT OF TRANSPORTATION SHALL BE THE AUTHORITY AS TO THE LOCATION OF ANY SIGN. THE ILLINOIS DEPARTMENT OF TRANSPORTATION SHALL BE THE AUTHORITY AS TO THE LOCATION OF ANY SIGN.



Prior Approval (2007)

ORDINANCE NO. 3936 - 2007

**AN ORDINANCE AMENDING THE GRANT OF
A VARIATION AND A SPECIAL USE TO
STONEGATE PROPERTIES, INC. (LESSOR) AND
HOFFMAN ESTATES PARK DISTRICT (LESSEE)
TO PERMIT OFF-SITE ADVERTISING SIGNS
AT THE EASTERN END OF PEMBROKE AVENUE**

COPY

WHEREAS, the Zoning Board of Appeals, at a public meeting duly called and held according to law, considered the question of amending the grant of a variation and a special use to Stonegate Properties, Inc. ("Lessor") and the Hoffman Estates Park District ("Lessee") previously granted by Ordinance No. 3715-2005 to permit four (4) off-site advertising signs ("signs") at the eastern end of Pembroke Avenue, which is legally described and attached as Exhibit "A" (the "Subject Property"); and

WHEREAS, the signs have been modified to be cantilevered with only eight feet (8') over the Lessor's property and forty feet (40') over the property of Nicor Gas Company under a grant of easement.

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

Section 1: That the conditions listed in Section 3 of Ordinance No. 3672-2004 be amended to read as follows:

1. The special use for the four (4) signs shall be effective until September 1, 2022.
2. The site shall be cleaned and maintained.
3. The off-site advertising signs shall be maintained.
4. The for sale/marketing sign for this property shall be kept legible and shall be maintained.
5. Any lighting of the off-site advertising signs shall conform to Section 9-3-8-F-3 of the Hoffman Estates Municipal Code.
6. Lessors and Lessee shall execute an agreement pursuant to which the Lessee will have the right to lease two of the signs (the "Lease").
7. One sign shall be removed if no longer required by the Agreement.
8. If the Lease is no longer in effect, this variation may be repealed and the special use shall revert back to the provisions of Ordinance No. 3363-2001 dated December 17, 2001.
9. This special use and variation shall run with the land and successors and assigns of Lessors shall be subject to the Ordinance.
10. Copies of the Illinois Department of Transportation permits for the signs shall be submitted to the Village prior to issuance of the building permits.

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

COPY

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

PASSED THIS 16th day of July, 2007

APPROVED THIS 16th day of July, 2007

| VOTE | AYE | NAY |
|-----------------|----------|----------|
| Trustee Mills | <u>x</u> | _____ |
| Trustee Collins | <u>x</u> | _____ |
| Trustee Kincaid | _____ | <u>x</u> |
| Trustee Green | <u>x</u> | _____ |
| Trustee Newell | <u>x</u> | _____ |
| Trustee Pilafas | <u>x</u> | _____ |

APPROVED:

William B. McLeod
Village President

ATTEST:

Myrtle A. Montag
Acting Village Clerk

Published in pamphlet form this 18th day of July, 2007.

VILLAGE OF HOFFMAN ESTATES

Memo COPY

TO: Joel Koenig, Chairman Zoning Board of Appeals
FROM: Peter Gugliotta, Senior Planner *PG*
RE: HOFFMAN ESTATES PARK DISTRICT (LESSEE) AND STONEGATE PROPERTIES (OWNER) AND NICOR GAS COMPANY (OWNER) - AMENDMENT TO SPECIAL USE AND VARIATIONS FOR OFF-SITE ADVERTISING BILLBOARD SIGNS AT THE EAST TERMINUS OF PEMBROKE AVENUE
DATE: May 30, 2007
HEARING DATE: June 5, 2007

1. REQUEST SUMMARY

Request by Stonegate Properties (Owner) and NICOR (Owner) and the Hoffman Estates Park District (Lessee) to consider an amendment to the variation and special use to allow the installation of an additional (fourth) off-site advertising sign and to relocate the three existing off-site advertising signs on the property at the east terminus of Pembroke Avenue, along the Tollway.

2. BACKGROUND

In 2005, the Village approved the installation of a fourth billboard sign and allowed the existing three signs to be relocated on the property (Ordinance 3715-2005). The approval included several conditions, including an extension of the expiration date.

Copies of Ordinance 3715-2005 and the related Zoning Board packet information from 2005 are attached.

Due to unforeseen issues with the permitting process through the Illinois Department of Transportation, the Park District was unable to implement the changes authorized under the Village approval within the required one-year time limit and the approval expired.

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3. PETITIONER PROPOSAL

This request is for re-approval of the four billboard signs with the same plan and conditions as the 2005 approval, with one exception. The Park District is requesting the expiration date for the signs be extended to ensure the full 15 year time frame is available for the signs to be in place after Village approval, similar to the last ordinance. The new expiration date is proposed as September 1, 2022 (versus June 1, 2020 in the 2005 approval).

4. SITE CONDITIONS

- a) The subject property is a partially wooded, \pm 11 acre site, of which \pm 3.5 acres are located in a floodplain. The only improvements are three, lighted, multi-face outdoor advertising signs, one 720 square foot marketing sign and an access driveway. The parcel is zoned M-1 (Manufacturing District).
- b) To the north is Nicor property and a gas pipeline, which abuts the Northwest Tollway. To the west is the Village of Hoffman Estates' Public Works building, which is zoned M-1, Manufacturing District. To the south are apartments, which are zoned A-1, Apartment District. To east is the Hilldale Country Club golf course, which is zoned Residential Planned Development.
- c) One of the existing billboard signs extends over the north property line onto the Nicor property. Stonegate has a license agreement for this encroachment and it was addressed as part of the previous approval.

5. APPLICABLE REQUIREMENTS

Section 9-3-8-M-11-f (page CD 9:58) Signs In Manufacturing Districts states that signs advertising a business, commodity, service, or entertainment conducted, sold or offered elsewhere than on the premise shall be permitted as a special use provided such signs have been in existence as of May 1, 1999.

6. ADJACENT OWNER COMMENTS

Standard notification letters have been mailed. As of this writing no comments have been received.

7. VARIATION/SPECIAL USE HISTORY

Off-Site Advertising Billboard Signs

- a) On April 2, 1984, the Village Board approved a special use to permit the construction

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of three signs, commonly known as billboards, with a condition that limited the special use to 5 years. (Ordinance No. 1532-1984)

- b) On December 17, 2001, the Village Board approved a special use to permit three existing signs, commonly known as billboards, to remain until December 31, 2009, with several conditions. (Ordinance No. 3363-2001)
- c) On October 20, 2003, the Village Board approved a special use and variations to permit a fourth off-site advertising sign and the relocation of three existing off-site advertising signs, with several conditions. (Ordinance 3567-2003 - attached)
- d) On October 4, 2004, the Village Board approved an amendment to the special use and variation that permitted the fourth sign. The amendment changed the conditions under which the special use could be repealed and extended the expiration date of the special use. (Ordinance 3672-2004 - attached)
- e) On March 21, 2005, the Village Board approved a special use and variation for four off-site advertising signs (three existing signs to be removed and replaced with four new signs in a different location - 40 feet closer to the Tollway). The approval also granted an extension of the date of expiration to June 1, 2020. (Ordinance 3715-2005 - attached)

Marketing Sign

- a) On February 18, 2002, the Village Board approved variations to allow a 21 foot high, 360 square foot temporary freestanding sign on the subject property to remain until February 18, 2005 and to be used solely for marketing development of the site. (Ordinance No. 3376-2002) **NOTE: This variation was replaced by the following variation approval.**
- b) On July 15, 2002, the Village Board approved variations to allow a 21 foot high, 720 square foot temporary freestanding sign on the subject property with the conditions that the sign is permitted until July 15, 2005, is to be used solely for marketing development of the site, and shall be removed within 30 days of the sale of the property. (Ordinance No. 3424-2002) **NOTE: This variation was replaced by the following variation approval.**
- c) On May 15, 2006, the Village Board approved variations to allow a 21 foot high, 720 square foot temporary freestanding sign on the subject property with the conditions that the sign is permitted until May 15, 2009, is to be used solely for marketing development of the site, and that the sign shall not cause glare on the adjacent roadway. (Ordinance No. 3821-2006)

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8. DEVELOPMENT SERVICES COMMENTS

This request includes no changes to the 2005 Village approval with the exception of an extension of time to account for the delays in installing the signs. The conditions surrounding this property and request have not changed since 2005.

9. MOTION(S)

Should the Zoning Board of Appeals find the Standards for a Variation and Special Use are met, the following motion is provided:

An amendment to Special Use and Variation Ordinances 3567-2003, 3672-2004 and 3715-2005 to permit four billboard signs to be flag-shaped and extend over the adjacent Nicor property to the north.

The following conditions shall apply: (Changes from the previous conditions are in *bold/italics*)

- 1) The special use for the four signs shall be effective until *June 1, 2020 September 1, 2022*.
- 2) The site shall be cleaned and maintained.
- 3) The off-site advertising signs shall be maintained.
- 4) The for-sale/marketing sign for this property shall be kept legible and shall be maintained.
- 5) Any lighting of the off-site advertising signs shall conform to Section 9-3-8-F-3 of the Hoffman Estates Municipal Code.
- 6) Lessors and Lessee shall execute an agreement pursuant to which the Lessee will have the right to lease two of the signs (the "Lease").
- 7) One sign shall be removed of no longer required by the Agreement.
- 8) If the Lease is no longer in effect, this variation may be repealed and the special use shall revert back to the provisions of Ordinance No. 3363-2001 dated December 17, 2001.
- 9) This special use and variation shall run with the land and successors and assigns of Lessors shall be subject to the Ordinance.
- 10) Copies of the Illinois Department of Transportation permits for the signs shall be submitted to the Village prior to issuance of the building permits.

cc: R. Williams, D. O'Malley, D. Plass, R. Norton, Petitioner

ORDINANCE NO. 1362 - 2001

**COPY
COPY**

AN ORDINANCE GRANTING A
SPECIAL USE TO STONEGATE PROPERTIES, INC.
TO PERMIT OFFSITE ADVERTISING SIGNS
AT THE EASTERN END OF PEMBROKE AVENUE

WHEREAS, the Zoning Board of Appeals, at a public meeting duly called and held according to law, considered the question of granting a special use to Stonegate Properties, Inc. to permit offsite advertising signs at the eastern end of Pembroke Avenue, which is legally described and attached as Exhibit "A"; and

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

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

Section 1: That there be granted a special use in accordance with Section 9-3-8-M-11-3 of the Hoffman Estates Municipal Code to Stonegate Properties, Inc. to permit three (3) offsite signs at the eastern end of Pembroke Avenue.

Section 2: That this special use is granted upon the conditions that the special use shall be effective until December 31, 2009 except that if the property is sold, the special use shall terminate. The special use shall also be subject to the conditions that this site shall be cleaned and maintained on an as-needed basis and that the billboard signs shall be maintained on an as-needed basis and that the for sale/marketing sign for this property shall be erected and made legible and shall be maintained on an as-needed basis.

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

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

PASSED THIS 17th day of DECEMBER, 2001

APPROVED THIS 17th day of DECEMBER, 2001

| VOTE | AYE | NAY |
|---------------------|----------|-----|
| Trustee Kenley | <u>X</u> | ___ |
| Trustee Frank | <u>X</u> | ___ |
| Trustee Mills | <u>X</u> | ___ |
| Trustee Boester | <u>X</u> | ___ |
| Trustee Brigano | <u>X</u> | ___ |
| Trustee Rusakiewicz | <u>X</u> | ___ |

APPROVED:

Mr. William E. McLeod
Village President

ATTEST:

Virginia Rose Carter
Village Clerk

Published in pamphlet form this 16th day of DECEMBER, 2001.

COPY

ORDINANCE NO. 3715 - 2005

**AN ORDINANCE AMENDING THE GRANT OF
A VARIATION AND A SPECIAL USE TO
STONEGATE PROPERTIES, INC. (LESSOR) AND
HOFFMAN ESTATES PARK DISTRICT (LESSEE)
TO PERMIT OFF-SITE ADVERTISING SIGNS
AT THE EASTERN END OF PEMBROKE AVENUE**

WHEREAS, the Zoning Board of Appeals, at a public meeting duly called and held according to law, considered the question of amending the grant of a variation and a special use to Stonegate Properties, Inc. ("Lessor") and the Hoffman Estates Park District ("Lessee") previously granted by Ordinance No. 3672-2004 to permit four (4) off-site advertising signs ("signs") at the eastern end of Pembroke Avenue, which is legally described and attached as Exhibit "A" (the "Subject Property"); and

WHEREAS, the signs have been modified to be cantilevered with only eight feet (8') over the Lessor's property and forty feet (40') over the property of Nicor Gas Company under a grant of easement.

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

Section 1: That the conditions listed in Section 3 of Ordinance No. 3672-2004 be amended to read as follows:

1. The special use for the four (4) signs shall be effective until June 1, 2020.
2. The site shall be cleaned and maintained.
3. The off-site advertising signs shall be maintained.
4. The for sale/marketing sign for this property shall be kept legible and shall be maintained. (The variation for this sign expires on July 15, 2005.)
5. Any lighting of the off-site advertising signs shall conform to Section 9-3-8-F-3 of the Hoffman Estates Municipal Code.
6. Lessors and Lessee shall execute an agreement pursuant to which the Lessee will have the right to lease two of the signs (the "Lease").
7. One sign shall be removed if no longer required by the Agreement.
8. If the Lease is no longer in effect, this variation may be repealed and the special use shall revert back to the provisions of Ordinance No. 3363-2001 dated December 17, 2001.
9. This special use and variation shall run with the land and successors and assigns of Lessors shall be subject to the Ordinance.
10. Copies of the Illinois Department of Transportation permits for the signs shall be submitted to the Village prior to issuance of the building permits.

COPY

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

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

PASSED THIS 21st day of March, 2005

APPROVED THIS 21st day of March, 2005

| VOTE | AYE | NAY |
|-----------------------|--------------|---------------|
| Trustee Kenley-Rupnow | <u> x </u> | <u> </u> |
| Trustee Frank | <u> x </u> | <u> </u> |
| Trustee Mills | <u> x </u> | <u> </u> |
| Trustee Boester | <u> x </u> | <u> </u> |
| Trustee Rusakiewicz | <u> x </u> | <u> </u> |
| Trustee Collins | <u> x </u> | <u> </u> |

APPROVED:

William D. McLeod
Village President

ATTEST:

Virginia Marie Hyster
Village Clerk

Published in pamphlet form this 24th day of March, 2005.

VILLAGE OF HOFFMAN ESTATES
ZONING BOARD OF APPEALS

COPY

FINDING OF FACT

DATE OF PUBLIC HEARING: February 22, 2005

DATE OF PRESENTATION TO VILLAGE BOARD: March 7, 2005

PETITION: Hearing held at the request of Stonegate Properties (Owner) and NICOR Gas Company (Owner) and the Hoffman Estates Park District (Lessee) and to consider a special use and variations from the Zoning Code to permit signage on the property generally located south of the Northwest Tollway (I-90) at the east terminus of Pembroke Avenue.

