

**AGENDA**  
**PLANNING, BUILDING AND ZONING COMMITTEE**  
**Village of Hoffman Estates**  
**January 8, 2018**

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

<b>Members:</b>	<b>Gary Stanton, Chairman</b>	<b>Anna Newell, Trustee</b>
	<b>Karen Arnet, Vice-Chairman</b>	<b>Gary Pilafas, Trustee</b>
	<b>Karen Mills, Trustee</b>	<b>Michael Gaeta, Trustee</b>
		<b>William McLeod, Mayor</b>

**I. Roll Call**

**II. Approval of Minutes - December 11, 2017**

**OLD BUSINESS**

1. Request by the Hoffman Estates Park District for reconsideration of site plan approval for community garden plots at Chino Park.  
*(Item denied at December 11, 2017, Planning, Building & Zoning Committee Meeting)*

**NEW BUSINESS**

1. Request by Anitej Hotel Corporation for a special use and site plan amendment to extend the deadlines for completion of exterior work at Country Inn & Suites.
2. Request by Rohrman Auto Group for a special use extension for temporary vehicle storage at 125 West Higgins Road.
3. Request by New Cingular Wireless PCS, LLC (commonly referred to as "AT&T") for approval of an extension to an existing cellular antenna license at 1355 Westbury Drive.
4. Request acceptance of Department of Development Services monthly report for Planning Division.
5. Request acceptance of Department of Development Services monthly report for Code Enforcement Division.
6. Request acceptance of Department of Development Services monthly report for Economic Development and Tourism.

**III. President's Report**

**IV. Other**

**V. Items in Review**

**VI. Adjournment**

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

December 11, 2017

**I. Roll Call**

**Members in Attendance:**

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

**Management Team Members  
in Attendance:**

**Jim Norris, Village Manager  
Art Janura, Corporation Counsel  
Dan O'Malley, Deputy Village Manager  
Mark Koplin, Asst. Vlg. Mgr – Dev. Services  
Peter Gugliotta, Director of Planning  
Kevin Kramer, Econ. Dev. Coordinator  
Mike Hankey, Director of Transportation  
Alan Wenderski, Director of Engineering  
Patrick Seger, Director of HRM  
Patrick Fortunato, Acting Fire Chief  
Ted Bos, Police Chief  
Patti Cross, Asst. Corporation Counsel  
Audra Marks, Asst. Director of HHS  
Rachel Musiala, Director of Finance  
Fred Besenhoffer, Director of IS  
Joseph Nebel, Director of Public Works  
Ryan Johnson, Management Analyst  
Suzanne Ostrovsky, Asst. Village Mgr.  
Bruce Anderson, CATV Coordinator**

The Planning, Building & Zoning Committee meeting was called to order at 7:00 p.m.

**II. Approval of Minutes**

Motion by Trustee Gaeta, seconded by Trustee Arnet, to approve the Planning, Building & Zoning Committee meeting minutes of November 13, 2017. Voice vote taken. All ayes. Motion carried.

**NEW BUSINESS**

- 1. Request by the Hoffman Estates Park District for:**
  - a) An extension of the Chino Park Intergovernmental Agreement to December 18, 2037.**
  - b) Site plan approval for community garden plots.**

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

Dean Bostrom, Hoffman Estates Park District, addressed the Committee and explained that the Park District is requesting to extend the Chino Park Lease Agreement for 20 years, until December 18, 2037. In addition, they are proposing to add a community garden plots. A total of 28 garden plots are planned, which include 4 ADA accessible plots. The plots would be 15' by 15' with a wood chip path between each of the plots. The plots would be located south of the Fire Station property line and west of the St. Hubert's School.

Ed Frank, 694 Illinois Boulevard, addressed the Committee and stated that he did not think this area was an appropriate location for garden plots. It would create more traffic to the area, and would attract skunks and coyotes. Chino Park is a recreational area and not a farming area.

Vern Berns, 705 Evanston, addressed the Committee and indicated that he faces the back of the fire station, the school dumpsters and is concerned that if the plots are allowed, the weeds would be another eyesore for him and neighbors if the plots are not kept up.

Motion by Trustee Pilafas, seconded by Trustee Gaeta, to approve an extension of the Chino Park Intergovernmental Agreement to December 18, 2037. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Pilafas, seconded by Mayor McLeod, to approve a site plan for the community garden plots at Chino Park. Roll Call vote taken. Ayes: McLeod, Newell, Pilafas. Nays: Stanton, Arnet, Mills, Gaeta. Motion failed.

**2. 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.**

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

Kevin Kramer addressed the Committee and explained that the shopping center owner received a 7C property tax reduction (5 years) to offset the high Cook County taxes for retail. At that time, the shopping center owner signed a 10-year lease with Ace Hardware with the understanding that the Village would consider a sales tax incentive to offset remodeling costs, start-up costs and lower sales in the initial years as the business grows. The proposed Incentive Agreement would be for 10 years, starting in January 2018 to December 31, 2027. The rebate is capped by the yearly percentage and the 10-year term. As sales fluctuate from year to year, the amount of the incentive will go up or down. The Village would not front any portion of the incentive and will keep the net sales taxes after the incentive is paid out year year.

Motion by Trustee Gaeta, seconded by Mayor McLeod, to approve an Incentive Agreement for the Ace Hardware store in the Crossroads Commons Shopping Center. Voice vote taken. All Ayes. Motion carried.

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

An item summary sheet from Mark Koplin, Kevin Kramer and Patti Cross was presented to Committee.

Sterling is requesting a 60-day extension to the Inspection Period, which currently expires on December 14, 2017. The new date would be February 13, 2018. Sterling is also requesting a similar extension to the Closing Date which is now "no more than 190 days from the Effective Date". The new date would be June 25, 2018.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve an amendment to the Purchase and Sale Agreement with SVAP Hoffman Plaza IV, L.P. for the sale of 75-85 East Golf Road, retroactive to December 6, 2017. Voice vote taken. All ayes. Motion carried.

**4. Request approval for a contract extension for elevator inspection and plan review services to Elevator Inspection Service Co., Inc., Burr Ridge, IL.**

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

Motion by Trustee Arnet, seconded by Trustee Gaeta, to approve a contract extension for elevator inspection and plan review services to Elevator Inspection Service Co., Inc., Burr Ridge, IL. Voice vote taken. All ayes. Motion carried.

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

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

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

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

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

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

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

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

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

**III. President's Report**

Mayor McLeod reported that he attended the Windy City Bulls Appreciation Night on Friday, December 8, and the Beer Fest on Saturday, December 9, which was a sold-out event. He wished Trustee Newell a Happy Birthday.

**IV. Other**

**V. Items in Review**

**VI. Adjournment**

Motion by Trustee Gaeta, seconded by Trustee Arnet, to adjourn the meeting at 7:47 p.m. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

\_\_\_\_\_  
Debbie Schoop, Executive Assistant



\_\_\_\_\_  
Date

**COMMITTEE AGENDA ITEM  
VILLAGE OF HOFFMAN ESTATES**

**SUBJECT:** Request by the Hoffman Estates Park District for reconsideration of site plan approval for community garden plots at Chino Park

**MEETING DATE:** January 8, 2018

**COMMITTEE:** Planning, Building and Zoning

**FROM:** Peter Gugliotta /Jim Donahue 

---

**REQUEST:** Request by the Hoffman Estates Park District for reconsideration of site plan approval for community garden plots at Chino Park

**BACKGROUND:** At the December 11, 2017, Planning, Building & Zoning Committee meeting, the Hoffman Estates Park District (HEPD) requested an extension to the Chino Park lease agreement and site plan approval to allow the HEPD to install community garden plots. The Committee recommended to approve extending the Chino Park lease, but recommended denial of site plan approval to allow the community garden plots.

Following the outcome of the December 11, Committee meeting, the HEPD evaluated the concerns identified by both Trustees and residents at the meeting and developed a modified plan to address those concerns and are respectfully requesting that the Chino Park site plan proposal for garden plots be granted reconsideration.

**PROPOSAL:** The modified site plan shows the addition of 20-22 arborvitae planted along a 70' stretch of property just east of the proposed in-ground garden plots. The planted height of each arborvitae would be approximately 5' high. The planted row of arborvitae would create a natural visual barrier that would screen the sightline of the garden plots from the potentially impacted residents. The site plan proposal would include a maximum total of 16 in-ground plots and 4 ADA planters.

The 16 in-ground plots would be 15' x 15', with 2' of wood chip mulch between each garden plot. The total area requirements of the 16 in-ground garden plots would not exceed a 70' x 70' area. The 4 ADA planters would each be 3-½' wide x 6' long x 3' high to allow for full accessibility.

The HEPD has stated that an Eagle Scout candidate from Hoffman Estates Troop 297 has developed detailed construction plans and fundraising strategies required to secure the materials necessary to construct the 4 planters to fulfill his Eagle Scout requirements.

**PROPOSAL:** (Cont'd)

Additionally, the HEPD wants to highlight their proposed Operational Guidelines for Use of the Chino Park Garden Plots which addresses many of the questions that were asked by both Trustees and residents at the Committee meeting regarding the proposed garden plots. These are attached for review.

**RECOMMENDATION:**

If the Planning, Building and Zoning Committee of the Village Board would like to reconsider the denial from the December 11, 2017, meeting, then a member of the prevailing side would need to make a motion to reconsider this issue before any other discussion or action can be taken. The members of the Committee who voted against the proposal were Trustee Stanton, Trustee Arnet, Trustee Mills, and Trustee Gaeta.

If the Committee votes to reconsider, then a follow-up motion would be in order. Staff's recommendation is to grant approval of a request by Hoffman Estates Park District for site plan approval for community garden plots, subject to the following conditions:

1. A permit will be required for any new paving for the project.
2. Any change or expansion of the approved garden plot layout will require approval from the Village Board beforehand.

**Attachments**

cc: Dean Bostrom (Hoffman Estates Park District)

**From:** Dean Bostrom  
**Sent:** Thursday, December 14, 2017 8:38 AM  
**To:** Jim Norris  
**Cc:** Jane Kaczmarek  
**Subject:** FW: Chino Park

Jim,

Following the outcome of the December 11 PB&Z meeting, the park district evaluated the concerns identified by both Trustees and residents at the meeting and developed a modified plan to address those concerns. Based on the following modified site plan details, the proposed park district Operational Guidelines for Use of the Garden Plots and the community involvement aspect of the overall project that was not presented at the meeting, the park district respectfully requests that the Chino Park site plan proposal for garden plots be granted reconsideration.

If granted reconsideration, the modified site plan (**attached**) will include the addition of 20 -22 arborvitaes planted along a 70' stretch of property just east of the proposed in-ground garden plots with the planted height of each arborvitaes being approximately 5' high. The planted row of arborvitaes will create an aesthetically pleasing visual barrier that will screen the visual sightline of the garden plots from all potentially impacted residents. The site plan proposal will include a total not to exceed 16 in-ground plots and 4 ADA planters. The 16 in-ground plots will be 15' x 15' with 2' of wood chip mulch between each garden plot. The total area requirements of the 16 in-ground garden plots would not exceed a 70' x 70' area. The 4 ADA planters would each be 3 ½' wide x 6' long x 3' high to allow for full accessibility. Eagle Scout candidate Alexander Blackshear from Hoffman Estates Troop 297 has developed detailed construction plans and fundraising strategies required to secure the materials necessary to construct the 4 planters to fulfill his Eagle Scout requirements.

As numerous questions were asked from both Trustees and residents at the PB&Z meeting regarding the proposed garden plots, I have attached the park district's proposed Operational Guidelines for Use of the Chino Park Garden Plots which addresses many of the concerns identified at the PB&Z meeting.

Regarding the community aspect of the overall project, in addition to the Eagle Scout project referenced above, the park district was approached in October of 2016 by Hoffman Estates resident Linda Dressler regarding a community-based grant program established by the National Realtors Association (NRA) to develop community garden plots at Chino Park. Linda who is a local real estate agent for ReMax in September of 2017 successfully secured a Placemaking Grant for the proposed Chino Park community garden plots from the NRA for \$3,500. The Placemaking Grants fund projects in a community to create gathering spots within park-like settings. In addition to the \$3,500 grant, Linda has committed to securing local area realtors to volunteer to spread all the wood chip mulch between each of the garden plots as a community service project.

If the Park district is granted reconsideration, I would request the opportunity to provide a brief but detailed presentation of the proposed Chino Park community garden plots to highlight the modified site plan and operational guidelines as well as the park district's rationale for selecting Chino Park to provide the community garden plots.

Thank you for your consideration,

Regards,

Dean Bostrom  
Executive Director



# Proposed Chino Community Garden Plot

Arborvitae Landscape Screening

16 Garden Plots  
66ft X 66ft

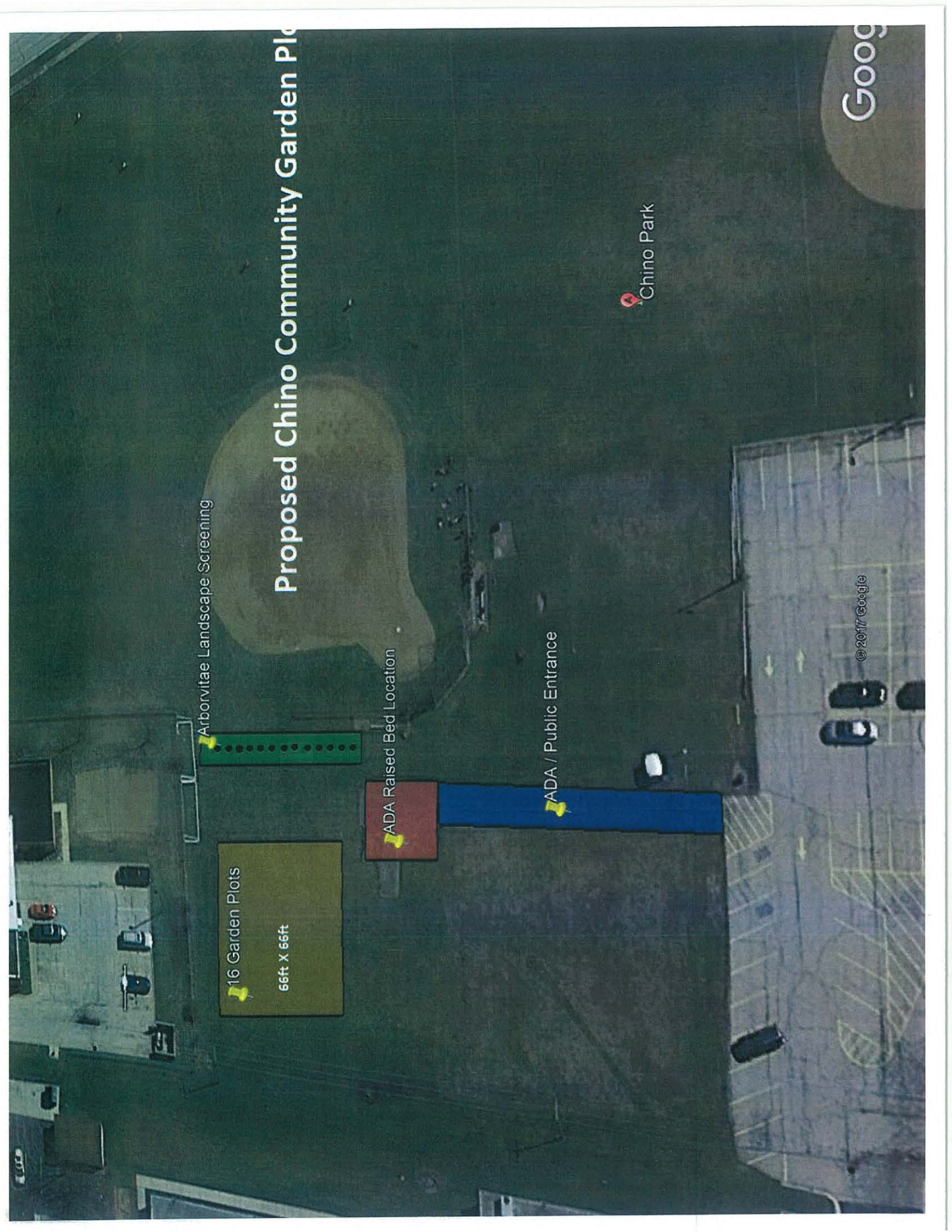
ADA Raised Bed Location

ADA / Public Entrance

Chino Park

Google

© 2017 Google



**Hoffman Estates Park District**  
**Chino Park Garden Plots**  
**Operational Guidelines**

---

***I. Time of Year:***

- Gardening season will be approximately May through October.
- The Park District garden plots will open, Tuesday, May 1<sup>st</sup> at 8:30am, weather permitting.
- Plots will be tilled, staked and numbered for each participant.
- The Park District will close the garden plots on Wednesday, October 31, 2018.
- Gardens will be open from Dawn until Dusk.

***II. Registration and Fees:***

- Resident registration will begin on Wednesday, February 28<sup>th</sup>; non-resident registration, if space allows, will open one week later on Wednesday, March 7<sup>th</sup>.
- Online registration will be available.
- Plot availability is on a first come, first serve basis; participants will only be able to reserve one plot. Requests for additional plots will be put on a waiting list and assigned only if space remains available after the initial sign up. Plots must be paid for at the time of registration.
- Cost of a 15' x 15' plot is \$30R/\$35NR (NR if available), with a \$5 refund once the water key is returned.

***III. Garden Plot Guidelines:***

- Per the Village of Hoffman Estates Health Department, all and any watering buckets, containers, watering cans and pails must be emptied after each use and removed from the HEPD garden plot sites.
- Glass containers are prohibited in community gardens.
- Gardeners are responsible for bringing their own supplies and tools.
- Dog and all other domestic animals are prohibited in the garden area.
- Use of herbicides (weed killers) and pesticides (insect killers) are prohibited. Fertilizers must be used responsibly so that they do not impact other gardens.
- Gardeners are asked to visit their plot at least once each week. The Park District asks your assistance in keeping up your plot for the entire season.
- Biodegradable mulch such as compost, leaves, straw and hay are encouraged. Carpet mulch and wood chips are prohibited as mulch.
- Keep tall plants such as corn or sunflowers at the center of garden plots so they do not shade neighbor's plants.
- Gardeners are expected to keep vines off of neighboring plots.

