

# AGENDA

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

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

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**Board Room**

**August 20, 2018**

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*(Immediately Following Special Planning, Building & Zoning Committee)*

1. **CALL TO ORDER/ROLL CALL**
2. **PLEDGE OF ALLEGIANCE TO THE FLAG**
3. **RECOGNITION OF AUDIENCE**
4. **APPROVAL OF MINUTES – August 6, 2018**
5. **CONSENT AGENDA/OMNIBUS VOTE (Roll Call Vote)**  
*(All items under the Consent Agenda are considered to be routine in nature and will be enacted by one motion. There will be no separate discussion of these items unless a Trustee so requests. In that event, the discussion will be the first item of business after approval of the Consent Agenda.)*
  - A. Approval of Agenda
  - B. Approval of the schedule of bills for August 20, 2018 - \$4,394,251.09
  - C. Request Board approval of an Ordinance granting a variation to premises at 1395 Devonshire Lane.
  - D. Request Board approval of an Ordinance granting a Master Sign Plan under Section 9-3-8-M-13 of the Zoning Code for the property located at 375 W. Higgins Road (Aldi).
  - E. Request Board approval of an Ordinance granting a special use to Poplar Creek Crossing, LLC (owner) and David Lanz d/b/a Orangetheory Fitness (tenant), 2626 N. Sutton Road.
  - F. Request Board approval of an Ordinance granting a variation to premises at 2501 N. Barrington Road (Siemens).
6. **REPORTS (INFORMATION ONLY)**
  - A. **President's Report**
    - ... Presentation(s)
      - Rylee Johnson –Library of Congress Awardee
    - ... Swearings-In
      - Robert Orr (Fire Lieutenant)
      - Brian Campbell (Fire Lieutenant)
      - Timothy Kubat (Probationary Police Officer)
    - ... Proclamations
      - Bruce Anderson Day (30 Years' Service)
      - Jay Martino Day (30 Years' Service)
      - Daniel O'Malley Day (20 Years' Service)
      - Senior Appreciation Day

**6. REPORTS (INFORMATION ONLY) – Continued**

- B. **Trustee Comments**
- C. **Village Manager's Report**
- D. **Village Clerk's Report**
- E. **Treasurer's Report**

**7. PLANNING & ZONING COMMISSION REPORTS**

- A. Request by DeSchouw, BSM LLC. (owner) and Gigi's Playhouse (applicant) for a special use under Section 9-8-2-C-9 of the Zoning Code to permit the operation of a Gigi's Playhouse National Achievement Center on the property located at 2350 W. Higgins Road (Barrington Square Town Center).

Voting: 10 Ayes, 1 Absent

Motion carried.

- B. Request by Caruso Development Corp (agent for the owner) and Interwork Architects (applicant) for a special use under Section 9-8-2-C-9 of the Zoning Code to permit a banquet facility on the property located at 2354 W. Higgins Road, with 1 condition (see packets).

Voting: 10 Ayes, 1 Absent

Motion carried.

- C. Request by Caruso Development Corp (agent for the owner) and Interwork Architects (applicant) for a Preliminary and Final Site Plan Amendment for façade changes and outdoor seating on the property located at 2354 W. Higgins Road, with 9 conditions (see packets).

Voting: 10 Ayes, 1 Absent

Motion carried.

- D. Request by Caruso Development Corp (Agent for the Owner) and Interwork Architects (applicant) for a Master Sign Plan dated August 15, 2018 in accordance with Section 9-3-8-M-13 of the Zoning Code for the property located at 2250-2360 W. Higgins Road (Barrington Square Town Center).

Voting: 10 Ayes, 1 Absent

Motion carried.

- E. Request by Hoffman Estates Acquisitions LLC and Somerset Development LLC (contract purchasers/co-applicants), under authority of U.S. Bank N.A., Successor Trustee for Series 2006-TOP21 by C-III Asset Management LLC, its Special Servicer (owner) for variations Section 9-8-3-A-2-b (location) and Section 9-8-3-C-5-a-(4) (height) of the Hoffman Estates Municipal Code, and a Map Amendment (Rezoning) from O-4 Office Campus District to C-MU Commercial-Mixed Use Zoning District with the Mixed-Use Development Option for a mixed-use project on approximately 150 acres on the south side of Lakewood Boulevard between Eagle Way and Huntington Boulevard, and on the north side of Central Road (2000 Center Drive, 2001 Lakewood Boulevard, 2501 Eagle Way), with 4 conditions (see packets).

Voting: 10 Ayes, 1 Absent

Motion carried.

8. **ADDITIONAL BUSINESS** *(All other new business; those items not recommended unanimously by the Committee)*
- A. Request Board approval of an Ordinance amending Section 8-3-22, Number of Licenses of Article 3, Alcoholic Liquors, of the Hoffman Estates Municipal Code (increase in number of Class "A" licenses, 830 N. Roselle, Inc. d/b/a QP, 830 N. Roselle Road, Hoffman Estates).
  - B. Request Board approval of FY2018 mid-year financial review and move forward with the following unbudgeted projects:
    - 1) Fire Department large diameter hose; and
    - 2) Installation of a generator at the Sears Centre Arena.
  - C. Request Board approval of a five-year extension to the agreement with Andy Frain, Aurora, IL, for:
    - 1) security/ushers/guest services at the Sears Centre Arena; and
    - 2) event parking services at the Sears Centre Arena.
  - D. Request Board authorization to extend 2017 contract for 2018 contracted branch/brush pickup program to Trees "R" Us, Inc., Wauconda, IL, in an amount not to exceed \$30,000.
  - E. Request Board authorization to award contract for the 2018 drainage improvements project to Prime Construction, Inc., Hampshire, IL (low bid) in an amount not to exceed \$78,860.
  - F. Request Board authorization to award contract for the Oakmont Road storm sewer replacement project to A Lamp Concrete Contractors, Inc., Schaumburg, IL (low bid) in an amount not to exceed \$554,387.
  - G. Request Board approval for mass grading by McShane Hoffman Estates, LLC on a lot in the Huntington 90 Business Park for a future building (Bystronic).
9. **ADJOURNMENT**

*(Further details and information can be found in the agenda packet attached hereto and incorporated herein and can also be viewed online at [www.hoffmanestates.org](http://www.hoffmanestates.org) and/or in person in the Village Clerk's office).*

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

**MEETING:** HOFFMAN ESTATES VILLAGE BOARD  
**DATE:** AUGUST 6, 2018  
**PLACE:** COUNCIL CHAMBERS  
MUNICIPAL BUILDING COMPLEX  
1900 HASSELL ROAD  
HOFFMAN ESTATES, ILLINOIS

**1. CALL TO ORDER:**

Village President William McLeod called the meeting to order at 7:06 p.m. The Village Clerk called the roll. Trustees present: Gary Stanton, Michael Gaeta, Karen Arnet, Karen Mills, Anna Newell  
Gary Pilafas was absent.  
A quorum was present.

**ADMINISTRATIVE PERSONNEL PRESENT:**

J. Norris, Village Manager  
P. Cross, Asst. Corporation Counsel  
M. Koplin, Asst. Village Manager-Development Services  
P. Fortunato, Acting Fire Chief  
T. Bos, Police Chief  
K. Kerr, Asst. Public Works Director  
F. Besenhoffer, IS Director  
R. Musiala, Finance Director  
P. Seger, HRM Director  
K. Kramer, Economic Development Director  
M. Saavedra, H&HS Director  
M. Hankey, Transportation & Engineering Director  
S. Ostrovsky, Asst. to the Village Manager  
R. Johnson, Management Analyst  
D. Schoop, Executive Assistant

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

The Pledge was led by Trustee Stanton.

**6. REPORTS:**

**6.A. President's Report**

**Proclamation(s)**

Trustee Newell read the following proclamation.

Motion by Trustee Gaeta, seconded by Trustee Stanton, to concur with the proclamation proclaiming Thursday, August 16, 2018 as Paul Bilodeau Day. Voice vote taken. All ayes. Motion carried.

Captain Bilodeau introduced his family, was congratulated by the Board and accepted his proclamation.

Trustee Stanton read the following proclamation.

Motion by Trustee Gaeta, seconded by Trustee Arnet, to concur with the proclamation proclaiming Thursday, August 16, 2018 as Greg Fuja Day. Voice vote taken. All ayes. Motion carried.

Firefighter Fuja was congratulated by the Board and accepted his proclamation. Trustee Gaeta read the following proclamation.

Motion by Trustee Mills, seconded by Trustee Arnet, to concur with the proclamation proclaiming Thursday, August 16, 2018 as Jeffery Golden Day. Voice vote taken. All ayes. Motion carried.

Chief Fortunato accepted the proclamation for Lt. Golden.

Trustee Mills read the following proclamation.

Motion by Trustee Gaeta, seconded by Trustee Arnet, to concur with the proclamation proclaiming Thursday, August 9, 2018 as National Book Lovers Day. Voice vote taken. All ayes. Motion carried.

Monica Harris, STDL Executive Director, accepted the proclamation.

Trustee Arnet read the following proclamation.

Motion by Trustee Gaeta, seconded by Trustee Stanton, to concur with the proclamation proclaiming Tuesday, August 7, 2018 as National Night Out. Voice vote taken. All ayes. Motion carried.

Chief Bos accepted the proclamation.

#### **7: PLANNING & ZONING COMMISSION:**

Motion by Trustee Gaeta, seconded by Trustee Mills, for discussion purposes only.

##### **Discussion**

Since the Item that was in front of the Board was different than what the Planning & Zoning Commission approved it was suggested that it go back to the planning & Zoning Commission. The original motion and second were both withdrawn.

Motion by Trustee Mills, seconded by Trustee Newell, to remand Item 7.A. back to the Planning & Zoning Commission.

**7.A.** Request by Robert Kirk (applicant), on behalf of Dr. Sam Akmakjian (owner), for a Map Amendment (Rezoning) to the B-2 Business District, Preliminary and Final Plat of Consolidation, and a Concept Site Plan for the development of a retail/office building with drive-through facility (medical office and a coffee shop) on the properties located at 1180 and 1190 Apple St, subject to the following conditions:

1. The Concept Site Plan approval is valid for 12 months from the date of Village Board approval.
2. The rezoning of this property to the B-2 Business District will cause the existing residential use and structure to become non-conforming under the Village's Codes. All use of this house shall cease within 12 months from the date of Village Board zoning approval, and the house structure shall be demolished (in accordance with all applicable permit requirements) no later than December 31, 2019.
3. Concept Site Plan approval does not authorize any development or construction activity. Future development of this property is subject to approval of a Final Site Plan in accordance with the Village's Municipal Code requirements. The owner may choose to sell the property and any subsequent purchaser or developer shall be bound by the conditions of this approval.
4. This Concept Site Plan approval is only illustrative and very general in nature, and reflects the fact that a ±5,900 square foot retail/office building with a drive-through and outdoor seating can likely be accommodated on this property. All plan details are subject to further review and revision through the formal Final Site Plan process. In order to comply with all standards for the Final Site Plan review,

changes may be required to access, circulation, landscaping, site layout, lighting, building appearance, and any other site detail.

5. The Concept Site Plan does not represent any technical engineering information, such as the geometric layout/dimensions, grading, drainage, utilities, stormwater detention or other details. Approval of all engineering plans will be required as part of the Final Site Plan process in accordance with Village Code.

6. No Zoning variances or development waivers are granted with this approval. All details of the site plan are conceptual in nature and do not imply that any waivers or variations will be approved.

7. Development of this property is subject to meeting all requirements of IDOT and MWRD and such approvals shall be incorporated into the Final Site Plan review process.

### Discussion

Mike Anzalone, 1065 Ash Road, stated that the covenants for this area say that it for residential only.

Mr. Norris states that the only ones who can enforce the covenants are the residents that live within the covenant area.

Mary Riodan, attorney for the petitioner, explained why the plan was withdrawn.

Dawn Larsen, 1140 Bluebonnet Lane, stated that the reason the home across from site is for sale is because of the proposed plan, she also corrected the previous speaker that the project is not surrounded by commercial.

Dan Greco, 1065 Apple Street, stated that he's concerned that the use of this site could change with a change in the property owner.

Jeff Whyte, 405 Azalea, is concerned with the traffic issues that this development could create.

Katy Garcia, 1060 Apple, stated that there is a safety issue because there are no street lights or sidewalks.

### Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell

Nay:

Mayor McLeod voted aye.

### Motion carried.

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

**7.B.** Request by John and Ramonita Siedlecki (owner) for a Fifteen (15) foot corner side yard setback variation from Section 9-3-3-C-2 to allow a six (6) foot high solid fence to be zero (0) feet from the western property line instead of the minimum required fifteen (15) feet at 1395 Devonshire Ln.

### Discussion

Trustee Stanton asked if there was a picture of where the fence would go.

Petitioner John Siedlecki explained and showed Trustee Stanton what they were requesting.

### Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell

Nay:

Mayor McLeod voted aye.

### Motion carried.

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

**7.C.** Request by Aldi Inc. (owner) to consider a Preliminary & Final Site Plan Amendment to allow store expansion, façade changes and parking lot improvements on the property located at 375 W. Higgins Road, subject to the following conditions:

1. A waiver from Section 10-5-2.C.1 to allow drive aisle widths of 22.5' as measured from back of curb.

2. The building permit shall be obtained within twelve (12) months of the Village Board action on this request.
3. Any landscaping damaged on site during construction shall be replaced prior to final occupancy.
4. Sign permits shall be obtained for all exterior signage.
5. A Plat of Easement or Grant of Easement for the new hydrant shall be provided by the current legal owners of the property prior to final occupancy.

#### Discussion

Trustee Stanton asked when they would start.

Chris Thayer, 1200 N. Kirk Road Batavia, replied that they would start next spring.

Trustee Mills asked if the store would remain open during the remodel.

Mr. Thayer responded that it is a 15 week remodel that would have the store open 10 of those 15 weeks.

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**7.D.** Request by Aldi Inc. (owner) to consider a Master Sign Plan dated August 1, 2018 in accordance with Section 9-3-8-M-13 of the Zoning Code for the property located at 375 W. Higgins Road.

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**7.E.** Request of Poplar Creek Crossing, LLC (owner) and David Lanz d/b/a Orangetheory Fitness (tenant) to consider a special use under section 9-8-3-B-3 of the Zoning Code to permit a health and fitness club on the property located at 2626 N. Sutton Road in the Poplar Creek Crossing Shopping Center, subject to the following conditions:

1. The approval of the Special Use shall be based on the application materials submitted by the petitioner for this request and is permitted only within the proposed space, with no operations or storage being permitted within the building's shared interior hallway.
2. Formalized outdoor activities located on the shopping center property shall be prohibited.

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**7.F.** Request by James Richter (owner) and Jennifer Boenzi (applicant) to consider a sign variation from Section 9-3-8-M-12-(d) to permit a second ground sign to be located on the west side on the property located at 2501 N Barrington Road, subject to the following conditions:

1. The sign should be constructed and located based on the petitioner's application materials submitted with this request for a sign variation. Any changes to the plans will require Village approval prior to completion of any work.

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Arnet, seconded by Trustee Mills, to recess the Board meeting and return to the Transportation & Road Improvement Committee meeting. Time: 7:43 p.m. Voice vote taken. All ayes. Motion carried.

Village President William McLeod called the meeting back to order at 8:16 p.m. The Village Clerk called the roll. Trustees present: Gary Stanton, Michael Gaeta, Karen Arnet, Karen Mills, Anna Newell A quorum was present.

### **3. RECOGNITION OF AUDIENCE:**

No one wished to be recognized.

### **4. APPROVAL OF MINUTES:**

Motion by Trustee Gaeta, seconded by Trustee Arnet, to approve Item 4. Voice vote taken. 6 ayes, 1 abstain. Motion carried.

Approval of Minutes

Minutes from July 16, 2018.

Motion by Trustee Stanton, seconded by Trustee Newell, to approve Item 4. Voice vote taken. 6 ayes, 1 abstain. Motion carried.

Approval of Minutes

Minutes from July 30, 2018.

### **5. CONSENT AGENDA/OMNIBUS VOTE:**

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

#### **5.A. Approval of Agenda**

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

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

#### **5.B. Approval of the schedule of bills for August 6, 2018: \$1,618,972.36.**



Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**5.C.** Request Board approval of Ordinance No. 4666.-2018 granting a special use to Blackberry Falls Professional Office Park, LLC (owner) and Winston Knolls School (applicant), 2353 Hassell Road.

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

**6. REPORTS:**

**6.A. President's Report**

Motion by Trustee Arnet, seconded by Trustee Gaeta, to approve the appointment of Patricio Aguilar to the Sustainability Commission. Voice vote taken. All ayes. Motion carried.

Mayor McLeod congratulated the Conant Water Polo team and thanked the Arts Commission for the summer concerts. He stated that he attended the JEMS program at the police station where the Governor and Lt. Governor were in attendance, he had a meeting with a representative from the Census Bureau, he attended the Youth Commissions Arts & Crafts event, Party in the Park and he participated in a Pension Fairness phone call.

**6.B. Trustee Comments**

Trustee Gaeta stated that he attended wine Wednesday, Fitness for America, Coffee with the Board, the Kyoto dinner and he had a much enjoyed family vacation.

Trustee Newell stated that she attended 2 summer concerts, Coffee with the Board, the Sunderlage Farm open house, a Neighborhood Watch meeting, the Streamwood parade, the Barrington Square Home Owners open house picnic, block parties, Pack the Bus for the Schaumburg Township School District 54, Party in the Park, She thanked the Arts Commission for the Summer Concerts and congratulated the Conant water polo team on their season and Trustee Gaeta on the birth of his third great grandchild.

Trustee Mills stated that she attended Coffee with the Board, the dinner at Kyoto, the Shared Services Best Practice program, the Schaumburg Township Pack the Bus, she congratulated the Conant water polo team and thanked all who attended the Barrington Square Home Owners open house.

Trustee Stanton stated that he attend the Senior Commissions ice cream social, Coffee with the Board, a CAC golf outing, the Kyoto dinner, the Streamwood parade, the Barrington Square open house, a block party, a special Board meeting, the shared Services program, the Youth Commission arts & crafts event and he congratulated the Conant water polo team.

Trustee Arnet stated that she attended Coffee with the Board, the Kyoto dinner, the Youth Commission arts & crafts program, Pack the Bus, Party in the Park, she thanked everyone who attended the Barrington Square open house and she congratulated the Conant water polo team.

**6.C. Village Manager's Report**

Mr. Norris had no comments.

**6. D. Village Clerk's Report**

The Village Clerk stated that during the month of July 168 FOIA requests were received and 56 passports were processed.

**6.E. Committee Reports**

**Finance Committee**

Trustee Newell stated that they would be meeting to request approval of a four year extension to the agreement with Andy Frain of Aurora, IL for: Security/ushers/guest services at the Sears Centre Arena and Event parking services at the Sears Centre Arena and receive and file the Finance Department Monthly Report the Information System Department Monthly Report and the Sears Centre Monthly Report.

**Public Works & Utilities**

Trustee Newell stated that they would be meeting to request authorization to award contract for the Vehicle Maintenance Building Boiler Replacement to Advantage Mechanical Inc., McHenry, IL, in an amount not to exceed \$46,781 and receive and file the Department of Public Works Monthly Report, and the Department of Development Services Monthly Engineering Report of the Transportation and Engineering Division.

**Public Health & Safety**

Trustee Gaeta stated that they would be meeting to receive and file the Police Department Monthly Report, the Health & Human Services Monthly Report, the Emergency Management Coordinator Monthly Report and the Fire Department Monthly Report.

**8. ADDITIONAL BUSINESS:**

Trustee Stanton requested that the licenses get voted on separately.

Motion by Trustee Gaeta, seconded by Trustee Arnet, to approve Item 8.A.

**8.A.** Request Board approval of Ordinance No. 4667-2018 amending Section 8-3-22, Number of Licenses, of Article 3, Alcoholic Liquors of the Hoffman Estates Municipal Code (increase in number of Class "A" licenses, May's Hoffman Estates 3021 Barrington Road LLC d/b/a May's Lounge, 3021 Barrington Road.

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell

Nay:

Mayor McLeod voted aye.

**Motion carried.**

Motion by Trustee Gaeta, seconded by Trustee Mills, to approve Item 8.A.

**8.A.** Request Board approval of Ordinance No. 4668-2018 amending Section 8-3-22, Number of Licenses, of Article 3, Alcoholic Liquors of the Hoffman Estates Municipal Code (increase in number of Class “A” licenses, May’s Hoffman Estates LLC d/b/a May’s Lounge, 1429 Palatine Road).

Roll Call:

Aye: Gaeta, Arnet, Mills, Newell

Nay: Stanton

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Newell, to approve Item 8.B.

**8.B.** Request Board approval of Ordinance No. 4669-2018 amending Section 6-2-1-HE-11-1302-A of the Hoffman Estates Municipal Code (no parking – Chambers Drive between Palatine Road and Turnberry Drive).

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Gaeta, to approve Item 8.C.

**8.C.** Request Board approval of Ordinance No. 4670-2018 amending Section 7-8-9, Certain Weeds and Trees Prohibited, of the Hoffman Estates Municipal Code (tree maintenance).

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Stanton, to approve Item 8.D. as amended with the extra condition.

**8.D.** Request Board approval for an amendment to the Redevelopment Agreement with SVAP Hoffman Plaza, L.P., SVAP Hoffman Plaza II, L.P., and SVAP Hoffman Plaza, L.P. for the redevelopment of the southern portion of the Hoffman Plaza Shopping Center.

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell

Nay:

Mayor McLeod voted nay.

Motion carried.

Motion by Trustee Arnet, seconded by Trustee Gaeta, to approve Item 8.E.

**8.E.** Request Board approval of the Community Development Block Grant (CDBG) Annual Action Plan for Program Year 13 (2018-2019).

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Stanton, to approve Item 8.F.

**8.F.** Request Board approval to make improvements to the retention pond between the Stonegate Conference and Banquet Centre and the restaurant mall; and award contract for Phase 2 engineering (final plans, specs, and bid documents) and perform Phase 3 engineering (management during construction to WT Group, Hoffman Estates, IL, in an amount not to exceed \$18,250; and use funds from the Barrington/Higgins TIF for this work.

Roll Call:

Aye: Stanton, Arnet, Mills, Newell

Nay: Gaeta

Mayor McLeod voted nay.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Arnet, to approve Item 8.G.

**8.G.** Request Board authorization to award contract to analyze and update the stormwater plan for Prairie Stone, including the capacity of the central wetlands, to V3 Companies, Woodridge, IL, in an amount not to exceed \$107,200, plus reimbursables.

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Stanton to approve Item 8.H.

**8.H.** Request Board authorization to award contract for the Vehicle Maintenance Building Boiler Replacement to Advantage Mechanical Inc., McHenry, IL, in an amount not to exceed \$46,781.

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

**9. ADJOURNMENT:**

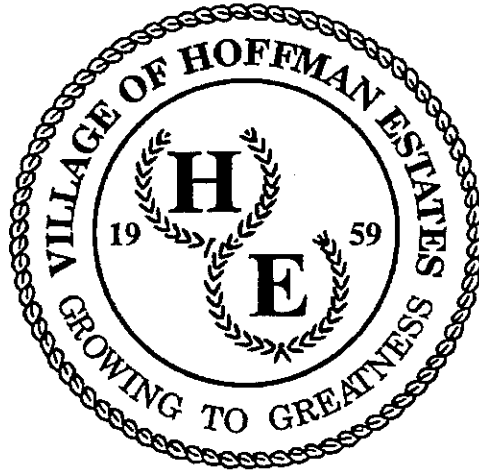
Motion by Trustee Arnet, seconded by Trustee Gaeta to adjourn the meeting. Time: 8:39 p.m. Voice vote taken. All ayes. Motion carried.

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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.



## BILL LIST SUMMARY

BILL LIST AS OF 08/20/2018	\$	1,233,018.80
MANUAL CHECKS 08/02 - 08/16/2018	\$	16,210.57
WIRE TRANSFERS 07/01 - 07/31/2018	\$	1,884,830.29
PAYROLL 08/17/2018	\$	<u>1,260,191.43</u>
TOTAL	\$	4,394,251.09

# VILLAGE OF HOFFMAN ESTATES

August 20, 2018

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
<b>GENERAL FUND</b>			
01 0301	GARVEY'S OFFICE PRODUCTS INC	REPAIR PARTS	\$40.58
01 0302	ADVANCE AUTO PARTS	REPAIR PARTS	\$115.15
01 0302	ADVANCE AUTO PARTS	RTN REPAIR PARTS	(\$6.56)
01 0302	ADVANCE AUTO PARTS	STOCK REPAIR PARTS	\$56.71
01 0302	CHICAGO PARTS & SOUND LLC	REPAIR PARTS	\$46.26
01 0302	FOSTER COACH SALES INC	DOOR MAGNET	\$15.62
01 0302	GRAINGER INC	REPAIR PARTS	\$67.08
01 0302	LEACH ENTERPRISES INC	REPAIR PARTS	\$16.47
01 0302	RUSH TRUCK CENTER OF ILLINOIS, INC	STOCK REPAIR PARTS	\$46.90
01 0303	XEROX CORP.	COPIER	\$439.05
<b>CASH AND INVENTORIES</b>			<b>\$837.26</b>
01 1420	ACRES GROUP	SUBDIVISION PLANTING	\$580.00
01 1442	VILLAGE OF LAKE IN THE HILLS PD	DONATION FITNESS AMERICA	\$120.00
01 1445.1	JIM YAUCH	REPLACE CK #106781 LOST	\$102.00
<b>PAYMENTS FROM DEPOSITS ON HAND</b>			<b>\$802.00</b>
01 1214	NCPERS-IL IMRF	DED:2030 IMRF LIFE	\$392.00
01 1218	INT'L BROTHERHOOD TEAMSTERS LCL 700	DED:2029 ASSESSMENT	\$50.00
01 1218	INT'L BROTHERHOOD TEAMSTERS LCL 700	DED:2034 PW DUES	\$3,667.00
01 1218	METROPOLITAN ALLIANCE OF POLICE	DED:2033 MAP 96	\$2,788.00
01 1218	METROPOLITAN ALLIANCE OF POLICE	DED:2038 MAP 97	\$396.00
01 1226	PRE PAID LEGAL SERVICE INC	DED:2035 LEGAL	\$567.52
01 1239	JOHN HANCOCK LIFE INSURANCE CO.	DED:2040 LTC INS	\$159.01
<b>PAYROLL DEDUCTION</b>			<b>\$8,019.53</b>
01000011 3203	ILLINOIS STATE POLICE	LIQUOR CONTROL FEE	\$108.00
01000011 3205	LEVEL CONSTRUCTION INC	WATER CONNECTION FEE RTN	\$109.08
01000013 3405	ANDRES MEDICAL BILLING, LTD.	JULY PARAMEDIC BILLING	\$6,897.44
01000013 3405	LAURIE GREENBERG	PARAMEDIC REFUND	\$599.87
<b>GENERAL-REVENUE ACCOUNTS</b>			<b>\$7,714.39</b>
01101124 4504	ELGIN AREA CHAMBER OF COMMERCE	MEMBERSHIP RENEWAL	\$325.00
01101124 4504	METROPOLITAN MAYORS CAUCUS	CAUCUS DUES	\$2,335.28
01101124 4507	ALFRED G RONAN LTD	PROFESSIONAL SERVICES	\$5,000.00
<b>LEGISLATIVE</b>			<b>\$7,660.28</b>
01101324 4542	RICHARD A KAVITT ATTORNEY AT LAW	PROFESSIONAL SERVICES	\$2,300.00
<b>LEGAL</b>			<b>\$2,300.00</b>

**VILLAGE OF HOFFMAN ESTATES**  
August 20, 2018

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
01101422 4303	GFOA	MEMBERSHIP FOR 2	\$305.00
01101423 4402	GARVEY'S OFFICE PRODUCTS INC	REPAIR PARTS	\$15.44
01101423 4403	WAREHOUSE DIRECT	OFFICE SUPPLIES	\$20.12
<b>FINANCE</b>			<b>\$340.56</b>
01101522 4301	CHRISTINE KEY	REIM FOR TRAINING	\$402.94
01101522 4303	BEVERLY ROMANOFF	REIM FOR MEMBERSHIP DUES	\$40.00
01101523 4403	OFFICE DEPOT	OFFICE SUPPLIES	\$67.32
<b>VILLAGE CLERK</b>			<b>\$510.26</b>
01101623 4416	XEROX CORP.	COPIER	\$87.47
01101624 4507	DISCOVERY BENEFITS	FSA MONTHLY JULY	\$573.30
<b>HUMAN RESOURCES</b>			<b>\$660.77</b>
01102523 4403	PRESSTECH INC.	JUN & 4TH OF JULY FEST	\$4,224.00
01102523 4403	PRESSTECH INC.	NEWSLETTER AUGUST	\$2,530.00
<b>COMMUNICATIONS</b>			<b>\$6,754.00</b>
<b>TOTAL GENERAL GOVERNMENT DEPARTMENT</b>			<b>\$18,225.87</b>
 <b>POLICE DEPARTMENT</b>			
01201222 4301	INT'L CONF.OF POLICE CHAPLAINS	MEMBERSHIP DUES	\$125.00
01201223 4402	OFFICE DEPOT	OFFICE SUPPLIES	\$135.97
01201223 4414	SUBURBAN ACCENTS INC	VARIOUS SUPPLIES	\$35.00
01201223 4417	WALGREENS	RX PRESCRIPTION	\$14.69
01201224 4507	MORIZZO FUNERAL HOME & CREMATION	PROFESSIONAL SERVICES	\$550.00
<b>ADMINISTRATIVE</b>			<b>\$860.66</b>
01202122 4301	NORTH EAST MULTI-REGIONAL TRAINING	TRAINING	\$975.00
01202122 4303	ILEAS	MEMBERSHIP DUES	\$360.00
01202122 4304	J.G. UNIFORMS, INC.	UNIFORMS	\$144.00
01202122 4304	UNIFORM DEN INC.	UNIFORMS	\$414.50
01202123 4414	EVIDENT INC	VARIOUS SUPPLIES	\$45.00
01202123 4414	ULINE	VARIOUS SUPPLIES	\$390.37
01202124 4507	ALEXIAN BROTHERS CORPORATE HEALTH	QUESTIONNAIRE/CERTIFICATE	\$20.00
01202124 4510	ULTRA STROBE COMMUNICATIONS	ANTENNA	\$8.95
<b>PATROL &amp; RESPONSE</b>			<b>\$2,357.82</b>

# VILLAGE OF HOFFMAN ESTATES

August 20, 2018

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
01202324 4542	TRANSUNION RISK & ALTERNATIVE	PROFESSIONAL SERVICES	\$83.60
<b>INVESTIGATIONS</b>			<b>\$83.60</b>
01202423 4414	POSITIVE PROMOTIONS	PROMOTIONAL SAFETY SUPPL	\$519.78
<b>COMMUNITY RELATIONS</b>			<b>\$519.78</b>
01202524 4542	NORTHWEST CENTRAL DISPATCH SYSTEM	SEPTEMBER DISPATCH	\$60,547.92
<b>COMMUNICATIONS</b>			<b>\$60,547.92</b>
01202924 4508	ANIMAL TRACKERS WILDLIFE COMPANY	SKUNK CAPTURE	\$65.00
01202924 4508	ANIMAL TRACKERS WILDLIFE COMPANY	SKUNK TRAPPING	\$150.00
01202924 4508	GOLF ROSE PET LODGE	ANIMAL RESCUE	\$771.00
<b>ADMINISTRATIVE SERVICES</b>			<b>\$986.00</b>
01207124 4510	FULTON TECHNOLOGIES	REPAIR PARTS	\$792.13
<b>POLICE EMERGENCY OPERATIONS</b>			<b>\$792.13</b>
<b>TOTAL POLICE DEPARTMENT</b>			<b>\$66,147.91</b>
 <b>FIRE DEPARTMENT</b>			
01301222 4305	RALPH O ROTHBAUER	BADGES	\$224.00
<b>ADMINISTRATIVE</b>			<b>\$224.00</b>
01303122 4304	ON TIME INC	NAME PLATE	\$13.00
01303122 4304	ON TIME INC	NAME PLATE	\$13.00
01303122 4304	ON TIME INC	UNIFORMS	\$1,222.00
01303122	AIR ONE EQUIPMENT INC	PROTECTIVE CLOTHING-MORN	\$23,851.20
01303122	MUNICIPAL EMERGENCY SERVICES	PROTECTIVE CLOTHING-G EXT	\$15,552.00
01303124	NORTHWEST CENTRAL DISPATCH SYSTEM	RADIO REPAIRS	\$48.91
01303124	NORTHWEST CENTRAL DISPATCH SYSTEM	REPAIR PARTS	\$374.25
01303124	ULTRA STROBE COMMUNICATIONS	LAPTOP SUPPORT	\$384.65
01303124	B.S. KAMENEAR	VARIOUS SUPPLIES	\$520.00
01303124	SECRETARY OF STATE	MUNICIPAL LICENSE PLATES	\$103.00
01303124	FOX VALLEY FIRE & SAFETY	EXTINGUISHER SERVICES	\$120.00
01303124	FOX VALLEY FIRE & SAFETY	RECHARGE EXTINGUISHER	\$60.00
<b>SUPPRESSION</b>			<b>\$42,262.01</b>



# VILLAGE OF HOFFMAN ESTATES

August 20, 2018

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
01303222 4301	PETER BEHNKE	PARAMEDIC LICENSE RENEW	\$54.70
01303223 4419	AIRGAS USA, LLC	MEDICAL SUPPLIES	\$292.05
01303223 4419	EMERGENCY MEDICAL PRODUCTS INC	ADC ADSCOPE 641, BLACK	\$87.50
01303223 4419	EMERGENCY MEDICAL PRODUCTS INC	BEMIS DISPOSABLE SUCTION	\$52.50
01303223 4419	EMERGENCY MEDICAL PRODUCTS INC	CAREBAND FABRIC ADHESIVE	\$27.50
01303223 4419	EMERGENCY MEDICAL PRODUCTS INC	ECG CHART PAPER	\$125.00
01303223 4419	EMERGENCY MEDICAL PRODUCTS INC	HIGH FIVE COLBALT EXAM GL	\$443.40
01303223 4419	EMERGENCY MEDICAL PRODUCTS INC	HIGH FIVE NITRILE EXAM GL	\$369.50
01303223 4419	EMERGENCY MEDICAL PRODUCTS INC	TRANSPARENT TAPE, 1"X10YD	\$49.75
01303223 4419	EMERGENCY MEDICAL PRODUCTS INC	ULTRATUFF BAG	\$17.24
01303223 4419	EMERGENCY MEDICAL PRODUCTS INC	ULTRATUFF BAG, 12-16 GALL	\$18.68
01303223 4419	EMERGENCY MEDICAL PRODUCTS INC	WELCH ALLYN SURETEMP PLU	\$890.00
01303224 4510	BOUND TREE MEDICAL, LLC	ESTIMATED SHIPPING/HANDLI	\$16.40
01303224 4510	BOUND TREE MEDICAL, LLC	KING VISION KIT, 1 REUSAB	\$1,399.99
01303224 4542	ILLINOIS DEPARTMENT PUBLIC HEALTH	IDPH AMUBULANCE LICENSE	\$175.00
<b>EMERGENCY MEDICAL SERVICES</b>			<b>\$4,019.21</b>
01303324 4507	AT & T	LANDLINES	\$670.76
01303324 4507	CHGO METRO.FIRE PREVENTION CO	MONTHLY MAINTENANCE JUL	\$1,377.00
01303324 4507	FIRE SAFETY CONSULTANTS INC	SPRINKLER SYSTEM REVIEW	\$440.00
<b>PREVENTION</b>			<b>\$2,487.76</b>
<b>TOTAL FIRE DEPARTMENT</b>			<b>\$48,992.98</b>
<b>PUBLIC WORKS</b>			
01401223 4403	CLASS PRINTING	TIME TICKETS	\$167.50
01401224 4509	XEROX CORP.	COPIER LEASINGS	\$144.97
<b>ADMINISTRATIVE</b>			<b>\$312.47</b>
01404122 4301	MCHENRY COUNTY CLERKS'S OFFICE	TRAIING FOR 3	\$150.00
01404123 4408	MENARDS - HNVR PARK	VARIOUS SUPPLIES	\$88.66
01404123 4414	CASEY WINTZ	REIM FOR CDL	\$30.00
01404123 4414	MENARDS - HNVR PARK	REPAIR PARTS	\$87.07
01404124 4507	MURRAY & TRETTEL INC/ WEATHER COMMA	WEATHER FORECAST JULY 18	\$400.00
01404124 4510	AMAZON CAPITAL SERVICES INC	SALT HOPPER	\$247.38
01404124 4510	AMAZON CAPITAL SERVICES INC	VARIOUS SUPPLIES	\$73.42
<b>SNOW &amp; ICE REMOVAL</b>			<b>\$1,076.53</b>