DISTRICT IN WHICH PROPERTY IS LOCATED: M-1, Manufacturing District

ZONING CODE SECTION(S) FOR SPECIAL USE/VARIATION: Ordinances 3567-2003 and 3672-2004

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

MOTION: Request to grant Stonegate Properties (Owner) and NICOR Gas Company (Owner) and the Hoffman Estates Park District (Lessee), *an amendment to Special Use and Variation Ordinances 3567-2003 and 3672-2004 to permit the four billboard signs to be cantilevered and extended 40 feet over the adjacent NICOR property to the north.* The following conditions shall apply:

1. The special use for the four signs shall be effective until June 1, 2020.
2. The site shall be cleaned and maintained on an as-needed basis.
3. The off-site advertising signs shall be maintained on an as-needed basis.
4. The for-sale/marketing sign for this property shall be kept legible and shall be maintained on an as-needed basis. (The variation for this sign expires on July 15, 2005.)
5. Any lighting of the off-site advertising signs shall conform to Section 9-3-8-F-3 of the Hoffman Estates Municipal Code.
6. Lessors and Lessee shall execute an agreement pursuant to which the Lessee will have the right to lease two of the signs (the "Lease").
7. One sign shall be removed if no longer required by the Agreement.
8. If the Lease is no longer in effect, this variation may be repealed and the special use shall revert back to the provisions of Ordinance No. 3163-2001 dated December 17, 2001.
9. This special use and variation shall run with the land and successors and assigns of Lessors shall be subject to the Ordinance.
10. Copies of the Illinois Department of Transportation permits for the signs shall be submitted to the Village prior to issuance of the building permits.

see v.a. 5/15-2005
for final wording

The petitioners were agreeable to the above listed conditions.

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

Mr. Dean Bostrom, Executive Director of the Hoffman Estates Park District and Lessee was present at the hearing. The Park District was authorized by the property owners, Stonegate Properties and NICOR, to represent them at the hearing.

The Park District is requesting a modification to prior special uses granted by the Village to construct four (4) billboard signs. As part of the multi-party agreement between the Park District, the Chicago Wolves - a tenant at an off-site Park District owned facility and Stonegate Properties. The existing three (3) billboard signs will be removed and replaced with four (4) billboard signs. The Park District requested a change in the previously presented location of these signs.

In the prior requests the signs were to be entirely located on the Stonegate property. The Stonegate property is adjacent to and immediately south of the NICOR right-of-way. The petitioners are now requesting to place the monopole supporting post and approximately eight (8) feet of the sign on and above the Stonegate Property with the remaining portion of the sign being cantilevered above the NICOR property in a fifty (50) foot air rights easement.

The sizes of the signs (two sided, 14 feet by 48 feet, 672 square feet per face) and heights (55 feet) will remain as previously proposed. According to Mr. Bostrom the purpose for this request is to place the signs in a location that will best allow future development opportunities for the Stonegate property.

The Park District is also requesting an extension of the date of expiration of this special use to June 1, 2020 to provide for the 15 year lease term in their agreement with the Chicago Wolves. Mr. Bostrom states that with approval of this special use the signs would be constructed and erected by June of 2005, thus providing for their 15 year agreement.

AUDIENCE COMMENTS

None.

**** NOTE: THE PARK DISTRICT HAS REQUESTED A WAIVER OF THE FEES ASSOCIATED WITH THIS REQUEST.**

VOTE:

4 Ayes
2 Absent (Green, Jehlik)
1 Vacancy

ZONING BOARD OF APPEALS

Vice-Chairman Joel Koenig
William Weaver
Ronald Jehlik
Denise Wilson
Jackie Green
Michael Ciffone

COPY

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

IMMEDIATE AUTHORIZATION TO APPLY FOR PERMITS IS REQUESTED

FINDING OF FACT WRITTEN BY VICE-CHAIRMAN JOEL KOENIG

VILLAGE OF HOFFMAN ESTATES

Memo

COPY

TO: Joel Koenig, Vice-Chairman Zoning Board of Appeals
FROM: Peter Gugliotta, Senior Planner *PG*
RE: **STONEGATE PROPERTIES (OWNER) AND NICOR GAS COMPANY (OWNER) AND THE HOFFMAN ESTATES PARK DISTRICT (LESSEE) - AMENDMENT TO SPECIAL USE AND VARIATIONS FOR OFF-SITE ADVERTISING BILLBOARD SIGNS AT THE EAST TERMINUS OF PEMBROKE AVENUE**
DATE: February 15, 2005
HEARING DATE: February 22, 2005

1. REQUEST SUMMARY

Request by Stonegate Properties (Owner) and NICOR (Owner) and the Hoffman Estates Park District (Lessee) to consider an amendment to the variation and special use ordinances that were granted to allow the installation of an additional (fourth) off-site advertising sign and to relocate the three existing off-site advertising signs on the property at the east terminus of Pembroke Avenue, along the Tollway. The proposed amendment is to change the sign locations and design, which will allow all four signs to overhang the adjacent Nicor property. The petitioner is also requesting to extend the expiration date for removal of the signs from December 31, 2019 to May 1, 2020.

2. BACKGROUND

In 2003, the Village approved the installation of a fourth billboard sign and allowed the existing three signs to be relocated on the property. The approval included several conditions, including an extension of the expiration date. In 2004, the Village approved an amendment to the conditions of approval regarding the potential for the special use to be repealed and further extended the expiration date for the signs.

A copy of Ordinances 3567-2003 and 3672-2004 are attached. The Findings of Fact and the minutes from previous hearings are included in this packet.

As part of the ice arena expansion to the Blackhawk Community Center, the Hoffman Estates Park District must provide two, 2-sided billboards along I-90, for a period of 15 years, to the Chicago Wolves (part of the Wolves lease agreement at the ice arena). Stonegate Properties has conceptually agreed to a lease for two signs on the subject property, provided a fourth sign can be erected. In order to erect the fourth sign, the three existing signs would be relocated to maintain a 500 foot spacing between each sign (as required by the Illinois Department of Transportation).

The new and relocated signs were approved with the same design as the existing signs, which includes the base pole located in the center of the sign. The previous approval is for all four signs to be located entirely on the subject property, with no overhang onto the Nicor parcel to the north. The signs would all be the same size (two-sided, 14 feet by 48 feet, 672 square feet per side).

Stonegate will own all four signs. The Park District will lease two signs from Stonegate; the Chicago Wolves will sub-lease those two signs and be responsible for all advertising. The Wolves intend to utilize the signs to promote Chicago Wolves sponsoring partners and the Wolves.

3. PETITIONER PROPOSAL

The petitioner is proposing to amend the special use and variation to change the sign design to a "flag" configuration, with approximately 80% of the sign face overhanging the adjacent Nicor property to the north. The petitioner has provided copies of the four Nicor lease agreements that permit these signs to extend above the Nicor property by no more than 50 feet. The base of the signs will be located on the Stonegate property.

The extension of the expiration date by ± 4 months is proposed to account for delays in installation of the signs. The Park District is seeking a 15 year period for the signs to meet their agreement obligations with the Wolves.

4. SITE CONDITIONS

- a) The subject property is a partially wooded, ± 11 acre site, of which ± 3.5 acres are located in a floodplain. The only improvements are three, lighted, multi-face outdoor advertising signs, one 720 square foot marketing sign and an access driveway. The parcel is zoned M-1 (Manufacturing District).
- b) To the north is Nicor property and a gas pipeline, which abuts the Northwest Tollway. To the west is the Village of Hoffman Estates' Public Works building, which is zoned M-1, Manufacturing District. To the south are apartments, which are zoned A-1, Apartment District. To east is the Hilldale Country Club golf course, which is zoned Residential Planned Development.

- c) One of the existing billboard signs extends over the north property line onto the Nicor property. Stonegate has a license agreement for this encroachment and it was addressed as part of the previous approval.

5. APPLICABLE REQUIREMENTS

Section 9-3-8-M-11-f (page CD 9:58) Signs In Manufacturing Districts states that signs advertising a business, commodity, service, or entertainment conducted, sold or offered elsewhere than on the premise shall be permitted as a special use provided such signs have been in existence as of May 1, 1999.

6. ADJACENT OWNER COMMENTS

Standard notification letters have been mailed. As of this writing no comments have been received.

7. VARIATION/SPECIAL USE HISTORY

Off-Site Advertising Billboard Signs

- a) On April 2, 1984, the Village Board approved a special use to permit the construction of three signs, commonly known as billboards, with a condition that limited the special use to 5 years. (Ordinance No. 1532-1984)
- b) On December 17, 2001, the Village Board approved a special use to permit three existing signs, commonly known as billboards, to remain until December 31, 2009, with several conditions. (Ordinance No. 3363-2001)
- c) On October 20, 2003, the Village Board approved a special use and variations to permit a fourth off-site advertising sign and the relocation of three existing off-site advertising signs, with several conditions. (Ordinance 3567-2003 - attached)
- d) On October 4, 2004, the Village Board approved an amendment to the special use and variation that permitted the fourth sign. The amendment changed the conditions under which the special use could be repealed and extended the expiration date of the special use. (Ordinance 3672-2004 - attached)

Marketing Sign

- a) On February 18, 2002, the Village Board approved variations to allow a 21 foot high, 360 square foot temporary freestanding sign on the subject property to remain until February 18, 2005 and to be used solely for marketing development of the site. (Ordinance No. 3376-2002) **NOTE: This variation was replaced by the following variation approval.**

- b) On July 15, 2002, the Village Board approved variations to allow a 21 foot high, 720 square foot temporary freestanding sign on the subject property with the conditions that the sign is permitted until July 15, 2005, is to be used solely for marketing development of the site, and shall be removed within 30 days of the sale of the property. (Ordinance No. 3424-2002)

8. COMMUNITY DEVELOPMENT COMMENTS

With this proposal, the signs will be located approximately 40 feet closer to the Tollway than previously approved. Structural details of the sign construction will be reviewed by the Village as part of the building permit process.

9. MOTION(S)

Should the Zoning Board of Appeals find the Standards for a Variation and Special Use are met, the following motion is provided:

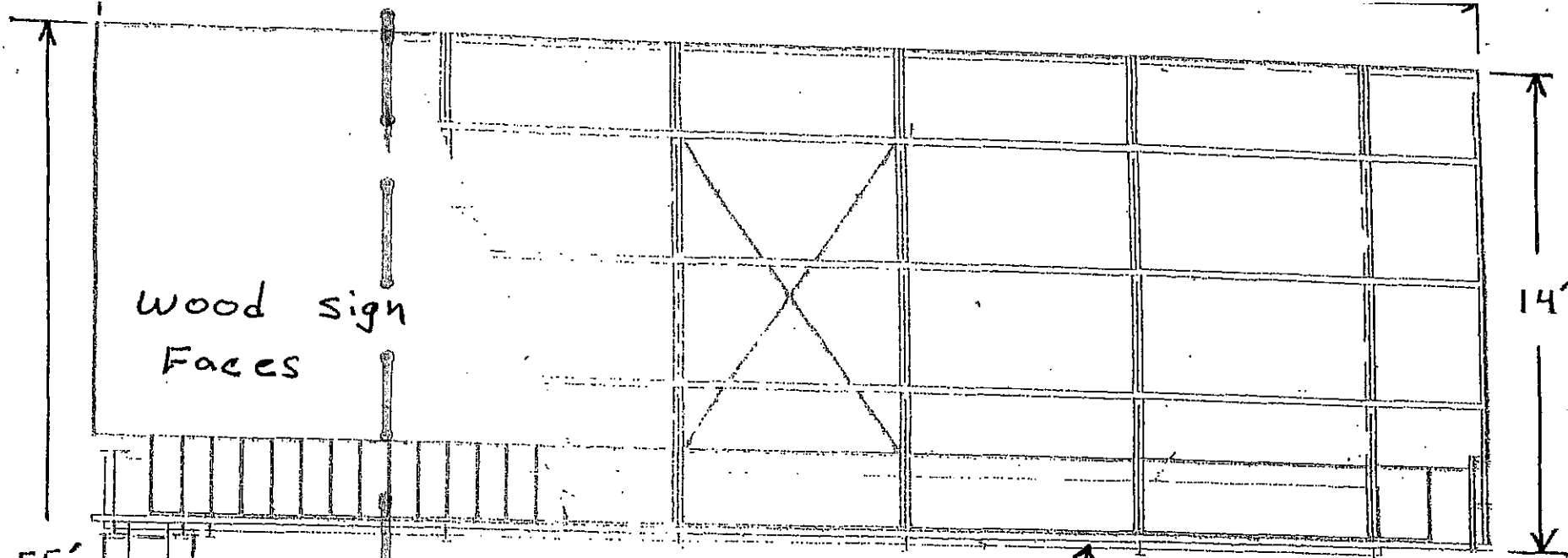
An amendment to Special Use and Variation Ordinances 3567-2003 and 3672-2004 to permit the four billboard signs to be flag-shaped and extend over the adjacent Nicor property to the north.

