



## **AGENDA**

***First Meeting of the Month  
Village of Hoffman Estates  
Village Board of Trustees  
Regular Meeting of April 6, 2009***

***7:45 p.m. – Special Public Health & Safety Committee***

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***8:00 p.m.***

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE TO THE FLAG**
- 3. APPROVAL OF AGENDA**
- 4. APPROVAL OF MINUTES** – March 16, 2009 & March 23, 2009
- 5. APPROVAL OF BILLS**
- 6. PRESIDENT’S REPORT**
  - ... Proclamation(s)
    - Building Safety Week
    - National Drinking Water Week
    - National Public Works Week
    - Jazz Appreciation Month
    - Days of Remembrance
- 7. TRUSTEE COMMENTS**
- 8. VILLAGE MANAGER’S REPORT**
- 9. VILLAGE CLERK’S REPORT**
- 10. COMMITTEE REPORTS**
  - General Administration & Personnel
  - Transportation & Road Improvement
  - Planning, Building & Zoning
- 11. RECOGNITION OF AUDIENCE**
- 12. COMMISSION REPORTS**
  - A. PLAN COMMISSION (Chairman Stanton)**
    - 1) Request by Churchview Rose Shopping Center, LLC (owner) and SPD Food Incorporated d/b/a Subway (tenant), 1411 Palatine Road in the Rose Plaza Shopping Center, for approval of a site plan amendment to allow customers to access the restaurant from the rear of the building by replacing the restaurant’s service doorway with a glass customer entrance doorway, with 4 conditions (see packets).

Voting: 8 Ayes, 3 Absent  
Motion carried.
    - 2) Request by JCL Bioassay USA, Inc. (owner) for approval of a preliminary and final site plan for an office and laboratory building at 2860 Forbs Avenue in Prairie Stone Business Park, with 10 conditions (see packets).

Voting: 8 Ayes, 3 Absent  
Motion carried.

12. **COMMISSION REPORTS -- Continued**

- 3) Request by 675 West Golf Road, LLC for approval of a site plan improvements at the property located at 675 W. Golf Road, in accordance with the petitioner’s site plan as modified by Staff Exhibit A, with 4 conditions (see packets).

Voting: 9 Ayes, 2 Absent

Motion carried.

B. **ZONING BOARD OF APPEALS (Chairman Weaver)**

- 1) Request by Casimir Guzay, 1545 Glen Lake Road, for a four foot (4’) corner side yard setback variation from Sections 9-5-4-D-5 and 9-3-6-E-1 to permit a deck to be set back twenty-six feet (26’) from the (southwest) corner side property line instead of the minimum required thirty feet (30’), with 1 condition (see packets).

Voting: 6 Ayes, 1 Absent

Motion carried.

*(Immediate authorization to apply for permits is requested)*

- 2) Request by McShane Development for approval of a Master Sign Plan on the Huntington Woods Corporate Center property located on the north side of Central Road, west of Huntington Boulevard, and north of the Northwest Tollway (I-90), in accordance with Section 9-3-8-M-12 of the Zoning Code based on the “Huntington Woods Corporate Center: Master Sign Plan and Regulations” document (dated March 12, 2009) and corresponding exhibits. Ordinance No. 4082-2008 shall be null and void with the passage of this Master Sign Plan.

Voting: 5 Ayes, 1 Nay, 1 Absent

Motion carried.

*(Immediate authorization to apply for permits is requested)*

13. **ORDINANCE/RESOLUTION (FIRST READING)**

**Ord. No. 4091-2009**

**Res. No. 1402-2009**

Resolution(s)

- A. Request Board approval of Resolution No. \_\_\_\_\_ a resolution authorizing membership by the Village of Hoffman Estates in the Collaborative Healthcare Urgency Group (CHUG) and amending the Village’s Emergency Operation Plan to adopt the CHUG Action Plan. *(Public Health & Safety Committee recommends approval)*
- B. Request Board approval of Resolution No. \_\_\_\_\_ a resolution authorizing entry into an Amended Agreement for Northwest Central Dispatch System (Rolling Meadows) – *(Public Health & Safety Committee recommends approval) – (Waiver of First Reading is requested)*

13. **ORDINANCE/RESOLUTION (FIRST READING) – Continued**

**Ord. No. 4091-2009**

**Res. No. 1402-2009**

- C. Request Board approval of Resolution No. \_\_\_\_\_ a resolution approving an addendum of New Membership in the Northwest Central 9-1-1 System (Rolling Meadows) – *(Public Health & Safety Committee recommends approval) – (Waiver of First Reading is requested)*

**NEW ITEMS:**

- D. Request Board approval of Resolution No. \_\_\_\_\_ a resolution authorizing the Village President to sign the Loan Application Forms and Supporting Documents for the Jones-Highland-Frederick Lift Station Abandonment Project. *(Waiver of First Reading is requested)*
- E. Request Board approval of Resolution No. \_\_\_\_\_ a resolution authorizing the Village President to sign the Loan Application Forms and Supporting Documents for the Barrington Sanitary Sewer Lift Rehabilitation Project. *(Waiver of First Reading is requested)*
- F. Request Board approval of Resolution No. \_\_\_\_\_ a resolution authorizing the Village President to sign the Loan Application Forms and Supporting Documents for the Sanitary Sewer Rehabilitation Project. *(Waiver of First Reading is requested)*
- G. Request Board approval of Resolution No. \_\_\_\_\_ a resolution authorizing the Village President to sign the Loan Application Forms and Supporting Documents for the Aster Lane Tower Painting Project. *(Waiver of First Reading is requested)*
- H. Request Board approval of Resolution No. \_\_\_\_\_ a resolution authorizing the Village President to sign the Loan Application Forms and Supporting Documents for the Well Site Emergency Power Provisions Project. *(Waiver of First Reading is requested)*
- I. Request Board approval of Resolution No. \_\_\_\_\_ a resolution authorizing the Village President to sign the Loan Application Forms and Supporting Documents for the Rehabilitation & Replacement of Transmission Watermains Project. *(Waiver of First Reading is requested)*
- J. Request Board approval of Resolution No. \_\_\_\_\_ a resolution authorizing the Village President to sign the Loan Application Forms and Supporting Documents for the WDA Water Distribution System Improvement Project. *(Waiver of First Reading is requested)*

14. **CONSENT CALENDAR AND SECOND READING)**

**Ord. No. 4091-2009**

**Res. No. 1402-2009**

**Ordinance(s)**

- A. Request Board approval of Ordinance No. \_\_\_\_\_ an ordinance granting a variation to premises at 131 Bradley Lane, Hoffman Estates.

14. **CONSENT CALENDAR AND SECOND READING) – Continued**

**Ord. No. 4091-2009**

**Res. No. 1402-2009**

- B. Request Board approval of Ordinance No. \_\_\_\_\_ an ordinance granting a variation to BVF – II Park Place LLC, 875 Pacific Avenue, Hoffman Estates.

Resolution(s)

- C. Request Board approval of Resolution No. \_\_\_\_\_ a resolution adopting the 2009 zoning map.

15. **NEW BUSINESS**

- A. Request Board approval to amend Section 8.1 of the Village’s Investment Policy to allow the use of FHLB Letters of Credit as collateral for the Village’s investments. *(Finance Committee recommends approval)*
- B. Request Board approval of the Intergovernmental Youth Agreement with Schaumburg Township and the Hoffman Estates Park District. *(Public Health & Safety Committee recommends approval)*
- C. Request Board approval to extend the existing Village towing contract with Redmon’s Towing, Schaumburg, IL, for a period of one (1) year, as provided for in the existing agreement. *(Public Health & Safety Committee recommends approval)*
- D. Request Board approval to participate in the Illinois Public Works Aid Network (ILPWMAN) emergency and non-emergency Intergovernmental Service Agreement. *(Public Works & Utilities Committee recommends approval)*
- E. Request Board approval for the Historical Sites Commission to proceed with Sunderlage Farm Open House on June 28, 2009; Historic Bus Trip on September 20, 2009; Pumpkin Fest on October 17, 2009; and Teddy Bear Holiday Party on December 12, 2009 in an amount not to exceed \$1,170. *(Public Works & Utilities Committee recommends approval)*
- F. Request Board authorization to:
  - 1) waive formal bidding; and
  - 2) purchase replacement vehicle for Unit #46 through Illinois Suburban Purchasing Cooperative Contract from Landmark Ford, Springfield, IL (low bid) in an amount not to exceed \$52,009. *(Public Works & Utilities Committee recommends approval)*

15. **NEW BUSINESS – Continued**

- G. Request Board authorization to award contract for 2009 seasonal landscape maintenance contract for turf mowing along rights-of-way on Barrington Road, Higgins Road (Route 72), Golf Road (Route 58), Algonquin Road (Route 62), Shoe Factory Road, Essex Drive and Moon Lake Boulevard to Landscape Concepts Management, Grayslake, IL (low qualified bid) in an amount not to exceed \$92,670. (*Public Works & Utilities Committee recommends approval*)
- H. Request Board authorization to extend 2008 contract for 2009 street sweeping, inclusive of all associated costs related to the loading and hauling of debris, to Hoving Clean Sweep, West Chicago, IL (low bid) in an amount not to exceed \$53,648. (*Public Works & Utilities Committee recommends approval*)
- I. Request Board authorization to award contract for the musical group Sister Hazel to perform at the 2009 4<sup>th</sup> of July festival to Monterey International, Chicago, IL, in an amount not to exceed \$30,000. (*Finance Committee recommends approval*)
- J. Request Board authorization to award contract for furnishings for new Fire Station 24 to Midwest Office Interiors, Woodridge, IL, in an amount not to exceed \$65,244.45. (*Item to be reviewed by Special Public Health & Safety Committee*)
- K. Request Board authorization to award contract for physical fitness equipment for new Fire Station 24 to Life Fitness, Schiller Park, IL, in an amount not to exceed \$12,110.15. (*Item to be reviewed by Special Public Health & Safety Committee*)
- L. Request Board authorization to award contracts for:
- 1) trade contractor plumbing systems to Admiral Plumbers, Inc., Wheeling, IL, in an amount not to exceed \$730,300 (lowest responsible bid) for the new Police building; and
  - 2) building masonry work to Midwest Masonry, Inc., Mundelein, IL, in an amount not to exceed \$1,517,200 (lowest responsible bid) for the new Police building.
- (*Item to be reviewed by Special Public Health & Safety Committee*)

16. **ADJOURNMENT – Executive Session – Land Acquisition (5 ILCS 120/2-(c)-(6))**

**MEETING:**                               **HOFFMAN ESTATES VILLAGE BOARD**  
**DATE:**                                   **MARCH 16, 2009**  
**PLACE:**                                 **BOARD ROOM**  
  **ED & MARY HENNESSY ROOM**  
  **1900 HASSELL ROAD**  
  **HOFFMAN ESTATES, ILLINOIS**

**1. CALL TO ORDER:**

Village President William McLeod called the meeting to order at 8:02 p.m. The Village Clerk called the roll. Trustees present: Anna Newell, Gary Pilafas, Karen Mills, Cary Collins, Ray Kincaid, Jackie Green

A quorum was present.

**ADMINISTRATIVE PERSONNEL PRESENT:**

J. Norris, Village Manager  
D. O'Malley, Deputy Village Manager  
A. Janura, Corporation Counsel  
M. Koplun, Asst. Village Manager-Development Services  
B. Gorvett, Fire Chief  
J. Jorian, Asst. Fire Chief  
C. Herdegen, Police Chief  
M. DuCharme, Finance Director  
D. Schultz, Community Relations Coord.  
A. Garner, Director H&HS  
B. Anderson, Cable TV Coordinator  
K. Hari, Director of Public Works  
D. Christensen, Emg. Mgmt. Coord.  
B. Suhajda, GG Intern

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

The Pledge was led by Trustee Newell.

**3. APPROVAL OF THE AGENDA:**

Motion by Trustee Collins, seconded by Trustee Mills, to approve an amended agenda. Voice vote taken. All ayes. Motion carried.

**4. APPROVAL OF MINUTES:**

Motion by Trustee Green, seconded by Trustee Mills, to approve the minutes from March 2, 2009. Voice vote taken. Motion carried.

Motion by Trustee Mills, seconded by Trustee Collins, to approve the minutes from March 9, 2009. Voice vote taken. Motion carried.

**5. APPROVAL OF BILLS:**

Motion by Trustee Collins, seconded by Trustee Mills, to approve the Bill List for March 16, 2009, in the amount of \$2,175,830.07.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

**6. PRESIDENT'S REPORT:**

**Proclamation(s)**

Trustee Kincaid read the following proclamation:

Motion by Trustee Mills, seconded by Trustee Collins, to concur with the proclamation proclaiming Friday, April 3, 2009 as Cheryl McGraw. Voice vote taken. All ayes. Motion carried.

Chief Herdegen accepted the proclamation for Cheryl McGraw.

Trustee Mills read the following proclamation:

Motion by Trustee Collins, seconded by Trustee Kincaid, to concur with the proclamation proclaiming Wednesday, March 25, 2009 as Christopher Braun Day. Voice vote taken. All ayes. Motion carried.

Chief Herdegen accepted the proclamation for Officer Braun.

Trustee Newell read the following proclamation:

Motion by Trustee Collins, seconded by Trustee Green, to concur with the proclamation proclaiming Wednesday, March 25, 2009 as Robert McGowan Day. Voice vote taken. All ayes. Motion carried.

Chief Herdegen accepted the proclamation for Officer McGowan.

Trustee Pilafas read the following proclamation:

Motion by Trustee Mills, seconded by Trustee Collins, to concur with the proclamation proclaiming Saturday, March 28, 2009 as Martin Salerno Day. Voice vote taken. All ayes. Motion carried.

Mr. Koplin accepted the proclamation for Mr. Salerno.

Trustee Collins read the following proclamation:

Motion by Trustee Mills, seconded by Trustee Kincaid, to concur with the proclamation proclaiming Sunday, March 29, 2009 as Michael Backstrom Day. Voice vote taken. All ayes. Motion carried.

Mr. Hari accepted the proclamation for Mr. Backstrom.

Trustee Green read the following proclamation:

Motion by Trustee Collins, seconded by Trustee Kincaid, to concur with the proclamation proclaiming April 2009 as Sexual Assault Awareness Month. Voice vote taken. All ayes. Motion carried.

Dr. Garner accepted the proclamation.

Trustee Pilafas read the following proclamation:

Motion by Trustee Mills, seconded by Trustee Collins, to concur with the proclamation proclaiming April 2009 as Fetal Alcohol Spectrum Disorders Awareness Month. Voice vote taken. All ayes. Motion carried.

Dr. Garner accepted the proclamation.

Mayor McLeod said that he will be attending the NWMC Legislative Days in Springfield and hoped that some of the Trustees will also be able to attend. The Mayor read a letter from a resident commenting on the quick response the Police Department had when they called when a neighbor was in distress. Mayor McLeod welcomed Boy Scout Troop 461 from Holy Family Church who are in attendance to fulfill a badge requirement.

Motion by Trustee Mills, seconded by Trustee Collins, to accept the resignation, with regrets, of Terry Reisterer from the Sister Cities Commission. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Collins, seconded by Trustee Green, to accept the nomination of Karen Karaffa to the Celebrations Commission. Voice vote taken. All ayes. Motion carried.

Mayor McLeod thanked Boy Scout Troop 461 for attending and stated that he attended a Second Annual Infrastructure Transportation Convention and the National League of Cities in Washington DC with Trustee Collins.

#### **7. TRUSTEE COMMENTS:**

Trustee Kincaid reminded everyone that our museum will be having a program on Saturday from 12 noon - 3:30 recognizing the Villages houses of worship.

Trustee Mills stated that she attended the ribbon cutting at Dominick's and wished everyone a Happy St. Patrick's and St. Joseph's Day.

Trustee Collins wished everyone a Happy St. Patrick's Day and said that he found the NLC conference very interesting.

Trustee Pilafas thanked the Boy Scouts for attending.

Trustee Newell stated that she attended the District 54 Intergovernmental Reception, the Arts Commission's Mary Todd Lincoln program and commented on how good the Friday fish fry is at Poplar Creek Country Club.

Trustee Green stated that she too attended the District 54 Reception, the Mary Todd Lincoln program and the fish fry. Trustee Green also stated that she had a compliment from a resident of Schaumburg on how nice the message board by the new police station is.

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



Mr. Norris asked residents to inform the Village if they notice any maintenance issues at commercial property that we may not be aware of.

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

The Clerk stated that early voting has begun and will continue until April 2, 2009.

**10. TREASURER'S REPORT:**

Mr. DuCharme reported that for the month of February 2009, cash disbursements and transfer-out exceeded cash receipts and transfer-in for the operating funds by \$3,770,149 leaving a balance of cash and investments for the operating funds at \$19.9 million. Approximately \$2.7 million of these disbursements are related to payments made under the agreements associated with the Roselle Road TIF. For all of the Village funds, cash disbursements and transfers-out exceeded cash receipts and transfers-in by \$4,053,400. Overall, the total for cash and investments for all funds decreased to \$164.8 million.

Mr. DuCharme stated that we are receiving the first installments of property taxes.

Motion by Trustee Collins, seconded by Trustee Kincaid to accept the Treasurer's Report.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

**11. COMMITTEE REPORTS:**

**Finance**

Trustee Collins stated they would be meeting to request approval of an ordinance to amend the 2008 Budget in accordance with the 2008 CAFR as required for annual audit; request approval of an entertainment contract with \_\_\_\_\_ in an amount not to exceed \_\_\_\_\_ to provide entertainment at the 2009 4<sup>th</sup> of July festival; request acceptance of the Finance and Information Systems Departments Monthly Reports.

**Public Works & Utilities**

Trustee Green reported that they would be meeting to request approval to accept proposal from American Water, Vorhees, NJ for residential utility line protection program; request approval to participate in the Illinois Public Works Mutual Aid Network (ILPWMAN) emergency and non-emergency intergovernmental service agreement; request approval for Historical Sites Commission to proceed with June 28, 2009, Sunderlage Open House; September 20, 2009, Historic Bus Tour; October 17, 2009, Pumpkin Fest; and December 12, 2009, Teddy Bear Holiday Party, in an amount not to exceed \$1,900; request authorization to waive formal bidding and purchase replacement vehicle for Unit #46 through Illinois Suburban Purchasing Cooperative Contract from Landmark Ford, Springfield, IL (low bid), in an amount not to exceed \$52,009; request authorization to award contract for 2009 seasonal landscape maintenance contract for turf mowing along rights-of-way on Barrington Road, Higgins Road (Route 72), Golf Road (Route 58), Algonquin Road (Route 62, Shoe Factory Road, Essex Drive and Moon Lake Boulevard to Landscape Concepts Mgmt., Grayslake, IL (low qualifying bid), in an amount not to exceed

\$92,670.00; request authorization to extend 2008 contract to 2009 street sweeping, inclusive of all associated costs related to the loading and hauling of debris, to Hoving Clean Sweep, West Chicago, IL (low bid), in an amount not to exceed \$53,648; request acceptance of the Departments of Public Works and Development Services Monthly Reports.

**Public Health & Safety**

Trustee Newell reported that they would be meeting to request approval of a resolution authorizing membership in the Collaborative Healthcare Urgency Group (CHUG) and amending the Emergency Operations Plan to adopt the CHUG Plan; request approval of the Intergovernmental Youth Agreement with the Schaumburg Township and the Hoffman Estates Park District; request authorization to extend the existing Village Towing contract with Redmond's Towing, Schaumburg, IL, for a period of one year, as provided for by the existing agreement; request acceptance of the Police Department, Fire Department, Health & Human Services and Emergency Management Coordinator Monthly Reports.

**12. RECOGNITION OF AUDIENCE:**

Ed Grochowski, 995 Rosedale Lane, asked where someone would park if they wanted to use the new bike trail in the forest preserve and also asked if deer crossing signs could be installed on Lakewood. Mr. Grochowski was told that there is parking by the old soccer fields along Central Road and the staff would look into putting up signs.

Rachel Rosnick, Prevention Educator with Northwest Center Against Sexual Assault, thanked the Village for their support to the Agency and for acknowledging Sexual Assault Awareness Month. She asked for a copy of the proclamation, Dr. Garner gave her the original.

**13. COMMISSION REPORTS:**

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

**13.A.1.** Request by Jennifer and Rudi Reiger of 131 Bradley Lane, for an 82 square foot variation from Section 9-3-6-K to allow an 832 square foot attached garage instead of the maximum allowed 750 square feet.

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

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

**13.A.2.** Request by BVF – II Park Place LLC at 875 Pacific Avenue, for a variation from Section 9-3-8-M-5 to permit a fourth identification sign instead of the three signs permitted. The following conditions shall apply:

1. As per the land use agreement the Barrington Road median sign and external lighting must be removed by 11:59 pm on December 31, 2010. At that time, the property will be permitted a maximum of three identification signs to be located one per public entrance as noted in Ordinance No. 1810-1987.
2. The current lighting fixtures shining on the existing freestanding signs shall be adjusted at the direction of the Village Development Services Department to eliminate glare.

3. A sign permit shall be obtained for the Barrington Road median sign.

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

**Discussion**

Trustee Mills asked why we are making them take the signs down? Mr. Weaver replied because that was the original stipulation.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**Ordinance(s)**

Motion by Trustee Collins, seconded by Trustee Pilafas, to waive the first reading of item 14.A. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Collins, Seconded by trustee Pilafas, to approve Ordinance No. 4089-2009.

**14.A.** Ordinance No. 4089-2009 authorizing the sale of personal property owned by the Village of Hoffman Estates (auction items).

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

**Resolution(s)**

**14.B.** Request Board approval of a resolution adopting the 2009 zoning map.

No action taken at this time.

**15. CONSENT CALENDAR AND SECOND READING:**

**Ordinance(s)**

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve Ordinance No. 4090-2009.

**15.A.** Ordinance No. 4090-2009 reserving volume cap in connection with private activity bond issues and related issues.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

**16. NEW BUSINESS:**

Motion by Trustee Mills, seconded by Trustee Collins, to approve New Business Items 16.A. through 16.F. by omnibus vote. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve New Business Item 16.A.

**16.A.** Request Board approval of request by the Hoffman Estates Park District for site plan amendment approval for a governmental land use for a parking lot expansion at Cottonwood Park.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve New Business Item 16.B.

**16.B.** Request Board approval by the Hoffman Estates Park District for site plan approval for a governmental land use for Canterbury Fields Park.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve New Business Item 16.C.

**16.C.** Request Board approval of request by the Hoffman Estates Park District to enter into a license agreement to allow encroachment into the Essex Drive right-of-way for the purpose of installing a pedestrian path.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve New Business Item 16.D.

**16.D.** Request Board approval of Village Hall meeting room use policy.

**Discussion**

Trustee Mills asked if anything had changed from last week. Mr. Norris replied no.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve New Business Item 16.E.

**16.E.** Request Board approval of Cultural Awareness Commission's 2009 Unity Day solicitation plan.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve New Business Item 16.F.

**16.F.** Request Board approval of Cultural Awareness Commission's 2009 calendar of events.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Collins, to approve New Business Item 16.G.

**16.G.** Request Board authorization to award contract for traffic signal design and inspection at Higgins Road and Prairie Stone Parkway to V3 Companies, Woodridge, IL, in an amount not to exceed \$61,113.54.

Roll Call:

Aye: Newell, Pilafas, Mills, Collins, Green

Nay: Kincaid

Mayor McLeod voted aye.

Motion carried.

## **17. ADJOURNMENT:**

Motion by Trustee Collins, seconded by Trustee Pilafas, to adjourn the meeting into Executive Session to discuss Personnel (5 ILCS 120/2-(c)-(1)). Time 8:45 p.m.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Mayor McLeod called the meeting back to order from Executive Session. The clerk called the roll. Trustees present: Anna Newell, Gary Pilafas, Karen Mills, Cary Collins, Ray Kincaid, Jackie Green

A quorum was present.

Motion by Trustee Collins, seconded by Trustee Pilafas, to adjourn the meeting. Time 9:59 p.m.

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Bev Romanoff  
Village Clerk

Date Approved

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

MEETING:  
DATE:  
PLACE:

SPECIAL HOFFMAN ESTATES VILLAGE BOARD  
MARCH 23, 2009  
ED & MARY HENNESSY CONFERENCE ROOM  
MUNICIPAL BUILDING COMPLEX  
1900 HASSELL ROAD  
HOFFMAN ESTATES, ILLINOIS

 **DRAFT**

**1. CALL TO ORDER:**

Village President William McLeod called the meeting to order at 9:17 p.m. The Village Clerk called the roll. Trustees present: Karen Mills, Cary Collins, Ray Kincaid, Jackie Green, Anna Newell. Trustee Pilafas was absent.

A quorum was present.

**ADMINISTRATIVE PERSONNEL PRESENT:**

J. Norris, Village Manager  
A. Janura, Corporation Counsel  
M. Koplin, Development Services Director  
G. Skoog, Econ. Development Director

**2. ADJOURNMENT**

Motion by Trustee Collins, seconded by Trustee Mills, to adjourn the meeting into Executive Session to discuss Land Acquisition (5 ILCS 120/2-(c)-(5). Time 9:18 p.m.

Roll Call:

Aye: Mills, Collins, Kincaid, Green, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

Mayor McLeod called the meeting back to order from Executive Session. The clerk called the roll. Trustees present: Karen Mills, Cary Collins, Ray Kincaid, Jackie Green, Anna Newell

A quorum was present.

Motion by Trustee Mills seconded by Trustee Green, to adjourn the meeting. Time 9:42 p.m.

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Bev Romanoff  
Village Clerk

Date Approved

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



## AGENDA

# DRAFT

### GENERAL ADMINISTRATION & PERSONNEL COMMITTEE VILLAGE OF HOFFMAN ESTATES

April 13, 2009

7:30 p.m. – Ed & Mary Hessessy Room

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

- I. Roll Call
- II. Approval of Minutes – March 9, 2009

#### NEW BUSINESS

- 1. Request approval from the Hoffman Estates Chamber of Commerce for waiver of Village fees associated with the Annual Community Fishing Derby.
- 2. Request acceptance of Cable TV Monthly Report.
- 3. Request acceptance of Human Resources Management Monthly Report.

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

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





**AGENDA**  
**TRANSPORTATION AND ROAD IMPROVEMENT COMMITTEE**  
**Village of Hoffman Estates**  
**April 13, 2009**

**Immediately Following General Administration & Personnel Committee**

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

**I. Roll Call**

**II. Approval of Minutes – March 9, 2009**

**NEW BUSINESS**

1. Discussion regarding Surface Transportation Program grant application to reconstruct Hassell Road from Barrington Road to Fairway Court.
2. Review of request for parking restrictions on Hassell Road at Barrington Lakes Apartments.
3. Request approval of an Intergovernmental Agreement with Cook County Forest Preserve for Central Road Bike Path Project.
4. Request approval of an Intergovernmental Agreement with Schaumburg for Higgins Road CMAQ Bike Path Project.
5. Request authorization to:
  - a. CDBG Plans
  - B. Award contract for the 2009 Street Revitalization Project to \_\_\_\_\_ (low bidder) in an amount not to exceed \$ \_\_\_\_\_.
  - b. Award contract for materials testing for the 2009 Street Revitalization Project to \_\_\_\_\_ in an amount not to exceed \$ \_\_\_\_\_.
6. Request authorization to award contract for the 2009 Crack Sealing Project to \_\_\_\_\_ in an amount not to exceed \$100,000.
7. Request acceptance of Transportation Division Monthly Report.

**III. President's Report**

**IV. Other**

**V. Items in Review**

1. Discussion regarding lead agency for Barrington Road Interchange.

**VI. Adjournment**



# DRAFT

**AGENDA**  
**PLANNING, BUILDING AND ZONING COMMITTEE**  
**Village of Hoffman Estates**  
**April 13, 2009**

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

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

**I. Roll Call**

**II. Approval of Minutes -** March 5, 2009 (*Special Meeting*)  
March 9, 2009

**NEW BUSINESS**

1. Request by Sears Centre Arena to extend and amend the conditions of approval for outdoor events held on the Sears Centre Arena site.
2. Request by Sutton Crossing for approval of an Escrow Agreement between parties, including the Village, with interests in the properties adjacent to the traffic signal on Route 59 between Higgins Road and Hoffman Boulevard.
3. Discussion regarding the Chicago Metropolitan Agency for Planning's (CMAP) draft Developments of Regional Importance (DRI) process.
4. Discussion regarding a summary update to the 2007 Comprehensive Plan.
5. Request authorization for an EDA Contract for traffic signal design for Higgins Road/Prairie Stone Parkway intersection in an amount not to exceed \$74,068.54.
6. Request authorization to award a contract for elevator inspections for the Village of Hoffman Estates to Thompson Elevator Inspection Service, Inc., Mt. Prospect, IL.
7. Request acceptance of Department of Development Services monthly report for Planning Division.
8. Request acceptance of Department of Development Services monthly report for Code Enforcement Division.

**III. President's Report**

**IV. Other**

**V. Items in Review**

**VI. Adjournment**

# VILLAGE OF HOFFMAN ESTATES

## MEMO

**TO:** President & Board of Trustees

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

**RE:** **REQUEST BY CHURCHVIEW ROSE SHOPPING CENTER, LLC (OWNER) AND SPD FOOD INCORPORATED D.B.A. SUBWAY (TENANT) FOR A SITE PLAN AMENDMENT TO REPLACE THE REAR METAL SERVICE DOORWAY WITH A GLASS CUSTOMER ENTRANCE DOORWAY AT 1411 WEST PALATINE ROAD IN THE ROSE PLAZA SHOPPING CENTER - FINDING OF FACT**

**DATE:** April 3, 2009

**Plan Commission Hearing Date: March 18, 2009**  
**PC #2009006**

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### REQUEST

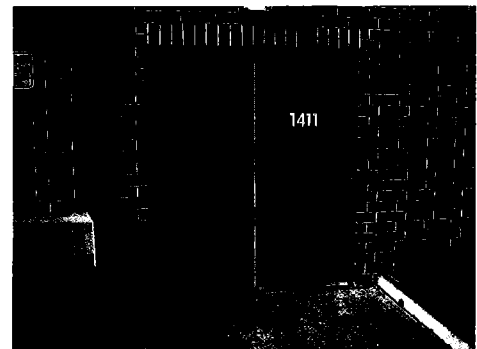
Request by Churchview Rose Shopping Center, LLC (owner) and SPD Food Incorporated d.b.a. Subway (tenant) for a site plan amendment to replace the rear metal service doorway with a glass customer entrance doorway at 1411 West Palatine Road in the Rose Plaza Shopping Center.

### BACKGROUND

The in-line stores of the Rose Plaza Shopping Center including the front out-building were constructed in 2000. Subway is located in the front out-building facing Palatine Road and is approximately 1,600 square feet. The restaurant was one of the original tenants of the building; however, the current franchisee purchased this franchise in late 2008.

### PETITIONER'S PROPOSAL

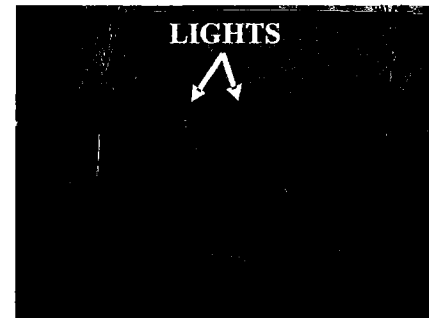
The petitioner is requesting approval to permit the replacement of the double rear metal service doors with double glass customer entrance doors. This will allow customer access to the rear of the business in addition to the existing front entrance. The glass doors would be bordered by a standard aluminum door frame similar to the front of the building.



Interior remodeling is proposed in the rear of the interior of the business to create a hallway connecting the rear door to the front of the restaurant interior. Other minor interior work including the replacement of restaurant fixtures in the dining area is proposed. No wall sign is proposed at this time, which would require variation review by the Zoning Board of Appeals.

### ***Security and Visibility***

The rear door faces a customer parking lot and the fronts of the in-line tenants in the center, and the parking behind Subway is designed to serve both buildings. This building essentially has no "service" area since all four sides are used by and are visible to the public. This high level of visibility is a major reason why the tenant is making this request. The tenant has indicated that they will treat the rear door as a major customer entrance and will be installing security systems inside the business similar to those monitoring the front door; an automatic door bell that will ring when door is opened and a security camera facing the door. A condition of approval is included that the plans for these systems be included in the building permit application.



The Hoffman Estates Police Department prepared a Security Survey of this location that found no obstacles that would pose a security risk for customers or employees. The shopping center is safe and reported incidents of crime are relatively infrequent and minor. No incidents have been attributed to this business and no security problems are anticipated with this requested change. The glass doors would maintain clear visibility for customers and employees from the store to the parking lot. The parking lot lighting is sufficient. The light directly over the door should be upgraded to a brighter bulb to provide more illumination. The Police Department recommends security systems inside the business, which the tenant is already planning to install.

### ***Parking Supply***

Sufficient parking spaces are available behind the building for customers accessing the restaurant from this proposed rear entrance. Below are views of the parking behind the building, which includes 20 parking spaces plus 4 handicapped spaces. These spaces are generally empty since none of the other tenants in the front building have rear customer access. The 4 handicapped spaces are located nearer to the main shopping center building. The parking lot in front of the building includes 48 parking spaces plus 2 handicapped spaces. The spaces directly in front of the stores are generally full throughout most of the day, particularly during the lunch and dinner hours. The spaces in front of Starbucks are busier in the morning hours. This proposal would take some burden off the front parking lot.





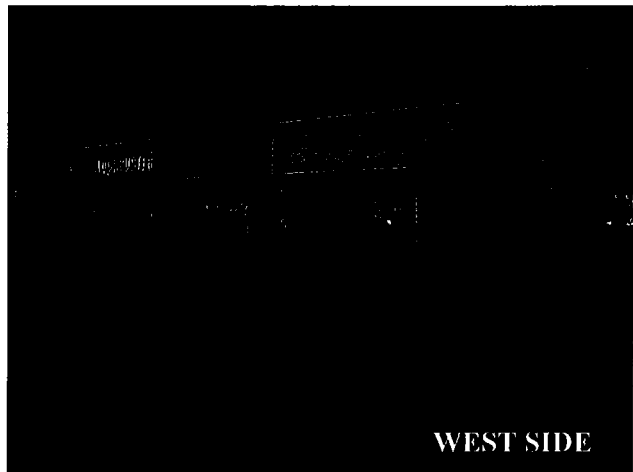
***Pedestrian Access***

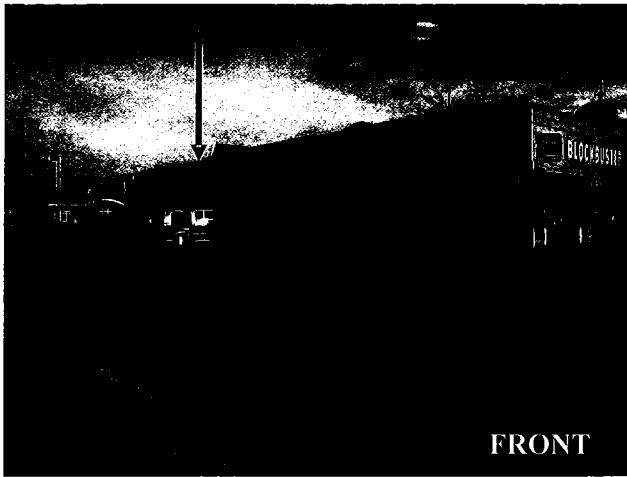
An existing sidewalk connects the main shopping center building to the southwest corner of the subject building; providing a safer path for pedestrians in the parking lot. Truncated domes will be required in front of the proposed customer doorway. Below is a view looking south toward the main shopping center building at the sidewalk. A sidewalk wraps around the west side and front of the building, where existing tenant entrances are located (Blockbuster has an entrance on the west side).