- If you have a surplus of vegetables or fruit, please contact a nearby food pantry to donate.
- Picking of neighbor's plants is prohibited. If you see someone doing damage, please call the police.
- The Park District is not responsible for any damage, stolen or lost crops, equipment, etc.
- The garden is not available for commercial use, selling of produce on-site is prohibited.
- Please use garbage cans for all disposable waste.
- Motorized vehicles are prohibited in the garden area. Please park in designated parking spaces.
- Gardeners are not allowed to erect any structures (i.e., green houses) on their garden plots.
- Fencing or mesh is not provided; however, you are allowed to divide your plot with it temporarily for the growing season; fence materials and may be no taller than 4 feet. Poured concrete and limestone screenings may not be used to anchor fence posts or other structures.
- Gardeners may not dig channels or create berms outside of their plots.
- Park district will provide water hose and water key to operate hose for all registered participants (\$5 of \$30 plot fee will be returned upon park district receiving water key prior to October 31<sup>st</sup>, i.e., end of garden plot season). All gardeners have access to the spigot and hose for watering. Please do not change the hose and/or nozzle at any time during the gardening season.
- Plot renters that do not plant, maintain, or properly remove debris from plots will lose following year's renewal privileges and are subject to clean up fees.
- It is the responsibility of each gardener to keep their plot weeded on a regular basis. If at any time after June 1st, the plot is unused, or the weeds become higher than 18 inches, the garden plot will be cleared of all vegetation. The gardener will also be notified that they are ineligible for garden plot privileges for the next year.
- If something unexpected occurs after paying for your plot that makes it impossible for you to use it during the planting season, please call the HEPD at (847) 885-7500 and let us know so we can let another gardener have a chance to plant, if possible.
- Gardening season runs through October 31<sup>st</sup>. Anything left in plots after October 31<sup>st</sup> will be subject to removal and/or tilling when plots are prepared at the end of the planting season, no exceptions.

**IV. Village Benchmarking:**

- Plots reservations begin April 1<sup>st</sup>
- Residents only
- The sizes of the plots are either 15' x 12' or 15' x 14';
- Plots cost \$30 to reserve and you receive a \$5 refund when you return your water key.
- Two locations: the one near the fire station has 20 plots and the one at Sunderlage has 30 plots.

**COMMITTEE AGENDA ITEM  
VILLAGE OF HOFFMAN ESTATES**

**SUBJECT:** Request by Anitej Hotel Corporation for a special use and site plan amendment to extend the deadlines for completion of exterior work at Country Inn & Suites

**MEETING DATE:** January 8, 2018

**COMMITTEE:** Planning, Building and Zoning

**FROM:** <sup>96</sup> <sup>DR</sup>  
Peter Gugliotta/Daniel Ritter

**REQUEST:** Request by Anitej Hotel Corporation for a special use and site plan amendment to extend the deadlines for completion of exterior work at Country Inn & Suites.

**BACKGROUND:** On April 19, 2017, the Village Board approved a site plan amendment and special use for a Country Inn & Suites to occupy and convert the former La Quinta hotel property. In addition to interior design work, this proposal included exterior work, including facade, parking lot, ADA accessibility, and the replacement of missing landscaping. Two of the conditions required completion of this exterior work and replacement of all missing landscaping by November 1, 2017, and prior to the issuance of a certificate of occupancy. Since the hotel was remaining partially open during the conversion, the deadline was required to ensure the exterior work would be completed during a single construction season.

**PROPOSAL:** While the interior redesign and life safety work has been completed, only a portion of the exterior work was completed by the deadline and now the cold weather has made it difficult to do any further work. The petitioner is requesting specific extensions for different parts of the exterior work as follows:

- ◆ March 30, 2018 - ADA and sidewalk work at main (north) entrance and western entrance. Correct the pergola to comply with approved building/engineering plans.
- ◆ May 31, 2018 - ADA, sidewalk, and parking lot work at south wing entrances. Replacement of all missing landscaping according to the approved landscape plan.
- ◆ September 30, 2019 - Installation of exterior "Pro-Ledge" stonework around the base of the building and the architectural accents.

**PROPOSAL: (Continued)**

The extensions for the landscaping, pergola, ADA, and concrete work are being requested to be completed by prior to the end of spring 2018, due to current weather conditions.

The request for the exterior stone work has been requested until September 2019, due to cost considerations. Overall, the renovations were more costly than expected and during the construction work, the petitioner was lacking a revenue stream to absorb extra costs. The petitioner has received approval for this extended timeframe for the stonework from the Country Inn & Suites brand. The brand has determined the recently painted building color is acceptable as an interim condition until the stone is completed.

**RECOMMENDATION:**

Approval of a request by Anitej Hotel Corporation (d/b/a Country Inn & Suites) for site plan and special use amendment to allow for revised deadlines for exterior work as follows:

1. March 30, 2018 - ADA and sidewalk work at main (north) entrance and western entrance. Correct the pergola to comply with approved building/engineering plans.
2. May 31, 2018 - ADA, sidewalk, and parking lot work at south wing entrances. Replacement of all missing landscaping according to the approved landscape plan.
3. September 30, 2019 - Installation of exterior "Pro-Ledge" stonework around the base of the building and the architectural accents as per the original Village-approved facade plans.

**Attachment**

cc: Planning and Zoning Commission Members  
Dave Patel (Anitej Hotel Corporation)  
David L. Rawlings (D L Rawlings, Inc.)



December 14, 2017

ORDINANCE NO. 4588- 2017 EXTENSION REQUEST

Village Manager  
Village of Hoffman Estates  
1900 Hassell Road  
Hoffman Estates, IL 60169

Dear Jeff Mattes,

Country Inn & Suites, Hoffman Estates located at 2280 Barrington Road, requests an extension of the following services outlined in Section 2 of ordinance no. 4588.

E. All missing landscaping shall be restored per the approved site plan by November 1, 2017 or upon issuance of the certificate of occupancy, whichever comes first.

- Reason for request: Landscaping can not be installed during the winter months
- Cost: \$12,000.00
- Requested to be completed by: May 31, 2018

H. All exterior stone work shall be completed by November 1, 2017

- Reason for request: Material can not be installed during the winter months and brand does not require at this time
- Cost: \$125,000.00
- Requested to be completed by: As per Country Inn Requirement or September 30, 2019

Supporting 2x4 Pergola

- Reason for Request: Items are not available
- Cost: \$1000.00
- Request to be completed by: March 30, 2018

Main Entrance wheelchair stopper extension from 10 ft to 15 ft

- Reason For Request: Material is not available
- Cost: \$2000.00
- Request to be completed by: March 30, 2018

South wing exterior entrances

- Reason for Request: Can not be completed during the winter
- Cost: \$5000.00
- Request to be completed by: May 31, 2018

Sincerely,

Dave Patel

Owner

[Dave.patel@countryinns.com](mailto:Dave.patel@countryinns.com)

(630) 267- 3925



ORDINANCE NO. 2017 EXTENSION REQUEST

December 15, 2017

Village Manager  
Village of Hoffman Estates  
1900 Hassell Road  
Hoffman Estates, IL 60169

Dear Sir,

Country Inn & Suites, Hoffman Estates located at 2280 Barrington Road, requests an extension of the following service outlined in Section 2 of ordinance no. 4588.

H. All exterior stone work shall be completed by November 1, 201~~7~~

Reason for request:

Initially the Country Inn & Suites Brand required stone work to ensure total conversion from La Quinta facade. After exterior painting and construction on the exterior entrance was completed, brand approved without stone work allowing property a two year extension to complete. We are requesting the Village issue a variance that will allow the extension to 2019, at which time all exterior stone work will be completed. Thank for your kind consideration.

Sincerely,

Dave Patel  
Owner  
Dave.patel@countryinns.com  
(630) 267-3925





PZC APPROVAL: 4/19/17  
V.B. APPROVAL: 5/01/17



North Elevation



East Elevation

**Sherwin Williams colors:**

1. SW7019 Gauntlet Grey: center bays, stair towers [entrances] & porte cochere
2. SW7017 Dorian Grey: main building field
3. SW7003 Extra White: soffits, porch structure, fascia & ceilings
4. SW6096 Jute Brown: architectural feature grills
5. Coronado Stone "Carlson Blend" porte cochere columns, 1st floor
6. Western Red Cedar with MW-3 finish
7. Provide custom branded sconces at entry at 6'-0" aff on the porte cochere columns closest to the building.

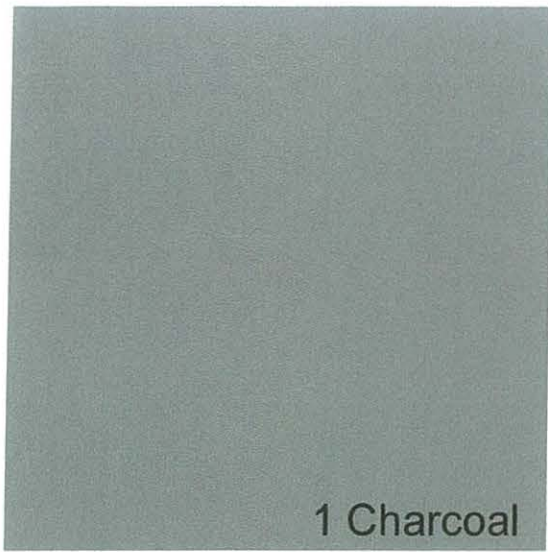
**NOTES:**

- all other trim, mechanical grills, downspouts, etc... not noted, painted to match adjacent wall color that they are attached to.
- Remove the wood & metal railing faux balconies
- Simplify Porte Cochere roofline to flat roof [#6]7, and remove or enclose decorative entry treatments.

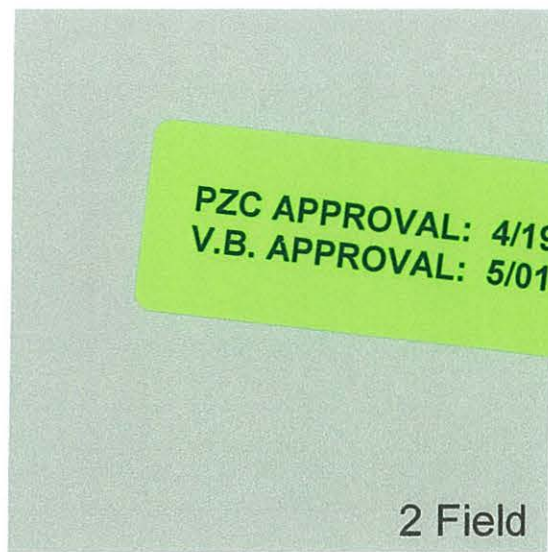
**Country Inns and Suites**  
2280 Barrington Road Hoffman Estates, Illinois

08.19.16  
11.14.16

**D L Rawlings, Inc.**  
Architecture + Planning  
39 West New York Street Tel. 630.892.4031  
Aurora Illinois 60506 d.raw@dlrawlings.com

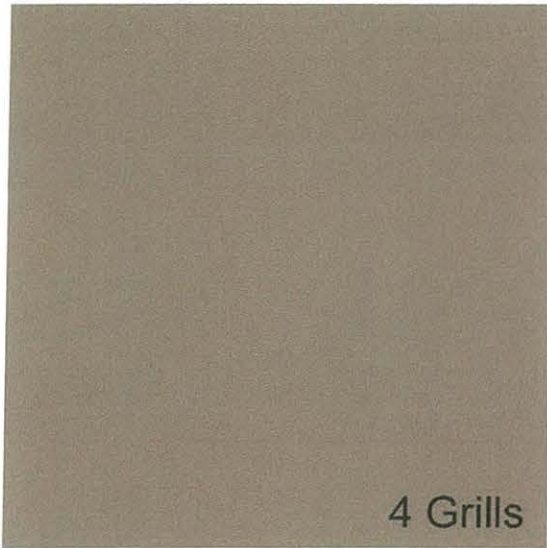


1 Charcoal



2 Field

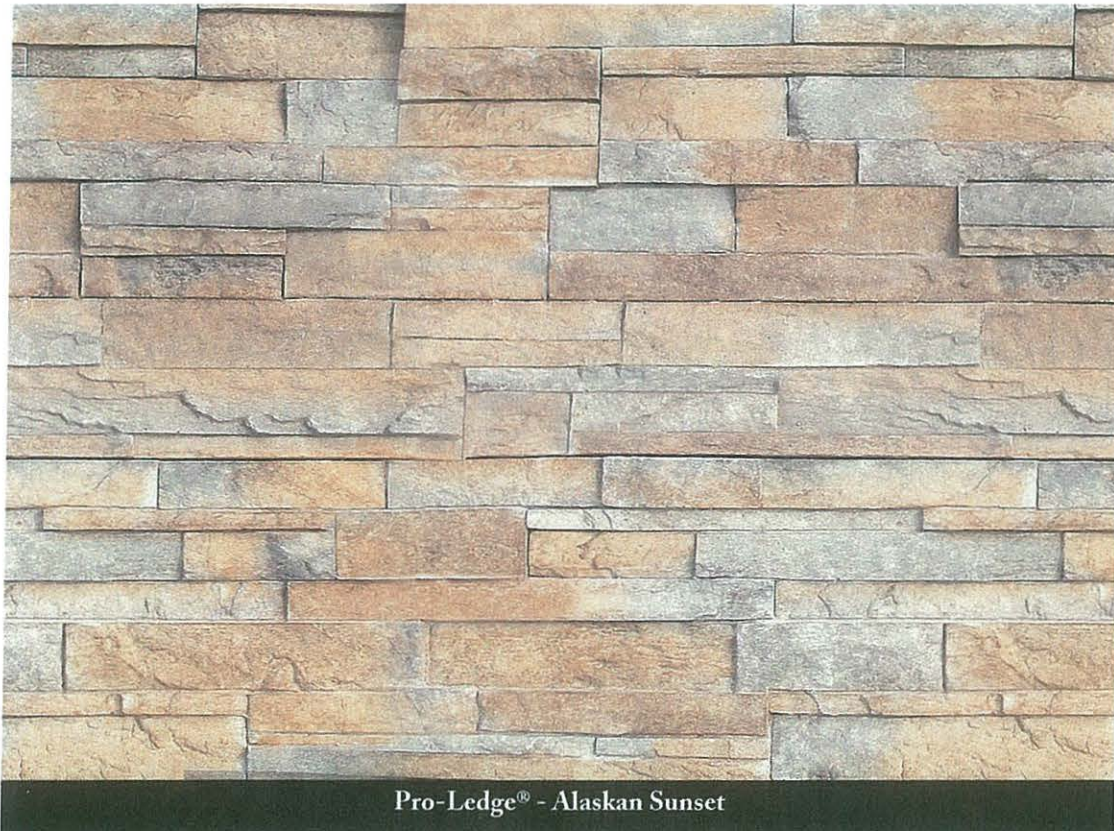
PZC APPROVAL: 4/19/17  
V.B. APPROVAL: 5/01/17



4 Grills



3 Trim



Pro-Ledge® - Alaskan Sunset

# Country Inn Hoffman Estates Color Samples



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

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

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. 1275 Date Paid 12/15/17

Project Number: 2016037P

Staff Assigned: Riter

Meeting Date: In 8, 2018 - PB2

Public Hearing: Yes  No

Sign Posting Required: Yes  No

Date Sign Posted N/A

### PLEASE PRINT OR TYPE

Date: Dec. 15, 2017

Project Name: Country Inn & Suites

Project Description: Exterior work

Project Address/Location: 2280 Barrington Rd.  
Hoffman Estates, IL 60169

Property Index No. 06-01-200-017

Acres: 2.25 Zoning District: B2

**I. Owner of Record**

Vipul Patel Anitaj Hotel Corp  
Name Company

2280 Barrington Rd. Hoffman Estates  
Street Address City

IL 60169 847 744 8110  
State Zip Code Telephone Number

847-565-4930 Dave.Patel@CountryInns.com  
Fax Number E-Mail Address

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

Darci Kavanagh Country Inn & Suites  
Name Company

2280 Barrington Hoffman Estates  
Street Address City

IL 60169 847 744 8110  
State Zip Code Telephone Number

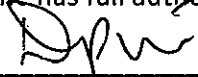
847-565-4930 Darci.Kavanagh@  
Fax Number E-Mail Address countryInns.com

Applicant's relationship to property: General 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 \_\_\_\_\_ to act on my behalf and advise that he/she has full authority to act as my/our representative.



Owner Signature

Dave Patel

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: DPW

Owner's Name (Please Print): Dave Patel

Applicant's Signature: \_\_\_\_\_  
(If other than Owner)

Applicant's Name (Please Print): \_\_\_\_\_

Date: Dec. 15, 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](mailto:planning@hoffmanestates.org)

Address: 1900 Hassell Road  
Hoffman Estates, IL 60169

Phone: (847) 781-2660

Fax: (847) 781-2679

#### Addendums Attached:

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

**COMMITTEE AGENDA ITEM  
VILLAGE OF HOFFMAN ESTATES**

**SUBJECT:** Request by Rohrman Auto Group for a special use extension for temporary vehicle storage at 125 West Higgins Road

**MEETING DATE:** January 8, 2018

**COMMITTEE:** Planning, Building and Zoning

**FROM:** <sup>PG</sup> Peter Gugliotta/<sup>DR</sup> Daniel Ritter

**REQUEST:** Request by Rohrman Auto Group for a special use extension for temporary vehicle storage at 125 West Higgins Road.

**BACKGROUND:** On May 15, 2017, the Village Board approved a special use for Rohrman Auto Group to use two properties owned by the petitioner that were previously car dealerships for temporary vehicle storage while the properties were marketed. The special use approval was initially for six months (until November 15, 2017), with an allowance for up to two additional six month extensions.

Since the approval, the property at 155 West Higgins Road has been placed under contract to sell and all vehicles have been removed from that property. No plans or proposal has yet been received for the 155 property. The property at 125 West Higgins Road continues to be used by Rohrman Auto Group for vehicle storage and is still being marketed for lease or sale.

**PROPOSAL:** Only the property at 125 West Higgins Road is being requested for an extension. Due to a delay in the application submittal, a six month extension from the original approval date would only cover about four months, through May 15, 2018, before expiring. Since the petitioner seeks to continue car storage for as long as possible, they are requesting the extension to cover both six month extensions allowed under the special use approval at the same time. If approved, this would extend the temporary vehicle storage at 125 West Higgins until November 15, 2018, at which point the vehicle storage would need to terminate.

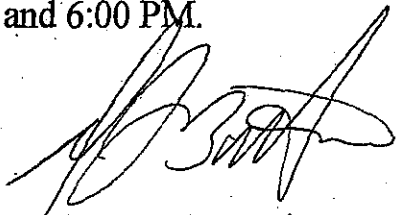
**RECOMMENDATION:** Approval of a request by Rohrman Auto Group for a special use extension for temporary vehicle storage at 125 West Higgins Road to November 15, 2018.