The following conditions shall apply: (Changes from the previous conditions are in *bold/italics*)

- a) ~~The special use for the four signs shall be effective until *May 1, 2020*.~~
- b) ~~The site shall be cleaned and maintained on an as-needed basis.~~
- c) ~~The off-site advertising signs shall be maintained on an as-needed basis.~~
- d) ~~The for-sale/marketing sign for this property shall be kept legible and shall be maintained on an as-needed basis.~~
- e) ~~Any lighting of the off-site advertising signs shall conform to Section 9-3-8-F-3 of the Hoffman Estates Municipal Code.~~
- f) ~~Lessors and Lessee shall execute an agreement pursuant to which the Lessee will have the right to lease two of the signs (the "Lease").~~
- g) ~~One sign shall be removed or no longer required by the Agreement.~~
- h) ~~If the Lease is no longer in effect, this variation may be repealed and the special use shall revert back to the provisions of Ordinance No. 3363-2001 dated December 17, 2001.~~
- i) ~~This special use and variation shall run with the land and successors and assigns of Lessors shall be subject to the Ordinance.~~
- j) ~~*Copies of the Illinois Department of Transportation permits for the signs shall be submitted to the Village prior to issuance of the building permits.*~~

for final wording

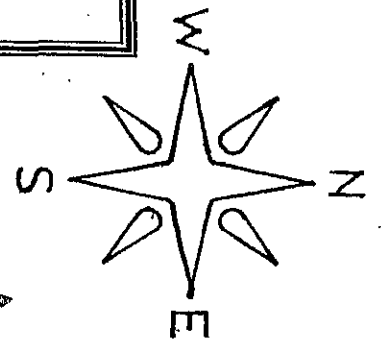
cc: R. Williams, D. O'Malley, D. Plass, C. Scholl, Petitioner



NOT TO SCALE

STAFF EXHIBIT

Approximate location of property line



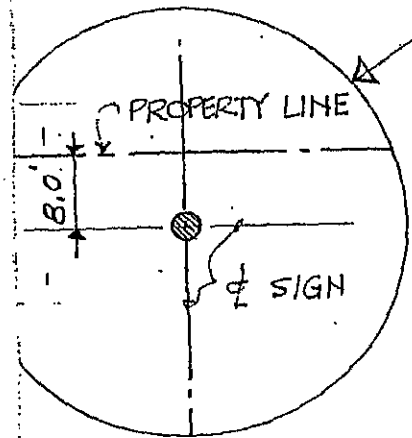
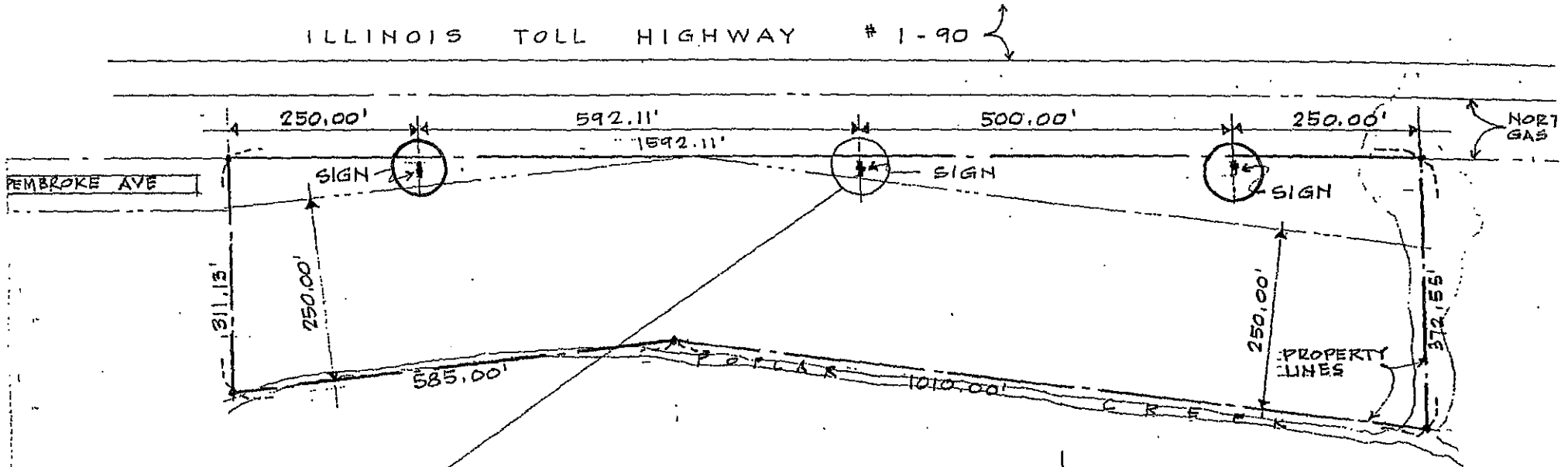
COPY

STONEGATE PROPERTY

NICOR PROPERTY

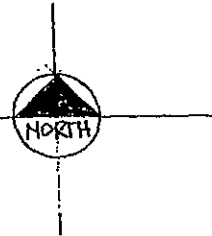
Exhibit A

COPY



DETAIL - SIGN LOCATION
SCALE: 1" = 20'-0"

SITE PLAN
SCALE: 1" = 200'-0"



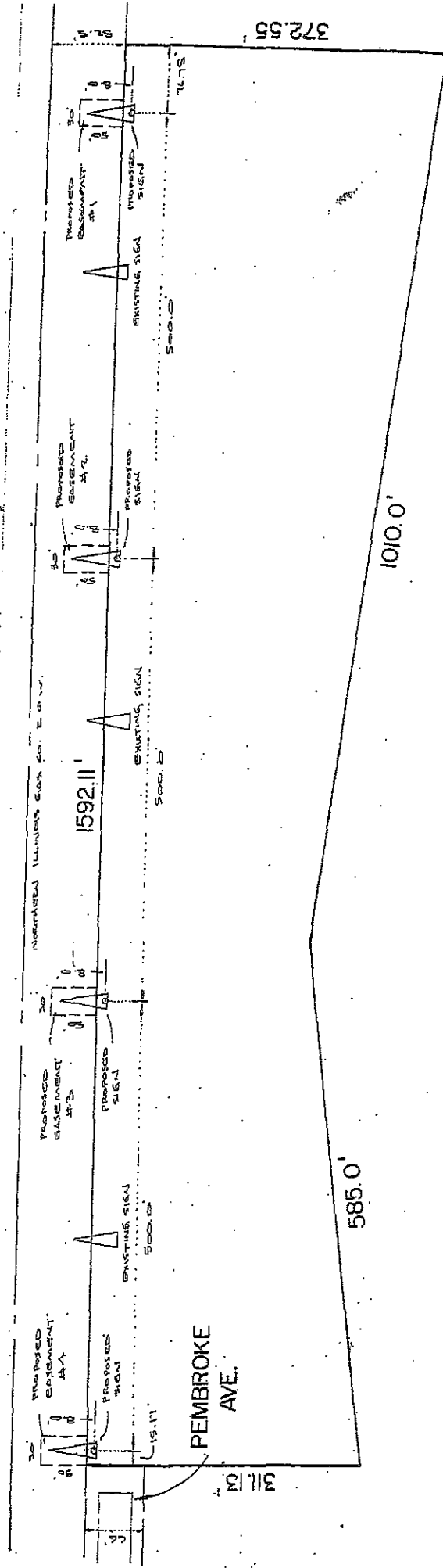
SUBMITTED BY:
STONEGATE PROPER
33 W. HIGGINS RD.
SOUTH BARRINGTON, IL

EXHIBIT B

COPY

OF PROPERTY DESCRIBED AS

NORTHWEST (I-55) TOLLWAY



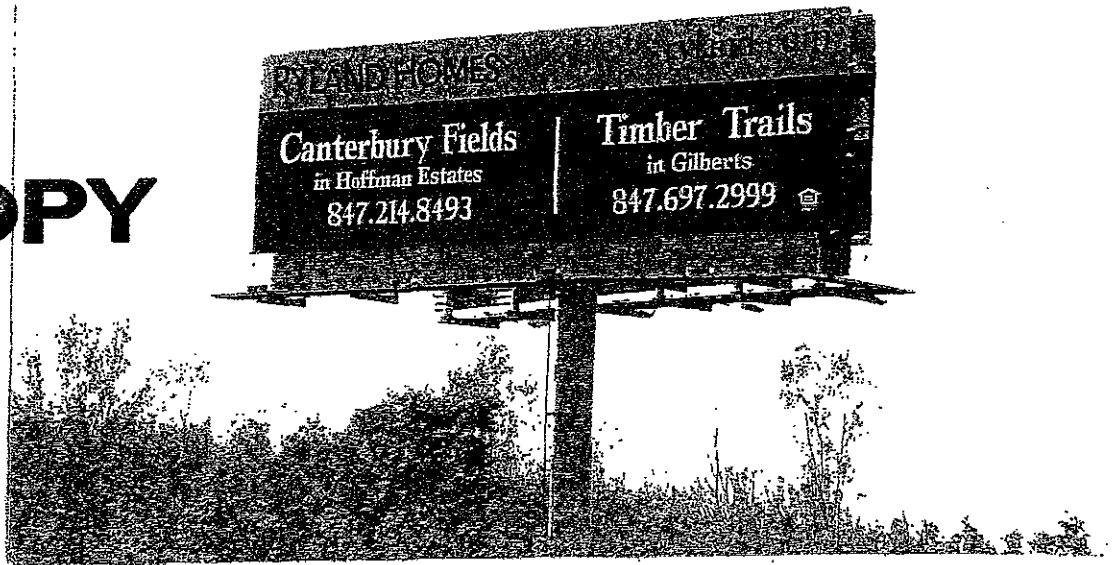
Proposed

Scale 1" = 100'



Exhibit D

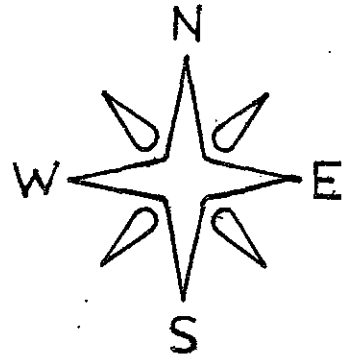
COPY



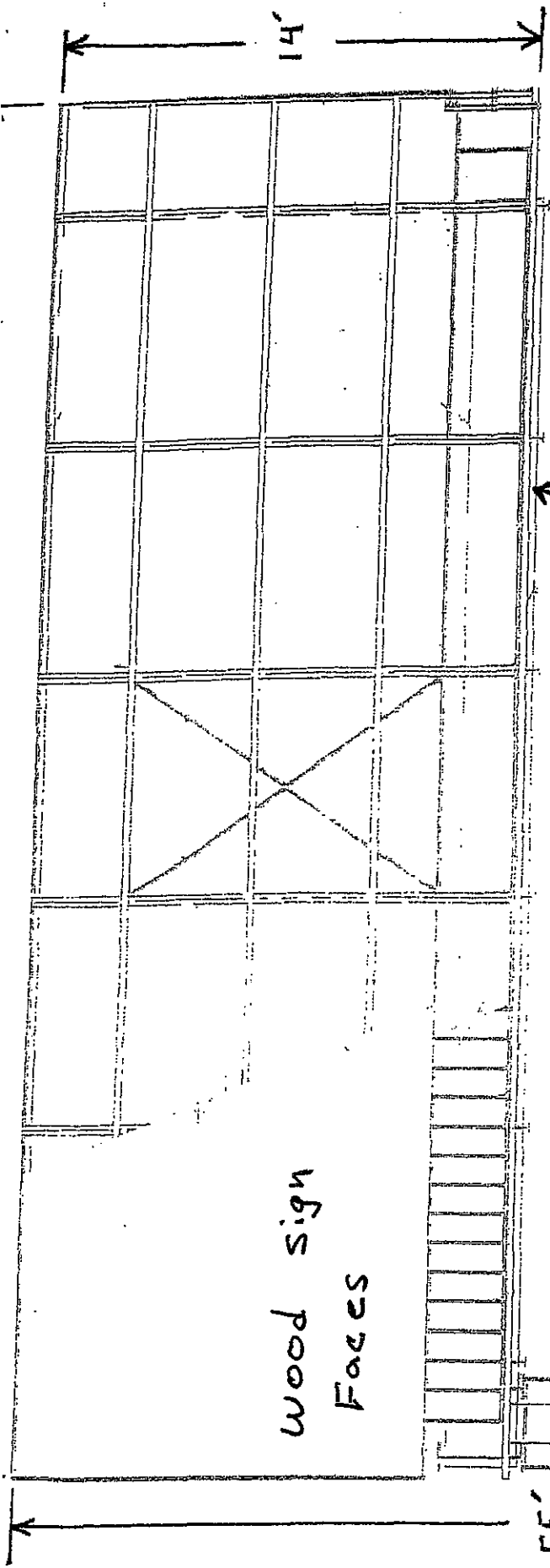
Existing is a center mount const.
(2) sided 20' Vee



Exhibit E



COPY



wood sign
Faces

NOT TO SCALE

Steel structure

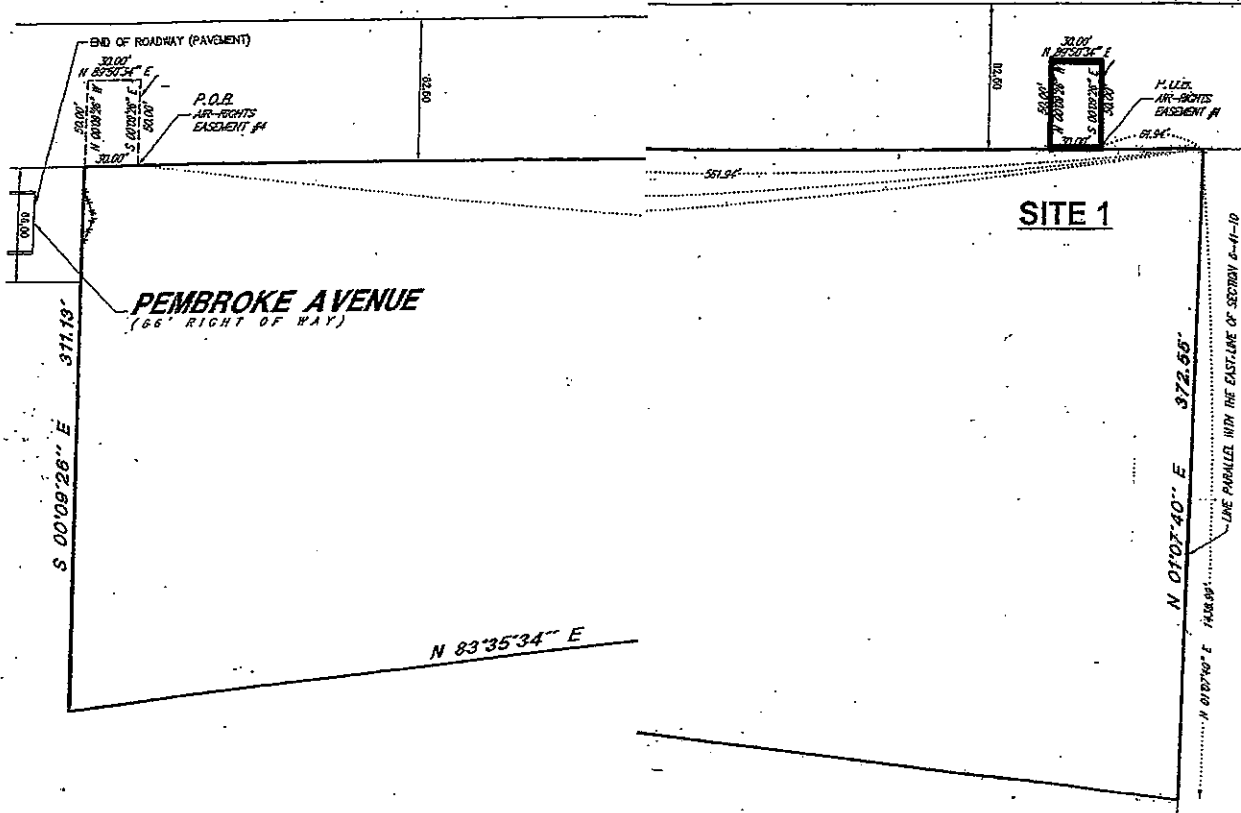
Proposed is a Flag mount Court.
Two sided 20' Vec.