# VILLAGE OF HOFFMAN ESTATES

August 20, 2018

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
01404223 4408	MENARDS - HNVR PARK	REPAIR PARTS	\$59.36
<b>PAVEMENT MAINTENANCE</b>			<b>\$59.36</b>
01404323 4414	MENARDS - HNVR PARK	CLEANING SUPPLIES	\$48.38
01404324 4507	COMPLETE LANDSCAPING	CONTRACTED LANDSCAPING	\$6,764.00
01404324 4507	MIDWEST COMPOST-ELGIN	VARIOUS SUPPLIES	\$129.00
01404324 4507	V CARDENAS LANDSCAPING	CONTRACTED LANDSCAPE	\$8,112.00
01404324 4537	R.C. TOPSOIL	TOPSOIL	\$150.00
01404325 4610	ACRES GROUP	TREES, SHRUBS, AND PLANT	\$21,402.00
<b>FORESTRY</b>			<b>\$36,605.38</b>
01404424 4501	AT & T	LANDLINES	\$289.46
01404424 4502	COMMONWEALTH EDISON	ELECTRIC 1900 HASSELL	\$7.37
01404424 4502	COMMONWEALTH EDISON	ELECTRIC 1900 HASSELL RD	\$7.98
01404424 4502	COMMONWEALTH EDISON	ELECTRIC 2305 PEMBROKE	\$7.76
01404424 4507	ACCURATE DOCUMENT DESTRUCTION INC	PROFESSIONAL SERVICES	\$552.76
01404424 4509	CINTAS #22	FLOOR MATS RENTAL & CLEAN	\$28.48
01404424 4510	FOX VALLEY FIRE & SAFETY	PROFESSIONAL SERVICES	\$339.75
01404424 4510	H-O-H WATER TECHNOLOGY INC	VARIOUS SUPPLIES	\$938.90
01404424 4510	MCMaster CARR SUPPLY CO	REPAIR PARTS	\$16.84
01404424 4510	MOTION INDUSTRIES, INC.	VARIOUS SUPPLIES	\$70.50
01404424 4510	MR ACE LLC	VARIOUS SUPPLIES	\$98.13
01404424 4510	SOUND INC.	SERVICE CALL REPAIRS	\$810.00
01404424 4516	ACTIVE ELECTRICAL SUPPLY CO. INC	REPAIR PARTS	\$68.40
01404424 4516	AMLINGS INTERIOR LANDSCAPE	LANDSCAPING MATERIALS	\$423.12
01404424 4518	CINTAS #22	FLOOR MATS RENTAL & CLEAN	\$24.13
01404424 4518	FOX VALLEY FIRE & SAFETY	PROFESSIONAL SERVICES	\$288.80
01404424 4518	MENARDS - HNVR PARK	REPAIR PARTS	\$472.62
01404424 4518	WEATHERGUARD ROOFING CO.	LEAK INVESTIGATION	\$569.00
01404424 4520	MENARDS - HNVR PARK	REPAIR PARTS	\$16.99
01404424 4520	MR ACE LLC	VARIOUS SUPPLIES	\$61.49
01404424 4542	ACRES GROUP	TENT INSTALL	\$1,425.00
<b>FACILITIES</b>			<b>\$6,517.48</b>
01404522 4304	CINTAS #22	UNIFORM RENTAL & CLEANING	\$69.54
01404523 4411	GAS DEPOT OIL CO	FUEL	\$17,280.19
01404523 4414	ADVANCE AUTO PARTS	REPAIR PARTS	\$14.04
01404523 4414	SCOTT LASKEN	REIMB. ASE CERTIFICATIONS	\$118.00
01404524 4507	VERIZON NETWORKFLEET	WIRELESS SERVICES	\$1,811.85
01404524 4509	AIRGAS USA, LLC	MEDICAL SUPPLIES	\$178.10
01404524 4510	ADVANCE AUTO PARTS	RTN REPAIR PARTS	(\$63.64)
01404524 4510	SYN-TECH SYSTEMS	MAINTENANCE AGREEMENT	\$550.00

# VILLAGE OF HOFFMAN ESTATES

August 20, 2018

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
01404524 4513	ADVANCE AUTO PARTS	REPAIR PARTS	\$126.06
01404524 4513	CHICAGO PARTS & SOUND LLC	REPAIR PARTS	\$94.46
01404524 4513	FIRESTONE TRUCK & SERVICE CENTER	VEHICLE TIRES	\$469.44
01404524 4513	INTERSTATE BATTERY SYSTEMS	VEHICLE BATTERIES	\$194.07
01404524 4514	ADVANCE AUTO PARTS	RTN REPAIR PARTS	(\$14.97)
01404524 4514	GLOBAL EMERGENCY PRODUCTS	REPAIR PARTS	\$224.44
01404524 4514	RUSH TRUCK CENTER OF ILLINOIS, INC	REPAIR PARTS	\$959.10
01404524 4534	ADVANCE AUTO PARTS	REPAIR PARTS	\$169.56
01404524 4534	GENERAL TRUCK PARTS & EQUIPMENT	VARIOUS SUPPLIES	\$925.24
01404524 4534	MR ACE LLC	VARIOUS SUPPLIES	\$13.99
01404524 4534	POMP'S TIRE	VEHICLE TIRES	\$996.04
01404524 4536	DUNDEE FORD	REPAIR PARTS	\$17.60
01404524 4545	GLOBE MEDICAL SURGICAL SUPPLY	SAFETY GLOVES	\$75.60
<b>FLEET SERVICES</b>			<b>\$24,208.71</b>
01404623 4414	MENARDS - HNVN PARK	REPAIR PARTS	\$15.49
01404623 4414	MENARDS - HNVN PARK	VARIOUS SUPPLIES	\$21.76
01404623 4414	MR ACE LLC	VARIOUS SUPPLIES	\$64.69
01404624 4519	THE STANDARD COMPANIES	REPAIR PARTS	\$285.50
01404624 4542	EARTH PAINT.ORG	SET UP RECYCLE FEE	\$375.00
<b>F.A.S.T.</b>			<b>\$762.44</b>
01404724 4522	ROMEO CABUSAO	REIM FOR RESIDENT DRIVEWAY	\$714.00
01404724 4522	VCNA PRAIRIE LLC	REPAIR MATERIALS	\$519.75
01404724 4522	VCNA PRAIRIE LLC	REPAIR PARTS	\$184.50
<b>STORM SEWERS</b>			<b>\$1,418.25</b>
01404822 4304	EXPRESS PRESS	UNIFORMS	\$76.15
01404824 4502	COMMONWEALTH EDISON	ELECTRIC GRAND CANYON	\$2,555.66
01404824 4523	GRAYBAR ELECTRIC CO INC	REPAIR PARTS	\$43.13
01404824 4523	WOLF ELECTRIC SUPPLY CO	VARIOUS SUPPLIES	\$320.20
<b>TRAFFIC CONTROL</b>			<b>\$2,995.14</b>
<b>TOTAL PUBLIC WORKS DEPARTMENT</b>			<b>\$73,955.76</b>
<b>DEVELOPMENT SERVICES</b>			
01505023 4414	THE FINER LINE	NAME PLATE	\$38.95
<b>PLANNING</b>			<b>\$38.95</b>

# VILLAGE OF HOFFMAN ESTATES

August 20, 2018

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
01505122 4301	IACE	IACE REGISTRATION FEE	\$195.00
01505123 4408	MR ACE LLC	VARIOUS SUPPLIES	\$7.18
01505124 4507	GILIO LANDSCAPE CONTRACTORS	MOWING 1305 N BARRINGTON	\$100.00
01505124 4507	GILIO LANDSCAPE CONTRACTORS	MOWING 4645 BRIGANTINE	\$70.00
<b>CODE ENFORCEMENT</b>			<b>\$372.18</b>

01505224 4542	UNITED DISPATCH	TRANSPORATION COUPONS	\$182.00
<b>TRANSPORTATION AND ENGINEERING</b>			<b>\$182.00</b>

01505922 4301	HOFFMAN ESTATES CHAMBER OF COMMERCE	BREAKFAST SUMMIT	\$35.00
01505924 4546	FRANCE PUBLICATIONS	HEARTLAND REAL ESTAE GUID	\$1,600.00
<b>ECONOMIC DEVELOPMENT</b>			<b>\$1,635.00</b>

**TOTAL DEVELOPMENT SERVICES DEPARTMENT** **\$2,228.13**

## HEALTH & HUMAN SERVICES

01556522 4301	CATHY DAGIAN STANTON	MILEAGE REIM	\$67.04
01556523 4402	OFFICE DEPOT	OFFICE SUPPLIES	\$64.84
01556523 4403	JIM NOSEK COMMUNICATION GRAPHICS	ESTIMATED SHIPPING/HANDLI	\$48.00
01556523 4403	JIM NOSEK COMMUNICATION GRAPHICS	TAKE CHARGE OF YOUR HEAL	\$372.00
01556523 4403	OFFICE DEPOT	OFFICE SUPPLIES	\$31.99
01556523 4413	O&R MEDICAL SALES AND SERVICE	CAPILLARY TUBES (\$4.50)	\$10.70
01556523 4413	O&R MEDICAL SALES AND SERVICE	CONTROLS	\$46.50
01556523 4413	O&R MEDICAL SALES AND SERVICE	DCA HBA1C CONTROLS 4 VIAL	\$81.75
01556523 4413	O&R MEDICAL SALES AND SERVICE	DCA HBA1C TEST KITS-10 TE	\$178.00
01556523 4413	O&R MEDICAL SALES AND SERVICE	TEST STRIPS (\$10.25 EACH	\$307.50
01556524 4507	BRADLEY COUNSELING CENTER	PRESENTATION	\$150.00
01556524 4556	AT & T	LANDLINES	\$21.58
<b>TOTAL HEALTH &amp; HUMAN SERVICES DEPARTMENT</b>			<b>\$1,379.90</b>

## BOARDS & COMMISSIONS

01605324 4561	BMI	PROFESSIONAL SERVICES	\$694.00
01605324 4561	ROBERT STEINBERG	REIM FOR NW 4TH FEST	\$249.70
01605324 4562	INDESTRUCTO RENTAL CO., INC.	8*30 TABLES - STACKED IN	\$1,346.00
<b>FOURTH OF JULY</b>			<b>\$2,289.70</b>

# VILLAGE OF HOFFMAN ESTATES

August 20, 2018

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
01605724 4507	C.O.P.S. TESTING SERVICE, INC	TRAINING	\$145.00
01605724 4507	INDUSTRIAL/ORGANIZATIONAL SOLUTIONS	APPLICATION PROCESSING	\$2,145.00
<b>FIRE &amp; POLICE COMMISSION</b>			<b>\$2,290.00</b>
01605824 5502	GAYLE VANDENBERGH	REIM FOR PLATZKONZERT	\$206.97
<b>MISCELLANEOUS B &amp; C</b>			<b>\$206.97</b>
<b>TOTAL BOARDS &amp; COMMISSIONS DEPARTMENT</b>			<b>\$4,786.67</b>
<b>TOTAL GENERAL FUND</b>			<b>\$233,090.40</b>
 <b>MFT FUND</b>			
03400024 4512	ILLINOIS DEPT OF TRANSPORTATION	TRAFFIC SIGNAL MAINTENANC	\$13,747.50
03400024 4512	MEADE ELECTRIC CO., INC.	MAINTENANCE	\$525.00
<b>TOTAL MFT FUND</b>			<b>\$14,272.50</b>
 <b>ASSET SEIZURE FUND</b>			
08200824 4542	INTEGRITY FITNESS	SERVICE CALL CHECK UNIT	\$117.50
<b>TOTAL ASSET SEIZURE FUND</b>			<b>\$117.50</b>
 <b>2005A GO DEBT SERVICE FUND</b>			
17000024 4574	AMALGAMATED BANK OF CHICAGO	ANNUAL ADMI FEES 18-19	\$475.00
<b>TOTAL 2005A GO DEBT SERVICE FUND</b>			<b>\$475.00</b>
 <b>ROAD IMPROVEMENT FUND</b>			
29000025 4606	APPLIED GEOSCIENCE INC.	INSPECTION SERVICES	\$13,931.00
29000025 4606	PLOTE INC	STREET REVITALIZATION	\$828,102.31
<b>TOTAL ROAD IMPROVEMENT FUND</b>			<b>\$842,033.31</b>
 <b>CAPITAL VEHICLE &amp; EQUIPMENT FUND</b>			
37000025 4603	ULTRA STROBE COMMUNICATIONS	REMOVE & INSTALL RADAR	\$675.00
37000025 4603	ULTRA STROBE COMMUNICATIONS	REMOVE & INTALL RADAR	\$225.00
<b>TOTAL CAPITAL VEHICLE AND EQUIPMENT FUND</b>			<b>\$900.00</b>

# VILLAGE OF HOFFMAN ESTATES

August 20, 2018

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
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## CAPITAL REPLACEMENT FUND

38000025 4602	AIR ONE EQUIPMENT INC	SCBA COMPRESSOR AND FILL	\$43,285.00
<b>TOTAL CAPITAL REPLACEMENT FUND</b>			<b>\$43,285.00</b>

## WATERWORKS & SEWERAGE FUND

40406722 4304	EXPRESS PRESS	UNIFORMS	\$76.15
40406723 4403	CLASS PRINTING	TIME TICKERS	\$167.50
40406723 4408	MR ACE LLC	VARIOUS SUPPLIES	\$56.94
40406723 4414	M & M RADIO LAB	WIRE CABLES	\$183.80
40406723 4420	COLUMBIA PIPE & SUPPLY CO.	REPAIR PARTS	\$155.25
40406723 4420	TEST GAUGE AND BACKFLOW SUPPLY	REPAIR PARTS	\$32.50
40406724 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 1355 WESTBURY	\$58.33
40406724 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 1775 ABBEYWOOD	\$1,433.80
40406724 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 1790 CHIPPENDALE	\$1,112.34
40406724 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 2150 STOINGTON	\$2,210.55
40406724 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 2150 STONINGTON	\$36.75
40406724 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 2550 BEVERLY	\$428.47
40406724 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 780 HASSELL	\$139.40
40406724 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC SUTTON/HIGGINS	\$227.84
40406724 4507	PDC LABORATORIES INC	ANNUAL DRINKING WATER SAM	\$626.50
40406724 4507	VERIZON NETWORKFLEET	WIRELESS SERVICES	\$776.50
40406724 4509	XEROX CORP.	COPIER LEASINGS	\$144.96
40406724 4510	INTERSTATE BATTERY SYSTEMS	VEHICLE BATTERIES	\$107.59
40406724 4510	MENARDS - HNVN PARK	REPAIR PARTS	\$67.78
40406724 4510	MENARDS - HNVN PARK	VARIOUS SUPPLIES	\$124.14
40406724 4527	MR ACE LLC	VARIOUS SUPPLIES	\$9.99
40406724 4529	BEVERLY MATERIALS, L.L.C.	CLEAN FILL	\$125.00
40406724 4529	EARL NIEHOFF	VARIOUS SUPPLIES	\$230.00
40406724 4529	R.C. TOPSOIL	TOPSOIL	\$150.00
40406724 4529	WATER PRODUCTS CO.	REPAIR PARTS	\$1,290.00
40406724 4529	ZIEBELL WATER SERVICE	WATER MAIN REPAIR PARTS	\$1,455.00
40406724 4545	FULLIFE SAFETY CENTER	SAFETY SUPPLIES	\$372.80
40406724 4585	ADVANCE AUTO PARTS	REPAIR PARTS	\$307.92
40406724 4585	ADVANCE AUTO PARTS	RTN REPAIR PARTS	(\$109.63)
<b>WATER DIVISION</b>			<b>\$11,998.17</b>

40406823 4408	MENARDS - HNVN PARK	CLEANING SUPPLIES	\$26.39
40406824 4507	COLLEY ELEVATOR	ANNUAL ELEVATOR CHECKS F	\$3,344.00
40406824 4510	CHARLES EQUIPMENT ENERGY SYSTEMS	HILLDALE GENERATOR FUEL P	\$1,918.08
40406824 4510	CHARLES EQUIPMENT ENERGY SYSTEMS	WESTBURY LIFT STATION ELE	\$1,063.71
40406824 4510	INTERSTATE BATTERY SYSTEMS	VEHICLE BATTERIES	\$351.34

# VILLAGE OF HOFFMAN ESTATES

August 20, 2018

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
40406824 4525	DREISILKER ELECTRIC MOTORS INC.	ESTIMATED SHIPPING/HANDLI	\$18.65
40406824 4525	DREISILKER ELECTRIC MOTORS INC.	REPLACEMENT FAN MOTOR FC	\$510.72
40406824 4525	MENARDS - HNVK PARK	VARIOUS SUPPLIES	\$45.70
40406824 4525	MIDWEST WATER GROUP INC	GROUTING FOR GOLF LIFT ST	\$5,500.00
40406824 4525	MR ACE LLC	VARIOUS SUPPLIES	\$6.99
40406824 4530	BEVERLY MATERIALS, L.L.C.	CLEAN FILL	\$125.00
40406824 4530	JACK DOHENYS COMPANIES INC	NOZZLE GUARD	\$179.61
40406825 4608	BAXTER & WOODMAN,INC.	PUMPING STATION SERVICES	\$148.75
<b>SEWER DIVISION</b>			<b>\$13,238.94</b>
40407023 4401	CREEKSIDE PRINTING	POSTAGE FOR WATER BILLS	\$6,016.40
40407023 4403	CLASS PRINTING	2000 QTY, RED "WATER SERV	\$185.00
40407023 4403	CLASS PRINTING	2000 QTY, YELLOW "SORRY W	\$185.00
40407023 4403	CLASS PRINTING	DELIVERY CHARGES	\$10.00
40407024 4542	CREEKSIDE PRINTING	WATER BILL PRINTING	\$685.86
<b>BILLING DIVISION</b>			<b>\$7,082.26</b>
40407425 4608	INSITUFORM TECHNOLOGIES USA, INC.	EMERGENCY 20" SANITARY	\$7,784.00
40407525 4608	BAXTER & WOODMAN,INC.	ENGINEERING SERVICES FOR	\$11,482.03
<b>BOND CAPITAL PROJECTS</b>			<b>\$19,266.03</b>
<b>TOTAL WATERWORKS AND SEWERAGE FUND</b>			<b>\$51,585.40</b>
<b>STORMWATER MANGEMENT</b>			
42000025 4613	ACRES GROUP	480 NORTHVIEW REPLACE	\$284.00
42000025 4613	ACRES GROUP	REPLACEMENTS TREES	\$3,804.00
42000025 4613	PRIME CONSTRUCTION INC.	2017 DRAINAGE IMPROVEMEN	\$5,000.00
<b>TOTAL STORMWATER MANAGEMENT</b>			<b>\$9,088.00</b>
<b>INSURANCE FUND</b>			
46 1101	J.C. PAEZ	REIM FROM SICK TIME	\$2,250.00
46700024 4552	DUNDEE COLLISION INC	VEHICLE REPAIRS	\$1,456.77
46700024 4579	ALEXIAN BROTHERS CORPORATE HEALTH	COMPLETE PHYSICAL	\$282.00
46700024 4579	ALEXIAN BROTHERS CORPORATE HEALTH	PHYSICAL & CERTIFICATIONS	\$612.00
46700024 4579	ALEXIAN BROTHERS CORPORATE HEALTH	PHYSICAL EXAMS	\$10,700.00
46700024 4579	ALEXIAN BROTHERS CORPORATE HEALTH	PHYSICAL/ EVALATION	\$85.00
46700024 4579	ALEXIAN BROTHERS CORPORATE HEALTH	PHYSICAL/ EVALUATION	\$170.00
<b>TOTAL INSURANCE FUND</b>			<b>\$15,555.77</b>

**VILLAGE OF HOFFMAN ESTATES**  
August 20, 2018

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
<b>INFORMATION SERVICES</b>			
47001223 4406	SOUTHERN COMPUTER WAREHOUSE	10HP 14X ORIGINAL TONER C	\$403.64
47001223 4406	SOUTHERN COMPUTER WAREHOUSE	HP 26X ORIGINAL TONER CAR	\$534.69
47001223 4406	SOUTHERN COMPUTER WAREHOUSE	HP 307A ORIGINAL TONER CA	\$962.64
47001223 4406	SOUTHERN COMPUTER WAREHOUSE	HP 312A ORIGINAL TONER CA	\$332.91
47001223 4406	SOUTHERN COMPUTER WAREHOUSE	HP 312X ORIGINAL TONER CA	\$105.00
47001223 4406	SOUTHERN COMPUTER WAREHOUSE	HP 80X ORIGINAL TONER CAR	\$480.09
47001223 4406	SOUTHERN COMPUTER WAREHOUSE	HP ORIGINAL TONER CARTRID	\$136.62
47001223 4406	SOUTHERN COMPUTER WAREHOUSE	ILG TONER CARTRIDGE - ALT	\$54.96
47001223 4406	SOUTHERN COMPUTER WAREHOUSE	MSI COMP HP LJ CP2025 304	\$45.16
<b>ADMINISTRATIVE</b>			<b>\$3,055.71</b>
47008524 4507	ENGHOUSE INTERACTIVE	STANDARD SOFTWARE	\$614.46
<b>OPERATIONS</b>			<b>\$614.46</b>
47008625 4602	CDW-GOVERNMENT INC	HP PRODISPLAY P223 - LED	\$6,175.00
47008625 4602	DELL COMPUTERS	DELL ADAPTER - USB-C TO	\$132.72
47008625 4602	DELL COMPUTERS	XPS 13 2-IN-1	\$6,830.97
47008625 4602	SOUTHERN COMPUTER WAREHOUSE	CISCO AIRONET 1542I IEEE	\$3,658.26
47008625 4602	SOUTHERN COMPUTER WAREHOUSE	CISCO MOUNTING BRACKET FO	\$433.68
47008625 4602	SOUTHERN COMPUTER WAREHOUSE	CISCO SMART NET TOTAL CAR	\$877.62
<b>CAPITAL ASSETS</b>			<b>\$18,108.25</b>
<b>TOTAL INFORMATION SYSTEMS FUND</b>			<b>\$21,778.42</b>
<b>BARRINGTON-HIGGINS TIF FUND</b>			
63000024 4507	SPEER FINANCIAL, INC.	TIF ANALYSIS	\$217.50
<b>TOTAL BARRINGTON-HIGGINS TIF FUND</b>			<b>\$217.50</b>
<b>HIGGINS-HASSELL TIF</b>			
72000024 4507	SPEER FINANCIAL, INC.	TIF ANALYSIS	\$145.00
<b>TOTAL HIGGINS-HASSELL TIF</b>			<b>\$145.00</b>
<b>2015 GO DEBT SERVICE FUND</b>			
73000024 4543	AMALGAMATED BANK OF CHICAGO	ANNUAL ADMIN FEE 2015B	\$475.00
<b>2015 GO DEBT SERVICE FUND</b>			<b>\$475.00</b>
<b>BILL LIST TOTAL</b>			<b>\$1,233,018.80</b>



SUPERION  
 DATE: 08/16/2018  
 TIME: 13:35:10

VILLAGE OF HOFFMAN ESTATES  
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 1  
 ACCTPA21

SELECTION CRITERIA: transact.t\_c='20' and transact.trans\_date between '20180802 00:00:00.000' and '20180816 00:00:00.000'  
 ACCOUNTING PERIOD: 8/18

FUND - 01 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
0102	110138 V	08/07/18	19205	MARLOW WHITE UNIFORMS IN	01201223	UNIFORMS	0.00	-37.55
0102	110167	08/02/18	4496	VERIZON WIRELESS	01101124	WIRELESS SERVICES	0.00	947.57
0102	110167	08/02/18	4496	VERIZON WIRELESS	01101224	WIRELESS SERVICES	0.00	156.67
0102	110167	08/02/18	4496	VERIZON WIRELESS	01101324	WIRELESS SERVICES	0.00	127.27
0102	110167	08/02/18	4496	VERIZON WIRELESS	01101424	WIRELESS SERVICES	0.00	172.17
0102	110167	08/02/18	4496	VERIZON WIRELESS	01101524	WIRELESS SERVICES	0.00	63.63
0102	110167	08/02/18	4496	VERIZON WIRELESS	01101624	WIRELESS SERVICES	0.00	127.27
0102	110167	08/02/18	4496	VERIZON WIRELESS	01102524	WIRELESS SERVICES	0.00	132.38
0102	110167	08/02/18	4496	VERIZON WIRELESS	01106224	WIRELESS SERVICES	0.00	63.62
0102	110167	08/02/18	4496	VERIZON WIRELESS	01207124	WIRELESS SERVICES	0.00	63.63
0102	110167	08/02/18	4496	VERIZON WIRELESS	01201224	WIRELESS SERVICES	0.00	762.92
0102	110167	08/02/18	4496	VERIZON WIRELESS	01301224	WIRELESS SERVICES	0.00	336.26
0102	110167	08/02/18	4496	VERIZON WIRELESS	01303124	WIRELESS SERVICES	0.00	164.11
0102	110167	08/02/18	4496	VERIZON WIRELESS	01303124	WIRELESS SERVICES	0.00	127.27
0102	110167	08/02/18	4496	VERIZON WIRELESS	01303224	WIRELESS SERVICES	0.00	800.13
0102	110167	08/02/18	4496	VERIZON WIRELESS	01303324	WIRELESS SERVICES	0.00	63.63
0102	110167	08/02/18	4496	VERIZON WIRELESS	01401224	WIRELESS SERVICES	0.00	110.16
0102	110167	08/02/18	4496	VERIZON WIRELESS	01404124	WIRELESS SERVICES	0.00	116.80
0102	110167	08/02/18	4496	VERIZON WIRELESS	01404224	WIRELESS SERVICES	0.00	58.81
0102	110167	08/02/18	4496	VERIZON WIRELESS	01404324	WIRELESS SERVICES	0.00	335.97
0102	110167	08/02/18	4496	VERIZON WIRELESS	01404424	WIRELESS SERVICES	0.00	368.76
0102	110167	08/02/18	4496	VERIZON WIRELESS	01404524	WIRELESS SERVICES	0.00	63.63
0102	110167	08/02/18	4496	VERIZON WIRELESS	01404724	WIRELESS SERVICES	0.00	40.72
0102	110167	08/02/18	4496	VERIZON WIRELESS	01404824	WIRELESS SERVICES	0.00	206.15
0102	110167	08/02/18	4496	VERIZON WIRELESS	01501224	WIRELESS SERVICES	0.00	154.34
0102	110167	08/02/18	4496	VERIZON WIRELESS	01505024	WIRELESS SERVICES	0.00	63.63
0102	110167	08/02/18	4496	VERIZON WIRELESS	01505124	WIRELESS SERVICES	0.00	845.04
0102	110167	08/02/18	4496	VERIZON WIRELESS	01505224	WIRELESS SERVICES	0.00	601.82
0102	110167	08/02/18	4496	VERIZON WIRELESS	01505924	WIRELESS SERVICES	0.00	167.99
0102	110167	08/02/18	4496	VERIZON WIRELESS	01556524	WIRELESS SERVICES	0.00	127.27
0102	110167	08/02/18	4496	VERIZON WIRELESS	40406724	WIRELESS SERVICES	0.00	1,578.23
0102	110167	08/02/18	4496	VERIZON WIRELESS	47008524	WIRELESS SERVICES	0.00	85.97
0102	110167	08/02/18	4496	VERIZON WIRELESS	47001224	WIRELESS SERVICES	0.00	3,439.45
0102	110167	08/02/18	4496	VERIZON WIRELESS	47001224	WIRELESS SERVICES	0.00	99.99
TOTAL CHECK							0.00	12,573.26
0102	110168	08/06/18	12802	LEAF	01202324	COPIER LEASING	0.00	187.00
0102	110169	08/06/18	19207	CATTLYN HAGEN	71000014	TOW FEE RFD	0.00	500.00
0102	110170	08/06/18	13931	THE NEEDHAM SHOP	01303124	REPAIR PARTS	0.00	200.00
0102	110171	08/09/18	18039	WEX BANK	01404524	FUEL	0.00	702.56
0102	110172	08/10/18	19208	STEVEN P PEDERSEN	01	C-PAL	0.00	1,799.96
0102	110172 V	08/10/18	19208	STEVEN P PEDERSEN	01	C-PAL	0.00	-1,799.96
TOTAL CHECK							0.00	0.00
0102	110173	08/10/18	19208	STEVEN P PEDERSEN	01	C-PAL	0.00	1,799.96
0102	110173 V	08/10/18	19208	STEVEN P PEDERSEN	01	C-PAL	0.00	-1,799.96
TOTAL CHECK							0.00	0.00

SUPERION  
DATE: 08/16/2018  
TIME: 13:35:10

VILLAGE OF HOFFMAN ESTATES  
CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 2  
ACCTPA21

SELECTION CRITERIA: transact.t\_c='20' and transact.trans\_date between '20180802 00:00:00.000' and '20180816 00:00:00.000'  
ACCOUNTING PERIOD: 8/18

FUND - 01 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
0102	110174	08/10/18	19208	STEVEN P PEDERSEN	01	C-PAL	0.00	1,799.96
0102	110175	08/13/18	18695	MEDICAID ILLINOIS	01000013	PARAMEDIC REFUND	0.00	132.34
0102	110176	08/15/18	2439	WILLIAM MCLEOD	01101222	INNOVATION REIM PROJE	0.00	153.00
0102	9999998 V	08/06/18	2076	ADVANCE AUTO PARTS	01	PARTS	0.00	-1.00
0102	9999998	08/06/18	2076	ADVANCE AUTO PARTS	01	PARTS	0.00	1.00
TOTAL CHECK							0.00	0.00
0102	9999999	08/06/18	2076	ADVANCE AUTO PARTS	01	TEST	0.00	2.00
0102	9999999 V	08/06/18	2076	ADVANCE AUTO PARTS	01	TEST	0.00	-2.00
TOTAL CHECK							0.00	0.00
TOTAL CASH ACCOUNT							0.00	16,210.57
TOTAL FUND							0.00	16,210.57
TOTAL REPORT							0.00	16,210.57

Detail of Wire/ACH Activity  
For the Period 07/01/18 - 07/31/18

Date	Vendor	Description	Source of Funds	Amount
07/02/18	Payment Express	Credit Card Merchant Fees 06/18	General, Water & Sewer	\$ 2,240.26
07/03/18	Illinois Funds	Credit Card Merchant Fees 06/18	General, Water & Sewer	\$ 473.77
07/03/18	Foster Coach Sales Inc	Prepayment for Reserve Ambulance #21	Capital Replacement	\$ 331,257.00
07/05/18	CCMSI	General Liability Claims	Insurance	\$ 4,942.25
07/05/18	IPBC	Insurance Premium	General	\$ 574,429.51
07/06/18	PayPal	Credit Card Merchant Fees 06/18	General	\$ 216.18
07/06/18	PayPal	Credit Card Merchant Fees 06/18	Water & Sewer/ Mun Waste	\$ 7,019.55
07/09/18	Neopost	Replenish Postage Machine	General, Water & Sewer	\$ 1,600.00
07/10/18	IMRF	IMRF June 2018 Payroll Costs	Various	\$ 126,463.37
07/13/18	CCMSI	General Liability Claims	Insurance	\$ 496.00
07/13/18	Northwest Central 9-1-1 System	Monthly Radio Lease Obligation 07/18	Capital Vehicle & Equipment	\$ 15,656.79
07/13/18	SWANCC	Monthly Tipping Fees	Municipal Waste System	\$ 51,369.52
07/13/18	JAWA	Monthly Water Usage	Water & Sewer	\$ 748,964.00
07/13/18	Dr. Marc Reynolds	Services for 60th Anniversary Book	General	\$ 803.00
07/18/18	Paymentus	IVR System Merchant Fees Misc 06/18	General	\$ 112.85
07/18/18	Paymentus	IVR System Merchant Fees Water 06/18	Water & Sewer	\$ 1,930.75
07/25/18	Employer's Claim Service	Workers Comp Claims	Insurance	\$ 13,104.99
07/25/18	CCMSI	General Liability Claims	Insurance	\$ 1,347.50
07/30/18	Neopost	Replenish Postage Machine	General, Water & Sewer	\$ 1,600.00
07/31/18	Dr. Marc Reynolds	Services for 60th Anniversary Book	General	\$ 803.00
	TOTAL			\$ 1,884,830.29

ORDINANCE NO. \_\_\_\_\_ - 2018

VILLAGE OF HOFFMAN ESTATES

**AN ORDINANCE GRANTING A VARIATION TO PREMISES AT  
1395 DEVONSHIRE LANE, HOFFMAN ESTATES, ILLINOIS**

WHEREAS, the Planning and Zoning Commission, at a public hearing duly called and held according to law on August 1, 2018, considered the request by John and Ramonita Siedlecki (owner), of the property commonly known as 1395 Devonshire Lane, and shown on Exhibit "A" attached hereto and made a part hereof, to consider the request for a variation from Section 9-3-3-C-2 of the Zoning Code to permit a six foot (6') high solid fence to be zero feet (0') from the western property line instead of the minimum required fifteen feet (15') on the property located at 1395 Devonshire Lane; and

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

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

WHEREAS, the proposed variation has met the standards of Section 9-1-15 of the Zoning Code 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 Corporate Authorities hereby find that the facts and statements contained in the preamble of this Ordinance are true.

Section 2: A variation under Section 9-3-3-C-2 of the Zoning Code is hereby granted to John and Ramonita Siedlecki (owner) to permit a fifteen foot (15') corner side yard setback variation to allow a six foot (6') high solid fence to be zero feet (0') from the western property line instead of the minimum required fifteen feet (15') on the property located at 1395 Devonshire Lane.

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

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

PASSED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2018

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

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

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

ATTEST:

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

Published in pamphlet form this \_\_\_\_\_ day of \_\_\_\_\_, 2018.



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

PROJECT NO.: 2018026R

VILLAGE BOARD MEETING DATE: AUGUST 6, 2018

PETITIONER(S): JOHN AND RAMONITA SIEDLECKI (OWNER)

PROJECT ADDRESS: 1395 DEVONSHIRE LN ZONING DISTRICT: R-4, ONE FAMILY RESIDENTIAL

Does the Planning and Zoning Commission find that this request meets the Standards for a Variation (Section 9-1-15 of the Zoning Code)?  YES  NO

Recommendation: **APPROVAL**

Vote: 9 Ayes 0 Nays 2 Absent

PZC MEETING DATE: AUGUST 1, 2018

STAFF ASSIGNED: **PARTH JOSHI**

**Approval of a request by John and Ramonita Siedlecki (owner) for a Fifteen (15) foot corner side yard setback variation from Section 9-3-3-C-2 to allow a six (6) foot high solid fence to be zero (0) feet from the western property line instead of the minimum required fifteen (15) feet at 1395 Devonshire Ln.**

AUDIENCE COMMENTS

None.

FINDING

The Commission heard from Mona Siedlecki (owner) who presented her request to replace the existing 6 foot fence with a 6 foot high, solid design privacy fence in the same location constructed of PVC on their property. The subject property sits on a corner lot whose rear and side yards face a public street, hence the petitioner requested for a variation to allow a six (6) foot high privacy fence on their property to be built zero feet from the lot line instead of being set back the required fifteen (15) feet. Ms. Siedlecki stated that the unique orientation of her lot, and concern of losing unused back yard space were the reasons for the request.

Section 9-1-15 of the Zoning Code (Standards for Variation) states that no variation shall be recommended by the Planning and Zoning Commission unless it finds that the Standards for Variation set forth in the Zoning Code are met.

The Planning & Zoning Commission considered the Standards for Variation as outlined in Section 9-1-15 of the Zoning Code, which state that the Planning and Zoning Commission shall not recommend the adoption of a proposed variation unless it finds that the variation meets the Standards for Variations as set forth in the Zoning Code.

1. The Planning and Zoning Commission shall not recommend the variation of the regulations of the Code unless it shall first make a finding based upon the evidence presented to it in each specific case that:

Planning and Zoning Commission Finding of Fact  
Variation – 1395 Devonshire Ln - Fence Variation  
Village Board Meeting Date: August 6, 2018

- a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located;
- b. The plight of the owner is due to unique circumstances;
- c. The variation, if granted, will not alter the essential character of the locality.

2. For the purpose of implementing the above rules, the Planning and Zoning Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the applicant have been established by the evidence;

- a. The particular physical surroundings, shape of topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
- b. The conditions upon which the petition for a variation is based would not be applicable, generally, to other property within the same zoning classification;
- c. The purpose of the variation is not based exclusively upon a desire to increase the value of the property;
- d. The alleged difficulty or hardship has not been based exclusively upon a desire to increase the value of property;
- e. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
- f. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fires, or endanger the public safety, or substantially diminish or impair property values in the neighborhood.

3. The Planning and Zoning Commission may recommend to the Village Board that such conditions and restrictions be imposed upon the premises benefited by a variation as may be necessary to comply with the standards set forth in this section to reduce or minimize the injurious effect of such variation upon other property in the neighborhood, and better to carry out the general intent of this Code.

The majority of the Commission did not have concerns about the fence in terms of its effect on visibility or appearance. Visibility at the location was considered acceptable due to the large public right-of-way in the rear of the house was about 60 foot away from the petitioner's fence. Chair Person Combs asked a question in regards to the material of the fence to which Ms. Siedlecki stated the new fence will be PVC fence. The Commission voted to recommend approval of the request.

PLANNING AND ZONING COMMISSIONERS

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

ROLL CALL VOTE

9 Ayes  
0 Nays (Combs)  
2 Absent (Ring, Caramelli)

**MOTION PASSED**

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

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

1395 Devonshire Ln

P.I.N. 07-08-406-009-0000



July 2018  
Village of Hoffman Estates  
Planning Division





VILLAGE OF HOFFMAN ESTATES

**AN ORDINANCE GRANTING A MASTER SIGN PLAN  
UNDER SECTION 9-3-8-M-13 OF THE ZONING CODE FOR THE  
PROPERTY LOCATED AT 375 W. HIGGINS ROAD, HOFFMAN ESTATES**

WHEREAS, the Planning and Zoning Commission, at a public hearing duly called and held according to law on August 1, 2018, considered the request by Aldi Inc. (owner) of property shown on Exhibit "A" and attached hereto and made a part hereof, for a Master Sign Plan (dated August 1, 2018) under Section 9-3-8-M-13 of the Zoning Code for the property at 375 W. Higgins Road; and

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

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

WHEREAS, the proposed Master Sign Plan has met the standards of Section 9-3-8-M-13 of the Zoning Code 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 Corporate Authorities hereby find that the facts and statements contained in the preamble of this Ordinance are true.

Section 2: A Master Sign Plan authorized under Section 9-3-8-M-13 of the Zoning Code is hereby granted to Aldi Inc. (owner) of property shown on Exhibit "A" and attached hereto and made a part hereof, for a Master Sign Plan (dated August 1, 2018) under Section 9-3-8-M-13 of the Zoning Code for the property at 375 W. Higgins Road.