Attachment

cc: Mark Battista (Rohrman Auto Group)

To: Village of Hoffman Estates  
Building and Zoning

Please accept this as our formal request for special use of the properties known as 125 West Higgins. The relief we are seeking is the storage of vehicles from our Ford Store and Honda Store just a block away while construction is underway. A request was made in 2011 and granted for vehicle storage. This relief will not impact the property or surrounding properties in any way; in fact, the uses will be much less than when the Rohrman group was operating the dealerships. Ingress and egress (all activity) will be limited to 2 to 3 times a day between the hours of 9:00 AM and 6:00 PM.

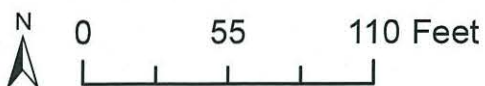
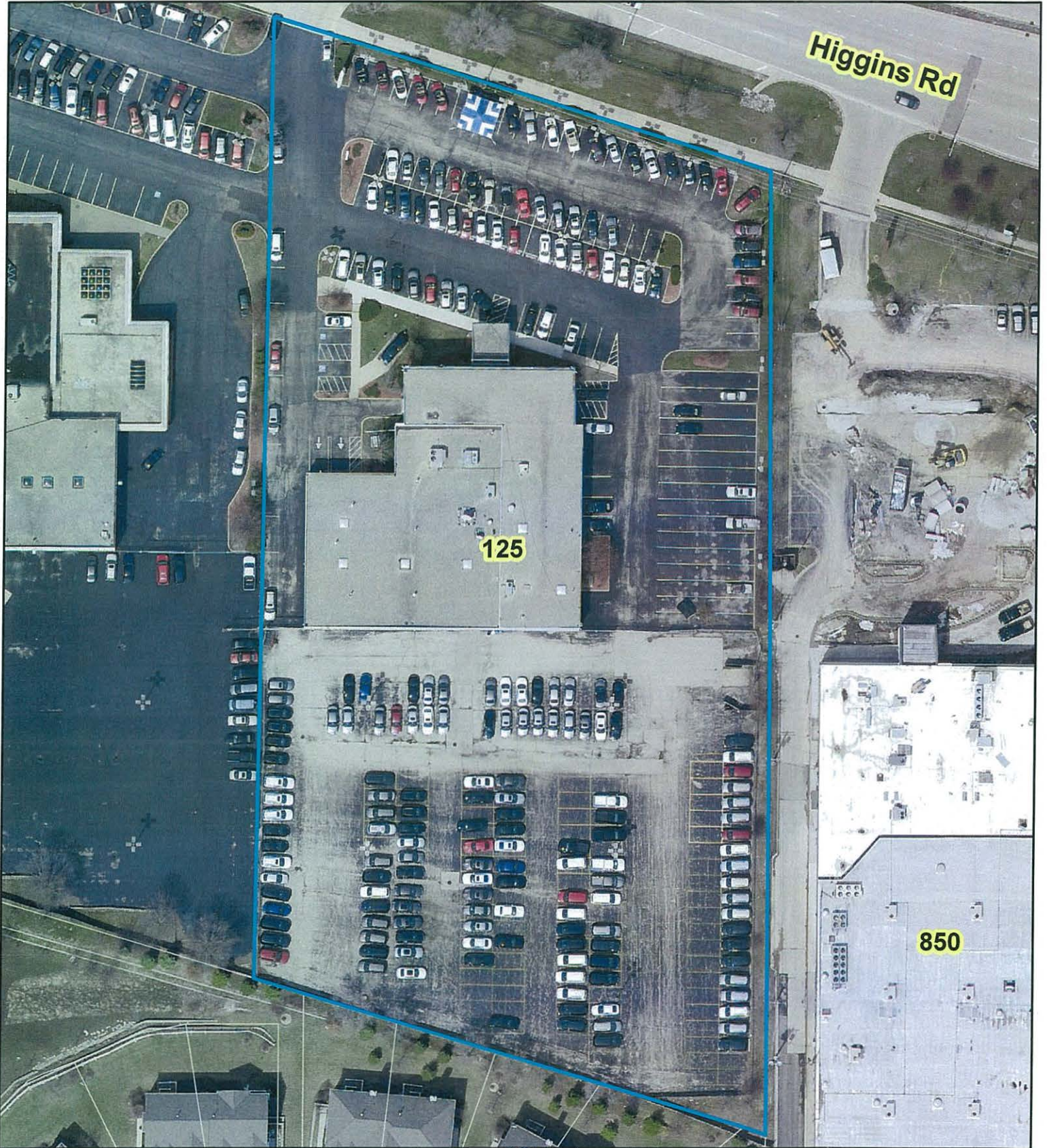
A handwritten signature in black ink, appearing to read 'Mark J. Battista', written in a cursive style.

Mark J. Battista, Director





# Rohrman Temporary Vehicle Storage 125 West Higgins Rd



Planning Division  
Village of Hoffman Estates  
January 2018



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

- Special Use for Vehicle Storage     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. 81057    Date Paid 1/2/18

Project Number: 2017017P

Staff Assigned: Ritter

Meeting Date: 1/8/18 - PBZ    Public Hearing: Yes  No

Sign Posting Required: Yes  No     Date Sign Posted \_\_\_\_\_

## PLEASE PRINT OR TYPE

Date: 11-27-17

Project Name: ROHEMAN AUTO GRP.

Project Description: VEHICLE DEALERSHIP

Project Address/Location: 125-155 HIGGINS RD.

Property Index No. 07-15-102-033 / 07-15-102-034

Acres: 6    Zoning District: B2

**I. Owner of Record**

ROBERT V. ROHMANN BRAG  
Name Company  
1100 E. GOLF RD. SCHAUMBURG  
Street Address City  
IL. 60173 847-456-2640  
State Zip Code Telephone Number  
847-908-0509 BATTISTA@ROHMANN.COM  
Fax Number E-Mail Address

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

MARK BATTISTA BRAG  
Name Company  
1100 E GOLF RD. SCHAUMBURG  
Street Address City  
IL. 60173 847-456-2640  
State Zip Code Telephone Number  
847-908-0509 BATTISTA@ROHMANN.COM  
Fax Number E-Mail Address

Applicant's relationship to property: P.O.A FOR OWNER OF RECORD.

**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 M.J. BATTISTA to act on my behalf and advise that he/she has full authority to act as my/our representative.

[Signature] P.O.A  
Owner Signature

M.J. BATTISTA  
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: *[Signature]* P.O.A

Owner's Name (Please Print): ROBERT V. ROMANOWSKI

Applicant's Signature: *[Signature]*  
(If other than Owner)

Applicant's Name (Please Print): M.J. BATTISTA

Date: 11-27-17

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       Master Sign Plan  
 Rezoning       Other \_\_\_\_\_  
 Variation  
 Plat  
 Site Plan

**COMMITTEE AGENDA ITEM  
VILLAGE OF HOFFMAN ESTATES**

**SUBJECT:** Request by New Cingular Wireless PCS, LLC (commonly referred to as "AT&T") for approval of an extension to an existing cellular antenna license at 1355 Westbury Drive

**MEETING DATE:** January 8, 2018

**COMMITTEE:** Planning, Building and Zoning

**FROM:** Peter Gugliotta<sup>PG</sup>

---

**REQUEST:** Request by New Cingular Wireless PCS, LLC (commonly referred to as "AT&T") for approval of an extension to an existing cellular antenna license at 1355 Westbury Drive.

**BACKGROUND:** In 1996, the Village approved a license with AT&T Wireless PCS, Inc. (a precursor to New Cingular Wireless PCS, LLC) to install cellular antennas on the water tower at 1355 Westbury Drive. The approval was for five years plus four, five-year automatically renewing terms. The license is now in its final term and AT&T has determined this continues to be a desirable antenna location for their future coverage needs.

**DISCUSSION:** AT&T is proposing a new license to allow the antennas to remain on the tower for at least 18 more years. The new agreement would become effective immediately and replace the existing license, which is still valid until 2021. Because it can take two or more years to transition to an alternative antenna location if an existing one is terminated, it is necessary for AT&T to seek approval of this extension now. This will allow them to factor the current antenna into their future coverage planning and ensure uninterrupted coverage for the area around the tower.

The proposed new license has been reformatted with updated language acceptable to AT&T and the Village based on guidance from Corporation Counsel.

**FISCAL IMPACT:** The rent in the new license maintains the current amount due (\$1,716/month) from now until September 2021, at which point it will increase to \$1,750/month, and then grow by two percent per year afterwards. Over the life of the license, the Village is projected to receive in excess of \$450,000, assuming the antennas remain through the end of the license.

**RECOMMENDATION:** Approval of a Communications Site License agreement between the Village and New Cingular Wireless PCS, LLC (commonly referred to as "AT&T") at the 1355 Westbury Drive water tower site.

Attachment

## COMMUNICATIONS SITE LICENSE AGREEMENT (WATER TOWER)

This Communications Site Lease Agreement (Water Tower) ("Agreement") is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2018, between New Cingular Wireless PCS, LLC, a Delaware limited liability company, successor by merger to AT&T Wireless PCS, INC., a Delaware corporation, having an office at 575 Morosgo Drive NE, Atlanta, GA 30324 ("Licensee"), and the Village of Hoffman Estates, an Illinois municipal corporation ("Licensor").

For good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows;

1. **Premises.** Licensor is the owner of a parcel of land (the "Land") and a water tower (the "Water Tower") located thereon in the Village of Hoffman Estates, County of Cook, State of Illinois, more commonly known as 1355 Westbury Lane. (the Water Tower and Land are collectively, the "Property"). The Land is more particularly described in Exhibit A annexed hereto. Licensor hereby agrees to license, approximately 200 square feet of the Land and space on the Water Tower (collectively, the "Premises") as described in the site plans approved by Licensor and attached as Exhibit B.
2. **Use.** Premises may be used by Licensee for any activity in connection with the provision of communication services. Licensor at Licensee's expense, hereby authorizes Licensee, its agents, servants and contractors to act on its behalf as owner premises pertaining to application for and obtaining zoning, building permits and any and all other necessary approvals that may be required for Licensee's intended use of the Premises for and during the Term of this Agreement. Licensee must comply with all Village zoning and building codes.
3. **Tests and Construction.** Licensee shall have the right at any time following the full execution of this Agreement to enter upon the Land for the purpose of: making necessary engineering surveys, inspections, soil test borings, other reasonable necessary tests and constructing the Licensee's Facilities (as defined in Paragraph 6(a); provided, however, such tests and constructing shall be at Licensee's sole cost and expense. Upon Licensee's request, Licensor agrees to make available to Licensee copies of all plans, specifications, surveys and water tower maps for the Land and Water Tower. The water tower map shall include, if available, the elevation of all antennas on the Water Tower and the frequencies upon which each operates.

Licensee's construction and installation work shall be performed in a good and workmanlike manner. Licensee undertakes full and complete responsibility at all times hereafter for the expenses of, and quality of, construction and compliance with all code requirements and regulations of governmental authorities having jurisdiction over the construction, including but not limited to compliance with acts effecting construction of public buildings and service areas used by public employees, and Licensee agrees to remedy or correct any deficiencies with such compliance. The construction shall be processed pursuant to permit and conducted by authorized and licensed personnel and shall be performed in compliance with local and State requirements for construction activities upon public property. The construction work shall proceed without interference or disruption, or minimalization of same, to the current operations of the Fire Department and Public Works operations. Licensee shall post applicable performance guarantees as required by Village Code.

4. **Term.**

(a) The Initial Lease term will commence upon approval by the Village (the "Term Commencement Date"). The Initial Term will expire on August 31, 2021.

(b) This Agreement will automatically renew for three (3) additional five (5) year term(s) (each five (5) year term shall be defined as an "Extension Term"), upon the same terms and conditions unless Licensee notifies Licensor in writing of Licensee's intention not to renew this Agreement at least sixty (60) days prior to the expiration of the existing Initial Term or then-existing Extension Term.

(c) Unless (i) Licensor or Licensee notifies the other in writing of its intention to terminate this Agreement at least twelve (12) months prior to the expiration of the final Extension Term, or (ii) the Agreement is terminated as otherwise permitted by this Agreement prior to the end of the final Extension Term, then upon the expiration of the final Extension Term this Agreement shall continue in force upon the same covenants, terms and conditions for a further term of one (1) year, and for annual terms thereafter ("Annual Term") until terminated by either party by giving to the other written notice of its intention to so terminate at least twelve (12) months prior to the end of any such Annual Term. Monthly rental during such annual terms shall be equal to the Rent paid for the last month of the final Extension Term. If Tenant remains in possession of the Premises after the termination of this Agreement then Tenant will be deemed to be occupying the Premises on a month-to-month basis (the "Holdover Term"), subject to the terms and conditions of this Agreement and the Licensor can seek any equitable or monetary relief allowed by law.

(d) The Initial Term, any Extension Terms, any Annual Terms and the Holdover Term are collectively referred to as the Term (the "Term").

5. **Rent.**

(a) Within thirty (30) business days of the Commencement Date and on the first day of each month thereafter, Licensee shall pay to Licensor monthly rent, the amounts shown on Exhibit C attached. Rent for any fractional month at the beginning or at the end of the Initial Term or Extension Term shall be prorated.

(b) Commencing on September 1, 2021, the current Rent payable under the License shall be One Thousand Seven Hundred Fifty and No/100 Dollars (\$1,750.00) per month (the "**Rent**"), and shall continue during the Term, subject to adjustment as provided herein. Section Exhibit C of the License shall be amended to provide that Rent shall be adjusted as follows: in year two (2) of the Extension Term and each year thereafter, including throughout any Additional Extension Term exercised, the monthly Rent will increase by two percent (2%) over the Rent paid during the previous year.

**Rent shall be payable to Licensor:**

**Village of Hoffman Estates  
Attention: Village Finance Director.  
1900 Hassell Road  
Hoffman Estates, Illinois 60169**

6. **Facilities; Utilities; Access.**

(a) Licensee, at its sole cost and expense, and subject to site plan approval, has the right to erect, maintain and operate on the Premises radio communications facilities, including utility lines, transmission lines, an air conditioned equipment shelter, electronic equipment radio transmitting and receiving antennas, Microwave dishes and global positioning system antennas, and supporting structures thereto ("Licensee's Facilities"). In connection therewith, Licensee has the right to do all work necessary to prepare, maintain and alter the Premises for Licensee's business operations and to install transmission lines connecting the antennas to the transmitters and receivers. Title to the Licensee's Facilities shall be held by Licensee. Licensee's Facilities shall remain Licensee's personal property and are not fixtures. Licensee shall remove all Licensee's Facilities at its sole expense on or before the expiration or earlier termination of this Agreement. Licensee shall repair any damage to the Premises caused by such removal except for normal wear and tear.

(b) Licensee shall pay for the electricity it consumes in its operations at the rate charged by the servicing utility company. Licensee shall have the right at its sole expense to draw electricity by submeter and other utilities from the existing utilities on the Property or obtain, at its sole cost and expense, separate utility service from any utility company that will provide service to the Property (including a standby power generator for Licensee's exclusive use). Any easement necessary for such power or other utilities will be at a location acceptable to Licensor and servicing utility company.

(c) Licensee, Licensee's employees, agents, and subcontractors shall have access to the premises without notice to Licensor twenty-four (24) hours a day, seven (7) days a week, at no charge. Licensor grants to Licensee and its agents, employees, contractors, guests and invitees a non-exclusive right and easement for pedestrian and vehicular ingress and egress across that portion of the Land described in Exhibit B. Licensee shall give notice to Licensor if it goes upon the Water Tower.

Licensee agrees to protect the integrity and security of the Licensor's property by strictly adhering to all ingress and egress procedures established by the Licensor.

7. **Interference.**

(a) Licensee shall operate the Licensee's Facilities in a manner that will not cause interference to Licensor and other licensees of the Property, provided that their installations predate the execution of this Agreement. All operations by Licensee shall be in compliance with all Federal Communications Commission ("FCC") requirements.

(b) Subsequent to the installation of the Licensee's Facilities, Licensor shall not permit



its licensees to install new equipment on the Property if such equipment is likely to cause interference with Licensee's operations. Licensor shall give notice to Licensee of any proposed new installations. If Licensee has any objection, it must object in writing prior to the new equipment being installed.

(c) Unless authorization is obtained from the Licensor, Licensee is prohibited from storing materials and/or equipment on the site.

8. **Taxes.**

(a) Licensee shall be solely responsible for and shall timely pay all personal property taxes levied and assessed against it or its personal property. Licensee shall be solely responsible for and shall timely pay all real estate, special assessments or similar taxes relating to the Property, including any improvements made by Licensee. Licensee shall reimburse Licensor for the amount of any real estate taxes attributable to Licensee's improvements. At the request of either party, the other shall provide evidence of payment of taxes.

(b) Licensee shall have the right to contest all taxes, assessments, charges and impositions, and Licensor agrees to join in such contest if required by law and to permit the Licensee to proceed with the contest in Licensor's name, provided the expense of the contest is borne by Licensee. Licensor shall, within fourteen (14) days of Licensor's receipt of notice of any increase in taxes, assessments or other charges, send a copy of such notice to Licensee.

9. **Waiver of Licensor's Lien.**

(a) Licensor waives any lien rights it may have concerning the Licensee's Facilities which are deemed Licensee's personal property and not fixtures, and Licensee has the right to remove the same at any time without Licensor's consent.

(b) Licensee may enter into a financing arrangement including promissory notes and financial and security agreements for the financing of the Licensee's Facilities (the "Collateral") with a third party financing entity (and may in the future enter into additional financing arrangements with other financing entities). In connection therewith, Licensor (i) consents to the installation of the Collateral; (ii) disclaims any interest in the Collateral as fixtures or otherwise; and (iii) agrees that the Collateral shall be exempt from execution, foreclosure, sale, levy, attachment or distress for any Rent due or to become due and that Collateral may be removed at any time without recourse to legal proceedings. The Collateral is subject to the terms of this Agreement.