GROUND

2011/08/25 10:00 AM

COPY

306072



306072

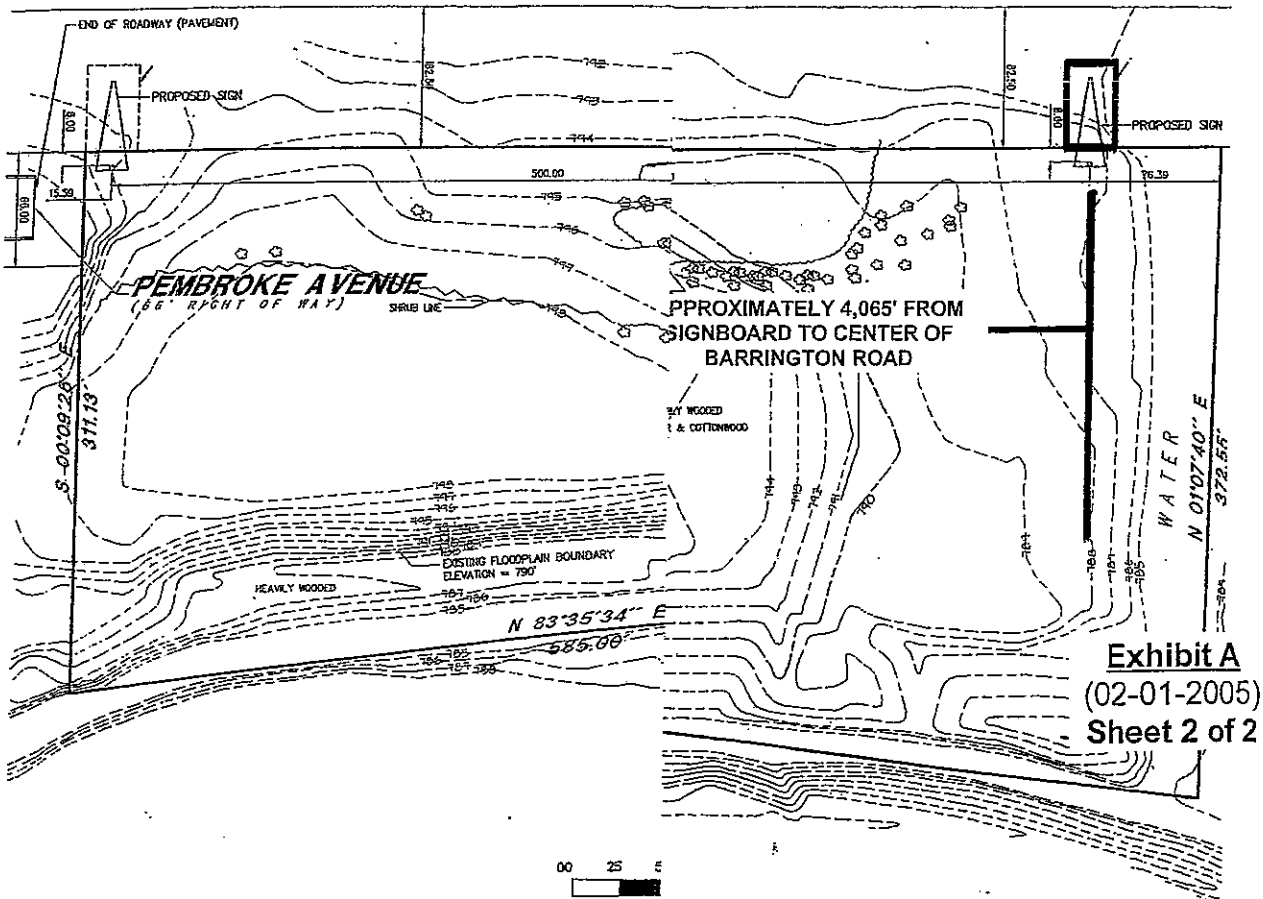
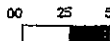


Exhibit A
(02-01-2005)
Sheet 2 of 2



NOTICE OF PUBLIC HEARING
Notice is hereby given that the Planning and Zoning Commission of the Village of Hoffman Estates will hold a public hearing at the request of Tollway, LLC (Owner), Stonegate Properties, Inc (applicant) and the Hoffman Estates Park District (applicant) to consider a special use and variation amendment under the Zoning Code to permit the continued use of off-site billboard signage and the rezoning from B2 Community Business District to M1 Manufacturing District of the property located at 2305 Lembrake Avenue.
P.I.N.: 07-06-200-013
The hearing will be held on Wednesday, December 20, 2017 at 7:00 p.m. in the Hoffman Estates Municipal Building, 1900 Hassell Road, Hoffman Estates, IL.
Via Combs, Chairperson
Planning and Zoning Commission
Published in Daily Herald
December 5, 2017 (4488501)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the Northwest Suburbs **DAILY HERALD**. That said Northwest Suburbs **DAILY HERALD** is a secular newspaper, published in Arlington Heights and has been circulated daily in the Village(s) of:

Arlington Heights, Barrington, Barrington Hills, Bartlett, Buffalo Grove, Deer Park, Des Plaines, Elk Grove, Hanover Park, Hoffman Estates, Inverness, Mt Prospect, Palatine, Prospect Heights, Rolling Meadows, Schaumburg, South Barrington, Streamwood, Wheeling

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

I further certify that the Northwest Suburbs **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published December 5, 2017 in said Northwest Suburbs **DAILY HERALD**.

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

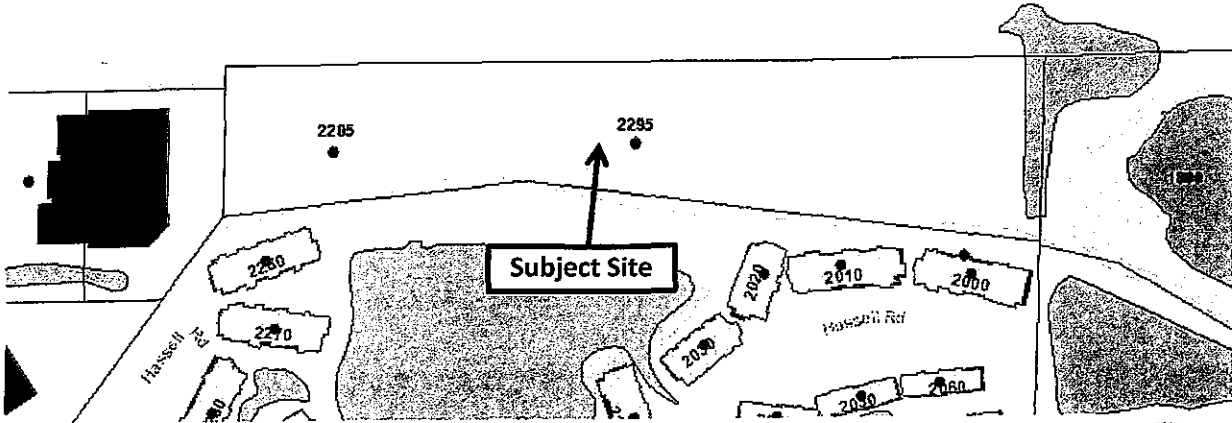
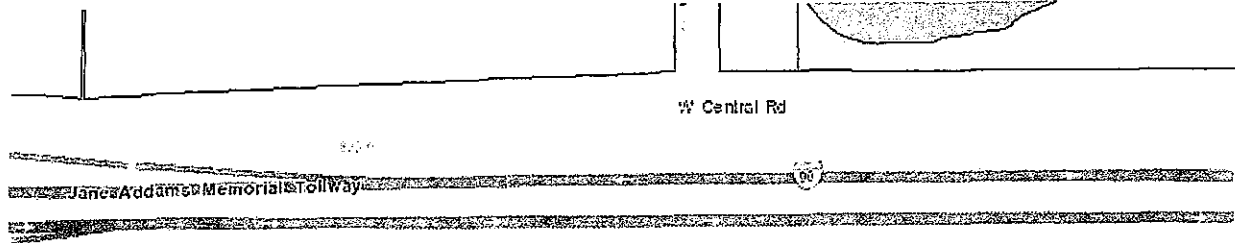
PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Laurel Baltz
Designee of the Publisher and Officer of the Daily Herald

Control # 4488501

2205-2295 Pembroke Ave

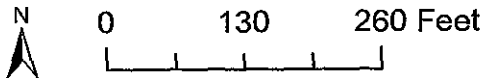
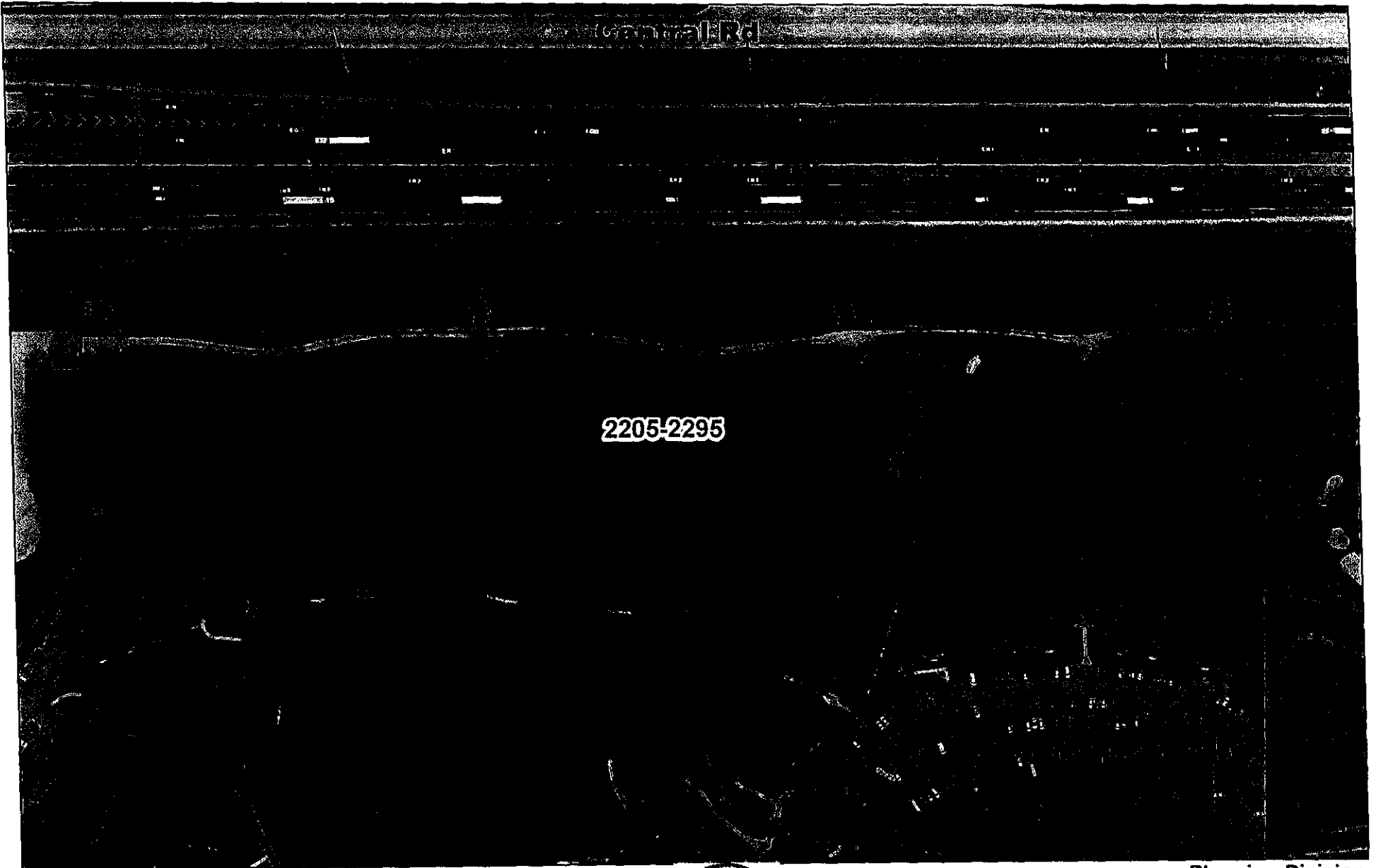
P.I.N. 07-06-200-013-0000



November 2017
Village of Hoffman Estates
Planning Division



Stonegate Tollway Billboards 2205-2295 Pembroke Avenue



Planning Division
Village of Hoffman Estates
November 2017



VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION
FINDING OF FACT

PROJECT NO.: 2017048P

VILLAGE BOARD MEETING DATE: JANUARY 8, 2018

PETITIONER(S): SUMMITVIEW CHRISTIAN CHURCH (PROPERTY OWNER) & COMMUNITY BAPTIST CHURCH OF ELK GROVE (APPLICANT/CONTRACT PURCHASER)

PROJECT ADDRESS: 693 & 695 ILLINOIS BLVD

ZONING DISTRICT: R-3, RESIDENTIAL DISTRICT

REQUEST: SPECIAL USE FOR CHURCH AND RELIGIOUS USES

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

Recommendation: **APPROVAL**

Vote: 10 AYES, 0 NAYS, 1 ABSENT

PZC MEETING DATE: JANUARY 03, 2018

STAFF ASSIGNED: DANIEL RITTER

Request by Summitview Christian Church (owner) and Community Baptist Church of Elk Grove (applicant/contract purchaser) to consider a special use under Section 9-5-3-C-2 of the Zoning Code to permit a church and religious uses at the property located at 693 & 695 Illinois Boulevard. The following conditions shall apply:

1. This approval is granted based on the petitioner's application materials submitted with this request for a special use. Any proposed changes to the building or property that substantially differ from the application materials will require an amendment to the special use.
2. The primary church and home buildings must comply with all necessary building/fire code requirements and occupancy limits.
3. No outside storage is permitted on the exterior of the property.

FINDING

The Planning and Zoning Commission heard from Michael Vandermeir, the pastor of Community Baptist Church. Mr. Vandermeir explained that they have leased space at the subject property from Summitview Christian Church for a number of years and were now looking to purchase the property for their own use. He explained the use of the church building and house property would remain very similar to how Summitview has operated, except that there would be a small food pantry. Mr. Vandermeir explained they generally did not anticipate renting the building to other organizations and that they would be the only organization operating from the facility. He also explained that the house building located on the property would continue to be used by Summitview as an office in the short-term. They would then likely remodel the house for their own use, but they are not sure of its exact use yet.

The Commission found that the current church building was remodeled in 2004, has a current capacity of 110 people for worship services and has 66 on-site parking spaces. If Community Baptist Church needed to expand past the current capacity in the future, they would need to complete expansion work to do so. At the

time of any work, parking demand would also be accessed to ensure there were no known issues. The Commission also found that there were no known issues or complaints with previous church or property.

The Commission considered the Standards for a Special Use listed in Section 9-1-18-I of the Zoning Code and determined that the proposal met those Standards. By a vote of 10-0, the Commission unanimously recommended approval of the special use request.

AUDIENCE COMMENTS

None.

PLANNING AND ZONING COMMISSIONERS

| | |
|-------------------------------|---------------|
| Chairperson Eva Combs | Myrene Iozzo |
| Vice-Chairman Steve Caramelli | Greg Ring |
| Adam Bauske | Nancy Trieb |
| Sharron Boxenbaum | Sohita Patel |
| Lon Harner | Denise Wilson |
| Lenard Henderson | |

ROLL CALL VOTE

10 Ayes
0 Abstain
1 Absent (Henderson)

MOTION PASSED

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

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



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

PROJECT NO.: 2017048P

PROJECT NAME: COMMUNITY BAPTIST CHURCH
SPECIAL USE

PROJECT ADDRESS/LOCATION: 693 & 695 ILLINOIS BOULEVARD

PUBLIC HEARING
YES NO

REZONING MASTER SIGN PLAN SPECIAL USE VARIATION
SITE PLAN PLAT

MEETING DATE: JANUARY 03, 2018

STAFF ASSIGNED: DANIEL RITTER

REQUESTED MOTION

Request by Summitview Christian Church (owner) and Community Baptist Church of Elk Grove (applicant/contract purchaser) to consider a special use under Section 9-5-3-C-2 of the Zoning Code to permit a church and religious uses at the property located at 693 & 695 Illinois Boulevard.