***Facade***

When Rose Plaza was originally constructed, the Village required that the rear of the subject building be designed similarly to the front and sides, since the rear would be highly visible to the general public. The exterior building materials used on the front and sides were therefore continued on the rear of the building. Below is a view of each elevation.





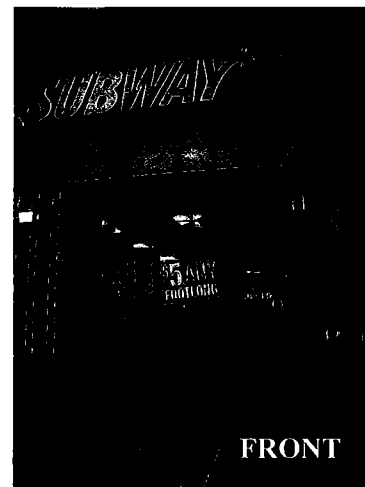
FRONT



EAST SIDE



FRONT



FRONT

### *Deliveries*

Subway receives deliveries consisting of boxes of supplies that are generally carried in by hand or on a 2-wheel cart. The deliveries are scheduled to be once per week around 9:30 am, which is an off-peak time. Deliveries would continue to occur via the rear door after the proposed change is made. A condition of approval is proposed that deliveries to Subway occur at off-peak times and not occur between the hours of 11:00 am and 2:00 pm or between 5:00 pm and 8:00 pm. Their current delivery schedule abides by this condition.



The photo above to the right was taken at 4:00 pm on a Tuesday when Oberweis was getting a delivery, and the truck was aligned with the sidewalk to their service door. The Oberweis truck left sufficient space to walk to the Subway rear door, but it did partially block the direct path to the door. Starbucks is located between Subway and Oberweis and would also get deliveries in a similar fashion. The petitioner has indicated that he and these other two tenants schedule their deliveries at off-peak times, which he indicated for Starbucks and Oberweis is generally in the late evening. Deliveries to the other tenants are insubstantial (Blockbuster, Sullivan Ostoich Eye Center, and Tutoring Club).

Vehicles are expected to drive with caution in any parking lot. The drive aisle turns at this location, so travel speeds are necessarily slow.

### ***Signs***

No signage is proposed at this time on the rear of the building, though the tenant has indicated that such a request may be forthcoming. An additional wall sign on the rear of the building (like that on the front) would require a separate variation review by the Zoning Board of Appeals and Village Board. The business is allowed by the Zoning Code to cover up to 50% of the interior of the glass doors with signs; and 10% of the total glass area may be covered with illuminated signs such as an "open" sign. Flashing or moving signs are prohibited. The business is also allowed a small plaque on the wall by the door with the business name and hours.

### ***Development Services Comments***

The rear of the building is bounded by customer parking (not a service drive) and this proposed rear customer access is consistent with the Village's original intent that the rear of the building would appear like the front. The proposal is beneficial since the rear of the building includes a parking supply that will take some parking burden off from the parking in front of the building. It will also allow easier cross-access for pedestrians shopping in the in-line stores of the main building to enter Subway without traveling around to the front of the business.

### **PLAN COMMISSION DISCUSSION**

The Plan Commission heard a request on March 18, 2009, from Churchview Rose Shopping Center LLC (owner) and SPD Food Incorporated d.b.a. Subway (tenant) to approve a site plan amendment to allow customers to access the restaurant from the rear of the building located at 1411 Palatine Road by replacing the restaurant's rear service doorway with a glass customer entrance doorway.

The Plan Commission generally spoke in favor of the project but a few concerns were mentioned. The first concern was security related. It was brought to the attention of the petitioner that there should be a mirror for the hallway leading from the rear entrance to the area where the food was sold. The mirror should be placed in such a way that an employee can see the hallway from where the employee is. Also, it was suggested the bathroom doors should be keyed so no one could come in the rear and hide in the bathroom until closing time. The petitioner indicated that he agreed with the suggestions.

The second concern was whether there would be a problem with any queuing from Oberweis drive-thru with the parking in the rear of the Subway. Both the petitioner and Village staff indicated no such problem currently exists nor would the entrance in the rear create such a problem.

The Plan Commission requested that the petitioner attempt to make the rear entrance "customer friendly" by placing some additional plantings by the doorway. The Plan Commission then voted unanimously in favor of the project.

### **AUDIENCE PARTICIPATION**

None.

**MOTION - Vice Chairman Thoren moved (seconded by Commissioner Zahrebelski) that the Plan Commission recommend to the Village Board approval of a request by Churchview Rose Shopping Center, LLC (owner) and SPD Food Incorporated d.b.a. Subway (tenant) for a site plan amendment to replace the rear metal service doorway with a glass customer entrance doorway at 1411 West Palatine Road in the Rose Plaza Shopping Center, subject to the conditions in staff memo #1 dated March 12, 2009:**

1. The petitioner shall obtain the building permit within 9 months of Village Board approval.
2. No signs are approved through the site plan approval.

*The following condition pertains to security:*

3. Plans for the door bell, security camera, and other security devices shall be included as part of the building permit application.

*The following condition pertains to delivery operations:*

4. Deliveries to the business shall occur during off-peak hours and shall not occur between the hours of 11:00 am and 2:00 pm or between 5:00 pm and 8:00 pm.

### **Roll Call Vote:**

6 Ayes: Commissioners Porzak, Vandenberg, Zahrebelski, Combs, Henderson, Danowski, Vice Chairman Thoren, Chairman Stanton  
3 Absent: Commissioners Afeef, Boxenbaum, Krettler

### **Motion carried.**

cc: J. Norris, M. Koplin, P. Gugliotta, M. Hankey, G. Salavitch, D. Plass, R. Gotha, R. Norton, B. Skowronski, Petitioner



# VILLAGE OF HOFFMAN ESTATES

## Memo

**TO:** President & Board of Trustees

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

**RE:** **REQUEST BY JCL BIOASSAY USA, INC. (OWNER) FOR PRELIMINARY AND FINAL SITE PLAN FOR AN OFFICE AND LABORATORY BUILDING AT 2860 FORBS AVENUE - FINDING OF FACT**

**DATE:** April 3, 2009

**Plan Commission Hearing Date: March 18, 2009**  
**P.C. #2008020**

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### REQUEST

Request by JCL Bioassay USA, Inc. (Owner) for Preliminary and Final Site Plan for an office and laboratory building at 2860 Forbs Avenue.

### BACKGROUND

On October 6, 2008, the Village Board approved a resubdivision of the lot south of the AMCOL property and north of Mary Kay on Forbs Avenue into two lots. The original lot was 9.9345 acres. The resubdivision created an approximately 5 acre lot for JCL Bioassay. An access easement between the JCL property and the property to the south was dedicated as a part of the resubdivision. This easement provides for a shared access point between the two lots. An access easement had already been granted on the north side of the JCL property for shared access between JCL and AMCOL.

### PETITIONER PROPOSAL

JCL Bioassay USA, Inc. is proposing a 22,200 square foot one-story office building with laboratory in the center of the subject property. The building will house a pharmaceutical research facility for JCL Bioassay USA, which performs high-tech chemical analysis on minute quantities of blood, urine, and tissue samples in support of pharmaceutical industry drug development. JCL Bioassay is based in Toyonaka, Japan. The proposed office/laboratory in Hoffman Estates will be JCL's first office/laboratory in the United States and will be the site of the company's United States headquarters and main laboratory.

The facility will generally be open between 9:00 a.m. to 5:30 p.m. Monday through Friday and contain 55 employees.

Deliveries to the site will generally consist of small deliveries and pick-up via Federal Express or UPS, approximately 10 times per week.

### ***Building Design***

The building will be constructed of pre-cast concrete that will be painted with two different shades of purple along the lower portion of the building and white along the top portion of the building. One of the shades of purple will be JCL's company colors. The different shades of purple and tall, vertical windows will provide visual interest to the façade. The rooftop mechanical units will be screened by a parapet wall.

### ***Access/Parking***

There will be two points of access to this site. There will be a shared (with AMCOL) full access driveway from Forbs Avenue on the north side of the property. There will also be a right in/right out driveway on the south side of the property. A sidewalk is provided from the front door of the building to the existing sidewalk along Forbs Avenue. There will also be a sidewalk on the north side of the building connecting the parking lot in the rear to the front door. In addition, there will be sidewalks within the landscaped area proposed on the west side of the building.

The proposed building will consist of space for offices and for a research and testing laboratory. The office space will occupy approximately 70% of the building, while the research and testing laboratory will occupy the remaining 30%. Based on these percentages, the office space will occupy approximately 15,540 square feet of the building and the research and testing laboratory will occupy the remaining 6,660 square feet. The proposed site plan includes 63 parking spaces to meet JCL's need for parking. JCL is proposing to provide 60 regular parking spaces and 3 handicap spaces to cover their 55 employees plus 5 visitors per week.

There is adequate space on this site to accommodate extra parking if needed by JCL or another user in the future, but in order to minimize paved surfaces on the site, the parking lot was designed only to accommodate JCL's parking needs. If JCL vacates the building in the future, extra space on the site will provide for extra parking areas that can be used by a subsequent user that may require more parking than JCL. If the extra spaces are used in the future, a site plan amendment through the Village review process will be required. Village staff has reviewed JCL's proposal and the information provided regarding JCL's operations and agrees with this assessment of the parking supply and demand for the site.

### ***Engineering***

A looped water main with 2 fire hydrants connects from a stub on the south side of the AMCOL building. The water main will surround the building and connect to the existing water main along Forbs Avenue. The building's sanitary sewer system connects to an existing sanitary sewer main along Forbs Avenue.

Regional detention is provided for the Prairie Stone Business Park in the central wetlands and therefore no onsite detention is required. Although no detention is required for this site, the Village requires pre-treatment of stormwater prior to discharge into the central wetlands. For this site, pre-treatment will be provided via bioswales around the parking lot and building and surface inlets in the landscaped area west of the building. The bioswales are an amenity to the site design that will provide a more natural way of filtering water run-off from the site. The Engineering Division has reviewed the proposed stormwater management system and has no concerns with this approach.

The bioswales will be located outside the parking lot islands and will be below the flow line of the adjacent curb. Runoff from the asphalt parking lot enters the bioswales via curb cuts. The runoff then filters through the amended soil of the bioswale. Drainage through the bioswale is conveyed through the bioswale via a perforated pipe. A storm sewer will be located at the west end of the parking lot to drain the bioswale perforated pipes and surface inlets to the central wetlands.

A Plat of Easement will be prepared by the petitioner to provide easements for all public water mains on the property. This has been added as a condition of approval prior to occupancy of the building.

The Engineering Division and Public Works and Fire Departments have reviewed the plans and all of their comments related to utilities have been addressed.

### ***Fire Department***

Fire Department access to the building will be provided along the east side of the building and in the parking lot on the northwest side of the building. The building will be served by three fire hydrants – one on the north side of the building, one on the west side of the parking lot, and an existing hydrant on the southeast corner of the lot. The distance between the fire hydrant on the west side of the parking lot and the existing fire hydrant on the southeast corner of the property exceeds the 300 foot maximum provided by Village Code. The Fire Department has reviewed this and has approved it because there will not be vehicle access on the south side of the building to reach a fire hydrant if one was located there. The Fire Department believes they will have adequate fire hydrant coverage with the three fire hydrants as proposed.

### ***Exterior Lighting***

The Exterior Lighting section of the Sears Annexation and Development Agreement requires exterior lights to have a color of light between 2500°K and 3500°K. In the past, this requirement has been met, but the petitioner was unable to find a fixture that met this requirement due to the Energy Independence and Security Act of 2007. Effective January 1, 2009, the Act requires all metal halide fixtures (parking lot lights) to be pulse start type fixtures instead of the previously used probe start type fixtures. The pulse start fixtures are more energy efficient than probe start fixtures. According to the petitioner, the newly required pulse start fixtures are not able to obtain the same color of light as the probe start fixtures and therefore they could not find a pulse start fixture with a color of light between 2500°K and 3500°K as the Annexation Agreement requires. They were only able to obtain pulse start fixtures with a 3700°K color of light. All other requirements of the Sears Annexation & Development Agreement pertaining to exterior lighting will be met. An exception to the color of light requirement has been added as a condition of approval of this request.

### ***Landscaping***

The landscape plan as depicted, meets the Sears Annexation and Development Agreement requirements for open space trees and parking lot trees. The landscape plan will not meet the requirements, though, for landscaping area in the parking lot. The Annexation Agreement requires 45 square feet of landscaping area for each parking space. Based on the proposed 63 parking spaces, 2,835 square feet of parking lot landscaping area is required. Because of the small size of the proposed parking lot, the petitioner is proposing 2,615 square feet of landscaping in the parking lot. Therefore, since the Annexation Agreement requirement will not be met, the petitioner is requesting an exception from the Prairie Stone landscape requirements for parking lot landscape area. The requested exception has been added as a condition of approval for the site plan review.

As a way of integrating with the design of the building, a 36" wide strip of small pebbles will be applied at the base of each window in the front (east side) of the building. This will help provide a connection between the building design and the landscaping.

A landscaped area with trees, shrubs, berms, pathways and benches will be constructed between the building and the parking lot west side of the building. This will be a quiet, secluded area to be utilized by the employees of JCL Bioassay.

All existing trees on the site will be retained and protected during construction.

### ***Property Owners Association Approval***

The Prairie Stone Property Owners Association (POA) has also reviewed the plans for this development. Included in the packet is an approval letter from the POA.

## **PLAN COMMISSION DISCUSSION**

On March 18, 2009, the Plan Commission heard a request by JCL Bioassay USA, Inc. for a preliminary and final site plan for an office and laboratory building at 2860 Forbs Avenue in Prairie Stone.

The building to be constructed on the designated property is to be the site of JCL Bioassay USA, Inc., the United States Headquarters, as well as their main laboratory. The majority of the 55 employees will be new to the company, only a few will actually be coming from their Japanese headquarters. The office space will occupy approximately 70% of the building, with research and testing utilizing the remaining 30% of the building. The HVAC system will be located on the roof of the building but will not be visible to the public as a result of the roofline. Access to the roof is in a room on the west side of the building.

The only concerns voiced by the Plan Commission on this project had to do with the safety of the tests being done at the facility. The Plan Commission was informed that special precautions are used for each sample that is being tested. Gloves, masks, and goggles are utilized by each tester. The Plan Commission was further informed that there was no need for concern as to a biochemical fire as there are not enough chemicals used on-site that would cause any problems.

The Plan Commission voted unanimously in favor of the project.

## **AUDIENCE PARTICIPATION**

Aris Hantgos (ConopCo Realty and Development, Inc.)

Mr. Hantgos worked with JCL and Village staff on the exterior design and color and that the color is a corporate color choosing. Mr. Hantgos stated that the Property Owners Association has no problems with the project.

Commissioner Vandenberg asked about the new law regarding lighting in parking lots. Mr. Hantgos stated that this will probably be addressed by amending the Annexation and Development Agreement by inserting the new requirements. Mr. Portz stated that the new law became effective in 2009.

**MOTION - Vice Chairman Thoren moved (seconded by Commissioner Henderson) that the Plan Commission recommend to the Village Board approval of a request of JCL Bioassay USA, Inc. (owner) for approval of a preliminary and final site plan for an office and laboratory building at 2860 Forbs Avenue in Prairie Stone Business Park, subject to the conditions in staff memo #1 dated March 11, 2009:**

### ***Project Specific:***

1. In the event the Village determines that actual parking demand is exceeding the supply on the site, the property owner may be required to add additional parking to accommodate the parking demand.

2. If, in the future, a different user moves into the building, the parking requirements for that new user shall be re-evaluated by the Village.
3. The following exceptions/waivers are granted:
  - a. A waiver is granted from Village Code Section 10-3-8-C-3 to permit fire hydrants to be further apart than the maximum separation distance of 300 feet. Due to lack of vehicular access on the south side of the building, the fire department will not require a fire hydrant in this area of the property.
  - b. An exception is granted from the Sears Annexation and Development Agreement pertaining to the area of landscaping within the parking lot. A total of 2,615 square feet is proposed (2,835 square feet is required).
  - c. An exception is granted from the Sears Annexation and Development Agreement permitting the color of light for each light to be 3700°K instead of the permitted color of light range between 2500°K and 3500°K.
4. A plat of easement for the public utilities on the property shall be submitted to the Village for review and approval prior to occupancy of the building.

***Fees/Notification/Procedures:***

5. The petitioner acknowledges that an impact fee will be due in accordance with the Village's Road Improvement Impact Fee Program and the Annexation and Development Agreement. This fee will be due prior to any certificate of occupancy.
6. The petitioner and all subsequent owners shall be required to enter into an agreement with the Village to permit enforcement of parking regulations on private property. Parking shall only be permitted in designated parking stalls as shown on the latest Village approved site plan.
7. The Petitioner agrees to provide sufficient funds, prior to issuance of a certificate of occupancy, to the Village for retention by the Village of a native landscape consultant to inspect the native materials in the Forbs Avenue special yard setback for a period of one to five years until they are well established. The native planting areas should, upon maturity, consist of primarily native materials and be relatively weed free.
8. A building permit shall be obtained within five years of Village Board action on this request (per Section 8.5 of the Sears Annexation and Development Agreement).
9. All excess soils shall be removed from the development site and from Prairie Stone. If soils will be reused on site (Prairie Stone), they are to be reused immediately. No stockpiles shall be allowed after occupancy.
10. No signs are approved through the site plan review process.

Roll Call Vote:

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

3 Absent: Commissioners Krettler, Boxenbaum, Afeef

**Motion carried.**

cc: J. Norris  
M. Koplin  
P. Gugliotta  
M. Hankey  
G. Salavitch  
D. Plass  
R. Gotha  
R. Norton  
B. Skowronski  
Petitioner

# VILLAGE OF HOFFMAN ESTATES

## MEMO

**TO:** President & Board of Trustees

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

**RE:** **REQUEST BY 675 WEST GOLF ROAD, LLC FOR APPROVAL OF A SITE PLAN AMENDMENT FOR IMPROVEMENTS AT THE PROPERTY LOCATED AT 675 W. GOLF ROAD - FINDING OF FACT**

**DATE:** April 3, 2009

Plan Commission Hearing Date: April 1, 2009

PC # 2008011

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### REQUEST

Mark Glazer, property owner and manager of 675 West Golf Road, LLC is requesting approval of a site plan amendment for improvements to the property located at 675 W. Golf Road.

### BACKGROUND

The building at 675 W. Golf Road was constructed in 1971 and was remodeled in 2000 for Bay Furniture. Bay Furniture closed in 2006 and the building was subdivided into two spaces in 2007 for TigerDirect.com (now CompUSA), which occupies the larger of the two spaces. The other space in the building is currently vacant. The building is approximately 29,300 square feet. The Crossroads Commons shopping center is on a separate parcel, but shares a common parking lot with the 675 W. Golf Road property. Parking and cross access easements are in place. Crossroads Commons completed site improvements as part of the Commercial Property Improvement Program in 2006.

### COMMERCIAL PROPERTY IMPROVEMENT PROGRAM

As part of the commercial property improvement program outlined in Section 10-2-1-B of the Subdivision Code, prior to issuance of the building permit for TigerDirect.com, the petitioner was required to provide a deposit to the Village to guarantee site improvements be made to bring the property closer to the current development standards. The deposit of \$31,400 was submitted in August 2007 and is being held in escrow by the Village until the site improvements are completed. This indicates that at least \$31,400 worth of site improvements from the \$49,700 Village work plan must be completed with this site plan amendment to allow these deposits to be disbursed back to the property owner. The proposed improvements in this submittal will exceed this deposit amount. The costs of pavement repair relate to an independent property maintenance violation, and are not a matter of Subdivision Code compliance. Such repairs will *not* be applied



toward the deposits held in escrow since they are not directly related to achieving a greater level of Subdivision Code compliance.

The deadline to complete the site improvements is 18 months after the deposit was submitted, which was February 21, 2009. The project is beyond the compliance deadline and is currently in violation of the code. The Plan Commission site plan review was a necessary step before construction could begin. A condition is recommended that the work must be completed during this construction season.

Similar upgrades have been made through this deposit program at several other shopping centers in the Village, including at the adjacent Crossroads Commons.

### **PROPOSAL**

The petitioner is proposing to upgrade the property by completing the following items:

- Construct six concrete curbed landscape islands in the parking lot as well as landscaping buffer islands in the (southwest) side and (southeast) rear areas of the lot
- Install 21 shade trees and 62 shrubs (and mulch and sod) in the landscape islands
- Relocate an existing fire hydrant located in the service aisle (protected by bollards) into a nearby proposed landscape island
- Remove the bollards around another fire hydrant near the east property line as it will be located in a proposed landscape buffer
- Re-stripe five handicapped parking spaces in front of the building to meet current code
- Repave and restripe the asphalt parking lot to address a longstanding property maintenance concern

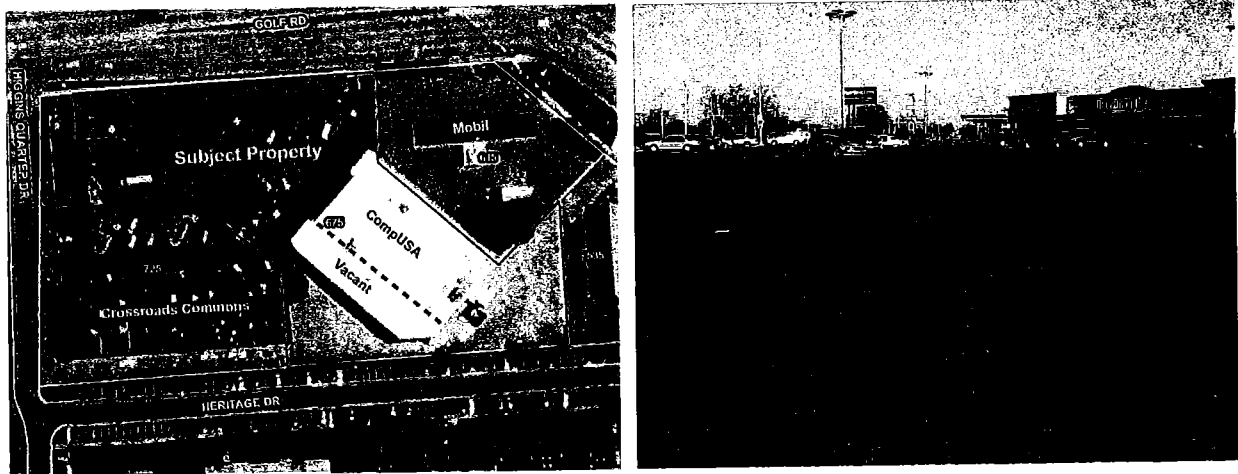
This plan focuses on improvements to the parking lot and rear buffer areas. The improvements will have a substantial positive effect on the appearance of the site. The plan does not include updated parking lot lighting which may need to be addressed in the future.

### **Parking**

The proposed parking supply will increase with this request and will achieve a ratio at the recommended four spaces per 1,000 square feet. The subject property and the Crossroads Commons Shopping Center are separate parcels, but share the same parking lot. The property line between the two properties runs diagonally through the lot, and the total square footage of both buildings combined is approximately 51,000 square feet. For a shopping center, the Subdivision Code recommends four parking spaces per 1,000 square feet of building space,

which would amount to approximately 204 parking spaces. The shared lot currently has 197 parking spaces (3.86 parking ratio).

With the proposed improvements, some parking spaces will be eliminated in the main parking area for the construction of landscape islands, while others will be created in the side and rear of the property. The proposed total number of parking spaces is 204 (not 202 as shown in the summary at the top of the site plan). The parking ratio in the petitioner's proposal is four spaces per 1,000 square feet of floor area. Five handicapped accessible spaces will be properly signed and striped, in addition to two existing on the adjacent property, for a total of seven spaces as required in the Subdivision Code.



Car counts were taken at varying times to determine the parking demand at this shopping center. Peak parking demand occurred during the early evening hours when the spaces directly in front of the Crossroads Commons shopping center tenants and the spaces directly across from CompUSA were generally full. However, 35-55 cars typically were parked in the lot during normal business hours. The spaces in the northwest two-thirds of the parking lot are usually empty. There is more than sufficient parking available and the proposed site plan amendment will increase overall parking supply.

### Traffic Circulation

The drive aisles in the parking lot are primarily one way. The triangular area between the two buildings is proposed to change from a largely undefined paved area to a one way drive aisle leading to the rear of the property. Parking and landscaping is to be added between the buildings. The petitioner has indicated the possibility that a future tenant of the vacant portion of the building may seek to have a side entrance door. Even if this scenario does not occur, the proposed parking and landscaping will better define traffic circulation in this area.

Deliveries to the site generally enter the property from Higgins Quarter Drive (private) or eastbound Golf Road and exit via the two aisles on either side of the Mobil property. There is no left turn (westbound) exit from this property.

The service aisle behind the Crossroads Commons building is currently one way eastbound and this project will restrict trucks from exiting the site between the two buildings, but will not inhibit traffic from exiting on either drive aisle on either side of the Mobil property. This could reduce the number of trucks that drive directly in front of the 675 W. Golf Road building.

### Landscaping

The petitioner is proposing to add trees in new landscape islands in the front parking lot and the side and rear service areas. The trees and islands will bring the property into greater compliance with the Subdivision Code.

### Right-of-Way Trees

Section 10-4-4-A-2-a of the Subdivision Code requires one shade tree per 50 linear feet in the right-of-way along roadways. Seven shade trees are required along Golf Road. However, no trees are proposed due to a lack of sufficient space. The landscape portion of the Golf Road right-of-way was significantly reduced when Golf Road was widened, thus making installing new trees impractical.

### Parking Islands

The existing parking lot includes landscape islands on the adjacent shopping center property and four end islands on the subject property. No internal landscape islands currently exist in the middle parking rows on the subject property.

The petitioner is proposing to construct landscape islands at a rate of one per 10 parking spaces, rather than the Subdivision Code requirement of one per 15 spaces. This will allow the separation of the new islands to match that of the existing islands constructed in late 2005 in the southwestern portion of the parking lot. The Subdivision Code was amended after the existing islands were constructed.



### Parking Lot

Section 10-4-4-C-2-a of the Subdivision Code requires that one shade tree be provided per 15 parking spaces. The 204 (proposed) parking spaces (including the adjacent Crossroads Commons property) would require 14 shade trees under the current Subdivision Code requirement. Eight shade trees exist in the front parking lot and nine are proposed for a total of 17 shade trees.

### Perimeter Buffer

Section 10-4-4-B-2-a of the Subdivision Code requires a 10 foot wide landscape buffer along the north, south, and east perimeter of the property. Due to the widening of Golf Road, the landscape buffer width along the north perimeter was eliminated. It would not be possible to provide the required buffer without substantial reconstruction of the property. The north buffer will not be required as part of this project.

A service aisle runs directly along the south perimeter except for the southeast corner of the property. The 10 foot buffer is possible along the southeast corner of the property. The petitioner is proposing to provide the buffer along the east perimeter of the rear service area and a partial buffer width along the south perimeter.

#### *Perimeter Buffer - Shade Trees*

Section 10-4-4-B-2-c of the Subdivision Code requires one buffer shade tree per 40 linear feet between this property and other properties.

#### ***North Perimeter***

Nine shade trees are required along the north perimeter of the site. As described above, there is insufficient space for landscaping, and therefore no trees are being provided.

#### ***South Perimeter***

Eight shade trees are required along the south perimeter of the site. No shade trees exist in this area and eight are proposed (the four proposed trees adjacent to Crossroads Commons are considered south perimeter trees).

#### ***East Perimeter; Behind Building***

Three shade trees are required along the east perimeter of the site. No shade trees exist in this area and four are proposed.

#### ***Northeast Perimeter; Adjacent to Mobil***

This perimeter runs along a drive aisle between this property and the Mobil property. No landscaping is feasible in this area.

#### ***West Perimeter***

The west perimeter of this property cuts through the middle of the parking lot. No buffer trees are required along this side.

#### *Ash Trees*

Two of the proposed shade trees are a variety of Ash tree, which is a species that was recently removed from the allowable plant list in the Subdivision Code due to problems with the Emerald Ash Borer. A condition of approval is included that the two trees be replaced with other shade tree species from the approved list of tree species.

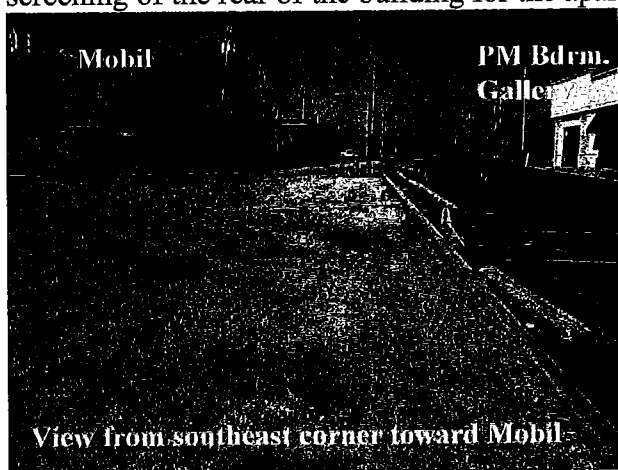
#### ***Southeast Perimeter Landscaping – Staff Exhibit “A”***

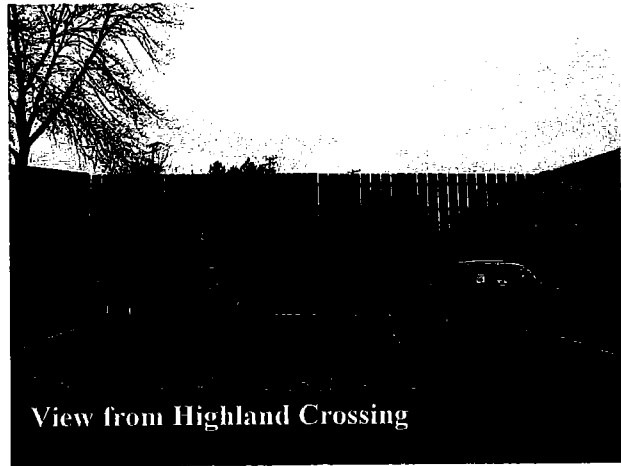
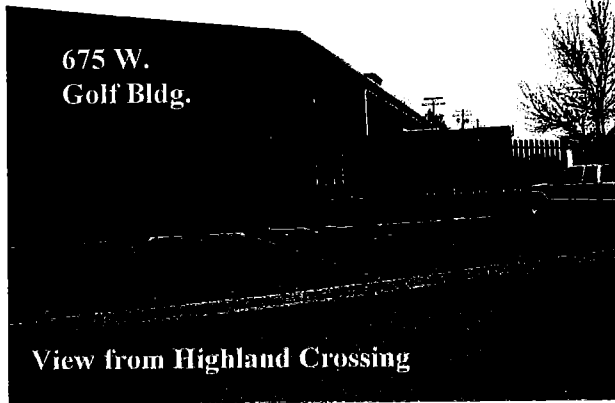
Staff has enclosed in the packet an alternative design for the rear service area labeled Staff Exhibit "A." This alternative design is preferable to the petitioner's originally proposed layout for several reasons described below. The petitioner has agreed to modify their plans to incorporate Staff Exhibit "A."



Staff Exhibit "A" is preferred as it would substantially reduce the amount of excess pavement behind the building and likewise would provide more pervious landscape area. The alternative design would *not* expand the construction limits because the asphalt that would be removed to create this triangle of landscaping would otherwise need to be repaired or replaced, since it is in poor condition. The cost of new asphalt is greater than the cost of sod and trees. The alternative design also requires fewer linear feet of concrete curb than the layout originally proposed by the petitioner.

The service area provides an opportunity to install landscaping on a property that is completely deficient of buffer landscaping. Four additional shade trees will be installed in the proposed alternative design, which would be a partial offset for the lack of space available to install trees along Golf Road (the total number of buffer trees would be 16 of the required 20). As a nearby example, a similar triangle of landscaping that includes 11 trees exists on the adjacent Mobil property (visible in the photo below left, and in the aerial photo on page 3 of this memo). Such landscaping on Mobil provides a similar offset of landscaping in the rear of that property where trees are deficient along the front of that property. These trees would provide additional screening of the rear of the building for the apartment complex to the south.





The staff alternative design would provide two additional parking spaces overall (14 instead of 12 and a total of 206), and all of the rear parking spaces would be straight-in spaces along an adequate drive aisle.

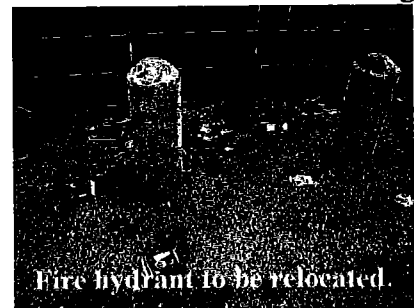
The alternative design would provide adequate drive aisle width for deliveries, garbage pickup, and Fire Department access.

The Engineering Division has reviewed the existing conditions on-site and in both designs. Neither design would interfere with the general flow of surface drainage if properly engineered. The rear corner of the property drains fairly evenly toward a storm drain inlet (see Staff Exhibit "B"). Construction of the curbed triangle island as shown in Staff Exhibit "A" would not impede this overland flow if one or two curb depressions are made. Narrow paved or gravel culverts leading from these curb cuts directly to the storm sewer inlet would be a solution. The culverts could possibly be made from the existing asphalt rather than concrete or gravel, which would reduce costs further. No storm sewer lines or additional inlets will be necessary given the favorable contours in this area and the relatively small area of overland flow. The trees and pervious surfaces will further reduce the potential for pooling. Staff will work with the petitioner to engineer and grade this area of the property correctly to ensure that pooling does not occur.

### Fire Department

The Fire Department has reviewed the proposal and adequate fire lanes and hydrant coverage will be provided. The Fire Department is requiring that the radius of the curbed island at the southern corner of the building be increased to soften the turn toward the rear of the building. The Fire Department is also requiring expansion of the island to encompass one adjacent parking space. The total number of parking spaces will be 205, including the implementation of Staff Exhibit "A."

An existing fire hydrant located along the southern service aisle would be relocated to the proposed landscaping area between the two buildings. Another fire hydrant would remain



along the east perimeter of the property, but the bollards would be removed since the hydrant would be located in a proposed landscape area.

### **Parking Lot Repair**

The parking lot has been disintegrating for years. Due to the existing violation in the condition of the pavement, the parking lot must be completely repaired during this construction season. Staff will monitor the pavement condition as this site improvement project proceeds and if the repair work is not completed concurrently, citations may be issued.

