

# AGENDA

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

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

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**Board Room**

**7:00 p.m.**

**April 23, 2018**

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1. **CALL TO ORDER/ROLL CALL**
2. **PLEDGE OF ALLEGIANCE TO THE FLAG**
3. **REPORTS**
  - A. **President's Report**
    - . . . Proclamation(s)
      - National Small Business Week
  - B. **Village Manager's Report**
    - 1) Request Board ratification of an Emergency Repair to the Sears Centre Arena sound system to Visua Corp. of La Crosse, WI, in an amount not to exceed \$85,689.
4. **PLANNING & ZONING COMMISSION REPORTS**
  - A. Request by Hanke Real Estates LLC (owner) and Leopardo Companies, Inc. (applicant) for a building expansion and parking lot expansion at Silesia Flavors, 5250 Prairie Stone Parkway, with 3 conditions (see packets).

Voting: 7 Ayes, 4 Absent  
Motion carried.
5. **ADJOURNMENT**

**SPECIAL VILLAGE BOARD AGENDA ITEM  
VILLAGE OF HOFFMAN ESTATES**

**SUBJECT:** Request ratification of an Emergency Repair to the Sears Centre Arena sound system to Visua Corp. of La Crosse, WI, in an amount not to exceed \$85,689

**DATE:** April 23, 2018

**FROM:** *M.K.* Mark Koplin/Ben Gibbs

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**REQUEST:** Request ratification of an Emergency Repair to the Sears Centre Arena (SCA) sound system to Visua Corp. of La Crosse, WI, in an amount not to exceed \$85,689.

**BACKGROUND:** The Sears Centre Management Agreement provides for Emergency Repairs, allows the Manager to proceed with such repairs, and requires that the Village be notified as soon as practical.

**DISCUSSION:** During the event on April 14, the public address sound system failed. The staff managed as best as possible, but the system needs to be repaired prior to the upcoming graduations where a fully functioning sound system is very important.

The SCA called in tech support to look at the system. This is the same contractor that renovated the tech booth a year or so ago (they upgraded the sound board in the tech booth, but there was no available budget or perceived need to address any other components of the PA system). Their investigation indicated that the sound system's digital processor (the brains of the computer) is not functioning and needs replacement. Per the tech, the processor is very robust, but can be damaged by electrical spikes. Prior to April 14, the processor experienced no issues and gave no indication of failure during past inspections. This is the PA system's only/single point of failure and its most vital component. The other key components of the system, speakers and amplifiers, are still functioning and serviceable considering their age, and the system has worked well for the entire Windy City Bulls season. However, when the technicians were on-site last year for annual maintenance to the PA system, they did repair some of the amplifiers, and took note that select amplifiers were beginning to show signs of failure. Currently, these same amplifiers are functioning, but likely need to be replaced. To replace all amplifiers that service the entire bowl (upper and lower) is around \$100,000, and another \$56,000 to do the concourse and the exterior of the building. Many of these are still working, but aging (12 years old) and will need replacement in the future, but are not an immediate concern. After looking at all of the amplifiers in "the bowl" (seating areas), the contractor determined that six are most likely to fail in the short term and should be replaced now to avoid losing audio quality during an event.



**DISCUSSION:** (Continued)

As the technicians will be on-site for at least a week replacing the processor, there are some realized savings in labor to replace select amplifiers at the same time. Otherwise, the SCA will need to pay labor on a per incident basis as each amplifier fails over the coming years. Replacing the most concerning amplifiers avoids issues during an event and gets ahead of a project that will need to be addressed in the coming years. While some PA systems can operate for upwards of 20 years, this latest incident indicates that a multi-phase upgrade should be addressed in the next few years.

The contractor will proceed with replacing the digital processor, along with 6 of the amplifiers. The work will be completed by April 20.

**FINANCIAL IMPACT:**

Replacing the digital processor will cost \$47,690. Replacing 6 amplifiers will cost around \$37,999. This quote comes from the same company that renovated the tech room in 2017. They were low bid at that time and have again provided a reasonable quote. The \$85,689 total cost of this emergency repair can be paid for from the funds provided by Spectra for extending the term of the SCA Management Agreement a couple of months ago.

As for the remaining amplifiers, we will schedule replacement over several years in the 2019 C.I.P.

**RECOMMENDATION:**

Ratification of an Emergency Repair to the Sears Centre Arena sound system to Visua Corp. of La Crosse, WI, in an amount not to exceed \$85,689.