INCLUDES RECOMMENDED CONDITIONS
YES NO

| | |
|--|--|
| ACRES: 1.2 (APPROXIMATE) | ZONING DISTRICT: R-3, RESIDENTIAL DISTRICT |
| ADJACENT NORTH: SINGLE FAMILY HOMES, R-3 | SOUTH: SINGLE FAMILY HOMES, R-3 |
| PROPERTIES: EAST: SINGLE FAMILY HOMES, R-3 | WEST: SINGLE FAMILY HOMES, R-3 |

BACKGROUND

The church property at 695 Illinois Boulevard was built before the Village's incorporation in 1959. Summitview Church has occupied and owned the property since 1962. In the early 1970's the church acquired and renovated an adjacent single-family house at 693 Illinois Boulevard for use as an office and counseling services. The church's parking lot was also expanded to extend onto the office/single-family house site and the two properties functioned as one. Most recently in 2004, the primary church building was approved for a site plan amendment to be expanded and remodeled. Additionally, the two lots were consolidated into one to prevent the home from being sold and turned back into a single-family home while the parking lot still extended into the property.

PROPOSAL

The petitioner, Community Baptist Church has an agreement to purchase the property to use for their church. The petitioner has explained in their submittal that their use of the property would remain similar to the way it has been used by Summitview Church over the years, including their anticipated capacity and parking. There will be a small community food pantry operated out of the facility. The exact use of the

home/office building is unknown at this time, but it is anticipated to continue to be used in a similar capacity as Summitview has used it over the years.

SPECIAL USE – ZONING CODE SECTION 9-5-3-C-2

The subject property is zoned R-3, Single-family Residential District. Churches, rectories, parish houses and other religious uses are listed Special Use in the R-3 Zoning District. The Special Use review should consider any potential impact of the proposed interior, exterior or operational changes. Section 9-1-18-l of the Zoning Code (Standards for a Special Use) states: "No special use shall be recommended by the Planning and Zoning Commission unless said Planning and Zoning Commission shall find:

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

STAFF SUMMARY

The existing church can accommodate 110 people during worship services, which are primarily held on Sundays. The site is served by a parking lot with approximately 66 spaces (3 handicapped) and there is additional on-street parking immediately adjacent to the site on Illinois Boulevard. The petitioner's narrative indicated that they anticipate growing to a capacity of 120-150 persons. However, the church is only approved through the building and fire code requirements for a capacity of 110 persons. If they would like to exceed the capacity of 110 in the future, they would need to complete work to expand its capacity. It appears the existing parking capacity would sufficiently handle this demand. Parking would be reviewed with the required building permit if and when they expand the building capacity to ensure it is sufficient.

NOTIFICATION

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

RECOMMENDED CONDITIONS

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

Request by Summitview Christian Church (owner) and Community Baptist Church of Elk Grove (applicant/contract purchaser) to consider a special use under Section 9-5-3-C-2 of the Zoning Code to permit a church and religious uses at the property located at 693 & 695 Illinois Boulevard.

1. This approval is granted based on the petitioner's application materials submitted with this request for a special use. Any proposed changes to the building or property that substantially differ from the application materials will require an amendment to the special use.
2. The primary church and home buildings must comply with all necessary building/fire code requirements and occupancy limits.
3. No outside storage is permitted on the exterior of the property.

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



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING GENERAL APPLICATION*

Special Use for Church 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 500.00 Check No. 2506 Date Paid 12/1/17

Project Number: 2017048P

Staff Assigned: Ritter

Meeting Date: 1/3/18

Public Hearing: Yes No

Sign Posting Required: Yes No

Date Sign Posted 12/21/17

PLEASE PRINT OR TYPE

Date: 11-22-2017

Project Name: Community Baptist Church

Project Description: Special Use Permit

Project Address/Location: 693/695 Illinois Blvd.

Property Index No. 07153130250000

Acres: 1.20 Zoning District: R-3

I. Owner of Record

Summit View Christian Church

| | | |
|-----------------------|----------------------|----------------------------|
| Name | Company | |
| 693/695 Illinois Blvd | Hoffman Estates | |
| Street Address | City | |
| IL 60169 | 847-885-3683 ext. 12 | |
| State | Zip Code | Telephone Number |
| | | Steve@summitviewchurch.org |
| Fax Number | E-Mail Address | |

II. Applicant (Contact Person/Project Manager)

Community Baptist Church of Elk Grove

| | | |
|--------------------------------|-------------------|---------------------------|
| Name | Company | |
| 836 S. Arlington Hts. Rd. #174 | Elk Grove Village | |
| Street Address | City | |
| IL 60007 | 847-845-4836 | |
| State | Zip Code | Telephone Number |
| | | pastormikevandy@gmail.com |
| Fax Number | E-Mail Address | |

Applicant's relationship to property: Pastor of Church

III. Owner Consent for Authorized Representative

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

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

Jeffrey A. Adler
Steven R. Campbell

 Owner Signature
Eric G. Stroud
 General Application

Jeffrey A. Adler
 Steven R. Campbell

 Print Name Eric G. Stroud

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): _____

Applicant's Signature: _____

(If other than Owner)

Applicant's Name (Please Print): Michael Vandermeir

Date: 11/22/2017

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

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

Email: planning@hoffmanestates.org

Address: 1900 Hassell Road
Hoffman Estates, IL 60169

Phone: (847) 781-2660

Fax: (847) 781-2679

Addendums Attached:

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

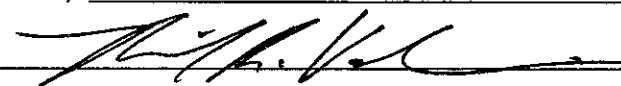
IV. Acknowledgement(s)

- 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): _____

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

Applicant's Name (Please Print): Michael Vandermeir

Date: 11/22/2017

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

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

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

Addendums Attached:

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

Special Use for Community Baptist Church of Elk Grove

Location: 695/693 Illinois Blvd., Hoffman Estates, IL 60169

PIN: 07153130250000

Project Narrative

Use of property: The new church, Community Baptist, will use the property in a similar fashion to how it has been used as a church for decades. Community Baptist will hold regular Sunday morning worship services and also one smaller mid-week service on either Wednesday or Thursday evenings. During most of our service times, we will offer children's ministries. Community Baptist will also operate a food pantry ministry or act as a gathering station to support other local organizations that help the needy. The facility will, on rare occasion, be utilized for weddings or memorial services. There is a parsonage/house on site that, once renovated, may be utilized for a staff person or for ministry purposes. Community Baptist will start out with an occupancy of 60-70 and projects to grow on site to 120-150.

Hours of Operation: Sunday Services will be at 9:30 AM and 10:30 AM and services will conclude by 12:30 PM; Mid-Week Services will be at 7 PM and conclude by 9PM. These will be the typical hours of operation. Service times might fluctuate 30 minutes in any direction.

Parking Demand: Community Baptist is projecting to utilize 40 of the 80 parking spaces, and does not project needing more than the 80 parking spaces at one time for any event.



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION SPECIAL USE ADDENDUM

REQUIRED SUBMITTALS:

- General Application
- \$500 Special Use hearing fee/\$750 for "All Other Uses"
- Legal Description
Typically found on a tax bill, survey, mortgage documents or deed
- Current Plat of Survey drawn to scale
- A scale drawing of the floor plan and elevations, including windows and door locations.
- A Project Narrative detailing the use, hours of operation, parking demand, etc. Provide relevant plans, studies, and any other documents to support the request.
- A written response to each of the Standards for a Special Use (see below).

You are responsible for posting a notification sign(s) on your property 10 days before the Planning & Zoning Commission hearing and removing the sign(s) 10 days after final Village Board action. Specific requirements will be provided by Planning Staff.

No special use shall be recommended by the Planning and Zoning Commission unless said Commission finds that adequate evidence is provided to meet the Special Use Standards. (Respond to each standard as it applies to your request either below or address on a separate sheet)

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

The new church will operate similarly to the existing congregation; as a typical neighborhood church.

The new church plans to function in a fashion that is courteous, safe for all on site and in the vicinity, and will strive to be a good neighbor.

2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

The new church has earmarked a substantial budget allowance for initial property improvements, and a substantial maintenance budget in perpetuity. Activity will be contained within the property footprint and not encroach on the neighbors in any predictable negative way.

3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;

The new church would not interfere with any reasonable community development or improvement sanctioned or approved by Hoffman Estates.

4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided;

There are no known issues with utilities, access or drainage. There are no predictable issues with the aforementioned items as the property footprint is not changing at all, nor are there any forthcoming predictable substantial changes concerning property usage.

5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in public streets; and

There are entry and exit points at both Roselle Rd., and Illinois Blvd. Both entry/exit points are 2 cars wide. The 80 car parking lot should fill and empty with ease pertaining to public roads as Church gathering times are not during community peak traffic hours.

6. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except in each instance as such regulations may be modified by the Village Board pursuant to the recommendation of the Planning and Zoning Commission.

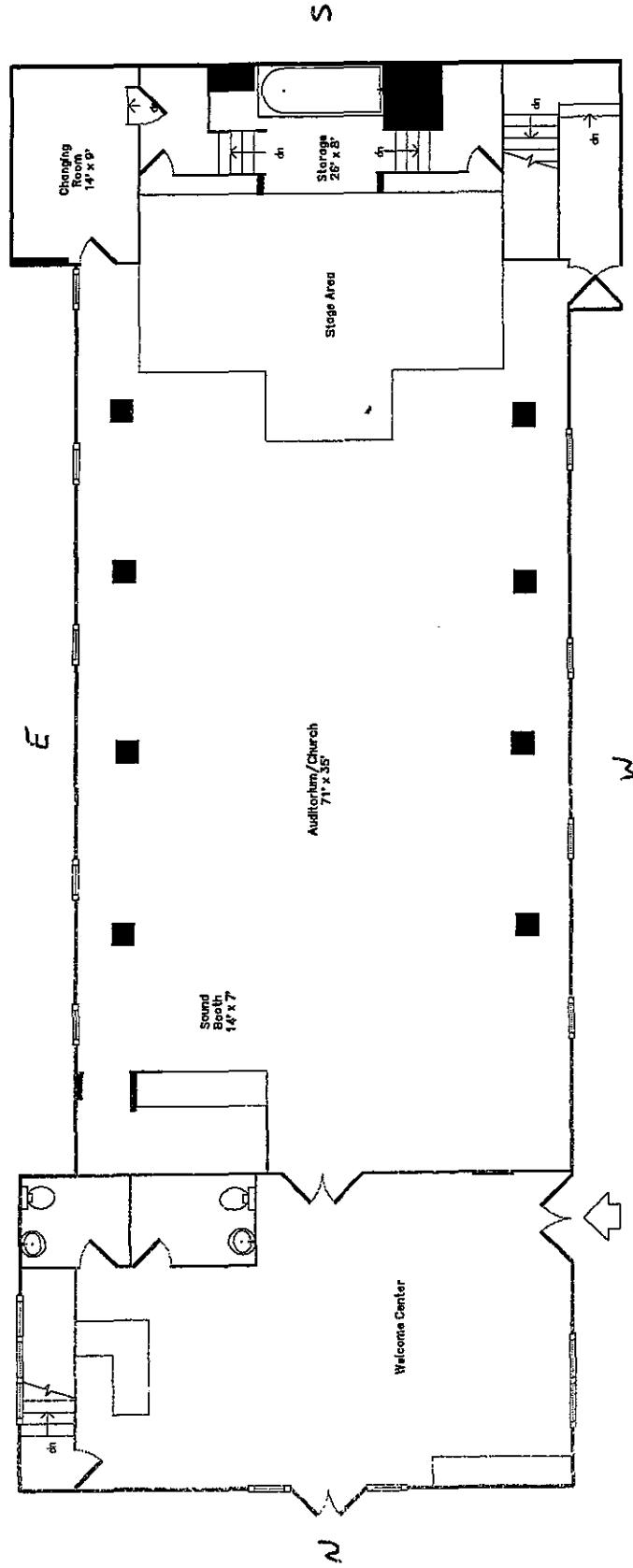
The new church is committed to a spirit of

cooperation with neighbors, the neighborhood, and

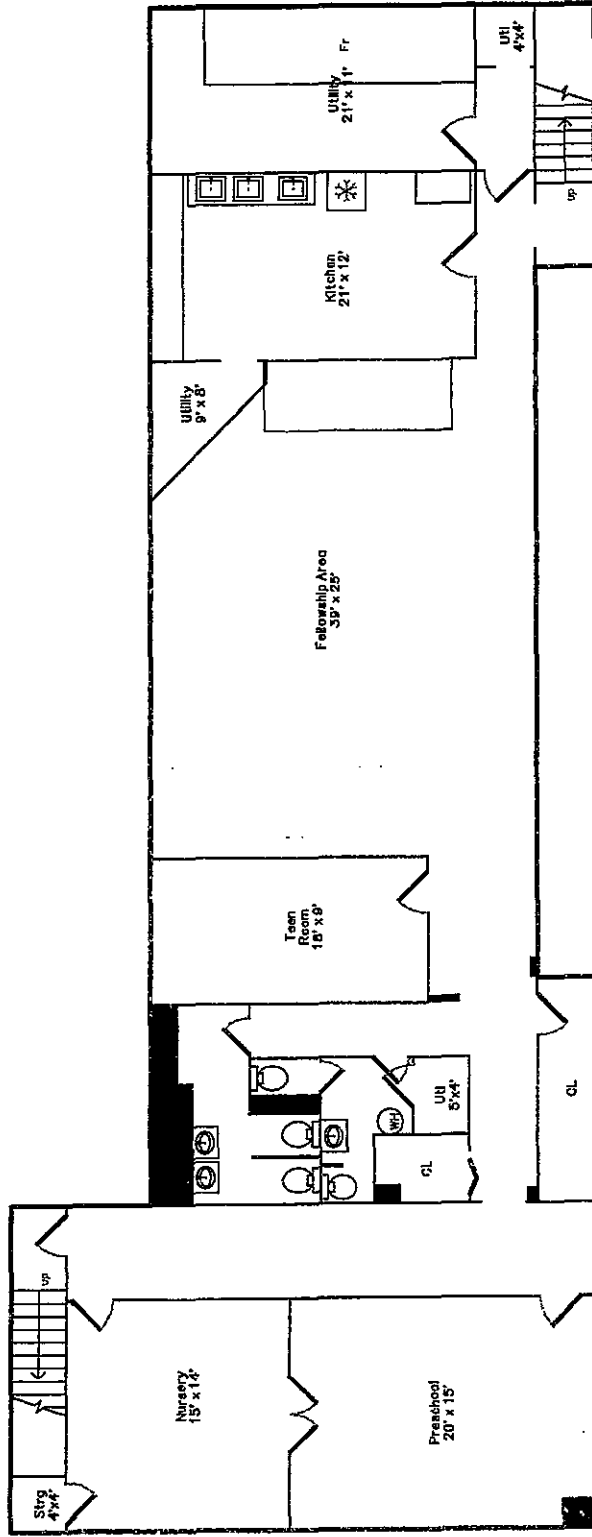
local government authorities.