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

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

PASSED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2018

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

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

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

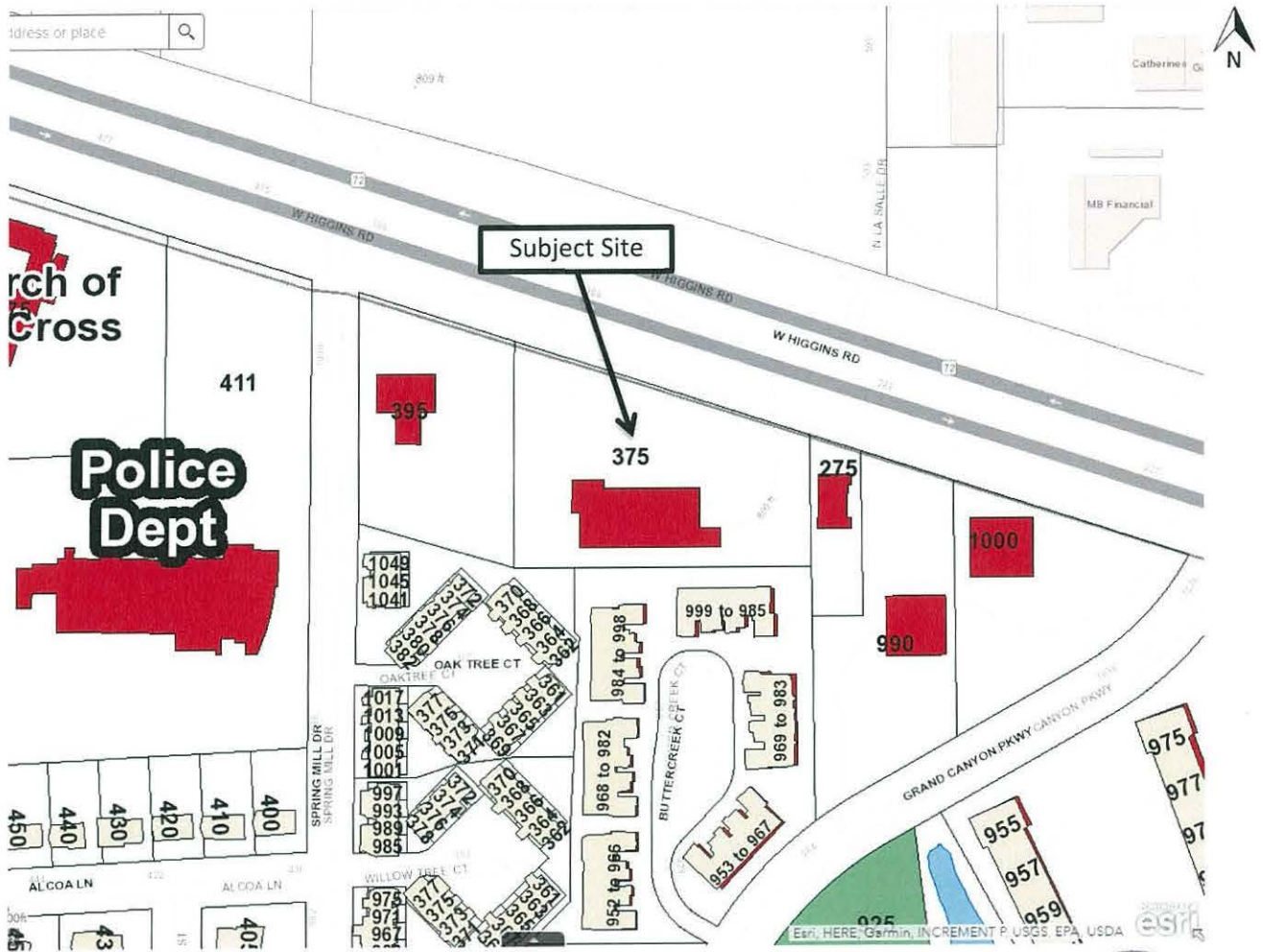
ATTEST:

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

Published in pamphlet form this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

375 W Higgins Rd

P.I.N. 07-15-107-057-0000



July 2018  
Village of Hoffman Estates  
Planning Division





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

PROJECT NO.: 2018007P

VILLAGE BOARD MEETING DATE: August 6, 2018

PETITIONER(S): Aldi Inc. (Owner)

PROJECT ADDRESS: 375 W. Higgins Road ZONING DISTRICT: B-2, Community Business District

Recommendation: **APPROVAL**

Vote: 9 Ayes 0 Nays 2 Absent

PZC MEETING DATE: August 1, 2018

STAFF ASSIGNED: JIM DONAHUE

1. **Approval of a request by Aldi Inc. (owner) to consider a Preliminary & Final Site Plan Amendment to allow store expansion, façade changes and parking lot improvements on the property located at 375 W. Higgins Road.**

**The following conditions shall apply:**

1. A waiver from Section 10-5-2.C.1 to allow drive aisle widths of 22.5' as measured from back of curb.
  2. The building permit shall be obtained within twelve (12) months of the Village Board action on this request.
  3. Any landscaping damaged on site during construction shall be replaced prior to final occupancy.
  4. Sign permits shall be obtained for all exterior signage.
  5. A Plat of Easement or Grant of Easement for the new hydrant shall be provided by the current legal owners of the property prior to final occupancy.
2. **Approval of a request by Aldi Inc. (owner) for a Master Sign Plan dated August 1, 2018 in accordance with Section 9-3-8-M-13 of the Zoning Code for the property located at 375 W. Higgins Road.**

AUDIENCE COMMENTS

None.

FINDING

The Planning & Zoning Commission heard from the Chris Stair of Aldi (petitioner) who is proposing to expand the existing Aldi at 375 W. Higgins and reconfigure the parking lot on the north side of the building.

The plan indicates the existing building (approximately 15,147 square feet) would be expanded by 20' to the north. The expansion would be approximately 3,308 square feet, bringing the total square footage of the store

Planning and Zoning Commission Finding of Fact  
Aldi – 375 W. Higgins Road  
Village Board Meeting Date: August 6, 2018

to 18,455. The building expansion will necessitate parking lot changes. Additionally, the new façade includes new signage that is being proposed through the Master Sign Plan.

The Commission learned that access would remain unchanged to the site with the redevelopment and two additional parking spaces will be gained after the parking lot reconfiguration. New landscaping is being added to the site and any landscaping that has died is being replaced.

The plans indicated that the building expansion will match the existing brickwork and will feature aluminum composite panels and fiber cement wall panels. New signage is proposed as well.

Staff explained that the petitioner is proposing a Master Sign Plan as part of this proposal. The highlights of the Master Sign Plan include:

- Refacing an existing monument sign (received variations in 2014)
- Two Aldi wall signs on the north and west elevations with the total sign square footage being less than total allowed (200 square feet).
- Six Halo-Lit Logo Discs (three on the west façade and three on the north façade).

The Commission considered Section 9-3-8-M-13 of the Zoning Code and the goals that a Master Sign Plan should achieve and felt the Master Sign Plan was warranted.

Commissioners had questions about whether more garbage being generated (petitioner said no), if there were changes to the parking stall depths and delivery area and times (petitioner said no), and if the store closed during renovation (petitioner said yes, for about 5 weeks).

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

9 Ayes  
0 Abstain  
2 Absent (Ring, Caramelli)

**MOTIONS PASSED**

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

Petitioner's Applications & Plan Submittals  
Staff Exhibit – Aerial Photo

VILLAGE OF HOFFMAN ESTATES

**AN ORDINANCE GRANTING A SPECIAL USE TO  
POPLAR CREEK CROSSING, LLC (OWNER), AND  
DAVID LANZ D/B/A ORANGETHEORY FITNESS (TENANT),  
2626 N. SUTTON ROAD, HOFFMAN ESTATES, ILLINOIS**

WHEREAS, the Planning and Zoning Commission, at a public hearing duly called and held according to law on August 1, 2018, considered the request by Poplar Creek Crossing, LLC (owner) and David Lanz d/b/a Orangetheory Fitness (tenant) of property shown on Exhibit "A" and attached hereto and made a part hereof, for a special use under the Zoning Code to permit a health and fitness club on the property located at 2626 N. Sutton Road; and

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

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

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

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

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

Section 2: A special use authorized under Section 9-8-3-B-3 of the Zoning Code is hereby granted to Poplar Creek Crossing, LLC (owner) and David Lanz d/b/a Orangetheory Fitness (tenant) to permit a health and fitness club on the property located at 2626 N. Sutton Road, subject to the following terms and conditions:

- a. This approval is based on the application materials submitted by the petitioner for this request and is permitted only within the proposed space, with no operations or storage being permitted within the building's shared interior hallway.
- b. Formalized outdoor activities located on the shopping center property shall be prohibited.

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

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

PASSED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2018

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

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

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

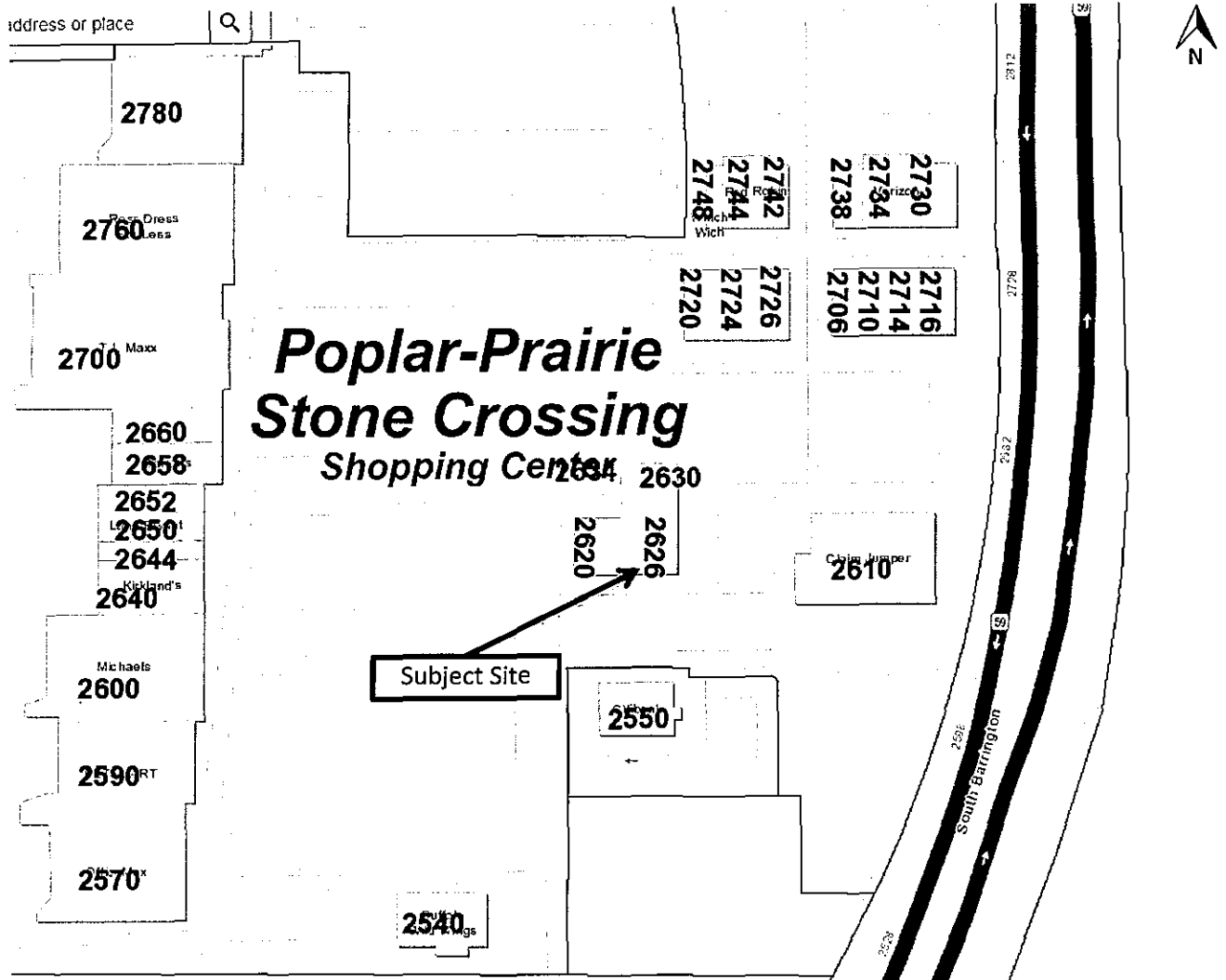
ATTEST:

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

Published in pamphlet form this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

2626 N Sutton Rd

P.I.N. 01-33-301-005-0000



July 2018  
 Village of Hoffman Estates  
 Planning Division





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

PROJECT NO.: 2018024P

VILLAGE BOARD MEETING DATE: AUGUST 6, 2018

PETITIONER(S): POPLAR CREEK CROSSING, LLC (OWNER) & DAVID LANZ D/B/A ORANGETHEORY FITNESS (TENANT)

PROJECT ADDRESS: 2626 N SUTTON ROAD

ZONING DISTRICT: C-MU, COMMERCIAL MIXED-USE

**REQUEST: SPECIAL USE FOR HEALTH/FITNESS CLUB**

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

Recommendation: **APPROVAL**

Vote: 9 AYES, 0 NAYS, 2 ABSENT

PZC MEETING DATE: AUGUST 1, 2018

STAFF ASSIGNED: **PARTH JOSHI**

**Request of Poplar Creek Crossing, LLC (owner) and David Lanz d/b/a Orangetheory Fitness (tenant) to consider a special use under section 9-8-3-B-3 of the Zoning Code to permit a health and fitness club on the property located at 2626 N. Sutton Road in the Poplar Creek Crossing Shopping Center. The following conditions shall apply:**

1. The approval of the Special Use shall be based on the application materials submitted by the petitioner for this request and is permitted only within the proposed space, with no operations or storage being permitted within the building's shared interior hallway.
2. Formalized outdoor activities located on the shopping center property shall be prohibited.

FINDING

The Planning & Zoning Commission heard from the petitioner's representative Dana Theel, Orangetheory studio manager, who described the business, Orangetheory Fitness, and intends to operate the fitness center as originally approved in November 2017. Orangetheory Fitness puts a large emphasis on small group training over 1-on-1 personal training. Ms. Theel mentioned that the previous owner has left the business and the studio is now under a contract to sell to a new owner for whom the request is being made.

The Commission found that there has been no known issues with the already existing Orangetheory Fitness which opened in April 2018. The Commission found that Special Uses in the Village are associated with the business and the owner of the business. Therefore, a new special use request is required. The business model of Orangetheory will be exactly the same as approved before. There was a question regarding parking and if the demand has increased. Ms. Theel confirmed no parking and/or traffic complaints have exist since the fitness studio opened.

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



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

The Commission considered the Standards for a Special Use and felt that the proposed health and fitness club use met the standards. By a vote of 9-0, the Commission unanimously recommended approval of the request.

#### AUDIENCE COMMENTS

None.

#### PLANNING AND ZONING COMMISSIONERS

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

#### ROLL CALL VOTE

9 Ayes  
0 Nays  
2 Absent (Ring, Caramelli)

#### **MOTION PASSED**

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

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

VILLAGE OF HOFFMAN ESTATES

**AN ORDINANCE GRANTING A VARIATION TO PREMISES AT  
2501 N. BARRINGTON ROAD, HOFFMAN ESTATES, ILLINOIS**

WHEREAS, the Planning and Zoning Commission, at a public hearing duly called and held according to law on August 1, 2018, considered the request by James Richter (owner) and Jennifer Boenzi (applicant) of the property commonly known as 2501 N. Barrington Road, and shown on Exhibit "A" attached hereto and made a part hereof, to consider the request for a variation from Section 9-3-8-M-12-(d) of the Zoning Code to permit a second ground sign on the property located at 2501 N. Barrington Road; and

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

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

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

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

Section 2: A variation authorized under Section 9-3-8-M-12-(d) of the Zoning Code is hereby granted to James Richter (owner) and Jennifer Boenzi (applicant) of property commonly known as 2501 N. Barrington Road, to permit a second ground sign to be located on the west side on the property located at 2501 N. Barrington Road.

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

- a) The sign should be constructed and located based on the petitioner's application materials submitted with this request for a sign variation. Any changes to the plans will require Village approval prior to completion of any work.

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

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

PASSED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2018

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

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

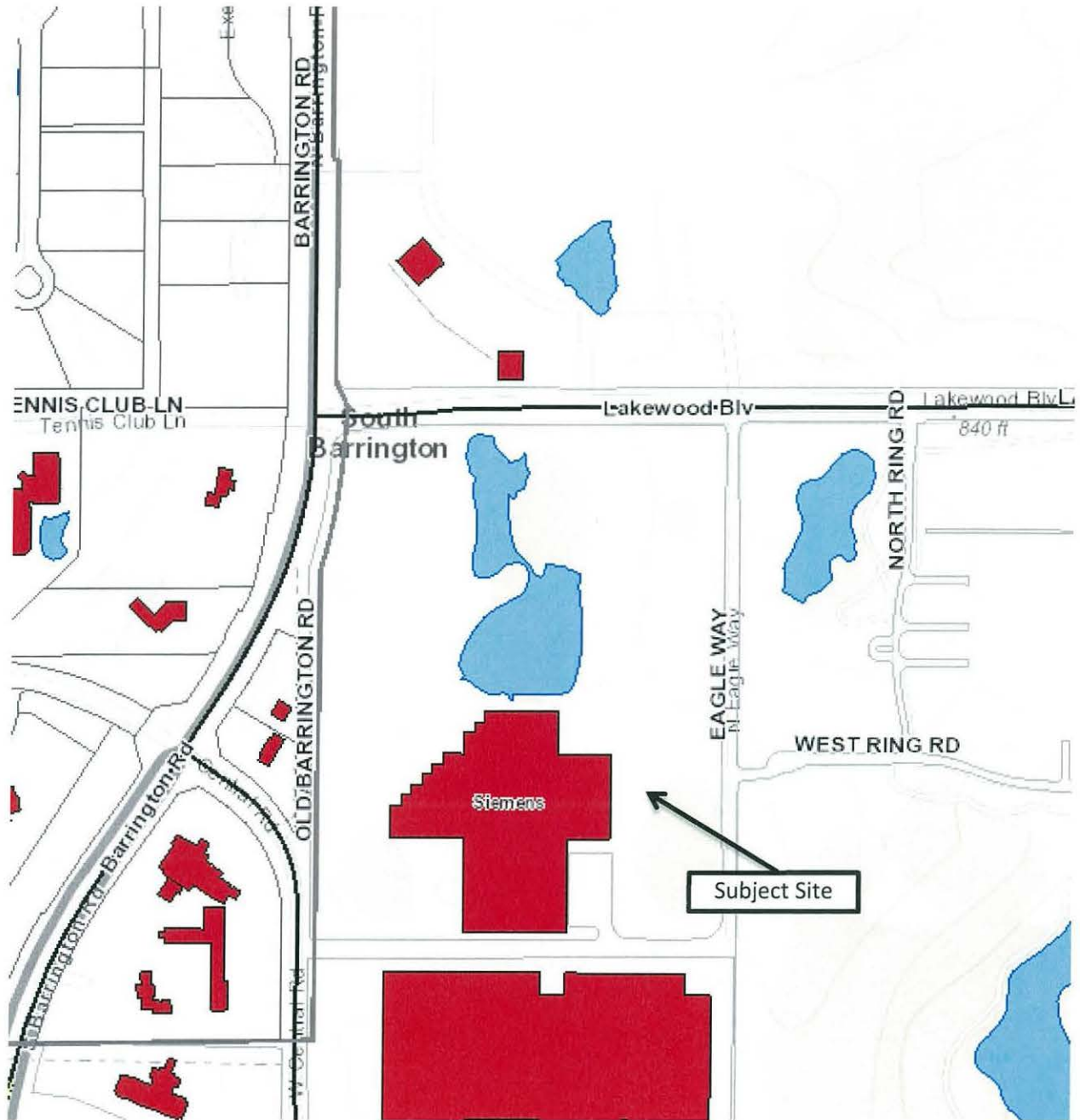
\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk  
Published in pamphlet form this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

2501 Barrington Rd

P.I.N. 01-36-300-004-0000



July 2018  
Village of Hoffman Estates  
Planning Division





VILLAGE OF HOFFMAN ESTATES  
PLANNING AND ZONING COMMISSION  
FINDING OF FACT

PROJECT NO.: 2018023P

VILLAGE BOARD MEETING DATE: AUGUST 6, 2018

PETITIONER(S): JAMES RICHTER (OWNER) & JENNIFER BOENZI (APPLICANT)

PROJECT ADDRESS: 2501 N BARRINGTON ROAD ZONING DISTRICT: M-2, MANUFACTURING

**REQUEST: VARIATION FOR A SECOND GROUND SIGN FOR SIEMENS OFFICE BUILDING**

Does the Planning and Zoning Commission find that this request meets the Standards for a Variation (Section 9-1-15 of the Zoning Code)?  YES  NO

Recommendation: **APPROVAL**

Vote: 9 Ayes, 0 Nays, 2 Absent (Ring, Caramelli)

PZC MEETING DATE: AUGUST 1, 2018

STAFF ASSIGNED: **PARTH JOSHI**

**Approval of a Request by James Richter (owner) and Jennifer Boenzi (applicant) to consider a sign variation from Section 9-3-8-M-12-(d) to permit a second ground sign to be located on the west side on the property located at 2501 N Barrington Road. The following conditions shall apply:**

1. The sign should be constructed and located based on the petitioner's application materials submitted with this request for a sign variation. Any changes to the plans will require Village approval prior to completion of any work.

FINDING

The Planning and Zoning Commission heard from the petitioner Jennifer Boenzi from Sign Central who is requesting a variation from the Zoning Code to accommodate an additional ground sign to be located at the southwest corner of the Siemens property. Ms. Boenzi stated the site is approximately 45 acres and has numerous entrances to the building. There is an entrance off of Old Barrington Road and West Central Rd, however, that does not have any form of identification to direct visitors and employees at that entrance, and hence this request is being made. The sign would be 100 square foot on both sides combined. The sign would be non-illuminated aluminum sign with plexiglass letters. The sign would also meet all the zoning setbacks as well.

The Commission found that the Siemens site is very large and unique in nature. They also found that the sign will not create any negative aesthetics to the neighboring businesses. The Commission found that the south west entrance to the building has no form of identification for the business and therefore the request for an additional ground sign is justified. The Commission had some general questions in regards to the size of the sign, and access from Central Rd. These were answered to the Commission's satisfaction.

Section 9-1-15 of the Zoning Code (Standards for Variation) states that no variation shall be recommended by the Planning and Zoning Commission unless it finds that the Standards for Variation set forth in the Zoning Code are met.

1. The Planning and Zoning Commission shall not recommend the variation of the regulations of the Code unless it shall first make a finding based upon the evidence presented to it in each specific case that:

- a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located;
- b. The plight of the owner is due to unique circumstances;
- c. The variation, if granted, will not alter the essential character of the locality.

2. For the purpose of implementing the above rules, the Planning and Zoning Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the applicant have been established by the evidence;

- a. The particular physical surroundings, shape of topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
- b. The conditions upon which the petition for a variation is based would not be applicable, generally, to other property within the same zoning classification;
- c. The purpose of the variation is not based exclusively upon a desire to increase the value of the property;
- d. The alleged difficulty or hardship has not been based exclusively upon a desire to increase the value of property;
- e. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
- f. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fires, or endanger the public safety, or substantially diminish or impair property values in the neighborhood.

3. The Planning and Zoning Commission may recommend to the Village Board that such conditions and restrictions be imposed upon the premises benefited by a variation as may be necessary to comply with the standards set forth in this section to reduce or minimize the injurious effect of such variation upon other property in the neighborhood, and better to carry out the general intent of this Code.

The Commission considered the Standards for a Variation and determined that the proposed variation met the Standards. The Commission voted unanimously to recommend approval of the request.

### AUDIENCE COMMENTS

None.

### PLANNING AND ZONING COMMISSIONERS

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

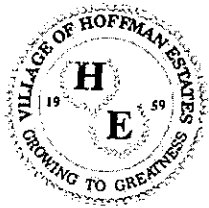
### ROLL CALL VOTE

9 Ayes  
0 Nays  
2 Absent (Ring, Caramelli)

### **MOTION PASSED**

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

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



# HOFFMAN ESTATES

GROWING TO GREATNESS

July 11, 2018

To: Mayor and Board of Trustees

## TREASURER'S REPORT

June 2018

Attached hereto is the Treasurer's Report for the month of June, 2018, summarizing total cash receipts and disbursements for the various funds of the Village.

For the Operating funds, cash disbursements and transfers-out exceeded cash receipts and transfers-in by \$1.20 million, primarily due to general operating expenses. After including these receipts and disbursements, the balance of cash and investments for the operating funds is \$44 million.

For the Operating, Debt Service and Capital Projects funds, cash disbursements and transfers-out exceeded cash receipts and transfers-in by \$255,923, primarily due to general operating expenses.

For the Trust Funds, cash receipts and transfers-in exceeded cash disbursements and transfers-out by \$924,147, primarily due to investment activity in the Pension funds.

The total for cash and investments for all funds decreased slightly to \$227.5 million.

Respectfully Submitted,

Stan W. Helgerson  
Village Treasurer

Attachment

**TREASURER'S REPORT**  
**FOR THE MONTH ENDING June 30, 2018**

Fund	Beginning Balance	Receipts/ Transfers - In	Disbursements/ Transfers - Out	Amount in Cash	Amount Invested	Ending Balance
<b>Operating Funds</b>						
General (incl. Veterans' Mem)	\$ 25,430,731	\$ 3,101,920	\$ 4,139,846	\$ 1,809,469	\$ 22,583,336	\$ 24,392,805
Payroll Account	-	2,505,040	2,505,040	-	-	-
Petty Cash	2,000	-	-	2,000	-	2,000
Foreign Fire Ins. Board	127,381	-	-	127,381	-	127,381
Cash, Village Foundation	10,807	-	-	10,807	-	10,807
Cash, Fire Protection District	32,380	1	-	32,382	-	32,382
Motor Fuel Tax	397,675	109,866	152,041	33,988	321,512	355,500
Comm. Dev. Block Grant	19,814	-	-	19,814	-	19,814
Asset Seizure - Federal	393,878	166	16,324	373,516	4,203	377,719
Asset Seizure - State	328,462	195	-	274,828	53,828	328,656
Asset Seizure - Battle	147	-	-	-	148	148
Asset Seizure - U.S. Marshall	7,709	3	-	7,712	-	7,712
Municipal Waste System	617,783	297,134	169,500	737,944	7,473	745,416
Roselle Road TIF	412,797	110	-	295,169	117,738	412,907
Higgins/Hassell TIF	63,498	15	-	63,513	-	63,513
Barrington/Higgins TIF	491,500	410	204,886	81,196	205,828	287,024
Water & Sewer	10,342,839	1,366,793	1,461,762	2,316,197	7,931,672	10,247,869
Sears Centre Operating Insurance	2,748,586	476,112	267,900	2,524,152	432,645	2,956,797
Information Systems	2,845,050	123,749	238,679	453,817	2,276,302	2,730,120
	932,733	155,085	181,576	145,338	760,903	906,242
<b>Total Operating Funds</b>	<b>\$ 45,205,769</b>	<b>\$ 8,136,597</b>	<b>\$ 9,337,556</b>	<b>\$ 9,309,223</b>	<b>\$ 34,695,588</b>	<b>\$ 44,004,811</b>
<b>Debt Service</b>						
2015 A & C G.O. Debt Serv.	\$ 604,669	\$ 524	\$ -	\$ 307,229	\$ 297,963	\$ 605,193
2008 G.O. Debt Serv.	1	-	-	1	-	1
2009 G.O. Debt Serv.	649,371	35,174	-	684,545	-	684,545
2016 G.O. Debt Serv.	52,724	328	-	53,052	-	53,052
<b>Total Debt Service Funds</b>	<b>\$ 1,306,765</b>	<b>\$ 36,026</b>	<b>\$ -</b>	<b>\$ 1,044,828</b>	<b>\$ 297,963</b>	<b>\$ 1,342,792</b>
<b>Capital Projects Funds</b>						
Central Road Imp.	\$ 42,693	\$ 57	\$ 1,667	\$ 7,386	\$ 33,698	\$ 41,083
Hoffman Blvd Bridge Maintenance	295,750	181	-	170	295,761	295,931
Western Corridor	3,552,412	6,973	-	982,029	2,577,356	3,559,385
Traffic Improvement	9,375	8	1,250	3,201	4,931	8,133
EDA Series 1991 Proj.	1,501,143	2,176	6,868	80,626	1,415,825	1,496,451
Road Improvements	4,239,615	430,095	702,377	1,177,401	2,789,931	3,967,332
Central Area Road Impact Fee	28,617	7	-	28,624	-	28,624
Western Area Traff. Impr.	26,324	6	-	26,330	-	26,330
West Area Rd Impr. Impact Fee	15,276	-	-	15,276	-	15,276
Capital Improvements	795,096	114,190	198,537	469,250	241,499	710,749
Capital Vehicle & Equipment	579,390	52,721	37,965	502,761	91,385	594,145
Capital Replacement	1,346,257	50,784	-	602,596	794,444	1,397,041
Stormwater Management	574,798	44,462	8,917	610,344	-	610,344
<b>Total Capital Proj. Funds</b>	<b>\$ 13,006,746</b>	<b>\$ 701,658</b>	<b>\$ 957,581</b>	<b>\$ 4,505,992</b>	<b>\$ 8,244,831</b>	<b>\$ 12,750,823</b>
<b>Total Operating, Debt Service and Capital Project Funds</b>	<b>\$ 59,519,280</b>	<b>\$ 8,874,282</b>	<b>\$ 10,295,137</b>	<b>\$ 14,860,043</b>	<b>\$ 43,238,382</b>	<b>\$ 58,098,426</b>
<b>Trust Funds</b>						
Police Pension (May)	\$ 78,658,032	\$ 939,643	\$ 561,574	\$ 35,885	\$ 79,000,216	\$ 79,036,102
Firefighters Pension (May)	83,241,871	992,958	455,428	53,410	83,725,991	83,779,401
EDA Spec. Tax Alloc.	6,591,347	9,547	1,000	341,424	6,258,470	6,599,893
<b>Total Trust Funds</b>	<b>\$ 168,491,249</b>	<b>\$ 1,942,148</b>	<b>\$ 1,018,001</b>	<b>\$ 430,719</b>	<b>\$ 168,984,677</b>	<b>\$ 169,415,396</b>
<b>GRAND TOTAL</b>	<b>\$ 228,010,529</b>	<b>\$ 10,816,430</b>	<b>\$ 11,313,138</b>	<b>\$ 15,290,763</b>	<b>\$ 212,223,059</b>	<b>\$ 227,513,822</b>



VILLAGE OF HOFFMAN ESTATES  
PLANNING AND ZONING COMMISSION  
FINDING OF FACT

PROJECT NO.: 2018029P

VILLAGE BOARD MEETING DATE: AUGUST 20, 2018

PETITIONER(S): DeSchouw, BSM, LLC. (Owner) and GiGi's Playhouse (Applicant)

PROJECT ADDRESS: 2350 W. Higgins Road

ZONING DISTRICT: B-2, Community Business

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

Recommendation: **APPROVAL**

Vote: 10 Ayes 1 Absent

PZC MEETING DATE: August 15, 2018

STAFF ASSIGNED: JIM DONAHUE

**Approval of a request by DeSchouw, BSM LLC. (Owner) and Gigi's Playhouse (Applicant) to consider a special use under the Zoning Code to permit the operation of a Gigi's Playhouse National Achievement Center on the property located at 2350 W. Higgins Road (Barrington Square Town Center).**

FINDING

The petitioner, Margaret Dillon representing GiGi's Playhouse, presented the request to expand the GiGi's Playhouse currently located at the 2350 W. Higgins Road location. She briefly described the facility's history and functions.

The Commission learned that GiGi's Playhouse was approved as a special use for their location at 2350 West Higgins Road in August 2013. The tenant space includes the GiGi's Playhouse, as well as the National Achievement Center and a Hugs & Mugs store. The Hugs & Mugs component is a retail and online store run by adults with Down Syndrome from GiGi University. In 2014, GiGi's Playhouse received site plan amendment approval to allow for outdoor seating at their location.

The Commission was told that the expansion of the existing facility is to accommodate a larger gym for use by GiGi's clients. The space is currently 10,539 square feet and will expand by 2195 square feet for a total of 12,784 square feet. The additional space would allow for expansion of the existing gym by relocating offices into the adjacent vacant space. Because of the expansion, the Special Use Permit needs to be amended to reflect the change in size of the facility. The interior use of the facility will remain unchanged.

Staff informed the Commission that Gigi's use is not listed as a permitted or special use in the B-2 District, therefore this request is being considered under Section 9-8-2-C-9 which states "All other uses not heretofore cited in Sections 9-8-1-B (Permitted Uses in B-1), 9-8-1-C (Special Uses in B-1), and 9-8-2-B (Permitted Uses in B-2)".

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

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



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

The petitioner has addressed the Standards for Special Use in their application and the Commission considered the standards as part of their review.

Staff informed the Commission that GiGi's Playhouse was previously approved in 2013 and no adverse effects have been noted with this business and none are anticipated with this proposed expansion. The operation of the business is contained within the building. There is more than adequate parking supply for this business. There is no drop-off of individuals; children attending the resource center are accompanied by their parents.

One commissioner asked if parking would be an issue with the expansion to which staff said no and that a parking study was done as part of the Poplar Creek Bowl project (heard same night by the PZC) showed that parking would not be an issue.

The Commission voted unanimously to recommend approval of the request.

#### AUDIENCE COMMENTS

None.

#### PLANNING AND ZONING COMMISSIONERS

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

#### ROLL CALL VOTE

10 Ayes  
0 Abstain  
1 Absent (Boxenbaum)

**MOTION PASSED**

Planning and Zoning Commission Finding of Fact  
GiGi's Playhouse – 2350 W. Higgins Road  
Village Board Meeting Date: August 20, 2018

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

- Staff Report
- Special Use Application & Submittals
- Location Map
- Aerial Map



# VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT NO.: 2013027P

PROJECT NAME: GIGI'S PLAYHOUSE

PROJECT ADDRESS/LOCATION: 2350 WEST HIGGINS ROAD

PUBLIC HEARING    
YES NO

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

MEETING DATE: August 15, 2018

STAFF ASSIGNED: JIM DONAHUE

## REQUESTED MOTION

Request by DeSchouw, BSM LLC. (Owner) and Gigi's Playhouse (Applicant) to consider a special use under the Zoning Code to permit the operation of a Gigi's Playhouse National Achievement Center on the property located at 2350 W. Higgins Road (Barrington Square Town Center).

INCLUDES RECOMMENDED CONDITIONS    
YES NO

ACRES: 22 (APPROXIMATE)	ZONING DISTRICT: B-2 COMMUNITY BUSINESS DISTRICT	
ADJACENT	NORTH: MEDICAL OFFICE - Zoned B-2	SOUTH: Stonegate Conference - Zoned B-2
PROPERTIES:	EAST: MULTI-FAMILY RESIDENCES, ZONED R-10	WEST: NW Corporate Center - ZONED B-2 & M-1

## BACKGROUND

In August 2013, GiGi's Playhouse was approved as a special use for their location at 2350 West Higgins Road. The tenant space includes the GiGi's Playhouse, as well as the National Achievement Center and a Hugs & Mugs store. The Hugs & Mugs component is a retail and online store run by adults with Down Syndrome from GiGi University. In 2014, GiGi's Playhouse received site plan amendment approval to allow for outdoor seating at their location.

## PROPOSAL

The petitioner is proposing to expand the existing facility to accommodate a larger gym for use by GiGi's clients. The space is currently 10,539 square feet and will expand by 2195 square feet for a total of 12,784 square feet. The additional space will allow for expansion of the existing gym by relocating offices into the adjacent vacant space. Because of the expansion, the Special Use Permit needs to be amended to reflect the change in size of the facility. The interior use of the facility will remain unchanged.

**SPECIAL USE – ZONING CODE SECTION 9-8-2-C-9**

The subject property is zoned B-2, Community Business District. This district does not include a listing for this type of use, but it includes a Special Use listing for "All other uses not heretofore cited."

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

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

**NOTIFICATION**

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

**STAFF COMMENT**

The Special Use for GiGi's Playhouse was previously approved in 2013 and no adverse effects have been noted with this business and none are anticipated with this proposed expansion. The operation of the business is contained within the building. There is more than adequate parking supply for this business. There is no drop-off of individuals; children attending the resource center are accompanied by their parents.

Attachments:     Petitioner's Applications and Submittals  
                          Interior Plan Set  
                          Staff Exhibit – Aerial Photo  
                          Location Map



# 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>\$500<sup>00</sup></u>	Check No. <u>5022</u>	Date Paid <u>7/5/18</u>
Project Number: <u>2018029P</u>		
Staff Assigned: <u>J. Donahue</u>		
Meeting Date: <u>8/15/18</u>	Public Hearing: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Sign Posting Required: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Date Sign Posted _____	

**PLEASE PRINT OR TYPE**

Date: July 3, 2018

Project Name: GiGi's Playhouse

Project Description: Expansion of Existing Facility

Project Address/Location: 2350 W Higgins Rd

Property Index No. 07-07-205-005-000

Acres: 15 Zoning District: B-2

**I. Owner of Record**

DeSchouw, BSM, LLC

Caruso Development Corp

Name

Company

2314 W Higgins Rd

Hoffman Estates

Street Address

City

Illinois 60169

847-885-4160

State

Zip Code

Telephone Number

866-690-5836

joe@carusodevelopment.com

Fax Number

E-Mail Address

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

Margaret Dillon

GiGi's Playhouse

Name

Company

2350 W. Higgins Rd Hoffman Estates

Street Address

City

IL 60169

847-885-7529

State

Zip Code

Telephone Number

847-885-4903

mdillon@gigisplayhouse.org

Fax Number

E-Mail Address

Applicant's relationship to property: Leasee

**III. Owner Consent for Authorized Representative**

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

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

Joseph Caruso

Digitally signed by Joseph Caruso  
DN: cn=Joseph Caruso, o=Caruso Development  
Corp, ou=Caruso Development Corp,  
email=joe@carusodevelopment.com, c=US  
Date: 2018.07.02 12:18:43 -0500

Joseph Caruso

**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: Joseph Caruso  
Digitally signed by Joseph Caruso  
DN: cn=Joseph Caruso, o=Caruso Development Corp, ou=Caruso  
Development Corp, email=joe@carusodevelopment.com, c=US  
Date: 2018.07.03 12:19:12 -05'00'

Owner's Name (Please Print): Joseph Caruso

Applicant's Signature: Margaret Dillon  
(If other than Owner)

Applicant's Name (Please Print): Margaret Dillon

Date: 7-2-18

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

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

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

Addendums Attached:

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



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

### REQUIRED SUBMITTALS:

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

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

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

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

GiGi's Playhouse opened it's location on 2350 W Higgins  
Rd in 2013 and since has served the community though  
providing FREE programs for people of all ages with  
Down syndrome. This request will expand our offices  
to the adjacent space causing no harm to the public.



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

GiGi's Playhouse already has an existing special use permit to operate a Down Syndrome Achievement Center. We serve over 1000 families each year, helping bring vitality to the Barrington Square complex. Our expansion into the adjacent storefront will not diminish property values, but improve the community.

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

As stated, GiGi's Playhouse already has an approved use. Expanding our offices into the adjacent space to house our staff and career development program will not impede any surrounding uses. The adjacent space is 2348 W Higgins Rd.

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

The adjacent storefront (2348) is already built out  
and has utilities to the site so does not need any  
new utility service, draining, or access road.

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

As stated, this storefront had an existing business  
operating previously, so no new ingress or egress  
will be needed.