10. **Termination.** This Agreement may be terminated without further liability on thirty (30) days prior written notice as follows: (i) by either party upon a default of any covenant or term hereof by the other party which default is not cured within sixty (60) days of receipt of written notice of default, provided that the grace period for any monetary default is ten (10) days from receipt of notice; or (ii) by Licensee if it does not obtain or maintain any license, permit or other approval necessary for the construction and operation of Licensee's Facilities; or (iii) by Licensee if Licensee is unable to occupy and utilize the Premises due to an action of the FCC, including without limitation, a take back of channels or change in frequencies; or (iv) by Licensee if Licensee determines that the Premises are not appropriate for its operations for economic or technological reason, including, without limitation, signal interference; or (v) or if Licensee produces any

interference to Licensor or public safety that cannot be resolved within thirty (30) days, the Agreement may be terminated by Licensor; or (vi) by Licensor if Licensor determines that the Premises is obsolete for municipal water distribution purposes, the Agreement may be terminated by Licensor upon ninety (90) days written notice. Licensee is not entitled to proration of prepaid rent if Licensee terminates this Agreement.

11. **Destruction or Condemnation.** If the Premises or Licensee's Facilities are damaged, destroyed, condemned or transferred in lieu of condemnation, Licensee may elect to terminate this Agreement as of the date of the damage, destruction, condemnation or transfer in lieu of condemnation by giving notice to Licensor no more than forty-five (45) days following the date of such damage, destruction, condemnation or transfer in lieu of condemnation. If Licensee chooses not to terminate this Agreement, Rent shall be reduced or abated in proportion to the actual reduction or abatement of use of the Premises.

12. **Insurance.** Licensee, at Licensee's sole cost and expense, shall procure and maintain on the Premises and on the Licensee's Facilities bodily injury and property damage insurance with a combined single limit of at least One Million and 00/100 Dollars (\$1,000,000.00) per occurrence. Such insurance shall insure, on an occurrence basis, against liability of Licensee, its employees and agents arising out of or in connection with Licensee's use of the Premises all as provided for herein. Licensor shall be named as an additional insured on the Licensee's policy. Each party shall provide a certificate of insurance evidencing the coverage required by this paragraph within thirty (30) days of the Commencement Date.

13. **Assignment and Subletting.** Licensee may not assign, sublet or otherwise transfer all or any part of its interest in this Agreement or in the Premises without the prior written consent of Licensor provided, however, that Licensee may assign, without Licensor's consent, its interest to its parent company, any subsidiary or affiliate or to any successor-in-interest or entity acquiring fifty-one percent (51%) or more of its stock or assets in the market as defined by the Federal Communications Commission in which the property is located subject to any financing entity's interest, if any, in this Agreement as set forth in Paragraph 9 above.

14. **Warranty of Title and Quiet Enjoyment.** Licensor warrants that: (i) Licensor owns the Property in fee simple and has rights of access thereto and the Property is free and clear of all liens, encumbrances and restrictions; (ii) Licensor has full right to make and perform this Agreement. Licensor agrees to indemnify and hold harmless Licensee from any and all claims as warranted in this paragraph on Licensee's leasehold interest.

15. **Repairs.**

(a) Licensee shall not be required to make any repairs to the Premises or Property unless such repairs shall be necessitated by reason of the default or neglect of Licensee.

Upon expiration or termination hereof, Licensee shall restore the Premises to the condition in which it existed upon execution hereof, reasonable wear and tear excepted.

(b) Licensee, at its sole cost and expense, agrees to reimburse Licensor for reasonable costs associated with Licensor's need to hire a structural engineer to inspect the Water Tower on an annual basis if requested by Licensor for any damage caused by Licensee's equipment and to provide Licensor with a copy of the inspection report. In the event Licensor permits additional

licensees on the Water Tower, the cost and expense of said engineer shall be shared equally.

(c) Licensee shall reimburse Licensor for reasonable costs associated with an increase in Licensor's site landscaping maintenance services costs.

16. **Hazardous Substances.** Licensee agrees that it will not use, generate, store or dispose of any Hazardous Material on, under, about or within the Land in violation of any law or regulation. Licensor represents, warrants and agrees (i) that neither Licensor nor, to Licensor's knowledge, any third party has used, generated, stored or disposed of, or permitted the use, generation, storage or disposal of any Hazardous Material (defined below) on, under, about or within the Land in violation of any law or regulation, and (ii) that Licensor will not permit any third party to use, generate, store or dispose of any Hazardous Material on, under, about or within the Land in violation of any law or regulation. Licensee agrees to defend, indemnify and hold harmless Licensor against any and all losses, liabilities, claims and/or costs (including reasonable attorneys' fees and costs) arising from any breach of any representation, warranty or agreement contained in this paragraph. As used in this paragraph "Hazardous Material" shall mean petroleum or any petroleum product, asbestos, any substance known by the state in which the Land is located to cause cancer and/or reproductive toxicity and/or any substance, chemical or waste that is identified as hazardous, toxic or dangerous in any applicable federal, state or local law or regulation.

17. **Maintenance of Water Tank.** Licensor may perform maintenance on the water tank, both structural and cosmetic (paint), at whatever intervals may be required to assure the integrity and longevity of the facility, provided Licensor provides thirty (30) days written notice to Licensee, and the opportunity, at Licensee's cost and expense, to temporarily relocate and continue to operate its antennas, or otherwise to secure the antennas or the Licensee's Facilities generally, to protect them from damage and allow Licensee to continue to operate. Licensee will be permitted to install any type of temporary facility, such as a cell site on wheels ("COW"), necessary to keep its Licensee's Facilities operational. Further, any maintenance will be conducted by Licensor as diligently and expeditiously as possible. Licensee will remove and reinstall its equipment at its cost if requested by the Licensor as needed to perform structural and cosmetic maintenance.

18. **Miscellaneous.**

(a) This Agreement constitutes the entire agreement and understanding between the parties and supersedes all other negotiations and other agreements concerning the subject matter contained herein. Any amendments to this Agreement must be in writing and executed by both parties.

(b) If any provision of this Agreement is invalid or unenforceable with respect to any party, the remainder of this Agreement or the application of such provision to persons other than those as to whom it is held invalid or unenforceable shall not be affected and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

(c) This Agreement shall be binding on and inure to the benefit of the successors and permitted assignees of the respective parties.

(d) Any notice or demand required to be given herein shall be made by certified or registered mail return receipt requested or reliable overnight courier to the address of the respective parties set forth below:

LICENSOR: Village of Hoffman Estates  
1900 Hassell Road  
Hoffman Estates, IL 60169  
Attn: Village Manager

With a Copy to: Village of Hoffman Estates  
1900 Hassell Road  
Hoffman Estates, IL 60169  
Attn: Village Clerk

LICENSEE: Name  
Address  
City  
Attn:

With a Copy to: Name  
Address  
City  
Attn:

Licensor or Licensee may from time to time designate any other address for this purpose by written notice to the other party. All notices hereunder shall be deemed received upon actual receipt.

- (e) This Agreement shall be governed by the laws of the State of Illinois.
- (f) All Riders and Exhibits annexed hereto form material parts of this Agreement.
- (g) This Agreement may be executed in duplicate counterparts, each of which shall be deemed an original.
- (h) The persons who have executed this Agreement represent and warrant that they are duly authorized to execute this Agreement in their individual or representative capacity as indicated.

19. **Acts of God, Vandalism.** Licensee shall hold Licensor harmless for any damage to Licensee equipment arising from acts of God or vandalism to Licensee's equipment and/or Licensor's equipment/facilities that are not due to Licensor's gross negligence or intentional acts.

20. **Water Tower Marking and Lighting Requirements.** Licensor shall be responsible for compliance with all marking and lighting requirements of the Federal Aviation Administration ("FAA") and the FCC. Should Licensee be cited because the Property is not in compliance and should Licensor fail to cure the conditions of noncompliance, Licensee may either terminate this Agreement or proceed to cure the conditions of noncompliance at Licensor's expense which amounts may be deducted from the Rent.

**IN WITNESS WHEREOF**, the parties have executed this Agreement as of the date first above written.

**LICENSOR:**

**LICENSEE:**

**VILLAGE OF HOFFMAN ESTATES,**  
an Illinois municipal corporation

**Company**

By: \_\_\_\_\_  
Village President

By: \_\_\_\_\_



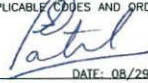




Date: \_\_\_\_\_

**EXHIBIT "A"**





**LEGAL DESCRIPTION**

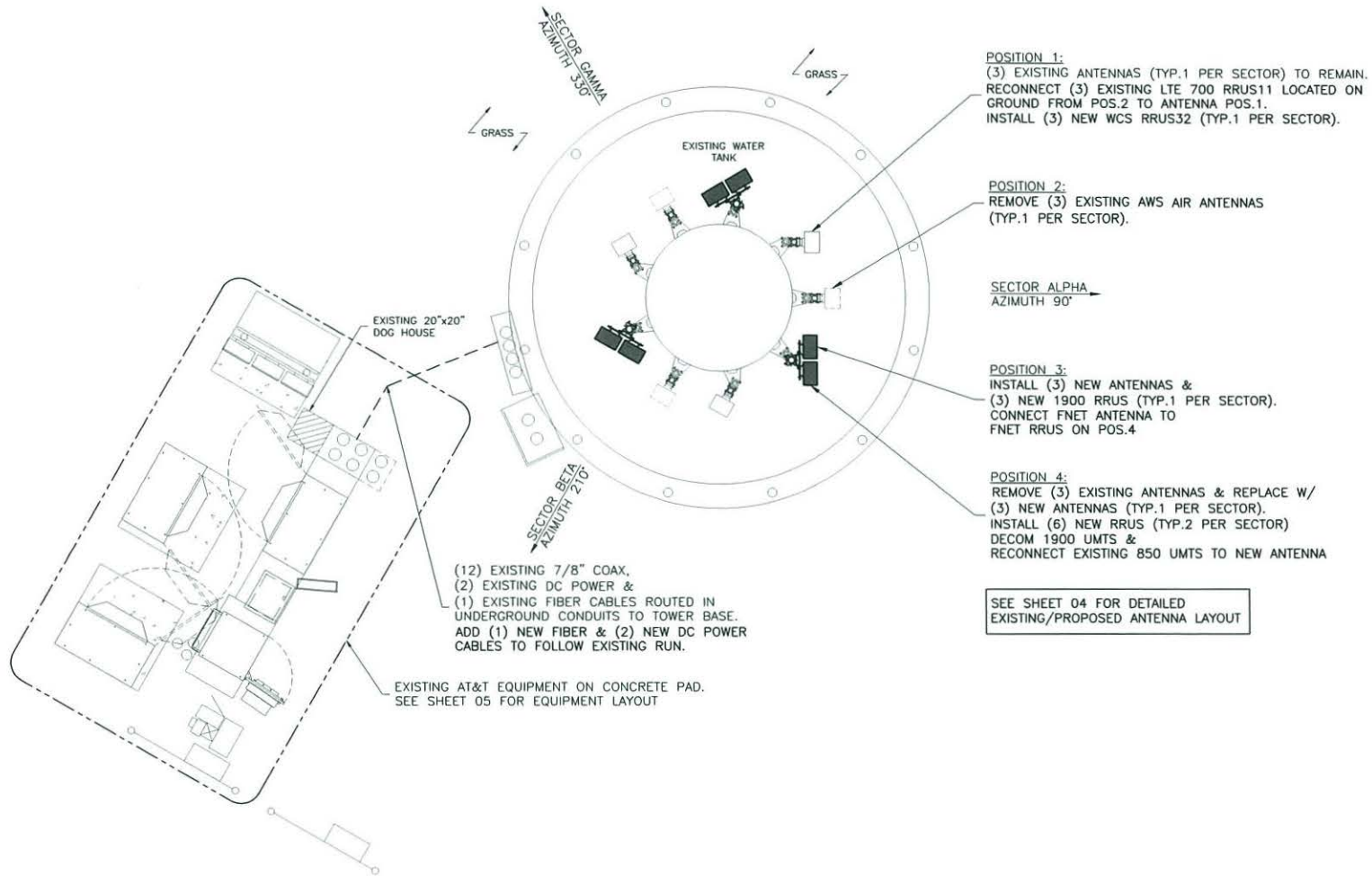
LOT 16 IN HOWIE IN THE HILLS UNIT THREE, A SUBDIVISION IN THE SOUTHERN ½ OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS RECORDED FEBRUARY 10, 1966 AS DOCUMENT NUMBER 19736283.

# Exhibit B

<b>PROJECT INFORMATION</b>		 <h2 style="margin: 0;">AT&amp;T</h2> <h3 style="margin: 0;">SITE NUMBER: IL1397</h3> <h3 style="margin: 0;">SITE NAME: AWE-HOFFMAN EST WT</h3> <p style="margin: 0;"><b>PROJECT:</b> LTE 3C (1900)/ LTE 4C (WCS)/ 4TXXR (AWS)/ LTE 5C FNET (700)</p> <p style="margin: 0;"><b>PROJECT DESCRIPTION:</b> REPLACE (6) EXISTING ANTENNAS ON POS.2 &amp; POS.4 W/ NEW. INSTALL (3) NEW FNET 700 RRUS 4478 B14, (3) NEW 1900 RRUS 4415 B25 &amp; (3) NEW AWS RRUS32 ON WATER TANK. ADD (1) DC12 ON EQUIPMENT PAD. ADD (1) NEW DC6 FIBER/POWER SQUID, (4) NEW DC2 BOX, (1) NEW FIBER &amp; (2) NEW DC POWER CABLES ON WATER TANK.</p>		<b>AT&amp;T APPROVAL</b>																													
APPLICANT: AT&T 930 NATIONAL PARKWAY SCHAUMBURG, IL 60173 FA CODE: 10095238 PROPOSED USE: TELECOMMUNICATIONS FACILITY STRUCTURE TYPE: WATER TANK SITE ADDRESS: 1355 WESTBURY ROAD HOFFMAN ESTATES, IL 60195 PROPERTY OWNER: VILLAGE OF HOFFMAN ESTATES, 1900 HASSELL RD. HOFFMAN ESTATES IL 60195 PHONE: 847-490-6800 CONTACT PERSON: TBD PARCEL NUMBER: TBD JURISDICTION: COOK COUNTY LATITUDE: 42° 6' 11.002" N LONGITUDE: 88° 6' 46.001" W LAT/ LONG TYPE: NAD 83 GROUND ELEVATION: 980 FT MSL POWER COMPANY: COMED PHONE: (800) 334-7661 TELEPHONE COMPANY: AT&T PHONE: (800) 257-0902		<b>AT&amp;T MOBILITY APPROVAL</b>		SITE ACQUISITION MANAGER: _____ Date _____ NSORO CONSTRUCTION MANAGER: _____ Date _____ NSORO SA PROJECT MANAGER: _____ Date _____ NSORO SA SPECIALIST: _____ Date _____ NSORO COMPLIANCE MANAGER: _____ Date _____ AT&T RF PROJECT MANAGER: _____ Date _____ AT&T PROJECT MANAGER: _____ Date _____																													
		<b>AT&amp;T MOBILITY APPROVAL</b>		<b>LTE PROJECT</b>																													
		Real Estate _____ Date _____ RF _____ Date _____ Operation _____ Date _____		<input checked="" type="checkbox"/> 700 <input checked="" type="checkbox"/> AWS <input checked="" type="checkbox"/> 1900 <input type="checkbox"/> 850 <input checked="" type="checkbox"/> WCS <input checked="" type="checkbox"/> FNET 700																													
<b>DRAWING INDEX</b>		<b>REV</b>		<b>VICINITY MAP</b>		<b>APPLICABLE BUILDING CODES AND STANDARDS</b>																											
IL1397-01 TITLE SHEET IL1397-02 SITE PLAN IL1397-03 ELEVATION IL1397-04 ANTENNA LAYOUT IL1397-05 EQUIPMENT LAYOUT IL1397-06 RRUS SPECIFICATION IL1397-07 CONSTRUCTION DETAILS IL1397-08 ANTENNA MATRIX IL1397-09 COAX COLOR CODING IL1397-10 FIBER-OPTIC JUMPER COLOR CODING IL1397-11 GENERAL NOTES		A A A A A A A A A A		<b>DIRECTIONS:</b> DEPART CHICAGO O'HARE INTERNATIONAL AIRPORT TURN LEFT ONTO US-12 TURN RIGHT ONTO W HIGGINS RD TURN LEFT ONTO RAMP I-90 MERGE ONTO I-90 TURN RIGHT ONTO RAMP ROSELLE RD KEEP RIGHT TO STAY ON RAMP PALATINE BEAR RIGHT ONTO N ROSELLE RD TURN LEFT ONTO W ALCONQUIN RD TURN RIGHT ONTO VERSAILLES RD TURN RIGHT ONTO N CHARLEMAGNE DR TURN RIGHT ONTO FREEMAN RD TURN LEFT ONTO MUMFORD DR TURN LEFT ONTO ROCK COVE DR, THEN TURN LEFT ONTO ROCK COVE CT ARRIVE IL1397		CONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN. BUILDING CODE: [INTERNATIONAL BUILDING CODE (IBC), 2009 AS ADOPTED BY LOCAL BUILDING AUTHORITY] ELECTRICAL CODE: [NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70-2002; 2011 NATIONAL ELECTRICAL CODE, AS ADOPTED BY LOCAL BUILDING AUTHORITY] LIGHTNING PROTECTION CODE: [NFPA 780 - 2000, LIGHTNING PROTECTION CODE] CONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS. AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-G, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES; TIA 607, COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE") TELCORDIA GR-1275, GENERAL INSTALLATION REQUIREMENTS TELCORDIA GR-1503, COAXIAL CABLE CONNECTIONS ANSI T1.311, FOR TELECOM - DC POWER SYSTEMS - TELECOM, ENVIRONMENTAL PROTECTION FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.																											
		<b>SITE QUALIFICATION PARTICIPANTS</b>		<b>APPLICABLE BUILDING CODES AND STANDARDS</b>		<b>APPLICABLE BUILDING CODES AND STANDARDS</b>																											
THESE DRAWINGS ARE PREPARED BASED ON INFORMATION PROVIDED BY MASTEC NETWORK SOLUTIONS. GENERAL CONTRACTOR TO VERIFY AND INCORPORATE MOST RECENT VERSION OF RFDS PRIOR TO CONSTRUCTION.				<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>NAME</th> <th>COMPANY</th> <th>NUMBER</th> </tr> </thead> <tbody> <tr> <td>A/E</td> <td>SATISHKUMAR C. PATEL</td> <td>APEX ENGINEERS, INC.</td> <td>(630) 627-1800</td> </tr> <tr> <td>SA</td> <td>MANUEL M. FERRA</td> <td>MASTEC</td> <td>(847) 463-5957</td> </tr> <tr> <td>RF</td> <td></td> <td>AT&amp;T MOBILITY</td> <td></td> </tr> <tr> <td>PM</td> <td>TERESA PIESSENS</td> <td>MASTEC</td> <td>(847) 463-5967</td> </tr> <tr> <td>CM</td> <td></td> <td>MASTEC</td> <td></td> </tr> </tbody> </table>			NAME	COMPANY	NUMBER	A/E	SATISHKUMAR C. PATEL	APEX ENGINEERS, INC.	(630) 627-1800	SA	MANUEL M. FERRA	MASTEC	(847) 463-5957	RF		AT&T MOBILITY		PM	TERESA PIESSENS	MASTEC	(847) 463-5967	CM		MASTEC		BUILDING CODE: [INTERNATIONAL BUILDING CODE (IBC), 2009 AS ADOPTED BY LOCAL BUILDING AUTHORITY] ELECTRICAL CODE: [NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70-2002; 2011 NATIONAL ELECTRICAL CODE, AS ADOPTED BY LOCAL BUILDING AUTHORITY] LIGHTNING PROTECTION CODE: [NFPA 780 - 2000, LIGHTNING PROTECTION CODE] CONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS. AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-G, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES; TIA 607, COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE") TELCORDIA GR-1275, GENERAL INSTALLATION REQUIREMENTS TELCORDIA GR-1503, COAXIAL CABLE CONNECTIONS ANSI T1.311, FOR TELECOM - DC POWER SYSTEMS - TELECOM, ENVIRONMENTAL PROTECTION FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.		I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY COMPLY WITH THE REQUIREMENT OF ALL APPLICABLE CODES AND ORDINANCES.  DATE: 08/29/17 SATISHKUMAR C. PATEL, S.E. ILLINOIS S.E. LICENSE # 081-004996 EXPIRES 11-30-2018	
	NAME	COMPANY	NUMBER																														
A/E	SATISHKUMAR C. PATEL	APEX ENGINEERS, INC.	(630) 627-1800																														
SA	MANUEL M. FERRA	MASTEC	(847) 463-5957																														
RF		AT&T MOBILITY																															
PM	TERESA PIESSENS	MASTEC	(847) 463-5967																														
CM		MASTEC																															
<b>MasTec Network Solutions</b>		<b>Apex Engineers, Inc.</b>		<b>AWE-HOFFMAN EST WATER TOWER</b>		<b>AT&amp;T MOBILITY</b>																											
1351 E. Irving Park Rd Itasca, IL 60143		500 East 22nd Street, Suite B Lombard, Illinois 60148 Ph. (630) 627-1800 Fax. (630) 627-1165 APEX JOB NO. GM09-386		1355 WESTBURY RD HOFFMAN ESTATES, IL 60195		TITLE SHEET DRAWING NUMBER IL1397-01																											
																																	