### **Storm Water Drainage**

In addition to the above comments regarding the design of the rear service area, the Engineering Division has provided comments regarding the landscape islands in the front of the property. The petitioner will be required to repair the majority of the asphalt on the property. This repair work will require some regrading to ensure proper storm water drainage. The poor condition of the parking lot has caused pooling in several locations. The petitioner has acknowledged that he will conduct a topographic survey to ensure that the parking lot is properly contoured and that the landscape islands do not interfere with the overland flow. Once the topographic survey has been conducted, it may be necessary to make minor revisions to the design of one or more landscape islands. A condition of approval is proposed to allow minor adjustments to the design of the islands for the sake of proper drainage, but that the total number of islands and trees shall be the same as shown on the site plan.

### **Miscellaneous**

The light poles and fixtures will not be changed with this proposal.

The façade of the shopping center will not be changed with this site plan amendment.

The existing dumpster enclosure will not be relocated with this proposal. The wooden doors to the enclosure are damaged and in violation of the property maintenance code. A condition of approval is included that the doors be repaired as part of this project.

### **DISCUSSION**

Staff recommends approval of the alternative design for the rear service area, Staff Exhibit "A," for the multiple reasons described above, and the petitioner has agreed to modify the plan to incorporate Staff Exhibit "A." The Engineering Division considers the alternative design very feasible with minor grading measures to direct water to the culvert.

The repair of the pavement and the installation of landscaping in an otherwise almost completely asphalt lot will dramatically improve the Code compliance and appearance of this property.

The conditions proposed below include deadlines for the steps toward project completion, which if not met would result in citations being issued. The project is past its 18-month deadline to be completed. The work must therefore be completed as soon as possible this construction season.

### **PLAN COMMISSION DISCUSSION**

The architect for the project, Thomas Scesniak, representing the property owner, 675 West Golf Road, LLC, came before the Plan Commission on April 1, 2009, to request a site plan amendment to complete site improvements at 675 W. Golf Road.

The petitioner stated that he is agreeable to the requirements of the Village to upgrade the property including the alternative design recommended by staff in Staff Exhibit A for the area behind the building. The petitioner will abide by the staff conditions of approval and will revise the site plan accordingly. Staff presented the proposed site improvements. The project will improve the appearance of the property through the addition of landscaping islands and trees. Landscape islands are proposed in the parking lot, between the buildings, and in the rear (southeast) corner of the property. Minor work including the relocation of a fire hydrant into a nearby landscaping area is also proposed. With the implementation of the design in Staff Exhibit A, the total number of parking spaces on the site would be 205.

The consensus of the Plan Commission was that this proposal will improve the appearance and physical condition of a parking lot that is in a deteriorated condition and lacks landscaping. The petitioner stated that the parking lot will be repaved and that he will coordinate the work with the adjacent shopping center owner.

The petitioner responded to questions from the Plan Commission related to the security behind the building. It was learned that the rear doors are locked from the inside and key access is limited to employees of TigerDirect.com/CompUSA. Staff confirmed that the lighting behind the building is adequate.

The parking lot will be repaved concurrently with the addition of the concrete landscape islands. The petitioner has agreed to have a topographic survey conducted prior to issuance of a building permit. The landscape islands will be designed properly to ensure that pooling does not occur.

The Plan Commission voted unanimously in favor of the project.

### **AUDIENCE PARTICIPATION**

None.

**MOTION - Vice Chairman Thoren moved (seconded by Commissioner Henderson) that the Plan Commission recommend to the Village Board approval of request by 675 West Golf Road, LLC for a site plan amendment for improvements at the property located at 675 W. Golf Road, in accordance with the petitioner's site plan as modified by Staff Exhibit A, subject to the conditions in staff memo #1 dated March 27, 2009:**



- 1) Prior to issuance of a building permit, the petitioner shall revise the plan set to incorporate the following and shall submit the revised site plan set to the Village for review and approval:
  - a) The design as shown on Staff Exhibit A shall be incorporated into the petitioner's site plan.
  - b) Four shade trees from the list of approved species in Subdivision Code Section 10-4-4-A-2-f shall be installed in the southeast corner of the property in addition to the landscaping scheduled in the petitioner's site plan.
  - c) The petitioner shall obtain a topographic survey for proper grading design of the parking lot and islands and the survey shall be submitted to the Village. The location of the landscape islands may be altered based on the results of a topographic survey, subject to staff review and concurrence, but the total number of islands and landscaping within the islands shall not be less than that shown on the petitioner's site plan.
  - d) The curbed island at the southern corner of the building shall be modified to a 9' radius as required by the Subdivision Code and shall be expanded into the adjacent parking space for adequate protection of the parking areas.
  - e) Two trees shown as Ash trees shall be changed to an approved species as listed in the Section 10-4-4-A-2-f of the Subdivision Code.
  - f) The doors to the dumpster enclosure shall be repaired as part of this project.
- 2) Regarding project timing, an extension of time is granted under Section 10-2-1-B of the Subdivision Code to allow completion of all site improvements no later than September 30, 2009, instead of the original deadline of February 21, 2009. The following dates shall be met to ensure this final completion date is met.
  - a) The petitioner shall obtain a building permit within thirty (30) days of the Village Board action on this request. Failure to obtain a building permit within that timeframe will result in citations being issued until the building permit is obtained.
  - b) The Department of Development Services shall be notified at least seven days prior to: (1) the stockpiling of significant amounts of nursery material on the site in preparation for planting; or (2) the start of planting operations on the site.
  - c) All work shall be completed by September 30, 2009. Failure to complete the work within that timeframe will result in citations being issued until the work is complete.
  - d) Fire lanes shall be designated and signed as determined necessary by the Fire Department prior to final approval.

- 3) The petitioner shall provide construction cost information for the work to the Department of Development Services to allow verification of compliance with the Subdivision Code requirements. The future occupancy of the vacant building space shall be reassessed to determine additional site work required, unless a sufficient credit is identified by the Village for the proposed work included in this project.
- 4) No signs are approved through the site plan approval.

**Roll Call Vote:**

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

2 Absent: Commissioners Afeef, Danowski

**Motion carried.**

cc: J. Norris; M. Koplin; P. Gugliotta; M. Hankey; G. Salavitch; R. Gotha; B. Skowronski; D. Plass; R. Norton; Petitioner

**Village of Hoffman Estates  
Plan Commission  
Non-residential Application**

**Site Plan Amendment**

**Project Name:** 675 WEST GOLF ROAD

**Submission Date:** 03-02-09

**I. Owner of Record**

675 WEST GOLF ROAD, LLC

**Name**  
P.O. BOX 932, RAUVINIA STATION, HIGHLAND PARK, IL

**Address**  
60035 (773) 281-5596 (847) 433-6341

**Zip Code**                      **Area Code Telephone Number**                      **Area Code Fax Number**

**II. Developer**

675 WEST GOLF ROAD, LLC.

**Name**  
P.O. BOX 932, RAUVINIA STATION, HIGHLAND PARK, IL.

**Address**  
60035 (773) 281-5596 (847) 433-6341.

**Zip Code**                      **Area Code Telephone Number**                      **Area Code Fax Number**

**III. Contact Person / Project Manager**

THOMAS Y. SCESNIAK,

**Name**  
1754 W. WISE ROAD, SCHHAUMBURG, IL

**Street Address**  
60193 (847) 352-5112 (847) 352-7131

**Zip Code**                      **Area Code Telephone Number**                      **Area Code Fax Number**

T.SCESNIAK@AOL.COM

**E-mail Address**

Applicant's relationship to property: ARCHITECT

**IV. Project Description (Attach separate sheet if additional space is needed):**

REDESIGN OF EXISTING PARKING LOT IN & AROUND  
THE EXISTING STRUCTURE. CONSISTING OF NEW  
PLANTING ISLANDS & REPAVEMENT AS REQUIRED.

I, the undersigned, certify the information provided on this Application accurately represents the proposal.

Owner's Signature: \_\_\_\_\_

Owner's Name (Please Print): MARK GLAZER

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

Applicant's Name (Please Print): THOMAS V. SCENIAK

**ECONOMIC DISCLOSURE STATEMENT**

Applicant: 675 West Golf LLC

Every question must be answered; if a question is not applicable, answer with "NA".

1a. The Applicant is an individual, and does not make this application in any representative capacity or in behalf of any beneficiary. Yes \_\_\_ No X (if no, see below). NA

1b. If the interest required to be disclosed is held by an agent or agents, or a nominee, indicate the principals for whom the agents or nominees hold such interest.  
NA

1c. If the interest of a spouse or any other party is constructively controlled by another person or legal entity, state the name and address of such person or entity possessing such constructive control and the relationship under which such control is being or may be exercised.  
NA

[Signature]  
Signature of Applicant or Authorized Person

If the Applicant is an individual other than in a representative capacity for legal entity, it is necessary only to complete Paragraph 1 above and the verification at the end of this statement; if the Applicant is a legal entity, the following information must be provided as required. If additional space is needed, attach supplementary schedules or statements.

2. The Applicant is a (describe legal entity): LLC

3a. If the Applicant is a corporation whose shares are not registered on a national securities exchange, indicate or attach hereto a list of the names and addresses of all shareholders and percentage of interest of each therein; identify the officers and directors of such corporation.  
NA

3b. If the Applicant is a corporation listed on a national securities exchange, indicate or attach hereto a list of names and addresses of all shareholders owning shares equal to or in excess of 10% of the proportionate ownership interest and the percentage of interest of each therein; identify the officers and directors of such corporation.

NA

3c. The Applicant is incorporated under the laws of the State of \_\_\_\_\_, and authorized to do business in the State of \_\_\_\_\_. Its principal office is located at \_\_\_\_\_.

4. If the Applicant is a partnership, association or joint, or common venture, indicate below the name and address of each such partner, associate, or person and the percentage of interest of each therein.

NA

5. If the Applicant is a land trust, business trust, estate or other similar commercial or legal entity, identify any representative, person or entity holding legal title as well as each beneficiary in whose behalf title is held, including the name, address and percentage of interest of each beneficiary.

Mark Glab 50%  
Scott Glab 50%

Whenever a stock or beneficial interest is held by a corporation or other legal entity, such shareholder or beneficiary shall also make disclosure as required below for corporations or other legal entities. Attach any additional information required to this statement. With respect to Paragraphs 4 and 5 above, any legal entity required by law to file a statement providing substantially the information required above, may with the approval of the Corporation Counsel, file a duplicate of such statement or sufficient parts thereof to provide the information required.

Date: 2/27/2009

Signature: [Handwritten Signature]

Printed Name: Mark Glab

Title: manager

Note: Pursuant to Section 11-3-8 of the Hoffman Estates Municipal Code, the Corporation Counsel of the Village of Hoffman Estates may require any such additional information from any Applicant to achieve full disclosure relevant to the request for action by the Village Board, Village Department or Village Commission.

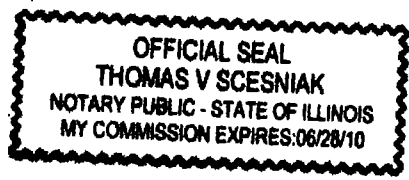
State of ILLINOIS  
County of COOK SS:

The undersigned having been duly sworn, states that (he) ~~(she)~~ is authorized to make this affidavit in behalf of the Applicant, that the information disclosed in this Economic Disclosure Statement and any accompanying schedules is true and complete to the best of (his) ~~(her)~~ knowledge, and that the Applicant has withheld no disclosure as to economic interest in the undertaking for which this application is made nor reserved any information, data or plan as to the intended use or purpose for which it seeks action by the Village Board, Village Department, or Village Commission.

[Signature]  
(Signature of Person Making Statement)  
Mark Glab  
Printed Name

Subscribed to before me this 27 day of FEBRUARY, 2008.

[Signature]  
Notary Public





Staff Exhibit A

675 West Golf Road Loading Dock Alternative Design



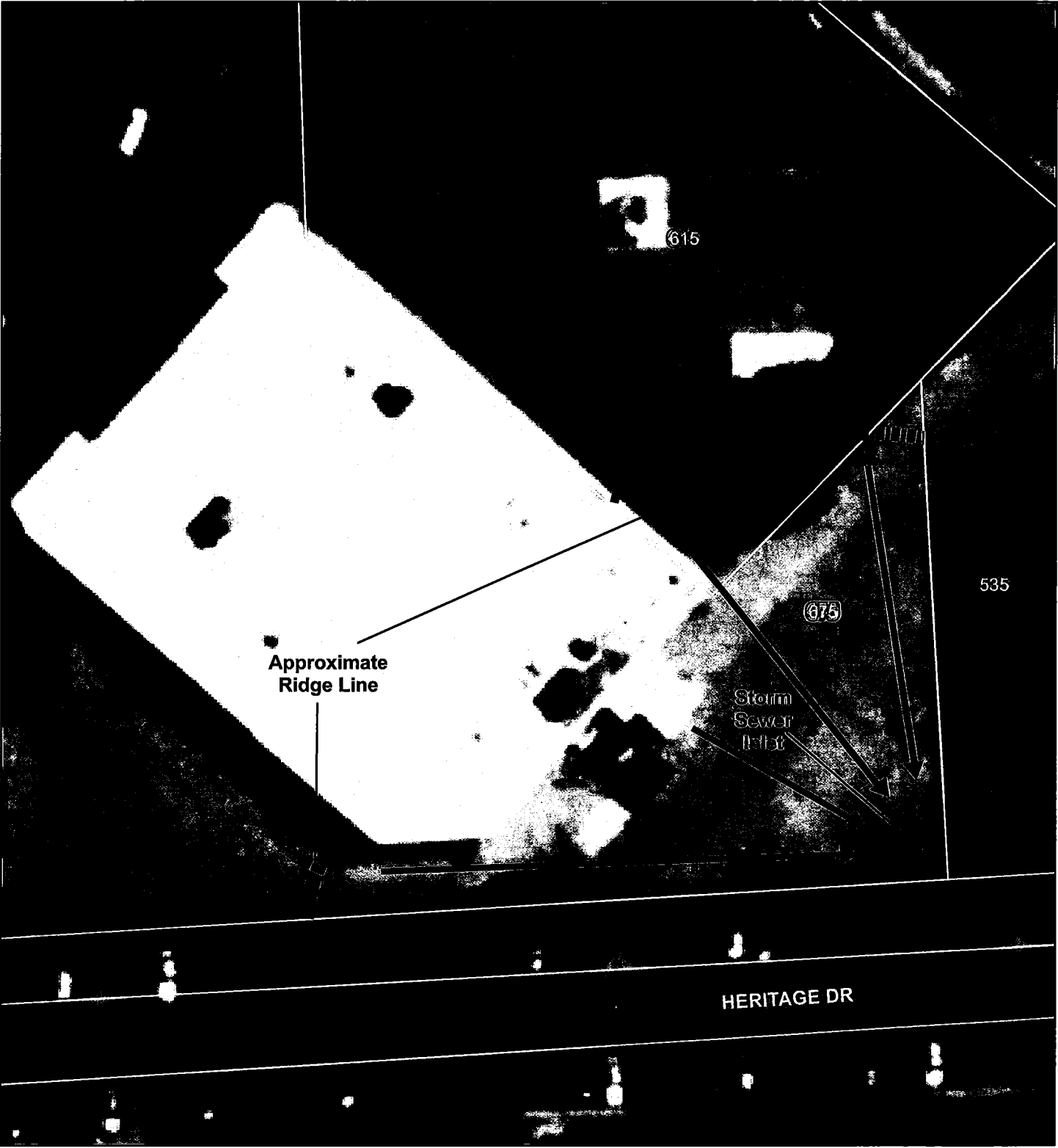
1 inch = 30 feet

Transportation and Engineering Division  
Village of Hoffman Estates





# 675 W. Golf Road - Overland Flow Drainage

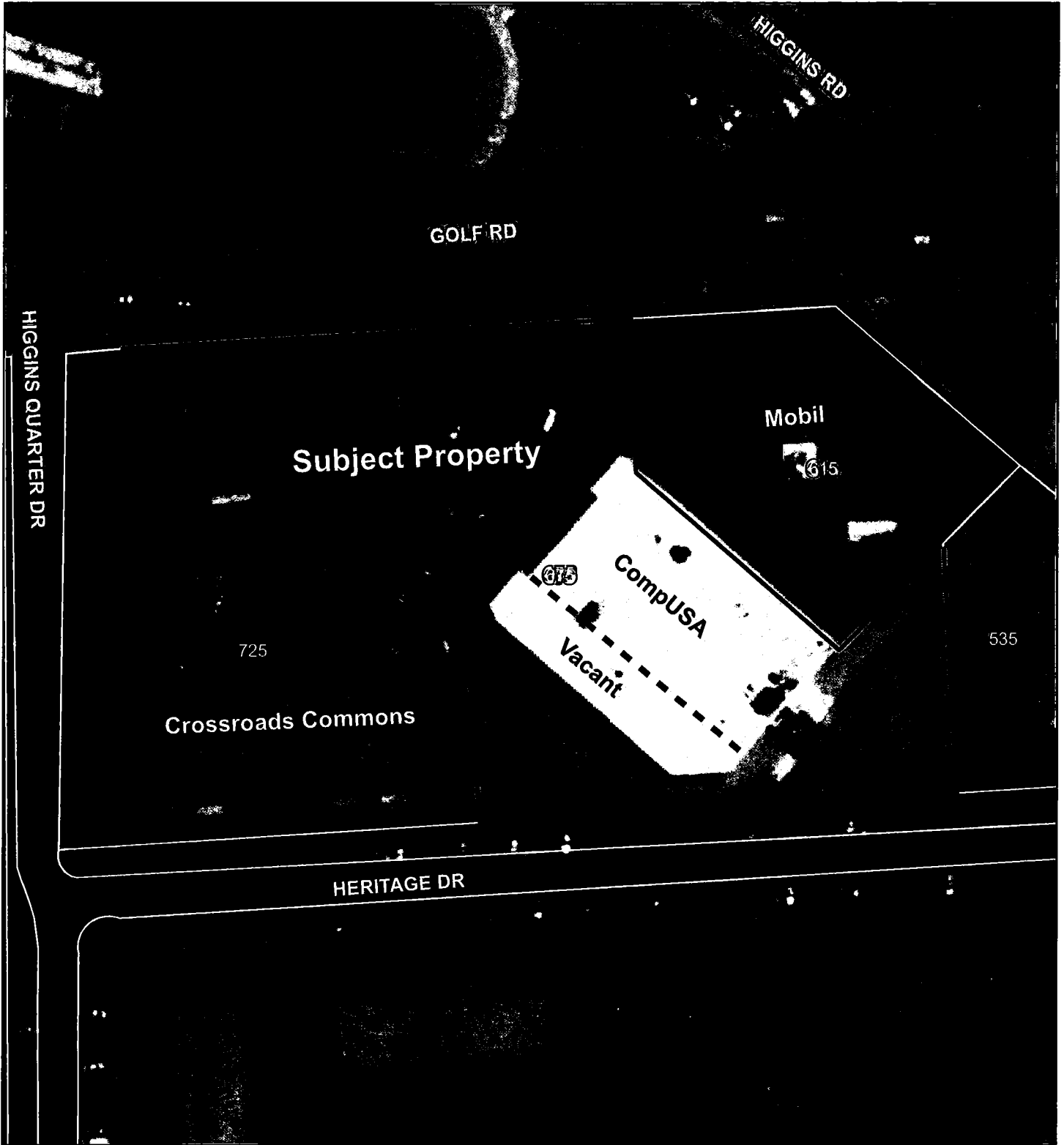


1 inch = 50 feet

Planning Division  
Village of Hoffman Estates  
March 2009



# 675 W. Golf Road



1 inch = 100 feet

Planning Division  
Village of Hoffman Estates  
March 2009

VILLAGE OF HOFFMAN ESTATES  
ZONING BOARD OF APPEALS

FINDING OF FACT

DATE OF PUBLIC HEARING: March 17, 2009

DATE OF PRESENTATION TO VILLAGE BOARD: April 6, 2009

PETITION: Hearing held at the request of Casimir Guzay to consider variations from the Zoning Code to permit the construction of a deck on the property located at 1545 Glen Lake Road.

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

ZONING CODE SECTION(S) FOR VARIATION(S): 9-3-6-K

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

MOTION: Request to grant Casimir Guzay of 1545 Glen Lake Road, *a 4 foot corner side yard setback variation from Sections 9-5-4-D-5 and 9-3-6-E-1 to permit a deck to be set back 26 feet from the (southwest) corner side property line instead of the minimum required 30 feet.* The following condition shall apply:

**The proposed brick patio must drain away from the house.**

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

Mr. Guzay would like to replace his 30 year old existing two-story deck. The existing 6" wide stair steps don't meet Building Code requirements. The house is not parallel to the building line. It is unique lot. The angle and placement of the house on the lot makes it difficult to construct any accessory structures on this lot.

The proposed deck will have stairs that meet the Building Code. The new deck would come out further 4 feet causing the deck to encroach into the right-of-way. The stairs would encroach into the corner side yard setback. It was also confirmed that the variation is only for the corner of the stairs to allow outlet from the deck. The shape of the lot and the house cause a small portion of the deck to encroach into the setback.

It was noted that there have been two similar variations for 8 and 12 feet granted previously.

AUDIENCE COMMENTS

None.

VOTE:

6 Ayes

1 Absent (Boomgarden)

**MOTION PASSED**

ZONING BOARD OF APPEALS

Chairman William Weaver

Vice-Chairman Ronald Jehlik

Denise Wilson

Michael Ciffone

Masoom Ali

Donna Boomgarden

Michael Gaeta


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

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

FINDING OF FACT WRITTEN BY MASOOM ALI

# VILLAGE OF HOFFMAN ESTATES

## Memo

**TO:** William Weaver, Zoning Board of Appeals Chairman  
**FROM:** Ashley Monroe, Assistant Planner   
**RE:** 1545 GLEN LAKE ROAD – CORNER SIDE YARD SETBACK VARIATION FOR A DECK  
**DATE:** March 11, 2009  
**HEARING DATE:** March 17, 2009

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1. **REQUEST SUMMARY**

Request by Casmir Guzay for a corner side yard setback variation to permit a deck in the side yard.

2. **PETITIONER PROPOSAL**

The petitioner would like to replace their existing two-story wooden deck with a brick patio and elevated deck. The site plan and survey submitted by the petitioner indicate that a portion of the proposed deck and the new staircase would encroach on the required side yard setback. The petitioner would like to position the new staircase on the southwest side of the deck instead of the northeast side where the stairs are currently located.

As proposed, the portion of the deck encroaching on the setback would primarily be the staircase descending into the side yard requirement. Deck stairs are considered a part of the deck structure, therefore the distance between the deck and the (southwest) property line would be 26 feet. The deck would encroach into the required side yard by 4 feet.

The construction of the existing deck stairs does not meet current Building Code requirements but the petitioner would like to keep some stair access to the elevated deck. A new staircase built to Building Code standards would extend the staircase an additional 4'6" from the deck.

The existing elevated deck measures approximately 185 square feet, including the staircase. The proposed deck measures approximately 248 square feet, including the new staircase which will conform to current Building Code standards. The increase in the deck size is primarily due to the expansion of the stair area based upon current Building Code requirements.

3. **SITE CONDITIONS**

- a) The subject property is zoned R-4, One Family Residential.
- b) The surrounding properties are also zoned R-4, One Family Residential District. Glen Lake Plaza, zoned B-2, is nearby to the south.

4. **APPLICABLE REQUIREMENTS**

Section 9-5-4-D-5 (p. CD9:71) states that the minimum side yard setback in the R-4 District shall be thirty (30) feet and Section 9-3-6-E-1 (p. CD9:32) states that decks greater than five feet above grade shall be subject to the setback requirements of the principle structure. Therefore, the minimum required setback for the deck is thirty feet.

5. **ADJACENT OWNERS COMMENTS**

- a) Standard notification letters have been mailed with no written comments received at the time of this writing.
- b) A Statement of Awareness form was returned from 1535 Glen Lake Road, neighbor directly to the south. The petitioner's rear yard faces the side of this neighbor's house.

6. **VARIATION HISTORY**

**Subject property**

This property does not have a variation history.

**Similar deck variations in the Village**

- a) Ordinance 3320-2001 – 4005 Hudson Drive - 8' variation was granted to permit a 17' setback from the side property line instead of the required 25 foot minimum.
- b) Ordinance 3572-2003 – 4120 William Court – a 12' variation to permit a 13'6" setback from the side property line instead of the 25'6" minimum.

7. **ENGINEERING COMMENTS**

The proposed brick patio must drain away from the house. The Engineering Division will work with the petitioner during the permit process to ensure drainage is done properly.

8. **IMMEDIATE AUTHORIZATION TO APPLY FOR PERMIT**

The petitioner requests immediate authorization to apply for permits.

9. **DEVELOPMENT SERVICES COMMENTS**

The angle and placement of the house on this lot make it difficult to place accessory structures. The principal structure is skewed on the lot therefore an accessory structure would get closer to the property line as the structure extends farther away from the house. At this property, any accessory structure which extends directly from the building line of the principal structure would encroach on the required 30 foot side yard setback.

Positioning the steps on the southwest side of the deck leaves the pathway under the elevated deck unobstructed; however, the plans could be revised to position the stairs in another location outside the required side yard setback. It should be noted that a staircase from a second-story deck is not required by the Building Code. If approved, the stairs will be constructed per Building Code standards.

10. **MOTIONS**

Should the Zoning Board find that the Standards for a Variation are met, the following motion is provided:

**A 4 foot corner side yard setback variation from Sections 9-5-4-D-5 and 9-3-6-E-1 to permit a deck to be set back 26 feet from the (southwest) corner side property line instead of the minimum required 30 feet.**

***The following condition is recommended:***

***The proposed brick patio must drain away from the house.***

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

VILLAGE OF HOFFMAN ESTATES  
ZONING BOARD OF APPEALS

REQUEST FOR RESIDENTIAL VARIATION HEARING

FOR VILLAGE USE ONLY

Hearing Fee \$ 150.00 Date Paid 2/23/09 Received By A. Monroe  
Hearing Date: 3/17/09 Time: 7:35pm Legal Published 3/2/09  
Receipt Number 291183 Check No. 1353 Zoning District R-4

PLEASE PRINT OR TYPE

Use additional sheets as necessary

1. Property Owner(s) Name\* Casimir Guzay Guzay

E-Mail Address Guzay@5bc Global.Net Fax \_\_\_\_\_

Owner's Address 1545 <sup>(3 mail cabs)</sup> Glenlake Rd. Phone 847-882-7470

City Hoffman Estates State IL Zip 60169

Subject Property's Address (if different):

1545 Glen Lake Road

2. Person applying if other than owner\*:

Name Miko Hasemann Company Quality Craft

E-Mail Address miko.hasemann@5bcglobal.net Fax \_\_\_\_\_

Address P.O. Box 313 Phone 815-404-0057

City Marengo State IL Zip 60152

3. Property Index Number (PIN) 07-08-407-018

4. Zoning District R-4

5. Briefly describe the improvement that needs a variation.

Deck + brick patio

\* If "owner" is an entity other than an individual(s), then an Economic Disclosure Statement must also be filed.



6. Other options that would not require a variation?

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7. Is the applicant the original owner? NO How long has the applicant resided at this address? 30 yrs Did the condition that instituted this request for a variation exist at the time the applicant purchased this property? If yes, please describe.

Not sure

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8. Describe existing materials and proposed construction materials indicating if proposed construction will match or blend with the existing structure.

Replacing wood decks with wood + Trex decks with pavers in place of existing lower deck.

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9. Estimated total project cost 14,500

10. Removal/ relocation of trees, driveway approaches, utilities required? Will the proposed construction require removal/ relocation of trees, driveway apron, utilities, other? If yes, please describe.

No

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**11. An Immediate Authorization to Apply for Permits** allows the Code Enforcement Division to begin the building permit review process prior to the adoption of the Ordinance by the Village Board. The Immediate Authorization makes it possible for you to expedite the plan review process by approximately two weeks. Contact the Code Enforcement Division at 847/781-2631 to discuss the building permit application and review process.

**Please check one of the following**

Yes, I request Immediate Authorization to Apply for Permits upon approval of my application by the Village Board, allowing me to begin the building permit review process prior to adoption of the Ordinance approving my variation.

Or

No, I do not request Immediate Authorization to Apply for Permits.

**12. Existing Conditions**

Front, Side, Rear Yard Setback, Height, or Other Variation	Present Condition	Required	Proposed
Side yard variation	30.15 ft.	30 ft.	26.0 ft

**13. I, the undersigned,** certify the information and submissions provided accurately represent the current conditions and proposed improvement(s) requiring a variation.

Owner's Signature Casimir M. Guzay J.

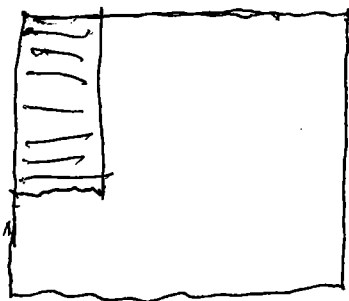
Name (Please Print) Casimir Guzay

Applicant's Signature Mike Hasemann

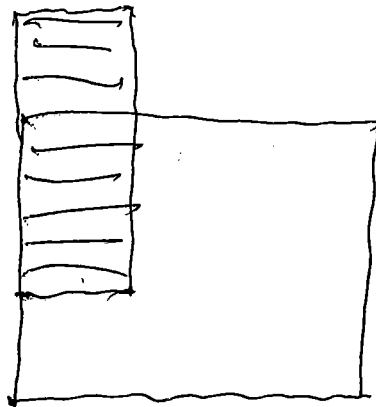
Name (Please Print) Mike Hasemann

We would like to get a variance to rebuild deck + patio. The house is positioned on Lot on angle which, makes it difficult to place steps to upper deck. Deck is in bad shape and needs to be replaced. Reason to put steps on side of deck is so that in order to comply with current Stair Codes. The new steps will stick out from house an additional  $4\frac{1}{2}$  feet, which would come out to the edge of bottom deck and break it up almost into 2 decks. This small alteration will not affect any neighbors or property.