ROSELLE RD.

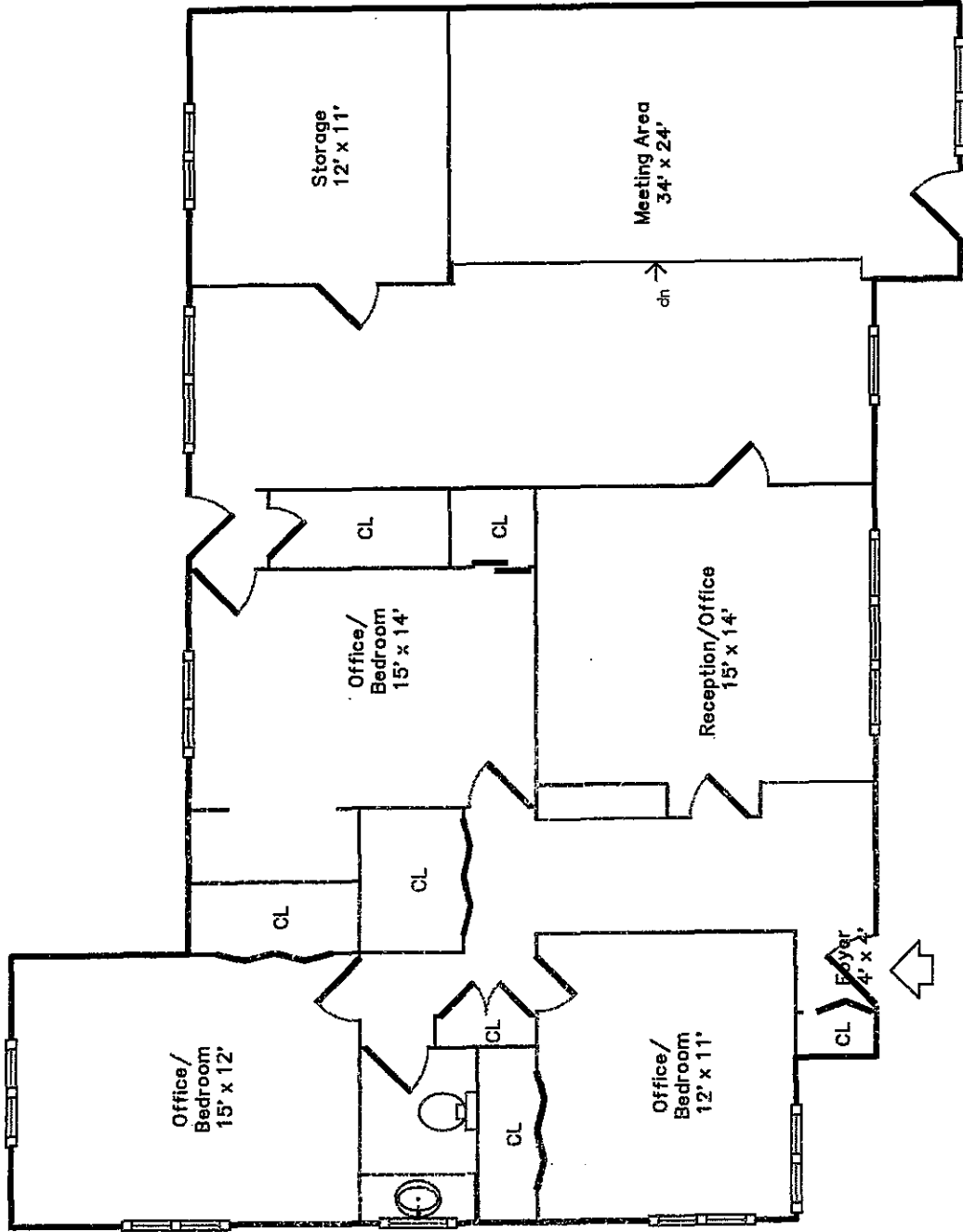
Main Level

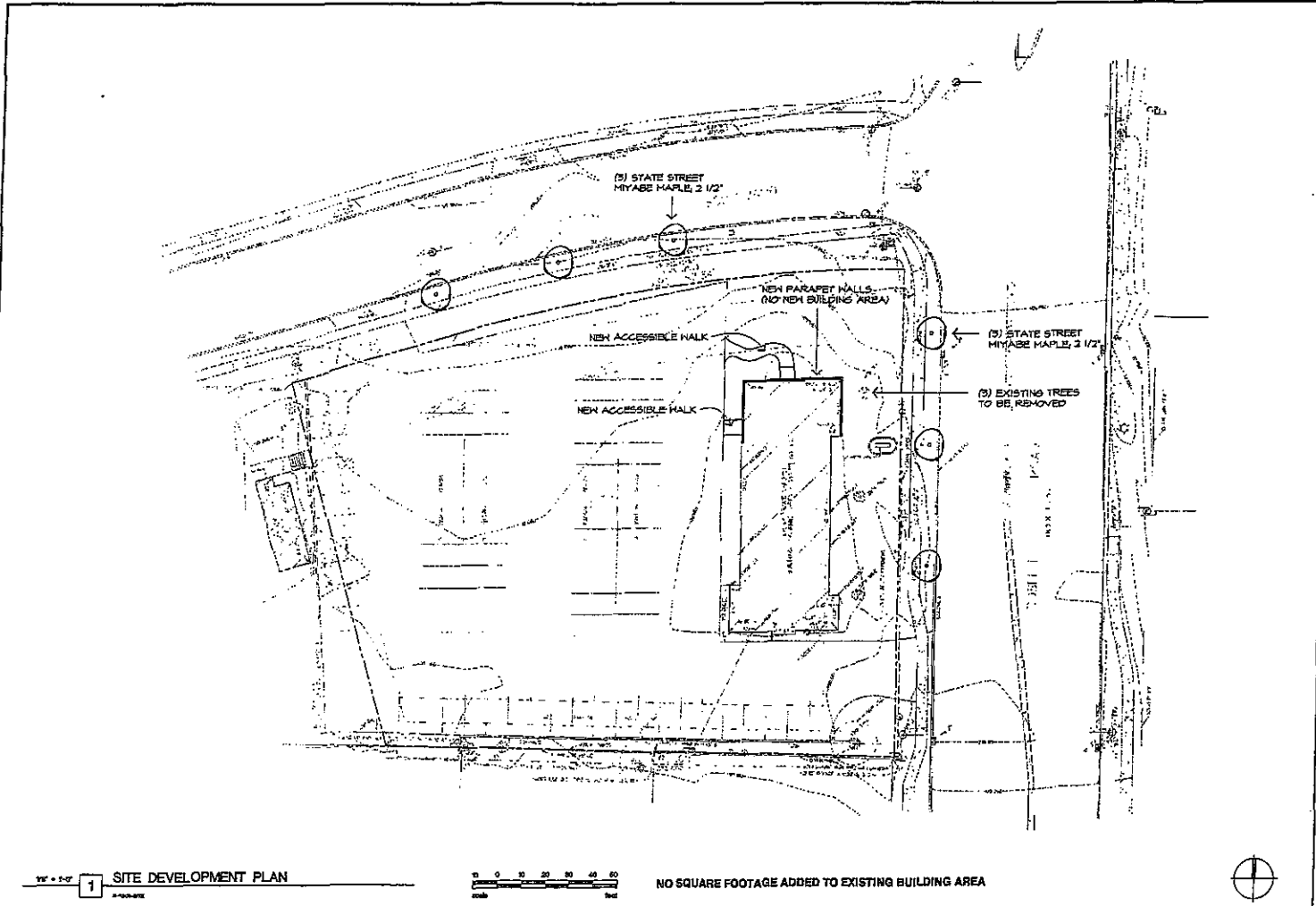


Lower Level

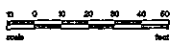


Office/Parsonage





1/4" = 1'-0" **1** SITE DEVELOPMENT PLAN



NO SQUARE FOOTAGE ADDED TO EXISTING BUILDING AREA



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P.C. APPROVAL: 07/06/05
V.B. APPROVAL: 07/18/05

RECEIVED
JUN 30 2005
PLANNING DIVISION

David F. Schultz Associates, Ltd.

200 South Cook Street
Suite 201
Barrington, Illinois 60010
Phone (847) 381-8808

PLAN REVIEW DOCUMENTS - 1

SUMMIT VIEW
CHRISTIAN
CHURCH

HOFMAN ESTATES, ILLINOIS

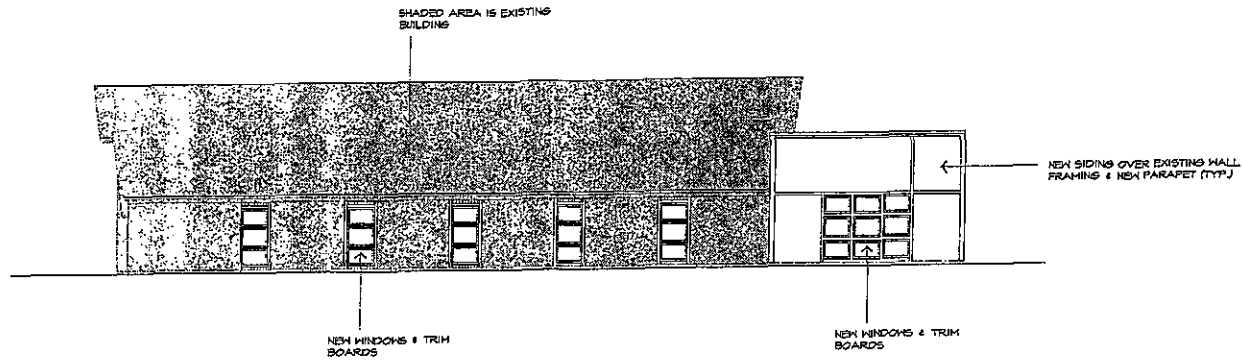
REDUCED FROM SCALE SHOWN

| REVISIONS | |
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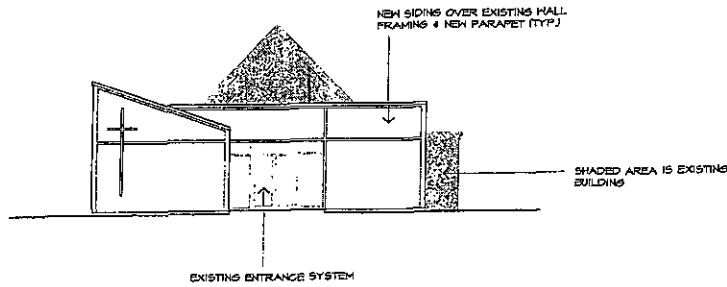
NOT FOR CONSTRUCTION!

DATE
JUN 16 2005
PROJECT NUMBER
0001
SHEET NUMBER

SD-11



3/16" = 1'-0" **1** EAST BUILDING ELEVATION



3/16" = 1'-0" **2** NORTH BUILDING ELEVATION

P.C. APPROVAL: 07/06/05
 V.B. APPROVAL: 07/18/05

RECEIVED
 JUN 30 2005
 PLANNING DIVISION

David F. Schultz Associates, Ltd.

203 South Cook Street
 Suite 201
 Bensenville, Illinois 60010
 Phone (847) 381-1800

PLAN REVIEW DOCUMENTS - 1

SUMMIT VIEW
 CHRISTIAN
 CHURCH

HOFFMAN ESTATES, ILLINOIS

(REDUCED FROM SCALE SHOWN)

| REVISIONS | |
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| | |

NOT FOR CONSTRUCTION

DATE
 JUN 18 2005

PROJECT NUMBER
 0001

SHEET NUMBER

A-4.1

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NOTICE OF PUBLIC HEARING
Notice is hereby given that the Planning and Zoning Commission of the Village of Hoffman Estates will hold a public hearing of the request by Summitview Christian Church (owner) and Community Baptist Church of Elk Grove (applicant/contract purchaser) to consider a special use under the Zoning Code to permit a church at the property located at 693 & 695 Illinois Boulevard.
P.I.N.: 07-15-313-025-0000
The hearing will be held on Wednesday, January 3, 2018 at 7:00 p.m. in the Hoffman Estates Municipal Building, 1900 Hassell Road, Hoffman Estates, IL.
Eva Combs, Chairperson
Planning and Zoning Commission
Published in Daily Herald
December 19, 2017 (4489386)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs **Daily Herald**

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the Northwest Suburbs **DAILY HERALD**. That said Northwest Suburbs **DAILY HERALD** is a secular newspaper, published in Arlington Heights and has been circulated daily in the Village(s) of:

Arlington Heights, Barrington, Barrington Hills, Bartlett, Buffalo Grove, Deer Park, Des Plaines, Elk Grove, Hanover Park, Hoffman Estates, Inverness, Mt Prospect, Palatine, Prospect Heights, Rolling Meadows, Schaumburg, South Barrington, Streamwood, Wheeling

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

I further certify that the Northwest Suburbs **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published December 19, 2017 in said Northwest Suburbs **DAILY HERALD**.