Attachments



# Audio JOB-01296-G5J8 BSS

Total Replacement of BSS Digital Sound Processing System, Integration, Programming, Training & Support



\$ 47,690.00

Qty.	Model	Item Description	Total
<b>Connectivity &amp; Digital Signal Processing</b>			<b>27,902.00</b>
5	Soundweb	BLU-101 Digital Signal Processor: networked signal processor with fault-tolerant bus 12in - 8out	
2	Soundweb	Contrio 8 Button Controller	
1	Soundweb	Expression BSS Blu-SI	
0	Soundweb	BLU-BIB 8-channel analog break-in box with fault-tolerant bus and switchable Phantom Power per channel	
3	Soundweb	BLU-BOB1 8-channel analog break-out box with fault-tolerant bus	
4	APC	Battery Backup	
1	Soundweb	Custom Programming of the Soundweb providing selectable zones and volume control. Control via Web access is also provided for authorized facility managers	
<b>Speaker wire and cabling</b>			<b>625.00</b>
1	Visua	Required Cables, Connectors and Power	
<b>Additional Services / Visua Corp Project Design / Build / Integration / Shipping</b>			<b>19,163.00</b>
1	Freight	Shipping and Handling	
1	Visua	Project Management (Drawings ETC)	
1	Visua	Installation by Visua Corp AV Systems Integrators	
1	Visua	Assembly & Installation by Visua Corp AV Systems Integrators	
1	Visua	Systems Start-up, Configuration & Training	
	Note #1	All Conduit and Power Drops are responsibility of facility owner	
	Note #2	CLIENT is responsible for providing any manlifts necessary to complete this install	
	Note #2	SALES TAX is NOT INCLUDED and is the RESPONSIBLTY OF THE CLIENT	
			Subtotal: \$ 47,690.00
			Items Subject to Sales Tax:
Sales Tax is Not Included.. Any sales tax is the responsibility of the owner/client			
			<b>Total \$ 47,690.00</b>





# JOB-01296-G5J8 Phase1



PHASE-1 Replacement of 6 Amplifiers  
(excluding Subs and Upper Level Seating)  
Integration, Programming, Training & Support

\$ 37,999.00

Qty.	Model	Item Description	Total
<b>Amplification</b>			
		Existing Amplifiers 4ea IT6000, 11ea IT4000, 13ea CT600 (2 are suite corridor), 3ea CTS 1200 and 2ea CTS 600 - Total Replacement (15ea 2400N, 15ea 600N and 3ea 1250N)	26,984.00
2	Crown	DCI2x600 N BL	
4	Crown	DCI2 2400N 2x2400W Power Amplifier Two-channel, 2400W @ 4Ω Power Amplifier with BLU link, 70V/100V	
<b>Speaker wire and cabling</b>			625.00
1	Visua	Required Cables, Connectors and Power	
<b>Additional Services / Visua Corp Project Design / Build / Integration / Shipping</b>			10,390.00
1	Freight	Shipping and Handling	
1	Visua	Project Management (Drawings ETC)	
1	Visua	Installation by Visua Corp AV Systems Integrators	
1	Visua	Assembly & Installation by Visua Corp AV Systems Integrators	
1	Visua	Systems Start-up, Configuration & Training	
	Note #1	All Conduit and Power Drops are responsibility of facility owner	
	Note #2	CLIENT is responsible for providing any manlifts necessary to complete this install	
	Note #2	SALES TAX is NOT INCLUDED and is the RESPONSIBILITY OF THE CLIENT	

Subtotal: \$ 37,999.00

Items Subject to Sales Tax:

Sales Tax is Not Included. Any sales tax is the responsibility of the owner/client

**Total \$ 37,999.00**

**1. Invoice Terms:**  
Install & Equipment: 70/20/10. 70% due at project acceptance and or receipt of invoice. 20% is due upon arrival of installation team 10% is due NET 15 days at completion of project.

**2. Guarantee:**  
All equipment and material is guaranteed to be as specified. All work to be completed in a professional workmanlike manner according to standard practices.

**3. Change Orders:**  
Any alteration or deviation from the project proposal scope of work involving extra costs will be executed only upon written orders, and will become an extra charge over and above the original approved proposal and or invoice. Any/All Oral agreements whether expressed or implied are superseded by the written document.

**4. Expiration:**  
This proposal may be withdrawn by Visua if not accepted within 30 days or by a custom date stated on the proposal, contingent upon strikes, accidents, weather or delays beyond our control.

**5. Insurance:**  
Owner is responsible to carry fire, theft, and other necessary insurance at the project site. Visua employees are fully covered by Workers Compensation Insurance.

**6. Default / Repossession:**  
In case of default on the part of the debtor, Visua shall have the right to enter upon the premises which the equipment is installed, and, by its agents, representatives and employees take possession of and remove the same, and the debtor shall afford every facility therefore.

**7. Late Payment:**  
If payment is not received on or before the due date, a \$35.00 late fee will apply. In addition, an annual 24% late payment fee will accrue on all past due payments.