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

Yes, since we were already approved for a special  
use in our offices at 2350 W Higgins Rd, we will  
continue to conform to the applicable regulations  
in the expansion of our office next door at 2348 W  
Higgins.

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Hi Jim,

Thanks for talking today. As I said, GiGi's Playhouse is planning to expand our offices into the adjacent space at Barrington Square and expand our gym in our existing space. See attached. Does this initial plan give enough detail for discussion purposes? We're going to be getting started with permit drawings and would love to iron out the timeline and any questions/concerns with the Village.

Thanks and have a good weekend,

Margaret

**Margaret Dillon**

Funding & Relationship Manager

GiGi's Playhouse Down Syndrome Achievement Centers, National Office

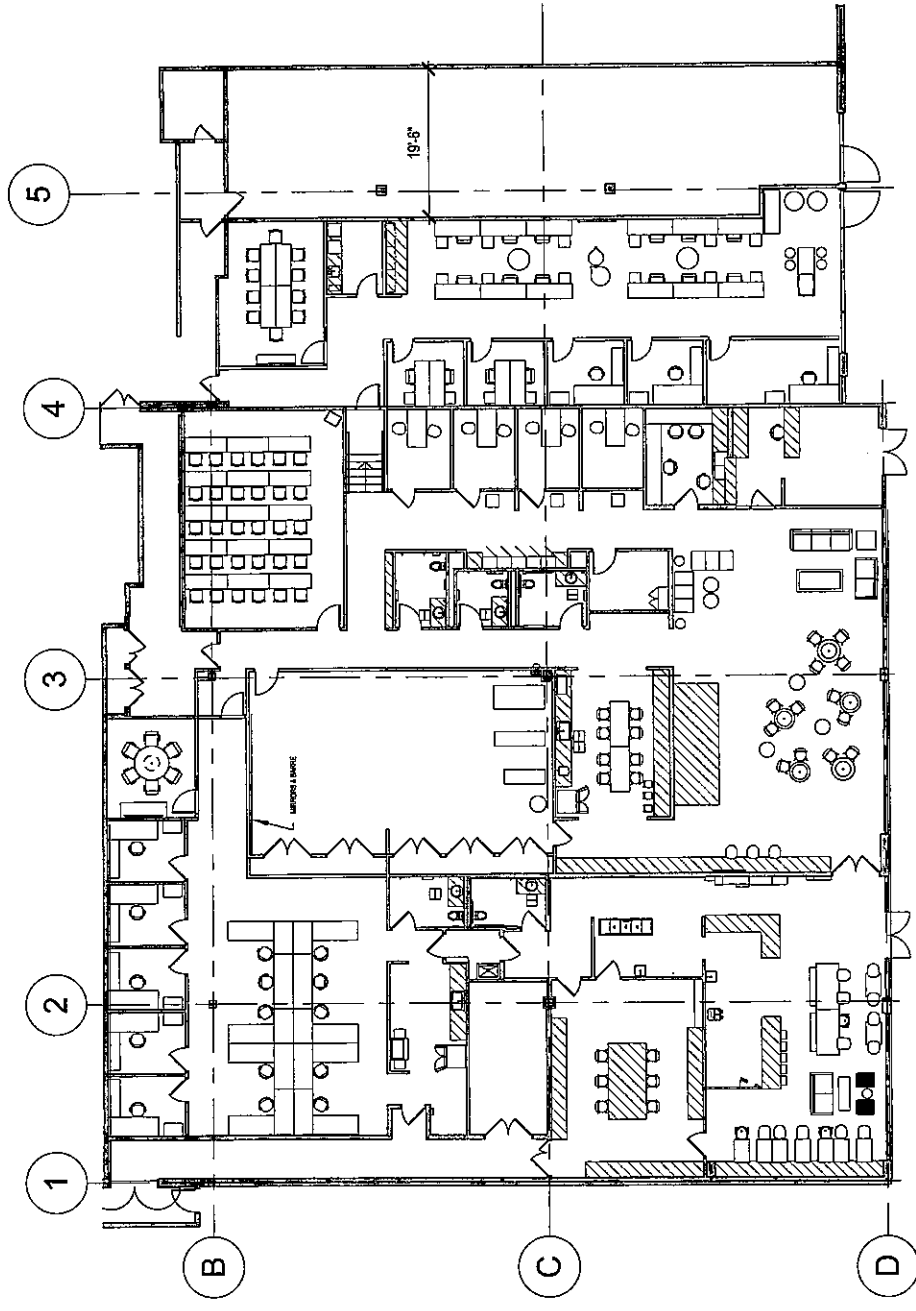
224-623-0595

[mdillon@gigisplayhouse.org](mailto:mdillon@gigisplayhouse.org)

[www.gigisplayhouse.org](http://www.gigisplayhouse.org)

educate. inspire. believe.

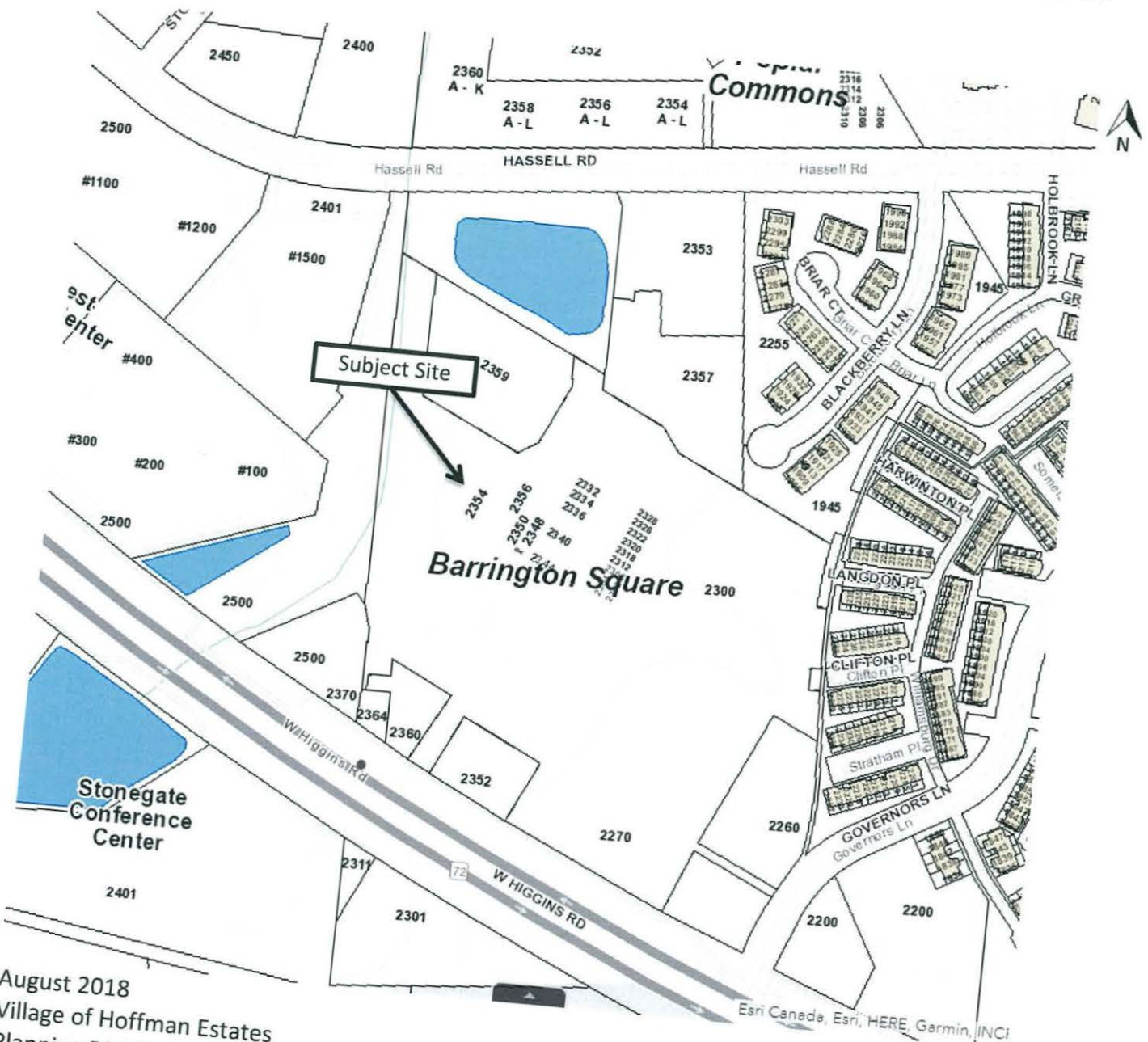




GIG'S PLAYHOUSE - 2018 EXPANSION - OPTION 1

2350 & 2354 W Higgins Rd

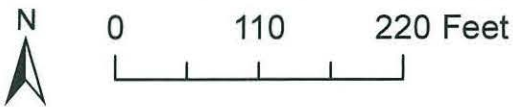
P.I.N. 07-07-200-266-0000



August 2018  
Village of Hoffman Estates  
Planning Division



# Gigi's Playhouse Expansion 2354 W Higgins Rd



Planning Division  
Village of Hoffman Estates  
August 2018



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

PROJECT NO.: 2018019P

VILLAGE BOARD MEETING DATE: AUGUST 20, 2018

PETITIONER(S): Caruso Development Corp (Agent for the Owner) and Interwork Architects (applicant)

PROJECT ADDRESS: 2354 W. Higgins Road

ZONING DISTRICT: B-2, Community Business

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

Recommendation: **APPROVAL** (All Motions)

Vote: 10 Ayes 1 Absent (All Motions)

PZC MEETING DATE: AUGUST 15, 2018

STAFF ASSIGNED: JIM DONAHUE

**A) Approval of a request by Caruso Development Corp (Agent for the Owner) and Interwork Architects (applicant) to consider a Special Use under Section 9-8-2-C-9 of the Municipal Code to permit a banquet facility on the property located at 2354 W. Higgins Road, subject to the following condition:**

1. The approval of the Special Use shall be based on the application materials submitted by the petitioner for this request and all site plan conditions of approval shall be met.

**B) Approval of a request by Caruso Development Corp (Agent for the Owner) and Interwork Architects (applicant) to consider a Preliminary and Final Site Plan Amendment for façade changes and outdoor seating on the property located at 2354 W. Higgins Road, 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. A performance guarantee for all exterior building and site work shall be submitted to the Village prior to issuance of a building permit.

3. The following conditions relate to the site construction:

a. A pre-construction meeting shall be conducted with the Village staff prior to construction commencing.

b. In accordance with Village Code, construction hours shall be limited to 7 a.m. to 7 p.m. Monday through Friday, and 8 a.m. to 6 p.m. Saturday and Sunday.

4. The outdoor seating plan, as depicted on the attached plans dated July 12, 2018, shall be the only allowed outdoor seating plan for Poplar Creek Banquets. Any change shall require a site plan amendment.

5. The outdoor seating area is only permitted from April 1 to November 30, each year. All tables, chairs, and umbrellas shall be stored inside the business or off-site during the months when not in use.

6. The fencing for the outdoor seating shall be located in the specific location shown on the approved plans.



7. The property owner and business shall be responsible for keeping all litter and debris clear from the seating areas.
  8. Violations of the Poplar Creek Bowl site plan amendment approval may result in citations being issued to the business owner and/or property owner, as deemed appropriate by the Village. In the event the Village identifies repeated violations of this site plan amendment approval, the Village shall have the right to initiate a site plan review process to consider revocation of the approval. The petitioner will be provided at least 30 days' notice of such review.
  9. Any expansion or other substantial change to the outdoor seating area shall require an additional site plan amendment through the Village site plan review process.
- C) Approval of a request by Caruso Development Corp (Agent for the Owner) and Interwork Architects (applicant) to consider a Master Sign Plan for the property located at 2250-2360 W. Higgins Road (Barrington Square Town Center).**

## FINDING

The petitioner, Rich Gordon of Interwork Architects, presented his request to remodel the current informal party room at the southwest end of the bowling alley space to a more upscale banquet facility. As part of this, the bowling alley owners are including an outdoor dining area. In addition, Barrington Square Town Center owners are proposing to remodel the front façade as part of these overall improvements.

The Commission learned that the current party room space is used for smaller parties currently and the owners do not anticipate that the proposed improvements will have any significant impact on the current parking conditions. The outdoor dining space is intended as break out space for people utilizing the banquet room, not as additional seating for that room.

Staff informed the Commission that a banquet facility is not listed as a permitted or special use in the B-2 District, therefore this request is being considered under Section 9-8-2-C-9 which states "All other uses not heretofore cited in Sections 9-8-1-B (Permitted Uses in B-1), 9-8-1-C (Special Uses in B-1), and 9-8-2-B (Permitted Uses in B-2)".

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

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being

provided;

5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in public streets; and
6. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except in each instance as such regulations may be modified by the Village Board pursuant to the recommendation of the Planning and Zoning Commission.

The petitioner has addressed the Standards for Special Use in their application and the Commission considered the standards as part of their review.

The petitioner informed the Commission that the overall Barrington Square Town Center received approvals for façade renovations in 2010. The first phase of the renovations was done which included the portions of the building where Garibaldi's and Gig's is located. The balance of the improvements were not done.

The petitioner stated that they're proposing to modify those previously approved facades with a facade that will be unique to the bowling alley, but still meet the original intent of ownership. Ownership looked at the original designs proposed for this portion of the town center and made modifications to coordinate with the goals of the Poplar Creek Bowl and to satisfy the budgetary requirements of the town center owners. The original concept of the town center renovation was to create the look of a series of different buildings while using some common features, colors and materials that can tie these elements together.

Staff and the petitioner noted that as proposed, the new façade will not feature the mansard roof similar to the neighboring Gigi's and will feature more EIFS than what was originally approved. The façade will feature scored and colored EIFS, awnings, and additional columns. The petitioner states that while this building is different than the original approved proposal, it is still in keeping with the original concept.

As part of the request, the petitioner did a parking study to ensure adequate parking was available. Based on the results of the parking study, the provided parking supply of 229 parking spaces within Zone 1 (the most proximate parking) will be adequate in accommodating the projected peak parking demand of the proposed Poplar Creek Bowl expansion.

Staff also noted that a Master Sign Plan Amendment had been drafted for the property by staff based on the petitioner's submittals. As originally proposed, primary inline anchors can have two wall signs (primary and secondary). The proposal allows for an additional wall sign on tenants larger than 15,000 square feet in size. Due to the additional element of the banquet component, the petitioner feels the third sign is warranted to distinguish different areas of the business.

The Commission asked questions about the outdoor seating and if it would be used for both the banquet facility and the bar to which the owner of the bowling alley stated both. The commission asked if it would be monitored by staff to which the owner of the bowling alley stated that wait staff would be out there serving customers. One commissioner asked about the smoking area shown on the plans and its location relative to the doors. Staff explained that the state regulates that it must be more than 15' from the door and the owner would need to monitor it. Two commissioners asked for verification of how many seats would be in the banquet area, to which the bowling alley owner answered 84. One commissioner asked about the architecture and the petitioner explained how it would be installed. Once commissioner asked about snow removal impacting parking to which staff replied

that it hasn't been an issue to date and is expected to be in the future. One commissioner asked about the signage and if it would be flashing or have LED screen to which the sign contractor stated no. The chair asked again about how alcohol is regulated in outdoor seating area. Staff and the owner of the bowling alley both stated that wait staff would be out there serving customers. The chair asked that the applications be looked at again to make sure no areas were blank. The petitioner stated they would send in revise ones to staff the next day which they did.

The Commission voted unanimously to recommend approval of the requests.

AUDIENCE COMMENTS

None.

PLANNING AND ZONING COMMISSIONERS

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

ROLL CALL VOTE

10 Ayes  
0 Abstain  
1 Absent (Boxenbaum)

**MOTIONS PASSED**

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

Staff Report  
Special Use Application & Submittals  
Location Map  
Aerial Map



VILLAGE OF HOFFMAN ESTATES  
PLANNING AND ZONING COMMISSION  
STAFF REPORT

PROJECT NO.: 2018019P

PROJECT NAME: POPLAR CREEK BOWL

PROJECT ADDRESS/LOCATION: 2354 W. Higgins Road

PUBLIC HEARING    
YES NO

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

MEETING DATE: AUGUST 18, 2018

STAFF ASSIGNED: JIM DONAHUE

**REQUESTED MOTIONS**

1. Approval of a request by Caruso Development Corp (Agent for the Owner) and Interwork Architects (applicant) to consider a Special Use under Section 9-8-2-C-9 of the Municipal Code to permit a banquet facility on the property located at 2354 W. Higgins Road.
2. Approval of a request by Caruso Development Corp (Agent for the Owner) and Interwork Architects (applicant) to consider a Preliminary and Final Site Plan Amendment for façade changes and outdoor seating on the property located at 2354 W. Higgins Road.
3. Approval of a request by Caruso Development Corp (Agent for the Owner) and Interwork Architects (applicant) to consider a Master Sign Plan for the property located at 2250-2360 W. Higgins Road (Barrington Square Town Center).

INCLUDES RECOMMENDED CONDITIONS    
YES NO

ACRES: 22 (APPROXIMATE)	ZONING DISTRICT: B-2 COMMUNITY BUSINESS DISTRICT	
ADJACENT PROPERTIES:	NORTH: MEDICAL OFFICE – Zoned B-2	SOUTH: Stonegate Conference – Zoned B-2
	EAST: MULTI-FAMILY RESIDENCES, ZONED R-10	WEST: NW Corporate Center - ZONED B-2 & M-1

**BACKGROUND**

The subject property has been a bowling alley since 1988. The site currently consists of a bowling portion of the building along with and associated sports bar and restaurant. Additionally, space within the bowling portion of the building have been used for small parties as well game/amusement areas. In 1992 and 1993, the site received variations and a special use for amusement games.

## **PROPOSAL**

The bowling alley recently remodeled their bar/restaurant and are now proposing to remodel the current informal party room at the southwest end of the space to a more upscale banquet facility. As part of this, they are including an outdoor dining area. In addition, Barrington Square Town Center owners are proposing to remodel the front façade as part of these overall improvements.

The current party room space is used for smaller parties currently and the owners do not anticipate that the proposed improvements will have any significant impact on the current parking conditions. The outdoor dining space is intended as break out space for people utilizing the banquet room, not as additional seating for that room. A parking study was submitted and reviewed. It is discussed further in the memo. Additionally, there is no impact to the current delivery set up and traffic flow.

## **SPECIAL USE – ZONING CODE SECTION 9-8-2-C-9**

The subject property is zoned B-2 Community Business District and a banquet facility is not listed as a permitted or special use in the B-2 District, therefore this request is being considered under Section 9-8-2-C-9 which states “All other uses not heretofore cited in Sections 9-8-1-B (Permitted Uses in B-1), 9-8-1-C (Special Uses in B-1), and 9-8-2-B (Permitted Uses in B-2)”.

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

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

The petitioner has provided a response to the standards for a Special Use which is included in the packets.

## **SITE PLAN AMENDMENT**

### ***Building Design***

In addition to the interior renovations; the property owner is doing a remodel to the front façade of the unit. The overall Barrington Square Town Center received approvals for façade renovations in 2010. The first phase of the renovations was done which included the portions of the building where Garibaldi's and Gig's is located. The balance of the improvements were not done.

The petitioner is proposing to modify those previously approved facades with a facade that will be unique to the bowling alley, but still meet the original intent of ownership. Ownership looked at the original designs proposed for this portion of the town center and made modifications to coordinate with the goals of the Poplar Creek Bowl and to satisfy the budgetary requirements of the town center owners. The original concept of the town center renovation was to create the look of a series of different buildings while using some common features, colors and materials that can tie these elements together.

As proposed, the new façade will not feature the mansard roof similar to the neighboring Gigi's and will feature more EIFS than what was originally approved. The façade will feature scored and colored EIFS, awnings, and additional columns. The petitioner states that while this building is different than the original approved proposal, it is still in keeping with the original concept.

### **Outdoor Seating**

Similar to the adjacent Gigi's, Garibaldi's and America's Bar; the petitioner is looking to add an outdoor seating component. The outdoor seating will be fenced off and will feature nine (9) tables outside under the canopy. Typically outdoor seating is considered ancillary to the main use of the unit and doesn't factor heavily in parking demand. Conditions for the outdoor seating similar to those previously approved for other businesses have been added.

### ***Parking***

With the introduction of the new formal banquet aspect, the petitioner was instructed to do a parking study to ensure adequate parking would be available on the site.

Based on the results of the parking study, the provided parking supply of 229 parking spaces within Zone 1 (the most proximate parking) will be adequate in accommodating the projected peak parking demand of the proposed Poplar Creek Bowl expansion. Should any overflow parking occur, the provided 893 parking spaces within Zones 1 through 4 of the Barrington Square Town Center will be adequate in accommodating the projected peak parking demand of development, taking into consideration the projected parking demand for the proposed Poplar Creek Bowl expansion, the vacant retail space within the center, and the future development of the former Menard's site based on the Village of Hoffman Estates Code of Ordinances and information published in the ITE *Parking Generation Manual*.

The Village's Transportation Division has reviewed the parking study and is satisfied with its findings.

## **Master Sign Plan**

A Master Sign Plan has been drafted for the property by staff based on the petitioner's submittals. As originally proposed, primary inline anchors can have two wall signs (primary and secondary). The proposal allows for an additional wall sign on tenants larger than 15,000 square feet in size. Due to the additional element of the banquet component, the petitioner feels the third sign is warranted to distinguish different areas of the business. A copy of the proposed Master Sign plan is included.

### ***Master Sign Plan Standards***

Section 9-3-8-M-12 of the Zoning Code requires that in instances where the Zoning Code cannot be strictly followed, that the owner may propose a Master Sign Plan to accommodate the signs on the property and to set standards and restrictions on the signs. The Village requires a Master Sign Plan in lieu of sign variations except where a Master Sign Plan is not feasible or warranted (for a very minor request where a variation is deemed acceptable to request). The Zoning Code lists the goals that a Master Sign Plan should achieve as follows:

- Result in architecture and graphics of a scale appropriate for the subject development and the surrounding area;
- Provide signage consistent with the site plan and architecture of the project;
- Avoid visual clutter;
- Allow visitors, employees, and consumers to readily identify the business entrances, while addressing the community's need for attractive, unobtrusive architecture and commercial graphics; and
- Result in a unified theme of signage for the project.

Petitioners are encouraged to take a comprehensive approach to each master sign plan proposal because the plan will provide guidelines for signs that are desired both today, and into the future. The Plan functions as a "mini-sign code" for the property.

The creation of a Master Sign Plan involves merging and considering several perspectives, including:

- Current Code requirements.
- Prior variation history on the subject property, as well as similar properties.
- Existing signage on the property.
- Specific current signage requests by the property owner.
- Likely possible signage requests in the future (consider the type use of the property and its location).
- Unique characteristics of the subject property.

## **RECOMMENDED CONDITIONS**

### ***Special Use***

1. The approval of the Special Use shall be based on the application materials submitted by the petitioner for this request and all site plan conditions of approval shall be met

Preliminary & Final Site Plan Site Plan

1. The building permit shall be obtained within twelve (12) months of the Village Board action on this request.
2. A performance guarantee for all exterior building and site work shall be submitted to the Village prior to issuance of a building permit.
3. The following conditions relate to the site construction:
  - a. A pre-construction meeting shall be conducted with the Village staff prior to construction commencing.
  - b. In accordance with Village Code, construction hours shall be limited to 7 a.m. to 7 p.m. Monday through Friday, and 8 a.m. to 6 p.m. Saturday and Sunday.
4. The outdoor seating plan, as depicted on the attached plans dated July 12, 2018, shall be the only allowed outdoor seating plan for Poplar Creek Banquets. Any change shall require a site plan amendment.
5. The outdoor seating area is only permitted from April 1 to November 30, each year. All tables, chairs, and umbrellas shall be stored inside the business or off-site during the months when not in use.
6. The fencing for the outdoor seating shall be located in the specific location shown on the approved plans.
7. The property owner and business shall be responsible for keeping all litter and debris clear from the seating areas.
8. Violations of the Poplar Creek Bowl site plan amendment approval may result in citations being issued to the business owner and/or property owner, as deemed appropriate by the Village. In the event the Village identifies repeated violations of this site plan amendment approval, the Village shall have the right to initiate a site plan review process to consider revocation of the approval. The petitioner will be provided at least 30 days' notice of such review.
9. Any expansion or other substantial change to the outdoor seating area shall require an additional site plan amendment through the Village site plan review process.

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





# 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>1250<sup>00</sup></u>	Check No. <u>1578/25109</u>	Date Paid <u>7/9/18</u>
Project Number:	<u>2018019</u>		
Staff Assigned:	<u>J. DONAHUE</u>		
Meeting Date:	<u>8/15/18</u>	Public Hearing:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Sign Posting Required:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Date Sign Posted	<u>8/3/18</u>

**PLEASE PRINT OR TYPE**

Date: 6/7/2018

Project Name: Poplar Creek Bowl - Facade Renovation

Project Description: Facade renovation, signage, outdoor seating

Project Address/Location: 2354 W Higgins Rd

Property Index No. 07-07-205-005-0000

Acres: 24.5 existing Zoning District: B-2

#### 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: Joseph Caruso Digitally signed by Joseph Caruso  
DN: cn=Joseph Caruso, o=Caruso Development Corp, ou=Caruso  
Development Corp, email=joe@carusodevelopment.com, c=US  
Date: 2018.06.06 15:54:55 -05'00'

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

Applicant's Signature: Richard Gordon Digitally signed by Richard Gordon  
DN: cn=Richard Gordon, o=Interwork Architects, ou,  
email=rgordon@interworkarchitects.com, c=US  
Date: 2018.05.22 08:47:57 -05'00'  
(If other than Owner)

Applicant's Name (Please Print): Richard Gordon

Date: 6/7/2018

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

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

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

#### Addendums Attached:

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



# 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: 38,400 (PC BOWL) square feet

D. Height of tallest building (including antennas, hvac, etc.): 40 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: August 15, 2018

G. Estimated time to complete development: 12 weeks  
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: 9:00 am am/pm to 12:00 am am/pm

B. Anticipated number of employees: 45 total 8 per shift 2 number of shifts

C. Estimated number of customers: 350 daily 200 peak hour

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.

### 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
	X	2%	=	\$

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
1,500,000	X	2%	=	\$ 30,000

C. Estimated Annual Hotel Tax: 365 Days X

Estimated Average Room Rate		Number of rooms		Occupancy Percentage		365 Days		Tax Rate		Hotel Tax
	X		X		X		X	6%	=	\$

D. Other tax/revenue:  
(Entertainment tax = 6%, etc.)

		Rate		Tax
	X		=	\$

E. Estimated Annual Telecommunications (TC) Tax:

Estimated Yearly Phone Bill		Tax Rate		TC tax
	X	6%	=	\$

F. Current assessment of the property: \_\_\_\_\_

G. Estimated value of Construction: \$500,000

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: 8 Customers/  
Visitors: 214 Handicapped: \_\_\_\_\_ Total: 222

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

7pm-9pm

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. 20

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: 7pm-9pm

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 *No change to existing deliveries*

2. How often will deliveries be made on site? Daily in A.M

2. What is the frequency and time period expected for deliveries? 8:00 a.m.-10:00 a.m.

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: \_\_\_\_\_

- 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. Pinstripes, Hoffman Estates
2. Punch Bowl, Schaumburg
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 Existing

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  Existing

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



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

### **REQUIRED SUBMITTALS:**

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

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

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

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

The use is for a banquet facility within the existing

Poplar Creek Bowl. This is in keeping with the

existing uses of the bowling alley and bar/restaurant.



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

The use is in keeping with the existing uses of the  
he bowling alley and bar/restaurant and will not  
diminish or impair property values within the area.

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

The use should not negatively impact the surrounding  
businesses with the mall, or the surround properties.

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

**Existing utilities, site access, etc. are all adequate**

**to accommodate the use.**

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

**See the parking study provided, prepared by KLOA.**

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

**This use will conform with other applicable regulations  
of the zoning district.**

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# VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION MASTER SIGN PLAN ADDENDUM

*Amendment (Check if amending an Master Sign Plan)*

## **REQUIRED SUBMITTALS:**

- General Application
- The hearing fee of \$500.00 plus \$250.00 per sign type (Checks should be made payable to the Village of Hoffman Estates)
- Legal Description (Typically found on a tax bill, survey, mortgage documents or deed)
- Plat of Survey drawn to scale: ALL signs should be shown and labeled on the plat. Also show all existing improvements, e.g. buildings, etc., and distance between the property line, interior roadway(s) and the proposed sign(s).
- A narrative and graphic explanation of the following:
  - ✓ Number, location, type and placement of signs on the property;
  - ✓ Sign materials and methods of illumination; and
  - ✓ Height and size of signs and sign band areas.
- A written response addressing the following Standards for a Master Sign Plan:

The Village Board of Trustees is authorized to approve the Master Sign Plan if it is determined that implementation of the Master Sign Plan will:

  1. Result in architecture and graphics of a scale appropriate for the subject development and the surrounding area;
  2. Provide signage consistent with the site plan and architecture of the project;
  3. 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; and
  5. Result in a unified theme of signage for the project.



P.O. BOX 2788 • 4044 WEST McDONOUGH • JOLIET, IL 60431  
E-MAIL: [dkolson@sbcglobal.net](mailto:dkolson@sbcglobal.net)  
[www.gratesigns.com](http://www.gratesigns.com)

PHONE (815)729-9700  
FAX (815)729-3355

8-8-18  
Barrington Square Town Center  
Master Sign Plan Addendum

### Written response-Standards for a Master Sign Plan

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

\*The proposed signage is in keeping with the established sign design, type and size of existing signage

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

\* The proposed signage is in keeping with signage approved under the Master Sign Plan

3. Avoid visual clutter;

\*Proposed signage will not impose a negative visual effect

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;

\*Signage will adequately identify the business while maintaining professionally designed standard

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

\*Signage proposed is uniform with already established design theme

# BARRINGTON SQUARE TOWN CENTER MASTER SIGN PLAN

Amended 8-15-18

## ***Introduction***

The Master Sign Plan requirements have been developed based on the signage that is unique to Barrington Square Town Center. The mall contains approximately 23.4 acres and a total building(s) square footage of 108,500 plus vacant areas available for development. This plan has been designed with signage for this development that maintains consistency with other similar developments, yet takes into account certain unique characteristics of this development. Sign requirements for all buildings and parcels are included in this Plan to promote cohesion among all signs.

## ***A. Area Included in Master Sign Plan***

This Master Sign Plan applies to the existing Barrington Square Town Center (including the vacant lot north of the bowling alley and the former Menard's space), freestanding restaurant buildings, any additions to the existing buildings, or any new buildings constructed on the Barrington Square Town Center property.

## ***B. General Provisions (applicable to all property governed by this plan)***

1. Setbacks. The Higgins Road monument sign and the Hassell Road monument sign shall be setback from the property lines as indicated on exhibits O and P. There shall be no setback required for any monument signs adjacent to Higgins Road and there shall also be no pavement setback required for signs adjacent to Higgins Road.
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 based on analysis by the Village Transportation Division.
3. Landscaping. Landscaping shall be provided at the base of all signs, unless determined to be unsafe or not feasible by the Village Department of Development Services.
4. Illumination. All signs permitted by this Master Sign Plan may be illuminated in accordance with Section 9-3-8-F of the Zoning Code unless otherwise indicated in the approved Master Sign Plan documents.
5. Sign Design. Colors and letter graphic styles on the signs shall be determined by the owners of the property, however, the two primary monument signs for the site shall be of a consistent color and graphic style.
6. Calculation of Sign Area. All signs shall meet the requirements of Section 9-3-8-D, except that the architectural base and support structure of a monument sign

**BARRINGTON SQUARE TOWN CENTER  
MASTER SIGN PLAN**

Amended 8-15-18

shall not be included in the total sign area if these areas do not contain text, logos or any other graphics.

7. Permits. Sign permits shall be required in accordance with Section 9-3-8-A of the Zoning Code.
8. Coordination with Village Sign Code. All regulations of the Zoning Code shall apply unless specifically stated otherwise in this master sign plan. In the event of a conflict between this Master Sign Plan and the Zoning Code, the Master Sign Plan regulations shall apply.
9. Wall Signs on Rear of Building. Tenants with storefronts that face the north are allowed primary wall signs on the "rear" elevation of the building, provided that the elevation has an architectural design consistent with the building front. Tenants with leased space that have rear elevations are allowed a rear wall sign in addition to their front/primary display. Tenants that are corner units will be allowed side wall signage in addition to their front/primary wall sign.
10. Prior Variations. All pre-existing sign variations on the Barrington Square Town Center property are hereby incorporated as part of this Master Sign Plan. Any new signage on the property shall conform to this Master Sign Plan.
11. Master Sign Plan. This document, along with Exhibits A through U, represents the entire Master Sign Plan.

***C. Primary Monument Signs***

The locations of primary monument ground signs for Barrington Square Town Center are depicted on the Master Sign Site Plans attached hereto as Exhibits O and P and made part hereof.

1. Higgins Road Monument Sign. Primary monument sign located on south property line along Higgins Road. This sign shall be permitted for Barrington Square Town Center in accordance with the specific design and size as shown on Exhibit L. In addition to the primary Higgins Road Monument Sign, two additional monument style masonry signs are permitted along Higgins Road with the specific design and size as shown on Exhibit L2 in the locations shown on the exhibit.
2. Hassell Road Monument Sign. Primary monument sign located at north entrance along Hassell Road. This sign shall be permitted for Barrington Square Town Center in accordance with the specific design and size as shown on Exhibit M.

# BARRINGTON SQUARE TOWN CENTER MASTER SIGN PLAN

Amended 8-15-18

## **D. Wall Signs**

For Retail, Service, or, Restaurant uses:

1. Primary Anchor(s) – For anchor tenant spaces equal to or larger than 15,000 square feet, the following shall apply:
  - a) Type. Wall signs for anchor stores shall be individually mounted, internally lighted channel letters or logos mounted directly to the building wall surface.
  - b) Number and Size. One primary wall sign shall be permitted per wall. Each primary wall sign shall not exceed 300 square feet in area. In addition, anchor tenants shall be permitted a secondary wall sign per wall not to exceed 100 square feet per sign per separate and distinct section of the façade designated as an acceptable sign location, or sign-able area, corresponding with the façade design of the Site Plan for Barrington Square Town Center, or as said Site Plan is modified with Village approval.
  - c) Third Sign Option. Primary Anchor tenants as defined above shall have the opportunity for a third sign not to exceed 100 square feet per sign per separate and distinct sections of the façade designated as an acceptable sign location, or sign-able area, corresponding with the façade design of the Site Plan for Barrington Square Town Center, or as said Site Plan is modified with Village approval.
  - d) Location. Anchor wall signs shall be located as depicted in the façade plans approved through the Site Plan process. Each primary wall sign shall be centered horizontally within the front façade of the portion of the building leased by the tenant; or over an architectural entry feature of such front façade.
2. Individual Tenant Spaces. For individual tenant spaces less than 15,000 square feet, the following shall apply:
  - a) Type. Tenant wall signs shall be individually mounted, internally lighted channel letters or logos mounted directly to the building wall surface.
  - b) Number and Size. One wall sign shall be permitted for each exterior wall per tenant per separate and distinct section of the façade designated as an acceptable sign location, or sign-able area, corresponding with the façade design of the Site Plan for Barrington Square Town Center, or as said Site Plan is modified with Village approval. Each wall sign shall not exceed 3 square feet per 1 foot of lineal tenant storefront, or a maximum of 200 square feet per sign.



# BARRINGTON SQUARE TOWN CENTER MASTER SIGN PLAN

Amended 8-15-18

- c) Location. Individual tenant wall signs shall be located as depicted in the façade plans approved through the Site Plan process. Each wall sign shall be centered horizontally within the front façade of the portion of the building leased by the tenant; or over an architectural entry feature of such front façade; provided, however, that if there are multiple tenant wall signs on the same façade, then they shall be located on the façade so that they are visually proportional in relation to each other and in relation to the architectural features of the building.
  
- d) For the two corner tenant spaces at the south entrance to the main courtyard, two wall signs shall be permitted per exterior elevation. One wall sign shall be centered horizontally on the tower structure. The primary wall sign shall identify the name of the business, while the secondary wall sign may display the tenant's logo, menu items, services offered, tag lines, etc. The secondary sign must contain different text from the Primary Sign.

## **E. Freestanding Office, Retail or Restaurant Buildings**

1. Freestanding signs. Any freestanding building shall be permitted one monument style ground sign. The sign shall be no larger than 100 square feet per side and no taller than 10 feet in height. For freestanding buildings along Higgins Road, the maximum height shall be measured from the Higgins Road street elevation. The base of the monument sign shall be designed to match the base of the primary monument signs on the property for a cohesive look throughout the development.
  
2. Wall Signs. Buildings occupied by a single tenant shall be permitted one wall sign on each building elevation. Four wall signs shall be permitted per building. Awning signs shall be permitted as a wall sign. The size shall be limited to a maximum of 200 square feet per sign. Any changes to the existing wall signs shall conform to this Master Sign Plan. Buildings occupied by multiple tenants shall be permitted one wall sign per tenant, per elevation in accordance with the standards set forth in Section D of this Master Sign Plan.
  
3. Existing Signs. The existing freestanding restaurants have existing wall and freestanding signs that were previously approved by sign permit or variation. These signs are depicted on exhibits R and S and are hereby incorporated into this Master Sign Plan; however, changes to those signs shall be according to this Master Sign Plan, except that face changes to existing signs shall be permitted without conforming to this Master Sign Plan.
  
4. In addition to the foregoing signage for Freestanding Office, Retail, or Restaurant Buildings; the proposed Lot 2 (as shown on Barrington Square Resubdivision No. 2 Final Plat) is being improved with a McDonald's Restaurant. As such, signage

# BARRINGTON SQUARE TOWN CENTER MASTER SIGN PLAN

Amended 8-15-18

specific to the site operations is proposed. The following signage allowances shall be specific to Lot 2 (as shown on Barrington Square Resubdivision No. 2 Final Plat). One monument style sign not exceeding 15.5' in height and 117 square feet in area including an electronic message board and the base shall be permitted. Additionally, two menu boards, two drive-thru clearance signs, and two drive-thru pole canopy signs, and three directional signs will be allowed with the specific design and size as shown on Exhibit U. Wall signage will be allowed as shown on Exhibit U1 with the combined wall signage per elevation being less than the aforementioned 200 square feet.