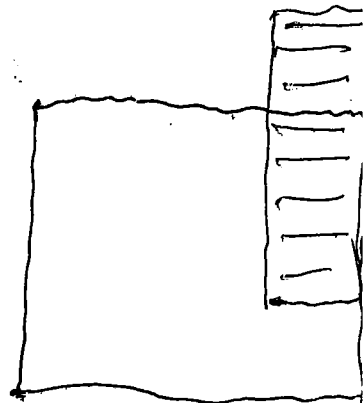
Old deck  
old code for  
steps



Old Deck  
New Code  
Steps



Proposed





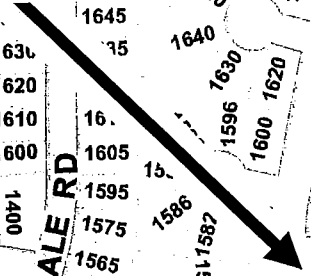
1945  
1935  
1925  
1915  
1905

1936 1925

MacArthur School

High Point Park

SUBJECT SITE



Hoffman Estates High School

EDGEFIELD LN

KENWOOD RD

KINGSDALE RD

DEVONSHIRE LN

FAIRFIELD LN

GLEN LN

GLEN LAKE RD

HERMITAGE LN

ENGLEWOOD

DWELL LN

MEYER RD

Armstrong School

KINGSDALE RD

CAMPBELL LN

BLAIR LN

NEWCASTLE LN

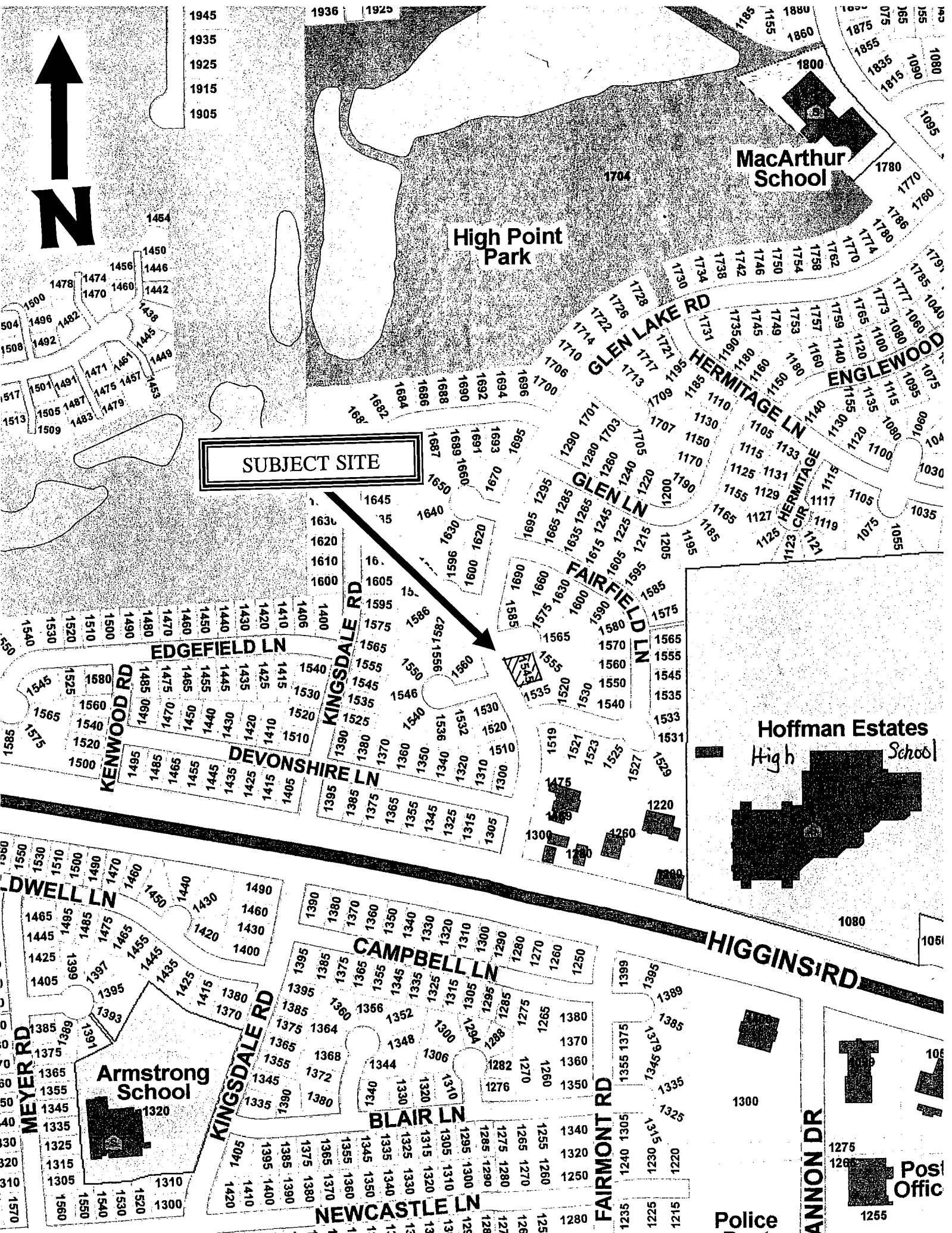
HIGGINS RD

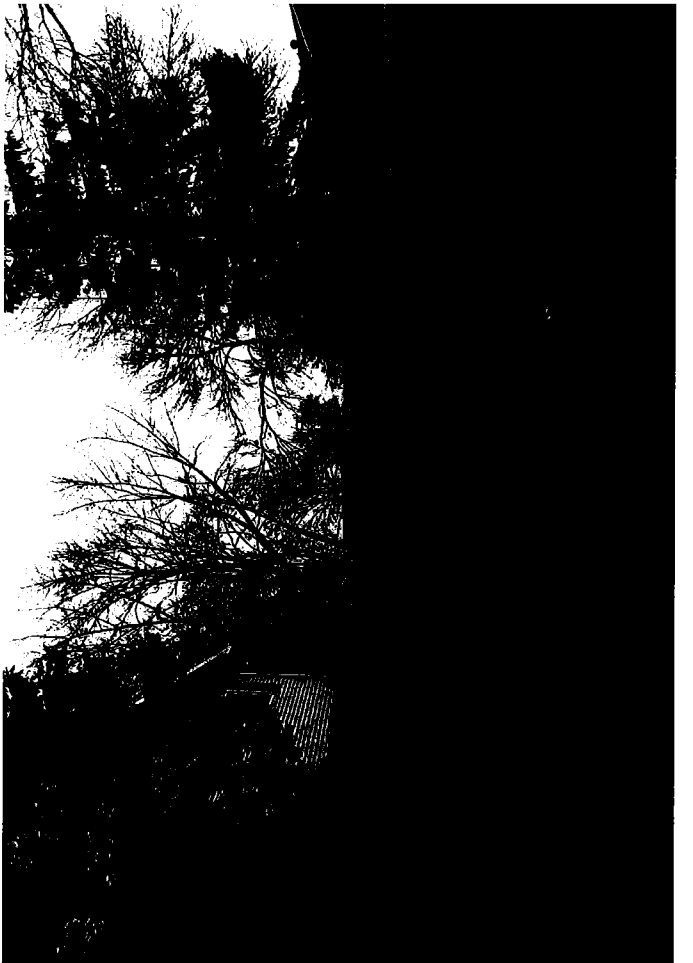
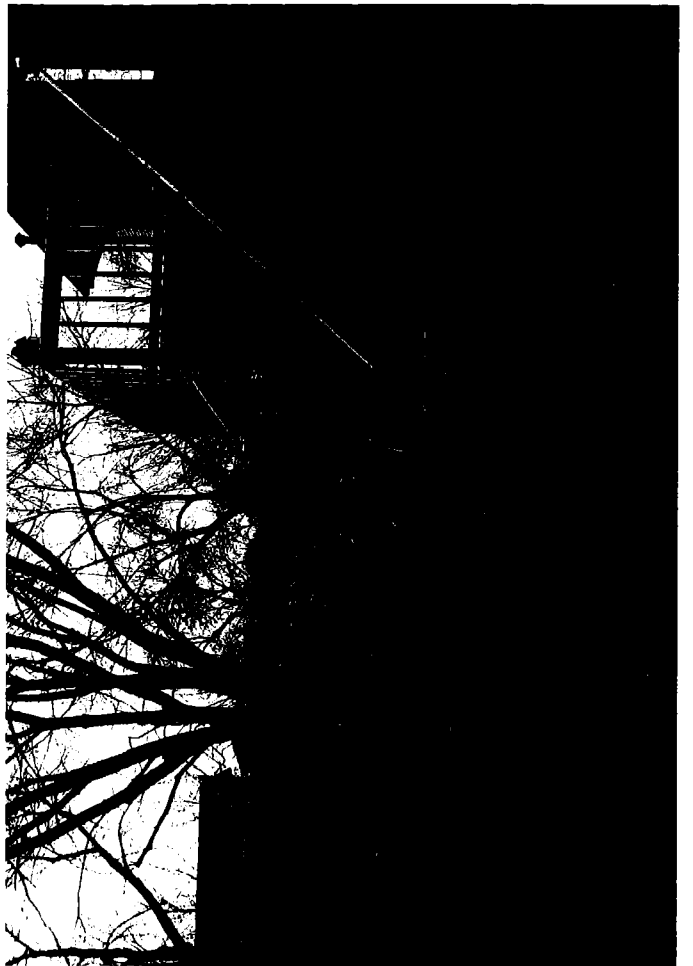
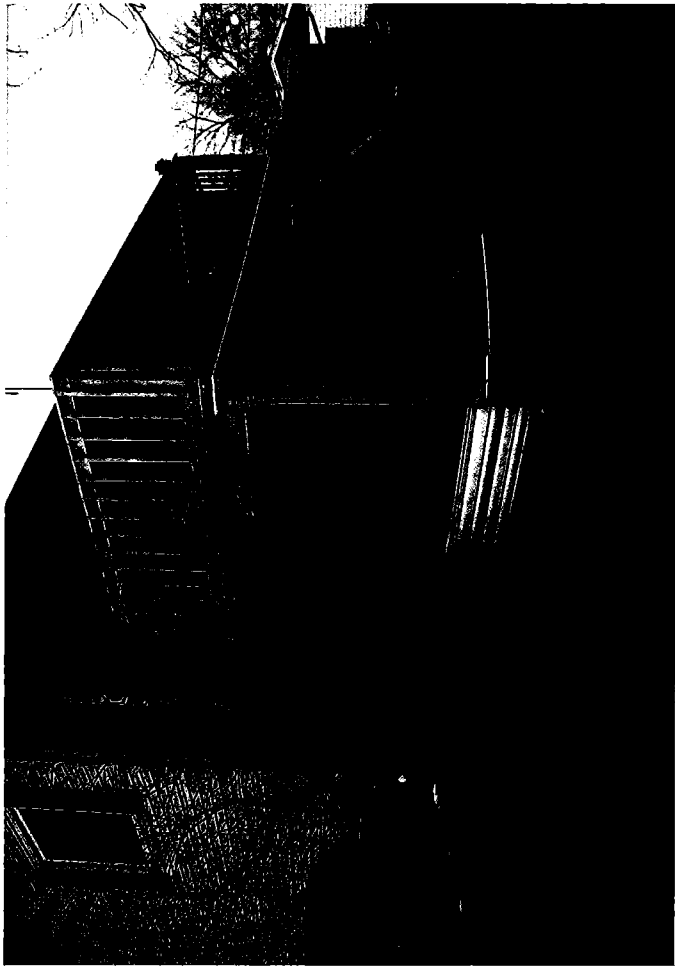
FAIRMONT RD

ANNON RD

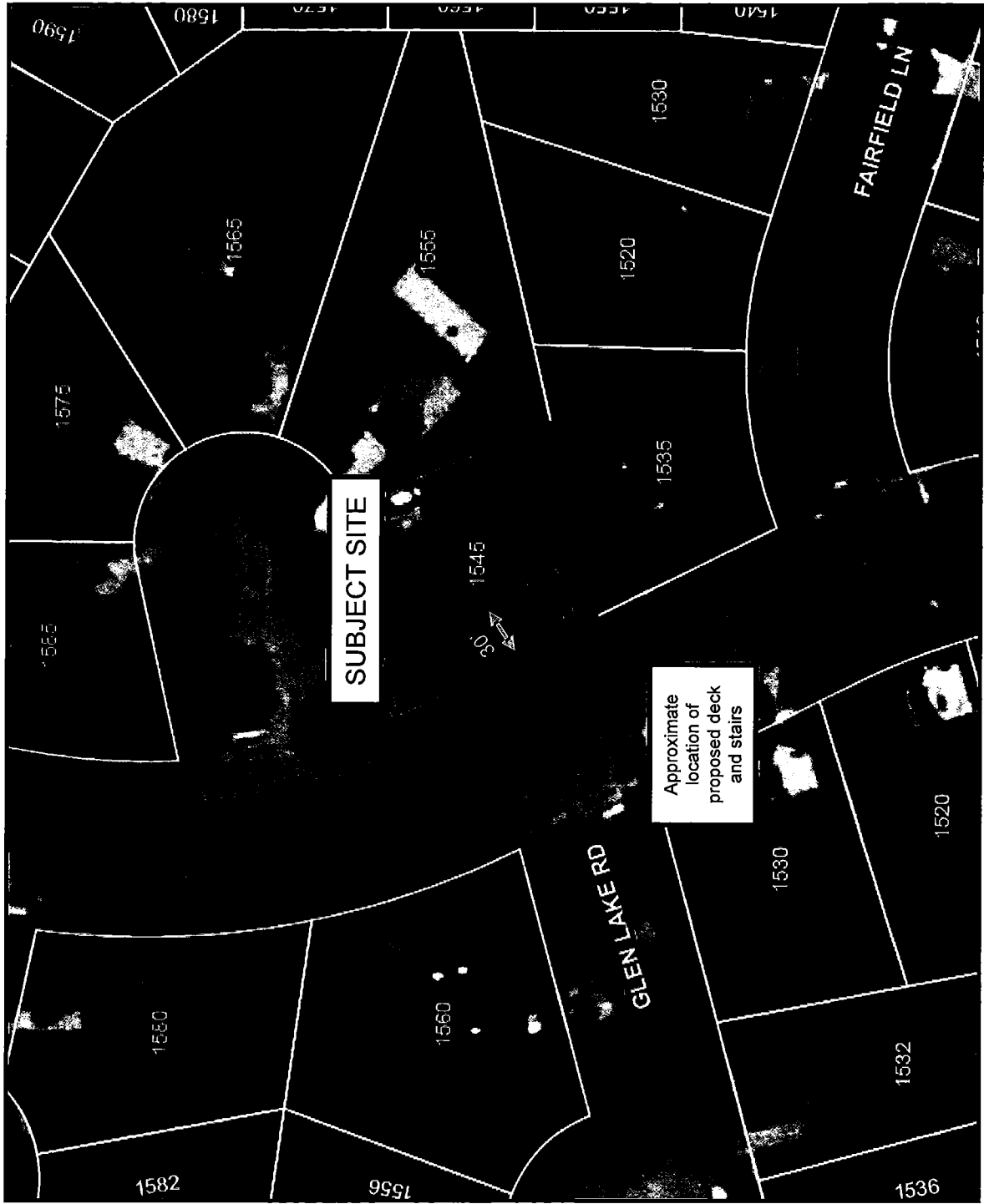
Post Office

Police

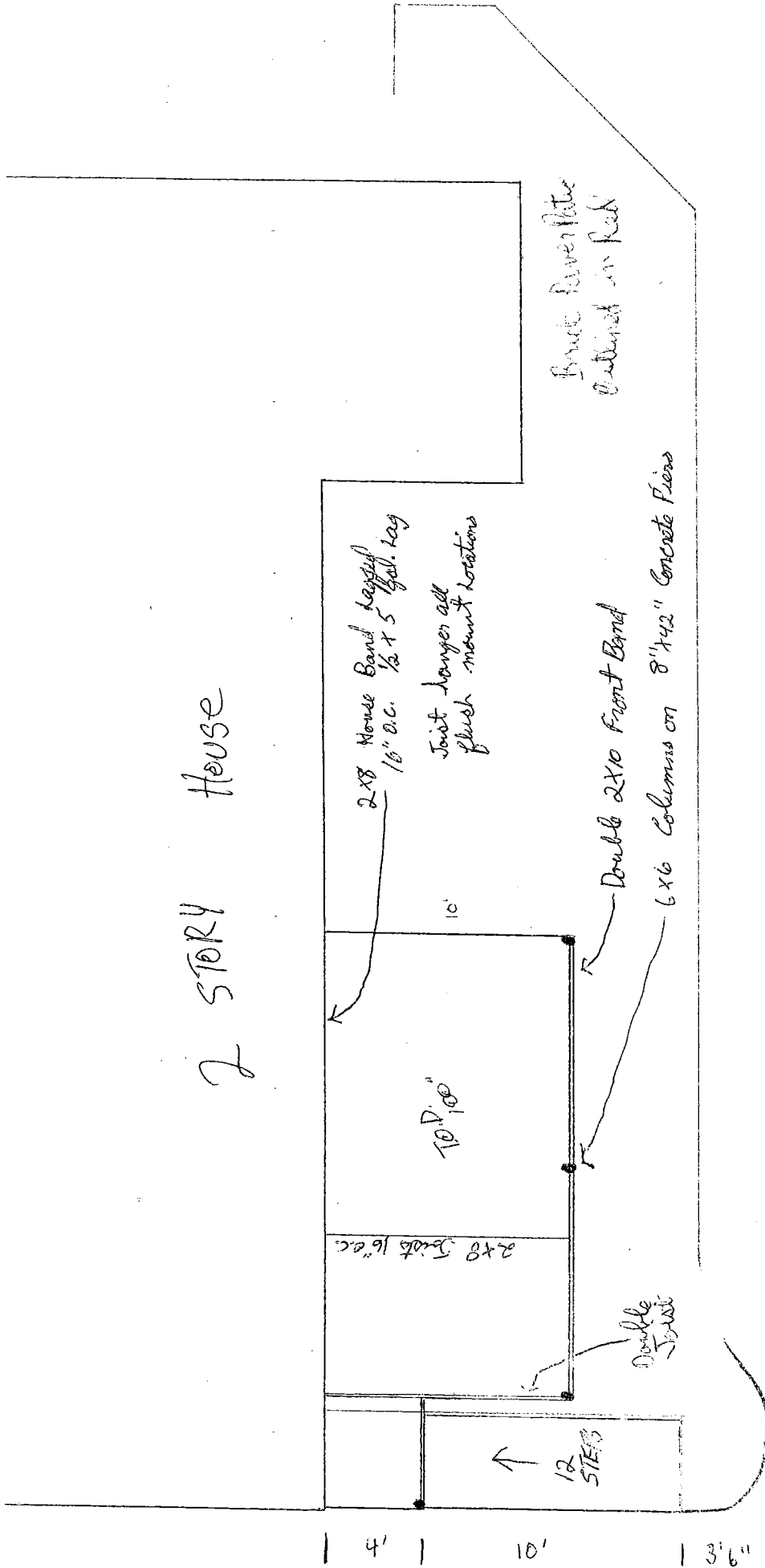




# 1545 Glen Lake Road – Side Yard Variation Request



# 2 STORY HOUSE



Brace River Plate  
Outlined in Red

2x8 House Band Lapped  
16" o.c. 1/2 x 5 gal. lag  
Joist hanger all  
flush mount locations

Double 2x10 Front Band  
6x6 Columns on 8" x 12" Concrete Floors

10'

10" P.I.P.

2x8 Joists 16" o.c.

Double Joist

12 STEPS

4' | 10' | 3'6" |

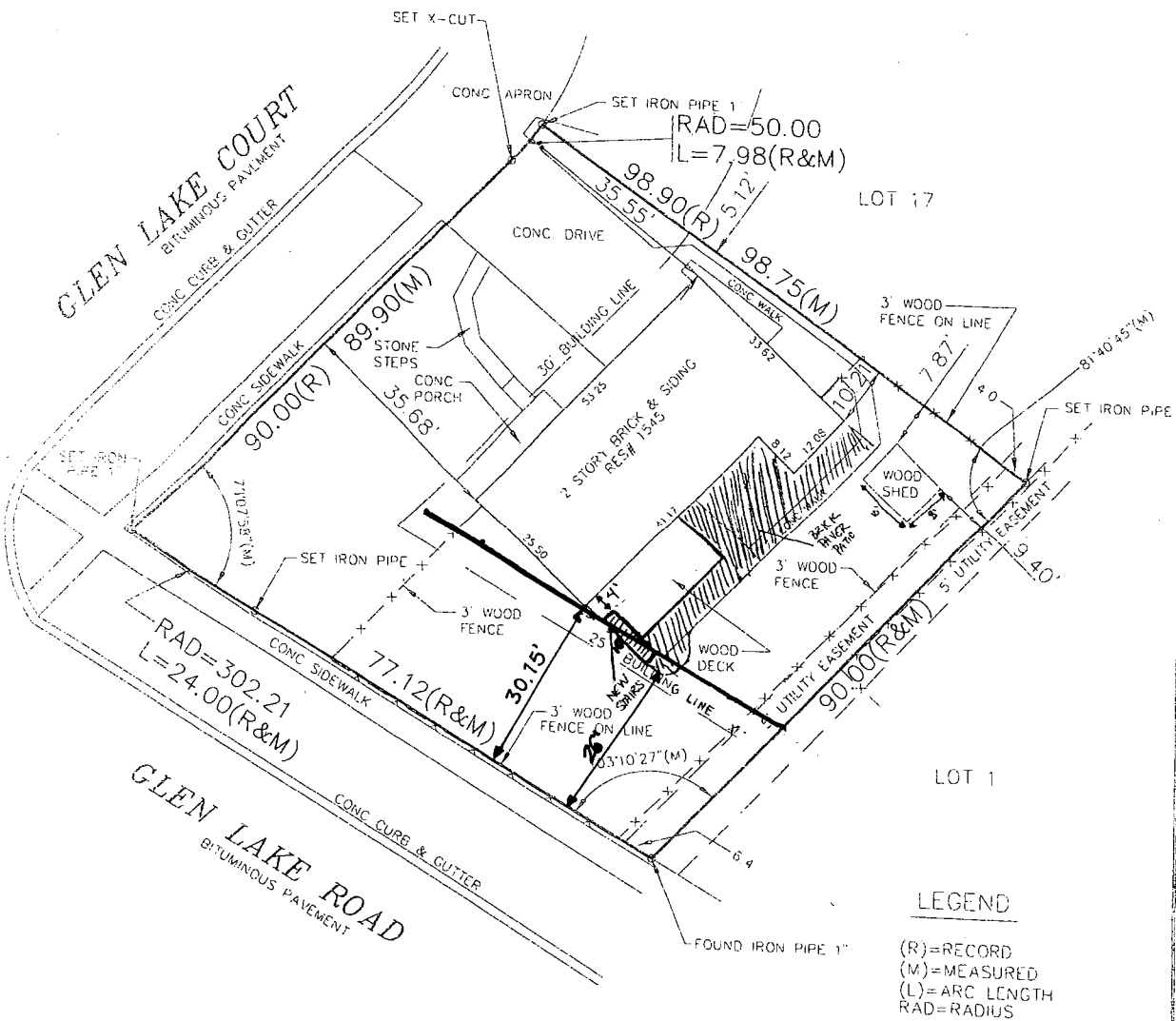
4'6" | 13'6"

# PLAT OF SURVEY

LOT 18, BLOCK 193 IN THE HIGHLANDS WEST AT HOFFMAN ESTATES XXI, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER AND PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT RECORDED MAY 14, 1965 AS DOCUMENT NUMBER 19463901 IN THE VILLAGE OF HOFFMAN ESTATES, SCHAUMBURG TOWNSHIP, COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 1545 GLEN LAKE COURT  
HOFFMAN ESTATES, IL  
LOT AREA=9,222 SF

SCALE 1"=20'



PREPARED FOR CASMIR GUZAY

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY

STATE OF ILLINOIS) PLAT IS VOID IF IMPRESSED SEAL DOES NOT APPEAR  
 COUNTY OF COOK)

I, REFERENCE R. DAHL, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS HEREIN DESCRIBED, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY.

ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF

REFERENCE R. DAHL, DATE 1/10/09  
 REFERENCE R. DAHL, LICENSE # 117-30-10  
 LICENSE # 117-30-10  
 LICENSE # 117-30-10

NOTE  
 ALL UTILITY EASEMENTS INCLUDE BOTH UTILITY AND DRAINAGE RIGHTS

NOTE  
 EASEMENTS AND BUILDING LINES INDICATED ARE TAKEN FROM ORIGINAL SUBDIVISION PLAT FOR SUBSEQUENT EASEMENTS AND BUILDING LINES ADDED, ALTERED OR NOT DEPICTED UPON RECORDED SUBDIVISION PLAT. REFER TO TITLE POLICY, DEED OR INSTRUMENT CREATING SAME

**CONTINENTAL ENGINEERS & SURVEYORS, INC.**

Consulting Civil • Sanitary • Structural Engineers  
 Land Surveyors & Planners

2099 SPENNINGTON AVE. HOFFMAN ESTATES, ILLINOIS 60169  
 (847)885-3326 FAX (847)885-3496

PROFESSIONAL DESIGN FIRM # 184-003402

FIELD SURVEY DATE 01-08-09



VILLAGE OF HOFFMAN ESTATES  
ZONING BOARD OF APPEALS

FINDING OF FACT

DATE OF PUBLIC HEARING: March 17, 2009

DATE OF PRESENTATION TO VILLAGE BOARD: April 6, 2009

PETITION: Hearing held at the request of McShane Development to consider a master sign plan on the Huntington Woods Corporate Center property located on the north side of Central Road, west of Huntington Boulevard, and north of the Northwest Tollway (I-90).

DISTRICT IN WHICH PROPERTY IS LOCATED: O-3, Office and Research Tollway District

ZONING CODE SECTION(S) FOR VARIATION(S): 9-3-8-M-12

FINDING-OF-FACT: The Zoning Board of Appeals (ZBA) found that the Standards for a Master Sign Plan (9-3-8-M-12) were met.

MOTION: Request to grant McShane Development *approval of a Master Sign Plan on the Huntington Woods Corporate Center property located on the north side of Central Road, west of Huntington Boulevard, and north of the Northwest Tollway (I-90), in accordance with Section 9-3-8-M-12 of the Zoning Code based on the "Huntington Woods Corporate Center: Master Sign Plan and Regulations" document (dated March 12, 2009) and corresponding exhibits. Ordinance No. 4082-2008 shall be null and void with the passage of this Master Sign Plan.*

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

Mr. Mazurek was present at the March 17th meeting representing McShane Development concerning a Master Sign Package for the Huntington Woods Corporate Center.

At the beginning of the meeting Chairman Weaver had commented that all of the board members were concerned as to the complexity of the package as it was presented to us. Mr. Mazurek replied that this is a complicated package because of O-3 zoning this property can accommodate many types of uses they would have to draw up a package to encompass all the potential uses they could think of that could be developed on these parcels of properties, which are split in two.

Chairman Weaver was also concerned about the marketing signs not being incorporated into the sign package and also not incorporated into the permanent signage. Ms. Wilson was also concerned about the smaller v-shaped signage, which seemed to duplicate the larger marketing sign. These three marketing signs along with sign package add a lot of clutter to the property.

Mr. Mazurek replied the three marketing signs are not part of the package and were approved previously. They also anticipate the marketing signs will be in place for at least 6 years or longer, that is the projection for completion of the development. As far as the v-shaped signs, they convey more of a site plan as to the potential lots and lot sizes available. Mr. Gugliotta had advised board members that these signs are permitted for every property owner in the village for marketing purposes. A good example would be that no one would know that this office park existed if the signs were not there. Mr. Mazurek also replied they have received calls from other brokers as to the property since the signs were erected and these signs are a necessity for the property to develop.

Mr. Gugliotta had explained that this is a very unique sign package the village has never seen before. This is a 70 acre development that is split into 2 pieces that could have several different owners and several different uses that could take several years to develop.

The advantage to this package is that the signage will have consistency throughout the entire park no matter what the particular type of use, owner or time line of the building being built. Without this package property owners could have their own design, style and shape of signage on their buildings. This package would eliminate the inconsistency throughout the development. The trade off is maybe a few more signs than code permits, also some a little larger than code permits, but all consistent, which would have a much better appearance than without the proposed package.

This board saw no problems with this package once it was explained of the time and effort that village staff had put into this package; it's a win-win situation for the general appearance of the project and the village.

AUDIENCE COMMENTS

None.

VOTE:

5 Ayes

1 Nay (Wilson)

1 Absent (Boomgarden)

ZONING BOARD OF APPEALS

Chairman William Weaver

Vice-Chairman Ronald Jehlik

Denise Wilson

Michael Ciffone

Masoom Ali

Donna Boomgarden

Michael Gaeta

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

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

FINDING OF FACT WRITTEN BY MICHAEL CIFFONE

# VILLAGE OF HOFFMAN ESTATES

## Memo

**TO:** William Weaver, Zoning Board of Appeals Chairman  
**FROM:** Josh Edwards, Assistant Planner *JAE*  
**RE:** REQUEST BY MCSHANE HOFFMAN ESTATES, LLC FOR APPROVAL OF A MASTER SIGN PLAN FOR HUNTINGTON WOODS CORPORATE CENTER LOCATED ON THE NORTH SIDE OF CENTRAL ROAD, WEST OF HUNTINGTON BOULEVARD  
**DATE:** March 12, 2009  
**HEARING DATE:** March 17, 2009

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### 1. REQUEST

Request by McShane Hoffman Estates, LLC to consider approval of a master sign plan for Huntington Woods Corporate Center located on the north side of Central Road, west of Huntington Boulevard.

### 2. BACKGROUND

The Huntington Woods Corporate Center ( $\pm$  71 acres) property is located on the northwest corner of Central Road and Huntington Boulevard; south of the AT&T Headquarters property and east of the Claire's property. The development includes two major undeveloped parcels; one east and one west of the loop drive of AT&T Center Drive. The two "halves" of the development are not contiguous. The eastern parcel ( $\pm$  33 acres) of the Huntington Woods Corporate Center has been subdivided into three lots. Two site plans have been approved for two office/warehouse buildings along Huntington Boulevard: Mori Seiki and Big Kaiser. The third and largest lot of the eastern parcel is undeveloped and may be further subdivided in the future. The western parcel ( $\pm$  38 acres) of the subdivision is undeveloped and no site plans have yet been approved.

### 3. PROPOSAL

The proposed master sign plan is included in the packets for review. The master sign plan is generally divided into the different categories of signs proposed: campus monument signs, temporary marketing signs, wall signs, ground signs, and miscellaneous signs. The petitioner has modeled this master sign plan after the Prairie Stone Crossing and Poplar Creek Crossing master sign plans and the EDA Prairie Stone Business Park sign code, while adding unique provisions based on their anticipated development scenario. Huntington Woods is anticipated to include office and flex-tech uses as well as possible retail uses. The sign plan includes size, location, and design standards for the different sign types.

#### *Campus Monument Signs*

Three types of campus monument signs are proposed: primary campus monument signs (two subtypes), pillar campus signs, and campus directional signs.

The primary campus monument sign type "A" (Exhibit #3) are the large signs that would identify the Huntington Woods Corporate Center. Two such signs are proposed at the southwest and southeast corners of the development. They would serve as bookends identifying the park for drivers traveling from the east or west on Central Road and would also be visible from the Tollway. Provisions are included in the master sign plan that the sign on the southwest corner be installed after the Village has approved a site plan on the west parcel of the development. At that time the future location of an extension of Eagle Way will be known and the sign's ideal location can be determined.

Primary campus monument sign type "B" (Exhibit #4) are smaller monument signs also intended to identify the Huntington Woods Corporate Center. These signs would be placed near the entrances to the development from Huntington Boulevard, AT&T Center Drive (both sides), and Eagle Way. Four such signs are proposed.

Pillar campus sign (Exhibit #5) are flat placard-like signs that would be attached to the existing pillar at the intersections of AT&T Center Drive and Central Road (both ends of the loop drive). One of the two pillar structures at each entrance would feature a Huntington Woods sign; the other pillars include existing signs on AT&T property.

Campus directional signs (Exhibit #6) are small monument signs that would be placed to direct traffic to the buildings in the development. Their location and quantity would be determined as future site plans are proposed.

### *Temporary Marketing Signs*

Three types of temporary marketing signs are proposed: developer's temporary marketing signs (DTMS), construction signs, and owner's/tenant's temporary marketing signs.

The DTMS includes the large marketing sign (Exhibits #7) that was granted variations in December 2008. It is currently located at the southwest corner of the development. This sign has been incorporated into the plan and Ordinance #4082-2008 granting the sign variations would be void if this master sign plan is approved. The sign could remain for a maximum period of 6 years, but the petitioner can request an extension for this sign in 2015 if they feel that the sign is still needed to market the development. The sign would also be relocated if needed at the time of site plan approvals on the west parcel. The DTMS also includes the two existing permitted marketing signs (Exhibit #8) located along Central Road on the east and west parcels. All three marketing signs would be permitted to remain until the certificate of occupancy is granted for the last property in the development, except for the removal and relocation provisions described above for the large marketing sign.

The developer of individual properties would be permitted to install a construction sign (Exhibit #9) to advertise that a building or its tenant is "coming soon." The sign may be 72 square feet per side or a total of 144 square feet, and it may remain until the certificate of occupancy is granted for the subject building.

For other temporary signs for building owners and tenants, the plan defers to the Zoning Code Section 9-3-8-K (permitted banners and other temporary signs). Section D.3 of the plan also reiterates certain common types of prohibited marketing signs that are also prohibited in the Zoning Code; although all signs prohibited elsewhere in the Village would be prohibited in this development since the plan generally defers to the Zoning Code (B.10 of the plan).

### *Wall Signs*

Two types of wall signs are proposed: primary wall signs and secondary wall signs. The signs are regulated differently for single-tenant and multi-tenant buildings.

One primary wall sign is permitted on each building elevation. The size standards of the signs are based on the height of the elevation to which the sign is affixed; and range from a maximum of 100 square feet for low-rise buildings to 300 square feet for taller buildings. The standards are similar to the EDA Sign Code standards, though the building heights for Huntington Woods are anticipated to be lower than those originally planned for Prairie Stone.

Secondary wall signs are permitted to direct visitors to a secondary function of a building, such as a showroom, laboratory, or conference area. A maximum of two such signs would be permitted on a single elevation. These signs would be smaller than the primary wall signs at a maximum of 30 square feet.

A maximum of four wall signs are permitted on any single-tenant building. The maximum number of signs on any one elevation would be one primary wall sign and two secondary wall signs. The combination of primary and secondary signs would depend on the building design and its tenant. The allowable sign locations are required to be incorporated into the building elevations at the time of Site Plan approval.

Multi-tenant wall signs are divided into two categories based on whether the building has separate individual tenant entrances or a common entrance. Buildings with separate tenant entrances are regulated similarly to the sign standards for Poplar Creek Crossing and Prairie Stone Crossing (Parcel 24); the petitioner is proposing to permit each tenant on the property one sign per building face, but up to a maximum of two signs per tenant. Tenants with less than 15,000 square feet of floor space are permitted signs up to 200 square feet in area each. Tenants with greater than 15,000 square feet of floor space are permitted signs up to 300 square feet in area each. The allowable sign locations must be included on the building elevations submitted to the Village at the time of Site Plan approval. Buildings with common entrances are limited to the same standards of single-tenant buildings (maximum of four wall signs), except that up to two tenants are allowed wall signs.

### *Ground Signs*

Two types of ground signs are proposed: single-tenant ground signs and multi-tenant ground signs. The general standards for these signs require that the signs be designed to match either the campus monument signs or the wall sign of the building for which the ground sign represents. The plan requires that ground signs be separated a minimum 25 feet from any campus monument sign or other ground sign. The property line setback standards match those of the Zoning Code at a minimum 10 feet from the property line and 5 feet from any paved surface.

Single-tenant ground signs are allowed to be multi-faced with a maximum 10 feet in height and 300 square feet (150 square feet per side). Buildings with frontage on more than one street (including the internal private streets) would be permitted a second ground sign with the same size restrictions.

Multi-tenant ground signs would be evaluated on a case-by-case basis by the Village. The signs would need to be included into the site plan drawings.

### *Directional Signs*

Directional signs within individual sites would be allowed, though slightly larger than the Zoning Code at a maximum 12 square feet per side (instead of eight square feet per side) and may include one logo per tenant or user. *Note: Logos on directional signs were allowed in the master sign plans for Cabela's / Parcel 12 and Parcel 24.*

### *Parking Lot Entrance/Exit and Instructional Signs*

Signs designating parking lots entrances and exits and identifying loading docks and delivery zones are allowed. The master sign plan limits the size of these signs to a maximum of 18 inches high and 12 inches wide.

### *Parking Lot Indicator Signs*

Small signs may be affixed to parking lot light poles to identify the different sections of a parking lot. The signs may have up to four sides, may be a maximum of three square feet per side, and must be at least eight feet above grade. Logos and advertising are not permitted on such signs.

### *Amendments*

The master sign plan defines what changes can be made to the plan with or without a formal amendment from the Village. Minor changes to the location, text, colors, design, and relocation of signs that are included in the plan would not require an amendment to the master sign plan. Changes to the proposed sign types or substantial changes to the approved signs in the master sign plan would require a master sign plan amendment.

## **4. SITE CONDITIONS**

- a) The subject property is zoned O-3, Office and Research Tollway District.
- b) The properties to the north are zoned O-4, Office and Research Campus District. The properties to the west are zoned M-2 Manufacturing District. The Jane Addams Tollway is across Central Road to the south. The Paul Douglas Forest Preserve is across Huntington Boulevard to the east.

## **5. APPLICABLE REQUIREMENTS**

Section 9-3-8-M-12 of the Zoning Code allows an option for a master sign plan in office and other districts.

**6. ADJACENT OWNER COMMENTS**

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

**7. RELEVANT MASTER SIGN PLAN HISTORY**

- a) Ordinance No. 4068-2008 approved the master sign plan for Prairie Stone Crossing (parcel 24, northwest corner of Route 59 and Hoffman Boulevard).
- b) Ordinance No. 4000-2008 approved the master sign plan for the Blackberry Falls office buildings at 2353 and 2357 W. Hassell Road.
- c) Ordinance No. 3906-2007 approved the master sign plan for Cabela's jointly with the ownership of the adjacent property (parcel 12, the southeast corner of Pratum Avenue and Prairie Stone Parkway).
- d) Ordinance No. 3857-2006 approved the master sign plan for the Sears Centre at 5333 Prairie Stone Parkway.
- e) Ordinance No. 3809-2006 approved the master sign plan for St. Alexius Medical Center at 1555 to 1585 N. Barrington Road.
- f) Ordinance No. 3723-2005 approved the master sign plan for Poplar Creek Crossing Shopping Center (southwest corner of Route 59 and Route 72)

**8. IMMEDIATE AUTHORIZATION TO APPLY FOR PERMIT(S)**

The petitioner has requested an Immediate Authorization to Apply for Permits.

**9. DEVELOPMENT SERVICES COMMENTS**

This development is located along the Jane Addams Tollway and the large campus signs and primary wall signs are intended to be visible from the Tollway. Most of the proposed sign types will be mainly visible and legible from the surrounding local streets.

The plan allows up to four wall signs per building and the signs could be all "primary" signs or some combination of "primary" and "secondary" signs. The primary signs would range from a maximum 100 square feet to a maximum 300 square feet each, depending on the building height. This can be contrasted with the Zoning Code, which allows an office building to have one wall sign up to a maximum 200 square feet. However, the flex-tech / industrial users anticipated for much of Huntington Woods are different from a traditional office building. Flex-tech users like Mori Seiki and Big Kaiser are expected to have greater numbers of outside visitors to showrooms, conferences, and laboratories, unlike a



typical office building used almost exclusively by employees. The petitioner has indicated that the Tollway visibility is a critical selling point of this development to prospective tenants and signage is an important component of that visibility.

The proposed allowance for two tenants in a multi-tenant office building to have wall signs is different from the Zoning Code. Such buildings are still limited to four wall signs overall and it may be feasible to arrange the signs for two tenants in a logical and attractive way, however, multi-tenant office/industrial buildings elsewhere in the Village are allowed one wall sign on the building regardless of the number of tenants. The master sign plan for Blackberry Falls office park along Hassell Road approved small plaques for the small tenants in those buildings. But in this proposed plan, presumably the largest "marquee" tenants of a building would be granted permission to install wall signs.

The plan is mainly a hybrid of typical sign standards for corporate office parks and for retail shopping centers, with the exceptions noted above. As the western parcel develops, it may be necessary to amend this plan based on changes in the land uses. For example, a hotel or facilities for a STAR line station may require unique signage.