6		5		4		3																											
				↑		2																											
						11 x 17 B SIZE																											

ANTENNA LEGEND:

	PROPOSED ANTENNA
	RELOCATED ANTENNA
	EXISTING ANTENNA
	REMOVED ANTENNA



**POSITION 1:**  
 (3) EXISTING ANTENNAS (TYP.1 PER SECTOR) TO REMAIN.  
 RECONNECT (3) EXISTING LTE 700 RRUS11 LOCATED ON  
 GROUND FROM POS.2 TO ANTENNA POS.1.  
 INSTALL (3) NEW WCS RRUS32 (TYP.1 PER SECTOR).

**POSITION 2:**  
 REMOVE (3) EXISTING AWS AIR ANTENNAS  
 (TYP.1 PER SECTOR).

**SECTOR ALPHA**  
 AZIMUTH 90°

**POSITION 3:**  
 INSTALL (3) NEW ANTENNAS &  
 (3) NEW 1900 RRUS (TYP.1 PER SECTOR).  
 CONNECT FNET ANTENNA TO  
 FNET RRUS ON POS.4

**POSITION 4:**  
 REMOVE (3) EXISTING ANTENNAS & REPLACE W/  
 (3) NEW ANTENNAS (TYP.1 PER SECTOR).  
 INSTALL (6) NEW RRUS (TYP.2 PER SECTOR)  
 DECOM 1900 UMTS &  
 RECONNECT EXISTING 850 UMTS TO NEW ANTENNA

SEE SHEET 04 FOR DETAILED  
 EXISTING/PROPOSED ANTENNA LAYOUT

(12) EXISTING 7/8" COAX.  
 (2) EXISTING DC POWER &  
 (1) EXISTING FIBER CABLES ROUTED IN  
 UNDERGROUND CONDUITS TO TOWER BASE.  
 ADD (1) NEW FIBER & (2) NEW DC POWER  
 CABLES TO FOLLOW EXISTING RUN.

EXISTING AT&T EQUIPMENT ON CONCRETE PAD.  
 SEE SHEET 05 FOR EQUIPMENT LAYOUT

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



**MasTec**  
 Network Solutions  
 1351 E. Irving Park Rd  
 Itasca, IL 60143

**Apex Engineers, Inc.**  
 Structural & Civil Engineers  
 500 East 22nd Street, Suite B  
 Lombard, Illinois 60148  
 Ph. (630) 627-1800  
 Fax. (630) 627-1165  
 APEX JOB No. GM09-386

**AWE-HOFFMAN EST WATER TOWER**  
 SITE NO. IL1397  
 SITERRA NO. 539-A  
 1355 WESTBURY RD  
 HOFFMAN ESTATES, IL 60195



NO	DATE	REVISIONS	BY	CHK	APP'D
A	08/29/17	ISSUED FOR REVIEW	YA	EW	SP
SCALE: AS SHOWN		DESIGNED BY: XX	DRAWN BY: XX		

AT&T MOBILITY

SITE PLAN

DRAWING NUMBER

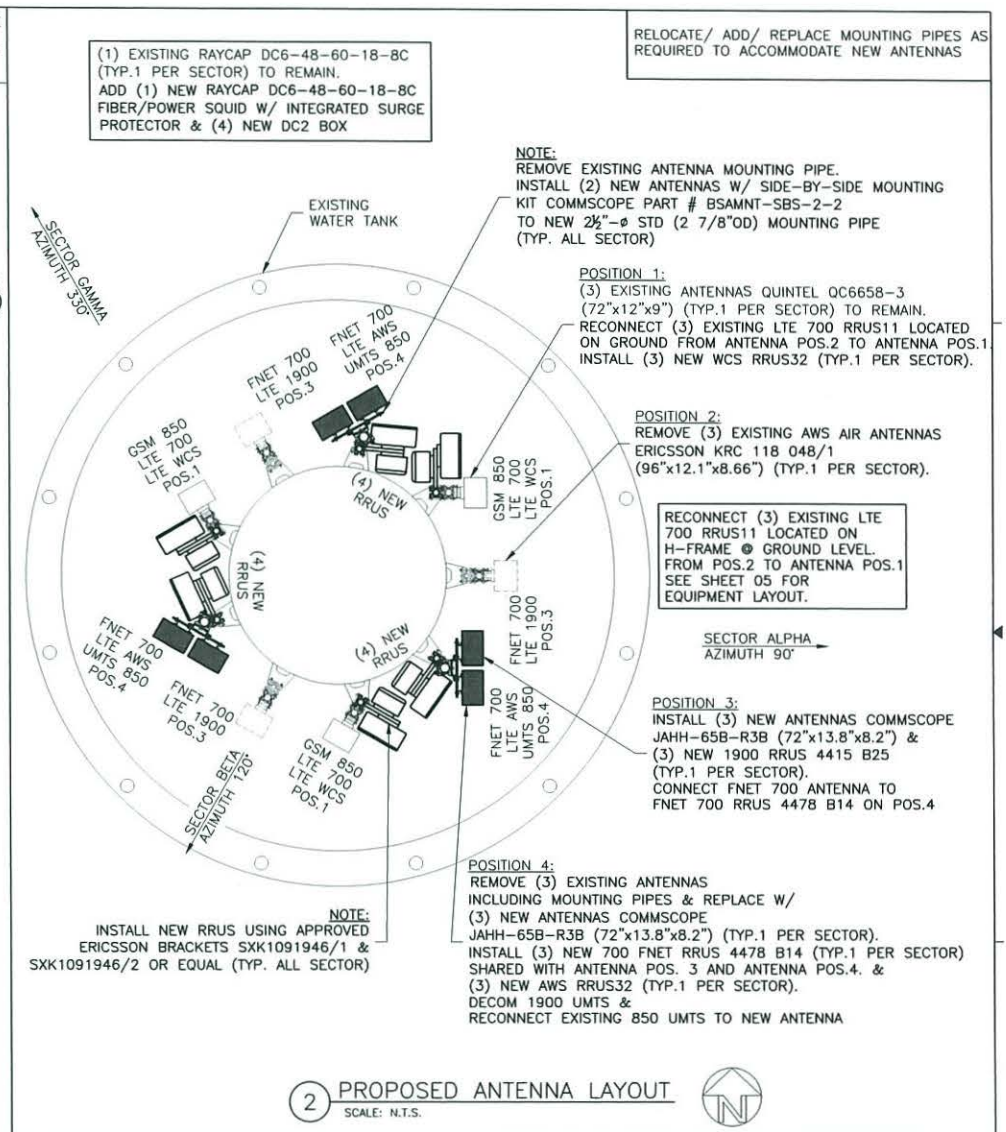
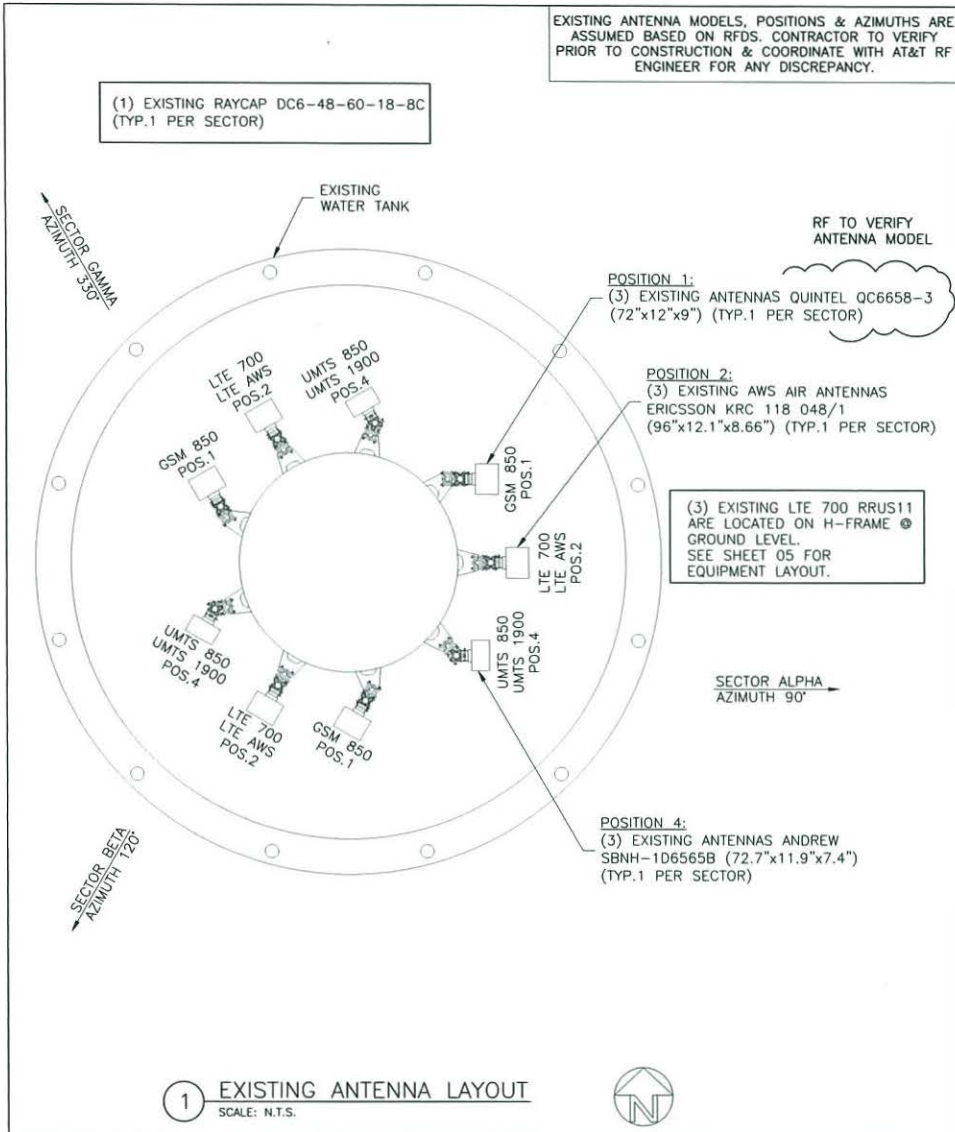
IL1397-02

REV

A







**MasTec**  
Network Solutions  
1351 E. Irving Park Rd  
Itasca, IL 60143



**Apex Engineers, Inc.**  
Structural & Civil Engineers  
500 East 22nd Street, Suite B  
Lombard, Illinois 60148  
Ph. (630) 627-1800  
Fax. (630) 627-1165

APEX JOB No. GM09-386

**AWE-HOFFMAN EST WATER TOWER**  
SITE NO. IL1397  
SITERRA NO. 539-A  
1355 WESTBURY RD  
HOFFMAN ESTATES, IL 60195



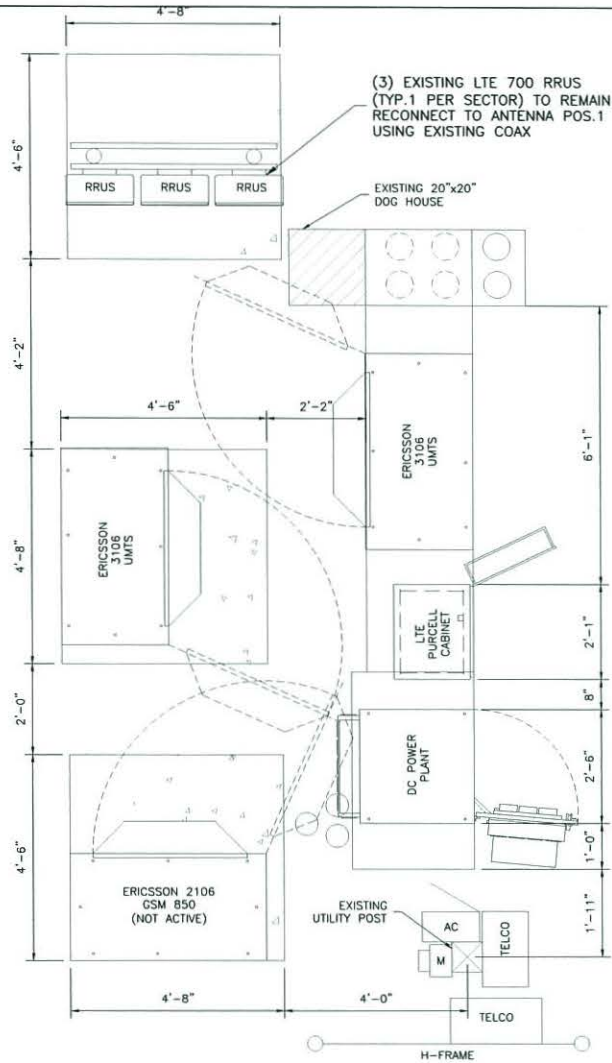
NO.	DATE	REVISIONS	BY	CHK	APP'G
A	08/29/17	ISSUED FOR REVIEW	YA	EW	SP
SCALE: AS SHOWN DESIGNED BY: XX DRAWN BY: XX					

AT&T MOBILITY

ANTENNA LAYOUT

DRAWING NUMBER  
IL1397-04

REV  
A



1 EQUIPMENT LAYOUT  
SCALE: 3/8"=1'-0"

NOTES:

- EXISTING SPACE FOR PROPOSED EQUIPMENT ASSUMED TO BE ADEQUATE, PRIOR TO INSTALLATION, COORDINATE FINAL LOCATION WITH CONSTRUCTION MANAGER.
- COORDINATE WITH CONSTRUCTION MANAGER FOR THE PROVISION OF DC CIRCUIT BREAKERS AND OTHER ANCILLARY ITEMS TO SUPPORT THE NEW EQUIPMENT.
- PROPERLY BOND ALL EQUIPMENT AND CONDUCTIVE SURFACES TO EXISTING GROUND PER NEC AND AT&T STANDARDS.
- PURCELL CABINET TO INCLUDE LTE DIGITAL UNIT (DU), GPS 01 RECOVER PER MANUFACTURER'S INSTRUCTIONS.

REMOVE (2) EXISTING DUS-41.  
 (1) EXISTING RBS 6601 TO REMAIN.  
 ADD (1) NEW 5216, (1) NEW RBS 6601,  
 (2) NEW XMU, (3) NEW 25A BREAKERS,  
 (3) NEW 30A BREAKERS & (2) RECTIFIERS.  
 DECOM UMTS/GSM AS SHOWN ON SCOPING FORM.