## **F. Vacant Lot North of Bowling Alley**

Identification signs for the vacant lot north of the bowling alley shall be incorporated into the primary monument signs. A separate freestanding sign may be permitted on the lot itself according to the requirements of section E above. Any leasing signs for this lot shall also be incorporated into the primary monument signs along Hassell Road and/or Higgins Road. Wall signs for any building constructed on this lot shall meet the requirements of this master sign plan for freestanding office, retail or restaurant buildings. Any deviation from those requirements shall require an amendment to this Master Sign Plan.

## **G. Courtyard Signs**

1. Trellis Sign – the tenant space that utilizes the trellis area for outdoor seating shall be permitted a sign on top of the trellis that faces south. The sign shall be constructed of individual illuminated letters on a raceway and shall be 2.5' x 18' maximum size See exhibit D.
2. South Elevation Signs – Each tenant space in the main courtyard with an exterior south facing wall may install a secondary wall sign on such wall. This sign shall be permitted in addition to the primary wall sign that faces toward the courtyard area. An example of the location of such a sign is shown on exhibit K.
3. Directional Display Signs – Two Courtyard tenant directional display signs are permitted at the south and north ends of the courtyard as detailed in Exhibit Q. These signs shall be 12' tall, non-illuminated aluminum panel display on twin decorative stanchions.

## **H. Miscellaneous Signs**

1. Directional or Instructional Signs. Such signs shall meet the requirements of Section 9-3-8-B-8. All signs shall be of a consistent design throughout the entire property and shall be separate from traffic control signs.

**BARRINGTON SQUARE TOWN CENTER  
MASTER SIGN PLAN**

Amended 8-15-18

2. Menu Board Signs. Restaurant menu board signs shall be permitted as provided in the Zoning Code (Section 9-3-8-M-10-e-1) or as permitted by pre-existing variations; except as noted in E. 4. above.
3. Drive thru Clearance Signs. Drive thru clearance signs shall be permitted at the entrance to drive thru lanes. Such signs shall not exceed 10 square feet in size; except as noted in E.4 above

***I. Temporary Signs***

1. Future Development Signs. Three future development signs shall be permitted on the property to promote the vision for the future of the Barrington Square Town Center property. Such signs shall not be considered leasing signs and are permitted in addition to leasing signs, as permitted by this master sign plan. Future development signs shall not exceed 150 square feet in size and 16 feet in height.
2. Construction Signs. During construction of any portion of this development, temporary signs may be permitted as determined necessary by the Village Department of Development Services. These signs shall be used to identify altered traffic routes, closed drives or parking lots, relocated building entrances, etc. Such signs shall not be subject to the requirements of the Directional Signage Section of this plan.
3. Blackberry Falls Leasing Sign. A Blackberry Falls leasing sign shall be permitted along Hassell Road and shall identify leasing space available in the Blackberry Falls office building. By March 15, 2011, the design of this leasing sign shall be improved with a border around the edges and a skirt added to the bottom of the sign, concealing the support posts. The redesign of all leasing signs shall be of an identical design and shall be approved by the Village Department of Development Services.
4. Future Leasing Signs. Any future leasing signs planned for any portion of the property governed by this master sign plan shall be incorporated into the permanent monument signs on the property, except that for the outlots along Higgins Road, a freestanding marketing/leasing sign shall be permitted, not to exceed 32 square feet in size per sign face and 10 feet in height if there is no building located on that specific outlot. Marketing/leasing signs shall include a border around the edges and skirting to conceal the support posts matching the design of the upgrade to the Blackberry Falls II sign. The design of such signs shall be as depicted on the attached drawing. No additional freestanding leasing signs shall be permitted on the site. This section shall not apply to existing leasing signs on the site, which are specifically addressed in Section I-3.

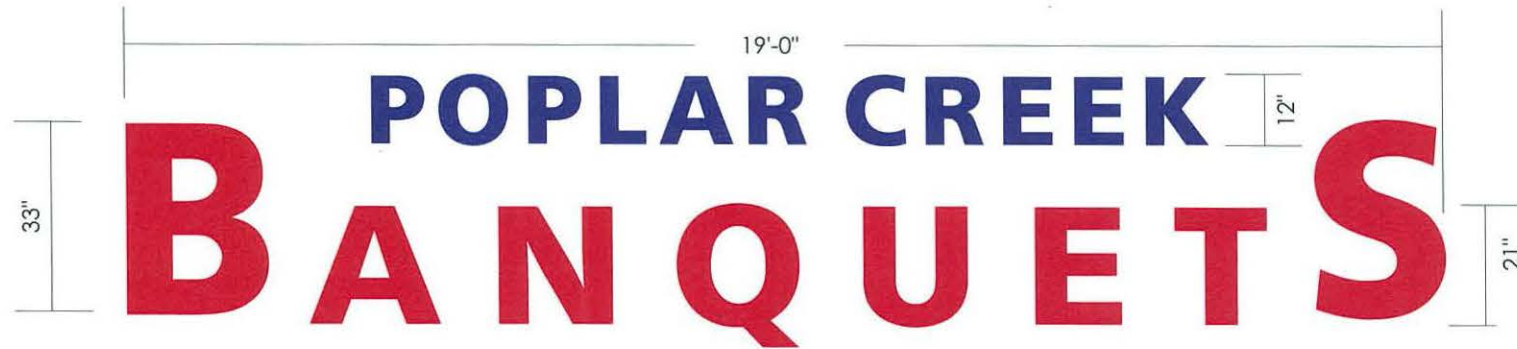
# BARRINGTON SQUARE TOWN CENTER MASTER SIGN PLAN

Amended 8-15-18

Special Event Signs. Such signs shall meet the requirements of Section 9-3-8-K of the Zoning Code, except that one freestanding temporary sign advertising a permitted special event on the Barrington Square Town Center property may be erected on the property. Such sign shall not exceed 50 square feet in size and 10 feet in height and may be installed no earlier than one week before the event and removed one day after the conclusion of the event. This allowance for a freestanding special event sign is intended for property-wide events that receive a special use or special event license and shall not be permitted for individual businesses to advertise specials or sales.

## ***K. Amendments***

1. Changes. Changes to the text, colors, or graphic style of the signs shall not require a formal amendment to this plan, provided the size and all other requirements of this plan are met.
2. Interpretations. Signs that are not explicitly addressed in the provisions of this plan, but that meet the intent of the plan may be permitted through administrative approval.
3. New Signs. The addition of new signs or relocation of existing signs shall not require a formal amendment to this plan, provided the signs meet all requirements of this plan. Any amendment to add additional signs or make substantial changes to the approved signs in this plan shall be subject to review by the Planning and Zoning Commission and approval by the Village Board through the process outlined in the Zoning Code for variations.



**One (1) Set Illuminated Channel Letters with Remote Power Supplies**

Black trim caps and returns  
 278 Red acrylic faces "BANQUETS"  
 607 Blue "POPLAR CREEK"



**ELEVATION**  
 Scale: 1/16"=1'

Client: Poplar Creek Banquets	Drwng # 18-0200
Approved:	Sales: Dan
Scale: 3/8"=1'	Drawn by: JTG
	Date: 4-23-18
	Rev Date:

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inter:work

June 7, 2018

Jim Donahue  
Village of Hoffman Estates  
1900 Hassell Rd.  
Hoffman Estates, IL 60194-2308

Re: Poplar Creek Bowl Façade Renovation

Dear Jim:

We are submitting preliminary drawings for the façade renovation of the Poplar Creek Bowl at The Barrington Square Towncenter. This work constitutes the next phase in the Mall renovation that began several years ago and is precipitated at the request of the bowling alley owners, to coordinate with their proposed interior remodeling.

The bowling alley has remodeled their bar/restaurant and are proposing remodeling the current party room at the southwest end of the space, as a more upscale banquet facility. As part of this, their desire is to have an outdoor dining area. In addition, they approached the mall management proposing to remodel the front façade as part of these overall improvements.

We looked at the original designs proposed for this portion of the mall and made modifications to coordinate with the goals of the Poplar Creek Bowl and to satisfy the budgetary requirements of the Mall owners. The original concept of the mall renovation was to create the look of a series of different buildings while using some common features, colors and materials that can tie these elements together. We think that while this building is different than the original approved proposal, it is still in keeping with the original concept.

The current party room space is used for "banquet space" currently and the owners do not anticipate the proposed improvements to have any significant impact on the current parking conditions. The outdoor dining space is intended as "break out" space for people accommodated within the banquet room, not as additional seating for that room. A parking study is currently being prepared and will be forwarded when complete. In addition, there is no impact to the current delivery set up and traffic flow.



Signage for the Poplar Creek Bowl is being revised, and the bar is changing its name to Bar Down, requiring that sign's revision. An additional sign is being requested for the Poplar Creek Banquets. There is an amendment to the Master Sign Plan being proposed.

This submittal includes the following items:

1. General Application, Site Plan Addendum Application and Master Sign Plan Addendum Application.
2. Preliminary façade drawings
3. Preliminary plans for the interior remodeling and as a reference for the work being proposed there, including a preliminary plan for the proposed outdoor dining element of the banquet facility.
4. Preliminary signage for the Poplar Creek Bowl and amendments to the Barrington Square Towncenter master sign criteria.

While these elements are being performed by two different teams, with Interwork Architects working with the management and ownership of the Mall on items 1 & 2, and the owners of Poplar Creek Bowl working with their architect, Blueprints by Design and Gate Signs, on items 3 & 4, we are all coordinating to make sure it ties together. We all, along with Gate Signs, who developed the Master Sign Criteria, are working together in the development of the sign package.

We look forward to the Village's review and approval and in working together with the Village on the successful completion of the next phase of the Barrington Square Towncenter renovation. Please feel free to contact me with any questions.

Sincerely,

**Interwork Architects Inc.**



Richard Gordon AIA, NCARB

Cc: Joe Caruso, Bill Griggs

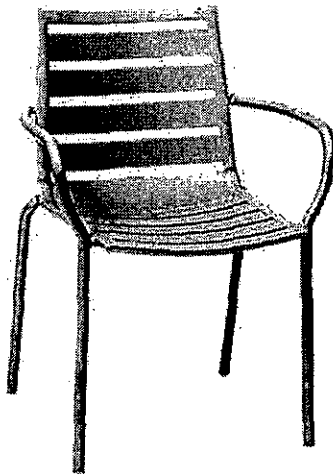


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- ✓ Titanium silver finish
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- ✓ Great for outdoor patios, bars, and trendy cafes
- ✓ Includes glides to protect floors
- ✓ 250 lb. weight capacity

**Shipping:**

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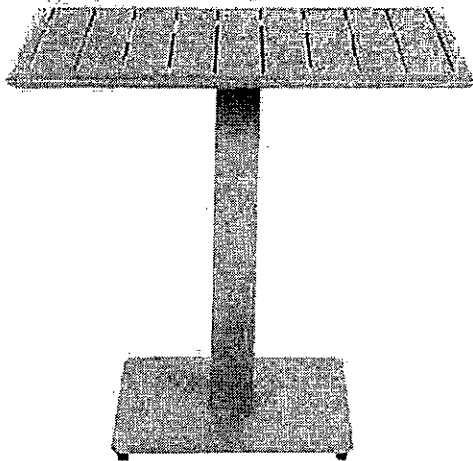
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## BFM Seating DVS2432TS South Beach 24" x 32" Outdoor / Indoor Rectangular Tabletop and Table Base

★★★★★ [Read 1 reviews](#) Item #: 163DVS2432TS MFR #: DVS2432TS



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**\$246.55/Each**

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**\$259.99/Each**

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- ✓ Titanium silver finish
- ✓ Tabletop and base included
- ✓ Matches the South Beach chairs (sold separately)
- ✓ Includes glides to protect floors and account for uneven surfaces
- ✓ Indoor or outdoor use
- ✓ Not compatible with an umbrella
- ✓ Great for poolside bars, cafes, bistros, and more

### Shipping:

Usually Ships In 1-3 Weeks

Not Eligible for Expedited Shipping

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## BFM Seating DVS3248NTSU South Beach 32" x 48" Outdoor / Indoor Rectangular Tabletop and Table Base

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**\$489.99/Each**

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- ✓ Powder-coated aluminum with titanium silver finish
- ✓ Two bases included to support tabletop
- ✓ Tabletop and base included
- ✓ Matches the South Beach chairs (sold separately)
- ✓ Includes glides to protect floors and account for uneven surfaces
- ✓ Indoor or outdoor use
- ✓ Great for poolside bars, cafes, bistros, and more

### Shipping:

Usually Ships in 1-3 Weeks

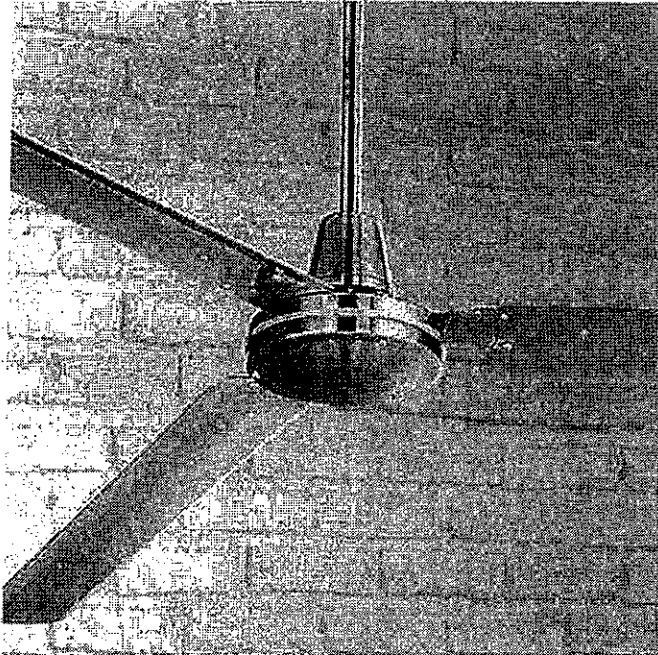
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- 72" Downrod (16' ceiling height\*\*) \$49.99

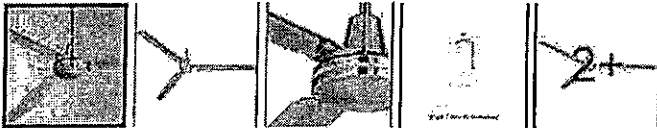
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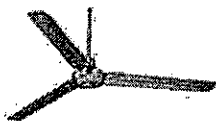
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MEMORANDUM TO: Rich Gordon  
Interwork Architects

FROM: Brendan S. May  
Consultant

Luay R. Aboona, PE, PTOE  
Principal

DATE: August 3, 2018

SUBJECT: Parking Evaluation  
Proposed Poplar Creek Bowl Expansion  
Hoffman Estates, Illinois

This memorandum presents the findings and recommendations of a parking evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed expansion of the Poplar Creek Bowl located at 2354 West Higgins Road in Hoffman Estates, Illinois. Poplar Creek Bowl is part of the Barrington Square Town Center that is located in the northwest quadrant of the intersection of Higgins Road (IL Route 72) and Governors Lane/Moon Lake Boulevard. The Barrington Square Town Center provides approximately 95,000 square feet of multi-tenant commercial building space that contains the following uses:

- Garibaldi's Italian Eatery
- Fred Astaire Dance School
- Lab Corporation
- America's Bar
- Peter Pan Cleaners
- Gigi's Playhouse
- Eye Level Learning Center
- Northwest Health Care Associates
- State Farm
- Advance Preschool
- Thumka Indian Restaurant
- Hugs Mugs Gift Shop & Café
- Pawparazzi Pet Salon
- Approximately 4,100 square feet of gross leasable area

It should be noted that the Barrington Square Town Center was previously anchored by Menard's. The Menard's building has since been razed and a developable pad remains. This pad has the potential to be developed with another big box/mid box store up to 95,000 square-feet in size. However, as shown in the SVN Chicago Commercial leasing brochure, this pad also has potential to be developed with 80,315 square feet of multi-tenant commercial space. Additionally, Barrington Square also contains two outlot parcels containing McDonald's and Buona Beef. These outlot parcels were not included in the parking study as each outlot has its own parking field.

As proposed, the existing space within Poplar Creek Bowl will be reconfigured to provide additional banquet space for private parties for up to 84 guests. This banquet space will be in addition to the other uses currently provided at Poplar Creek Bowl. The purpose of this evaluation was to assess the adequacy of the parking supply within the Barrington Square Town Center in accommodating the current and future parking demand with the reconfiguration of Poplar Creek Bowl, the occupancy of the existing vacant commercial space and the future development of the pad currently occupied by Menard's.

In order to determine the adequacy of the existing parking supply, the following tasks were undertaken:

- Parking occupancy surveys were conducted by KLOA, Inc. at Barrington Square Town Center in June 2018 on a Friday and Saturday.
- Projected parking demand was generated for the proposed Poplar Creek Bowl expansion, the vacant space within Barrington Square Town Center, and the future development of the undeveloped parcels within the Town Center.
- A parking evaluation of the available parking within Barrington Square Town Center with the estimated parking demand of the proposed Poplar Creek Bowl expansion, the vacant retail space, and the future development of the undeveloped pads within the center.

### Parking Occupancy Surveys

Parking occupancy surveys were conducted within the Barrington Square Town Center on Friday, June 8, 2018 and on Saturday, June 2, 2018 in half-hour intervals from 11:00 A.M. to 10:00 P.M. These dates were chosen to coincide with days that Poplar Creek Bowl had multiple events throughout the day representing a peak parking generation for Poplar Creek Bowl. The parking fields located within the retail center were divided into four zones and Zone 1 was counted by row. However, it should be noted that the westerly two parking aisles within Zone 4 were counted separately than the rest of the zone as these two rows are most likely to accommodate overflow parking from Zone 1. **Figure 1** illustrates the four zones and **Figure 2** illustrates Zone 1 separated by row and the two rows counted separately as part of Zone 4. The parking occupancy surveys are summarized in **Tables 1** and **2** for Friday and Saturday, respectively. (All tables and figures will be included in the Appendix.) The results of the parking occupancy surveys indicated the following:

- Peak occupancy on Friday was 220 vehicles (25 percent occupied) occurring at 12:30 P.M. resulting in a surplus of 673 parking spaces
- Peak occupancy on Saturday was 175 vehicles (20 percent occupied) occurring at 9:30 P.M. resulting in a surplus of 718 parking spaces.

Looking specifically at Zone 1, which is located south of the main door serving Poplar Creek Bowl and provides an inventory of 229 parking spaces, the results of the parking occupancy surveys indicated the following:

- Peak occupancy on Friday was 166 vehicles (72 percent occupied) occurring at 10:00 P.M. resulting in a surplus of 63 parking spaces.
- Peak occupancy on Saturday was 125 vehicles (55 percent occupied) occurring at 9:30 P.M. and resulting in a surplus of 104 parking spaces.

It should be noted that the results of the parking occupancy surveys show that Zones 2 and 3, which primarily serve Northwest Health Care Associate, peak during the day. Whereas Zones 1 and 4, which primarily serve Poplar Creek Bowl and the adjacent restaurant/commercial spaces, peak in the evening. The results of these parking occupancy surveys will be used as the baseline for the projected parking demand of the retail center.

### Proposed Poplar Creek Bowl Expansion Projected Parking Demand

As proposed, the space within the existing Poplar Creek Bowl will be reconfigured to provide additional banquet space for private parties for up to 84 guests. Due to the limited amount of information provided regarding parking requirements for banquets in the *ITE Parking Generation Manual* and the Village of Hoffman Estates Code of Ordinances, the total parking demand estimated to be generated by the proposed expansion was assumed to be two spaces for every three persons of the total capacity (ratio of one space per 1.5 persons). It should be noted that this ratio is ultra conservative as the parking requirements of other municipalities within the area require parking for banquet facilities be provided at a ratio of one space for every three persons. Therefore, the parking demand for the proposed expansion is projected to be 56 vehicles. In order to provide a conservative (worst case) evaluation, this projected parking demand was applied to each half-hour period as surveyed as the additional banquet space will be available for use any time within the hours of operation of Poplar Creek Bowl. The half-hourly parking demand for the proposed Poplar Creek Bowl expansion is summarized in **Table 3**.

### Vacant Retail Space Projected Parking Demand

At the time the parking occupancy surveys were conducted, Barrington Square Town Center had approximately 4,100 square feet of vacant retail space. Additionally, the former Menard's site has the potential to be developed with a big/mid box store or several multi-tenant retail buildings. Based on a preliminary layout for the Menard's site as shown in the SVN Chicago leasing brochure, this parcel has potential to be developed with six multi-tenant retail buildings totaling approximately 80,315 square feet. The total parking demand estimated to be generated by the vacant/proposed retail space was based on the following:

- Village of Hoffman Estates Code of Ordinances: Commercial retail buildings with footprints between 0 and 399,999 square feet are required to provide four spaces per 1000 square feet. This results in an estimated parking demand for the vacant/proposed retail space of 338 parking spaces.

- ITE Parking Generation Manual, 4th Edition: On a Friday, Shopping Centers (Land-Use Code 820) have an average peak parking demand of 2.94 spaces per 1,000 square feet and on Saturday, Shopping Centers have an average peak parking demand of 2.87 spaces per 1,000 square feet. This results in an average peak parking demand of 248 spaces and 242 spaces on Friday and Saturday, respectively.

The parking demands were distributed hourly based on information provided in the *ITE Parking Generation Manual* since the uses within the center experience peak parking demands at different times throughout the day. **Table 4** summarizes the projected half-hourly parking demand for the vacant/proposed retail space within the Barrington Square Town Center.

### Zone 1 Parking Evaluation

In order to determine the total projected peak parking demand within Zone 1, which is located south of the main door serving Poplar Creek Bowl, the peak parking demand of the proposed expansion was added to the existing peak parking occupancy within Zone 1. The resulting projected parking occupancy is as follows:

- Peak occupancy on Friday was 222 vehicles (97 percent occupied) occurring at 10:00 P.M. resulting in a surplus of 7 parking spaces.
- Peak occupancy on Saturday was 181 vehicles (79 percent occupied) occurring at 9:30 P.M. and resulting in a surplus of 48 parking spaces.

As previously indicated, this projected parking occupancy is conservative as it assumes a vehicle occupancy of 1.5 persons per vehicle. Assuming a vehicle occupancy of 3 persons per vehicle, which would result in a projected parking demand of 28 vehicles, the resulting projected parking occupancy is as follows:

- Peak occupancy on Friday is projected to be 194 spaces (85 percent occupied) occurring at 10:00 P.M. resulting in a surplus of 35 parking spaces.
- Peak occupancy on Saturday is projected to be 153 spaces (67 percent occupied) occurring at 9:30 P.M. and resulting in a surplus of 76 parking spaces.

As such, the projected parking demand (which is projected to range between 28 and 56 vehicles depending on vehicle occupancy) generated by the proposed expansion will generally be accommodated within Zone 1 with a surplus of 35 spaces on Friday and 76 spaces on Saturday. It should be noted that as can be seen on Friday, under the conservative assumption of vehicle occupancy of 1.5 persons per vehicle, the parking occupancy exceeds 95 percent which may reflect a condition in which spaces can be hard to find meaning drivers may circulate the zone more in order to find an open spot. However, at this time many of the office/retail uses on-site are closed resulting in surplus of parking spaces within the other three zones. In order to further increase the availability of parking spaces available within Zone 1 for patrons of Poplar Creek Bowl, and to improve the convenience of available spaces for customers, employees of Poplar Creek Bowl should be encouraged to park within the southern portion of Zone 1 or within Zones 2 or 4. Should any overflow parking occur within Zone 1, the additional demand can be accommodated within the other zones.

## Overall Parking Evaluation

In order to determine the total projected peak parking demand of the retail center, the following methodologies were utilized:

*Village of Hoffman Estates Code of Ordinances:* The half-hourly projected parking demand for the proposed Poplar Creek Bowl expansion and the vacant/proposed retail space based on the Village of Hoffman Estates Code of Ordinances, as summarized in Tables 3 and 4, were added to the existing parking demand as summarized in Tables 1 and 2. The total half-hourly projected parking demand for the retail center based on these requirements are summarized in **Tables 5 and 6** for Friday and Saturday, respectively.

*ITE Parking Generation Manual:* The half-hourly projected parking demand for the proposed Poplar Creek Bowl expansion and the vacant/proposed retail space based on the information published in the *ITE Parking Generation Manual* rates, as summarized in Tables 3 and 4, were added to the existing parking demand as summarized in Tables 1 and 2. The total half-hourly projected parking demand for the retail center based on ITE rates are summarized in **Tables 7 and 8** for Friday and Saturday, respectively.

It should be noted that the proposed Poplar Creed Bowl expansion will not result in a modification to the existing parking field. Additionally, this parking evaluation is conservative as it does not take into consideration any additional parking spaces that may be provided as part of the development of the former Menard's site. As can be seen from Tables 5 through 8, the projected parking demands are as follows:

### *Village of Hoffman Estates Code of Ordinances*

- Peak occupancy on Friday is projected to be 614 vehicles (69 percent occupied) occurring at 12:30 P.M. resulting in a surplus of 279 parking spaces.
- Peak occupancy on Saturday is projected to be 494 vehicles (55 percent occupied) occurring at 1:00 P.M., resulting in a surplus of 399 parking spaces.

### *ITE Parking Generation Manual*

- Peak occupancy on Friday is projected to be 524 vehicles (59 percent occupied) occurring at 12:30 P.M., resulting in a surplus of 369 parking spaces.
- Peak occupancy on Saturday is projected to be 398 vehicles (45 percent occupied) occurring at 1:00 P.M., resulting in a surplus of 495 parking spaces.

It should be noted that the peak parking demand of the vacant/proposed retail space (majority of which is located to the north of Zone 4) can all be accommodated within Zone 4 which has a minimum of 439 spaces available on a Friday and 427 spaces available on Saturday.



## Conclusion

Based on the results of the parking study, the provided parking supply of 229 parking spaces within Zone 1 will be adequate in accommodating the projected peak parking demand of the proposed Poplar Creek Bowl expansion. Should any overflow parking occur, the provided 893 parking spaces within Zones 1 through 4 of the Barrington Square Town Center will be adequate in accommodating the projected peak parking demand of development, taking into consideration the projected parking demand for the proposed Poplar Creek Bowl expansion, the vacant retail space within the center, and the future development of the former Menard's site based on the Village of Hoffman Estates Code of Ordinances and information published in the ITE *Parking Generation Manual*.

# APPENDIX



Parking Occupancy Survey Zones

Figure 1



Parking Occupancy Survey Zones 1 and 4 by Row

Figure 2

Table 1  
 PARKING OCCUPANCY BY ZONE – FRIDAY, JUNE 8, 2018

Time	Zone 1															Zone 2 Total	Zone 3 Total	Zone 4				Grand Total	
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O			Total	A	B	C <sup>1</sup>		Total
11:00 AM	1	6	12	10	10	12	3	6	1	2	0	1	3	3	3	73	80	30	6	4	7	17	200
11:30 AM	1	7	13	11	10	14	3	6	1	2	0	1	3	3	3	78	85	33	8	4	9	21	217
12:00 PM	2	7	12	10	10	14	6	7	2	3	0	1	3	3	3	83	79	32	6	3	15	24	218
12:30 PM	1	8	9	7	10	18	7	7	4	3	1	3	3	3	2	86	83	29	8	3	11	22	220
1:00 PM	2	3	7	6	10	14	6	10	3	3	0	3	2	3	3	75	82	27	12	6	11	29	213
1:30 PM	3	4	4	7	11	15	5	9	2	3	0	3	2	3	1	72	81	24	10	2	13	25	202
2:00 PM	2	4	5	7	13	12	5	7	2	3	0	3	2	3	1	69	78	25	7	5	9	21	193
2:30 PM	1	6	11	7	11	9	4	4	2	2	0	1	2	3	1	64	78	24	5	4	7	16	182
3:00 PM	2	4	8	7	14	10	3	3	1	2	1	3	2	3	1	64	75	24	3	5	7	15	178
3:30 PM	2	4	7	7	13	11	4	5	1	2	1	3	2	3	1	66	54	25	3	4	7	14	159
4:00 PM	2	3	6	6	11	11	5	6	1	1	0	2	2	3	1	60	27	23	3	3	7	13	123
4:30 PM	2	3	6	8	11	10	3	6	1	1	0	2	2	3	1	59	18	19	5	2	6	13	109
5:00 PM	2	2	4	6	12	9	3	7	1	1	0	2	2	3	1	55	13	15	7	6	7	20	103
5:30 PM	1	2	5	4	10	12	3	7	1	1	2	5	2	3	1	59	10	22	8	7	6	21	112
6:00 PM	1	2	6	4	11	11	5	8	1	1	1	3	2	3	1	60	6	12	12	3	10	25	103
6:30 PM	2	4	5	5	7	9	6	10	2	1	0	2	3	3	1	60	5	6	12	4	5	21	92
7:00 PM	3	10	15	8	9	13	8	11	2	3	0	1	3	2	0	88	4	6	14	3	7	24	122
7:30 PM	11	17	21	9	10	14	8	11	3	4	0	1	3	2	1	115	4	6	15	4	4	23	148
8:00 PM	12	19	22	20	11	12	5	8	1	0	0	8	14	3	2	137	3	3	10	7	4	21	164
8:30 PM	12	19	22	22	11	10	4	7	1	0	1	10	14	3	5	141	3	3	12	8	6	26	173
9:00 PM	12	19	21	21	14	9	4	9	1	0	2	8	15	3	4	142	4	3	13	8	5	26	175
9:30 PM	12	20	22	22	14	6	2	8	1	0	3	11	17	3	5	146	3	3	15	13	5	33	185
10:00 PM	12	20	22	22	17	9	3	8	1	1	5	18	18	3	7	166	3	4	8	11	5	24	197
<b>Inventory</b>	<b>12</b>	<b>20</b>	<b>22</b>	<b>22</b>	<b>20</b>	<b>20</b>	<b>10</b>	<b>12</b>	<b>8</b>	<b>18</b>	<b>18</b>	<b>18</b>	<b>18</b>	<b>3</b>	<b>8</b>	<b>229</b>	<b>133</b>	<b>59</b>	<b>45</b>	<b>60</b>	<b>367</b>	<b>472</b>	<b>893</b>

1 – Represents the remainder of Zone 4 excluding the westerly two parking isles

Table 1, continued  
 PERCENT PARKING OCCUPANCY BY ZONE – FRIDAY, JUNE 8, 2018

Time	Zone 1																Zone 2 Total	Zone 3 Total	Zone 4				Grand Total
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	Total			A	B	C <sup>1</sup>	Total	
11:00 AM	8%	30%	55%	45%	50%	60%	30%	50%	13%	11%	0%	6%	17%	100%	38%	32%	60%	51%	13%	7%	2%	4%	22%
11:30 AM	8%	35%	59%	50%	50%	70%	30%	50%	13%	11%	0%	6%	17%	100%	38%	34%	64%	56%	18%	7%	2%	4%	24%
12:00 PM	17%	35%	55%	45%	50%	70%	60%	58%	25%	17%	0%	6%	17%	100%	38%	36%	59%	54%	13%	5%	4%	5%	24%
12:30 PM	8%	40%	41%	32%	50%	90%	70%	58%	50%	17%	6%	17%	17%	100%	25%	38%	62%	49%	18%	5%	3%	5%	25%
1:00 PM	17%	15%	32%	27%	50%	70%	60%	83%	38%	17%	0%	17%	11%	100%	38%	33%	62%	46%	27%	10%	3%	6%	24%
1:30 PM	25%	20%	18%	32%	55%	75%	50%	75%	25%	17%	0%	17%	11%	100%	13%	31%	61%	41%	22%	3%	4%	5%	23%
2:00 PM	17%	20%	23%	32%	65%	60%	50%	58%	25%	17%	0%	17%	11%	100%	13%	30%	59%	42%	16%	8%	2%	4%	22%
2:30 PM	8%	30%	50%	32%	55%	45%	40%	33%	25%	11%	0%	6%	11%	100%	13%	28%	59%	41%	11%	7%	2%	3%	20%
3:00 PM	17%	20%	36%	32%	70%	50%	30%	25%	13%	11%	6%	17%	11%	100%	13%	28%	56%	41%	7%	8%	2%	3%	20%
3:30 PM	17%	20%	32%	32%	65%	55%	40%	42%	13%	11%	6%	17%	11%	100%	13%	29%	41%	42%	7%	7%	2%	3%	18%
4:00 PM	17%	15%	27%	27%	55%	55%	50%	50%	13%	6%	0%	11%	11%	100%	13%	26%	20%	39%	7%	5%	2%	3%	14%
4:30 PM	17%	15%	27%	36%	55%	50%	30%	50%	13%	6%	0%	11%	11%	100%	13%	26%	14%	32%	11%	3%	2%	3%	12%
5:00 PM	17%	10%	18%	27%	60%	45%	30%	58%	13%	6%	0%	11%	11%	100%	13%	24%	10%	25%	16%	10%	2%	4%	12%
5:30 PM	8%	10%	23%	18%	50%	60%	30%	58%	13%	6%	11%	28%	11%	100%	13%	26%	8%	37%	18%	12%	2%	4%	13%
6:00 PM	8%	10%	27%	18%	55%	55%	50%	67%	13%	6%	6%	17%	11%	100%	13%	26%	5%	20%	27%	5%	3%	5%	12%
6:30 PM	17%	20%	23%	23%	35%	45%	60%	83%	25%	6%	0%	11%	17%	100%	13%	26%	4%	10%	27%	7%	1%	4%	10%
7:00 PM	25%	50%	68%	36%	45%	65%	80%	92%	25%	17%	0%	6%	17%	67%	0%	38%	3%	10%	31%	5%	2%	5%	14%
7:30 PM	92%	85%	95%	41%	50%	70%	80%	92%	38%	22%	0%	6%	17%	67%	13%	50%	3%	10%	33%	7%	1%	5%	17%
8:00 PM	100%	95%	100%	91%	55%	60%	50%	67%	13%	0%	0%	44%	78%	100%	25%	60%	2%	5%	22%	12%	1%	4%	18%
8:30 PM	100%	95%	100%	100%	55%	50%	40%	58%	13%	0%	6%	56%	78%	100%	63%	62%	2%	5%	27%	13%	2%	6%	19%
9:00 PM	100%	95%	95%	95%	70%	45%	40%	75%	13%	0%	11%	44%	83%	100%	50%	62%	3%	5%	29%	13%	1%	6%	20%
9:30 PM	100%	100%	100%	100%	70%	30%	20%	67%	13%	0%	17%	61%	94%	100%	63%	64%	2%	5%	33%	22%	1%	7%	21%
10:00 PM	100%	100%	100%	100%	85%	45%	30%	67%	13%	6%	28%	100%	100%	100%	88%	72%	2%	7%	18%	18%	1%	5%	22%
<b>Inventory</b>	<b>12</b>	<b>20</b>	<b>22</b>	<b>22</b>	<b>20</b>	<b>20</b>	<b>10</b>	<b>12</b>	<b>8</b>	<b>18</b>	<b>18</b>	<b>18</b>	<b>18</b>	<b>3</b>	<b>8</b>	<b>229</b>	<b>133</b>	<b>59</b>	<b>45</b>	<b>60</b>	<b>367</b>	<b>472</b>	<b>893</b>

<sup>1</sup> - Represents the remainder of Zone 4 excluding the westerly two parking isles

Table 2  
 PARKING OCCUPANCY BY ZONE – SATURDAY, JUNE 2, 2018

Time	Zone 1																Zone 2 Total	Zone 3 Total	Zone 4				Grand Total
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	Total			A	B	C'	Total	
11:00 AM	0	0	4	0	9	8	2	3	1	1	1	1	0	2	0	32	21	10	6	1	5	12	75
11:30 AM	0	2	4	4	7	9	2	5	1	1	1	1	0	2	0	39	17	12	6	1	6	13	81
12:00 PM	2	1	5	4	8	10	3	8	1	1	1	1	1	1	0	47	16	10	8	6	7	21	94
12:30 PM	1	2	3	2	3	6	2	7	1	1	1	2	1	2	1	35	15	8	10	8	7	25	83
1:00 PM	3	9	15	7	3	8	4	5	1	1	1	1	1	2	1	62	10	7	8	7	6	21	100
1:30 PM	2	10	18	9	2	4	6	5	2	1	0	2	2	2	2	67	5	4	12	3	4	19	95
2:00 PM	2	10	19	11	3	3	3	7	2	1	0	1	2	2	2	68	3	4	10	3	3	16	91
2:30 PM	3	10	18	10	4	4	5	4	2	1	0	1	2	2	2	68	4	5	7	4	5	16	93
3:00 PM	3	9	13	10	4	3	5	5	2	1	0	1	3	2	1	62	5	4	7	3	3	13	84
3:30 PM	3	1	2	8	6	1	5	5	2	1	0	0	3	2	1	40	11	4	5	3	5	13	68
4:00 PM	4	5	5	10	6	1	6	7	2	1	0	0	3	2	1	53	10	5	7	2	3	12	80
4:30 PM	4	10	10	11	5	2	5	8	2	1	0	1	4	3	1	67	2	2	6	4	4	14	85
5:00 PM	5	11	13	11	5	6	6	7	2	1	0	0	3	3	1	74	1	6	13	4	4	21	102
5:30 PM	6	11	14	11	4	6	6	7	3	2	0	0	4	3	1	78	1	8	12	2	5	19	106
6:00 PM	8	11	14	13	5	6	7	10	2	1	0	1	4	3	1	86	1	8	14	11	9	34	129
6:30 PM	7	10	16	12	4	8	7	11	2	2	0	1	4	3	2	89	1	8	17	13	10	40	138
7:00 PM	5	8	17	10	3	10	7	11	2	3	0	1	3	3	2	85	1	6	19	15	11	45	137
7:30 PM	6	8	17	8	4	8	7	11	3	3	1	2	3	3	2	86	1	6	18	10	9	37	130
8:00 PM	7	10	16	10	6	8	6	10	4	3	1	2	4	3	2	92	1	5	19	13	9	41	139
8:30 PM	7	14	19	13	6	5	4	9	3	5	1	3	6	3	2	100	1	5	20	9	10	39	145
9:00 PM	10	19	21	18	6	5	6	11	1	3	1	3	12	3	3	122	1	7	20	15	9	44	174
9:30 PM	12	20	22	17	6	4	4	11	1	3	2	5	12	3	3	125	1	6	19	16	8	43	175
10:00 PM	11	20	22	19	4	2	4	9	1	3	2	4	14	3	4	122	1	6	21	15	9	45	174
<b>Inventory</b>	<b>12</b>	<b>20</b>	<b>22</b>	<b>22</b>	<b>20</b>	<b>20</b>	<b>10</b>	<b>12</b>	<b>8</b>	<b>18</b>	<b>18</b>	<b>18</b>	<b>18</b>	<b>3</b>	<b>8</b>	<b>229</b>	<b>133</b>	<b>59</b>	<b>45</b>	<b>60</b>	<b>367</b>	<b>472</b>	<b>893</b>