#### **10. MOTION**

Should the Zoning Board find that the Standards for a master sign plan are met, the following motion is provided:

**Approval of a Master Sign Plan in accordance with Section 9-3-8-M-12 of the Zoning Code for Huntington Woods Corporate Center based on the "Huntington Woods Corporate Center: Master Sign Plan and Regulations" document (dated March 12, 2009) and corresponding exhibits. Ordinance No. 4082-2008 shall be null and void with the passage of this Master Sign Plan.**

cc: M. Koplin, Corporation Counsel, D. O'Malley, D. Plass, R. Norton, Petitioner

VILLAGE OF HOFFMAN ESTATES  
ZONING BOARD OF APPEALS

APPLICATION FOR MASTER SIGN PLAN REVIEW

**FOR VILLAGE USE ONLY**

Hearing Fee \$ 1,750.00 Date Paid 2/26/09 Received By P. Moore  
Hearing Date: 3/17/09 Time: 7:40pm Legal Published 3/2/09  
Receipt Number 30103 Check No. 13910 Zoning District 0-3  
13838

**APPLICANT (PLEASE PRINT OR TYPE)**

Use additional sheets as necessary

1. Name of Property Owner(s)\* McShane Hoffman Estates, LLC

E-Mail Address: dmazurek@mcshane.com Fax: 847-292-4313

Owner's Address: 9550 W. Higgins Rd., Suite 200 Phone: 847-692-8706

City: Rosemont State: IL Zip: 60018

**Subject Property's Address (if different):** 70 acres north of Central Rd in Hoffman Estates, IL, as further described in Section 4 of this application.

2. Person applying if other than owner:\*

Name: Dave Mazurek Company: McShane Development Company

E-Mail Address: dmazurek@mcshane.com Fax: 847-292-4313

Address: 9550 W. Higgins Rd., Suite 200 Phone: 847-692-8706

City: Rosemont State: IL Zip: 60018

3. Property Index Number (PIN): 01-36-301-009-0000 & 01-36-402-007-0000

4. Name and Location of Subject Property

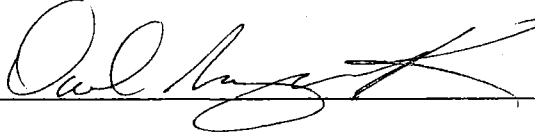
Huntington Woods Corporate Center, which is generally located between Eagle Way and

Huntington Boulevard, north of Central Road, and south of AT&T's regional headquarters in

Hoffman Estates, Illinois.

If "owner" is an entity other than an individual(s), then an Economic Disclosure Statement must also be filed.

**5. I, the undersigned, certify the information and submissions provided accurately represent the current conditions and proposed improvement(s) requiring a master sign plan.**

Applicant's Signature 

Name (Please Print) Dave Mazurek

**The application fee for a Master Sign Plan is \$500.00 plus \$250.00 per sign type. Checks should be made payable to the Village of Hoffman Estates.**

**Only complete application packets will be accepted.**

Should you have any questions regarding the master sign plan application process, please call the Planning Division at 847/781-2660



March 4, 2009

Village of Hoffman Estates  
Zoning Board of Appeals & Code Enforcement  
1900 Hassell Road  
Hoffman Estates, IL. 60169

Re: McShane Hoffman Estates LLC Statement Addressing Standards for a Master Sign Plan

Dear Village of Hoffman Estates,

McShane Development Company's responses to the Standards for a Master Sign Plan ("MSP") below clearly demonstrate that all Village, resident, consumer and future employee considerations have been incorporated within the Huntington Woods Corporate Center MSP and that the signage depicted therein is appropriate for a development of its scale.

The Village Board of Trustees is authorized to approve a MSP if it is determined that implementation of the MSP will:

1. Result in architecture and graphics of a scale appropriate for the subject development and the surrounding area.

RESPONSE: Huntington Woods Corporate Center ("HWCC") is a 70+ acre development that is zoned O-3 (Office and Research Tollway), which permits a variety of commercial uses accommodating 500,000+ s.f. buildings up to 210 feet tall. The size, design, materials, and graphics of all signs included in the MSP are definitely appropriate for a project of this magnitude, yet consistent with the general precedent set for similar MSP's in the Village, such as Prairie Stone.

HWCC is bordered by individual office and industrial users to the north and west, the tollway to the south, and the Paul Douglas Forest Preserve to the east. All neighboring uses were taken into consideration during the creation of this MSP and provisions related to driver sight lines, setbacks, maintenance, illumination, and landscaping of all signage set forth therein make certain that none of the surrounding uses will be disturbed.

Specific provisions within each section of the MSP, such as B.5 "Sign Design", state that the architecture and graphics of each sign must be consistent with the architecture and graphics of the developments they represent, thus ensuring harmonious signage throughout HWCC.

2. Provide signage consistent with the site plan and architecture of the project.

RESPONSE: All signage within the MSP has been designed and located throughout the park to maintain consistency with the site plan and architecture of the project.

As stated in Response #1 above, design parameters have been established within the MSP to ensure that the architecture and graphics of each sign are consistent with the developments they represent. All proposed sign placement is strategically located to maximize the "curb appeal" of the current site plan. As the future buildings are developed, sign locations will be adjusted (subject to Village approval) to match the site plan accordingly.

3. Avoid visual clutter.

RESPONSE: It is a certainty that visual clutter will be avoided due to sign size limitations and timing restrictions stated within the MSP, as well as the sheer size of the site.

Exhibit #10 of the MSP illustrates the proposed and actual positioning of various signs throughout the 70+ acres that encompass HWCC. The Campus Monument Signs illustrated in the exhibit will not be installed until the adjacent roadways have been construction (see MSP Section C.1). As parcels are developed, marketing signs shall be relocated as necessary to avoid clutter and such relocations are subject to Village approval (see MSP Section D.1). Furthermore, the location of Wall and Ground signs are also subject to Village approval and are subject to the size restrictions stated within the MSP. Together, all off the aforementioned provisions create the "checks & balances" necessary to avoid visual clutter.

4. Allow visitors, employees, and consumers to readily identify the business entrances, while addressing the community's need for attractive, unobtrusive architecture and commercial graphics.

RESPONSE: The regulations within the MSP ensure that all visitors, employees and consumers will be able to readily identify entrances while maintaining the community's need for visually pleasing and unobtrusive signage.

Sign size is consistent with general parameters for other approved MSP's within Hoffman Estates and designs are strategically limited to text and logos that are easily recognizable but not distracting to pedestrians or motorists. Furthermore, Sections C.3 and G are entirely devoted to govern the attractiveness and functionality of directional, instructional, and parking lot entrance/exit signage.

5. Result in a unified theme of signage for the project.

RESPONSE: The Purpose and Intent of the HWCC MSP as follows:

“Establish and provide an understandable set of regulations that will promote and result in an attractive, campus-type climate for the individual corporate entities within HWCC, as well as for the benefit of the greater surrounding community. The regulations set forth therein shall promote a first class and congruous architectural image for the all facets of the development.”

Every provision within the MSP has been created to support the aforementioned Purpose.

Thank you for your consideration and if you have any questions regarding McShane's responses, please do not hesitate to contact me.

Sincerely,

McSHANE DEVELOPMENT COMPANY



Dave Mazurek  
Development Analyst

HUNTINGTON BLV (F)

Barrington Township

SUBJECT SITE



1800

AT&T CENTER DR

2001

AT&T

AT&T CENTER DR

SUBJECT SITE

LAKWOOD BLV

W CENTRAL RD

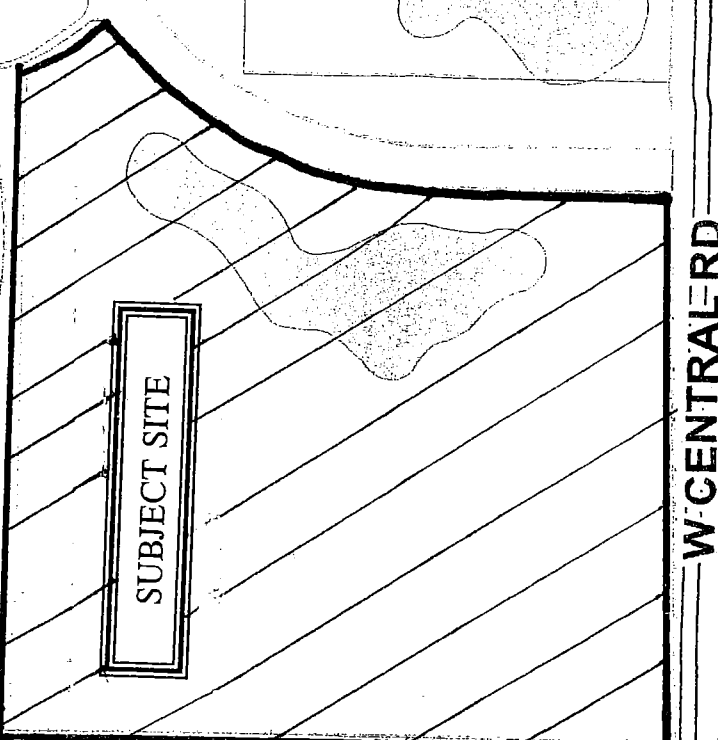
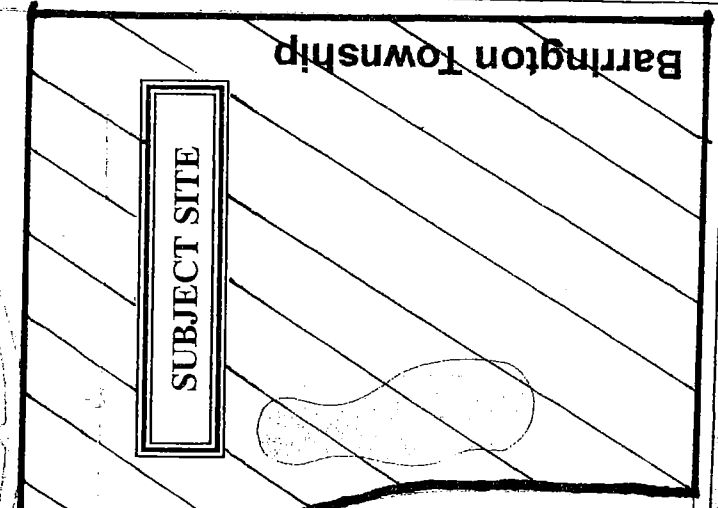
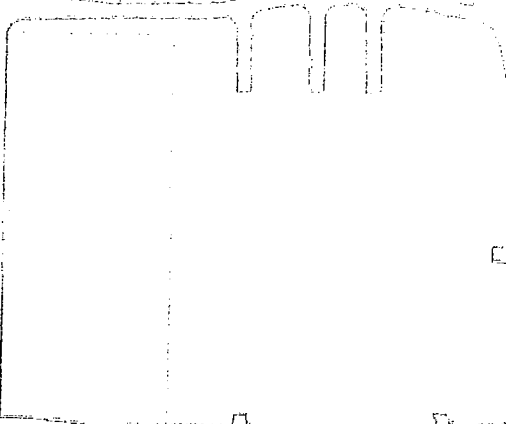
I-90

RAILWAY



EAGLE WAY

501



# HUNTINGTON WOODS CORPORATE CENTER

FINAL PLAT OF SUBDIVISION

OFFICIAL BUSINESS  
 VILLAGE CLERK  
 HOFFMAN REALTY  
 HOFFMAN ESTATES  
 HOFFMAN ESTATES, ILL. 60131

SCALE 1" = 40'  
 0 40 80 120 160 200

DATE OF RECORDING: 12/15/2020  
 2020.12.15.2020

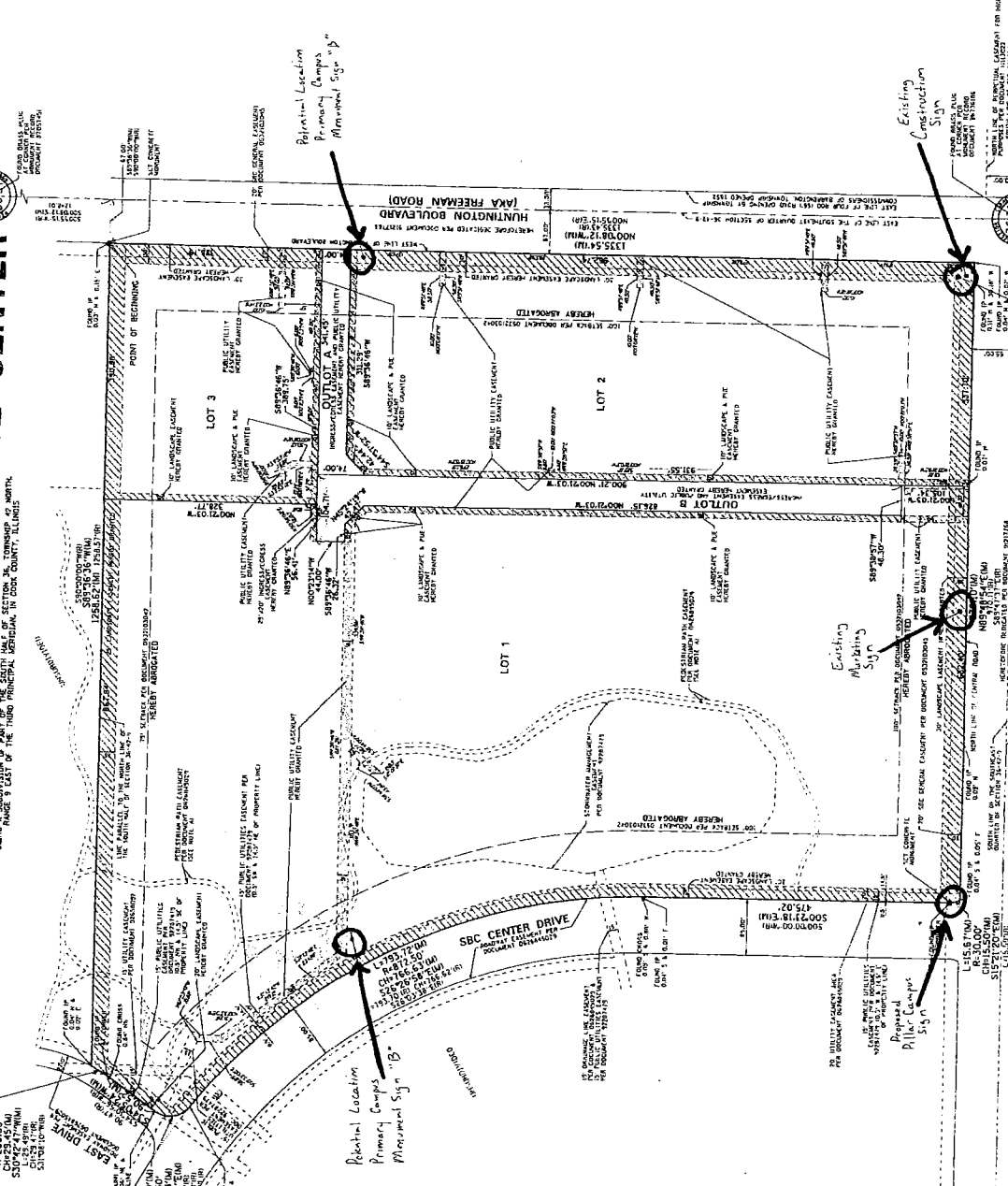
LEGEND:  
 - PUBLIC UTILITY CASAMH/ WELBY/ STAFFS  
 - LIMESTONE EXISTING WATER CURVED

LOCATION MAP  
 PROJECT LOCATION  
 LAKEWOOD BL  
 VILLET RD  
 CENTRAL RD  
 HUNTINGTON BL

LOT	SQ. FT.	AC.
LOT 1	89,472.40	2.02
LOT 2	146,482.61	3.33
LOT 3	102,431.38	2.33
<b>TOTAL</b>	<b>338,386.39</b>	<b>7.68</b>

PROPERTY OF: HOFFMAN ESTATES, LLC  
 10301 W. HOFFMAN ROAD, SUITE 200  
 ROSEMONT, ILLINOIS 60018  
 PREPARED FOR: HOFFMAN ESTATES, LLC

POINT OF COMMENCEMENT  
 QUARTER CORNER OF SECTION 36, TOWNSHIP 36 N., RANGE 12 E., COUNTY OF COOK, ILLINOIS



Potential Location  
 Primary Campus  
 Monument Sign "A"

Existing  
 Multi-Tenant  
 Sign

Existing  
 Construction  
 Sign

Proposed  
 Primary Campus  
 Monument Sign "B"

PREPARED FOR:  
 HOFFMAN ESTATES, LLC  
 10301 W. HOFFMAN ROAD, SUITE 200  
 ROSEMONT, ILLINOIS 60018

CONTRACT ENGINEER  
 HOFFMAN ESTATES, LLC

SPACED INC.

DATE DEL. 12/15/2020  
 JOB NO. 2000000001

DATE DEL. 12/15/2020  
 JOB NO. 2000000001

DATE DEL. 12/15/2020  
 JOB NO. 2000000001

DATE DEL. 12/15/2020  
 JOB NO. 2000000001

DATE DEL. 12/15/2020  
 JOB NO. 2000000001

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 JOB NO. 2000000001

DATE DEL. 12/15/2020  
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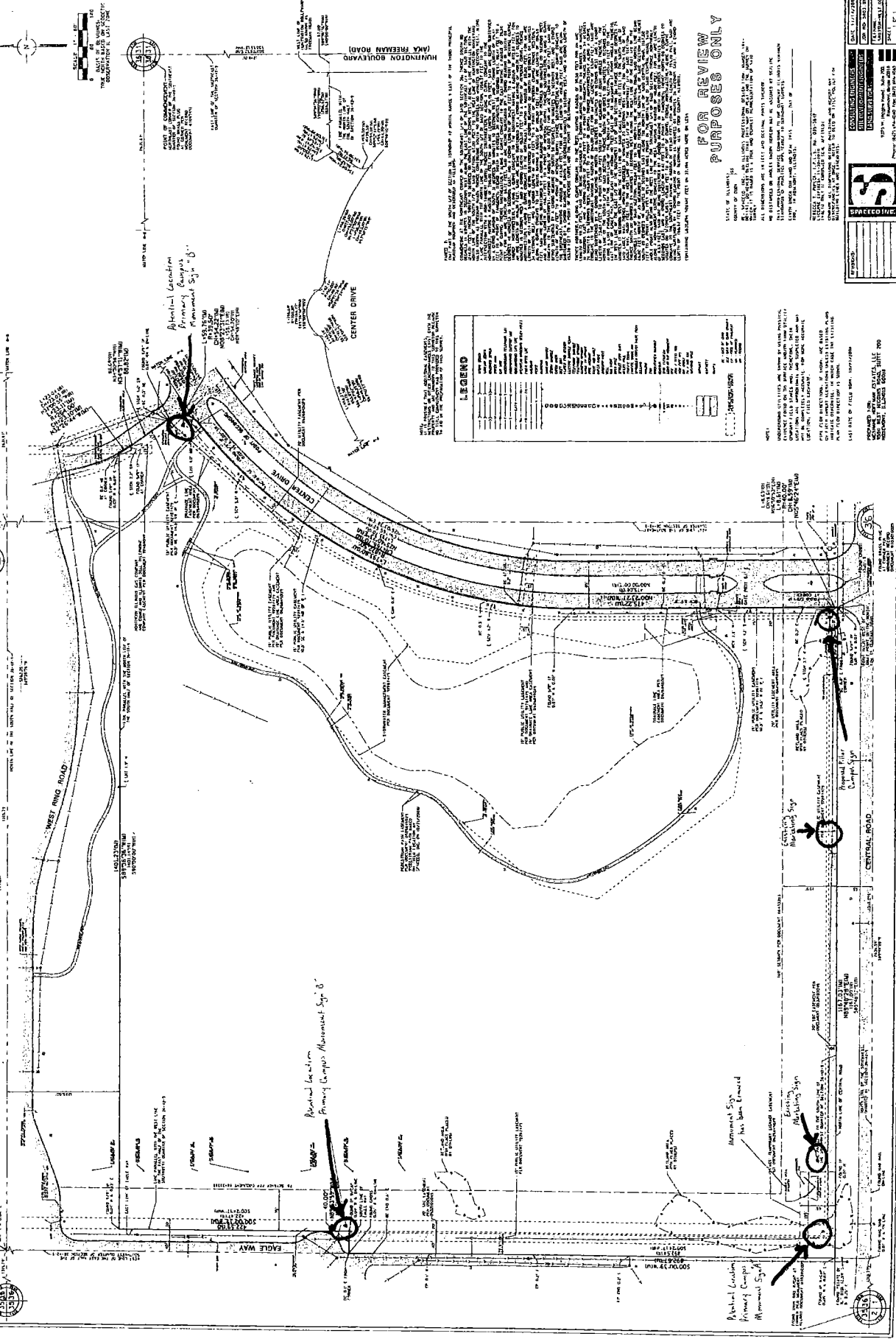


# PLAT OF SURVEY

PLAT NO. 10-10-10-10

DATE OF SURVEY: 10/10/10

SCALE: 1" = 100'



**LEGEND**

---	Property Boundary
---	Survey Line
---	Right-of-Way Line
---	Utility Line
---	Water Line
---	Gas Line
---	Electric Line
---	Telephone Line
---	Other Utility Line
---	Other Boundary
---	Other Line

**FOR REVIEW PURPOSES ONLY**

STATE OF ALABAMA  
 COUNTY OF [ ]  
 I, [ ]  
 BEING THE SURVEYOR OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY AS FILED IN MY OFFICE ON THIS [ ] DAY OF [ ] 20[ ]  
 My Commission Expires [ ] DAY OF [ ] 20[ ]  
 [ ]  
 [ ]  
 [ ]

NOTICE TO THE PUBLIC: THIS SURVEY WAS MADE IN ACCORDANCE WITH THE ALABAMA SURVEYING ACT OF 1901, AS AMENDED. THE SURVEYOR HAS BEEN LICENSED BY THE ALABAMA BOARD OF SURVEYING AND MAPPING. THE SURVEYOR'S OFFICE IS LOCATED AT [ ]  
 THE SURVEY WAS MADE ON [ ] DAY OF [ ] 20[ ]  
 THE SURVEY WAS MADE BY [ ]  
 THE SURVEY WAS MADE AT [ ]  
 THE SURVEY WAS MADE FOR [ ]  
 THE SURVEY WAS MADE BY [ ]  
 THE SURVEY WAS MADE AT [ ]  
 THE SURVEY WAS MADE FOR [ ]  
 THE SURVEY WAS MADE BY [ ]  
 THE SURVEY WAS MADE AT [ ]  
 THE SURVEY WAS MADE FOR [ ]

DATE OF SURVEY: 10/10/10  
 SCALE: 1" = 100'  
 PLAT NO. 10-10-10-10  
 COUNTY OF [ ]  
 STATE OF ALABAMA

LAST DATE OF FIELD WORK: 10/10/10  
 SURVEYOR'S NAME: [ ]  
 SURVEYOR'S LICENSE NO.: [ ]  
 SURVEYOR'S ADDRESS: [ ]  
 SURVEYOR'S PHONE NO.: [ ]  
 SURVEYOR'S FAX NO.: [ ]  
 SURVEYOR'S E-MAIL ADDRESS: [ ]



# Huntington Woods

Corporate Center

## **MASTER SIGN PLAN and REGULATIONS**

**March 12, 2009**



# Huntington Woods

Corporate Center

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## Exhibits

- Exhibit #1 – Legal Description of Real Property
- Exhibit #2 – Variation Ordinance for Temporary Marketing Sign
- Exhibit #3 – Primary Campus Monument Sign A
- Exhibit #4 – Primary Campus Monument Sign B
- Exhibit #5 – Pillar Campus Sign
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- Exhibit #7 – Developer’s Temporary Marketing Sign A
- Exhibit #8 – Developer’s Temporary Marketing Sign B
- Exhibit #9 – Construction Sign
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# Huntington Woods

## Corporate Center

### PURPOSE AND INTENT

The following Master Sign Plan and Regulations (“MSP”) shall govern the design, installation and maintenance of exterior signage at the Huntington Woods Corporate Center including Campus Monument Signage, Temporary Marketing Signs, Wall Signs, Ground Signs and other Miscellaneous Signs as set forth herein.

The Purpose and Intent of the MSP is to establish and provide an understandable set of regulations that will promote and result in an attractive, campus-type climate for the individual corporate entities within Huntington Woods Corporate Center, as well as for the benefit of the greater surrounding community. The regulations set forth herein shall promote a first class and congruous architectural image for the all facets of the development.

Conformance will be strictly enforced, and any installed non-conforming or unapproved signs must be brought into conformance at the sole expense of the building Owner and or Tenant. McShane Hoffman Estates LLC shall be referenced to as “Developer” and shall initially oversee and enforce all aspects of the MSP. Such responsibility may be transferred to another entity, such as the property owners association, provided notification is provided to the Village of Hoffman Estates (“Village”) and all other affected Owners.

Owners of individual properties within the development will be referred to as “Owners”. Individual tenants under a sub-lease or lease with Developer or Owners of individual “Condo Units” within a multi-tenant building will be referred to as “Tenants”.

# Huntington Woods Corporate Center

## Master Sign Plan and Regulations

### A. AREA INCLUDED in MASTER SIGN PLAN

This Master Sign Plan ("MSP") applies to the property commonly known as Huntington Woods Corporate Center ("Property"), generally located between Eagle Way and Huntington Boulevard, north of Central Road, and south of AT&T's regional headquarters in Hoffman Estates, Illinois, and as more specifically defined in Exhibit #1 (Legal Description of Real Property).

### B. GENERAL PROVISIONS

Owners and Tenants shall have the option to identify their business by erecting signage directly attached to the building elevations or monument style ground signs located on the related site that are in conformance with size and design regulations noted herein.

1. Setbacks. All signs shall be set back a minimum of five (5) feet from any paved driving surface and ten (10) feet from each property line.
2. Driver Sight Visibility. No sign shall be placed in a manner that will obstruct driver or pedestrian sight lines and create an unsafe condition.
3. Landscaping. Landscaping shall be provided at the base of all signs, unless determined to be unsafe or not feasible. At a minimum, groomed sod or landscaping wood chips/mulch shall be deemed to constitute Landscaping and a landscape plan shall be provided as part of the Sign Permit process, subject to Village approval.
4. Illumination. All signs permitted by this MSP may be illuminated in accordance with Section 9.3.8.F of the Zoning Code unless otherwise indicated in this MSP. Additionally, if illuminated in any way, such sign must meet or exceed requirements set forth in the most current National Electric Code and be listed by a listing entity recognized by the NEC and bear a listing label of the service installed in accordance with the National Electric Code.
5. Sign Design. Signs on a parcel that are of a similar type shall be of a consistent color and graphic style and must relate to the Owner and or Tenant of the building to which the sign is located or the uses within the portion of the building that the sign is located.
6. Sign Maintenance. All signage must be properly maintained including illumination and landscaping. Faded or worn signage must be replaced or restored at Developer's discretion at Owner's and or Tenant's expense. Owner and or Tenant are also responsible for proper signage installation and removal, including any necessary restoration of the building elevation and area surrounding a Ground Sign upon termination of a Tenant's lease. Removal is to take place within thirty (30) days of cessation of the business.

7. Calculation of Sign Area. Sign Area shall be calculated by utilizing the smallest rectangular geometric shape that can be drawn around the periphery of all text, logos, or any other graphics included on the sign and shall meet the square footage limitations of this MSP. The architectural base and support structure of a monument sign shall not be included in the total sign area if these areas do not contain text, logos, or any other graphics.
8. Developer's Approval. Owners / Tenants shall submit plans and specifications for all exterior signage to Developer for Developer's written approval for location, size, design, layout and color of any proposed exterior signage, including graphics and lettering.
9. Sign Permits. All permits required by the Village and any other entity whose approval is necessary for signs and their installation shall be obtained by the Owners and or Tenants at its own expense. Owners and Tenants will additionally be required to comply with the Developer's requirements as defined herein at its own expense.
10. Coordination with Village Sign Code. All regulations of the Zoning Code shall apply unless specifically stated otherwise in this MSP. In the event of a conflict between this MSP and the Zoning Code, the MSP regulations shall apply.
11. Interpretation. Between Developer and Owner or Tenant, Developer shall make all determinations concerning any question of interpretation of the MSP set forth herein, and such determination shall be final and binding. Notwithstanding this Section 11, all Sign Permits required by the Village and any other entity whose approval is necessary for signs shall apply.
12. Prior Variations. Signs approved under Variation Ordinance 4082-2009 are hereby superseded by this MSP, as further detailed in Exhibit #2 (Variation Ordinance for Temporary Marketing Sign). The ordinance approving this MSP will void Ordinance 4082-2009.
13. Master Sign Plan (MSP). This document, any exhibits, the MSP and the final approved MSP drawings represent the entire MSP.

### C. CAMPUS MONUMENT SIGNS

1. Primary Campus Monument Signs. Such signs will be limited to the size, shape, and general design as depicted on Exhibits #3 & #4 and located in the proposed areas as indicated within Exhibit #10. Illumination will be provided by floodlighting and concealed by Landscaping.
  - a. The Primary Campus Monument Sign "Type A" located near the corner of Huntington Boulevard and Central Road on Parcel 4 (East Parcel) is to be installed upon approval of this MSP, or any time thereafter at Developer's sole discretion.
  - b. The Primary Campus Monument Sign "Type A" located in the southwest corner of the Property shall be installed upon the Village's site plan approval for the first development on Parcel 2 (West Parcel) or any time thereafter at Developer's sole discretion.
  - c. Primary Campus Monument Signs "Type B" shall be installed upon the Village's site plan approval of the roadways the signs are adjacent to or any time thereafter at Developer's sole discretion.

2. Pillar Campus Signs. Such signs will be limited to the size, shape, and general design as depicted on Exhibit #5. Pillar Campus Signs will be affixed to the existing pillars at the corner of Central Road and AT&T Center Drive. Illumination will be achieved via an above sign extension arm that illuminates only Pillar Campus Signs and not the surrounding areas.
  - a. Pillar Campus Signs are to be installed upon approval of this MSP, or any time thereafter at Developer's sole discretion.
3. Campus Directional Signs. Such signs are permitted as needed and as required to direct and or control pedestrian or vehicular traffic both onto sites and in parking areas, and will be limited to the size, shape, and general design as depicted on Exhibit #6.
  - a. Sign locations and quantity will be indicated on and installed after Village approval of future site plans for development of the Property.

#### D. TEMPORARY MARKETING SIGNS

1. Developer's Temporary Marketing Signs ("DTMS"). The size, shape, and design of such signs are depicted in Exhibits #7 and #8 and are currently located as indicated in Exhibit #10. All of Developer's Temporary Marketing Signs have been previously approved by the Village and have already been installed in accordance with said approval.
  - a. Developer shall incorporate the potential need for relocation of the DTMS into site plans that request Village approval for development of areas in which the DTMS are currently located.
  - b. Subject to the provisions of Section D.1.a, the DTMS are permitted to remain on the Property until a certificate of occupancy has been granted for all future buildings and parcels included in this MSP.
  - c. Notwithstanding the provisions of Section D.1.b, the DTMS specifically referenced in Variation Ordinance 4082-2009 shall be permitted for a maximum period of six (6) years from the date of date of Village Board Approval of this MSP. Furthermore, Variation Ordinance 4082-2009 shall be voided according to the contents of this MSP upon its approval.
  - d. DTMS shall be used solely for marketing development on the Property.
2. Construction Signs. In addition to the DTMS indicated in Section D.1 above, Developer shall be permitted to install one Temporary Marketing Sign for each parcel which construction has commenced indicating that a tenant is "Coming Soon." The size, shape, and design of such signs are depicted in Exhibit #9. Such signs are permitted to remain on the parcel until a certificate of occupancy has been granted for the building located on the parcel.
3. Owner's/ Tenant's Temporary Marketing Signs. Owners and or Tenants are not allowed to affix temporary signs or banners to parked vehicles, as signage, although lettering on parked vehicles utilized for service or deliveries is permitted. Sandwich boards or other types of sidewalk signs including chalkboards, and those signs advertising specials are not permitted.



- a. Owner's temporary leasing signs are permitted per the Zoning Code on a property until the building is full occupied.
  - i. For single-tenant buildings, after the building is initially occupied future leasing signs may be freestanding or incorporated into permanent Single-tenant Ground Signs.
  - ii. For multi-tenant buildings, after the building is fully occupied leasing signs shall be incorporated into the permanent Multi-tenant Ground Sign and the freestanding leasing sign shall be removed.

## E. WALL SIGNS

1. Primary Wall Signs. Signs are limited to the name of the business, and or the nature of the business, and or specific products or services offered, and or logos or logo signatures relative to the business, or products offered. Primary Wall Signs shall also meet the following minimum standards:
  - a. Signs may be either non-illuminated or illuminated internally or a combination of the two, provided that internally illuminated letter/ logo signs must have transformers and or power supply units and related wiring concealed or remote inside building or letter/ logo components. Raceways or wire ways are permitted if painted to match the wall or support structure color and texture to which sign is mounted. External building mounted flood lights are not permitted Primary Wall Sign illumination, however external ground mounted architectural building flood lighting and landscape lighting illuminating a portion of the building that encompasses a building mounted sign shall not be construed to be Wall Sign lighting of any sort.
  - b. Individual letter/ logo pieces must be dimensional letters a minimum of two (2) inches thick, fabricated from aluminum or other architectural metals or materials. Plastic formed letters, foam letters, wood or box signs are not permitted.
  - c. Aluminum background panels and or support structures may be utilized only if integral to design of sign, and if a minimum thickness of one (1) inch. Support structures must be designed to contribute to the overall design appeal of the sign or the building architecture. All penetrations of the elevation for the installation of signage shall be of minimum practical size and weather-sealed at the point of elevation penetration.
  - d. A maximum of four (4) total Wall Signs (Primary and / or Secondary Wall Signs) are permitted on any single-tenant building. One Primary Wall Sign will be permitted on each building elevation and may be combined with up to two (2) additional Secondary Wall Signs on the same elevation.
  - e. The locations of all Wall Signs are subject to the approval of the Developer and Village, and are to be incorporated into the building elevation drawings presented to the Village during the site plan approval process.