**8. Acceptance:**  
The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Authorized Signature: \_\_\_\_\_ Date of Acceptance: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Title: \_\_\_\_\_



VILLAGE OF HOFFMAN ESTATES  
PLANNING AND ZONING COMMISSION  
**FINDING OF FACT**

PROJECT NO.: 2017047P

SPECIAL VILLAGE BOARD MEETING DATE: April 23,  
2018

PETITIONER(S): Hanke Real Estate LLC (owner) and Leopardo Companies, Inc. (Applicant)

PROJECT ADDRESS: 5250 Prairie Stone Pkwy ZONING DISTRICT: O-5, OFFICE DISTRICT

Recommendation: **APPROVAL**

Vote: 7 Ayes 0 Nays 4 Absent

PZC MEETING DATE: April 18, 2018

STAFF ASSIGNED: JIM DONAHUE

**Approval of a request by Hanke Real Estate LLC (owner) and Leopardo Companies, Inc. (Applicant) to consider a building expansion and parking lot expansion at Silesia Flavors (5250 Prairie Stone Parkway).**

**The following conditions shall apply:**

1. The building permit shall be obtained within twelve (12) months of the Village Board action on this request.
2. Any future building or parking expansion shall be required to go through separate Village review and approval.
3. As shown on the plans, the Village may require the additional land banked parking to be installed if illegal parking on the site becomes an issue.

AUDIENCE COMMENTS

None

FINDING

The Planning & Zoning Commission heard from representatives of Leopardo Companies, Inc. (Applicant) who explained the proposed project of expanding the existing building by approximately 7,000 square feet and adding additional parking.

The Commission learned that the site was approved in 1998 for an approximately 27,000 square foot one-story office building with laboratory and office space. The site was originally approved with fewer parking spaces than typically required for this type of use based on the company having an existing facility they were relocating from with a known number of employees. It was noted at the time of approval, that additional spaces would be installed if the need arose due to additional employees and or building expansion.



The Commission was informed that the approximately 7,000 square foot addition to the existing building would be on the south side of the building facing Prairie Stone Parkway. Due to previous increases in the number of employees, additional parking is required now with the building expansion. This is being added to the west and north sides of the building. As part of the building addition, some storm sewer and sanitary service for the building is being relocated on site.

The petitioner gave a presentation of the project showing pictures of the building addition which will be constructed of pre-cast concrete that will match the existing building. The plans also showed the additional parking spaces and landscaping being installed as part of the project.

Commissioner questions dealt with ADA parking, hazmat policies and when construction was starting. The petitioner showed the ADA spaces on the plan, discussed hazmat policies and stated construction would start at the end of this month.

The petitioners had no objections to the recommended conditions and by a unanimous vote of 7-0, the Commission recommended approval of the request.

PLANNING AND ZONING COMMISSIONERS

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

ROLL CALL VOTE

7 Ayes  
0 Abstain  
4 Absent (Bauske, Caramelli, Boxenbaum, Iozzo)

**MOTION PASSED**

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

Petitioner's Applications and Submittals  
Staff Exhibit – Aerial Photo



# VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT NO.: 2017047P

PROJECT NAME: Silesia Flavors, Inc.

PROJECT ADDRESS/LOCATION: 5250 Prairie Stone Parkway

PUBLIC HEARING  YES  NO

REZONING  MASTER SIGN PLAN  SPECIAL USE  VARIATION

SITE PLAN AMENDMENT  PRELIMINARY & FINAL PLAT

MEETING DATE: April 18, 2018

STAFF ASSIGNED: JIM DONAHUE

## REQUESTED MOTION

Request by Hanke Real Estate LLC (owner) and Leopardo Companies, Inc. (Applicant) to consider a building expansion and parking lot expansion at Silesia Flavors (5250 Prairie Stone Parkway).

INCLUDES RECOMMENDED CONDITIONS  YES  NO

ACRES: 4 (APPROXIMATE)	ZONING DISTRICT: O-5, OFFICE DISTRICT
ADJACENT PROPERTIES:	NORTH: HEIDNER PROP. ZONED O-5 EAST: LEOPARDO COMPANIES, ZONED O-5 SOUTH: MAIN EVENT, ZONED B-3 WEST: VACANT FIRE STATION, ZONED O-5

## BACKGROUND

The subject property is currently home to Silesia Flavors, Inc. The business produces flavorings used in the food industry. The site was approved in 1998 for an approximately 27,000 square foot one-story office building with laboratory and office space. The site was approved in with fewer parking spaces than typically required for this type of use based on the company having an existing facility at the time with a known number of employees. It was noted at the time of approval, that additional spaces would be installed if the need arose due to additional employees and or building expansion. The site currently has parking issues that need to be rectified by additional parking.