1 – Represents the remainder of Zone 4 excluding the westerly two parking isles

Table 2, continued  
 PERCENT PARKING OCCUPANCY BY ZONE – SATURDAY, JUNE 2, 2018

Time	Zone 1															Zone 2 Total	Zone 3 Total	Zone 4				Grand Total	
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O			Total	A	B	C <sup>1</sup>		Total
11:00 AM	0%	0%	18%	0%	45%	40%	20%	25%	13%	6%	6%	6%	0%	67%	0%	14%	16%	17%	13%	2%	1%	3%	8%
11:30 AM	0%	10%	18%	18%	35%	45%	20%	42%	13%	6%	6%	6%	0%	67%	0%	17%	13%	20%	13%	2%	2%	3%	9%
12:00 PM	17%	5%	23%	18%	40%	50%	30%	67%	13%	6%	6%	6%	6%	33%	0%	21%	12%	17%	18%	10%	2%	4%	11%
12:30 PM	8%	10%	14%	9%	15%	30%	20%	58%	13%	6%	6%	11%	6%	67%	13%	15%	11%	14%	22%	13%	2%	5%	9%
1:00 PM	25%	45%	68%	32%	15%	40%	40%	42%	13%	6%	6%	6%	6%	67%	13%	27%	8%	12%	18%	12%	2%	4%	11%
1:30 PM	17%	50%	82%	41%	10%	20%	60%	42%	25%	6%	0%	11%	11%	67%	25%	29%	4%	7%	27%	5%	1%	4%	11%
2:00 PM	17%	50%	86%	50%	15%	15%	30%	58%	25%	6%	0%	6%	11%	67%	25%	30%	2%	7%	22%	5%	1%	3%	10%
2:30 PM	25%	50%	82%	45%	20%	20%	50%	33%	25%	6%	0%	6%	11%	67%	25%	30%	3%	8%	16%	7%	1%	3%	10%
3:00 PM	25%	45%	59%	45%	20%	15%	50%	42%	25%	6%	0%	6%	17%	67%	13%	27%	4%	7%	16%	5%	1%	3%	9%
3:30 PM	25%	5%	9%	36%	30%	5%	50%	42%	25%	6%	0%	0%	17%	67%	13%	17%	8%	7%	11%	5%	1%	3%	8%
4:00 PM	33%	25%	23%	45%	30%	5%	60%	58%	25%	6%	0%	0%	17%	67%	13%	23%	8%	8%	16%	3%	1%	3%	9%
4:30 PM	33%	50%	45%	50%	25%	10%	50%	67%	25%	6%	0%	6%	22%	100%	13%	29%	2%	3%	13%	7%	1%	3%	10%
5:00 PM	42%	55%	59%	50%	25%	30%	60%	58%	25%	6%	0%	0%	17%	100%	13%	32%	1%	10%	29%	7%	1%	4%	11%
5:30 PM	50%	55%	64%	50%	20%	30%	60%	58%	38%	11%	0%	0%	22%	100%	13%	34%	1%	14%	27%	3%	1%	4%	12%
6:00 PM	67%	55%	64%	59%	25%	30%	70%	83%	25%	6%	0%	6%	22%	100%	13%	38%	1%	14%	31%	18%	2%	7%	14%
6:30 PM	58%	50%	73%	55%	20%	40%	70%	92%	25%	11%	0%	6%	22%	100%	25%	39%	1%	14%	38%	22%	3%	8%	15%
7:00 PM	42%	40%	77%	45%	15%	50%	70%	92%	25%	17%	0%	6%	17%	100%	25%	37%	1%	10%	42%	25%	3%	10%	15%
7:30 PM	50%	40%	77%	36%	20%	40%	70%	92%	38%	17%	6%	11%	17%	100%	25%	38%	1%	10%	40%	17%	2%	8%	15%
8:00 PM	58%	50%	73%	45%	30%	40%	60%	83%	50%	17%	6%	11%	22%	100%	25%	40%	1%	8%	42%	22%	2%	9%	16%
8:30 PM	58%	70%	86%	59%	30%	25%	40%	75%	38%	28%	6%	17%	33%	100%	25%	44%	1%	8%	44%	15%	3%	8%	16%
9:00 PM	83%	95%	95%	82%	30%	25%	60%	92%	13%	17%	6%	17%	67%	100%	38%	53%	1%	12%	44%	25%	2%	9%	19%
9:30 PM	100%	100%	100%	77%	30%	20%	40%	92%	13%	17%	11%	28%	67%	100%	38%	55%	1%	10%	42%	27%	2%	9%	20%
10:00 PM	92%	100%	100%	86%	20%	10%	40%	75%	13%	17%	11%	22%	78%	100%	50%	53%	1%	10%	47%	25%	2%	10%	19%
<b>Inventory</b>	<b>12</b>	<b>20</b>	<b>22</b>	<b>22</b>	<b>20</b>	<b>20</b>	<b>10</b>	<b>12</b>	<b>8</b>	<b>18</b>	<b>18</b>	<b>18</b>	<b>18</b>	<b>3</b>	<b>8</b>	<b>229</b>	<b>133</b>	<b>59</b>	<b>45</b>	<b>60</b>	<b>367</b>	<b>472</b>	<b>893</b>

1 – Represents the remainder of Zone 4 excluding the westerly two parking isles



Table 3

## PROJECTED PARKING DEMAND – PROPOSED POPLAR CREEK EXPANSION

Time	Adjacent Municipalities Code Requirements	
	Friday	Saturday
11:00 AM	56	56
11:30 AM	56	56
12:00 PM	56	56
12:30 PM	56	56
1:00 PM	56	56
1:30 PM	56	56
2:00 PM	56	56
2:30 PM	56	56
3:00 PM	56	56
3:30 PM	56	56
4:00 PM	56	56
4:30 PM	56	56
5:00 PM	56	56
5:30 PM	56	56
6:00 PM	56	56
6:30 PM	56	56
7:00 PM	56	56
7:30 PM	56	56
8:00 PM	56	56
8:30 PM	56	56
9:00 PM	56	56
9:30 PM	56	56
10:00 PM	56	56

Table 4

## PROJECTED PARKING DEMAND – VACANT/PROPOSED RETAIL SPACE

Time	Village of Hoffman Estates Code or Ordinances		ITE Parking Generation Manual	
	Friday	Saturday	Friday	Saturday
11:00 AM	267	304	196	218
11:30 AM	267	304	196	218
12:00 PM	338	338	248	242
12:30 PM	338	338	248	242
1:00 PM	311	338	228	242
1:30 PM	311	338	228	242
2:00 PM	281	331	206	237
2:30 PM	281	331	206	237
3:00 PM	257	308	188	220
3:30 PM	257	308	188	220
4:00 PM	237	257	174	184
4:30 PM	237	257	174	184
5:00 PM	247	226	181	162
5:30 PM	247	226	181	162
6:00 PM	260	243	191	174
6:30 PM	260	243	191	174
7:00 PM	311	172	228	123
7:30 PM	311	172	228	123
8:00 PM	301	176	221	126
8:30 PM	301	176	221	126
9:00 PM	296	149	217	106
9:30 PM	292	149	214	106
10:00 PM	288	98	211	70

Table 5

## TOTAL PROJECTED PARKING DEMAND – VILLAGE OF HOFFMAN ESTATES PARKING REQUIREMENTS – FRIDAY

Time	Existing Parking Demand	Poplar Creek Bowl Expansion Parking Demand	Vacant/Proposed Retail Parking Demand	Total Projected Parking Demand	Percent Occupied
11:00 AM	200	56	267	523	59%
11:30 AM	217	56	267	540	60%
12:00 PM	218	56	338	612	69%
12:30 PM	220	56	338	614	69%
1:00 PM	213	56	311	580	65%
1:30 PM	202	56	311	569	64%
2:00 PM	193	56	281	530	59%
2:30 PM	182	56	281	519	58%
3:00 PM	178	56	257	491	55%
3:30 PM	159	56	257	472	53%
4:00 PM	123	56	237	416	47%
4:30 PM	109	56	237	402	45%
5:00 PM	103	56	247	406	45%
5:30 PM	112	56	247	415	46%
6:00 PM	103	56	260	419	47%
6:30 PM	92	56	260	408	46%
7:00 PM	122	56	311	489	55%
7:30 PM	148	56	311	515	58%
8:00 PM	164	56	301	521	58%
8:30 PM	173	56	301	530	59%
9:00 PM	175	56	296	527	59%
9:30 PM	185	56	292	533	60%
10:00 PM	197	56	288	541	61%

Inventory:893 spaces

Table 6

TOTAL PROJECTED PARKING DEMAND – VILLAGE OF HOFFMAN ESTATES PARKING REQUIREMENTS – SATURDAY

Time	Existing Parking Demand	Poplar Creek Bowl Expansion Parking Demand	Vacant/Proposed Retail Parking Demand	Total Projected Parking Demand	Percent Occupied
11:00 AM	75	56	304	435	49%
11:30 AM	81	56	304	441	49%
12:00 PM	94	56	338	488	55%
12:30 PM	83	56	338	477	53%
1:00 PM	100	56	338	494	55%
1:30 PM	95	56	338	489	55%
2:00 PM	91	56	331	478	54%
2:30 PM	93	56	331	480	54%
3:00 PM	84	56	308	448	50%
3:30 PM	68	56	308	432	48%
4:00 PM	80	56	257	393	44%
4:30 PM	85	56	257	398	45%
5:00 PM	102	56	226	384	43%
5:30 PM	106	56	226	388	43%
6:00 PM	129	56	243	428	48%
6:30 PM	138	56	243	437	49%
7:00 PM	137	56	172	365	41%
7:30 PM	130	56	172	358	40%
8:00 PM	139	56	176	371	42%
8:30 PM	145	56	176	377	42%
9:00 PM	174	56	149	379	42%
9:30 PM	175	56	149	380	43%
10:00 PM	174	56	98	328	37%

Inventory:893 spaces

Table 7  
 TOTAL PROJECTED PARKING DEMAND – ITE PARKING DEMAND RATIOS – FRIDAY

Time	Existing Parking Demand	Poplar Creek Bowl Expansion Parking Demand	Vacant/Proposed Retail Parking Demand	Total Projected Parking Demand	Percent Occupied
11:00 AM	200	56	196	452	51%
11:30 AM	217	56	196	469	53%
12:00 PM	218	56	248	522	58%
12:30 PM	220	56	248	524	59%
1:00 PM	213	56	228	497	56%
1:30 PM	202	56	228	486	54%
2:00 PM	193	56	206	455	51%
2:30 PM	182	56	206	444	50%
3:00 PM	178	56	188	422	47%
3:30 PM	159	56	188	403	45%
4:00 PM	123	56	174	353	40%
4:30 PM	109	56	174	339	38%
5:00 PM	103	56	181	340	38%
5:30 PM	112	56	181	349	39%
6:00 PM	103	56	191	350	39%
6:30 PM	92	56	191	339	38%
7:00 PM	122	56	228	406	45%
7:30 PM	148	56	228	432	48%
8:00 PM	164	56	221	441	49%
8:30 PM	173	56	221	450	50%
9:00 PM	175	56	217	448	50%
9:30 PM	185	56	214	455	51%
10:00 PM	197	56	211	464	52%

Inventory:893 spaces

Table 8

## TOTAL PROJECTED PARKING DEMAND – ITE PARKING DEMAND RATIOS – SATURDAY

Time	Existing Parking Demand	Poplar Creek Bowl Expansion Parking Demand	Vacant/Proposed Retail Parking Demand	Total Projected Parking Demand	Percent Occupied
11:00 AM	75	56	218	349	39%
11:30 AM	81	56	218	355	40%
12:00 PM	94	56	242	392	44%
12:30 PM	83	56	242	381	43%
1:00 PM	100	56	242	398	45%
1:30 PM	95	56	242	393	44%
2:00 PM	91	56	237	384	43%
2:30 PM	93	56	237	386	43%
3:00 PM	84	56	220	360	40%
3:30 PM	68	56	220	344	39%
4:00 PM	80	56	184	320	36%
4:30 PM	85	56	184	325	36%
5:00 PM	102	56	162	320	36%
5:30 PM	106	56	162	324	36%
6:00 PM	129	56	174	359	40%
6:30 PM	138	56	174	368	41%
7:00 PM	137	56	123	316	35%
7:30 PM	130	56	123	309	35%
8:00 PM	139	56	126	321	36%
8:30 PM	145	56	126	327	37%
9:00 PM	174	56	106	336	38%
9:30 PM	175	56	106	337	38%
10:00 PM	174	56	70	300	34%

Inventory: 893 spaces



① POPLAR CREEK PERSPECTIVE 1

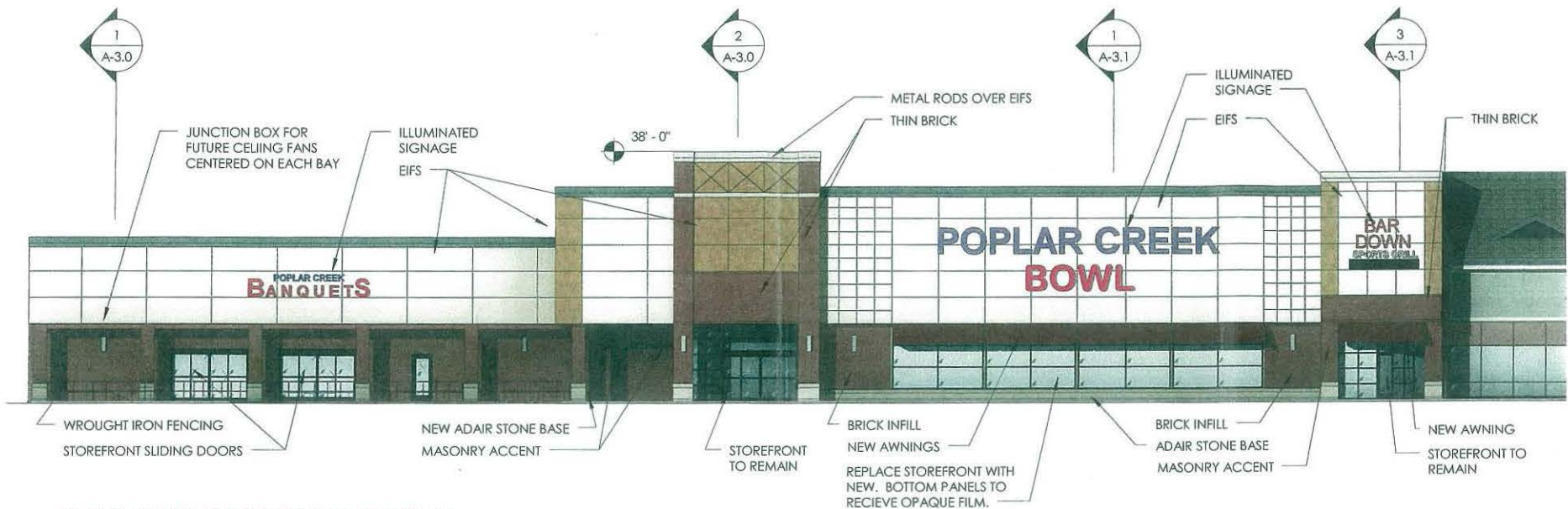


② POPLAR CREEK PERSPECTIVE 2

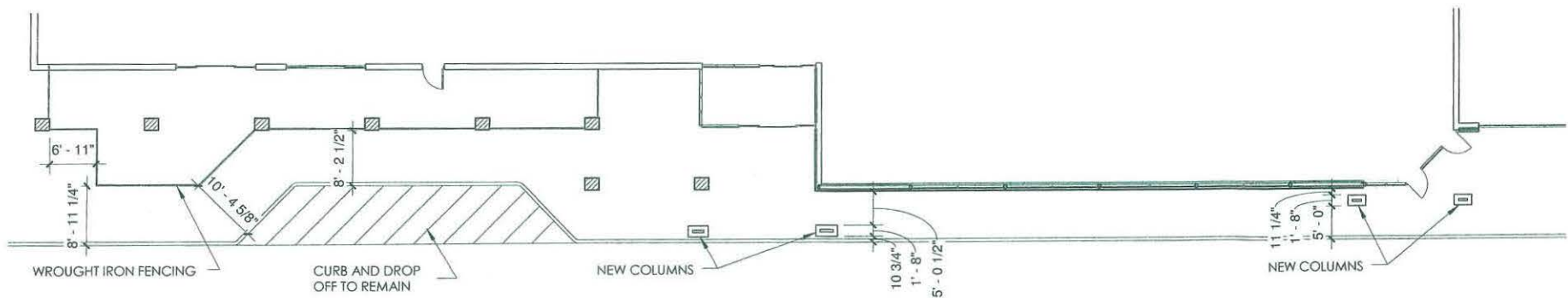
**inter:work**  
architects  
interwork architects incorporated  
3200 sherman rd. northbrook, il 60062  
t: 847.509.4070 f: 847.509.9604

PERSPECTIVE		SCALE
PROJECT	FACADE REMODEL	AREA
ADDRESS	2354 W Higgins Rd Hoffman Estates, IL 60149	DATE 07.12.18
REV	PROJ NO 9705.038.003	SHEET SD-1.0





## STOREFRONT ELEVATION



## STOREFRONT PLAN

**inter:work**  
architects  
interwork architects incorporated  
1200 sherman rd. northbrook, il 60062  
t: 847.509.4070 f: 847.509.9604  
www.interworkarchitects.com

### PLAN & ELEVATION

PROJECT FACADE REMODEL

ADDRESS 2354 W Higgins Rd  
Hoffman Estates, IL 60169

REV \_\_\_\_\_  
PROJ NO 9705.038.003

SCALE 1/16" = 1'-0"

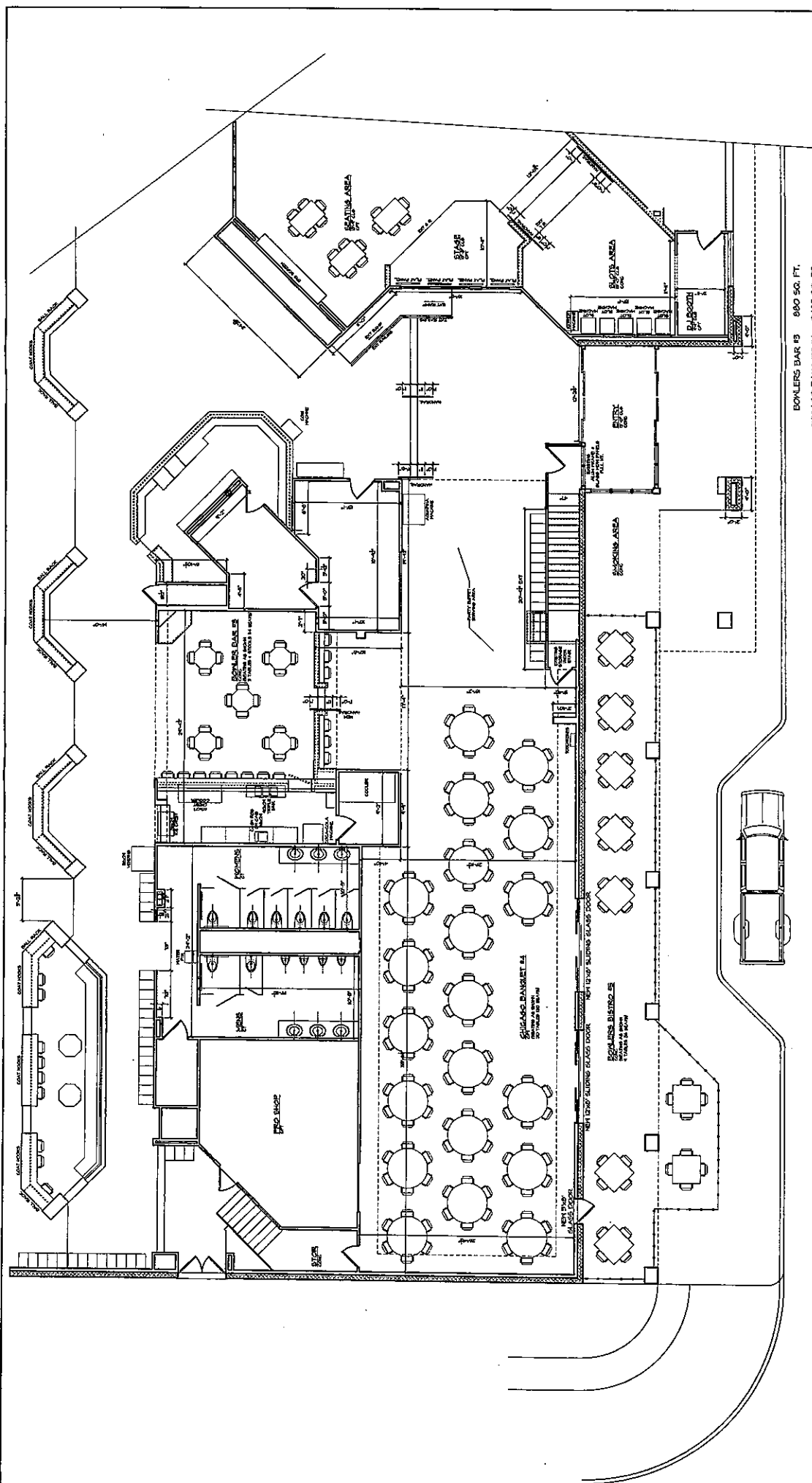
AREA \_\_\_\_\_

DATE 07.12.18

SHEET SD-2.0



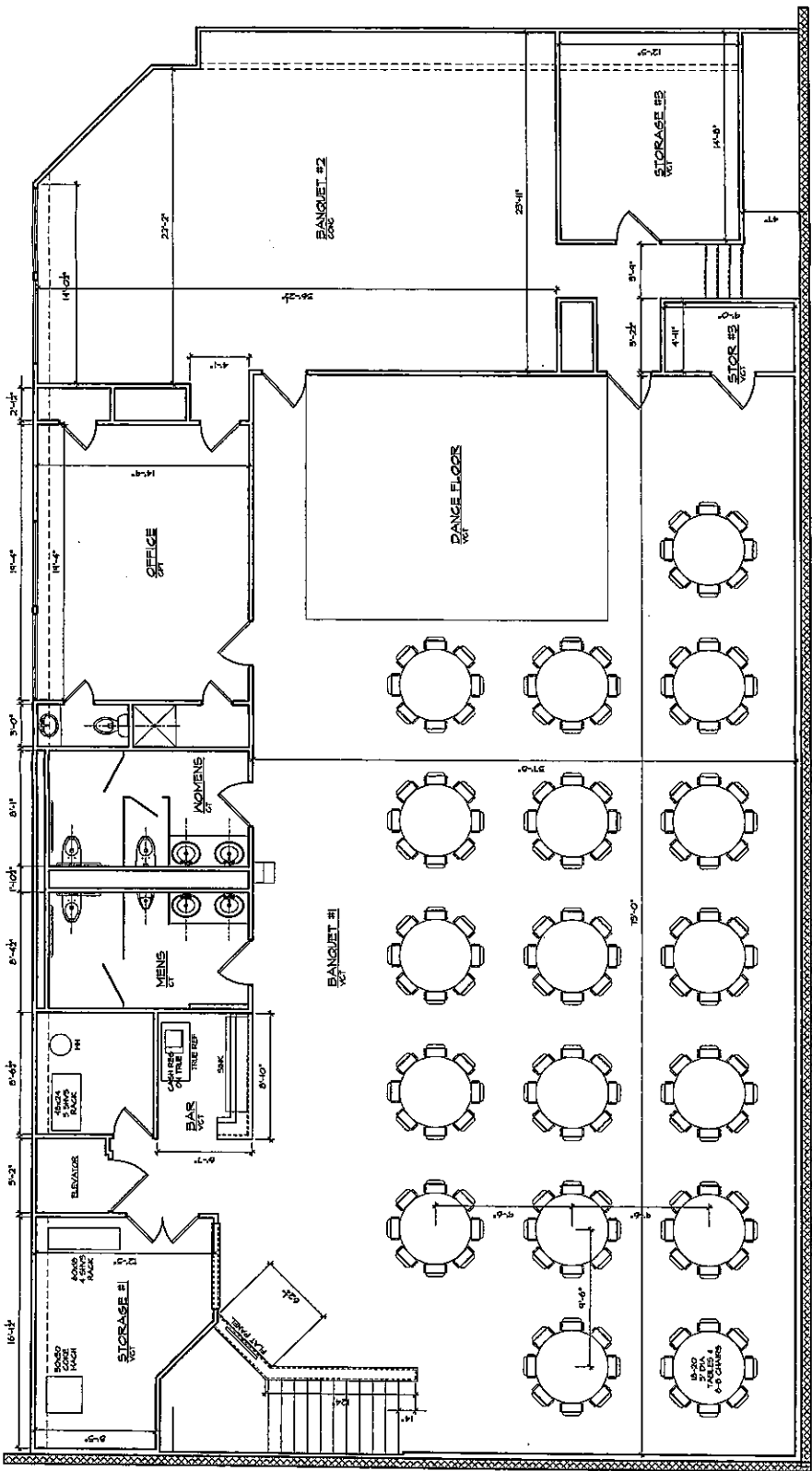




BOWLERS BAR #5 980 SQ. FT.  
 CHICAGO BANQUET #4 2465 SQ. FT.  
 BOWLERS BIETRO #5 847 SQ. FT.  
 TOTAL FIRST FLOOR BANQUET SPACE 4262 SQ. FT.  
 TOTAL BANQUET SEATING FIRST FLOOR 190  
 TOTAL BANQUET SEATING SECOND FLOOR 174  
 GRAND TOTAL BANQUET SEATING 364

BOWLERS BAR #5 CHICAGO BANQUET #4 & BOWLERS BIETRO #5  
**FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

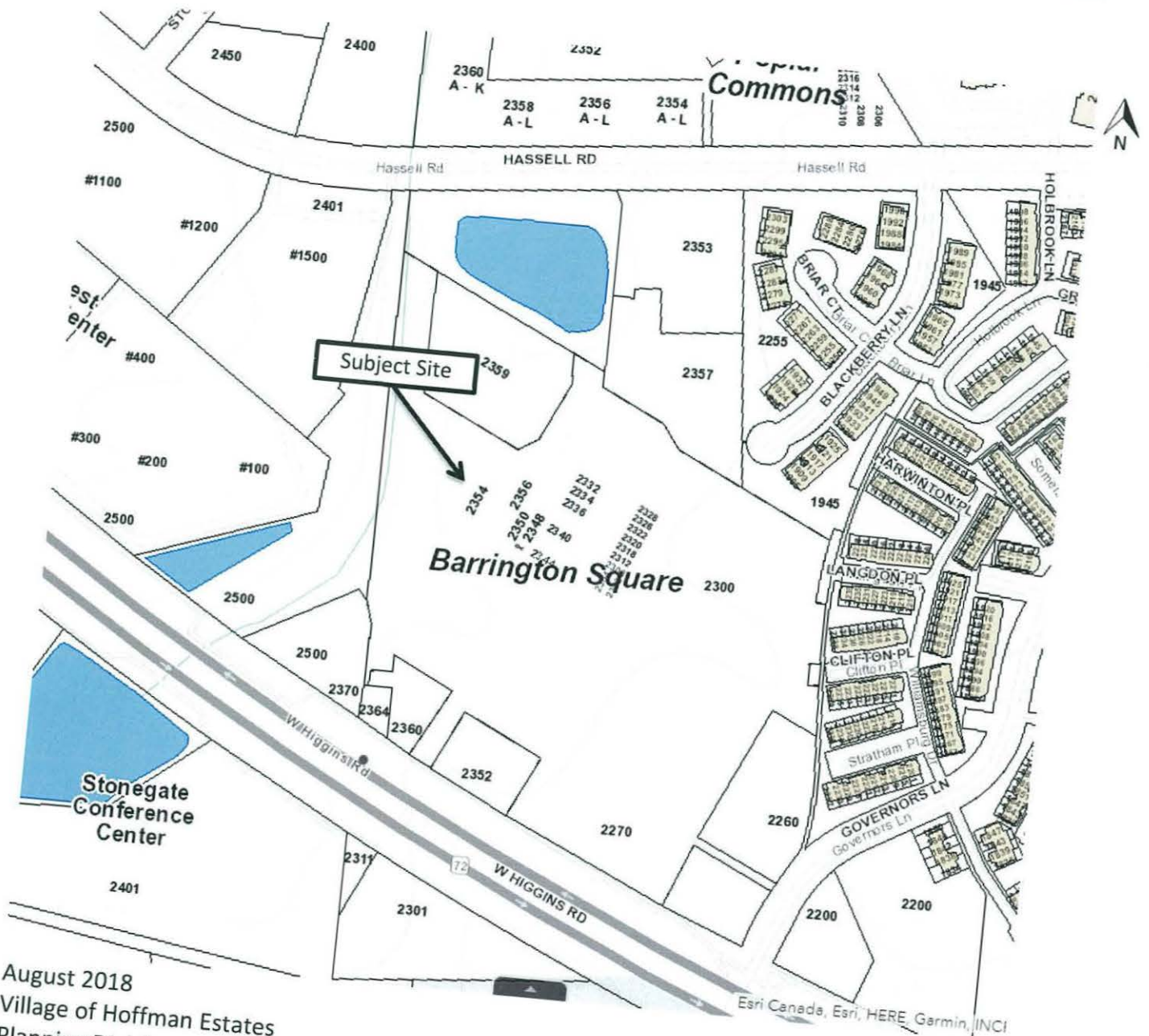
**FIRST FLOOR PLAN**  
 ARCHITECTURAL CONSULTANT  
**BLUEPRINTS BY DESIGN, INC.**  
 1005 N. RIVER  
 HOFFMAN ESTATES, ILL. 60169  
 TEL: 815-321-3355  
 FAX: 815-321-3355



**SECOND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0" (SEE SHEET # 2204 SHEET)

2350 & 2354 W Higgins Rd

P.I.N. 07-07-200-266-0000

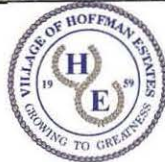
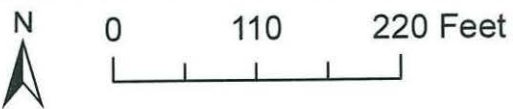


August 2018  
Village of Hoffman Estates  
Planning Division

Esri Canada, Esri, HERE, Garmin, INCI



# Poplar Creek Bowl 2354 W Higgins Rd



Planning Division  
Village of Hoffman Estates  
August 2018



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

PROJECT NO.: 2018006P

VILLAGE BOARD MEETING DATE: AUGUST 20, 2018

PETITIONER(S): **HOFFMAN ESTATES ACQUISITIONS LLC AND SOMERSET DEVELOPMENT LLC (CONTRACT PURCHASERS/CO-APPLICANTS)**

PROJECT ADDRESS: **SOUTH SIDE OF LAKEWOOD BOULEVARD BETWEEN EAGLE WAY AND HUNTINGTON BOULEVARD, AND ON THE NORTH SIDE OF CENTRAL ROAD (2000 CENTER DRIVE, 2001 LAKEWOOD BOULEVARD, 2501 EAGLE WAY)**

Recommendation: **APPROVAL**

Roll Call Vote: **10 Ayes, 0 Nays, 1 Absent**

PZC MEETING DATE: **AUGUST 15, 2018**

STAFF ASSIGNED: **PETER GUGLIOTTA**

**Approval of a request by Hoffman Estates Acquisitions LLC and Somerset Development LLC (contract purchasers/co-applicants), under authority of U.S. Bank N.A., Successor Trustee for Series 2006-TOP21 by C-III Asset Management LLC, its Special Servicer (owner) to consider Variations to Municipal Code Sections 9-8-3.A.2.b. (location) and 9-8-3.C.5.a.4. (height), and a Map Amendment (Rezoning) from O-4 Office Campus District to C-MU Commercial-Mixed Use Zoning District with the Mixed-Use Development Option for a mixed use project on approximately 150 acres on the south side of Lakewood Boulevard between Eagle Way and Huntington Boulevard, and on the north side of Central Road (2000 Center Drive, 2001 Lakewood Boulevard, 2501 Eagle Way).**

**The following conditions shall apply:**

1. Village approval of the height and location variations, and rezoning of the subject property from the O-4 District to the C-MU District shall only be valid with the owner's consent as detailed in the application materials. If the applicants (Hoffman Estates Acquisitions LLC and Somerset Development LLC) do not purchase and acquire fee title to the subject property within 180 days of the Village Board approval, this rezoning shall not be valid.
2. The height variation shall permit existing and future building heights on the property to be within 10 feet of the tallest current structure, estimated to be 95 feet, versus the maximum allowed 65 feet in the C-MU District.
3. The location variation shall permit the subject property to be classified as legally conforming with regards to its distance to the nearest intersection of two State maintained roads, as currently designated.
4. Any re-occupancy of the existing buildings or construction of new buildings shall be subject to the Village's Site Plan requirements, Permit requirements, and other processes, in accordance with the Municipal Code.

## FINDING

The Petitioner's attorney (Larry Woodard) presented the rezoning and variation request and addressed the legal standards in the Code. He noted the zoning of the property for a single tenant office is obsolete in today's market. Ralph Zucker and Ken Gold (Somerset Development) gave an overview of their proposed development and provided a background on a similar project they have done in New Jersey – Bell Works – which involved converting a former large, single-occupant office research laboratory into a modern mixed use project. Mr. Zucker highlighted the many similarities between the Bell Works project and the proposed City Works project and provided examples as to how they achieved success in New Jersey that they think can be replicated in Hoffman Estates. Mr. Zucker explained that this mixed-use concept is being called a "Metroburb" to describe the urban-design framework set within a suburban community. They believe there are a number of Millennials and businesses who do not necessarily want to move into the large city, but do want access to a mixed-use environment and related amenities.

The concept plans reviewed by the Petitioner were previously approved by the Village in May 2018. The Petitioner also noted the first steps they plan to take after closing on the property purchase, which includes renovating the atriums/lobby, building out some ready to lease office space and co-working offices, establishing a small café/coffee shop, and beginning the approval process for the first phase of residential, which they hope to break ground in 2019.

Staff briefly reviewed the information provided in the Staff Report, including noting that the Commercial-Mixed Use Zoning District is appropriate for this location due to its high level of accessibility. Staff noted that the variations were related to existing conditions and meant to ensure the property will be fully legally conforming following the rezoning.

Several Commission members had no questions. Other members confirmed that the likely number of school-aged children generated by the eventual residential development would be very low relative to the significantly high property tax value that would be generated for the school district (and other taxing bodies). All Commissioners expressed positive comments and the vote to recommend approval was unanimous, with one member absent.

## AUDIENCE COMMENTS

Four audience members spoke:

Rose C. Moy, 4465 Bayside Circle, Hoffman Estates, used to work in the AT&T building confirmed that the retention pond/natural area would remain undeveloped. She also asked several questions about the project out of curiosity.

Bernadine Rosenthal, 80 Old Coach Drive, South Barrington, asked if senior housing would be part of the development. The Chairperson indicated that discussion on the residential development would occur at a later date as part of the site plan review.

Jon Anderson, 2300 N Barrington Drive, South Barrington, expressed support for the project and asked questions about the timing of development and other minor details.

Penny Kazmier, 8 Wescott Drive, South Barrington – spoke representing School District 220. She stated their own estimate about the number of students that would be generated and commented on the cost the District would incur to educate them. She also noted that any possible incentives are a concern to the District and they want to be involved in discussions before any public meetings on incentives.

PLANNING AND ZONING COMMISSIONERS

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

ROLL CALL VOTE

10 Ayes  
0 Nays  
1 Absent (Boxenbaum)

**MOTION PASSED**

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

- Petitioner's Application, Narrative and Concept Plans
- Petitioner's Public Meeting Slide Presentation
- Staff Report
- Location Map and Legals



# VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT NO.: 2018027P

PROJECT NAME: SOMERSET MIXED USE PROJECT

PROJECT ADDRESS/LOCATION: SOUTH SIDE OF LAKEWOOD BOULEVARD BETWEEN EAGLE WAY AND HUNTINGTON BOULEVARD, AND ON THE NORTH SIDE OF CENTRAL ROAD (2000 CENTER DRIVE, 2001 LAKEWOOD BOULEVARD, 2501 EAGLE WAY)

PUBLIC HEARING  YES  NO

MAP AMENDMENT (REZONING)  VARIATION

MEETING DATE: AUGUST 15, 2018

STAFF ASSIGNED: PETER GUGLIOTTA *PG*

### REQUESTED MOTION

Approval of a request by Hoffman Estates Acquisitions LLC and Somerset Development LLC (contract purchasers/co-applicants), under authority of U.S. Bank N.A., Successor Trustee for Series 2006-TOP21 by C-III Asset Management LLC, its Special Servicer (owner) to consider Variations to Municipal Code Sections 9-8-3.A.2.b. (location) and 9-8-3.C.5.a.4. (height), and a Map Amendment (Rezoning) from O-4 Office Campus District to C-MU Commercial-Mixed Use Zoning District with the Mixed-Use Development Option for a mixed use project on approximately 150 acres on the south side of Lakewood Boulevard between Eagle Way and Huntington Boulevard, and on the north side of Central Road (2000 Center Drive, 2001 Lakewood Boulevard, 2501 Eagle Way).

INCLUDES RECOMMENDED CONDITIONS  YES  NO

ACRES: 150 (APPROXIMATE)		CURRENT ZONING DISTRICT: O-4 Office Campus PROPOSED ZONING DISTRICT: C-MU Commercial-Mixed Use
ADJACENT PROPERTIES:	NORTH: Industrial building & vacant Zoned M-2	SOUTH: Huntington 90 Business Park Zoned O-3, Central Road and Illinois Tollway (I-90)
	EAST: Huntington Boulevard and Cook County Forest Preserve	WEST: Industrial Zoned M-2
	NORTHWEST: vacant land zoned B-2	
Property Index Numbers: 01-36-301-013, 01-36-402-014, 01-36-401-005, 01-6-401-006		



## **BACKGROUND**

In the early 1990's, the roughly 220-acre Lakewood Boulevard Campus property was originally built as an office headquarters building for Ameritech (later SBC, then AT&T). The O-4 Office Campus District Zoning classification was created specifically to accommodate the development of this large office headquarters campus. In the mid-2000's, as AT&T determined they would never build out vacant areas of their land, they sold off two 35 acre parcels for development of the Huntington 90 Business Park along Central Road (these parcels were rezoned to the O-3 Office District). AT&T also sold their remaining occupied building/land to an investment trust and kept occupying the main buildings under a 10 year lease. Once that lease expired, AT&T chose to vacate the property, leaving the investment owner without a tenant and the campus eventually went through a foreclosure process. With the court process completed, the current owner put the property on the market and has entered into a sale contract with the applicant.