(1) EXISTING DC12-48-60-RM TO REMAIN.  
 ADD (1) NEW DC12-48-60-0-25E AS REQUIRED

PICTURES TAKEN ON 08/22/2017



EXISTING OUTDOOR EQUIPMENT



EXISTING LTE EQUIPMENT

**MasTec**  
Network Solutions  
1351 E. Irving Park Rd  
Itasca, IL 60143



**Apex Engineers, Inc.**  
Structural & Civil Engineers  
500 East 22nd Street, Suite B  
Lombard, Illinois 60148  
Ph. (630) 627-1800  
Fax. (630) 627-1165  
APEX JOB No. GM09-386

**AWE-HOFFMAN EST WATER TOWER**  
SITE NO. IL1397  
SITERRA NO. 539-A  
1355 WESTBURY RD  
HOFFMAN ESTATES, IL 60195



NO.	DATE	REVISIONS	BY	CHK	APP'G
A	08/29/17	ISSUED FOR REVIEW	YA	EW	SP
SCALE: AS SHOWN			DESIGNED BY: XX	DRAWN BY: XX	

AT&T MOBILITY

EQUIPMENT LAYOUT

DRAWING NUMBER  
IL1397-05

REV  
A





SECTOR	ANTENNA NUMBER	POLARITY/PORT	TOP AND BOTTOM JUMPER COLOR	ANTENNA MODEL NUMBER	ANTENNA VENDOR	TMA/ RRU MODEL NUMBER	AZIMUTH	MECHANICAL DOWNTILT	ELECTRICAL DOWNTILT	ANTENNA CENTERLINE FROM GROUND	ANTENNA TIP HEIGHT	COAXIAL FEEDER		ANTENNA TYPE									
												SIZE	LENGTH										
A	A1	850	CONTRACTOR TO VERIFY COLOR CODING REQUIREMENT WITH AT&T CONSTRUCTION MANAGER PRIOR TO INSTALLATION	QC6658-3	QUINTEL	(2) TMAs	90°	-	-	86'-0"	89'-0"	(2) 7/8"	±150'	GSM 850									
		700				(1) RRUS32								LTE 700									
		WCS				FIBER								LTE WCS									
	A2																						
	A3	FNET 700				JAHH-65B-R3B						COMMSCOPE	SHARED W/FNET RRUS 447B B14 POS. #4	90°	-	-	86'-0"	89'-0"	FIBER	±150'	FNET 700		
		1900											(1) RRUS 4415 B25								LTE 1900		
	A4	FNET 700				JAHH-65B-R3B						COMMSCOPE	(1) RRUS 447B B14 SHARED W/FNET ANTENNA POS. #3	90°	-	-	86'-0"	89'-0"	FIBER	±150'	FNET 700		
		AWS											(1) RRUS32								LTE AWS		
		850											(2) TMAs								UMTS 850		
	B	B1				850						CONTRACTOR TO VERIFY COLOR CODING REQUIREMENT WITH AT&T CONSTRUCTION MANAGER PRIOR TO INSTALLATION	QC6658-3	QUINTEL	(2) TMAs	210°	-	-	86'-0"	89'-0"	(2) 7/8"	±150'	GSM 850
						700									(1) RRUS32								LTE 700
WCS			FIBER	LTE WCS																			
B2																							
B3		FNET 700	JAHH-65B-R3B	COMMSCOPE	SHARED W/FNET RRUS 447B B14 POS. #4	210°	-	-	86'-0"	89'-0"	FIBER				±150'						FNET 700		
		1900			(1) RRUS 4415 B25																LTE 1900		
B4		FNET 700	JAHH-65B-R3B	COMMSCOPE	(1) RRUS 447B B14 SHARED W/FNET ANTENNA POS. #3	210°	-	-	86'-0"	89'-0"	FIBER				±150'						FNET 700		
		AWS			(1) RRUS32																LTE AWS		
		850			(2) TMAs																UMTS 850		
C		C1	850	CONTRACTOR TO VERIFY COLOR CODING REQUIREMENT WITH AT&T CONSTRUCTION MANAGER PRIOR TO INSTALLATION	QC6658-3	QUINTEL	(2) TMAs	330°	-	-	86'-0"				89'-0"						(2) 7/8"	±150'	GSM 850
			700				(1) RRUS32																LTE 700
	WCS		FIBER				LTE WCS																
	C2																						
	C3	FNET 700	JAHH-65B-R3B				COMMSCOPE					SHARED W/FNET RRUS 447B B14 POS. #4	330°	-		-	86'-0"	89'-0"	FIBER	±150'	FNET 700		
		1900										(1) RRUS 4415 B25									LTE 1900		
	C4	FNET 700	JAHH-65B-R3B				COMMSCOPE					(1) RRUS 447B B14 SHARED W/FNET ANTENNA POS. #3	330°	-		-	86'-0"	89'-0"	FIBER	±150'	FNET 700		
		AWS										(1) RRUS32									LTE AWS		
		850										(2) TMAs									UMTS 850		

THIS ANTENNA MATRIX TABLE IS PREPARED BASED ON INFORMATION PROVIDED BY MASTEC NETWORK SOLUTION. GENERAL CONTRACTOR TO VERIFY AND INCORPORATE MOST RECENT VERSION OF RFDS PRIOR TO CONSTRUCTION.

1 ANTENNA MATRIX  
NTS

**MasTec**  
Network Solutions  
1351 E. Irving Park Rd  
Itasca, IL 60143

**Apex Engineers, Inc.**  
Structural & Civil Engineers  
500 East 22nd Street, Suite B  
Lombard, Illinois 60148  
Ph. (630) 627-1800  
Fax. (630) 627-1165  
APEX JOB No. GM09-386

**AWE-HOFFMAN EST WATER TOWER**  
SITE NO. IL1397  
SITERRA NO. 539-A  
1355 WESTBURY RD  
HOFFMAN ESTATES, IL 60195



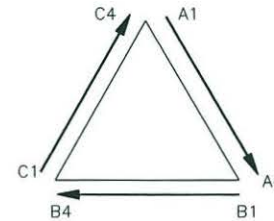
NO.	DATE	REVISIONS	BY	CHK	APP'D
A	08/29/17	ISSUED FOR REVIEW	YA	EW	SP
SCALE: AS SHOWN		DESIGNED BY: XX	DRAWN BY: XX		

AT&T MOBILITY	
ANTENNA MATRIX	
DRAWING NUMBER	REV
IL1397-08	A

CABLE MARKING COLOR CONVENTION TABLE

ALPHA, A, X, #1	A1-1 +45	A1-2 -45	A2-1 +45	A2-2 -45	A3-1 +45	A3-2 -45	A4-1 +45	A4-2 -45
SECTOR ANTENNA PORT (+/-)	RED	RED	RED	RED	RED	RED	RED	RED
BAND (LOW/HI) *SEE NOTES 13 AND 15	WHITE SLATE	WHITE BROWN	ORANGE SLATE	ORANGE BROWN	BROWN SLATE	BROWN BROWN	VIOLET SLATE	VIOLET BROWN
BEAM (LEFT/RIGHT) *SEE NOTE 14 BELOW	ORANGE / VIOLET	ORANGE / VIOLET	ORANGE / VIOLET	ORANGE / VIOLET	ORANGE / VIOLET	ORANGE / VIOLET	ORANGE / VIOLET	ORANGE / VIOLET
BETA, B, Y, #2	B1-1 +45	B1-2 -45	B2-1 +45	B2-2 -45	B3-1 +45	B3-2 -45	B4-1 +45	B4-2 -45
SECTOR ANTENNA PORT	BLUE	BLUE	BLUE	BLUE	BLUE	BLUE	BLUE	BLUE
BAND (LOW/HI) *SEE NOTES 13 AND 15	WHITE SLATE	WHITE BROWN	ORANGE SLATE	ORANGE BROWN	BROWN SLATE	BROWN BROWN	VIOLET SLATE	VIOLET BROWN
BEAM (LEFT/RIGHT) *SEE NOTE 14 BELOW	ORANGE / VIOLET	ORANGE / VIOLET	ORANGE / VIOLET	ORANGE / VIOLET	ORANGE / VIOLET	ORANGE / VIOLET	ORANGE / VIOLET	ORANGE / VIOLET
GAMMA, C, Z, #3	C1-1 +45	C1-2 -45	C2-1 +45	C2-2 -45	C3-1 +45	C3-2 -45	C4-1 +45	C4-2 -45
SECTOR ANTENNA PORT	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
BAND (LOW/HI) *SEE NOTES 13 AND 15	WHITE SLATE	WHITE BROWN	ORANGE SLATE	ORANGE BROWN	BROWN SLATE	BROWN BROWN	VIOLET SLATE	VIOLET BROWN
BEAM (LEFT/RIGHT) *SEE NOTE 14 BELOW	ORANGE / VIOLET	ORANGE / VIOLET	ORANGE / VIOLET	ORANGE / VIOLET	ORANGE / VIOLET	ORANGE / VIOLET	ORANGE / VIOLET	ORANGE / VIOLET
DELTA, D, #4	D1-1 +45	D1-2 -45	D2-1 +45	D2-2 -45	D3-1 +45	D3-2 -45	D4-1 +45	D4-2 -45
SECTOR ANTENNA PORT	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW
BAND (LOW/HI) *SEE NOTES 13 AND 15	WHITE SLATE	WHITE BROWN	ORANGE SLATE	ORANGE BROWN	BROWN SLATE	BROWN BROWN	VIOLET SLATE	VIOLET BROWN
BEAM (LEFT/RIGHT) *SEE NOTE 14 BELOW	ORANGE / VIOLET	ORANGE / VIOLET	ORANGE / VIOLET	ORANGE / VIOLET	ORANGE / VIOLET	ORANGE / VIOLET	ORANGE / VIOLET	ORANGE / VIOLET

FIGURE 1: ANTENNA ORIENTATION



NOTE: ALPHA STARTS AT 0 (NORTH) OR FIRST AZIMUTH AFTER 0  
 NOTE: BETA IS FIRST AZIMUTH AFTER ALPHA IN CLOCK-WISE DIRECTION  
 NOTE: GAMMA IS FIRST AZIMUTH AFTER BETA IN CLOCK-WISE DIRECTION  
 NOTE: DELTA IS FIRST AZIMUTH AFTER GAMMA IN CLOCK-WISE DIRECTION  
 NOTE: AZIMUTH IS IDENTIFIED BY THE PANEL, NOT THE ELEMENTS INSIDE



**AT&T**  
Your world. Delivered.

Version 2.8 - Updated 5/28/2014

CABLE MARKING TAGS

TO PROVIDE ADDITIONAL IDENTIFICATION RF CABLES SHALL BE IDENTIFIED WITH A METAL TAG MADE OF STAINLESS STEEL OR BRASS AND STAMPED WITH THE SECTOR, ANTENNA POSITION, AND CABLE NUMBER. THE ID MARKING LOCATIONS SHOULD BE AS PER "CABLE MARKING LOCATIONS TABLE". THE TAG SHOULD BE ATTACHED WITH CORROSIVE PROOF WIRE OR WAX STRING AROUND THE CABLE. THE TAG SHOULD BE LABELED AS SHOWN BELOW IN FIGURE 2.

FIGURE 2: TAG DETAIL EXAMPLE



- NOTE 1\*: ALL COLOR CODE TAPE SHALL BE 3M-35 AND SHALL BE INSTALLED USING A MINIMUM OF (3) WRAPS OF TAPE.
- NOTE 2\*: ALL COLOR BANDS INSTALLED AT THE TOWER TOP SHALL BE A MINIMUM OF 3" WIDE AND SHALL HAVE A MINIMUM OF X" OF SPACING BETWEEN EACH COLOR.
- NOTE 3\*: ALL COLOR BANDS INSTALLED AT OR NEAR THE GROUND MAY BE ONLY X" WIDE. EACH TOP-JUMPER SHALL BE COLOR CODED WITH (1) SET OF 3" WIDE BANDS.
- NOTE 4\*: EACH MAIN COAX SHALL BE COLOR CODED WITH (1) SET OF 3" BANDS NEAR THE TOP-JUMPER CONNECTION AND WITH X" COLOR BANDS JUST PRIOR TO ENTERING THE BTS OR TRANSMITTER BUILDING.
- NOTE 5\*: ALL BOTTOM JUMPERS SHALL BE COLOR CODED WITH (1) SET OF X" BANDS ON EACH END OF THE BOTTOM JUMPER.
- NOTE 6\*: ALL COLOR CODES SHALL BE INSTALLED SO AS TO ALIGN NEATLY WITH ONE ANOTHER FROM SIDE-TO-SIDE.
- NOTE 7\*: EACH COLOR BAND SHALL HAVE A MINIMUM OF (3) WRAPS AND SHALL BE NEATLY TRIMMED AND SMOOTHED OUT SO AS TO AVOID UNRAVELING.
- NOTE 8\*: X-POLE ANTENNAS SHOULD USE "XX-1" FOR THE "+45" PORT, "XX-2" FOR THE "-45" PORT.
- NOTE 9\*: COLORBAND #4 REFERS TO THE FREQUENCY BAND: ORANGE=850, VIOLET=1900, USED ON JUMPERS ONLY.
- NOTE 10\*: RF FEEDLINE SHALL BE IDENTIFIED WITH A METAL TAG (STAINLESS OR BRASS) AND STAMPED WITH THE SECTOR, ANTENNA POSITION, AND CABLE NUMBER.
- NOTE 11\*: ANTENNAS MUST BE IDENTIFIED, USING THE SECTOR LETTER AND ANTENNA NUMBER, WITH A BLACK MARKER PRIOR TO INSTALLATION.
- NOTE 12\*: ONLY "SECTOR-SPLIT" ANTENNA COAX SHALL CONTAIN A 5TH COLORBAND TO INDICATE "LEFT" OR "RIGHT" BEAM.
- NOTE 13\*: "SECTOR-SPLIT" ANTENNA COAX SHALL USE BLACK TAPE AS A PLACEHOLDER ON MAINLINE FOR COLORBAND #4 (FREQ BAND)
- NOTE 14\*: "SECTOR-SPLIT" ANTENNAS SLATE FOR THE LEFT BEAM, AND YELLOW FOR THE RIGHT BEAM.
- NOTE 15\*: "LOW" BAND REFERS TO 700MHZ OR 850MHZ, "HI" BAND REFERS TO 1900MHZ OR 2100MHZ

CABLE MARKING LOCATIONS TABLE		
TAPE	TAG	LOCATIONS
X		EACH TOP JUMPER SHALL BE COLOR CODED WITH (1) SET OF 3" WIDE BANDS.
X		EACH MAIN COAX SHALL BE COLOR CODED WITH (1) SET OF 3" WIDE BANDS NEAR THE TOP-JUMPER CONNECTION AND WITH (1) SET OF 3/4" WIDE COLOR BANDS JUST PRIOR TO ENTERING THE BTS OR TRANSMITTER BUILDING.
	X	MARKING TAGS SHALL BE ATTACHED AT CABLE ENTRY PORT ON THE INTERIOR OF THE SHELTER
X		ALL BOTTOM JUMPERS SHALL BE COLOR CODED WITH (1) SET OF 3/4 " WIDE BANDS ON EACH END OF BOTTOM JUMPER.

**MasTec**  
Network Solutions  
1351 E. Irving Park Rd  
Itasca, IL 60143



**Apex Engineers, Inc.**  
Structural & Civil Engineers  
500 East 22nd Street, Suite B  
Lombard, Illinois 60148  
Ph. (630) 627-1800  
Fax. (630) 627-1165  
APEX JOB No. GM09-386

**AWE-HOFFMAN EST WATER TOWER**  
SITE NO. IL1397  
SITERRA NO. 539-A  
1355 WESTBURY RD  
HOFFMAN ESTATES, IL 60195



NO.	DATE	REVISIONS	BY	CHK	APP'D
A	08/29/17	ISSUED FOR REVIEW	YA	EW	SP
SCALE: AS SHOWN		DESIGNED BY: XX	DRAWN BY: XX		

AT&T MOBILITY

COAX COLOR CODING

DRAWING NUMBER  
IL1397-10

MIDWEST FIBER-OPTIC JUMPER COLOR CODE STANDARD (Version 2.8 - Updated 5/28/2014)

SECTOR	TECHNOLOGY	BAND	RADIO NAME	COLOR CODE			NOTES	
A	LTE	700	LTE-700-A1	RED	ORANGE	BROWN	VIOLET	
A	LTE	2100	LTE-2100-A2	RED	ORANGE	WHITE	BROWN	
A	LTE	2100	LTE-2100-A3	RED	ORANGE	WHITE	BROWN	"A2" MODULE, SEE NOTE 1 BELOW
A	UMTS	850	UMTS-850-A4	RED	SLATE	VIOLET	VIOLET	
A	LTE	850	LTE-850-A4S	RED	ORANGE	VIOLET	YELLOW	"TECHNOLOGY-SPLIT"
A	UMTS	1900	UMTS-1900-A5	RED	SLATE	ORANGE	YELLOW	
A	LTE	1900	LTE-1900-A5S	RED	ORANGE	ORANGE	YELLOW	"TECHNOLOGY-SPLIT"
A	LTE	1900	LTE-1900-A6	RED	ORANGE	ORANGE	SLATE	"A2" MODULE, SEE NOTE 1&2 BELOW
A	LTE	700D/E	LTE-700DE-A7	RED	ORANGE	YELLOW	VIOLET	
A	LTE	WCS	LTE-WCS-A8	RED	ORANGE	SLATE	VIOLET	
A	LTE	850	LTE-850-A9	RED	ORANGE	VIOLET	VIOLET	
A	LTE	1900	LTE-1900-A10	RED	ORANGE	ORANGE	VIOLET	
A	LTE	1900	LTE-1900-A11	RED	ORANGE	ORANGE	BROWN	"A2" MODULE, SEE NOTE 1 BELOW
B	LTE	700	LTE-700-B1	BLUE	ORANGE	BROWN	VIOLET	
B	LTE	2100	LTE-2100-B2	BLUE	ORANGE	WHITE	BROWN	
B	LTE	2100	LTE-2100-B3	BLUE	ORANGE	WHITE	BROWN	"A2" MODULE, SEE NOTE 1 BELOW
B	UMTS	850	UMTS-850-B4	BLUE	SLATE	VIOLET	VIOLET	
B	LTE	850	LTE-850-B4S	BLUE	ORANGE	VIOLET	YELLOW	"TECHNOLOGY-SPLIT"
B	UMTS	1900	UMTS-1900-B5	BLUE	SLATE	ORANGE	VIOLET	
B	LTE	1900	LTE-1900-B5S	BLUE	ORANGE	ORANGE	YELLOW	"TECHNOLOGY-SPLIT"
B	LTE	1900	LTE-1900-B6	BLUE	ORANGE	ORANGE	SLATE	"A2" MODULE, SEE NOTE 1&2 BELOW
B	LTE	700D/E	LTE-700DE-B7	BLUE	ORANGE	YELLOW	VIOLET	
B	LTE	WCS	LTE-WCS-B8	BLUE	ORANGE	SLATE	VIOLET	
B	LTE	850	LTE-850-B9	BLUE	ORANGE	VIOLET	VIOLET	
B	LTE	1900	LTE-1900-B10	BLUE	ORANGE	ORANGE	VIOLET	
B	LTE	1900	LTE-1900-B11	BLUE	ORANGE	ORANGE	BROWN	"A2" MODULE, SEE NOTE 1 BELOW
C	LTE	700	LTE-700-C1	GREEN	ORANGE	BROWN	VIOLET	
C	LTE	2100	LTE-2100-C2	GREEN	ORANGE	WHITE	VIOLET	
C	LTE	2100	LTE-2100-C3	GREEN	ORANGE	WHITE	BROWN	"A2" MODULE, SEE NOTE 1 BELOW
C	UMTS	850	UMTS-850-C4	GREEN	SLATE	VIOLET	VIOLET	
C	LTE	850	LTE-850-C4S	GREEN	ORANGE	VIOLET	YELLOW	"TECHNOLOGY-SPLIT"
C	UMTS	1900	UMTS-1900-C5	GREEN	SLATE	ORANGE	VIOLET	
C	LTE	1900	LTE-1900-C5S	GREEN	ORANGE	ORANGE	YELLOW	"TECHNOLOGY-SPLIT"
C	LTE	1900	LTE-1900-C6	GREEN	ORANGE	ORANGE	SLATE	"A2" MODULE, SEE NOTE 1&2 BELOW
C	LTE	700D/E	LTE-700DE-C7	GREEN	ORANGE	YELLOW	VIOLET	
C	LTE	WCS	LTE-WCS-C8	GREEN	ORANGE	SLATE	VIOLET	
C	LTE	850	LTE-850-C9	GREEN	ORANGE	VIOLET	VIOLET	
C	LTE	1900	LTE-1900-C10	GREEN	ORANGE	ORANGE	VIOLET	
C	LTE	1900	LTE-1900-C11	GREEN	ORANGE	ORANGE	BROWN	"A2" MODULE, SEE NOTE 1 BELOW

NOTE 1: A SECONDARY JUMPER TO A2 MODULES IS REQUIRED WHEN A CARRIER BANDWIDTH EXCEEDS 10x10MHZ. A2 COLOR CODE IS REQUIRED.  
 NOTE 2: WHEN DEPLOYING 2 LTE CARRIERS WITHIN THE SAME BAND, F1 IS IDENTIFIED BY BROWN, F2 IS IDENTIFIED BY SLATE.