## PROPOSAL

The petitioners are proposing to add an approximately 7,000 square foot addition to the existing building to provide additional lab space for the existing business. The proposed addition will be located on the front of the building and will not significantly increase the number of employees. Due to previous increases in the number of employees, additional parking is required now with the building expansion. This is being added



Meeting Date: April 18, 2018

to the west and north sides of the building. As part of the building addition, some storm sewer and sanitary service for the building is being relocated on site.

### ***Access & Parking***

Access to the site will remain unchanged and the current parking space configuration on the east side will be slightly changed by the addition, but the 23 new spaces (bringing the total to 47) will be adequate for the company's current needs.

### ***Engineering***

The proposed addition includes relocating some storm sewer and sanitary service for the building. Small bio retention areas are being added to the site as well per current MWRD requirements. The engineering for the site including grading and utilities has been reviewed by the Village Engineer and meets the Subdivision Code requirements.

### ***Landscaping***

The landscape plan approved for the site in 1998 is being upgraded with the building addition and parking space additions. Some trees are being removed with the project and will be replaced with improved species. Additional landscaping including shrubs, ornamental trees, grasses and perennials will be added. Additionally, a brick paver path is being added in front to create a garden walkway effect.

### ***Parking Analysis***

The proposed parking will raise the total number of spaces on site from 24 to 47. The additional parking is proposed on the north and west sides of the building adjacent to the drive aisle that circles the site. The location is consistent with those previously shown as future parking in 1998. The petitioner has submitted a letter outlining the necessary parking needs for their use as well as a commitment to install additional parking (shown as land banked on the plans) if the need arises. A condition has been added for this.

### ***Exterior Lighting***

No changes are proposed to the site lighting.

### ***Building Design***

The building addition will be constructed of pre-cast concrete panels that will match the existing building. The rooftop mechanical units will be screened from view with screening to match the existing.

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

The petitioner has been working with the Prairie Stone Property Association and has received approval on the project subject to their typical conditions.

**RECOMMENDATION**

**Approval of a request by Hanke Real Estate LLC (owner) and Leopardo Companies, Inc. (Applicant) to consider a building expansion and parking lot expansion at Silesia Flavors (5250 Prairie Stone Parkway), subject to the following conditions:**

1. The building permit shall be obtained within twelve (12) months of the Village Board action on this request.
2. Any future building or parking expansion shall be required to go through separate Village review and approval.
3. As shown on the plans, the Village may require the additional land banked parking to be installed if illegal parking on the site becomes an issue.

Attachments: Applications, Engineering Plans, Landscape Plan





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

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

Variation:  Commercial  Residential  Sign

Plat (Subdivision & Others):  Preliminary  Final

Site Plan:  Amendment  Concept  Preliminary  Final

Master Sign Plan:  Amendment

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

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

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

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

FOR VILLAGE USE ONLY		
Hearing Fee <u>\$ 750</u>	Check No. <u>211905</u>	Date Paid <u>1/8/18</u>
Project Number: <u>2017047P</u>		
Staff Assigned: <u>DONAHUE</u>		
Meeting Date: <u>4/18/18</u>	Public Hearing: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Sign Posting Required: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Date Sign Posted <u>N/A</u>	

**PLEASE PRINT OR TYPE**

Date: 12/6/17

Project Name: Silesia Flavors

Project Description: Building Addition including parking

Project Address/Location: \_\_\_\_\_

Property Index No. 5250 Prairie Stone Parkway

Acres: 4 Zoning District: O-5

**I. Owner of Record**

Frederic Schulders

Hanke Real Estate LLC

Name

Company

5250 Prairie Stone Parkway

Hoffman Estates

Street Address

City

IL

60192

847-645-0270

State

Zip Code

Telephone Number

f.schuldners@silesia.com

Fax Number

E-Mail Address

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

Mike Mrachek

Leopardo

Name

Company

5200 Prairie Stone Parkway

Hoffman Estates

Street Address

City

IL

60192

847-783-3322

State

Zip Code

Telephone Number

MJMrachek@leopardo.com

Fax Number

E-Mail Address

Applicant's relationship to property: General Contractor

**III. Owner Consent for Authorized Representative**

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

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



Frederic Schulders

Owner Signature

Print Name




**IV. Acknowledgement(s)**

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

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

Owner's Signature: 

Owner's Name (Please Print): Frederic Schuldors

Applicant's Signature:   
(If other than Owner)

Applicant's Name (Please Print): Mike Mrachek

Date: 12/6/17

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

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

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

Addendums Attached:

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



# VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION SITE PLAN ADDENDUM – NON-RESIDENTIAL

Amendment  Concept  Preliminary  Final

## I. DESCRIPTION OF PROJECT:

### A. ATTACH A NARRATIVE FOR THE PROPOSED PROJECT ON A SEPARATE SHEET

- ✓ Article 10-6 of the Subdivision Code details the application process and required submittal documents. For relevant items, provide detailed information as part of the project narrative.