- f. Each individual Primary Wall Sign will be limited to the following based upon the height of the specific elevation that the sign is affixed to:
        - i. One hundred (100) square feet for building elevations less than twenty (20) feet.
        - ii. Two hundred (200) square feet for building elevations greater than twenty (20) feet or less than thirty (30) feet .
        - iii. Three hundred (300) square feet for building elevations greater than thirty (30) feet.
        - iv. No physical aspect of any Wall Sign shall exceed the upper limit of the elevation that the Wall Sign is affixed to.
2. Secondary Wall Signs. Such signs are to provide secondary advertising and/ or information typically found near entranceways or subdivisions of a building, such as a showroom, laboratory, or conference area. Secondary Wall Signs shall be limited to the following:
  - a. Signs may be either non-illuminated or illuminated in accordance with the provisions of Section E.1.a of this MSP.
  - b. Individual letter/ logo pieces must be dimensional letters a minimum of three sixteenths (3/16) of an inch thick, fabricated from aluminum or other architectural metals or materials.
  - c. Aluminum background panels and or support structures may be utilized only if integral to design of sign, and if a minimum thickness of three sixteenths (3/16) of an inch thick. Support structures must be designed to contribute to the overall design appeal of the sign or the building architecture. All penetrations of the elevation for the installation of signage shall be of minimum practical size and weather-sealed at point of elevation penetration.
  - d. Secondary Wall Signs will be limited to no more than thirty (30) square feet.
3. Multi-tenant Wall Signs. Buildings occupied by more than one Tenant shall be permitted signage in accordance with Sections E.1.a, b, c, e and E.2 of this MSP, in addition to the following limitations:
  - a. Each Tenant of a multi-tenant building with individual Tenant entrances, regardless of building use, shall be permitted up to two Multi-Tenant Wall Signs, but not more than one sign per elevation. The locations of such signs are to be consistent across all individual Tenant spaces. Signage size is limited to:
    - i. Three (3) square feet of signage per linear foot of tenant frontage, with a maximum as indicated below.
    - ii. Two hundred (200) square feet for Tenant space less than fifteen thousand (15,000) square feet.
    - iii. Three hundred (300) square feet for Tenant space greater than fifteen thousand (15,000) square feet.
  - b. Multi-tenant buildings with common Tenant entrances, regardless of building use, shall be limited to the standards set forth in Section E.1.d, e, and f.
    - i. No more than two (2) different Tenants shall be allowed Multi-tenant Wall signs for buildings with common Tenant entrances.

## F. GROUND SIGNS

1. Ground Signs. The design of Ground Signs must be either consistent with the Huntington Woods Corporate Center Campus Monument Sign designs or must match the color, graphic style, and materials of corresponding Wall Signage for the building the Ground Sign represents.
  - a. Exposed sign supports are not permitted. All Ground Signs are required to have an architectural base to enclose any support poles or structure. Such bases may be masonry including precast or materials similar in appearance or fabricated from architectural metals.
  - b. All Ground Signs must have a heavy-gauge opaque metallic face with either raised dimensional graphics or copy or copy routed out and backed up by a translucent material, and or attached or pushed thru letters/ logos and or be masonry or aggregate construction.
  - c. Illumination is optional and is limited to internal illumination or external ground floodlighting, such that floodlighting must be shielded to minimize glare and or light spillage onto streets or adjacent property and must be concealed by landscaping.
  - d. Any Ground Sign not installed by Developer must be setback a minimum of twenty-five (25) feet from any Campus Monument Sign or other Ground Sign.
2. Single-tenant Ground Signs. Buildings under single-occupancy will be allowed one Ground Sign not to exceed ten (10) feet in height and three hundred (300) square feet (150' per side) except for businesses fronting on more than one roadway, which are allowed an additional Ground Sign fronting on such roadway, also not to exceed ten (10) feet in height and three hundred (300) square feet (150 per side).
3. Multi-tenant Ground Signs. Ground Signs for multi-tenant buildings will be evaluated on a case-by-case basis by the Developer and Village and are to be incorporated into the building elevation drawings presented to the Village during the site plan approval process.

## G. MISCELLANEOUS SIGNS

1. Directional or Instructional Signs. Such signs shall meet the requirements of Section 9.3.8.B.8 of the Zoning Code, with the exception that signs may not exceed twelve (12) square feet per side and may include one logo for each tenant or user as an ancillary component of the message of the sign. All signs shall be of a consistent design and shall be separate from traffic control signs or parking signs.
2. Parking Lot Entrance/Exit and Instructional Signs. Such signs include truck dock locations and delivery zones and shall meet the requirements of Section 9.3.8.L.2 of the Zoning Code.
  - a. Parking and truck stall signage shall be limited to maximum dimensions of eighteen (18) inches tall and twelve (12) inches wide and may not be illuminated. Signs may feature Owner or Tenant logos as well as parking stall designation information. Signs are to be metal panels and may be mounted to individual supports not taller than five (5) feet from the ground or mounted to walls.

3. Parking Lot Indicator Signs. Lot indicator signs shall be permitted to be affixed to parking lot light poles throughout the site. Such signs may include letters, numbers or symbols to designate each different section of the parking lot and shall be affixed securely to each light pole at least eight (8) feet above grade. Such signs may contain up to four (4) sides and the surface area of each side will be limited to three (3) square feet. Logos or advertising shall not be permitted on parking lot indicator signs.

#### H. AMENDMENTS

1. Changes Without Amendment. Changes to the text, colors, graphic styles, or relocation of the existing signs included in this MSP shall not require a formal amendment to this MSP, provided that the size and all the other requirements of this MSP are met and all signs of each type have uniform design and colors.
  - a. Developer shall initially oversee and enforce all aspects of the MSP; however at Developer's sole discretion, such responsibility may be transferred to another entity, such as the property owners association, provided notification is provided to the Village and all other affected Owners and Tenants. Such transfer of responsibility shall not require an amendment to this MSP.
2. Changes Necessitating Amendment. Any amendment to add additional sign types or make substantial changes to the approved signs beyond those permitted in Section H.1 of this MSP shall be subject to review by the Zoning Board of Appeals and approval by the Village Board through the process outlined in the Zoning Code for MSP amendments.
  - a. Developer shall be entitled to make modifications to the MSP in compliance with this Section H.2 and any Changes Necessitating Amendment will be sent to and voted on by all Owners and Tenants with voting rights. In addition to the process outlined in the Zoning Code for MSP amendments above, any requests for approval of any non-conforming signage shall require the approval of Developer, which approval may be granted or withheld with Developer's sole discretion, prior to Village approval.

Exhibit #1 – Legal Description of Real Property

PARCEL 2

THAT PART OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE SOUTH 00 DEGREES, 15 MINUTES, 15 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, 1,248.01 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION, 67.00 FEET TO THE WEST LINE OF HUNTINGTON BOULEVARD (ALSO KNOWN AS FREEMAN ROAD); THENCE CONTINUING SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION, 1,258.57 FEET TO THE INTERSECTION WITH A NON-TANGENT CURVE; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 250.00 FEET, FOR AN ARC LENGTH OF 29.49 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 31 DEGREES, 08 MINUTES, 10 SECONDS WEST, AND A CHORD LENGTH OF 29.47 FEET TO A POINT OF TANGENCY; THENCE SOUTH 34 DEGREES, 30 MINUTES, 56 SECONDS WEST, 90.47 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 39.50 FEET, FOR AN ARC LENGTH OF 59.72 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 08 DEGREES, 48 MINUTES, 10 SECONDS EAST, AND A CHORD LENGTH OF 54.20 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 872.50 FEET, FOR AN ARC LENGTH OF 458.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 67 DEGREES, 10 MINUTES, 15 SECONDS WEST, AND A CHORD LENGTH OF 453.10 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET, FOR AN ARC LENGTH OF 42.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 58 DEGREES, 04 MINUTES, 34 SECONDS WEST, AND A CHORD LENGTH OF 40.90 FEET TO A POINT OF REVERSE CURVE; THENCE WESTERLY ALONG A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 100.50 FEET, FOR AN ARC LENGTH OF 196.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, AND A CHORD LENGTH OF 166.77 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET, FOR AN ARC LENGTH OF 42.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 58 DEGREES, 04 MINUTES, 34 SECONDS WEST, AND A CHORD LENGTH OF 40.90 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 872.50 FEET, FOR AN ARC LENGTH OF 458.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 67 DEGREES, 10 MINUTES, 15 SECONDS WEST, AND A CHORD LENGTH OF 453.10 FEET TO A POINT OF REVERSE CURVE, AND THE POINT OF BEGINNING;

THENCE NORTHERLY ALONG A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 39.50 FEET, FOR AN ARC LENGTH OF 59.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 08 DEGREES, 48 MINUTES, 10 SECONDS EAST, AND A CHORD LENGTH OF 54.20 FEET TO A POINT OF TANGENCY; THENCE NORTH 34 DEGREES, 30 MINUTES, 56 SECONDS WEST, 88.89 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 264.00 FEET, FOR AN ARC LENGTH OF 23.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 32 DEGREES, 00 MINUTES, 55 SECONDS WEST, AND A CHORD LENGTH OF 23.03 FEET TO A POINT 1,255.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES THERETO. THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SOUTH HALF OF SAID SECTION, 1,401.14 FEET TO THE EAST LINE OF EAGLE WAY, SAID EAST LINE BEING 40.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES THERETO, THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE SOUTH 00 DEGREES, 24 MINUTES, 17 SECONDS WEST ALONG THE EAST LINE OF SAID EAGLE WAY, 422.47 FEET TO THE SOUTH LINE OF SAID EAGLE WAY; THENCE NORTH 89 DEGREES, 31 MINUTES, 23 SECONDS WEST ALONG THE SOUTH LINE OF SAID EAGLE WAY, 40.00 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 00 DEGREES, 24 MINUTES, 17 SECONDS WEST ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION, 892.54 FEET TO THE NORTH LINE OF CENTRAL ROAD, SAID NORTH LINE BEING 65.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES THERETO THE SOUTH LINE OF SAID SECTION 36; THENCE SOUTH 89 DEGREES, 48 MINUTES 12 SECONDS EAST ALONG THE NORTH LINE OF SAID CENTRAL ROAD, 1,167.00 FEET TO A POINT 151.21 FEET WEST OF AN ANGLE POINT IN THE NORTH LINE OF SAID CENTRAL ROAD, SAID ANGLE POINT ALSO BEING ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE NORTHERLY ALONG A NON-TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 40.00 FEET FOR AN ARC LENGTH OF 8.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 06 DEGREES, 10 MINUTES, 53 SECONDS EAST, AND A CHORD LENGTH OF 8.61 FEET TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 475.08 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 872.50 FEET, FOR AN ARC LENGTH OF 793.70 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 26 DEGREES, 03 MINUTES, 31 SECONDS EAST, AND A CHORD LENGTH OF 766.62 TO THE POINT OF BEGINNING ALL IN COOK COUNTY, ILLINOIS.

PARCEL 4

THAT PART OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE SOUTH 00 DEGREES, 15 MINUTES, 15 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, 1,248.01 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION, 67.00 FEET TO THE WEST LINE OF HUNTINGTON BOULEVARD (ALSO KNOWN AS FREEMAN ROAD), AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION, 1,258.57 FEET TO THE INTERSECTION WITH A NON-TANGENT CURVE; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 250.00 FEET, FOR AN ARC LENGTH OF 29.49 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 31 DEGREES, 08 MINUTES, 10 SECONDS WEST, AND A CHORD LENGTH OF 29.47 FEET TO A POINT OF TANGENCY; THENCE SOUTH 34 DEGREES, 30 MINUTES, 56 SECONDS WEST, 90.47 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 39.50 FEET, FOR AN ARC LENGTH OF 59.72 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 08 DEGREES, 48 MINUTES, 10 SECONDS EAST, AND A CHORD LENGTH OF 54.20 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 872.50 FEET, FOR AN ARC LENGTH OF 793.70 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 26 DEGREES, 03 MINUTES, 38 SECONDS EAST, AND A CHORD LENGTH OF 766.62 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 475.02 FEET TO A POINT OF CURVE; THENCE SOUTHERLY ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 30.00 FEET, FOR AN ARC LENGTH OF 15.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 14 DEGREES, 53 MINUTES, 30 SECONDS EAST, AND A CHORD LENGTH OF 15.42 FEET TO THE NORTH LINE OF CENTRAL ROAD, SAID NORTH LINE BEING 65.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES THERETO THE SOUTH LINE OF SAID SECTION 36; THENCE SOUTH 89 DEGREES, 47 MINUTES 37 SECONDS EAST ALONG THE NORTH LINE OF SAID CENTRAL ROAD, 970.11 FEET TO THE WEST LINE OF SAID HUNTINGTON BOULEVARD; THENCE NORTH 00 DEGREES, 15 MINUTES, 15 SECONDS EAST ALONG THE WEST LINE OF SAID HUNTINGTON BOULEVARD, 1,335.43 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Exhibit #2 – Variation Ordinance for Temporary Marketing Sign

ORDINANCE NO. 4082 - 2009

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE GRANTING A VARIATION TO  
McSHANE DEVELOPMENT  
(HUNTINGTON WOODS CORPORATE CENTER)

WHEREAS, the Zoning Board of Appeals, at a public meeting duly called and held according to law on December 2, 2008, considered the question of granting a variation to McShane Development; and

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

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

Section 1: That there be and is hereby granted to McShane Development, a variation from the requirements of Section 9-3-8-K-3 for an additional (second) 16 foot high, 630 square foot non-illuminated temporary on-site real estate marketing sign instead of the maximum permitted one sign, 100 square feet, ten feet high located on the west parcel of the ±71 acre Huntington Woods Corporate Center site and legally described on Exhibit "A" attached hereto.

Section 2: That the above variation is granted upon the conditions that this temporary marketing sign shall be permitted for a period of six (6) years from the date of Village Board approval, and that at the time of consideration of a master sign plan for this property all temporary marketing signs shall be incorporated into the plan and may be subject to establishment of a removal timeframe or relocation, and that this sign shall be used solely for marketing development on the east and west parcels of the Huntington Woods Corporate Center.

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

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

PASSED THIS 5th day of January, 2009

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

APPROVED THIS 5th DAY OF January, 2009

*William D. McLeod*  
Village President

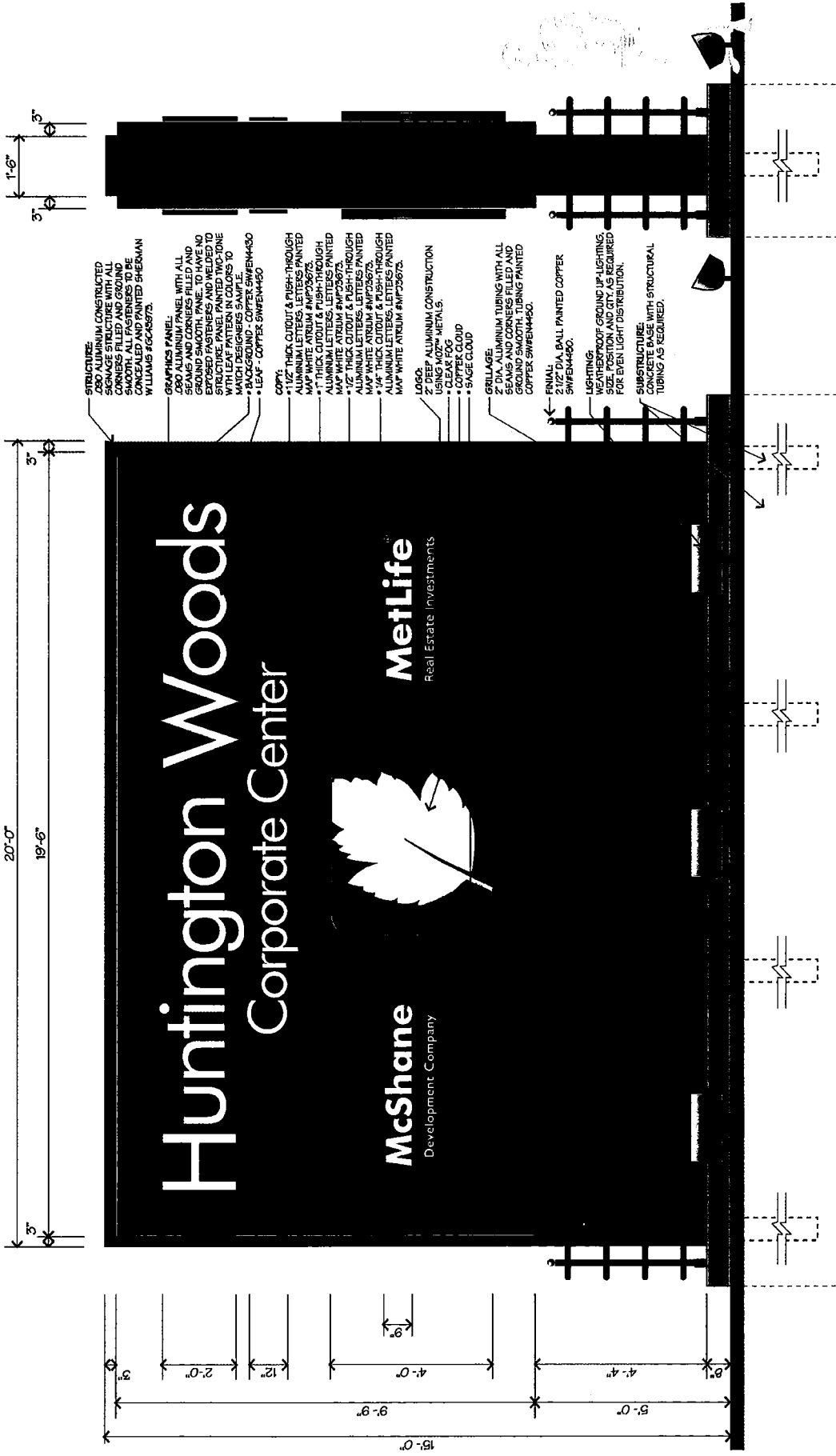
ATTEST:

*Barbara Romanoff*  
Village Clerk

Published in pamphlet form this 7th day of January, 2009.



**Exhibit #3 – Primary Campus Monument Sign A**



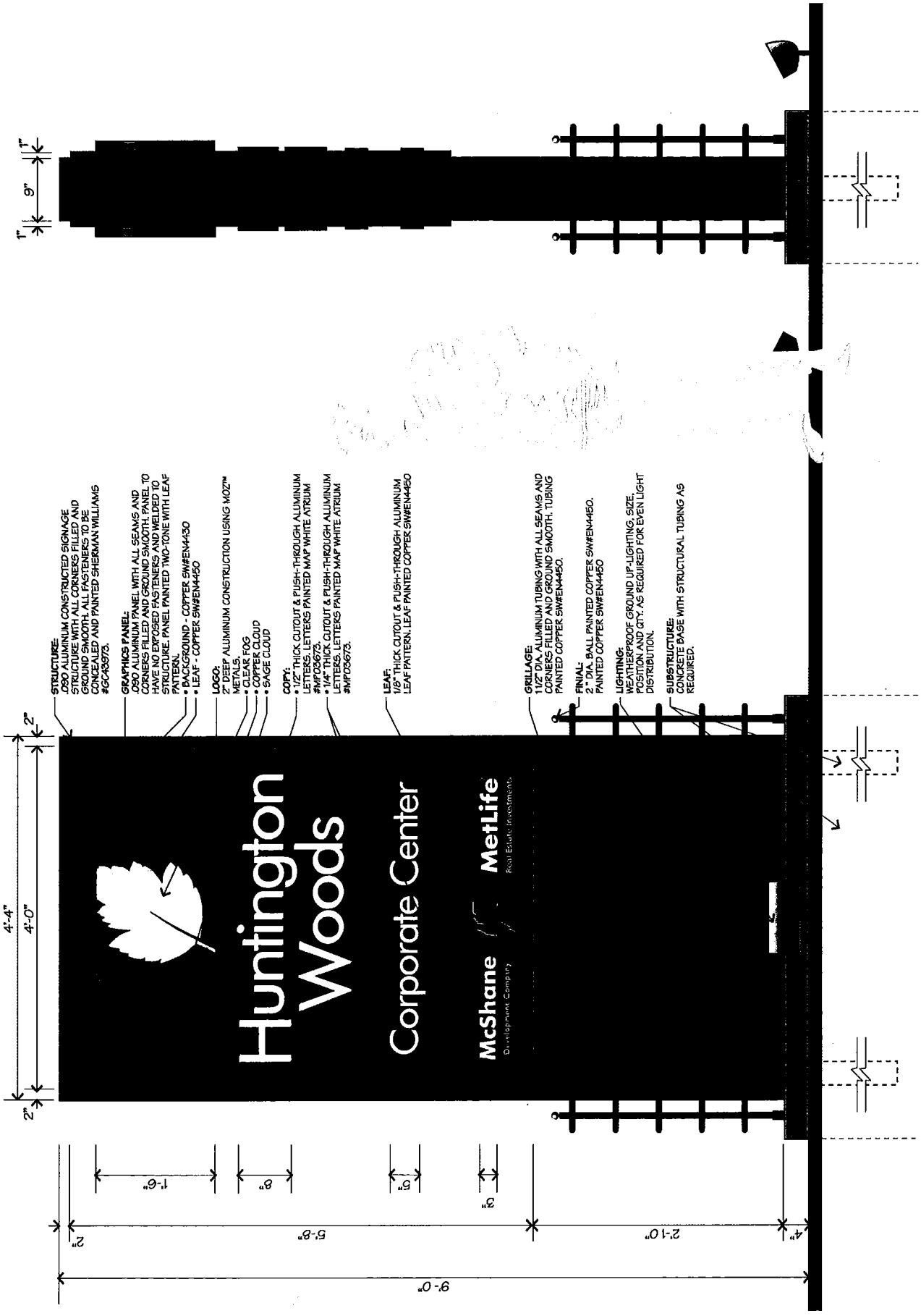
Huntington Woods  
Corporate Center



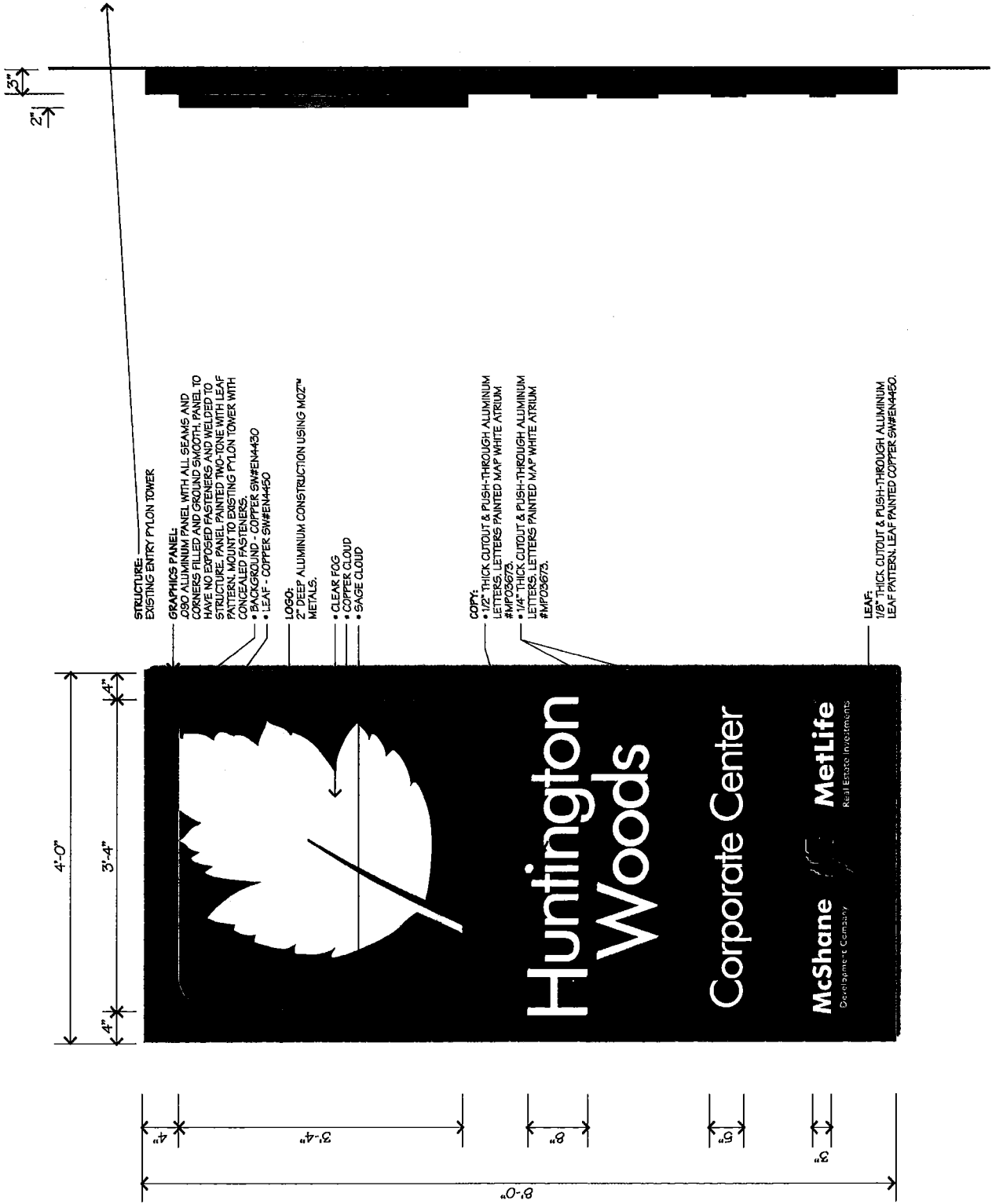
MetLife

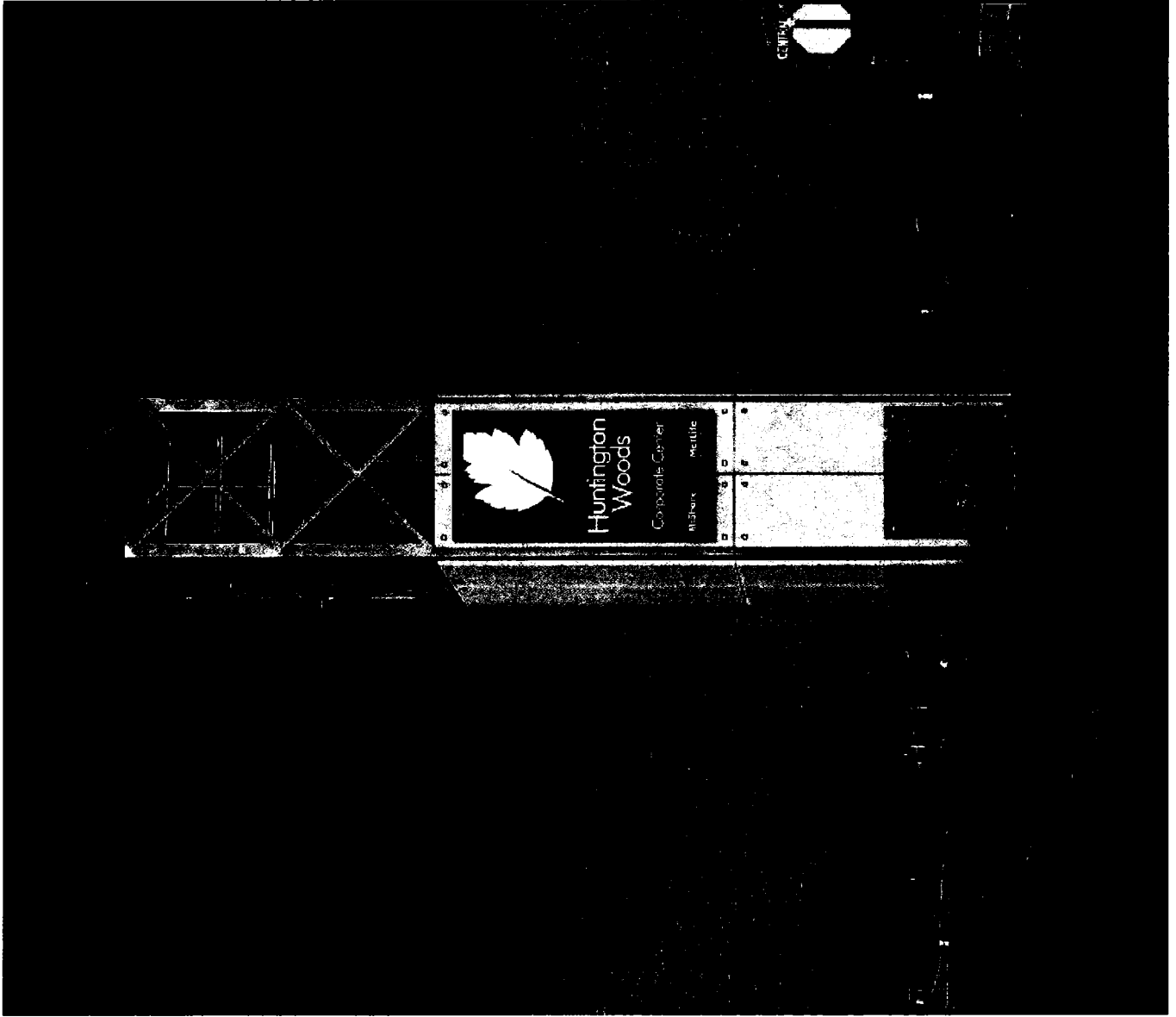
MetLife

**Exhibit #4 – Primary Campus Monument Sign B**



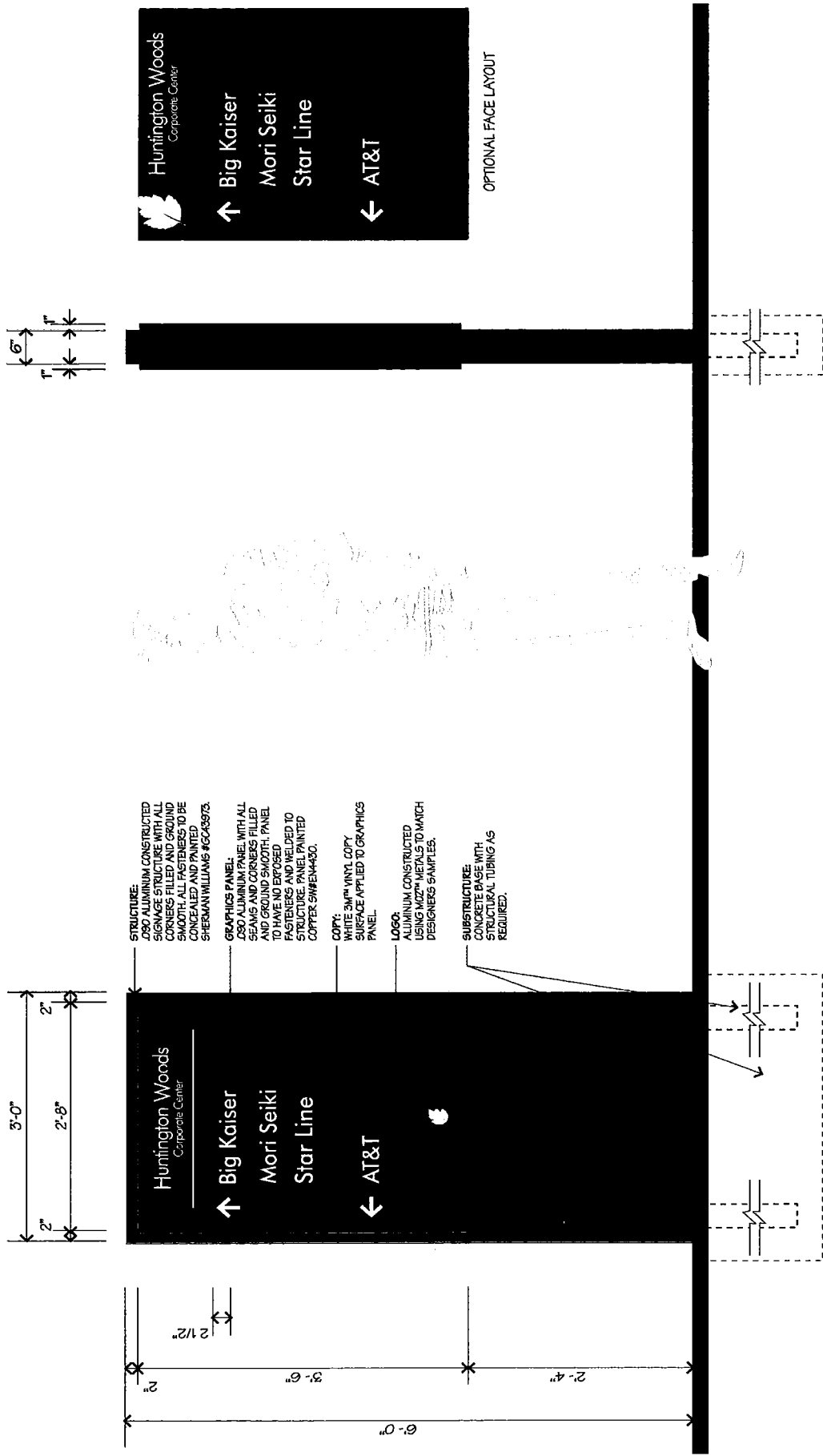
**Exhibit #5 – Pillar Campus Sign**





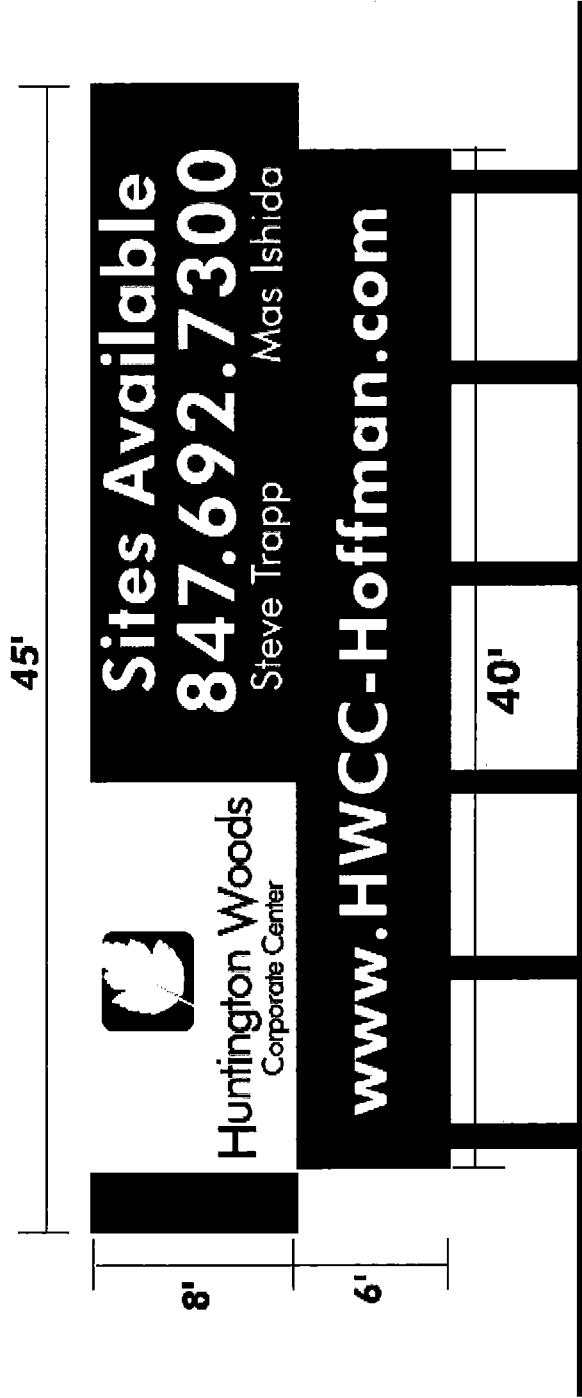


**Exhibit #6 – Campus Directional Sign**



**Exhibit #7 – Developer’s Temporary Marketing Sign A**

Huntington Woods MDO Sign - McShane - Hoffman Estates



**Fabrication Specs**

- \*1/2" MDO with 3M printed graphics and clear lamination
- \*2x4 posts and kickers
- \*2' HAGL
- \*16' overall height of sign
- \*Top portion is 45'x8'
- \*Lower portion is 40'x6'