SECTORS	ALPHA RED BETA BLUE GAMMA GREEN
TECH	UMTS SLATE LTE ORANGE
FREOBAND	700 BROWN 850 VIOLET 1900 ORANGE 2100 WHITE WCS YELLOW 700DE SLATE
PORT	MASTER VIOLET SPLIT/SLAVE YELLOW >10MHZ A2 MODULE F1 BROWN >10MHZ A2 MODULE F2 SLATE

NOTE: "RED", "BLUE", AND "GREEN" ARE NOT USED ON ANY OTHER COLOR BAND AND ALWAYS DE-NOTE THE 1st COLOR BAND

WISIL STANDARD FIBER-OPTIC DEPLOYMENT PLANS (Version 2.8 - Updated 5/28/2014)

NOTE: \*\* DENOTES SPECIAL DEPLOYMENT WHERE RRH IS TECHNOLOGY SPLIT WITH UMTS AND LTE  
 NOTE: RRH'S SHOWN IN PARENTHESES AND ITALICS INDICATE ERICSSON "A2" MODULES

FIBER TRUNK #1

RRH NAME	SECTOR	TECHNOLOGY	BAND	FIBER TRAY ID	FIBER TRAY PORT	SQUID/TRUNK PAIR
LTE-700-A1	A	LTE	700	A	1	1
LTE-700-B1	B	LTE	700	A	2	2
LTE-700-C1	C	LTE	700	A	3	3
LTE-2100-A2 (LTE-2100-A3)	A	LTE	2100	A	4	4
LTE-2100-B2 (LTE-2100-B3)	B	LTE	2100	A	5	5
LTE-2100-C2 (LTE-2100-C3)	C	LTE	2100	A	6	6
LTE-1900-A10 (LTE-1900-A11)	A	LTE	1900	A	7	7
**LTE-1900-A5s (LTE-1900-A6)	A	LTE	1900	A	7	7
LTE-1900-B10 (LTE-1900-B11)	B	LTE	1900	A	8	8
**LTE-1900-B5s (LTE-1900-B6)	B	LTE	1900	A	8	8
LTE-1900-C10 (LTE-1900-C11)	C	LTE	1900	A	9	9
**LTE-1900-C5s (LTE-1900-C6)	C	LTE	1900	A	9	9
LTE-850-A9/LTE-850-A4s	A	LTE	850	A	10	10
LTE-850-B9/LTE-850-B4s	B	LTE	850	A	11	11
LTE-850-C9/LTE-850-C4s	C	LTE	850	A	12	12
SPARE				B	7	13
SPARE				B	8	14
SPARE				B	9	15
SPARE				B	10	16
SPARE				B	11	17
SPARE				B	12	18

FIBER TRUNK #2

RRH NAME	SECTOR	TECHNOLOGY	BAND	FIBER TRAY ID	FIBER TRAY PORT	SQUID/TRUNK PAIR
UMTS-850-A4	A	UMTS	850	C	1	1
UMTS-850-B4	B	UMTS	850	C	2	2
UMTS-850-C4	C	UMTS	850	C	3	3
UMTS-1900-A5	A	UMTS	1900	C	4	4
UMTS-1900-B5	B	UMTS	1900	C	5	5
UMTS-1900-C5	C	UMTS	1900	C	6	6
UMTS-1900-A6	A	UMTS	1900	C	7	7
UMTS-1900-B6	B	UMTS	1900	C	8	8
UMTS-1900-C6	C	UMTS	1900	C	9	9
LTE-700-DE-A7	A	LTE	700DE	C	10	10
LTE-700-DE-B7	B	LTE	700DE	C	11	11
LTE-700-DE-C7	C	LTE	700DE	C	12	12
LTE-WCS-A8	A	LTE	WCS	B	1	13
LTE-WCS-B8	B	LTE	WCS	B	2	14
LTE-WCS-C8	C	LTE	WCS	B	3	15
SPARE				B	4	16
SPARE				B	5	17
SPARE				B	6	18



**Apex Engineers, Inc.**  
 Structural & Civil Engineers  
 500 East 22nd Street, Suite B  
 Lombard, Illinois 60148  
 Ph. (630) 627-1800  
 Fax. (630) 627-1165  
 APEX JOB No. GM09-386

**AWE-HOFFMAN EST WATER TOWER**  
 SITE NO. IL1397  
 SITERRA NO. 539-A  
 1355 WESTBURY RD  
 HOFFMAN ESTATES, IL 60195



NO.	DATE	REVISIONS	BY	CHK	APP'D
A	08/29/17	ISSUED FOR REVIEW	YA	EW	SP

SCALE: AS SHOWN DESIGNED BY: XX DRAWN BY: XX

AT&T MOBILITY

FIBER-OPTIC JUMPER COLOR CODING

DRAWING NUMBER	REV
IL1397-09	A



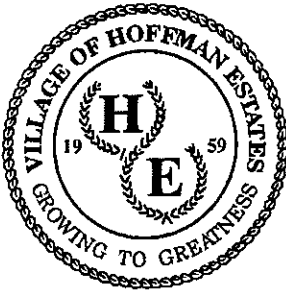


**EXHIBIT C**

**EFFECTIVE DATE**

**MONTHLY RENT**

September 1, 2018	\$1,716.00
September 1, 2019	\$1,716.00
September 1, 2020	\$1,716.00
September 1, 2021	\$1,750.00
September 1, 2022	\$1,785.00
September 1, 2023	\$1,820.70
September 1, 2024	\$1,857.11
September 1, 2025	\$1,894.25
September 1, 2026	\$1,932.14
September 1, 2027	\$1,970.78
September 1, 2028	\$2,010.20
September 1, 2029	\$2,050.40
September 1, 2030	\$2,091.41
September 1, 2031	\$2,133.24
September 1, 2032	\$2,175.90
September 1, 2033	\$2,219.42
September 1, 2034	\$2,263.81
September 1, 2035	\$2,309.09
September 1, 2036	\$2,355.27



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

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

**January 8, 2018**

**PLANNING AND ZONING COMMISSION MEETINGS**

**December 20, 2017 Meeting**

- o Stonegate Tollway Billboards, Pembroke Ave – Rezoning to M-1 & Special use extension (**Approved**)
- o The Assembly, 2570 Hassell Rd – Master Sign Plan for new ground sign w/LED message center (**Continued**)
- o Bright Hope, 2060-2080 Stonington Ave – Special use amendment to extend parking lot expansion (**Approved**)
- o Marathon Gas Station, 798 Barrington Road – Special use for new gas station owner (**Approved**)

**January 3, 2018 Meeting**

- o Community Baptist Church, 695 Illinois Blvd (previously Summitview) – Special use for new church (**Approved**)
- o Bright Horizons, 5334 Sears Pkwy – Special use for day care center (formally operated by Sears) (**Approved**)

**January 17, 2018 Upcoming Meeting**

- o The Assembly, 2570 Hassell Rd – Master Sign Plan for new ground sign w/LED message center

**February 7, 2018 Upcoming Meeting**

- o 2104 Stonington Ave, Health Industrial Auction Services – Special use for Auction Facility
- o 635 & 645 Lakeview Ln – Plat of consolidation for demolition of existing home and building 2 new homes

**CURRENT ACTIVE PROJECT REVIEWS**

- Hoffman Plaza, NE Corner Roselle & Higgins - Site plan amendment for new outbuilding (former Shell site)
- 75/85 Golf Road – Site plan for new retail building (associated with Hoffman Plaza)
- Buona Beef, Barrington Square Town Center – Site Plan for new building located further west on the property
- Huntington 90 – Plat of dedication and site plan for Eagle Way extension
- Level 10, 2495 Pembroke – Site plan amendment for parking lot expansion
- 1885 Jennifer Lane, Moon Lake Village Condos – Site Plan review for parking lot and lighting changes
- Silesia Flavors, 5250 Prairie Stone Pkwy – Site Plan Amendment for building addition and parking lot expansion
- Grand Sports, 2350 Hassell Rd. – Special Use & Site Plan Amendment for remodeling, increased occupancy, etc.
- 125 W Higgins Road – Extension of special use for temporary vehicle storage

**POTENTIAL UPCOMING PROJECTS**

- 810 N. Roselle Road – Special Use for new gas station owner
- 155 W Higgins Rd, Hertz – Special Use and Variation for used vehicle sales
- 2354 - 2360 Hassell Rd. Offices – Site plan amendment for retail uses sidewalks, landscaping and other site changes
- Ace Hardware, Golf/Higgins Rds. – Site plan amendment for outside storage
- Former Clark Gas Station and Car Wash, Golf/Barrington – Site plan for redevelopment with retail building
- Aldi, 375 W Higgins Rd. – Site plan amendment for building expansion and site changes
- 1680 Heron Way - Site plan approval for new individual home in Yorkshire Woods Subdivision
- McDonalds, 2580 W Golf Road – Site plan amendment for façade and upgrade site changes
- Huntington 90 – Site plan for new office/industrial building

**GENERAL ACTIVITIES**

- Peter Gugliotta participated in a Planning Law webinar on Sign Regulations.
- The Planning Division processed 0 FOIAs during November.

Site Plan Review Process	December		4th Quarter		Year to Date	
Number of administrative site plan cases completed	1	50% completed	3	66% completed	12	55% completed
Number of PZC site plan cases completed	0	administratively	1	administratively	9	administratively
Annual goal is to complete at least 65% of site plan cases through administrative review process						

Site Plan Review Timing	December		4th Quarter		Year to Date	
Number of cases processed within 105 days	1	100% completed	4	100% completed	21	100% completed
		within 105 days		within 105 days		within 105 days
Annual goal is to complete 100% of cases within 105 days						

Coordinating Planning & Code Efforts	December	4th Quarter	Year to Date	Year Target
Number of staff coordination meetings held	3	12	50	48

Economic Development Information Items	December	4th Quarter	Year to Date	Year Target
Number of visithoffman.com listings updated	2	7	24	100% updated within 5 days
Average number of Village signs in rotation on electronic Tollway sign	2	2	2	100% of time at least 2 signs in rotation
New digital signs produced for Tollway sign	1	2	7	6

**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)**

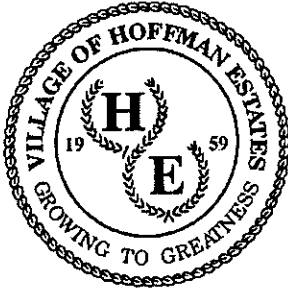
- HUD approved the Village’s 2017 Annual Action Plan in mid-December. The Village simultaneously received its \$238,373 CDBG allocation for Program Year (PY) 2017, which runs from October 1, 2017 to September 30, 2018. This is a \$9,300 decrease from the Village’s prior year CDBG allocation of \$247,693.
- This Village has carried \$130,237.16 of funds into the new program year, and currently has a balance of \$368,630.16.
- Staff submitted the Consolidated Annual Performance and Evaluation Report (CAPER) to HUD on December 29<sup>th</sup>, which provides a summary of accomplishment toward the Consolidated Plan.
- In December, the Village drew CDBG reimbursement funding for PY 2016 projects, including reconstruction of the street segments at Cardigan Place & Crescent Court, street rehab administrative time, and general staff administrative time. The December draws totaled \$192,143.10.
- Two single family rehab (SFR) loans totaling \$17,190 were returned and then drawn upon by the Village in December. A third returned SFR loan, totaling \$19,813, was received at the end of December.
- Construction was completed on one residence through the SFR program in December. This project totaled \$19,816, and it is the 2<sup>nd</sup> SFR project of the new program year. This invoice will be reimbursed by HUD in January.

The information below is for the 2017 CDBG Program Year (October 1, 2017 through September 30, 2018):

CDBG Expenditures and Reporting Ratio	December	1st Quarter*	Year to Date	Current Reporting Ratio
	\$192,143.10	\$192,143.10	\$192,143.10	1.54
*Current Reporting Ratio equals ratio of unspent funds to total allocated funds in program year. Permitted to hold up to 1.5 of yearly allocation.				

Housing Program Goals	November	1st Quarter*	Year to Date	Year Target
Rehabilitation Projects completed	2	2	2	3
Housing & related issues education pieces released	0	0	0	5

\*The 1<sup>st</sup> quarter of a CDBG Program Year runs from October 1 through December 31, 2017.



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

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

**January 2018**

**GENERAL ACTIVITIES**

- On December 1, 2017, Jeff Mattes & Ray Norton attended the Northwest Building Officials & Code Administrators annual meeting & general election in Streamwood.
- On December 6, 2017, David Banaszynski, Tony Knuth, Alex Zaborowski & Kathleen Kuffer attended the IACE quarterly training session on Sovereign Citizens in Elgin.
- On December 9, 2017, David Banaszynski inspected the BeerFest at the Sears Centre.
- On December 13, 2017, David Banaszynski put on a demonstration of the new Food Code inspection to several local jurisdictions.
- On December 14, 2017, David Banaszynski attended his State Board of Health meeting.
- On December 15, 2017, Tim Meyer & John Shogren attended the SBOC annual business meeting in Woodridge.
- Code Enforcement processed a total of 31 Freedom of Information Act requests related to building and code issues during the month of December.
- A total of 42 new single family homes are in various stages of construction.
- Building permit revenue for 2017 ended up roughly 20% higher than projected.

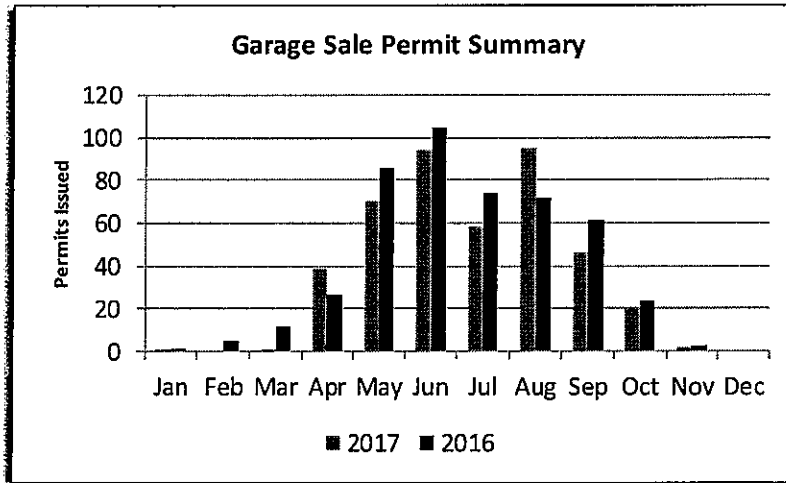
**RENTAL HOUSING LICENSE AND INSPECTION PROGRAM**

- There are currently 2,171 rental properties registered.
- Annual renewal notices were mailed on November 24<sup>th</sup> with a deadline for renewing of January 12, 2018. As was offered last year, owners are encouraged to use the online payment option to conveniently submit their application fee. Last year almost half of all rental owners used the online option to renew.
- Roughly 60% of owners have renewed for 2018 so far. Email reminders are being sent to those who have not yet renewed.
- Staff continues to pursue registration of new rental properties recently through property maintenance complaints, water billing account changes, and other means as time permits. Due to staffing shortages throughout the year efforts to contact potential unregistered rental owners have been limited.
- During 2017, a total of 176 new rental owners registered for the first time, and a total of 201 owners closed their licenses and are no longer renting.