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

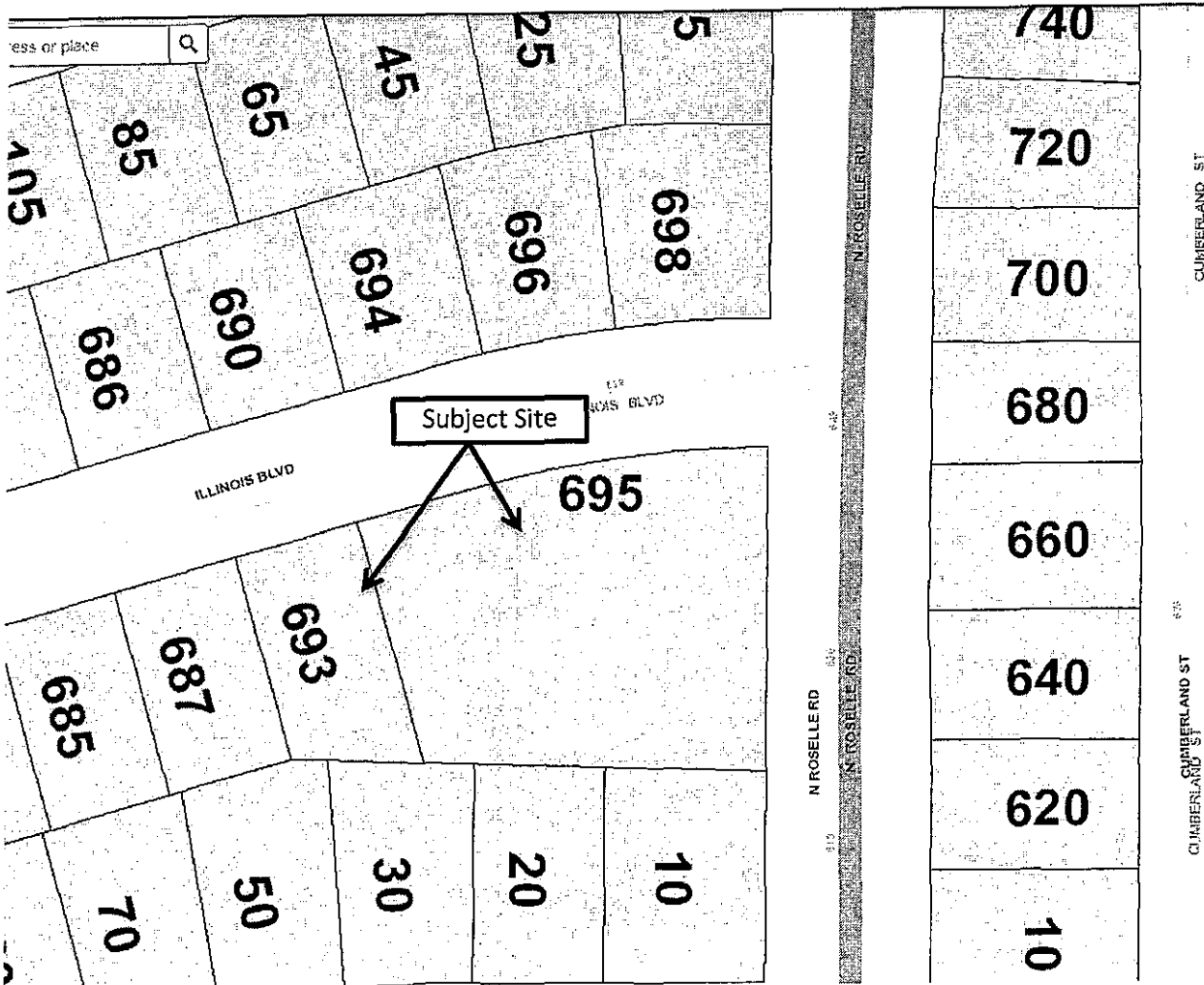
PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Danula Baltz*
Designee of the Publisher and Officer of the Daily Herald

Control # 4489386

693 & 695 Illinois Blvd

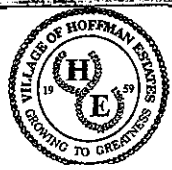
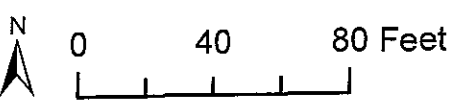
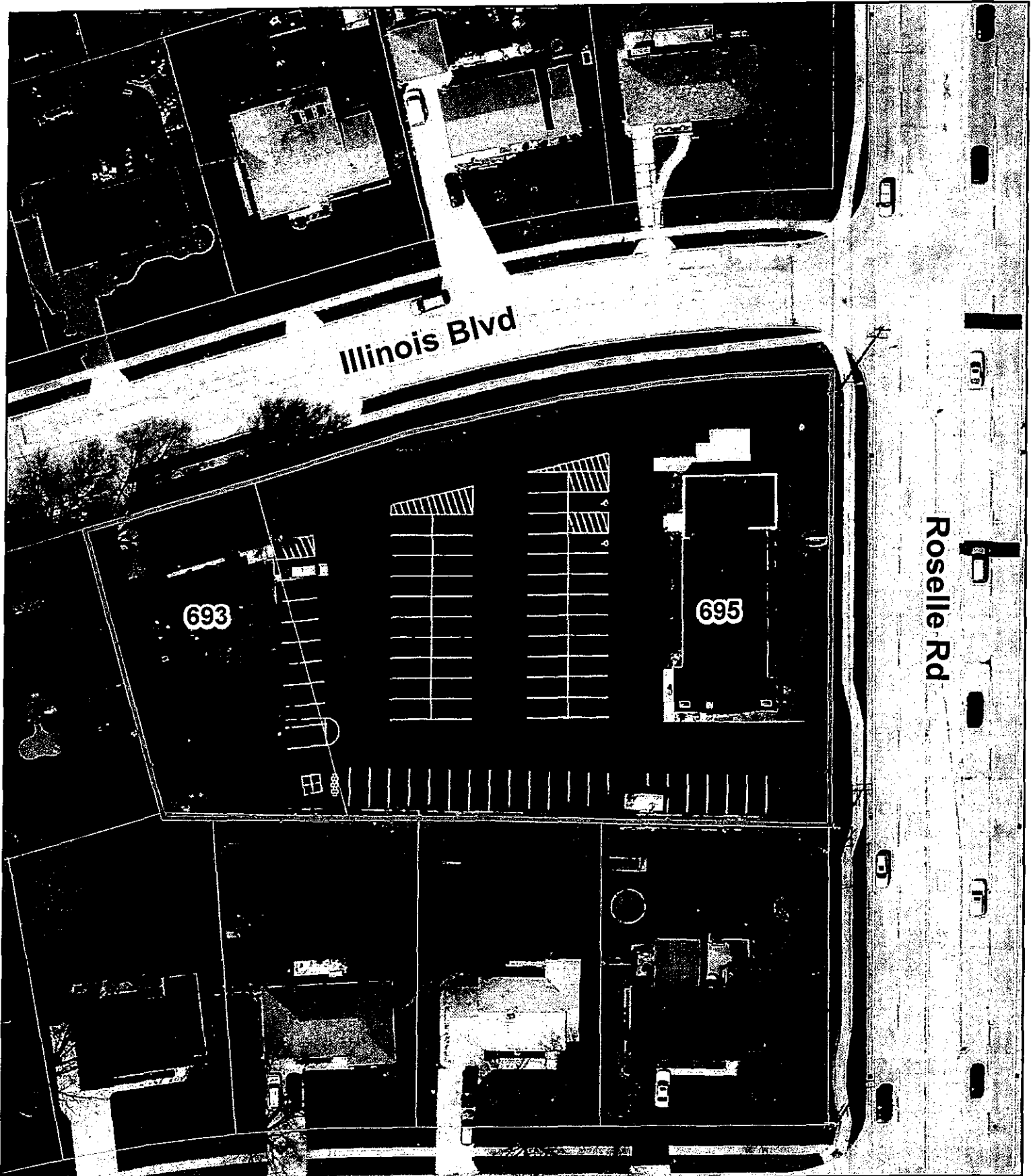
P.I.N. 07-15-313-025-0000



December 2017
Village of Hoffman Estates
Planning Division



Community Baptist Church
693-695 Illinois Blvd



Planning Division
Village of Hoffman Estates
December 2017



VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION
FINDING OF FACT

PROJECT NO.: 2017046P

VILLAGE BOARD MEETING DATE: JANUARY 8, 2018

PETITIONER(S): SEARS HOLDINGS CORP (OWNER) &

BRIGHT HORIZONS FAMILY SOLUTIONS (APPLICANT/TENANT)

PROJECT ADDRESS: 5334 SEARS PARKWAY

ZONING DISTRICT: O-5, OFFICE DISTRICT

REQUEST: SPECIAL USE FOR DAY CARE CENTER

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

Recommendation: **APPROVAL**

Vote: 10 AYES, 0 NAYS, 1 ABSENT

PZC MEETING DATE: JANUARY 3, 2018

STAFF ASSIGNED: **DANIEL RITTER**

Request by Sears Holdings Corp. (owner) and Bright Horizons Family Solutions (applicant/tenant) to consider a special use under Zoning Code section 9-7-6-C-1-g to permit a day care center at the property located at 5334 Sears Parkway. The following conditions shall apply:

1. This approval is granted based on the petitioner's application materials submitted with this request for a special use. Any proposed changes to the building or property that substantially differ from the application materials will require an amendment to the special use.
2. The building must comply with all necessary building/fire code requirements and occupancy limits.
3. The business must comply with all federal and state licensing requirements and occupancy limits (currently 235 children maximum).
4. Access to Sears Parkway shall not be limited by gates or other mechanisms while the daycare facility is operating.
5. No signage is approved with the special use request.

FINDING

The Planning and Zoning Commission heard from Penny Zimmerman of Bright Horizons about their special use request. Ms. Zimmerman explained that while Bright Horizons had operated the daycare for Sears Holdings for many years, they were changing the structure and now would be leasing the building from Sears instead. She also explained that when the daycare was originally approved for a special use back in 1990-91, it was only permitted to accept children from Sears affiliated employees. However, due to declining enrollment from Sears, the facility is below capacity and they wish to have the facility open to the general public with the new special use request.

The Commission found that there were no known prior issues or complaints with the property or business since its original approval and that there is sufficient parking and drop-off/pick-up areas. The Commission also

found that they currently only accept children in the toddler to kindergarten age groups and that the gates to Sears Parkway would be required to remain open while the daycare is open.

The Commission considered the Standards for a Special Use listed in Section 9-1-18-I of the Zoning Code and determined that the proposal met those Standards. By a vote of 10-0, the Commission unanimously recommended approval of the special use and site plan amendment request.

AUDIENCE COMMENTS

None.

PLANNING AND ZONING COMMISSIONERS

| | |
|-------------------------------|---------------|
| Chairperson Eva Combs | Myrene Iozzo |
| Vice-Chairman Steve Caramelli | Greg Ring |
| Adam Bauske | Nancy Trieb |
| Sharron Boxenbaum | Sohita Patel |
| Lon Harner | Denise Wilson |
| Lenard Henderson | |

ROLL CALL VOTE

10 Ayes
0 Abstain
1 Absent (Henderson)

MOTION PASSED

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

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



VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION
STAFF REPORT

PROJECT NO.: 2017046P

PROJECT NAME: BRIGHT HORIZONS CHILD CARE
SPECIAL USE

PROJECT ADDRESS/LOCATION: 5334 SEARS PARKWAY

PUBLIC HEARING
YES NO

REZONING MASTER SIGN PLAN SPECIAL USE VARIATION
SITE PLAN PLAT

MEETING DATE: JANUARY 3, 2018

STAFF ASSIGNED: DANIEL RITTER *DR*

REQUESTED MOTION

Request by Sears Holdings Corp. (owner) and Bright Horizons Family Solutions (applicant/tenant) to consider a special use under Zoning Code section 9-7-6-C-1-g to permit a day care center at the property located at 5334 Sears Parkway.

INCLUDES RECOMMENDED CONDITIONS
YES NO

| | |
|--|---|
| ACRES: 7.6 (APPROXIMATE FOR DAY CARE SITE) | ZONING DISTRICT: O-5, OFFICE DISTRICT |
| ADJACENT NORTH: HIGGINS RD & FOREST PRESERVE, UNINCORPORATED | SOUTH: VACANT LAND & AMBRIA COLLEGE OF NURSING, O-5 |
| EAST: I-CAR & CAMELOT SCHOOL, O-5 | WEST: SEARS HOLDINGS CORP, O-5 |

BACKGROUND

Sears Holdings Corporation (herein referred to as Sears) is the current owner of the subject property and has operated the subject day care facility at this standalone building since their move to Hoffman Estates in 1990-91. The property includes an approximately 20,000 square foot building and outdoor play area located behind the building. The day care building is part of the larger 128-acre Sears headquarters property which consists of numerous office buildings, parking structures, out lots and an internal ring road. The original special use approval for the day care was issued directly to Sears, whose human resource department operated the facility for many years as a benefit for their employees. The special use for the day care was approved with a condition that limited its use to Sears affiliated employees' children only. This condition was proposed by Sears primarily due to the expected demand from Sears' employees and the site's limited visibility and access to the public.

PROPOSAL

Recently Sears has seen falling demand for the daycare facility from its employees and decided to shift the operations of the daycare from Sears' Human Resources department to a private operator, Bright Horizon's Family Solutions. Bright Horizons operates similar child care facilities across the country including locally in Schaumburg, Elk Grove Village and Mount Prospect. Since the demand from Sears' employees is not high enough to fill the facility's capacity, Bright Horizons is proposing to change the special use and instead allow the daycare to be open to the general public.

SPECIAL USE – ZONING CODE SECTION 9-7-6-C-1-g

The subject property is zoned O-5, Office District. A "nursery school and day care center" is listed as a Special Use in the O-5 District. The Special Use review should consider any potential impact of the proposed interior, exterior or operational changes. Section 9-1-18-I of the Zoning Code (Standards for a Special Use) states: "No special use shall be recommended by the Planning and Zoning Commission unless said Planning and Zoning Commission shall find:

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

STAFF SUMMARY

The original special use restrictions were unknown to Bright Horizons when they were contracted by Sears to operate the facility and they have been accepting business from the general public since that time. There have been no issues, concerns or complaints with the business since it began accepting children from the general public and it is not anticipated that this change will cause any issues in the future.

The site has a sufficient parking supply and was designed for easy pickup and drop-off of children. The condition limiting the facility to Sears affiliated employees was primarily due to the site access and the original demand anticipated from Sears' employees. The demand is not expected to exceed the building's original capacity and it is limited to the number of children it can accept through building and fire code occupancy limits, as well as state licensing requirements. The existing gates that allow access to the privately owned Sears Parkway are not currently used and are not expected to be used in the future.

The original 1991 approval's other conditions have been revised based on the current operations of the facility as well. It is still anticipated that the majority of the customers will work at Sears or in other immediate businesses located in Prairie Stone Office Park. The petitioner may pursue signage approvals in the future, however the existing facility will not have clear roadway visibility and they will need to market in other ways such as on the internet and through partnerships with area businesses.

NOTIFICATION

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

RECOMMENDED CONDITIONS

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

Request by Sears Holdings Corp. (owner) and Bright Horizons Family Solutions (applicant/tenant) to consider a special use under Zoning Code section 9-7-6-C-1-g to permit a day care center at the property located at 5334 Sears Parkway.

1. This approval is granted based on the petitioner's application materials submitted with this request for a special use. Any proposed changes to the building or property that substantially differ from the application materials will require an amendment to the special use.
2. The building must comply with all necessary building/fire code requirements and occupancy limits.
3. The business must comply with all federal and state licensing requirements and occupancy limits (currently 235 children maximum).
4. Access to Sears Parkway shall not be limited by gates or other mechanisms while the daycare facility is operating.
5. No signage is approved with the special use request.

Attachments: Petitioner's Application and Submittals
 1991 Special Use Ordinance
 Legal Notice & Location Map
 Staff Exhibit – Aerial Photo



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING GENERAL APPLICATION*

Special Use for Daycare 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 500.00 Check No. 8949 Date Paid 12/12/17

Project Number: 2017046P

Staff Assigned: Ritter

Meeting Date: 1/3/18

Public Hearing: Yes No

Sign Posting Required: Yes No

Date Sign Posted 12-23-17

PLEASE PRINT OR TYPE

Date: 11/1/2017

Project Name: Bright Horizons at Hoffman Estates

Project Description: day care special use amendment

Project Address/Location: 5334 Sears Pkwy Hoffman Estates IL
60192

Property Index No. 01-32-100-005

Acres: ~7.8 Zoning District: 0-5
(Daycare Site only)

I. Owner of Record

Seaw

Jan Bredemeier Sears Holdings Management Corporation
 Name Company
3333 Bearly Rd Hoffman Estates
 Street Address City
FL 60179 847 286-8358
 State Zip Code Telephone Number
847-286-3470 Jan.Bredemeier@Sears.com
 Fax Number E-Mail Address

II. Applicant (Contact Person/Project Manager)

Nina Anderson Bright Horizons Family Solutions
 Name Company
400 Talcott Avenue Watertown
 Street Address City
MA 02472 617-862-3970
 State Zip Code Telephone Number
 Fax Number nina.anderson@brighthorizons.com
 E-Mail Address

Applicant's relationship to property: leasee

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 Jan Bredemeier to act on my behalf and advise that he/she has full authority to act as my/our representative.