**Color Specs**



<p><b>SOUTH WATER SIGNS</b>                  722 N. CULLUM AVENUE, ELKHART, IL 60120                  P.O. BOX 1000, E. GOLF COUNTRY, ILLINOIS                  WWW.SOUTHWATERSIGNS.COM</p>	<p><b>Client Name:</b>                  McShane  <b>Location:</b>                  Hoffman Estates</p>	<p><b>Start Date:</b> 11/10/08  <b>Last Revision:</b> 000000000  <b>Job#:</b> 00000  <b>Page:</b> 1 of 1</p>	<p><b>Client Approval</b>                  _____  <b>Landlord Approval</b>                  _____</p>	<p><b>Sales Rep:</b>                  Tom Merkel  <b>Designer:</b>                  Nikki Burnes</p> <p>   LISTED</p>
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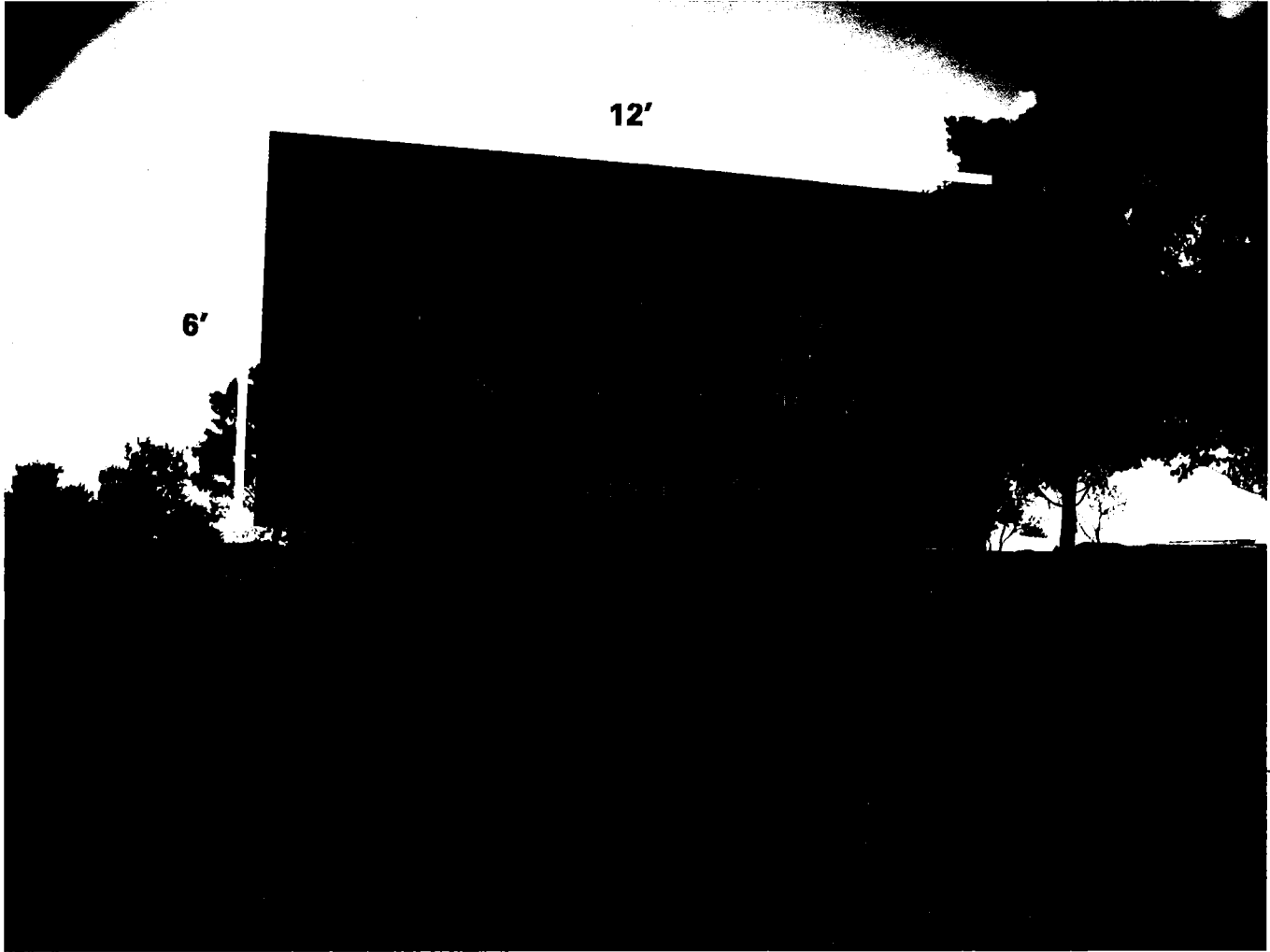




Exhibit #8 – Developer's Temporary Marketing Sign B

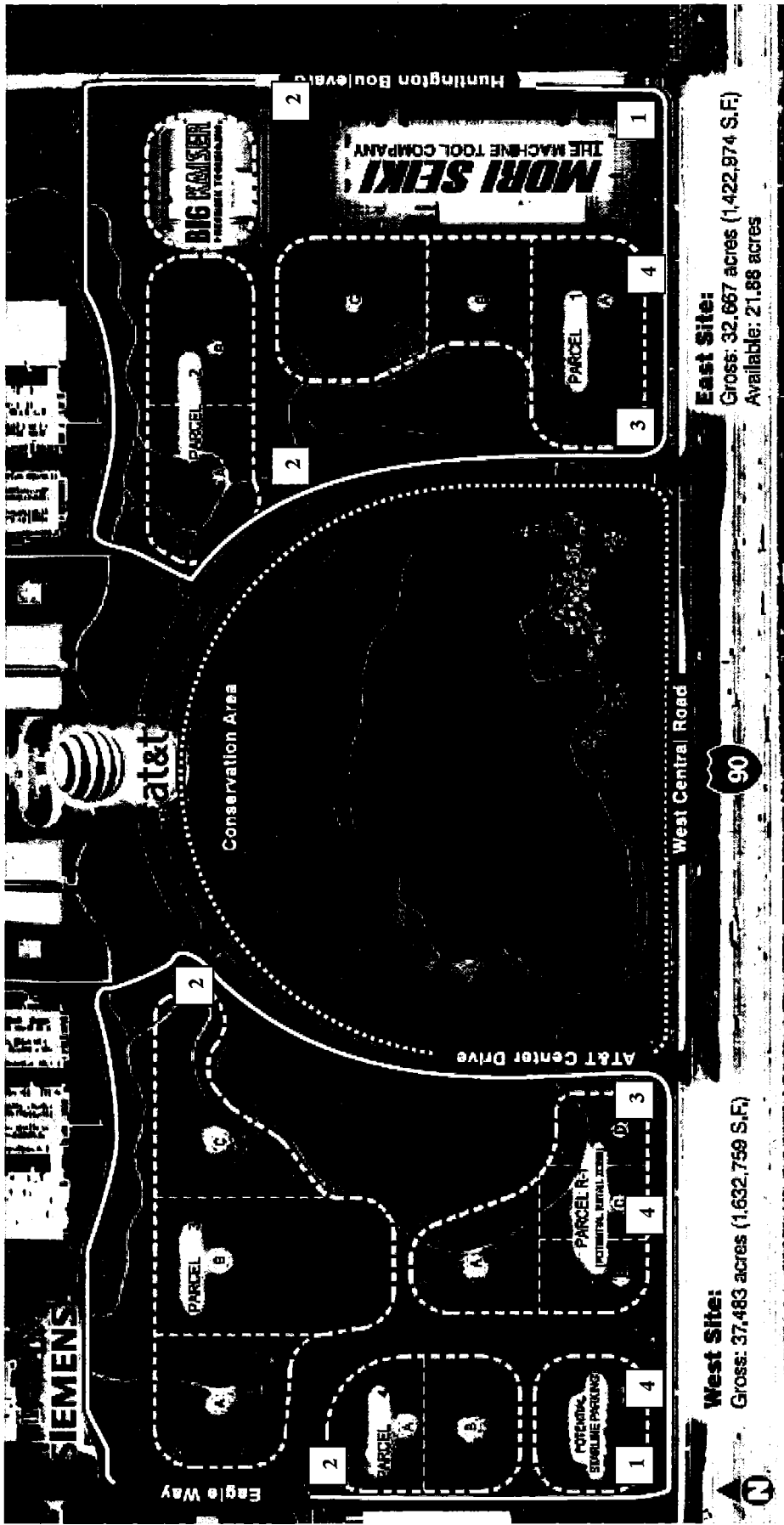


**Exhibit #9 – Construction Sign (“Coming Soon” Example Design)**



This sign is “V” shaped and is seventy-two (72) square feet per side or one hundred forty-four (144) square feet total. Future signs may or may not be “V” shaped or two sided but will comply with the aforementioned size maximums. Copy, colors and style will be dependant upon those preferences for the individual building the sign represents.

Exhibit #10 – Sign Locations



1. Primary Campus Monument Sign A (Exhibit #3) Proposed Locations
2. Primary Campus Monument Sign B (Exhibit #4) Potential Locations
3. Pillar Campus Sign (Exhibit #5) Proposed Locations (sign to be attached to existing pillar)
4. Developer's Temporary Marketing Signs (Exhibit #7 & #8) Actual Locations



# VILLAGE MANAGER'S OFFICE

## Memo

**TO:** President & Board of Trustees  
**FROM:** James H. Norris, Village Manager  
**RE:** **STIMULUS - AMERICAN RECOVERY & REINVESTMENT ACT (ARRA) PROJECTS SUBMISSION**  
**DATE:** April 3, 2009

Urgent

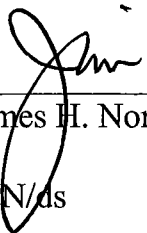
For Review

Please Reply

Under First Reading as "New Items" on the Village Board agenda for April 6, 2009, there are seven (7) resolutions which authorize the Village President to sign applications for water and sanitary sewer projects to be submitted to the IEPA for potential funding. Under the ARRA, water and sanitary sewer funds were distributed to the states to then be distributed through existing processes. These resolutions need to be approved in final form on April 6, 2009 so that our applications can be submitted before the deadline.

The Village is not bound to accept these funds or proceed with the project until the IEPA has made a decision on which projects to fund and the applying community then has the option to accept or reject the funding.

Please do not hesitate to contact me if you have any questions.

  
James H. Norris, Village Manager

JHN/ds

**ORDINANCE/RESOLUTION**  
**(FIRST READING)**

RESOLUTION NO. \_\_\_\_\_ - 2009

VILLAGE OF HOFFMAN ESTATES

**A RESOLUTION AUTHORIZING MEMBERSHIP BY THE  
VILLAGE OF HOFFMAN ESTATES IN THE COLLABORATIVE  
HEALTHCARE URGENCY GROUP (CHUG) AND AMENDING THE VILLAGE'S  
EMERGENCY OPERATION PLAN TO ADOPT THE CHUG ACTION PLAN**

WHEREAS, Article VII, Section 10 of the 1970 Illinois Constitution authorizes the Village to contract with individuals, associations and corporations, in any manner not prohibited by law or ordinance; and

WHEREAS, Chapter 4, Article 3 of Village of Hoffman Estates Municipal Code (Emergency Services and Disaster Agency) established an Emergency Management Agency for the purpose of preparing for a disaster; and

WHEREAS, Village of Hoffman Estates has adopted a written Emergency Operations Plan in order to give local government the ability to react and protect lives in the event of a major emergency or disaster; and

WHEREAS, in connection with the preparations for a disaster, the Collaborative Healthcare Urgency Group (CHUG) has prepared a plan for the orderly evacuation and shelter of the occupants and residents of short term and long term healthcare facilities, senior assisted living facilities and nursing homes located in the Village of Hoffman Estates; and

WHEREAS, CHUG will operate in coordination with, and under the direction of, the Hoffman Estates Emergency Management Agency and the National Incident Management System (NIMS) to assist in the orderly evacuation of occupants and residents of short term and long term healthcare facilities, senior assisted living facilities and nursing homes; and

WHEREAS, it is in the best interest of the Village of Hoffman Estates to become a member of CHUG and obtain the assistance of the CHUG coordinator should evacuation of short term and long term healthcare facilities, senior living facilities and nursing homes become necessary.

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

Section 1: The recitals set forth above are hereby incorporated as Section 1 of this Resolution.

Section 2: The Village President is hereby authorized to execute, and the Village Clerk to attest, any and all documents required to establish membership in the Collaborative Healthcare Urgency Group at no annual fee to the Village of Hoffman Estates, including the Memorandum of Understanding between CHUG and the Village of Hoffman Estates.

Section 3: The Village further amends its Emergency Operations Plan to include the adoption of the CHUG action plan for the orderly evacuation and shelter of the occupants and residents of short term and long term healthcare facilities, senior assisted living facilities and nursing homes located in the Village.

Section 4: Each short term and long term healthcare facility, senior assisted living facility and nursing home located in the Village shall have in full force and effect an Emergency Operation Plan substantially similar to the CHUG action plan adopted by the Village as part of its Emergency Operation Plan. CHUG and the short term and long term healthcare facilities,

senior assisted living facilities and nursing homes located in the Village shall have their Emergency Operations Plans reviewed and approved annually by the Village's Emergency Management Agency, and each facility shall amend and/or modify its Emergency Operations Plan as directed by the Agency.

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

PASSED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2009

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

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009

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

ATTEST:

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



RESOLUTION NO. \_\_\_\_\_ - 2009

VILLAGE OF HOFFMAN ESTATES

A RESOLUTION AUTHORIZING ENTRY  
INTO AN AMENDED AGREEMENT  
FOR NORTHWEST CENTRAL DISPATCH SYSTEM

WHEREAS, the President and Board of Trustees of the Village of Hoffman Estates previously authorized entry by said Village into an Agreement to provide for and maintain a Central Emergency Dispatch operation known as Northwest Central Dispatch System, hereinafter referred to as "NWCDS"; and

WHEREAS, NWCDS has proven successful in providing emergency communications services to the Village of Hoffman Estates Police and Fire Departments; and

WHEREAS, the City of Rolling Meadows has made application for membership in MWCDS; and

WHEREAS, the NWCDS Board of Directors has unanimously recommended approval of the membership request of the City of Rolling Meadows; and

WHEREAS, it is believed that the inclusion of an additional community in the System will prove beneficial to both the System and the Village; and

WHEREAS, the addition of new members to NWCDS requires approval of an amended Venture Agreement.

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

Section 1: The Village President of the Village of Hoffman Estates is authorized to enter into an amended Agreement for Northwest Central Dispatch System which provides for the addition of the City of Rolling Meadows to NWCDS.

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

PASSED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2009

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

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009

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

ATTEST:

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

**NORTHWEST CENTRAL DISPATCH SYSTEM VENTURE AGREEMENT**

**THIS AGREEMENT**, entered into on the effective date hereinafter set forth, by and between the local governments signatory hereto (and also those which may hereafter become signatory hereto):

WITNESSETH:

**WHEREAS**, a Central Dispatching System has existed in Northwestern Cook County and in parts of DuPage, Kane and Lake Counties since 1972; and

**WHEREAS**, such System has been demonstrated to be of great value to its constituent municipalities, the signatories hereto; and

**WHEREAS**, the addition of another municipality to the System will provide for more efficient and economical dispatching of life and property saving services; and

**WHEREAS**, the cost of providing and maintaining a central dispatching system is probably excessive for any one of such signatories; and

**WHEREAS**, a centralized police, fire and other emergency dispatching system can adequately serve the needs of all of such signatories; and

**WHEREAS**, Article VII, Section 10 of the 1970 Constitution of the State of Illinois and the Intergovernmental Cooperation Act, 5 ILCS 220/1 through 220/9, authorize joint exercise by two or more local governments of any power common to them; and

**WHEREAS**, it is the desire of the signatories hereto to jointly provide for and maintain a central dispatching system for their mutual advantage and concern.

**NOW, THEREFORE**, for and in consideration of the premises, the mutual advantages to be derived therefrom and in consideration of the mutual covenants herein contained, it is agreed by and between the parties hereto as follows:

1. Venture Established. Pursuant to the joint powers authorization of the Illinois Constitution and the Intergovernmental Cooperation Act, 5 ILCS 220/1 through 5 ILCS 220/9, the undersigned do hereby federate together in a cooperative venture for the joint and mutual operation of a centralized communications system, to be known as "Northwest Central Dispatch System" (hereinafter designated as NWCDS) which shall consist of all of the local governments which may hereafter become signatory hereto.
  
2. By-Laws. NWCDS shall be subject to and shall be governed by certain By-Laws, a copy of which is attached hereto as Exhibit "A" and by this reference

made a part of this Agreement, together with any amendments, which may be made to said By-Laws in the manner and means therein set forth.

3. NWCDS Participation. Each participating local government of the Central Dispatching System (and each local government which may hereafter sign after approval as required by the By-Laws, provided such local governments are eligible to participate pursuant to said By-Laws) is a member of NWCDS and is entitled to the rights and privileges and subject to the obligations of membership, all as provided in said By-Laws.

4. Termination. Any party to this agreement may cease to be a party hereto and may withdraw from participation in NWCDS in the manner and means set forth in said By-Laws.

5. Powers of the System. NWCDS shall have the power in its own name to make and enter into contracts, to employ agents and employees, to acquire, hold and dispose of property, real and personal, and to incur debts, liabilities or obligations necessary for the accomplishment of its purposes, but no such contract, employment, purchase, debt, liability or obligation shall be binding upon or obligate any member except as authorized by the attached By-Laws. NWCDS shall not have the power to eminent domain or the power to levy taxes.

6. Amendments. This Agreement may not be amended, except by written agreement and resolution of all the then parties to it. However, the By-Laws attached hereto as Exhibit "A" may be amended from time to time by the method and means provided herein, provided such amendments do not conflict with the terms set forth in this Agreement exclusive of said Exhibit "A".

7. Duration. This Agreement and NWCDS shall continue in effect until rescinded by unanimous consent of the then parties or until terminated in the manner provided in said By-Laws. Upon such termination, the assets remaining shall be disposed of in the manner set forth in the said By-Laws.

8. Enforcement. Each member shall have the right to enforce this Agreement against any other member. If suit is necessary therefore, a defaulting member shall pay reasonable attorney's fees to NWCDS as adjudicated by the Court.

9. Authorization. Prior to execution of this Agreement, each member shall deliver to the other a certified copy of a suitable ordinance or resolution authorizing and directing the execution of this Agreement.

10. Effective Date. This Agreement shall become effective when signed by all of the respective representatives of the Village of Arlington Heights, Village of Buffalo Grove, Village of Elk Grove Village, Village of Hoffman Estates, Village of

Inverness, Village of Mount Prospect, Village of Palatine, City of Prospect Heights, City of Rolling Meadows, Village of Schaumburg and Village of Streamwood.

**IN WITNESS WHEREOF**, the undersigned local governments have set their signatures on the respective dates set forth below. This document may be signed in duplicate originals.

VILLAGE OF ARLINGTON HEIGHTS

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

ATTEST:

\_\_\_\_\_

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

VILLAGE OF HOFFMAN ESTATES

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

ATTEST:

\_\_\_\_\_

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

RESOLUTION NO. \_\_\_\_\_ - 2009

VILLAGE OF HOFFMAN ESTATES

A RESOLUTION APPROVING AN  
ADDENDUM OF NEW MEMBERSHIP  
IN THE NORTHWEST CENTRAL 9-1-1 SYSTEM

WHEREAS, the President and Board of Trustees of the Village of Hoffman Estates previously authorized entry by said Village into an Agreement to provide for and maintain a joint Enhanced 9-1-1 System known as Northwest Central 9-1-1 System, hereinafter referred to as the "9-1-1 System"; and

WHEREAS, the City of Rolling Meadows has made application for membership in the 9-1-1 system; and

WHEREAS, the 9-1-1 System Board of Directors has unanimously recommended approval of the request for membership made by Rolling Meadows; and

WHEREAS, it is believed that the inclusion of an additional community in the 9-1-1 System will prove beneficial to both the 9-1-1 System and the Village; and

WHEREAS, the new member has agreed to:

- 1) provide funds for its proportionate share of the cost of operation of the 9-1-1 System; and
- 2) provide all necessary funds required to add or modify hardware and/or software in order to accommodate the operational needs of the new member, and to pay a proportionate share of normal 9-1-1 operational expenses; and
- 3) pay a proportionate share of debts and liabilities which may be incurred after the effective date of membership; and

WHEREAS, the addition of new members to the 9-1-1 System requires approval of an Addendum of New Membership.

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

Section 1: The Village President of the Village of Hoffman Estates is authorized to enter into an Addendum of New Membership which provides for the addition of the City of Rolling Meadows to the 9-1-1 System.

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

PASSED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2009

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

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009

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

ATTEST:

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



**NORTHWEST CENTRAL 9-1-1 SYSTEM  
ADDENDUM OF NEW MEMBERSHIP**

**WHEREAS**, the Villages of Arlington Heights, Buffalo Grove, Elk Grove Village and Mount Prospect have previously formed a joint venture to install, operate and maintain an Enhanced 9-1-1 Emergency Telephone System, known as Northwest Central 9-1-1 System (the 9-1-1 System), pursuant to authority granted under terms of Article VII, Section 10 of the 1970 Constitution of the State of Illinois; the Emergency Telephone System Act, 50 ILCS 750/0.01 et seq.; and the Intergovernmental Cooperation Act, 5 ILCS 220/1 through 5ILCS 220/9; and

**WHEREAS**, the City of Prospect Heights and the Villages of Hoffman Estates, Inverness, Palatine, Schaumburg and Streamwood have subsequently joined the 9-1-1 System; and

**WHEREAS**, it is believed that the inclusion of an additional community in the 9-1-1 System will prove beneficial to both the 9-1-1 System and the Village; and

**WHEREAS**, the new member has agreed to:

1. provide funds for its proportionate share of the cost of operation of the 9-1-1 System; and
2. provide all necessary funds required to add or modify hardware and/or software in order to accommodate the operational needs of the new member, and to pay a proportionate share of normal 9-1-1 operational expenses; and
3. pay a proportionate share of debts and liabilities which may be incurred after the effective date of membership; and

**IT IS THEREFORE AGREED** by the Village of Hoffman Estates to accept the City of Rolling Meadows as a full participating member of the Northwest Central 9-1-1 System, effective upon the approval of all current members and according to terms of the attached Memorandum of Agreement marked Exhibit A.

Dated this \_\_\_\_\_ day of April, 2009

---

Village President

Attest:

---

Village Clerk


# DEPARTMENT OF PUBLIC WORKS

## Memo

**TO:** James Norris, Village Manager  
**FROM:** Kenneth Hari, Director of Public Works  
**RE:** IEPA Fund Application for Jones-Highland-Frederick Lift Stations Abandonment  
**DATE:** March 31, 2009

Urgent     For Review     Please Comment     Please Reply     Enclosure(s)

This project requires a joint construction project with the Village of Schaumburg that includes the abandonment of the Hoffman Estates Frederick and Highland lift stations and also the Village of Schaumburg Jones Road lift station. All three lift stations show serious corrosion of the piping, valves, pumps, wet well and dry well structures. The effects of corrosion are cumulative. Since the station was constructed in the 1960s, the forces of corrosion have been acting upon various infrastructure components. The level of corrosion reached a point that requires rehabilitation. A 2004 engineering study conducted by the Village consulting engineer RJN Group, indicates that the most cost-effective solution to be the construction of a new gravity sewer line and the abandonment of the three lift stations. Project plans and building specifications have been completed. MWRDGC has issued a construction permit. An IEPA permit application is being prepared by RJN. The project will significantly reduce future power consumption and daily lift station maintenance work for each community. The total cost of the project is estimated at \$1,776,000, including a 20% contingency. Based upon the previous agreement with the Village of Schaumburg, they are responsible for a specified percentage of costs. This figure was provided by the Village's consulting engineer, RJN Group. The federal stimulus loan package includes a 25% loan principle forgiveness feature. The balance, or 75%, requires a 20 year pay back at 0% interest.

  
\_\_\_\_\_  
Kenneth Hari, Director of Public Works

Projects/Economic Stimulus/ Project for funding joint

Illinois Environmental Protection Agency  
P.O. Box 19276, Springfield, IL 62794-9276  
Pre-application for Loan Assistance for Wastewater Facilities  
Annual Filing Deadline: March 31

1. Legal Name of Applicant:

*Village of Hoffman Estates*

Agency Use Only:

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

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

\_\_\_\_\_ New App. \_\_\_\_\_ Renewal App.

2. Address:

*1900 Hassell Road  
Hoffman Estates, IL 60169*

3. Location Information:

a) County: Cook

c) Illinois House District # H44, H54 & H56

b) U.S. Congressional District #C6, C8 & C10

d) Illinois Senate District # S22, S27& S28

4. Authorized Representative:

Name: : Kenneth J. Hari

Title: Director of Public Works

Phone: : 847-490-6800

5. Engineer:

Name: Michael N. Young P.E.

Firm: RJN Group Inc.,

Address: 200 W. Front Street

Phone:(630) 682-4700

Wheaton, IL. 60187

**6. Type of Project:**

Check only one (1) and provide current tributary population of proposed service area, if requested. One population equivalent (P.E.) is either a single resident or equivalent (.17 lbs. BOD<sub>5</sub> per day).

- a. Service Continuation (Repairing or upgrading of existing sanitary sewer or treatment facilities) P.E. 2,814
- b. Service Expansion (Increasing treatment capacity transport capacity or providing new service)
  - 1) Sewage treatment plant \_\_\_\_\_ P.E.
  - 2) Collection System Expansion \_\_\_\_\_ P.E.
  - 3) Interceptor Sewer Construction \_\_\_\_\_ P.E.
- c. New Service (Un-sewered community) \_\_\_\_\_ P.E.
- d. Combined Sewer Service (Alleviation of flooding problems)

**7. Description of Proposed Treatment Facilities Including Cost Estimates:**

**Jones - Highland - Frederick Sanitary Sewer**

Construction of 4,000 lin. feet of 8", 10" & 12" sanitary sewer including 850 feet of directional drilling and the permanent abandonment of three deteriorating pump stations and associated force mains.

Estimated Cost:	Engineering Design	\$ 120,000
	Construction Cost	\$1,300,000
	Construction Supervision	\$ 60,000
	Total inc. 20% Contingency	<u>\$1,776,000</u>

**8. Location of Discharge Point of Wastewater Treatment Facilities:**

Complete a) or b).

a. Discharge will continue at an existing facility:

- 1) Name of Treatment Facility: MWRDGC Egan WRP
- 2) NPDES Number: IL0036340

b. Discharge will occur from a new facility to: \_\_\_\_\_  
(Name of receiving stream)

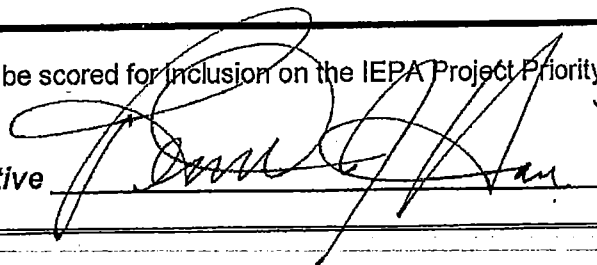
**9. Proposed Project Schedule:**

Indicate "complete" or anticipated date of completion, as appropriate.

- |   |            |                                |           |
|---|------------|--------------------------------|-----------|
| a. IEPA Approved Facility Plan                | April 2009 | d. Advertise for Bids:         | May 2009  |
| b. Plans and Specifications Completed         | March 2009 | e. Contract Award:             | July 2009 |
| c. User Charge System and Sewer Use Ordinance | April 2009 | f. Completion of Construction: | Dec 2009  |

I, Kenneth J. Hari, hereby request that this project be scored for inclusion on the IEPA Project Priority List for loan assistance.

Date 2/19/09 Authorized Representative \_\_\_\_\_



RESOLUTION NO. \_\_\_\_\_ - 2009

VILLAGE OF HOFFMAN ESTATES

A RESOLUTION AUTHORIZING THE  
VILLAGE PRESIDENT TO SIGN THE LOAN APPLICATION  
FORMS AND SUPPORTING DOCUMENTS  
FOR THE JONES-HIGHLAND-FREDERICK  
LIFT STATION ABANDONMENT PROJECT

WHEREAS, application provisions for loans from the Water Pollution Control Revolving Fund for construction of sewage treatment works require that the Village of Hoffman Estates authorize a representative to sign the loan application forms and supporting documents.

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

Section 1: The Village President of the Village of Hoffman Estates is hereby authorized to sign all loan application forms and documents.

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

PASSED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2009

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

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009

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

ATTEST:

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

# DEPARTMENT OF PUBLIC WORKS

## Memo

**TO:** James Norris, Village Manager  
**FROM:** Kenneth Hari, Director of Public Works  
**RE:** IEPA Fund Application for Barrington Sanitary Sewer Lift Rehabilitation  
**DATE:** March 31, 2009

Urgent     For Review     Please Comment     Please Reply     Enclosure(s)

This project requires rehabilitation construction of the Barrington Square Sanitary Sewer Lift Station. The Lift Station shows serious corrosion of piping, valves, pumps, wet well and dry well structures. The effects of corrosion are cumulative. Since the station was constructed in 1969, the forces of corrosion have been acting upon various infrastructure components. This is an expected occurrence during the life cycle of any lift station due to harsh environment factors. The level of corrosion has reached a level that requires rehabilitation. The rehabilitation project includes the conversion of the dry well type station into a Triplex concrete submersible lift station with an outside valve vault. The project is scheduled in 2009. Project plans and bid specification documents have been completed and submitted to MWRDGC for permitting. The permit is expected in the very near future. An IEPA permit is also required. It will be issued once the MWRDGC issues their permit. The cost of the project is estimated at \$974,000 (including 20% contingency). This figure was provided by the Village's consulting engineer, Burns and McDonnell. The federal stimulus loan package includes a 25% loan principle forgiveness feature. The balance, or 75%, requires a 20 year pay back at 0% interest.



Kenneth Hari, Director of Public Works

Projects/Economic Stimulus/ Project for funding Barr

Illinois Environmental Protection Agency  
P.O. Box 19276, Springfield, IL 62794-9276  
Pre-application for Loan Assistance for Wastewater Facilities  
Annual Filing Deadline: March 31

1. Legal Name of Applicant:

*Village of Hoffman Estates*

Agency Use Only:

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

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

New App.  Renewal App.

2. Address:

*1900 Hassell Road  
Hoffman Estates, IL 60169*

3. Location Information:

a) County: Cook

c) Illinois House District # H44, H54, & H56

b) U.S. Congressional District # C6, C8, & C10

d) Illinois Senate District # S22, S27, & S28

4. Authorized Representative:

Name: : Kenneth J. Hari

Title: Director of Public Works

Phone: : 847-490-6800

5. Engineer:

Name: Randall L. Patchett, P.E..

Firm: Burns & McDonnell Engineering

Address: 1431 Opus Place, Suite 400

Phone:(630) 724-3200

Downers Grove, IL 60515

**6. Type of Project:**

Check only one (1) and provide current tributary population of proposed service area, if requested. One population equivalent (P.E.) is either a single resident or equivalent (.17 lbs. BOD<sub>5</sub> per day).

- a. Service Continuation (Repairing or upgrading of existing sanitary sewer or treatment facilities) 15,000 P.E.
- b. Service Expansion (Increasing treatment capacity transport capacity or providing new service)
  - 1) Sewage treatment plant \_\_\_\_\_ P.E.
  - 2) Collection System Expansion \_\_\_\_\_ P.E.
  - 3) Interceptor Sewer Construction \_\_\_\_\_ P.E.
- c. New Service (Un-sewered community) \_\_\_\_\_ P.E.
- d. Combined Sewer Service (Alleviation of flooding problems)

**7. Description of Proposed Treatment Facilities Including Cost Estimate:**

The project consists of replacing pumping equipment that has reached the end of its useful life with submersible pumps installed within a rehabilitated wet well. The existing dry well will be abandoned in place to eliminate the need for confined space entry during normal maintenance procedures.

Estimated Cost:	Engineering Design	\$ 40,000
	Construction Cost	\$800,000
	Construction Supervision	\$ 30,000
	Total inc. 20% Contingency	<u>\$974,000</u>

**8. Location of Discharge Point of Wastewater Treatment Facilities:**

Complete a) or b).

- a. Discharge will continue at an existing facility:
  - 1) Name of Treatment Facility: MWRDGC Egan WRP
  - 2) NPDES Number: IL0036340

b. Discharge will occur from a new facility to: \_\_\_\_\_  
(Name of receiving stream)

**9. Proposed Project Schedule:**

Indicate "complete" or anticipated date of completion, as appropriate.

- a. IEPA Approved Facility Plan Complete
- b. Plans and Specifications March, 2009
- c. User Charge System and Sewer Use Ordinance Complete
- d. Advertise for Bids: May, 2009
- e. Contract Award: July, 2009
- f. Completion of Construction: Dec., 2009

I, Kenneth J. Hari, hereby request that this project be scored for inclusion on the IEPA Project Priority List for loan assistance.

Date 2/24/2009 Authorized Representative 



RESOLUTION NO. \_\_\_\_\_ - 2009

VILLAGE OF HOFFMAN ESTATES

A RESOLUTION AUTHORIZING THE  
VILLAGE PRESIDENT TO SIGN THE LOAN APPLICATION  
FORMS AND SUPPORTING DOCUMENTS  
FOR THE BARRINGTON SANITARY SEWER  
LIFT REHABILITATION PROJECT

WHEREAS, application provisions for loans from the Water Pollution Control Revolving Fund for construction of sewage treatment works require that the Village of Hoffman Estates authorize a representative to sign the loan application forms and supporting documents.

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

Section 1: The Village President of the Village of Hoffman Estates is hereby authorized to sign all loan application forms and documents.

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

PASSED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2009

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

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009

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

ATTEST:

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

# DEPARTMENT OF PUBLIC WORKS

## Memo

**TO:** James Norris, Village Manager  
**FROM:** Kenneth Hari, Director of Public Works  
**RE:** IEPA Fund Application for Sanitary Sewer Rehabilitation  
**DATE:** March 31, 2009

Urgent     For Review     Please Comment     Please Reply     Enclosure(s)

This project provides for the continuation of the sanitary sewer rehabilitation program that has been in progress for over 8 years in Parcel A, Parcel B, Parcel C and in the Highlands. It requires installation of approximately 10,900 feet of sanitary sewer lining with cured in place pipe (CIPP), 10 spot line repairs and installation of 2 new manholes. Project plans and bid specification documents have been completed. No permits are required. The project is ready for bidding. This project significantly reduces inflow and infiltration and related pumping power consumption. The cost of the project is estimated at \$600,000. This figure was provided by the Village's consulting engineer, Baxter and Woodman. The federal stimulus loan package includes a 25% loan principle forgiveness feature. The balance, or 75%, requires a 20 year pay back at 0% interest.