**Garage Sales**

Year	2017	2016
Jan	1	1
Feb	0	5
Mar	1	12
Apr	39	27
May	70	86
Jun	94	105
Jul	58	74
Aug	95	72
Sep	46	61
Oct	20	24
Nov	2	3
Dec	0	0
<b>Total</b>	<b>426</b>	<b>470</b>

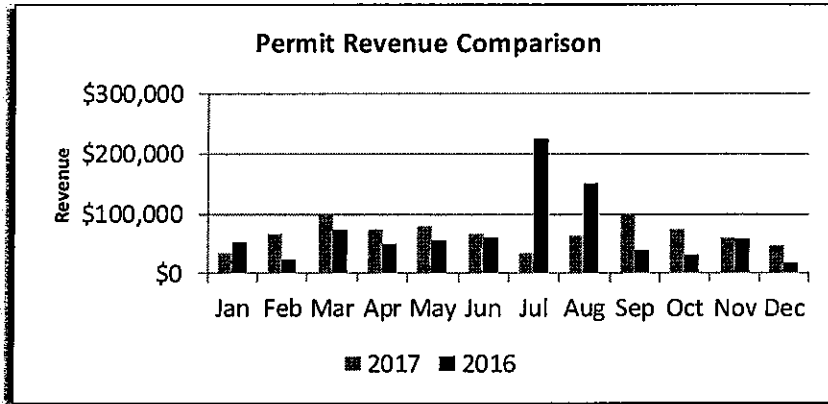


**2017 Building and Fire Permits Issued**

Permit	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2017 YTD	2016 Total
<b>Building Permits</b>														
Commercial Remodeling	5	3	11	6	10	5	6	5	12	4	11	7	85	92
Community Residence	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Demolition	0	1	1	2	1	2	1	2	2	2	1	1	16	12
Driveways	0	3	11	18	46	38	30	52	41	39	8	0	286	264
Electrical	0	3	1	2	3	2	3	3	3	2	4	1	27	35
Fences	0	5	15	24	33	40	20	22	23	12	9	8	211	210
Mechanical	15	19	10	12	15	32	18	20	16	17	29	11	214	220
Miscellaneous Permits	23	27	41	34	50	71	42	49	41	58	33	23	492	539
Multi-Family Remodeling	0	2	0	3	1	0	0	0	0	3	1	0	10	57
New Commercial	0	0	0	0	0	0	0	0	0	0	0	0	0	22
Plumbing	18	25	16	28	25	25	18	20	21	23	25	14	258	229
Pools	0	0	0	0	3	5	0	3	1	0	0	0	12	10
Residential Decks & Patios	0	5	8	21	30	38	23	36	23	9	6	2	201	192
Residential Garages	0	0	0	0	0	0	1	1	1	3	1	0	7	3
Residential Remodeling	13	18	13	26	18	20	14	19	21	20	20	9	211	168
Residential Sheds	1	1	1	6	4	7	9	5	8	4	2	3	51	45
Roofs/Siding	7	15	20	50	65	86	66	141	184	125	83	32	874	713
Signs	2	9	7	5	6	10	9	6	3	11	4	3	75	104
New Single Family Residences	1	5	4	6	5	3	0	6	9	6	8	6	59	30
<b>Fire Permits</b>														
Automatic Fire Alarms	2	5	7	4	3	4	4	6	2	4	2	6	49	58
Fuel Storage Tanks	0	0	0	0	1	0	0	0	0	0	0	0	1	0
Hood & Duct	0	0	1	0	0	0	0	1	1	0	2	2	7	26
Automatic Sprinklers	12	6	6	11	11	2	7	5	33	5	4	4	106	112
Lock Boxes	1	0	2	0	0	0	2	5	0	0	0	2	12	30
Other	0	11	2	1	0	0	0	0	25	0	2	0	41	13
<b>2017 Total</b>	<b>100</b>	<b>163</b>	<b>177</b>	<b>259</b>	<b>330</b>	<b>390</b>	<b>273</b>	<b>407</b>	<b>470</b>	<b>347</b>	<b>255</b>	<b>134</b>	<b>3305</b>	
<b>2016 Total</b>	<b>115</b>	<b>129</b>	<b>243</b>	<b>354</b>	<b>344</b>	<b>406</b>	<b>312</b>	<b>341</b>	<b>267</b>	<b>259</b>	<b>282</b>	<b>132</b>		<b>3184</b>

**Permit Revenue**

Year	2017	2016
Jan	\$33,383	\$52,612
Feb	\$65,665	\$24,022
Mar	\$100,878	\$74,073
Apr	\$72,363	\$51,063
May	\$79,067	\$54,167
Jun	\$64,310	\$60,943
Jul	\$33,652	\$223,428
Aug	\$63,827	\$149,227
Sep	\$98,244	\$39,820
Oct	\$73,442	\$30,925
Nov	\$60,428	\$56,610
Dec	\$46,715	\$16,776
<b>Total</b>	<b>\$791,974</b>	<b>\$833,666</b>



2017 Budget: \$650,000

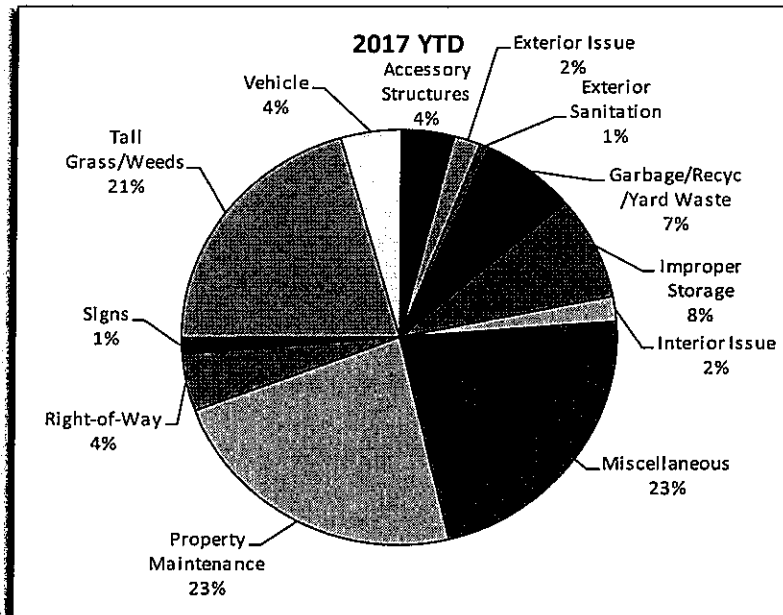
Total Revenue includes building permits, fire permits and Temporary Certificates of Occupancy.

<b>Building Permit Processing Performance</b>	<b>December</b>	<b>4th Quarter</b>	<b>Year to Date</b>	<b>Year Target</b>
Percentage of permits entered in computer within 24 hours of submittal	98%	96%	96%	95% within 24 hours
Percentage of permit plan reviews completed within 10 business days	95%	95%	95%	95% within 10 days
Percentage of final permits processed within 48 hours of plan approval	96%	95%	95%	90% within 48 hours



2017 Property Maintenance Summary Report

Violation	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2017 YTD	2016 Total
Accessory Structures	2	1	8	10	4	5	6	4	2	4	0	4	50	55
Exterior Issue	1	4	4	1	2	2	1	1	4	1	4	0	25	48
Exterior Sanitation	1	0	2	0	1	0	1	1	1	0	0	1	8	23
Garbage/Recyc/Yard Waste	5	8	3	4	13	18	11	7	5	4	4	7	89	125
Improper Storage	7	25	2	5	13	10	7	8	9	8	3	4	101	172
Interior Issue	2	5	4	1	0	3	1	2	0	3	0	3	24	10
Miscellaneous	14	15	56	21	25	30	31	35	16	17	8	13	281	289
Property Maintenance	15	10	14	31	46	58	27	37	18	6	14	11	287	233
Right-of-Way	0	0	2	3	6	10	14	11	3	3	1	3	56	115
Signs	4	0	1	1	0	1	2	1	0	1	3	2	16	43
Tall Grass/Weeds	0	0	0	17	129	43	38	18	9	3	0	0	257	469
Vehicle	2	2	6	3	4	7	6	5	5	5	9	2	56	55
<b>2017 Total</b>	<b>53</b>	<b>70</b>	<b>102</b>	<b>97</b>	<b>243</b>	<b>187</b>	<b>145</b>	<b>130</b>	<b>72</b>	<b>55</b>	<b>46</b>	<b>50</b>	<b>1250</b>	
<b>2016 Total</b>	<b>67</b>	<b>63</b>	<b>60</b>	<b>92</b>	<b>258</b>	<b>250</b>	<b>153</b>	<b>215</b>	<b>190</b>	<b>91</b>	<b>107</b>	<b>91</b>		<b>1637</b>



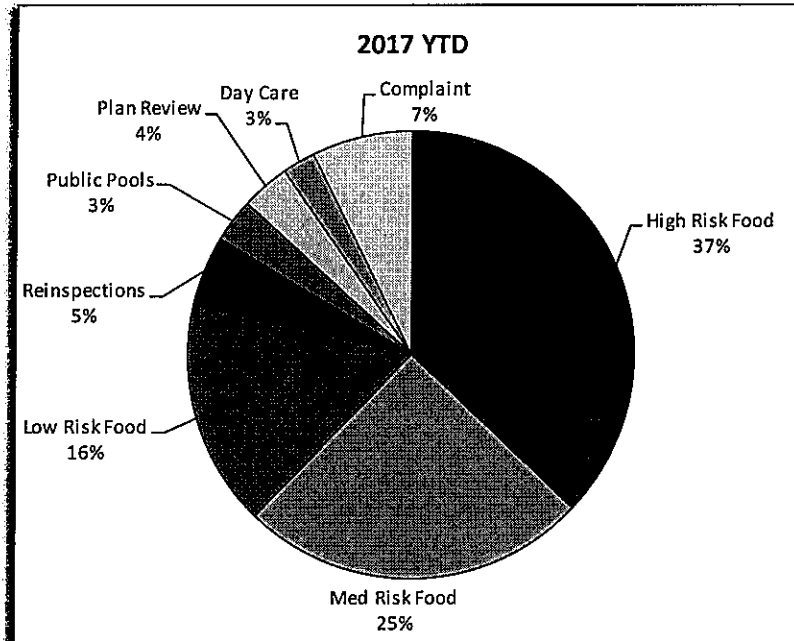
2017 Citations Issued

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
73	79	106	67	107	157	93	102	99	79	101	63	1126

Inspection Services Performance	December	4th Quarter	Year to Date	Year Target
Percentage of property maintenance inspections completed within 24 hours of notice	97%	95%	95%	95% within 24 hr. notice

2017 Environmental Health Inspection Report

Activity	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
High Risk Food	44	34	1	1	21	50	5	1	35	39	2	0	233
Med Risk Food	3	1	42	34	1	0	0	0	0	1	40	37	159
Low Risk Food	3	1	0	2	2	3	30	54	4	1	0	3	103
Reinspections	1	0	2	2	7	2	3	2	5	1	6	1	32
Public Pools	0	0	0	0	13	1	1	3	2	0	0	0	20
Plan Review	0	2	1	4	2	1	2	5	1	2	1	1	22
Day Care	0	0	4	3	0	0	0	0	0	0	4	4	15
Complaint	1	2	1	2	6	8	6	6	3	4	5	2	46
<b>Total</b>	<b>52</b>	<b>40</b>	<b>51</b>	<b>48</b>	<b>52</b>	<b>65</b>	<b>47</b>	<b>71</b>	<b>50</b>	<b>48</b>	<b>58</b>	<b>48</b>	<b>630</b>



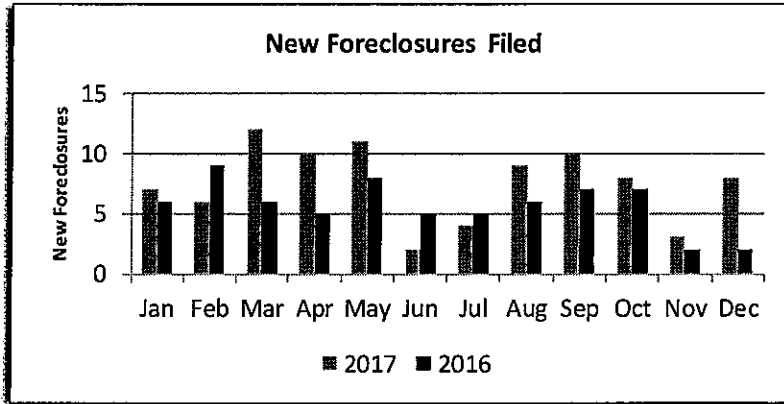
Food establishments are divided into the risk categories of high, moderate or low, and planned inspections are performed three, two, or one time each year respectively. A high risk establishment presents a high relative risk of causing foodborne illness based on the large number of food handling operations typically implicated in foodborne outbreaks and/or the type of population served by the facility. There are approximately 265 facilities that require a total of approximately 480 planned inspections throughout the year (this number fluctuates based on businesses opening/closing).

Inspection Services Performance	December	4th Quarter	Year to Date	Year Target
Percentage of annual food health inspections completed	8.3%	25.6%	+100%*	100% of total

\*Note: The total number of inspection properties fluctuates and therefore the year to date number may not equal 100%.

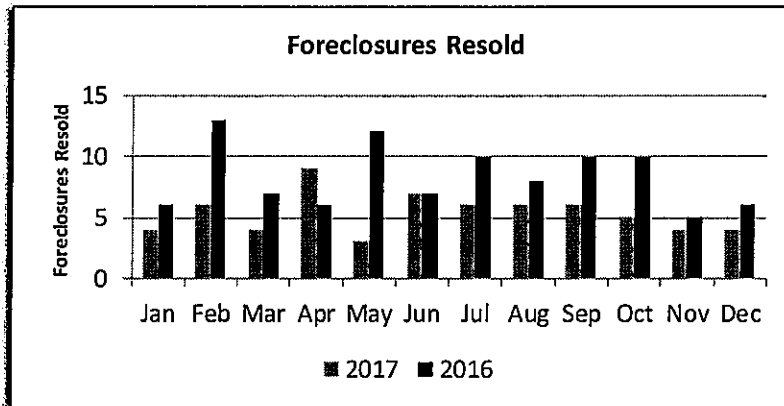
**New Foreclosures Filed**

Year	2017	2016
Jan	7	6
Feb	6	9
Mar	12	6
Apr	10	5
May	11	8
Jun	2	5
Jul	4	5
Aug	9	6
Sep	10	7
Oct	8	7
Nov	3	2
Dec	8	2
<b>Total</b>	<b>90</b>	<b>68</b>



**Foreclosures Resold**

Year	2017	2016
Jan	4	6
Feb	6	13
Mar	4	7
Apr	9	6
May	3	12
Jun	7	7
Jul	6	10
Aug	6	8
Sep	6	10
Oct	5	10
Nov	4	5
Dec	4	6
<b>Total</b>	<b>64</b>	<b>100</b>



# ECONOMIC DEVELOPMENT & TOURISM MONTHLY REPORT



## General

- Ongoing calls, emails and meetings with land owners, brokers and property owners.
- Updated the Village's available properties online database on a bi-weekly basis.
- Completed liaison duties to the Arts Commission by updating the website and working to complete contracts for upcoming events which include a theater event on February 23<sup>rd</sup> featuring the story "Our Town" and a speaker on March 14<sup>th</sup>, performing as the six wives of Henry the VII.
- Staff continued to attend meetings regarding the formation of Next Level Northwest. The Board and design team are working on a strategy for fundraising and funding levels to have a seat on the board while also setting deadlines for applications and pitch nights. Staff met with the coaches and feels very confident in their ability to assist companies with growth strategies based on their past experience with both small and large companies.
- Worked with Quantum Sign Corporation to develop a gateway sign design for the 59-90 Entertainment District. Met with the manager of the Prairie Stone POA to update on the status of the signs.
- Met with Representative Crespo and members of the Illinois Department of Commerce and Economic Opportunity to discuss the potential of introducing legislation to create a new state incentive program aimed at large vacant campuses like the former AT&T site.
- Staff continued to work on developing a new [www.VisitHoffman.com](http://www.VisitHoffman.com) website which will be mobile responsive, clean, fresh and cost-effective.
- Discussed the implementation of Laserfiche and its application to the Development Services department in several meetings.
- Attended the:
  - Monthly membership committee meeting of the Chamber of Commerce
  - Monthly board meeting of the Chamber of Commerce
  - Monthly board and design team meetings of Next Level Northwest
  - IEDC Webinar on Trends in Supporting Existing Businesses
  - Quarterly IEDC Young Professionals Advisory Committee conference call
  - Bi-Monthly Golden Corridor Maker Space Steering Committee conference call

## Office/Industrial

- Staff finished 2017 having conducted 8 formal business retention visits. This number falls short of the goal due in large part to Staff devoting more time to business attraction in 2017 and a lack of response from companies when contacted for a visit.
- Staff attended another business attraction meeting with a manufacturing company considering land in Hoffman Estates for a new North American Headquarters and spent time following up from the meeting determining fee costs for their potential development.

## Retail

- Staff continued to work on various committee items for ICSC events from the P3 committee to the NextGen committee to planning a January event for the Illinois State Committee.
- Mr. Kramer co-chairs the planning committee for the ICSC P3 Retail Real Estate Forum event on March 22<sup>nd</sup>. The one day event titled "Taste of Success" will focus on new trends in restaurants and the food sector with Keynotes from Garrick Brown, VP of Retail Research for Cushman & Wakefield talking about food halls and Keith Kinsey, CEO of Portillo's Hot Dogs, talking about their past success and how they plan to grow from. The event will also include roundtables, a panel discussion about new restaurants and their site selection process, a networking reception, and a legislators breakfast prior to the event for local mayors and elected officials. Members of the Village Board are invited to attend.

## Tourism

### MIDLANDS WRESTLING TOURNAMENT - DECEMBER 28-31, 2017 - SCA

- Handled university wrestling team placement, officials/staff rooming assignments, and individual lodging requests. Chicago Marriot NW (host hotel), Hilton Garden Inn, Hyatt Place, Hampton Inn and Suites, and Country Inn and Suites captured largest rooming blocks for university wrestling teams. Many requests from alumni, family, fans, and press for individual lodging assistance, which were referred to Quality, Hawthorn, and Red Roof Inn Plus to be sure all Village hotels received the opportunity for occupancy during this high need time period. Worked with all participating hotels in the field to ensure all were providing outstanding hospitality and amenities to welcome this prestigious event. Guests were pleasantly surprised that our hotels did not charge parking fees, did not charge for Wi-Fi, provided complimentary hot breakfast, and shuttle service (much different from their Evanston experience where each of those amenities are an additional cost). Hoping to see this event return bi-annually and would be a great opportunity for our hospitality community as we typically do not have large scale New Year's Eve events to draw occupancy during this time period.

## **Tourism (Cont.)**

### **YEAR-END MEETING WITH VILLAGE HOTELS (THROUGHOUT THE MONTH OF DECEMBER)**

- Met with sales leaders from each Village hotel to hear their focus for 2018 and concerns from 2017, which allows me to be more effective in providing assistance to generate occupancy. Most hotels saw turnover in their sales office, some are undergoing changes to management firms and some are renovating. All saw a dip in contracted mid-week corporate room nights as most businesses are now incenting their employees to book on deep discount sites rather than going through an in-house travel department. With diminished demand, hotels were encouraged to drive rate, a tactic that must be followed by all hotels in our market to be effective. Planning to meet with individual sales leaders at least once a month in 2018 to help with revenue maximization training.

### **MEETINGS/ACTIVITIES**

- Visit Hoffman Tourism website - Completed final edits and working on "tagline" and logo prior to launching new site.
- Contacted Hoffman Estates and Conant High School golf team coaches to determine their interest in participating in golf activities at Celtic Fest.
- Attended Celtic Fest Commission meeting.
- Attended Senior Commission meeting.
- Attended Northwest 4th Fest Commission meeting.
- Attended Senior Commission December bingo event.
- Attended Chamber of Commerce volunteer luncheon.
- Solicited volunteers to wrap and attended Shop with a Cop event.
- Circulated Kickstarter Campaign for Hoffman Estates business - 4everlyadorned.
- Circulated High School District 211 summer internship program flyer to Village businesses.
- Provided pictures and statistical information on Hoffman Estates to real estate firm representing a Hoffman Estates business for sale.
- Assisted Country Inn and Suites to meet deadlines to secure a temporary certificate of occupancy.



Kevin Kramer, Director of Economic Development



Linda Scheck, Director of Tourism & Business Retention