Michael Morrie
Owner Signature

Michael Morrie
Print Name
Chief Financial Officer, Real Estate

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: Michael Morrie

Owner's Name (Please Print): Michael Morrie
Chief Financial Officer, Real Estate

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

Applicant's Name (Please Print): _____

Date: _____

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

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

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

Addendums Attached:

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



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION SPECIAL USE ADDENDUM

REQUIRED SUBMITTALS:

- General Application
- \$500 Special Use hearing fee/\$750 for "All Other Uses"
- ~~Legal Description~~
Typically found on a tax bill, survey, mortgage documents or deed
- Current Plat of Survey drawn to scale
- ~~A scale drawing of the floor plan and elevations, including windows and door locations.~~
- *A Project Narrative detailing the use, hours of operation, parking demand, etc. Provide relevant plans, studies, and any other documents to support the request. *
- A written response to each of the Standards for a Special Use (see below).

You are responsible for posting a notification sign(s) on your property 10 days before the Planning & Zoning Commission hearing and removing the sign(s) 10 days after final Village Board action. Specific requirements will be provided by Planning Staff.

No special use shall be recommended by the Planning and Zoning Commission unless said Commission finds that adequate evidence is provided to meet the Special Use Standards. (Respond to each standard as it applies to your request either below or address on a separate sheet)

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

The use will not change at all. The user/operator is only
changing. This Center was for Sears employee
use only, will now be open to the public

2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

This special use will not be injurious to the use and enjoyment of any property in the immediate vicinity. The use and purpose remain the same. - A child care establishment.

This change will not substantially diminish or impair property values within the neighborhood.

3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;

This establishment will not impede the normal and orderly development and improvement of the surrounding property.

4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided;

Existing site; all the same.

5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in public streets; and

The public has full access to the site.
Existing site.

6. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except in each instance as such regulations may be modified by the Village Board pursuant to the recommendation of the Planning and Zoning Commission.

No other regulations or requests at
this time. Will conform to all
Village Regulations.

AN ORDINANCE GRANTING A SPECIAL USE FOR
A DAY CARE FACILITY TO PREMISES IN
THE SEARS BUSINESS PARK, HOFFMAN ESTATES, ILLINOIS

WHEREAS, the Zoning Board of Appeals, at a public meeting duly called and held according to law, considered the question of granting a special use for a day care facility under Section 9-7-5-B-2-f, of the Hoffman Estates Municipal Code and American National Bank and Trust Company of Chicago under Trust #108506-00 dated June 6, 1989, as owners; and

WHEREAS, the President and Board of Trustees of the Village of Hoffman Estates, having considered the recommendations of said Board of Appeals find and believe it to be in the best interests of the Village that such special use be granted.

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

Section 1: That there be and is hereby granted a special use for a day care facility under Section 9-7-5-B-2-f of the Hoffman Estates Municipal Code at the property commonly known as Sears Business Park, Hoffman Estates, Illinois and legally described in Exhibit "A" attached and incorporated by reference herein.

Section 2: That the special use granted herein is subject to the conditions that parent/teacher (open house) nights shall not extend past 10:00 p.m., that the hours of operation shall be 6:30 a.m. to 6:30 p.m., that the entrance/exit doors in the classroom areas shall be monitored with audible signals, that the use of this facility shall be restricted to Sears, Roebuck and Co. and its subsidiaries and affiliates and operational employees' children only, that the use of this facility shall be restricted to infants through kindergarten age groups, and that a parent or guardian shall be required to enter the facility to drop off and pick up children.

Section 3: That the Village Clerk is hereby authorized and directed to publish this Ordinance in pamphlet form.

Section 4: That except as provided herein the property subject to this variance shall remain subject to all other applicable provisions of the Zoning Ordinance of the Village of Hoffman Estates.

Section 5: That this Ordinance shall be in full force and effect from and after its passage, approval and publication.

PASSED THIS 19TH day of AUGUST, 1991

APPROVED THIS 19TH day of AUGUST, 1991

| VOTE | AYE | NAY |
|----------------------|----------|-----|
| Trustee Lind | <u>X</u> | — |
| Trustee McLeod | <u>X</u> | — |
| Trustee Kenley | <u>X</u> | — |
| Trustee Cochran | <u>X</u> | — |
| Trustee Desruisseaux | <u>X</u> | — |
| Trustee Giacalone | <u>X</u> | — |

APPROVED:

Michael J. O'Malley
Village President

ATTEST:

Virginia Perry Hyster
Village Clerk

Published in pamphlet form this 21ST day of AUGUST, 1991.

Lot #1, Sears Business Park Subdivision, being a subdivision of that part of the East 1/2 of Section 31, and that part of Section 32, and that part of the West 1/2 of Section 33, all in Township 42 North, Range 9 East of the Third Principal Meridian, and also that part of fractional Section 3, and fractional Section 4, both in Township 41 North, Range 9 East of the Third Principal Meridian, according to the Plat thereof recorded March 7, 1991, as Document # 91-103116, in Cook County Illinois.

NOTICE OF PUBLIC HEARING
Notice is hereby given that the Planning and Zoning Commission of the Village of Hoffman Estates will hold a public hearing at the request of Sears Holdings Corp. (owner) and Bright Horizons Family Solutions (applicant/tenant) to consider a special use amendment under the Zoning Code to permit a daycare facility at the property located at 334 Sears Parkway, P.O. Box 100-0000, Hoffman Estates, IL. The hearing will be held on Wednesday, January 3, 2018 at 7:00 p.m. in the Hoffman Estates Municipal Building, 900 Hassell Road, Hoffman Estates, IL. Eva Combs, Chairperson Planning and Zoning Commission
Published in Daily Herald December 19, 2017 (4489385)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the Northwest Suburbs DAILY HERALD. That said Northwest Suburbs DAILY HERALD is a secular newspaper, published in Arlington Heights and has been circulated daily in the Village(s) of:

Arlington Heights, Barrington, Barrington Hills, Bartlett, Buffalo Grove, Deer Park, Des Plaines, Elk Grove, Hanover Park, Hoffman Estates, Inverness, Mt Prospect, Palatine, Prospect Heights, Rolling Meadows, Schaumburg, South Barrington, Streamwood, Wheeling

County(ies) of Cook

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

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published December 19, 2017 in said Northwest Suburbs DAILY HERALD.

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

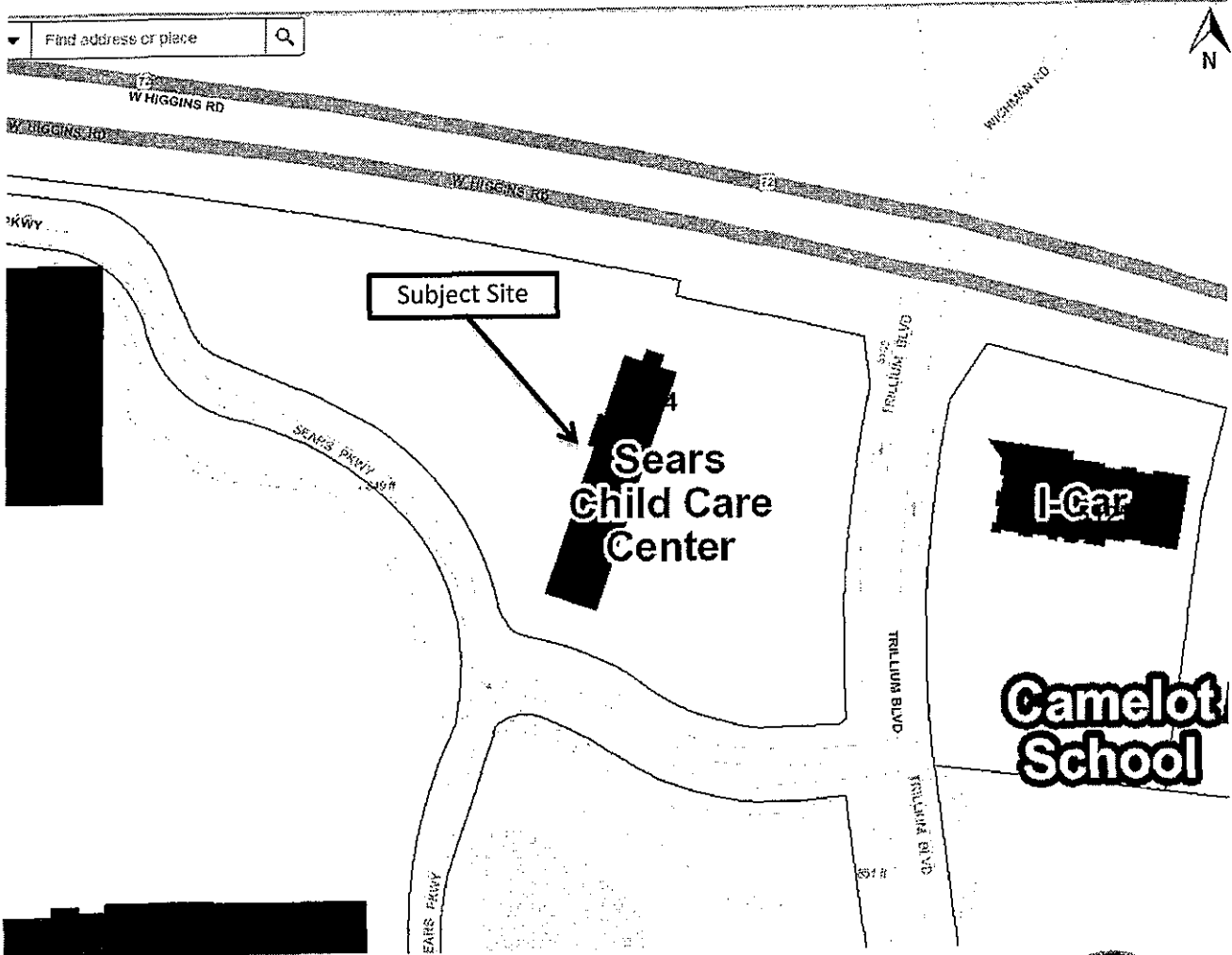
PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Danula Baltzman*
Designee of the Publisher and Officer of the Daily Herald

Control # 4489385

5334 Sears Pkwy

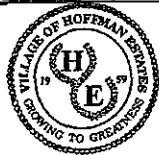
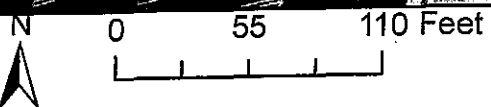
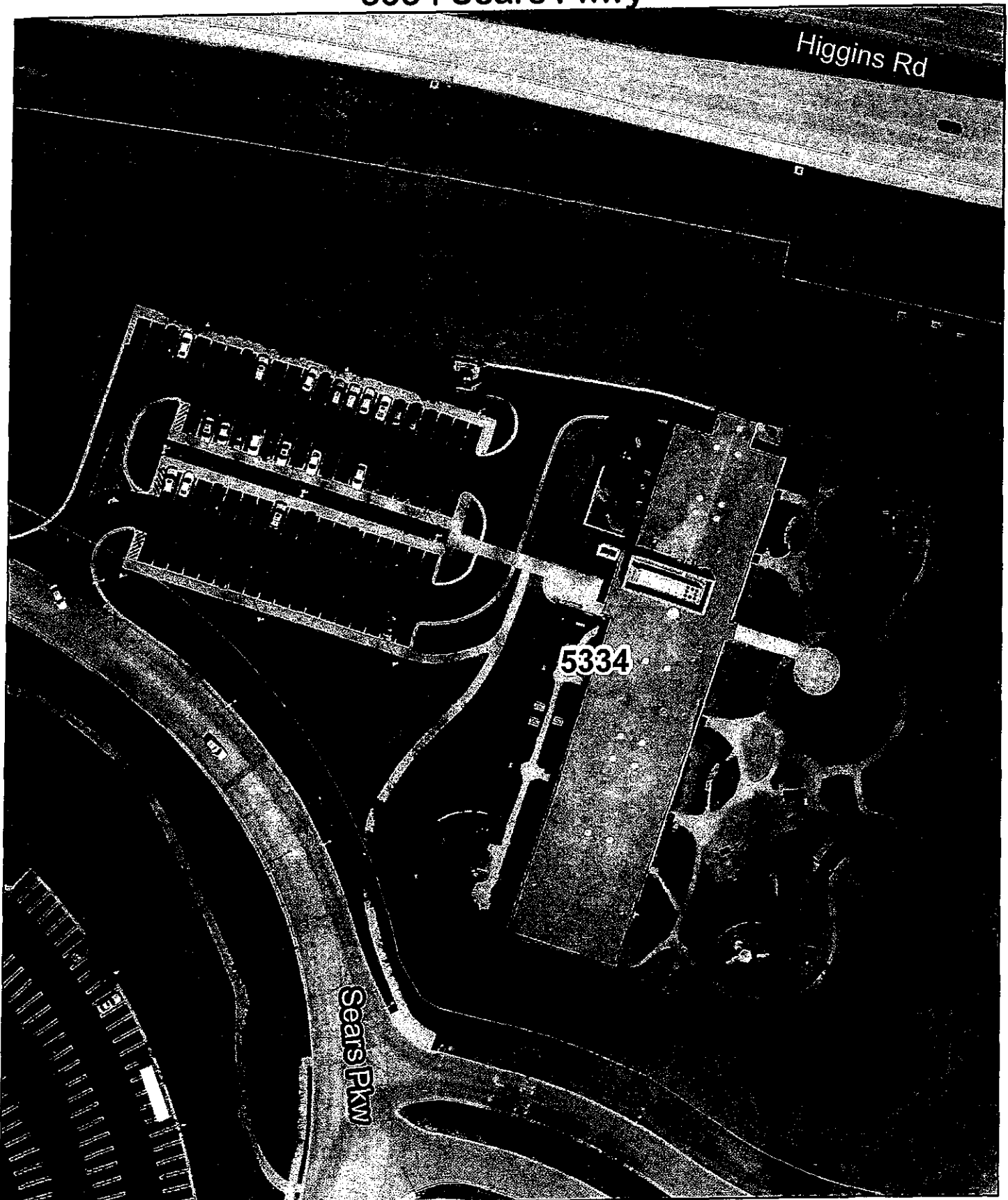
P.I.N. 01-32-100-005-0000



December 2017
Village of Hoffman Estates
Planning Division



Bright Horizons
5334 Sears Pkwy



Planning Division
Village of Hoffman Estates
December 2017