The applicant received Village approval of a Concept Site Plan and Redevelopment Agreement for their mixed-used project in May 2018. A copy of the approved Concept Site Plan is attached to the application. The Development Agreement generally acknowledges the mix of uses presented on the Concept Plan and limits the total number of residential units that can be built. At the time of the prior application the applicant did not have formal consent from the property owner to request the rezoning and variations.

The owner has now granted conditional consent for the rezoning and variations on the property. This formal consent is included in the application packet attached to this memo. Essentially, the owner's consent is conditioned on the applicant closing on the purchase of the property and the rezoning will not become effective until that happens. There is a 180 day deadline for the property purchase to occur. If the applicant does not purchase the property, the zoning will not change to C-MU and will remain O-4. This conditional consent is necessary because the current property owner does not want to authorize a change in the legal zoning rights on the property if the applicant does not make the purchase for some unforeseen reason. Corporation Counsel has reviewed the owner's consent and determined it is acceptable.

## **EXISTING SITE CONDITIONS**

The existing campus consists of the main headquarters office building (4 stories, 1.3M sq. ft.), a secondary office building (6 stories, 280K sq. ft.), and an institute training building (1 story, 40K sq. ft.). The site contains over 5,000 parking spaces underground, in surface lots and parking decks, along with substantial open space and large setbacks from the adjacent public streets. The south-central portion of the site – roughly 40 acres – contains walking paths, a large pond covered by a stormwater management easement, and a naturalized area where no development was ever contemplated.

The property is surrounded by the public streets of Eagle Way, Lakewood Boulevard, Huntington Boulevard, and Central Road, with the private road - Center Drive (formerly AT&T Center Drive) - connects the campus with two intersections on Central Road. An internal network of private drives connects different areas of the campus.

Surrounding land uses include light industrial, office, retail, hotel, and open space. Interstate 90 runs along the south side of Central Road past the subject property. The new full interchange at I-90 and Barrington

Road opened last year and the Pace bus transit facility that feeds service along the I-90 corridor is opening this year. The site benefits from close proximity and strong connectivity to various forms of transportation in the area.

### **PROPOSED DEVELOPMENT**

Somerset is proposing to turn the vacant office campus into a mixed use development similar to the successful Bell Works mixed use project they are constructing in New Jersey in a former 2 million square foot single tenant office building. The Bell Works project is over 75% leased with a mix of office, retail, and hospitality uses, along with a walkable "main street" common area inside the building and open space available to the public. Residential units are being added on vacant land immediately adjacent to the mixed use building. Somerset has coined the term "Metroburbs" to describe their concept of a self-contained metropolis in a suburban setting. Somerset will be prepared to expand upon their success at Bell Works and answer additional questions during the meeting presentation. The Bell Labs website can be viewed by typing "bell.works" into the address bar of your web browser.

Somerset has indicated the former AT&T campus provides an opportunity to refine and advance the concepts used in the Bell Works project with the Hoffman Estates location having proximity to a major Interstate Highway, and the open atrium interior area of the building being conducive to Somerset's main street Metroburbs concept.

The intended design will create a "main street" concept on the main floor atrium area that will be fronted with shops, restaurants and a variety of related uses all in a walkable layout with connections to the office spaces. Access is intended to be open to the public as well as through connected pedestrian links to the hotel and new residential developments. The planned "main street" design in the atrium of the building is also intended to be accessible to the public at all times to further increase customers for new businesses.

### **REZONING & VARIATIONS**

The Village's C-MU Commercial-Mixed Use District has specific location and size requirements intended to ensure the property is large enough to accommodate a mixed use development and is easily accessible from major transportation facilities. The subject property meets the 1.5 mile distance requirement to an interchange along the Northwest Tollway (I-90) and exceeds the minimum size requirement of 60 acres. However, the site location is roughly 1.5 miles away from the nearest intersection of two State roads (Barrington & Higgins), whereas the Zoning Code requires all C-MU sites must be within 0.75 miles of the intersection of two or more State-maintained roads so a variation is needed concurrent with the rezoning.

The existing property contains office buildings that are approximately 95 feet tall, which exceeds the maximum 65 foot height limit in the C-MU District. The applicant desires to keep the existing buildings and use these heights as a standard for additional construction on the site and therefore a variation is needed for the height also. In order for the property to be rezoned and be in compliance with the Village Zoning Code, the variations need to be approved concurrently.

### *Rezoning Standards*

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

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

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

The proposed C-MU District generally allows for the same uses on the subject property that are already allowed under the existing O-4 Office Campus District, plus it permits the addition of attached or multi-family residential units on the property. Many of the characteristics that make a large property well suited for the O-4 Office Campus District are identical to those that make a property appropriate for the C-MU District, and therefore this proposed zoning change can be viewed favorably.

While the Village's 2007 Comprehensive Plan shows the subject property with an Office designation, this primarily reflected the existing use at the time the plan was done. It is appropriate on a case by case basis to evaluate properties to determine if a rezoning may be suitable. The subject property is adjacent to parcels with Mixed Office/Retail, Forest Preserve, Commercial, and Light Industrial designations. The proposed C-MU District has a large overlap in allowed uses with most surrounding land. One of the intentions of the C-MU District is to provide compatibility with a variety of different zoning districts. If the Village determines that the standards in Section 9-1-17.E.2 of the Zoning Code are met with this proposal, the rezoning would not be considered inconsistent with the Comprehensive Plan.

With regards to the factors listed in Section 9-1-17.E.2, the following are noted.

- While the existing uses and zoning classifications within the immediate area of the subject property are mostly commercial, light industrial and office, there are residential properties less than 0.5 miles from the property and the adjacent Forest Preserve land is very compatible with residential development.
- The nature of the residential component allowed by the C-MU District is generally compatible with office, retail, and hospitality uses. Only attached and/or multi-family units are permitted and these should be readily compatible with the surrounding area. The Village will control approvals of the exact residential design and can ensure that an appropriate layout is advanced.
- Since the existing O-4 zoning was established on this property almost 30 years ago, there has been a growing trend in development along the Northwest Tollway corridor for more integrated and mixed use developments. The first C-MU zoned property in the Village was established to the west

near the I-90 and Rt. 59 Interchange and the Village of Schaumburg is currently developing a large mixed use development project to the east near the I-90 and Roselle Road Interchange. Mixed use project tend to develop in nodes, with each being sustainable within its own immediate area. The proximity of this project to the Barrington Road Interchange with I-90 and the new Pace transit station makes the proposal very compatible for the location.

- Local and National development trends have shown that large, single-purpose office headquarters buildings are not as economically viable as they were once thought to be. A more sustainable approach of mixing different compatible uses, including residential units, is necessary to increase long term viability of large properties. Creating places where residents, employees, and visitors can interact and participate in a variety of activities spanning the day and night allows for a dynamic and desirable development. For a large office building to compete in today's market for top-class tenants, a full range of amenities and a high quality environment must be offered. There are different models for how a mixed use development can be set up and in this case the applicant has created their own "Metroburb" concept that takes advantage of the specific pre-existing design of a building such as the former AT&T headquarters.

### *Variation Standards*

Section 9-1-15 of the Zoning Code states that the Planning and Zoning Commission shall not recommend the adoption of a proposed variation unless it finds that the variation meets the Standards for Variations as set forth in the Zoning Code.

1. The Planning and Zoning Commission shall not recommend the variation of the regulations of the Code unless it shall first make a finding based upon the evidence presented to it in each specific case that:
  - a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located;
  - b. The plight of the owner is due to unique circumstances;
  - c. The variation, if granted, will not alter the essential character of the locality.
2. For the purpose of implementing the above rules, the Planning and Zoning Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the applicant have been established by the evidence;
  - a. The particular physical surroundings, shape of topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
  - b. The conditions upon which the petition for a variation is based would not be applicable, generally, to other property within the same zoning classification;
  - c. The purpose of the variation is not based exclusively upon a desire to increase the value of the property;
  - d. The alleged difficulty or hardship has not been based exclusively upon a desire to increase the value of property;
  - e. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
  - f. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fires, or endanger the public safety, or substantially diminish or impair property values in the neighborhood.
3. The Planning and Zoning Commission may recommend to the Village Board that such conditions and restrictions be imposed upon the premises benefited by a variation as may be necessary to comply with the standards set forth in this section to reduce or minimize the injurious effect of such variation upon other property in the neighborhood, and better to carry out the general intent of this Code.

With regards to the factors listed in Section 9-1-15, the following are noted:

- The subject property was developed and zoned for a single tenant in a large suburban office campus setting, which has proven to no longer be an economically sustainable design. For the property to regain its viability from an economic standpoint, it needs to be modified to be more consistent with current development trends. A shift away from the O-4 District toward a more flexible C-MU District will allow this to happen. In order to facilitate the zoning change, the location and height variations are necessary for the property to be redeveloped as legally compliant.
- The existing office campus property is unique in the area and therefore a unique solution for re-occupancy and redevelopment is appropriate. The variations will facilitate the rezoning to an appropriate new zoning classification.
- Retention and reuse of the existing buildings at their current height, and an allowance for the construction of additional similarly sized buildings is advantageous from a sustainability perspective since existing quality structures will not be demolished. The height standards found within the C-MU District are most importantly considered in the context of the surrounding properties and the rest of the C-MU development. Because the buildings already exist at their current heights, impacts are already established and new development can be incorporated into the site design appropriately.
- The subject property meets the full intent of the C-MU Zoning District with regards to location and proximity to major transportation facilities, even though it technically does not meet the distance requirement from the intersection of two State roads. The presence of the nearby full interchange at I-90 and Barrington Road with the addition of the new Pace bus transit facility is a significant benefit for this property. While Central Road is a County Highway, it functions in regional manner similar to a State Highway. The subject property is also less than 2.5 miles from a second I-90 Interchange at Roselle Road to the east, which further solidifies the property's positive transportation attributes.
- No negative impacts or detrimental factors have been identified with the variation proposal. Restoring this vacant, difficult to re-occupy property back to an economically productive status should generally have a positive impact on surrounding property values and should benefit the community in general.

Specific details on the proposed mix of uses within the building and new construction on the property will be subject to further detailed review through the Site Plan process, but the general condition, location, and layout of the building and property provide an appropriate location for the Commercial-Mixed Use Zoning District. The variations are reasonably justified based on the specific and unique characteristics of this building and property.

## **SUMMARY ANALYSIS OF PROPOSAL**

Rezoning the subject property, with the requested variations, will provide an important step toward facilitating the conversion of this large, vacant, single-occupant office campus into the new mixed use project and will benefit the community because it allows for re-occupancy of an outdated building that has very little hope of being bought or leased by one single company. There is also a high vacancy rate for traditionally designed office buildings along the I-90 corridor, so making a fundamental change to the nature of this office campus should give the property a much better chance of being leased. Current development patterns favor mixed use, walkable designs that are better suited for connectivity between jobs, housing, and shopping/services, thus allowing residents and employees convenient access to most of their daily needs in close proximity to their homes or work. This type of mixed use approach is also favored by many successful businesses looking for a desirable place to locate their offices since it tends to attract quality employees, which are the backbone of most companies. Diversity in uses in a project also provides a more economically sustainable model for development since it allows the property to evolve over time as individual uses grow or shrink in the market.

For several years trends have seen large and small companies choosing to locate closer to large cities where their desired employee base wanted to live within walking distance to shops, restaurants, recreation and other amenities. More recently, there has been some shift back to the suburbs where there are more open spaces, park amenities, quality schools and a different variety of entertainment options, without some of the congestion found in the large cities. The Somerset project attempts to strike a balance between the positives offered by an urban setting and alternative amenities more prevalent in the suburbs.

This proposed concept fits well within the vacant former AT&T campus and is compatible with surrounding land uses, as well as the highly accessible interchange and transit services nearby at Barrington and I-90. The site allows flexibility for details of the proposed residential units and other uses to be adjusted through the final site plan process to ensure all Village development standards are met. The proposed rezoning with variations is consistent with Village development goals and can be seen as an asset to the community.

## **FUTURE STEPS IN THE APPROVAL PROCESS**

Following rezoning of the property, Somerset intends to purchase the property and begin taking necessary steps to develop the first phases of the mixed use project. Next steps may include requesting approval of a subdivision plat that will facilitate partnerships with residential builders for the residential construction. Concurrently, Somerset would begin working on the various details and plans necessary to seek Preliminary and Final Site Plan approval to both re-occupy the buildings and to begin construction on new site improvements. Part of the process will also involve an assessment of current site conditions and a proposed phasing plan to upgrade and address any deficiencies.

Overall, the existing site was designed to accommodate over 5,000 employees and a number of visitors within the headquarters building, plus the campus had space for additional expansion. The existing utility and roadway infrastructure capacity will generally be able to accommodate the proposed conversion to the new mixed use project, although there may need to be some adjustments within the site based on specific final site plan design details.

**RECOMMENDED CONDITIONS**

1. Village approval of the height and location variations, and rezoning of the subject property from the O-4 District to the C-MU District shall only be valid with the owner's consent as detailed in the application materials. If the applicants (Hoffman Estates Acquisitions LLC and Somerset Development LLC) do not purchase and acquire fee title to the subject property within 180 days of the Village Board approval, this rezoning shall not be valid.
2. The height variation shall permit existing and future building heights on the property to be within 10 feet of the tallest current structure, estimated to be 95 feet, versus the maximum allowed 65 feet in the C-MU District.
3. The location variation shall permit the subject property to be classified as legally conforming with regards to its distance to the nearest intersection of two State maintained roads, as currently designated.
4. Any re-occupancy of the existing buildings or construction of new buildings shall be subject to the Village's Site Plan requirements, Permit requirements, and other processes, in accordance with the Municipal Code.

Attachments: Application, Project Narrative, and Concept Site Plans



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

Special Use for \_\_\_\_\_  Rezoning from O4 to \_\_\_\_\_ C-MU (Mixed Use)

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 \$1,500.00 Check No. 10374 + 10435 Date Paid 7/30/2018  
Project Number: 2018027P  
Staff Assigned: Pete Gugliotta  
Meeting Date: 8-15-2018 Public Hearing: Yes  No   
Sign Posting Required: Yes  No  Date Sign Posted 7-30-2018

### PLEASE PRINT OR TYPE

Date: ~~June~~ JULY 24<sup>th</sup>, 2018

Project Name: Lakewood Center/former AT&T Corporate Campus

Project Description: Mixed use redevelopment

Project Address/Location: 2000 W AT&T Center Drive, Hoffman Estates, IL 60196

Property Index No. 01-36-301-013, 01-36-402-014, 01-36-401-005, 1-36-401-006

Acres: 152.738 Zoning District: O-4



**I. Owner of Record**

U.S. Bank N.A, Successor Trustee for Series 2006-TOP21 c/o C-III Asset Management LLC, its Special Servicer

Name		Company
5221 North O'Connor Boulevard, Suite 600		Irving
Street Address		City
Texas	75039	(972) 868-5210
State	Zip Code	Telephone Number
(972) 868-5495		jharbur@c3cp.com
Fax Number		E-Mail Address

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

Raphael Zucker		Hoffman Estates Acquisitions LLC, a Delaware limited liability company
Name		Company
101 Crawfords Corner Road		Holmdel
Street Address		City
New Jersey	07733	(732) 415-7104
State	Zip Code	Telephone Number
		ralph@sdnj.com
Fax Number		E-Mail Address

Applicant's relationship to property: Contract Purchaser

**III. Owner Consent for Authorized Representative**

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

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

SEE ATTACHED PROJECT NARRATIVE

See Attached Project Narrative

Owner Signature

Print Name

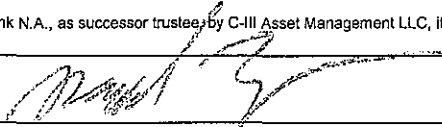
**IV. Acknowledgement(s)**

- 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: SEE ATTACHED PROJECT NARATIVE

Owner's Name (Please Print): U.S. Bank N.A., as successor trustee, by C-III Asset Management LLC, its Special Servicer

Applicant's Signature:   
(If other than Owner)

Applicant's Name (Please Print): Hoffman Estates Acquisitions, LLC, a Delaware limited liability company

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

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

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

Email: [planning@hoffmanestates.org](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 Project Narrative



# VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION VARIATION ADDENDUM

Commercial  Residential  Sign

## REQUIRED SUBMITTALS

- General Application
- Variation Hearing Fee: (Checks payable to the Village of Hoffman Estates)  
Commercial: \$500.00 per Variation\*  
Residential: \$175.00  
Sign: \$500.00 per Sign
- Legal Description  
(Typically found on a tax bill, survey, mortgage documents or deed)
- Current Plat of Survey drawn to scale showing the proposed improvement(s) and distance(s) from existing structures and property lines. For sign variations, ALL signs should be shown and labeled on the plat including the sign(s) for which the variation is being requested.
- A scale drawing of the floor plan and elevations, including windows and door locations.
- A Project Narrative detailing the variation request including whether there are other options that would not require a variation, proposed construction materials, whether removal/relocation of trees, utilities will be required and the estimated total project cost. Include any relevant plans, documents, photos to support the request.
- If any part of your existing and/or proposed use is located in any part of a utility easement, written release(s) from the Village or utility company may be required; contact the Planning Division for information.
- For residential variations only:** You are encouraged to discuss your variation request with your neighbors and have them a Statement of Awareness acknowledging their awareness of your proposal. Statement of Awareness forms can be found on the Village's Planning Documents & Applications webpage or can be provided by Staff.

\* ***Some commercial requests require the posting of a notification sign(s) on the property 10 days before the Planning & Zoning Commission hearing and removal of the sign(s) 10 days after final Village Board action. Should your request require a notification sign, the specific requirements will be provided by Planning Staff.***

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

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

**See Attached Project Narrative**

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

**See Attached Project Narrative**

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

**See Attached Project Narrative**

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

**See Attached Project Narrative**

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

See Attached Project Narrative

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

See Attached Project Narrative

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**VILLAGE OF HOFFMAN ESTATES  
PLANNING AND ZONING COMMISSION  
VARIATION ADDENDUM  
PROJECT NARRATIVE**

PROJECT: **Lakewood Center Campus (former AT&T Headquarters)**  
("Subject Property") 2000 West AT&T Center Drive, Hoffman Estates, Illinois

OWNER: U.S. Bank National Association, Successors in Interest to Bank of America, National Association, as Successor by Merger to LaSalle Bank National Association, as Trustee for the Morgan Stanley Capital I Inc., Commercial Mortgage Pass-Through Certificates, Series 2006-TOP21,  
By: **C-III Asset Management LLC, Its Special Servicer**

APPLICANTS: **HOFFMAN ESTATES ACQUISITIONS LLC**  
**a Delaware limited liability company,**  
**as nominee of SOMERSET DEVELOPMENT L.L.C.**  
**a New Jersey limited liability company, the co-applicant**

MANNER OF APPLICATION: This Application for a Variation ("**Variance Application**") is being submitted in connection with an application for a zoning map amendment to rezone the Subject Property from Office and Research Campus District (O-4) to Commercial Mixed-Use District (CM-U), specifically the Mixed-Use Option (Village Code § 9-8-3-C) ("**Rezoning Application**").

EFFECTIVENESS OF VARIANCE: As with the Rezoning Application, the effectiveness of any variation, this Variance Application and all other legislative action by the Village of Hoffman Estates sought by this Variance Application is expressly contingent and will only become effective upon the purchase and acquisition of fee title to the Subject Property by the Applicant, Hoffman Estates Acquisitions LLC, a Delaware limited liability company (hereinafter "**Somerset Development**" or "**Applicant**") within one hundred eighty (180) days of the date of the Village Board of Trustee's passage of the approval of this application (hereinafter "**Closing Period**"). In the event Applicant does not hold fee title to the Subject Property prior to the expiration of the Closing Period, then any and all variances contingently approved and all legislative action as it relates to the Subject Property shall be automatically null, void and of no force or effect, without any action from Owner, Applicant, the Village of Hoffman Estates or other party with an interest in the matters addressed herein. Upon the Applicant becoming fee title holder to the Subject Property during the Closing Period, any legislative action by the Village of Hoffman Estates resulting from this Variance Application shall become automatically in full force and effect, *ipso facto*, upon the Applicant's acquisition of the

Subject Property and without further action required of the Village or any other party with an interest in the matters addressed herein.

### EXECUTIVE SUMMARY

The undersigned Applicant, Hoffman Estates Acquisitions LLC, a Delaware limited liability company, as nominee to the co-applicant, Somerset Development, L.L.C., a New Jersey limited liability company (“**Somerset Development**”), is the contract purchaser for the Subject Property currently owned by the undersigned U.S. Bank National Association, Successors in Interest to Bank of America, National Association, as Successor by Merger to LaSalle Bank National Association, as Trustee for the Morgan Stanley Capital I Inc., Commercial Mortgage Pass-Through Certificates, Series 2006-TOP21, by C-III Asset Management LLC, a Delaware limited liability company, as its Special Servicer (“**Owner**”).

Presently, the Lakewood Center Campus is currently zoned for Office and Research Campus District (O-4). Somerset Development has applied to rezone the Subject Property from O-4 to the Mixed-Use Option of a Commercial Mixed-Use District (CM-U), so that Somerset Development can redevelop the property for multi-tenant office as well as retail, entertainment or residential uses through a concept originated by Somerset Development: *The Metroburb*.

A Metroburb combines the density and dynamism of a walkable downtown ‘main street’ in a desirable and livable suburban locale. The Metroburb is a self-contained metropolis in suburbia – a building or campus with instant access to a mix of office, residential, hospitality, dining, entertainment, healthcare, and community services. Essentially, a Metroburb recreates the walkable, downtown-style setting that matches shifting demographics and priorities of today’s commercial tenants, but in a more convenient and comfortable suburban location.

To realize Somerset Development’s goal of developing a Metroburb at the Lakewood Center Campus, the zoning map classification for the property must be amended to reflect Commercial Mixed-Use District (CM-U), specifically the Mixed-Use Option (Village Code § 9-8-3-C). The zoning change will allow a new mix of uses for the 150-acre site, enabling the property to better adapt to the current market trends of the suburban office market and facilitating the property’s highest and best use in the current market conditions.

In connection with the rezoning of the Lakewood Center Campus, Somerset Development requires a variation of some of the requirements under the CM-U zoning classification. Some of the variations requested by this Variance Application to the CM-U—Mixed Use Option zoning classification include requests that are practical in nature, are necessary for application of the CM-U zoning to the property, are needed to conform the zoning to the Subject Property and avoid the need for immediate demolition of structures or creation of nonconforming structures.

Specifically, upon the rezoning of the Lakewood Center Campus to the CM-U Mixed Use zoning classification, Somerset Development respectfully requests the following variations to the CM-U Commercial Mixed Use District zoning requirements:

- (a) Variation to Village Code § 9-8-3-A(2)(b): Currently, the Zoning Code requires CM-U Mixed Use zoning to be within three quarter (3/4) miles of an intersection of two or more state-maintained roads. Central Road adjacent to the Subject Property is currently a Cook County Highway. If Central Road was a state-maintained road, the Subject Property would be in conformance. Further, the closest intersection of two state-maintained roads is Barrington Road and Higgins Road which, based on the method of measurement, is either within the three quarter-mile requirement or within a *de minimis* amount of the requirement. Finally, while not specifically defined in the Village Code, Interstate 90 can be argued to be a state-maintained road. If I-90 is intended to be a state maintained road, the Subject Property is certainly within the required three quarters of a mile of the intersection of I-90 and Barrington Road. Under Section 9-8-3-A(1) of the Village Code, the legislative intent of the C-MU zoning is for the classification to be applied to large sites that are easily accessible from major transportation facilities. In addition to the ease of accessibility from the I-90 Barrington Road exit, the new Pace Park and Ride facility is scheduled to be opened within a one-half mile of the Subject Property, thereby fulfilling the legislative intent of the CM-U zoning and arguably obviating the need for the property's proximity to the state road intersection.
  
- (b) Variation to Village Code § 9-8-3-C(5)(a)(4): The mixed use option under the C-MU zoning classification requires a height limitation of sixty-five feet (65'). However, there are current structures on the property that exceed six (6) stories or ninety-five feet (95') in height. Within a close proximity to the Subject Property are a number of structures that far exceed the sixty-five feet (65') height limitation, nullifying any issues adjacent property owners may have in increasing the Subject Property's height restrictions under CM-U. Further, the density for the contemplated redevelopment of the Lakewood Center Campus requires vertical construction over the sixty-five feet (65') limitation. To allow the pre-existing structures to conform to the new CM-U zoning and to allow Somerset Development the density needed for the number of proposed units, a variance is required to allow the vertical height of all current structures and construction of all future structures to be within ten feet (10') of the tallest current structure.



## VARIANCE APPLICATION

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

***If the strict letter of the law were imposed under the CM-U zoning, the CM-U zoning would not be possible as a result of the proximity to two state-maintained roads. Without the variance, Somerset Development would have to undergo the undue hardship of demolishing one or more structures on the property to comply with the CM-U height restrictions.***

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

***This property is uniquely suited as this Variance Application accompanies a rezoning application for an existing structure. This application would not affect any other parcels zoned CM-U within the Village. With the existing structure and its close proximity to state-maintained highways (which, based upon interpretation, may or may not be in compliance with the CM-U classification), no other property within the Village under the CM-U classification would have these issues. No other property within the CM-U zoning would contemplate a reuse of current structures and a complete redevelopment.***

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

***The variations sought relating to height restrictions and the proximity to state-maintained highways are to allow the rezoning of the property to CM-U and be in compliance with the CM-U ordinance as written, with the property as currently built. None of the variations requested, absent any rezoning, should increase the value of the property.***

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

***All variations requested by this Variance Application are required to reconcile the existing structures and property location to the requested CM-U rezoning—to the letter of the law. None of these use requests or variances sought will, of themselves, increase the value of the Property.***

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

***The variation would not be detrimental to other property or improvements. There is no disparate or discernable public welfare impact by any of the variations sought in this Variance Application. The variations requested allow CM-U zoning to proceed and to create a neighborhood where there currently is none. The requested variation is made in lieu of a text amendment to the CM-U Mixed Use Option zoning classification for the CM-U classification to conform to the property as-built. A text amendment would have a more far-reaching effect and consequences for a vacant parcel that is within the CM-U classification.***

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

***The variation sought as to height is at or near the same height as the current structures at the subject Property. Further, there are current structures in the proximity to the subject Property that far exceed the sixty-five feet (65') height restriction. Adjacent property owners would not experience any additional congestion, traffic or other adverse impact as when the Lakewood Center Campus was fully operating at its peak of 3,200 employees at the building. Due to the large size of the building and property and number of workers occupying the building when fully occupied, there is ample infrastructure, utilities and off-street parking in place to handle all of the anticipated occupants of the project as proposed.***

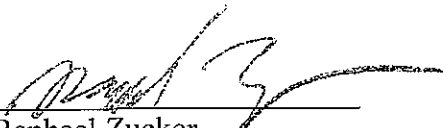
**VARIANCE APPLICATION**  
**POINTS OF CONSIDERATION**

- All of the variations requested in this application further the legislative intent of the CM-U—Mixed Use Option under Section 9-8-3(A)(1) and (C)(1).
- The variations requested as it relates to the height restrictions and proximity to state-maintained highways allow the property, in its current condition, to conform to the CM-U classification.
- The variations requested as it relates to the height restrictions actually allow the Subject Property to conform to properties in close proximity as may have buildings that far exceed the sixty-five feet (65') limit currently in the CM-U zoning classification under Section 9-8-3(C)(4).
- The question of whether the Subject Property is with three-quarters of a mile of an intersection of state-maintained highways is subject to measurement standards and definitions of state-maintained highways and is in conformance with the legislative intent of CM-U zoning under the code.

Respectfully Submitted,


**APPLICANT:**

HOFFMAN ESTATES ACQUISITIONS LLC  
a Delaware limited liability company

By:   
Name: Raphael Zucker  
Title: Authorized Signatory

**CO-APPLICANT:**

SOMERSET DEVELOPMENT, INC.  
a New Jersey corporation

By:   
Name: Raphael Zucker  
Title: Authorized Signatory

**Attorney for Applicant and Co-Applicant:**

Larry N. Woodard  
MILLER CANFIELD  
225 West Washington Street, Suite 2600  
Chicago, IL 60606  
312-460-4200  
[woodard@millercanfield.com](mailto:woodard@millercanfield.com)

*[Conditional Consent by Owner to immediately follow]*


**CONDITIONAL CONSENT BY OWNER**

The undersigned, as Owner of the Subject Property, hereby consents to the submission of this Application so long as and on the express condition that: (i) the Effectiveness of Variance language is included in all actions taken and in all legislation passed by the Village as it relates to the Subject Property; (ii) the rezoning or variation sought by this Application shall not take effect unless and until the Applicant, Hoffman Estates Acquisitions LLC, purchases and takes title to the Subject Property; and, (iii) the Subject Property's zoning classification, permitted uses or other current zoning or classification of the Subject Property remain the same unless and until the Applicant, Hoffman Estates Acquisitions LLC, purchases and takes title to the Subject Property ((i) through (iii) defined as the "Conditions for Consent"). In the event any of the Conditions for Consent are not in full force and effect or have in any way changed or have been modified, either through the Applicant's actions or inactions, through the Village's actions or inaction or through any other cause or means, then the Owner's consent to or authorization for this Application is hereby withdrawn, null and void, *ab initio*. The Owner is providing its consent to and authorization for this Application on the express condition that all Conditions for Consent are in full force and effect. If the Conditions for Consent are not in full force and effect within one hundred eighty (180) days of the date of the Village's legislative action taken hereunder, the Owner withdraws all consent, authorization or acknowledgement of this Application and the Owner's authorization and signature below shall be null, void and of no effect.

**OWNER:**

U.S. Bank National Association, as Successor  
in Interest to Bank of America, National  
Association, as Successor by Merger to  
LaSalle Bank National Association, as Trustee  
for the Morgan Stanley Capital I Inc.,  
Commercial Mortgage Pass-Through  
Certificates, Series 2006-TOP21

By: C-III Asset Management LLC, a Delaware  
limited liability company (f/k/a ARCap  
Servicing, Inc.), solely in its capacity as special  
servicer pursuant to that certain Pooling and  
Servicing Agreement dated as of January 1,  
2006

By:   
Name: James Harbur  
Title: Servicing Officer



# VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION REZONING/MAP ADDENDUM

Commercial    Residential

## REQUIRED SUBMITTALS

- General Application
- Rezoning Hearing Fee: (Checks payable to the Village of Hoffman Estates)
  - 0 - 4.99 acres: \$500.00
  - 5.0 – 9.99 acres: \$750.00
  - 10.00 acres & above: \$1,000.00
- Legal Description  
(Typically found on a tax bill, survey, mortgage documents or deed)
- Current Plat of Survey drawn to scale showing existing structures and distances to property lines.
- Zoning Exhibit – graphic representation of the rezoning area.
- A Project Narrative detailing the rezoning request.

**Zoning Code Section 9-1-17-A-E of the Municipal Code requires that** where the purpose and effect of the proposed amendment is to change the zoning classification of a particular property, the Planning and Zoning Commission, shall make findings based upon the evidence presented to it in each specific case with respect to the following **(Respond to each standard as it applies to your request either below or address on a separate sheet)**

1. Existing uses of property within the general area of the property in question.

See Attached Project Narrative

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2. The zoning classification of property within the general area of the property in question.  
**See Attached Project Narrative**

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3. The suitability of the property in question for the uses permitted under the existing zoning classification.  
**See Attached Project Narrative**

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4. The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was placed in its present zoning classification.  
**See Attached Project Narrative**

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**VILLAGE OF HOFFMAN ESTATES  
PLANNING AND ZONING COMMISSION  
REZONING/MAP ADDENDUM**

**PROJECT NARRATIVE**

PROJECT: **Lakewood Center Campus (former AT&T Headquarters)**  
("Subject Property") 2000 West AT&T Center Drive, Hoffman Estates, Illinois

OWNER: U.S. Bank National Association, Successors in Interest to Bank of America, National Association, as Successor by Merger to LaSalle Bank National Association, as Trustee for the Morgan Stanley Capital I Inc., Commercial Mortgage Pass-Through Certificates, Series 2006-TOP21,  
By: **C-III Asset Management LLC, Its Special Servicer**

APPLICANTS: **HOFFMAN ESTATES ACQUISITIONS LLC**  
**a Delaware limited liability company,**  
**as nominee of SOMERSET DEVELOPMENT L.L.C.**  
**a New Jersey limited liability company, the co-applicant**

EFFECTIVENESS  
OF REZONING:

The effectiveness of any rezoning, this Rezoning Application and all other legislative action by the Village of Hoffman Estates sought by this Rezoning Application is expressly contingent and will only become effective upon the purchase and acquisition of fee title to the Subject Property by the Applicant, Hoffman Estates Acquisitions LLC, a Delaware limited liability company (hereinafter "**Somerset Development**" or "**Applicant**") within one hundred eighty (180) days of the date of the Village Board of Trustee's passage of the approval of this application (hereinafter "**Closing Period**"). In the event Applicant does not hold fee title to the Subject Property prior to the expiration of the Closing Period, then any and all rezoning contingently approved and all legislative action as it relates to the Subject Property shall be automatically null, void and of no force or effect, without any action from Owner, Applicant, the Village of Hoffman Estates or other party with an interest in the matters addressed herein. Upon the Applicant becoming fee title holder of the Subject Property during the Closing Period, any rezoning and all other legislative action by the Village of Hoffman Estates resulting from this Rezoning Application shall become automatically in full force and effect, *ipso facto*, upon the Applicant's acquisition of the Subject Property and without further action required of the Village or any other party with an interest in the matters addressed herein.



## EXECUTIVE SUMMARY

The undersigned Applicant, Hoffman Estates Acquisitions LLC, a Delaware limited liability company, as nominee to the Co-Applicant, Somerset Development, L.L.C., a New Jersey limited liability company (“**Somerset Development**”), is the contract purchaser for the Subject Property currently owned by the undersigned U.S. Bank National Association, Successors in Interest to Bank of America, National Association, as Successor by Merger to LaSalle Bank National Association, as Trustee for the Morgan Stanley Capital I Inc., Commercial Mortgage Pass-Through Certificates, Series 2006-TOP21, by C-III Asset Management LLC, a Delaware limited liability company, as its Special Servicer (“**Owner**”).

Presently, the Lakewood Center Campus is zoned current zoning for Office and Research Campus District (O-4). The O-4 zoning permits office-type uses and ancillary uses, but does not allow, either directly or through a special use, any retail, entertainment or residential uses. Somerset Development desires to redevelop the entire property into a concept originated by Somerset Development: *The Metroburb*.

A Metroburb combines the density and dynamism of a walkable downtown ‘main street’ in a desirable and livable suburban locale. The Metroburb is a self-contained metropolis in suburbia – a building or campus with instant access to some mix of office, residential, hospitality, dining, entertainment, healthcare, and community services. Essentially, a Metroburb recreates the walkable, downtown-style setting that matches shifting demographics and priorities of today’s commercial tenants, but in a more convenient and comfortable suburban location.

To realize Somerset Development’s goal of developing a Metroburb at the Lakewood Center Campus, the zoning map classification for the property must be amended to reflect Commercial Mixed-Use District (CM-U), specifically the Mixed-Use Option (Village Code § 9-8-3-C). The zoning change will provide a new mix of uses for the 150-acre site, enabling the property to better adapt to the current market trends of the suburban office market and facilitating the property’s highest and best use in the current market conditions.

One of the core goals of the Metroburb is to create a “street-level” pedestrian experience. The ground floor of a building or campus might be repurposed to cater to retail or dining users; atriums might become public plazas; old office space might become the new home for local government services, a library or other use supporting the community and Village. The Central Building in Lakewood Center Campus is perfectly situated for this pedestrian street concept. At scale, it creates a community-based ecosystem in which each component reinforces the others: office users create a steady flow of patrons for retail users, supplemented by visitors from the nearby area and residents who live on the property. As the community continues to mature, demand from office users seeking a unique but cost effective suburban working environment increases commensurately.

Somerset Development has developed a similar project at Bell Works in Holmdel, New Jersey. The old Bell Labs, which was very similar to the Subject Property, was a vacant two-million square foot single tenant office building on 472-acres of land. Somerset was successful in zoning the property into a mixed-use district akin to that of the CM-U Mixed Use Zoning District

of Hoffman Estates. Bell Works is now an extremely successful development with 225 single family homes, and a mix of over one million square feet of office, retail, and hospitality uses which has helped revive the once desolate office park and now stands at over 75% leased. Somerset Development envisions the same turn-around for the Lakewood Center Campus, and the first step to achieving this transformation is through the rezoning of the property.

The rezoning sought by this application is necessary to reintroduce the site to the market and offer complementary multiple uses instead of one large monolithic office user. Per the attached Concept Plan, the CM-U Mixed Use zoning classification of the property will allow Somerset Development to redevelop the Lakewood Center Campus into the next Metroburb, to include:

- ± 380 multifamily units
  - 10-20% studios
  - 50-70% one-bedrooms
  - 10-30% two-bedrooms
- ± 170 townhouses
  - 50% two-bedroom and 50% three-bedroom townhouses
- ± 60,000 square feet of retail space
- ± 1,100,000 square feet of office space
- ± 150 room hotel

The combination of these uses is vital for the project to be a successful and thriving Metroburb, including collaborative and flexible office space, resident activity throughout the property and a retail-filled, publicly-accessible “pedestrian street” off of the main entrance that the entire Village can enjoy. The CM-U Mixed Use zoning classification is the only means by which residential, retail, office and hospitality are allowed in one project under the Village Code. The rezoning of the Lakewood Center Campus will allow a beneficial transformation of the property into a better use for the property—an active and thriving 24/7 community and added benefits well beyond the property itself: jobs, sales taxes, significantly increased tax base, new multifamily housing stock and a general vibrancy to where there currently is none.