B. Total Number of Buildings: 1

C. Total Gross Floor Area: 7,000 square feet

D. Height of tallest building (including antennas, hvac, etc.): 30' feet

E. With respect to this project's compatibility with adjacent land uses, address the following in the Project Narrative: Building Scale, architectural Materials, Coordinated Color Scheme, Existing and Planned Areas of Visual Interest, Design Concept and Relationship of Building Materials to one another.

F. Estimated start of construction: January 2018

G. Estimated time to complete development: 6 months  
Attach a phasing schedule, if applicable.

H. Does the property contain flood plain lands or wetlands? Yes  No   
If yes, please address as part of the narrative.

I. Is there any historical or archeological significance to the existing structures or features of this site or the surrounding sites? Yes  No   
If yes, please address as part of the narrative.

J. Are there any endangered, threatened, or unique plants or animals located in or near the area? Yes  No   
If yes, please address as part of the narrative.

## II. OPERATIONAL CONSIDERATIONS

A. Anticipated hours of operation: 06-00 am/pm to 11-00 am/pm



- B. Anticipated number of employees: 46 on site total 41 first shift; +5 second shift per shift 2 number of shifts
- C. Estimated number of customers: NA daily      peak hour (Business To Business)
- D. If there is any additional information about the proposed development or its operation that may affect the site development, address as part of the narrative. No

**III. FINANCIAL CONSIDERATIONS**

- A. Estimated annual gross sales of general merchandise subject to sales tax for this project (includes 1% local share of state tax and 1% home rule tax):

Gross Sales (General)		Tax Rate		General Sales Tax
<u>NA</u>	<u>X</u>	<u>2%</u>	<u>=</u>	<u>\$</u>

- B. Estimated annual gross sales subject to food and beverage (F & B) tax for this project (food prepared on premises and alcoholic beverages consumed on premises). See article 13-7 of the Hoffman Estates Municipal Code for detailed definition:

Gross Sales (F & B)		Tax Rate		F & B Tax
<u>NA</u>	<u>X</u>	<u>2%</u>	<u>=</u>	<u>\$</u>

- C. Estimated Annual Hotel Tax: 365 Days X

Estimated Average Room Rate		Number of rooms		Occupancy Percentage		365 Days		Tax Rate		Hotel Tax
<u>NA</u>	<u>X</u>		<u>X</u>		<u>X</u>		<u>X</u>	<u>6%</u>	<u>=</u>	<u>\$</u>

- D. (Other tax/revenue: Regular Business Tax only.  
(Entertainment tax = 6%, etc.)

		Rate		Tax
<u>NA</u>	<u>X</u>		<u>=</u>	<u>\$</u>

- E. Estimated Annual Telecommunications (TC) Tax:

Estimated Yearly Phone Bill		Tax Rate		TC tax
<u>NA</u>	<u>X</u>	<u>6%</u>	<u>=</u>	<u>\$</u>

- F. Current assessment of the property: Assessed value on Property Tax bill \$1,111,741

- G. Estimated value of Construction: \$2,252,105

H. Will this project result in any unusual expenditure of public funds or requirements for public services in anyway?  Yes  No

If yes, please address as part of the narrative.

#### IV. TRAFFIC CONSIDERATIONS

##### A. Parking

1. Total number of parking spaces to be provided:

Employees: 48 Customers/  
Visitors: 2 Handicapped: 2 Total: 52

2. When is the peak parking period for this project?

daytime 7am - 4pm

3. Will this project share parking spaces with other businesses?  Yes  No

If yes, please address as part of the narrative.

##### B. Traffic

1. Estimated number of vehicles entering and exiting this site during the peak one hour period between 4:00 p.m. and 6:00 p.m. 7 cars

2. Will there be any other peak traffic times for this project?  Yes  No

If yes, give the time(s) of day and traffic volume: 7-8am; 3.30-4.30pm 30 cars

3. Will this project contain a drive through?  Yes  No

If yes, the project narrative should address order processing time, projected stacking demand, and other details to explain the operation.

##### C. Deliveries

1. The project plan submittal should include turning templates to show all routes to be used for making deliveries to and from site. Is this plan included?  Yes  No

2. How often will deliveries be made on site? daily (working days)

2. What is the frequency and time period expected for deliveries? 7am - 6pm 1x hour.



3. What is the largest delivery vehicle to be used and its size?

Vehicle Type	Size	check	
Single Unit truck	30 ft.	<input type="checkbox"/>	<input type="checkbox"/>
Intermediate Semitrailer	50 ft.	<input type="checkbox"/>	<input type="checkbox"/>
Large Semitrailer	55 ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other		<input type="checkbox"/>	<input type="checkbox"/>

If the delivery truck used fits into the "Other" category, please specify type, size and turning radius: NA

D. Any additional site related traffic information not covered above?  Yes  No  
If yes, please address as part of the narrative.