Kenneth Hari, Director of Public Works

Projects/Economic Stimulus/ Project for funding sewer rehab

**Illinois Environmental Protection Agency  
P.O. Box 19276, Springfield, IL 62794-9276  
Pre-application for Loan Assistance for Wastewater Facilities  
Annual Filing Deadline, March 31**

1. Legal name of Applicant:

**Village of Hoffman Estates**

*Agency Use Only*

Date Received \_\_\_\_\_

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

\_\_\_ New App    \_\_\_ Renewal App

2. Address:

**1900 Hassell Road  
Hoffman Estates, IL 60169**

3. Location Information:

a) County: Cook

c) Illinois House District: H44, H54, & H56

b) US Congressional District: C4, C6, C8 & C10

d) Illinois Senate District: S22, S27 & S28

4. Authorized Representative:

Name: Kenneth J. Harl

Title: Director of Public Works

Phone: 847-490-6800

5. Engineer:

Name: Kevin Sutherland, P.E.

Firm: Baxter & Woodman, Inc.

Address: 8678 Ridgely Road

Phone: 815-459-1260

Crystal Lake, IL 60012

6. Type of Project:

Check only one (1) and provide tributary population of proposed service area, if requested. One population equivalent (P.E.) is either a single resident or equivalent (.17 lbs. BOD5 per day).

- a. Service Continuation (Repairing or upgrading of existing sanitary sewer or treatment facilities) 17,000 P.E.
- b. Service Expansion (increasing treatment capacity or providing new service)
- 1) Sewage treatment plant \_\_\_\_\_ P.E.
- 2) Collection System Expansion \_\_\_\_\_ P.E.
- 3) Interceptor Sewer Construction \_\_\_\_\_ P.E.
- c. New Service (Unsewered community) \_\_\_\_\_ P.E.
- d. Combination Sewer Service (Alleviation of flooding problems)

7. Description of Proposed Treatment Facilities Including Cost Estimates:  
(Attach additional pages if necessary) Estimated Cost:

The proposed construction consists of approximately \$ 600,000

10,900 feet of manhole to manhole sanitary sewer lining with cured in place pipe (CIPP), 10 CIPP point repairs, 6 excavate and replace repairs, 2 lamphole/cleanouts replaced with manholes, 5 sanitary sewer manhole rehabilitation and other miscellaneous items of work.

8. Location of Discharge Point of Wastewater Treatment Facilities:

Complete a) or b)

a. Discharge will continue at existing facility:

1) Name of Treatment Facility MWRDGC Egan WRP

2) NPDES Number ILOO IL 0036340

b. Discharge will occur from a new facility to: \_\_\_\_\_ (name of receiving stream)

9. Proposed Project Schedule:

Indicate "complete" or anticipated date of completion, as appropriate

- |   |      |                               |            |
|---|------|-------------------------------|------------|
| a. IEPA Approved Facilities Plan              | N/A  | d. Advertise for Bids         | 4/09       |
| b. Plans and Specifications Completed         | 4/09 | e. Contract Award             | 6/09       |
| c. User Charge System and Sewer Use Ordinance | 4/09 | f. Completion of Construction | 11/09 Ant. |

I, Kenneth Hari, hereby request that this project be scored for inclusion on the IEPA Project Priority List for loan assistance.

Authorized Representative:  Date April 9, 2009

RESOLUTION NO. \_\_\_\_\_ - 2009

VILLAGE OF HOFFMAN ESTATES

**A RESOLUTION AUTHORIZING THE  
VILLAGE PRESIDENT TO SIGN THE LOAN APPLICATION  
FORMS AND SUPPORTING DOCUMENTS  
FOR THE SANITARY SEWER REHABILITATION PROJECT**

WHEREAS, application provisions for loans from the Water Pollution Control Revolving Fund for construction of sewage treatment works require that the Village of Hoffman Estates authorize a representative to sign the loan application forms and supporting documents.

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

Section 1: The Village President of the Village of Hoffman Estates is hereby authorized to sign all loan application forms and documents.

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

PASSED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2009

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

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009

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

ATTEST:

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

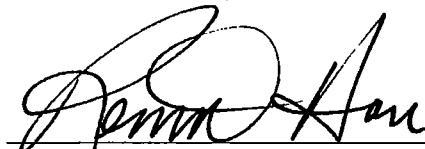
# DEPARTMENT OF PUBLIC WORKS

## Memo

**TO:** James Norris, Village Manager  
**FROM:** Kenneth Hari, Director of Public Works  
**RE:** IEPA Fund Application for Aster Lane Water Tower Painting Project  
**DATE:** March 31, 2009

Urgent     For Review     Please Comment     Please Reply     Enclosure(s)

This project requires repainting of the existing elevated water tank at Aster Lane (T-1) and removal of deteriorated paint coatings that have been identified as containing lead. T-1 stabilizes water pressure in the south pressure zone during all demand periods and emergencies. Project plans and bid specification documents have been completed. The cost of the project is estimated at \$600,000. This figure was provided by the Village's consulting engineer, Baxter and Woodman. The federal stimulus loan package includes a 25% loan principle forgiveness feature. The balance, or 75%, requires a 20 year pay back at 0% interest.

  
\_\_\_\_\_  
Kenneth Hari, Director of Public Works

Projects/Economic Stimulus/ Project for funding aster

Illinois Environmental Protection Agency  
P.O. Box 19276, Springfield, IL 62794-9276  
Pre-application for Loan Assistance for Drinking Water Facilities  
Annual Filing Deadline, March 31

1. Legal name of Applicant:

Village of Hoffman Estates

2. Address:

1900 Hassell Road  
Hoffman Estates, IL 60169

3. Organization Type:

Unit of Local Government  
 Investor Owned Water Utility

Not for Profit Water Corporation  
 Mutually or Cooperatively Owned  
Water Utility

4. Location Information:

a) County Cook

c) Illinois House District H44, H54 & H56

b) US Congressional District C6, C8 & C10

d) Illinois Senate District S22, S27 & S28

5. Authorized Representative:

Name: Kenneth J. Hari

Title: Director of Public Works

Phone: 847-490-6800

6. Engineer:

Name: Gerald D. Groth, P.E.

Firm: B&W, Inc (w/ Dixon Eng)

Address: 8678 Ridgfield Road

Phone: 815-459-1260

Crystal Lake, IL 60012

*Agency Use Only*

Date Received \_\_\_\_\_

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

New App  Renewal App

7. Facility Number: Water System ID: IL0311290; Tank T-1

8. Reason for Project: *Repaint existing elevated tank with deteriorated existing paint coatings, which have elevated lead levels. The existing tank is needed to support water pressures in existing low pressure zone during all demand periods and emergencies.*

A) Compliance Project

1) MCL Violation

Parameter \_\_\_\_\_

2) Treatment Technique

Parameter \_\_\_\_\_

3) Technical Policy Violation

B) New Service Project

C) Service Continuation Project

9. Number of Billed Customers 15,000

10. Existing Population Served by the Proposed Project: 52,500

11. Project Description: Remove existing paint coating with abrasive blast and apply four coat epoxy urethane paint system, along with minor repairs.

12. Cost Estimate: \$600,000

13. Project Schedule:

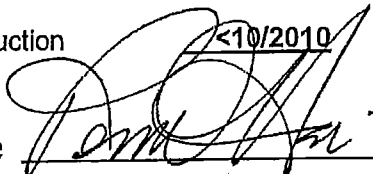
Project Planning Submission <6/2009

Plan and Specification Submission Not Required

Contract Award <6/2009

Completion of Construction <10/2010

Authorized Representative



Date March 6, 2009



RESOLUTION NO. \_\_\_\_\_ - 2009

VILLAGE OF HOFFMAN ESTATES

A RESOLUTION AUTHORIZING THE  
VILLAGE PRESIDENT TO SIGN THE LOAN APPLICATION  
FORMS AND SUPPORTING DOCUMENTS  
FOR THE ASTER LANE TOWER PAINTING PROJECT

WHEREAS, application provisions for loans from the Public Water Supply Loan Program for construction of public water supply facilities require that the Village of Hoffman Estates authorize a representative to sign the loan application forms and supporting documents.

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

Section 1: The Village President of the Village of Hoffman Estates is hereby authorized to sign all loan application forms and documents.

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

PASSED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2009

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

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009

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

ATTEST:

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

# DEPARTMENT OF PUBLIC WORKS

## Memo

**TO:** James Norris, Village Manager  
**FROM:** Kenneth Hari, Director of Public Works  
**RE:** IEPA Fund Application for Back-up Power Supply for Village Wells  
**DATE:** March 31, 2009

Urgent     For Review     Please Comment     Please Reply     Enclosure(s)

This project requires installation of emergency back-up generators at 6 Village well sites. They will be utilized during extended commercial power outages during the loss of water supply from JAWA (Lake Michigan Water supplier). Emergency power for these wells was previously identified as part of a Village Emergency Disaster Response Plan. The Village's consulting engineer, Baxter and Woodman, is currently working on project plans and bid specification documents that are scheduled to be completed to meet required filing and construction deadline dates. The cost of the project is estimated at \$1,200,000. This figure was provided by the Village's consulting engineer, Baxter/Woodman. The federal stimulus loan package includes a 25% loan principle forgiveness feature. The balance, or 75%, requires a 20 year pay back at 0% interest.



Kenneth Hari, Director of Public Works

Projects/Economic Stimulus/ Project for funding power

**Illinois Environmental Protection Agency**  
**P.O. Box 19276, Springfield, IL 62794-9276**  
**Pre-application for Loan Assistance for Drinking Water Facilities**  
**Annual Filing Deadline, March 31**

1. Legal name of Applicant:

Village of Hoffman Estates

2. Address:

1900 Hassell Road  
Hoffman Estates, IL 60169

3. Organization Type:

Unit of Local Government  
 Investor Owned Water Utility

Not for Profit Water Corporation  
 Mutually or Cooperatively Owned  
Water Utility

4. Location Information:

a) County Cook

c) Illinois House District H44, H54 & H56

b) US Congressional District C6, C8 & C10

d) Illinois Senate District S22, S27 & S28

5. Authorized Representative:

Name: Kenneth J. Hari

Title: Director of Public Works

Phone: 847-490-6800

6. Engineer:

Name: Gerald D. Groth, P.E.

Firm: Baxter & Woodman, Inc

Address: 8678 Ridgfield Road

Phone: 815-459-1260

Crystal Lake, IL 60012

*Agency Use Only*

Date Received \_\_\_\_\_

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

New App     Renewal App

7. Facility Number: Water System ID: IL0311290: Multiple Locations

8. Reason for Project: *Provide emergency power at 6 well sites for backup power supply during extended commercial power outages and/or loss of primary water supply from JAWA (Lake Michigan Water supplier). Emergency power at these well sites was previously identified as part of Emergency Response Planning. Backup power will be available during all demand periods, including emergencies.*

A) Compliance Project

1) MCL Violation

Parameter \_\_\_\_\_

2) Treatment Technique

Parameter \_\_\_\_\_

3) Technical Policy Violation

B) New Service Project

C) Service Continuation Project

9. Number of Billed Customers 15,000

10. Existing Population Served by the Proposed Project: 52,500

11. Project Description: Emergency power provisions to include 6 diesel generators of varying size, automatic transfer switches and necessary electrical modifications at each well site.

12. Cost Estimate: \$1,200,000

13. Project Schedule:

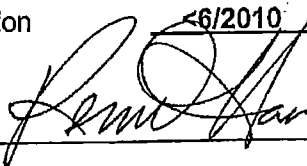
Project Planning Submission <6/2009

Plan and Specification Submission <6/2009

Contract Award <6/2009

Completion of Construction <6/2010

Authorized Representative



Date

March 6, 2009

RESOLUION NO. \_\_\_\_\_ - 2009

VILLAGE OF HOFFMAN ESTATES

**A RESOLUTION AUTHORIZING THE  
VILLAGE PRESIDENT TO SIGN THE LOAN APPLICATION  
FORMS AND SUPPORTING DOCUMENTS  
FOR THE WELL SITE EMERGENCY POWER PROVISIONS PROJECT**

WHEREAS, application provisions for loans from the Public Water Supply Loan Program for construction of public water supply facilities require that the Village of Hoffman Estates authorize a representative to sign the loan application forms and supporting documents.

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

Section 1: The Village President of the Village of Hoffman Estates is hereby authorized to sign all loan application forms and documents.

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

PASSED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2009

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

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009

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

ATTEST:

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

# DEPARTMENT OF PUBLIC WORKS

## Memo

**TO:** James Norris, Village Manager  
**FROM:** Kenneth Hari, Director of Public Works  
**RE:** IEPA Fund Application for Rehabilitation & Replacement of Transmission Water Mains  
**DATE:** March 31, 2009

Urgent     For Review     Please Comment     Please Reply     Enclosure(s)

This project requires rehabilitation and replacement of approximately 6,800 feet of transmission water main at Ela and Central Roads and Huntington Blvd., between Central and Algonquin Roads. Corrosive soils have accelerated the deterioration rate of water mains in this area. Two engineering studies conducted in 2002 & 2006 recommended cathodic protection, section repairs and replacement as the best rehabilitation methods. Cathodic protection and repair is currently on-going and replacement of approximately 6,800 feet of water main was planned for 2010 and 2011. The Village's consulting engineer, Baxter and Woodman, is currently working on project plans and bid specification documents that is scheduled to be completed to meet the required filing and completion deadlines. The cost of the project is estimated at \$1,280,000. This figure was provided by staff based on the industry standard of \$200 per linear foot. The federal stimulus loan package includes a 25% loan principle forgiveness feature. The balance, or 75%, requires a 20 year pay back at 0% interest.



Kenneth Hari, Director of Public Works

Projects/Economic Stimulus/ Project for funding watermain

**Illinois Environmental Protection Agency**  
**P.O. Box 19276, Springfield, IL 62794-9276**  
**Pre-application for Loan Assistance for Drinking Water Facilities**  
**Annual Filing Deadline, March 31**

1. Legal name of Applicant:

***Village of Hoffman Estates***

2. Address:

***1900 Hassell Road***  
***Hoffman Estates, IL 60169***

3. Organization Type:

Unit of Local Government  
 Investor Owned Water Utility

Not for Profit Water Corporation  
 Mutually or Cooperatively Owned  
Water Utility

4. Location Information:

a) County ***Cook***

c) Illinois House District ***H44, H54 & H56***

b) US Congressional District ***C6, C8 & C10***

d) Illinois Senate District ***S22, S27 & S28***

5. Authorized Representative:

Name: ***Kenneth J. Hari***

Title: ***Director of Public Works***

Phone: ***847-490-6800***

6. Engineer:

Name: ***Gerald D. Groth, P.E.***

Firm: ***B&W, Inc***

Address: ***8678 Ridgefield Road***

Phone: ***815-459-1260***

***Crystal Lake, IL 60012***

*Agency Use Only*

Date Received \_\_\_\_\_

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

\_\_\_ New App      \_\_\_ Renewal App

7. Facility Number: Water System ID: IL0311290

8. Reason for Project: **Corrosive soils have accelerated the deterioration rate of water mains resulting in leaks and main breaks.**

A) Compliance Project

1) MCL Violation

Parameter \_\_\_\_\_

2) Treatment Technique

Parameter \_\_\_\_\_

3) Technical Policy Violation

B) New Service Project

C) Service Continuation Project

9. Number of Billed Customers 15,000

10. Existing Population Served by the Proposed Project: 52,500

11. Project Description: Replace approximately 6,800 feet of leaking watermain and appurtenances with new watermain and appurtenances in place along Ela & Central Road & Huntington Blvd. between Central & Algonquin.

12. Cost Estimate: \$1,280,000

13. Project Schedule:

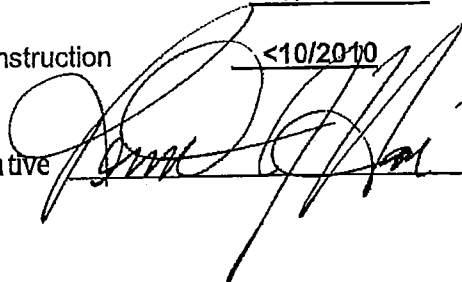
Project Planning Submission <6/2009

Plan and Specification Submission Not Required

Contract Award <7/2009

Completion of Construction <10/2010

Authorized Representative



Date

3/17/09



RESOLUTION NO. \_\_\_\_\_ - 2009

VILLAGE OF HOFFMAN ESTATES

**A RESOLUTION AUTHORIZING THE  
VILLAGE PRESIDENT TO SIGN THE LOAN APPLICATION  
FORMS AND SUPPORTING DOCUMENTS  
FOR THE REHABILITATION & REPLACEMENT  
OF TRANSMISSION WATERMAINS PROJECT**

WHEREAS, application provisions for loans from the Public Water Supply Loan Program for construction of public water supply facilities require that the Village of Hoffman Estates authorize a representative to sign the loan application forms and supporting documents.

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

Section 1: The Village President of the Village of Hoffman Estates is hereby authorized to sign all loan application forms and documents.

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

PASSED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2009

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

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009

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

ATTEST:

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

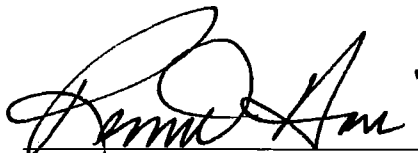
# DEPARTMENT OF PUBLIC WORKS

## Memo

**TO:** James Norris, Village Manager  
**FROM:** Kenneth Hari, Director of Public Works  
**RE:** IEPA Fund Application for WDA Water Distribution System Pressure Improvement  
**DATE:** March 31, 2009

Urgent     For Review     Please Comment     Please Reply     Enclosure(s)

This project improves the water distribution system pressure in the Western Development Area (WDA) with the installation of a below grade booster station and 10 pressure reducing valves. This will improve the current marginal system pressure that serves home fire sprinkler systems in the high ridge development area. The cost of the project is estimated at \$650,000. This figure was provided by the Village's consulting engineer, Baxter and Woodman. The Village's consulting engineer, Baxter and Woodman, is currently working on project plans and bid specification documents that are scheduled to be completed to meet the required filing and construction deadline dates. The federal stimulus loan package includes a 25% loan principle forgiveness feature. The balance, or 75%, requires a 20 year pay back at 0% interest.



Kenneth Hari, Director of Public Works

Projects/Economic Stimulus/ Project for funding booster

Illinois Environmental Protection Agency  
P.O. Box 19276, Springfield, IL 62794-9276  
Pre-application for Loan Assistance for Drinking Water Facilities  
Annual Filing Deadline, March 31

1. Legal name of Applicant:  
Village of Hoffman Estates

2. Address:  
1900 Hassell Road  
Hoffman Estates, IL 60169

3. Organization Type:  
 Unit of Local Government  
 Investor Owned Water Utility

Not for Profit Water Corporation  
 Mutually or Cooperatively Owned Water Utility

4. Location Information:

a) County Cook

c) Illinois House District H44, H54 & H56

b) US Congressional District C6, C8 & C10

d) Illinois Senate District S22, S27 & S28

5. Authorized Representative:

Name: Kenneth J. Hari

Title: Director of Public Works

Phone: 847-490-6800

6. Engineer:

Name: Gerald D. Groth, P.E.

Firm: B&W, Inc

Address: 8678 Ridgfield Road

Phone: 815-459-1260

Crystal Lake, IL 60012

Agency Use Only

Date Received \_\_\_\_\_

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

\_\_\_ New App \_\_\_ Renewal App

7. Facility Number: Water System ID: IL0311290

8. Reason for Project: *High ground area has resulted in poor pressures in southwest area of Western Development Area. Project will increase and stabilize pressures in this area.*

A) Compliance Project

1) MCL Violation Parameter \_\_\_\_\_

2) Treatment Technique Parameter \_\_\_\_\_

3) Technical Policy Violation

B) New Service Project

C) Service Continuation Project

9. Number of Billed Customers 15,000

10. Existing Population Served by the Proposed Project: 1,000

11. Project Description: Install one below grade booster pumping station with approximately 10 interconnecting pressure reducing valves and water transmission main for a adequate reinforcement to booster station.

12. Cost Estimate: \$650,000

13. Project Schedule:

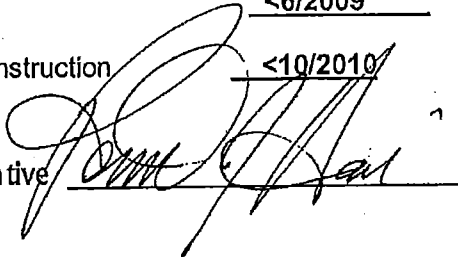
Project Planning Submission <6/2009

Plan and Specification Submission Not Required

Contract Award <6/2009

Completion of Construction <10/2010

Authorized Representative



Date 3/17/09

RESOLUTION NO. \_\_\_\_\_ - 2009

VILLAGE OF HOFFMAN ESTATES

A RESOLUTION AUTHORIZING THE  
VILLAGE PRESIDENT TO SIGN THE LOAN APPLICATION  
FORMS AND SUPPORTING DOCUMENTS FOR THE  
WDA WATER DISTRIBUTION SYSTEM IMPROVEMENT PROJECT

WHEREAS, application provisions for loans from the Public Water Supply Loan Program for construction of public water supply facilities require that the Village of Hoffman Estates authorize a representative to sign the loan application forms and supporting documents.

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

Section 1: The Village President of the Village of Hoffman Estates is hereby authorized to sign all loan application forms and documents.

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

PASSED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2009

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

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009

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

ATTEST:

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

**CONSENT CALENDAR**

**AND**

**SECOND READING**

ORDINANCE NO. \_\_\_\_\_ - 2009

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE GRANTING A VARIATION TO  
PREMISES AT 131 BRADLEY LANE, HOFFMAN ESTATES, ILLINOIS

WHEREAS, the Zoning Board of Appeals, at a public meeting duly called and held according to law on March 3, 2009, considered the request by Rudi and Jennifer Reiger, 131 Bradley Lane, the owner of record of property legally described on Exhibit "A" and attached hereto and made a part hereof, to consider the request of a variation to permit the construction of an oversized attached garage on the property located at 131 Bradley Lane; and

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

WHEREAS, it appears that there are particular hardships and unique circumstances from the application of the strict letter of the Zoning Ordinance to the property in question and that the proposed variation has met the standards of 9-1-15-C of the Hoffman Estates Municipal Code; and

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

Section 1: The Zoning Ordinance of the Village of Hoffman Estates be so varied as to permit the granting of an 82 square foot variation under Section 9-3-6-K of the Hoffman Estates Municipal Code to allow an 832 square foot attached garage instead of the maximum allowed 750 square feet on the property commonly known as 131 Bradley Lane.

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

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

PASSED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2009

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

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

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

ATTEST:

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

Published in pamphlet form this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

**EXHIBIT "A"**

**LEGAL DESCRIPTION:**

**P.I.N.: 07-15-419-011**

Lot 2 of the Jennifer Reiger Subdivision being a resubdivision of Lot 1 in Block 41, Lot 9 in Block 31 and adjoining vacated Buckeye Drive in Hoffman Estates II Subdivision recorded March 8, 1956 as Document No. 1651508 in the west ½ of the southeast ¼ of Section 15, all in Township 41 North, Range 10 East of the Third Principal Meridian in Cook County, Illinois.



VILLAGE OF HOFFMAN ESTATES  
ZONING BOARD OF APPEALS

FINDING OF FACT

DATE OF PUBLIC HEARING: March 3, 2009

DATE OF PRESENTATION TO VILLAGE BOARD: March 16, 2009

PETITION: Hearing held at the request of Request of Rudi and Jennifer Reiger to consider variations from the Zoning Code to permit the construction of an oversized attached garage on the property located at 131 Bradley Lane.

DISTRICT IN WHICH PROPERTY IS LOCATED: R-3, One Family Residential District

ZONING CODE SECTION(S) FOR VARIATION(S): 9-3-6-K

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

MOTION: Request to grant Jennifer and Rudi Reiger of 131 Bradley Lane, *an 82 square foot variation from Section 9-3-6-K to allow an 832 square foot attached garage instead of the maximum allowed 750 square feet.*

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

The petitioner had originally applied for, and was granted, an 82 foot variation for a 832 sq. foot garage to be built with a new home, on a vacant lot (known as 131 Bradley Lane) back in 2005. At the time the petitioner owned the vacant lot, and the homes on either side of the vacant property. The petitioner had since gutted one home, re-modeled it, and sold it. The property on the other side of the vacant lot is still currently owned by the petitioner and is currently being rented out.

In 2005, after the variation was granted, the petitioner's tenants fell delinquent in their rent payments. The petitioner incurred unforeseen expenses in having the tenant evicted, and then having to repair the rental property. The plans to build the home on the vacant lot were put on hold.

Since then, the variation has expired. With the economic downturn, the petitioner has been attempting to secure a building loan for the new home for the past 2 years. The petitioner stated that the new loan is set to close on April 10, 2009, and that the lending institution is requiring additional documentation every day. The original plans were drawn up at a cost of \$6000.00 to the petitioner, and she is afraid that having new plans drawn up to reduce the garage size would not only be costly, but may impede the loan process.

The petitioner is asking for the expired variation to be approved once again, so that the construction of their home, one that will accommodate their growing family, can finally be built.

AUDIENCE COMMENTS

None.

VOTE:

5 Ayes

2 Absent (Ciffone, Wilson)

**MOTION PASSED**

ZONING BOARD OF APPEALS

Chairman William Weaver

Vice-Chairman Ronald Jehlik

Denise Wilson

Michael Ciffone

Masoom Ali

Donna Boomgarden

Michael Gaeta

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

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

FINDING OF FACT WRITTEN BY DONNA BOOMGARDEN

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE GRANTING A VARIATION TO BVF – II PARK PLACE LLC,  
875 PACIFIC AVENUE, HOFFMAN ESTATES, ILLINOIS

WHEREAS, the Zoning Board of Appeals, at a public meeting duly called and held according to law on March 3, 2009, considered the request by BVF – II Park Place LLC, the owner of record of property legally described on Exhibit "A" and attached hereto and made a part hereof, for variations to permit signage on the property located at 875 Pacific Avenue; and

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

WHEREAS, it appears that there are particular hardships and unique circumstances from the application of the strict letter of the Zoning Ordinance to the property in question and that the proposed variation has met the standards of 9-1-15-C of the Hoffman Estates Municipal Code; and

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

Section 1: That there be and is hereby granted to BVF – II Park Place LLC, the owner of certain property in Hoffman Estates, Illinois, a variation from the requirements of Section 9-3-8-M-5 to permit a fourth identification sign instead of the three signs permitted on the property commonly known as 875 Pacific Avenue.

Section 2: That the above variation is granted upon the conditions that as per the land use agreement, the Barrington Road median sign and external lighting must be removed by 11:59 p.m. on December 31, 2010. At that time, the property will be permitted a maximum of three (3) identification signs to be located one per public entrance as noted in Ordinance No. 1810-1987; and that the current lighting fixtures shining on the existing freestanding signs shall be adjusted at the direction of the Village Development Services Department to eliminate glare; and that a sign permit shall be obtained for the Barrington Road median sign.

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

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

PASSED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2009

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

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009

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

ATTEST:

\_\_\_\_\_  
Village Clerk  
Published in pamphlet form this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**P.I.N.s: 07-18-100-017, 07-18-100-018, 07-18-100-019**

LOTS 1, 2, 3 AND 4 IN PARK PLACE, BEING A SUBDIVISION IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON OCTOBER 13, 1989, AS DOCUMENT NUMBER LR3832492.

VILLAGE OF HOFFMAN ESTATES  
ZONING BOARD OF APPEALS

FINDING OF FACT

DATE OF PUBLIC HEARING: March 3, 2009

DATE OF PRESENTATION TO VILLAGE BOARD: March 16, 2009

PETITION: Hearing held at the request of BVF – II Park Place LLC to consider variations from the Zoning Code to permit signage on the property located at 875 Pacific Avenue (Berkshires at Hoffman Estates).

DISTRICT IN WHICH PROPERTY IS LOCATED: A-1, Apartment District

ZONING CODE SECTION(S) FOR VARIATION(S): 9-3-8-M-5

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

MOTION: Request to grant BVF – II Park Place LLC at 875 Pacific Avenue, *a variation from Section 9-3-8-M-5 to permit a fourth identification sign instead of the three signs permitted.* The following conditions shall apply:

1. As per the land use agreement the Barrington Road median sign and external lighting must be removed by 11:59 pm on December 31, 2010. At that time, the property will be permitted a maximum of three identification signs to be located one per public entrance as noted in Ordinance No. 1810-1987.
2. The current lighting fixtures shining on the existing freestanding signs shall be adjusted at the direction of the Village Development Services Department to eliminate glare.
3. A sign permit shall be obtained for the Barrington Road median sign.

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

Present on behalf of the petitioners were Mr. Jerome Gawlik and Mr. Michael Greene for Berkshires at Hoffman Estates Apartments.

Mr. Gawlik stated that out of the 642 apartments, over 200 units have been renovated at a cost of \$14,000 - \$16,000 per unit. The total renovations will be over 9 million dollars.

Due to the economic times we are facing now, Mr. Gawlik stated that having a fourth sign on Bode Road would increase awareness and the need to generate as much business as possible for Berkshires at Hoffman Estates Apartments.

When signs are refaced or replaced, new sign permits must be issued and the signs must conform to Zoning Codes. Four signs exceed the number (3) of permitted signs for 875 Pacific Avenue and a variance is required in order to allow all four signs to remain on the property.

AUDIENCE COMMENTS

None.

VOTE:

5 Ayes

2 Absent (Ciffone, Wilson)

**MOTION PASSED**

ZONING BOARD OF APPEALS

Chairman William Weaver

Vice-Chairman Ronald Jehlik

Denise Wilson

Michael Ciffone

Masoom Ali

Donna Boomgarden

Michael Gaeta

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

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

FINDING OF FACT WRITTEN BY MICHAEL GAETA

RESOLUTION NO. \_\_\_\_\_ - 2009

VILLAGE OF HOFFMAN ESTATES

A RESOLUTION DIRECTING THE PUBLISHING OF THE 2009 ZONING MAP

WHEREAS, the Assistant Village Manager for Development Services of the Village of Hoffman Estates, Cook and Kane Counties, Illinois, has presented to the President and Board of Trustees an updated zoning map showing the existing and revised zoning changes as of December 31, 2008.

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

Section 1: That the Village Clerk is hereby directed to publish said updated zoning map pursuant to 65 ILCS 5/11-13-19.

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

Section 3: That said updated zoning map showing existing zoning as of December 31, 2007 is hereby declared as the official zoning map of the Village of Hoffman Estates, Cook and Kane Counties, Illinois, effective January 1, 2009.

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

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

PASSED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2009

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

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009

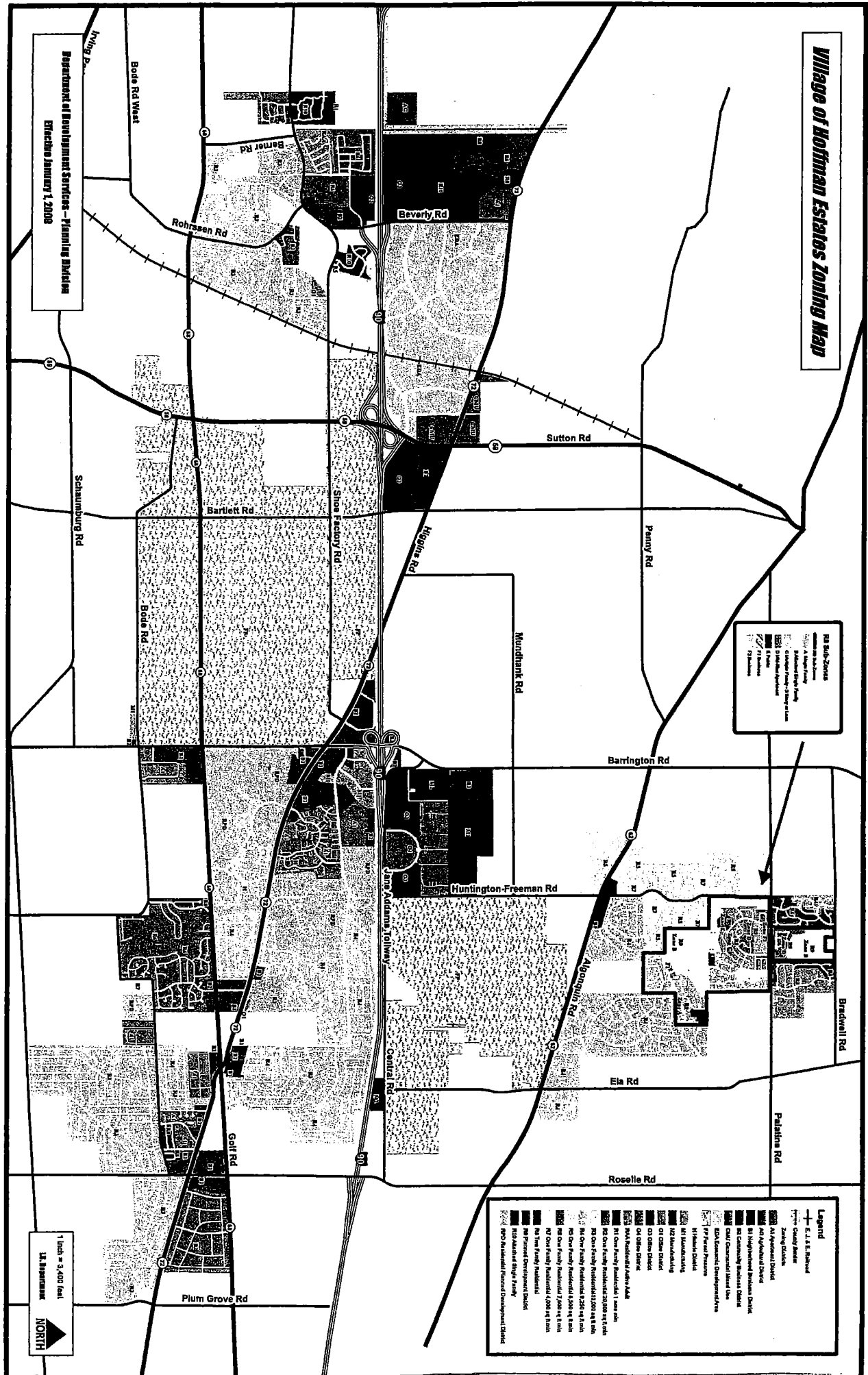
\_\_\_\_\_  
Village President

ATTEST:

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

# Village of Hoffman Estates Zoning Map

Department of Development Services - Planning Division  
Effective January 1, 2009



**RA Sub-Zones**  
 RA-1: Single-Family  
 RA-2: Single-Family  
 RA-3: Single-Family  
 RA-4: Single-Family  
 RA-5: Single-Family  
 RA-6: Single-Family  
 RA-7: Single-Family  
 RA-8: Single-Family  
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 RA-99: Single-Family  
 RA-100: Single-Family

**Legend**

- E.I.S. Bound
- County Water
- Zoning District
- RA Sub-Zone
- RA-1: Single-Family
- RA-2: Single-Family
- RA-3: Single-Family
- RA-4: Single-Family
- RA-5: Single-Family
- RA-6: Single-Family
- RA-7: Single-Family
- RA-8: Single-Family
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- RA-99: Single-Family
- RA-100: Single-Family

1 Inch = 3,000 Feet  
 1/8" = 30 Feet  
 NORTH



# **NEW BUSINESS**

**BACKUP INFORMATION FOR NEW BUSINESS  
ITEMS HAS NOT BEEN RECOPIED.**

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

**THANK YOU.**