## V. RECYCLING AND GREEN INITIATIVES

- A. Article 9 of The Municipal Code of the Village of Hoffman Estates requires that businesses maintain an effective recycling program. Address any unique recycling plans as part of the project narrative.
- B. The Village supports and promotes sustainability. Please address any planned green or sustainability initiatives as part of the narrative.
- C. Do you anticipate submitting this project for LEED certification (or any other similar certifications)?  Yes  No  
If yes, please address as part of the narrative.

## VI. GENERAL CONSIDERATIONS

A. Please list examples of similar uses (including name and location) in the area that can be used for comparison by the Village:

1. This will be an addition to existing facility
2. \_\_\_\_\_
3. \_\_\_\_\_

B. Will this project contain any noise generators that will adversely affect surrounding areas?  
Yes  No   
If yes, please address as part of the narrative.

C. Is there anything included in this project that may be sensitive to surrounding noise generators?

Yes  No

If yes, please address as part of the narrative.

D. Do you intend to apply for a liquor license?  Yes  No

If yes, please contact the Village Clerk's Office at 847.781.2625

E. Will this project contain a cafeteria or food service area (in order to determine applicability of a sewer and water surcharge)? Yes  No

If yes, please address as part of the narrative.

F. In the project narrative, please list and explain anything involved in this project that is not covered in this application that should be brought to the Village's attention. Also address any rare or unusual circumstances or needs related to this project.

Please contact the Planning Division with any questions:

Email: [planning@hoffmanestates.org](mailto:planning@hoffmanestates.org)

Address: 1900 Hassell Road  
Hoffman Estates, IL 60169

Phone: 847.781.2660

Fax: 847.781.2679



Peter Gugliotta, AICP  
Director of Planning, Building and Code Enforcement  
Village of Hoffman Estates  
1900 Hassel Road,  
Hoffman Estates IL 60192

Hoffman Estates, March 23<sup>rd</sup>, 2018

**Re: Parking lot expansion**

Dear Peter,

Thank you for your and Jim's last correspondence on the parking lot topic.

Silesia has been indeed growing fast over the past 5 years; we have created new jobs and impacted positively our community in the Hoffman Estates area. At the same time, we at Silesia acknowledge that this growth has created a parking lot situation that we are committed to address and solve together with your support.

We have now reached a team size that we feel comfortable with, in order to prepare the next stage of our growth for the next 3-5 years; and we are planning on expanding at our site and give our employees enough work and parking space.

And so, when it comes to the parking lot, the first part of our plan foresees to expand the parking space for the required peak amount of spots needed during the day, and add a buffer as well. Based on our previsions, the 42 spots should cover our needs for the next 3-5 years.

At the same time, we have to consider the eventuality of additional growth, requiring additional parking spots. In this sense, we have foreseen the option to add new parking spots of the Northeast side of our building at a later point.

We at Silesia hereby formally commit to start the addition of 10 new parking spots as soon as 5 or more additional parking spots are required for our regular daily activity. We offer to review this situation and sit together with the Village of Hoffman Estates every 6 months, starting the first quarter of 2019 and decide together if and how to proceed.

We believe that this proposal will not only solve the long term parking situation; but also show our commitment towards the Village to partner together in our expansion.

Please kindly let us know if you have any question.

Best regards



Frederic Schulders  
Executive Vice-President  
224-522-0217  
[F.Schulders@Silesia.com](mailto:F.Schulders@Silesia.com)

5250 Prairie Stone Pkwy

P.I.N. 01-32-400-017-0000

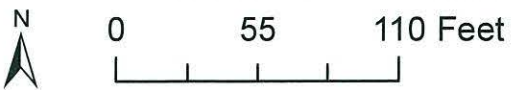


April 2018  
Village of Hoffman Estates  
Planning Division



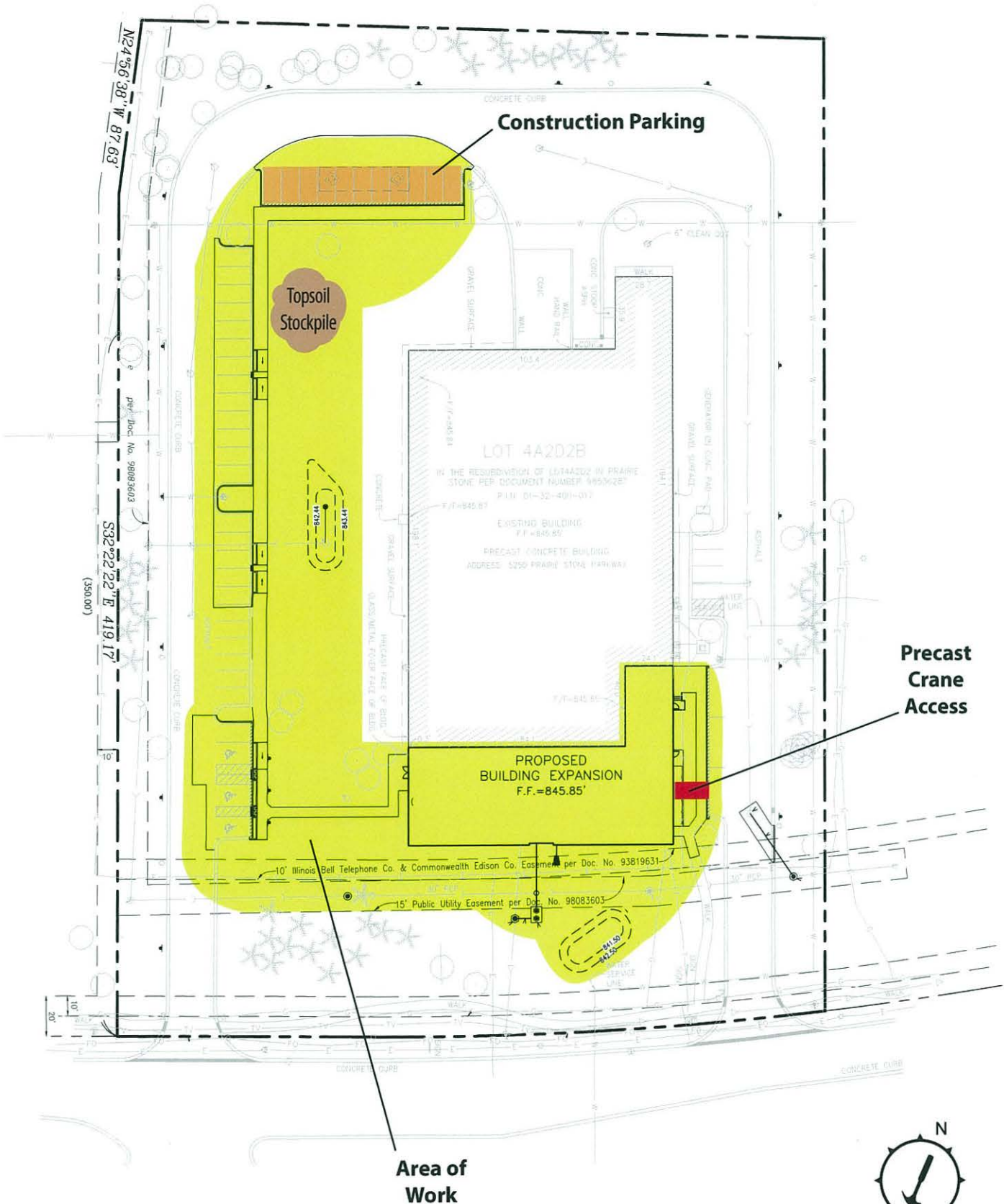


# Silesia - 5250 Prairie Stone Pkwy



Planning Division  
Village of Hoffman Estates  
April 2018





March 5, 2018



# Silesia Flavors – Proposed Landscape Plantings



Sugar Maple



Hackberry



Swamp White Oak



Burr Oak



Shadblow Serviceberry



Redbud



Cornelian Cherry Dogwood



## Silesia Flavors – Proposed Landscape Plantings



American Witch Hazel



Smooth Sumac



Blackhaw Viburnum



Black Chokeberry



New Jersey Tea



Dwarf Honeysuckle



## Silesia Flavors – Proposed Landscape Plantings



Potentilla



Gro Low Sumac



Spirea Meadowsweet



Spirea Steeplebush



Golden Showers Coreopsis



Prairie Splendor Coneflower



Little Bluestem



Silesia Flavors – Proposed Landscape Plantings



Prairie Drop Seed



Bowles Golden Sedge



Blue Sedge



Wood Sedge



Rosy Sedge



Narrow Leaf Cattail Sedge



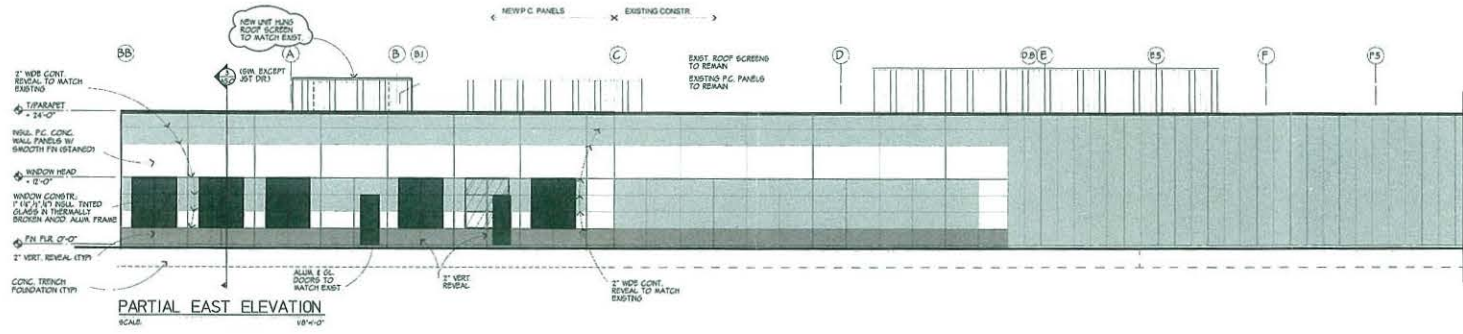
## Silesia Flavors – Proposed Landscape Plantings



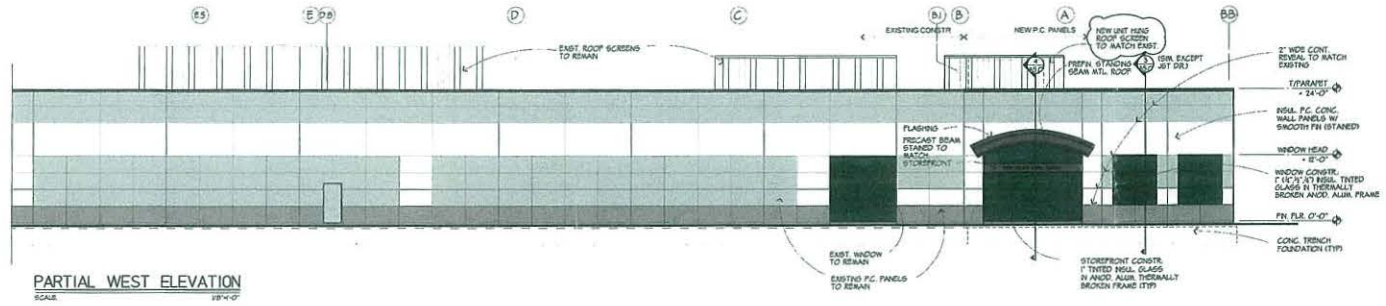
Sweet Grass



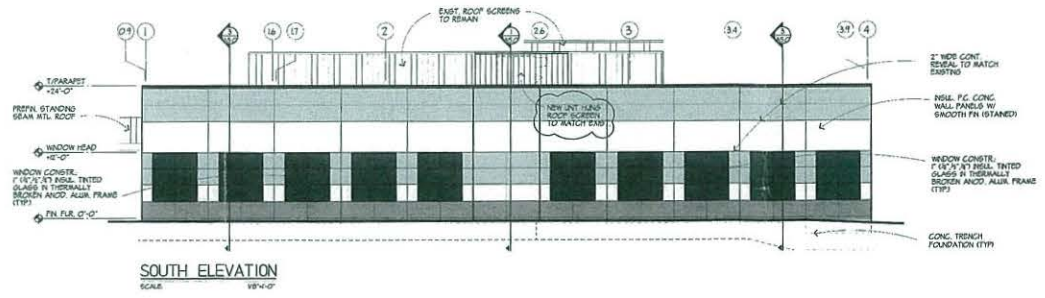
Path Rush



**PARTIAL EAST ELEVATION**  
SCALE: 1/8"=1'-0"



**PARTIAL WEST ELEVATION**  
SCALE: 1/8"=1'-0"



**SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"



**HABILE ARCHITECTS, INC.**  
100 W. MONROE STREET, SUITE 100, CHICAGO, IL 60604  
TEL: 312.467.1111 FAX: 312.467.1112  
WWW.HABILEARCHITECTS.COM

NEW OFFICE ADDITION FOR:  
**SILESIA FLAVORS, INC.**  
5230 PRUIRE STONE PKWY  
HOFFMAN ESTATES, IL

1'-0"=1'-0"  
0'-0"=0'-0"  
2'-0"=2'-0"

FOR REVIEW  
FOR PERMIT  
FOR PROCEEDING

PROJECT NO.  
33011  
DRAWN BY:  
K.B.  
DATE/ISSUE:  
5/20/2018

SHEET NO.  
**A2**  
1 OF 2 SHEETS