## REZONING APPLICATION

1. Existing uses of property within the general area of the property in question.

***In addition to the forest preserve to the east of the property, the property uses within the general area of the Subject Property range from office to warehouse, to general business to residential.***

2. The zoning classification of property within the general area of the property in question.

***Other than the forest preserve to the east of the property, the property to the north of the Subject Property is zoned M2-Manufacturing and B2-Community Business District. The property to the west of the Subject Property is zoned M2-Manufacturing and B2-Community Business District. The property to the south of the Subject Property is zoned RPD-Residential Planned District, B2-Community Business District, M1-Manufacturing and A1-Apartment District.***

3. The suitability of the property in question for the uses permitted under the existing zoning classification.

***The Subject Property was suited for general office use. However, obsolescence, limited marketability of the Subject Property for a single office user and costs to refurbish the Subject Property to a multi-tenant building all but eliminate the current permitted use of the property in its current condition. The building's design in which all office space is connected to a central atrium makes dividing the property into separate office spaces costly if a single office user for the 1.6 million square feet could not be found. Further, significant upgrades would be required for any redevelopment, including office use, given the Property's age (built in 1991).***

Respectfully Submitted,

**APPLICANT:**

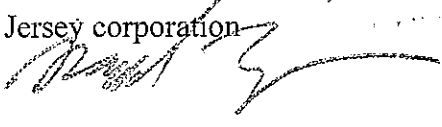
HOFFMAN ESTATES ACQUISITIONS LLC  
a Delaware limited liability company

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

Name: Raphael Zucker  
Title: Authorized Signatory

**CO-APPLICANT:**

SOMERSET DEVELOPMENT, INC.  
a New Jersey corporation

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

Name: Raphael Zucker  
Title: Authorized Signatory

**Attorney for Applicant and Co-Applicant:**

Larry N. Woodard  
MILLER CANFIELD  
225 West Washington Street, Suite 2600  
Chicago, IL 60606  
312-460-4200  
[woodard@millercanfield.com](mailto:woodard@millercanfield.com)

*[Conditional Consent by Owner to immediately follow]*

## CONDITIONAL CONSENT BY OWNER

The undersigned, as Owner of the Subject Property, hereby consents to the submission of this Application so long as and on the express condition that: (i) the Effectiveness of Variance language is included in all actions taken and in all legislation passed by the Village as it relates to the Subject Property; (ii) the rezoning or variation sought by this Application shall not take effect unless and until the Applicant, Hoffman Estates Acquisitions LLC, purchases and takes title to the Subject Property; and, (iii) the Subject Property's zoning classification, permitted uses or other current zoning or classification of the Subject Property remain the same unless and until the Applicant, Hoffman Estates Acquisitions LLC, purchases and takes title to the Subject Property ((i) through (iii) defined as the "**Conditions for Consent**"). In the event any of the Conditions for Consent are not in full force and effect or have in any way changed or have been modified, either through the Applicant's actions or inactions, through the Village's actions or inaction or through any other cause or means, then the Owner's consent to or authorization for this Application is hereby withdrawn, null and void, *ab initio*. The Owner is providing its consent to and authorization for this Application on the express condition that all Conditions for Consent are in full force and effect. If the Conditions for Consent are not in full force and effect within one hundred eighty (180) days of the date of the Village's legislative action taken hereunder, the Owner withdraws all consent, authorization or acknowledgement of this Application and the Owner's authorization and signature below shall be null, void and of no effect.

### OWNER:

U.S. Bank National Association, as Successor  
in Interest to Bank of America, National  
Association, as Successor by Merger to  
LaSalle Bank National Association, as Trustee  
for the Morgan Stanley Capital I Inc.,  
Commercial Mortgage Pass-Through  
Certificates, Series 2006-TOP21

By: C-III Asset Management LLC, a Delaware  
limited liability company (f/k/a ARCap  
Servicing, Inc.), solely in its capacity as special  
servicer pursuant to that certain Pooling and  
Servicing Agreement dated as of January 1,  
2006

By:   
Name: James Harbur  
Title: Servicing Officer

**LEGAL DESCRIPTION FOR 2000 WEST AT&T CENTER DRIVE**

**PARCEL 1:**

THAT PART OF THE SOUTH 1/2 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 1/4 OF SAID SECTION 36; THENCE SOUTH 00 DEGREES, 15 MINUTES, 15 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 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 1/2 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 1/2 OF SAID SECTION, 1,258.57 FEET TO THE INTERSECTION WITH A NONTANGENT 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, AN 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, AN 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; 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 1/2 OF SAID SECTION; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION, 1,401.14 FEET TO THE EAST LINE OF EAGLE WAY, SAID EAST LINE BEING 40 FEET EAST OF, AS MEASURED AT RIGHT ANGLES THERETO, THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE NORTH 00 DEGREES, 24 MINUTES, 17 SECONDS EAST ALONG THE EAST LINE OF SAID EAGLE WAY, 1,195.03 FEET TO THE SOUTH LINE OF LAKEWOOD BOULEVARD, SAID SOUTH LINE BEING 60.00 FEET SOUTH OF AS MEASURED AT RIGHT ANGLES THERETO, THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION 36, THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID LAKEWOOD BOULEVARD, 3,815.45 FEET TO AN ANGLE POINT IN SAID LAKEWOOD BOULEVARD; THENCE SOUTH 44 DEGREES, 52 MINUTES, 20 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF HUNTINGTON BOULEVARD, 35.28 FEET TO AN ANGLE POINT IN SAID HUNTINGTON BOULEVARD; THENCE SOUTH 00 DEGREES, 15 MINUTES, 15 SECONDS WEST ALONG THE WEST LINE OF SAID HUNTINGTON BOULEVARD, 1,163.01 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2 (INTENTIONALLY OMITTED)

PARCEL 3: (THE CENTER, SOUTH PARCEL)

THAT PART OF THE SOUTH 1/2 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 1/4 OF SAID SECTION 36; THENCE SOUTH 00 DEGREES, 15 MINUTES, 15 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 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 1/2 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 1/2 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, AND THE POINT OF BEGINNING; 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 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 1,252.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 41 DEGREES, 06 MINUTES, 37 SECONDS WEST, AND A CHORD LENGTH OF 1,147.36 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 475.08 FEET TO A POINT OF CURVE; THENCE SOUTHERLY ALONG A 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 SOUTH 06 DEGREES, 10 MINUTES, 53 SECONDS WEST, AND A CHORD LENGTH OF 8.61 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, 151.21 FEET TO AN ANGLE POINT IN THE NORTH LINE OF SAID CENTRAL ROAD, SAID ANGLE POINT ALSO BEING ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION; THENCE SOUTH 89 DEGREES, 47 MINUTES, 37 SECONDS EAST ALONG THE NORTH LINE OF SAID CENTRAL ROAD, 1,598.69 FEET TO A POINT 970.11 FEET WEST OF THE WEST LINE OF SAID HUNTINGTON BOULEVARD AS MEASURED ALONG THE NORTH LINE OF SAID CENTRAL ROAD; THENCE NORTHERLY ALONG A NON-TANGENT 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 NORTH 14 DEGREES, 53 MINUTES, 30 SECONDS WEST, AND A CHORD LENGTH OF 15.42 FEET TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 475.02 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY 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 NORTH 26 DEGREES, 03 MINUTES, 38 SECONDS WEST, AND A CHORD LENGTH OF 766.62 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.



## the current vibe //

Now Bell Works is becoming a vibrant mixed use building of retail, office, health care, wellness, hotels, conference facilities, a museum of Bell Labs, a working lab for children, the Holmdel Town Library and a lively sports complex. It is a prime example of the excitement of urban amenities in a suburban setting, a town center in a beautiful garden, complete with meadows, forest, two lakes and an island



Bell Works

## Bell Works // The Metroburbs

An urban hub , a core, a metropolis in a suburbia location.



"A large scale mixed use building, with great access , office, retail, entertainment, hospitality, residential, health, wellness, fitness, everything you would find in a metropolis but in a great suburban location. If you build it, you will have more demand than you can possibly supply."

- Ralph Zucker, Somerset Development

Bell Works

## Location

Easily accessible off the Garden State Parkway, Bell Works is also a ten minute ride away from the New Jersey Transit train station at Hazlet, and is twenty minutes south of Newark airport. There is also a heliport on site, making it a fifteen minute ride to Manhattan.

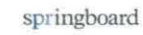
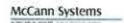


Bell Works



# the community

## Office at Bell Works



Bell Works

## Shopping + Dining



Bell Works

## Offices at Bell Works



Bell Works

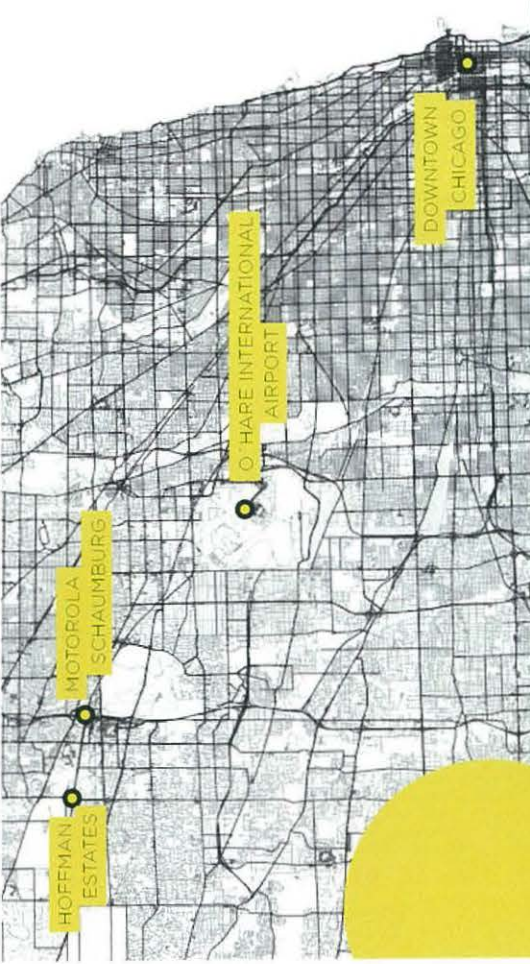
# development

# Somerset Development

HOFFMAN ESTATES



## Retail Plan



Easily accessible from I-90 W

20 minutes from O'Hare International Airport

Schaumburg Office Market

45 minutes to downtown Chicago

# Bell Works

2 Million Gross Sqft  
 Former Use: Single Tenant office—Bell Labs  
 Distance to NYC: 44 Miles  
 Distance to Newark Liberty Airport: 32 miles  
 Office Vacancy at time of Closing: 26%

# Ameritech

1.6 Million Gross Sqft  
 Former Use: Single Tenant office—AT&T  
 Distance to Chicago: 32 Miles  
 Distance to Chicago O'Hare Airport: 19 Miles  
 Office Vacancy: 30%

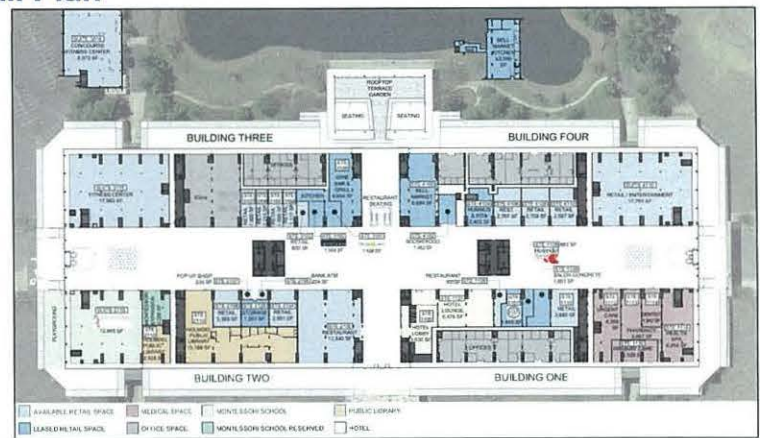
## After Atrium

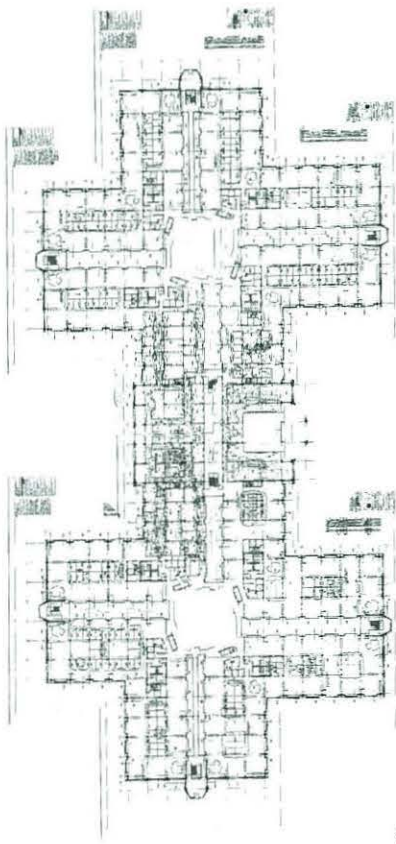


## Before Atrium



### Retail Plan





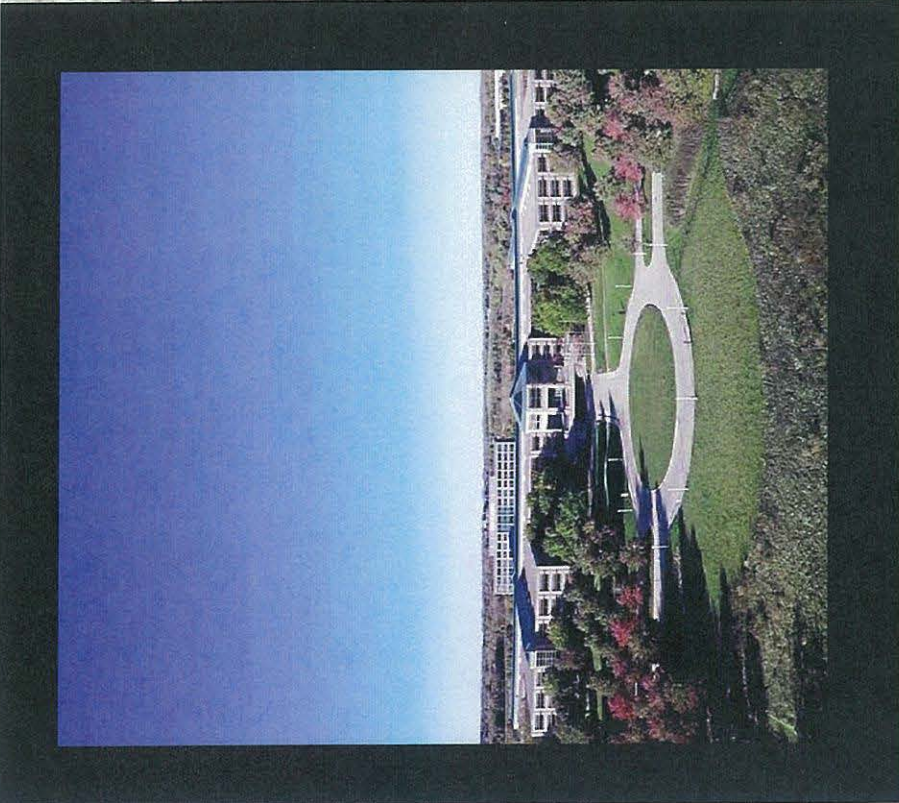
TYPED  
PLANS  
2/16/2019

# Ameritech

## Post Closing Construction Schedule

- Renovate Atriums
- Reimagine Lobby
- Establish Pedestrian Street
- Construct 15,000 SF of pre-built office space
- Coworking space
- Suites ranging from 1000 - 5000 SF
- Pop-up café including coffee shop & restaurant
- Prospective Early Retail Tenants:
  - Gym
  - Potential Restaurants
- Residential Component:
  - Townhouse development and Multi-family buildings to be constructed in multiple phases (TBD), potential groundbreaking Spring 2019



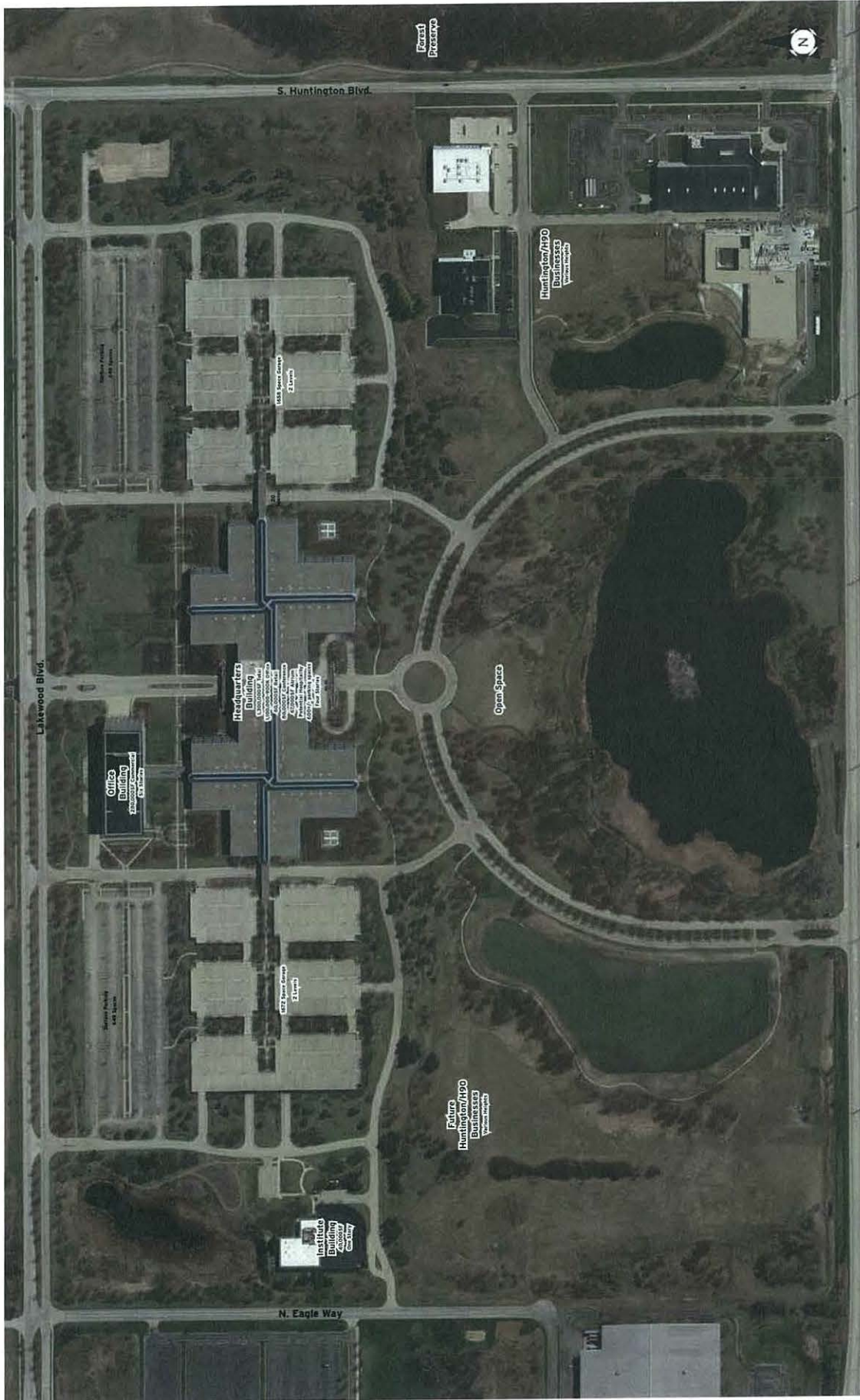


**TORTI  
GALLAS +  
PARTNERS**

April 12, 2018

# SOMERSET DEVELOPMENT

CONCEPT MASTERPLAN



Scale 1"=300'

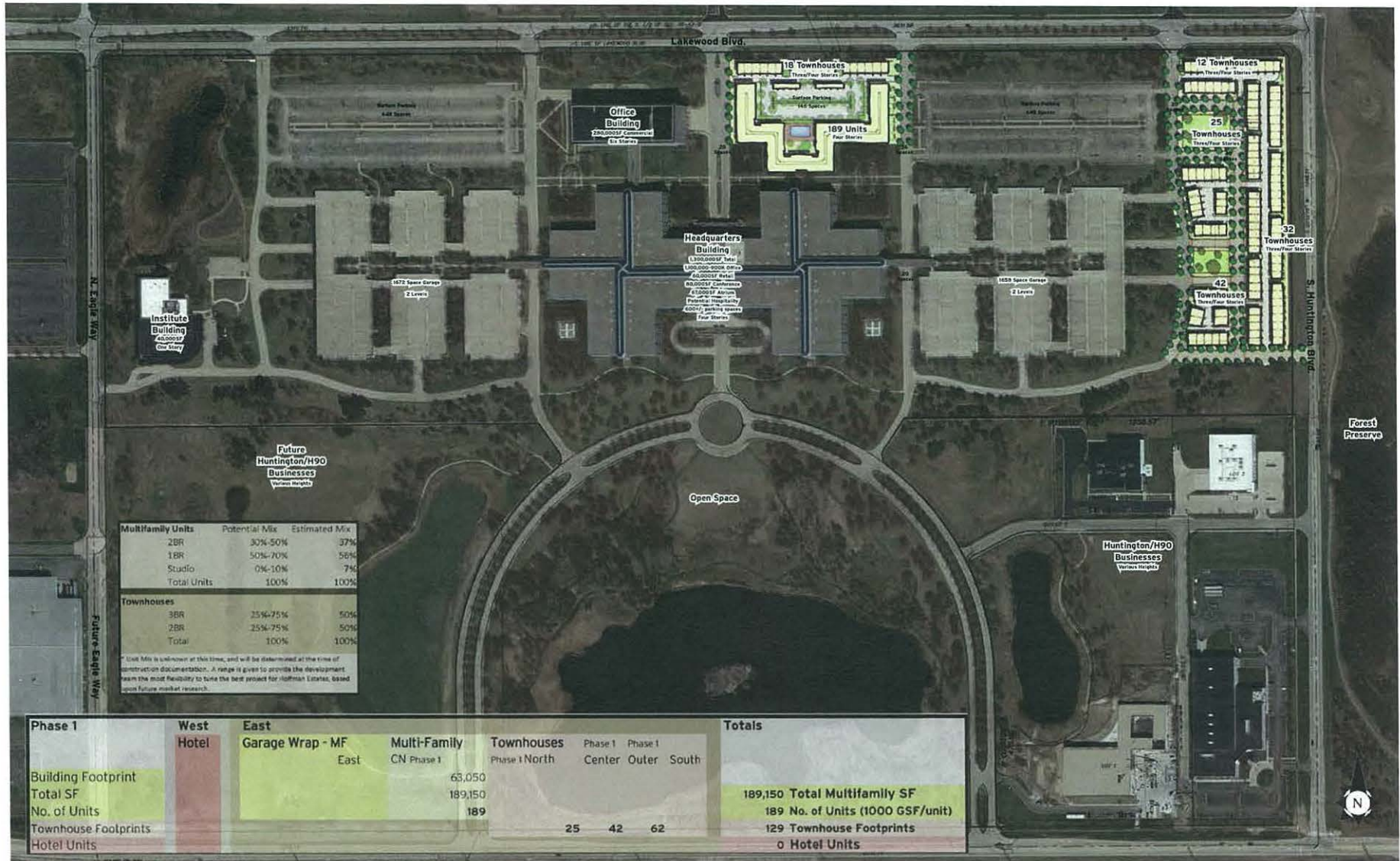
Existing Site

© 2016 Torti Gallas + Partners | 1300 Spring Street, 4th Floor | Silver Spring, Maryland 20910 | 301.588.4800



SOMERSET DEVELOPMENT

TORTI  
GALLAS +  
PARTNERS

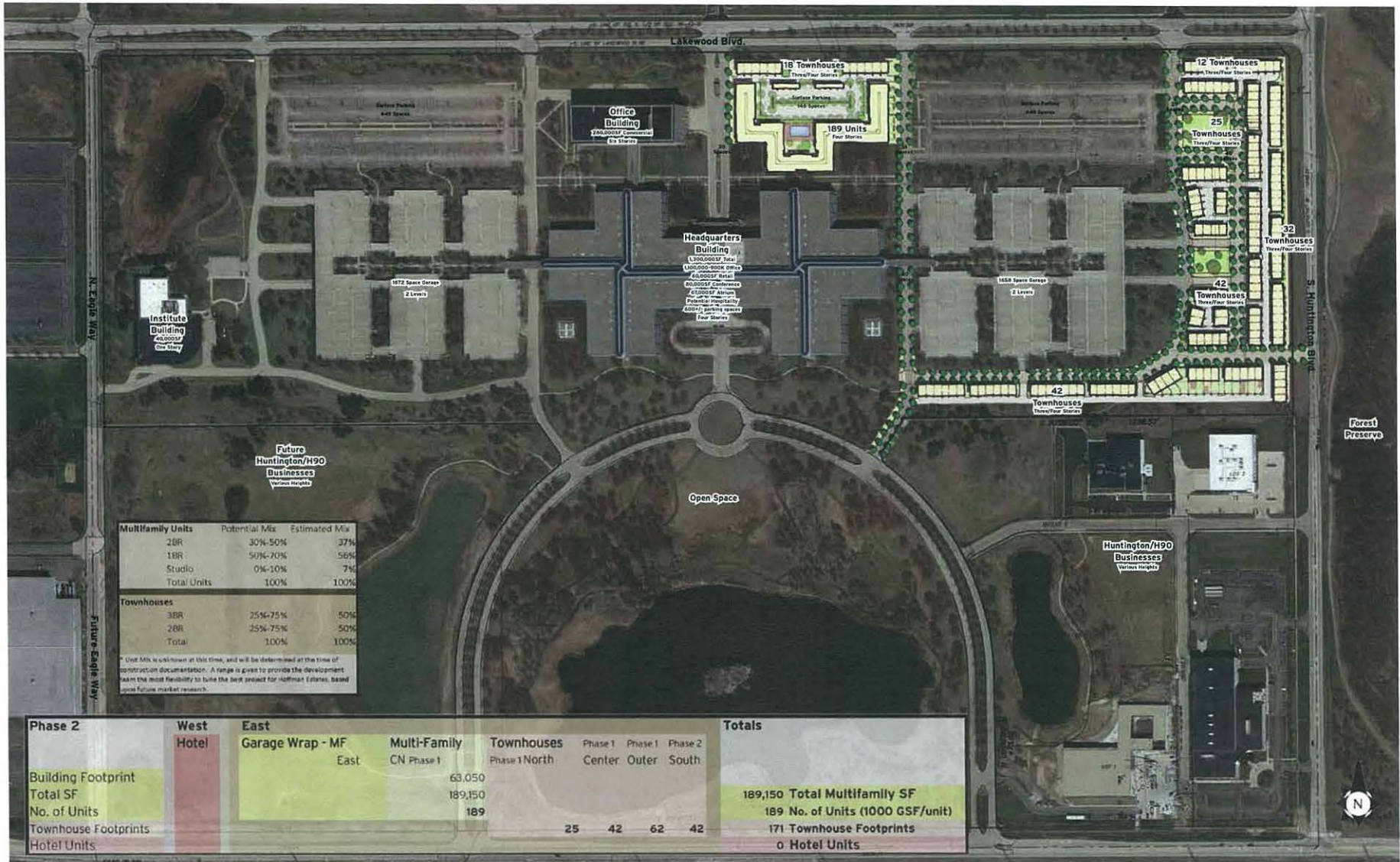


Multifamily Units	Potential Mix	Estimated Mix
2BR	30%-50%	37%
1BR	50%-70%	56%
Studio	0%-10%	7%
Total Units	100%	100%

Townhouses	Potential Mix	Estimated Mix
3BR	25%-75%	50%
2BR	25%-75%	50%
Total	100%	100%

\* Unit Mix is unknown at this time, and will be determined at the time of construction documentation. A range is given to provide the development team the most flexibility to tune the best product for the market, based upon future market research.

Phase 1	West		East		Multi-Family CN Phase 1	Townhouses Phase 1 North	Phase 1			Totals
	Hotel	Garage Wrap - MF	East	Phase 1 Center			Phase 1 Outer	Phase 1 South		
Building Footprint					63,050					
Total SF					189,150					189,150 Total Multifamily SF
No. of Units					189					189 No. of Units (1000 GSF/unit)
Townhouse Footprints						25	42	62		129 Townhouse Footprints
Hotel Units										0 Hotel Units



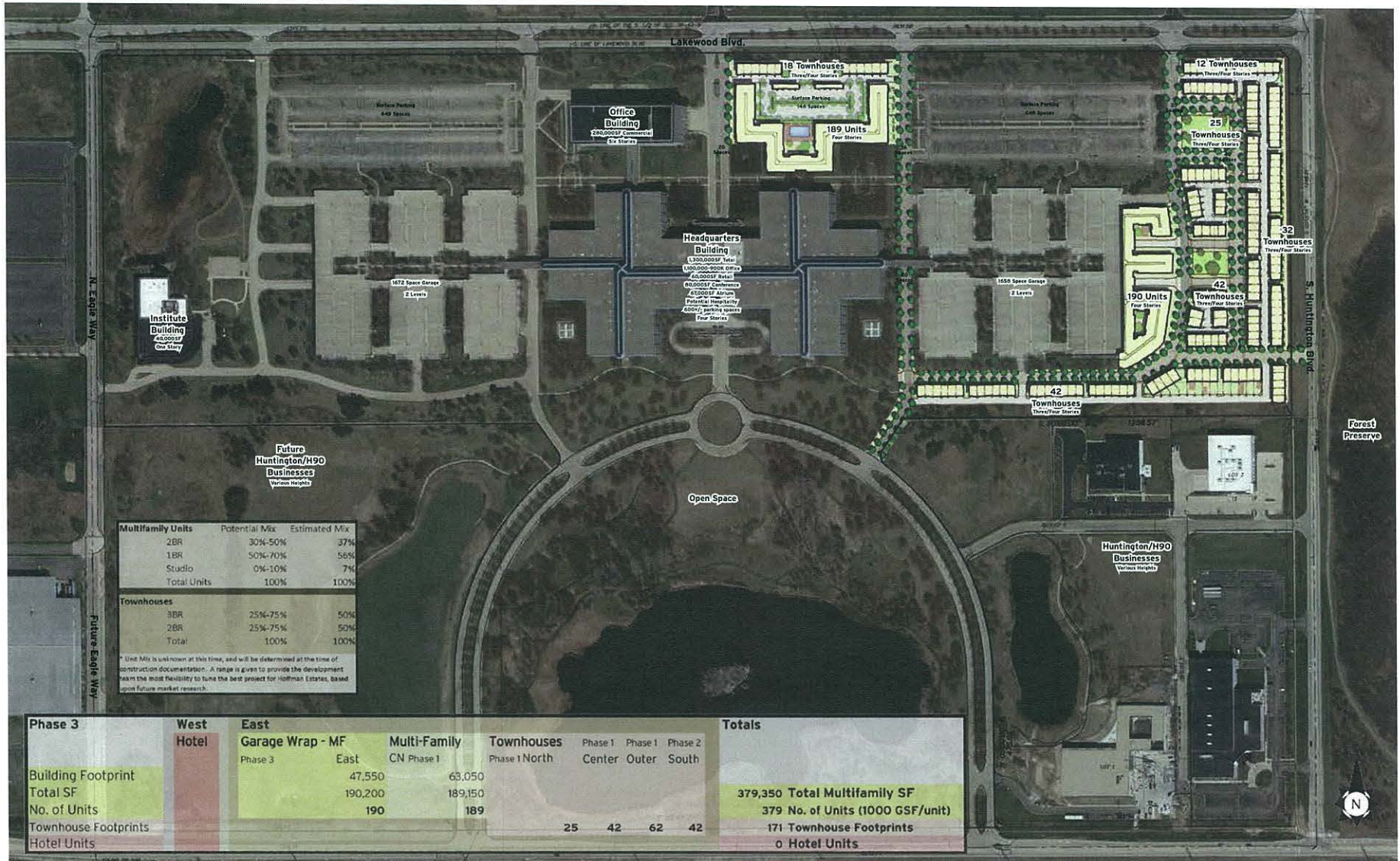
Multifamily Units	Potential Mix	Estimated Mix
2BR	30%-50%	37%
1BR	50%-70%	56%
Studio	0%-10%	7%
Total Units	100%	100%

Townhouses	Potential Mix	Estimated Mix
3BR	25%-75%	50%
2BR	25%-75%	50%
Total	100%	100%

\* Unit Mix is unknown at this time, and will be determined at the time of construction documentation. A range is given to provide the development team the most flexibility to tune the best product for Hoffman Estates, based on our future market research.

Phase 2	West		East		Multi-Family	Townhouses	Phase 1			Totals
	Hotel	Garage Wrap - MF	East	CN Phase 1			Phase 1 North	Center	Outer	
Building Footprint					63,050					<b>189,150 Total Multifamily SF</b> <b>189 No. of Units (1000 GSF/unit)</b> <b>171 Townhouse Footprints</b> <b>0 Hotel Units</b>
Total SF					189,150					
No. of Units					189					
Townhouse Footprints						25	42	62	42	
Hotel Units										



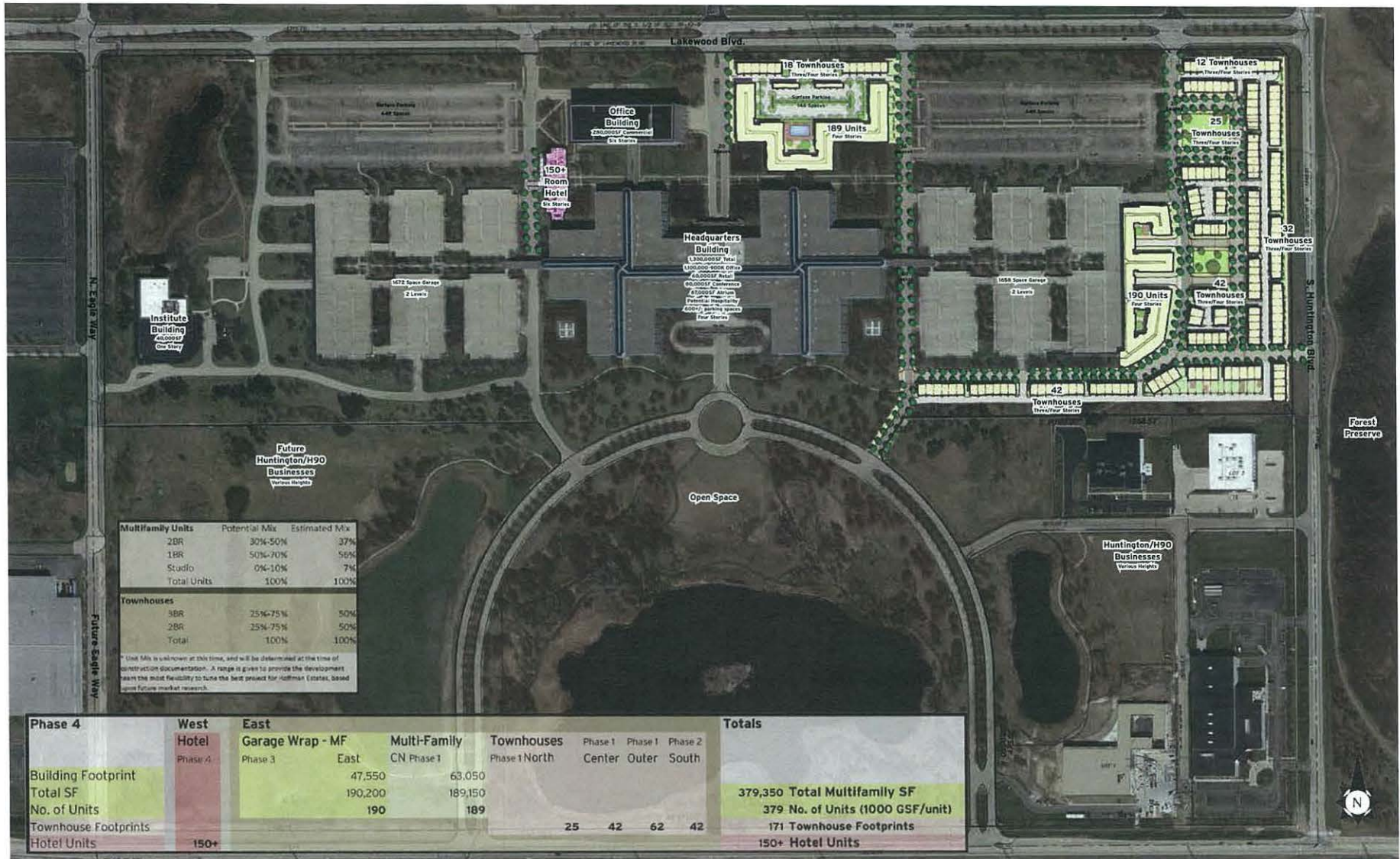


Multifamily Units	Potential Mix	Estimated Mix
2BR	30%-50%	37%
1BR	50%-70%	56%
Studio	0%-10%	7%
Total Units	100%	100%

Townhouses	Potential Mix	Estimated Mix
3BR	25%-75%	50%
2BR	25%-75%	50%
Total	100%	100%

\* Use Mix is unknown at this time, and will be determined at the time of construction documentation. A range is given to provide the development team the most flexibility to tune the best project for Hoffman Estates, based upon future market research.

Phase 3	West		East		Multi-Family CN Phase 1	Townhouses Phase 1 North	Phase 1 Center	Phase 1 Outer	Phase 2 South	Totals	
	Hotel	Garage Wrap - MF Phase 3	MF East								
Building Footprint					47,550	63,050				<b>379,350 Total Multifamily SF</b> <b>379 No. of Units (1000 GSF/unit)</b> <b>171 Townhouse Footprints</b> <b>0 Hotel Units</b>	
Total SF					190,200	189,150					
No. of Units					190	189					
Townhouse Footprints							25	42	62		42
Hotel Units											



Multifamily Units	Potential Mix	Estimated Mix
2BR	30%-50%	37%
1BR	50%-70%	56%
Studio	0%-10%	7%
Total Units	100%	100%

Townhouses	Potential Mix	Estimated Mix
3BR	25%-75%	50%
2BR	25%-75%	50%
Total	100%	100%

\* Unit Mix is unknown at this time, and will be determined at the time of construction documentation. A range is given to provide the development team the most flexibility to tune the best project for market. Based on future market research.

Phase 4	West		East		Multi-Family CN Phase 1	Townhouses Phase 1 North	Phase 1 Center	Phase 1 Outer	Phase 2 South	Totals
	Hotel Phase 2	Garage Wrap - MF Phase 3	East	East						
Building Footprint					47,550	63,050				379,350 Total Multifamily SF
Total SF					190,200	189,150				379 No. of Units (1000 GSF/unit)
No. of Units					190	189				171 Townhouse Footprints
Townhouse Footprints							25	42	62	42
Hotel Units	150+									150+ Hotel Units

**NOTICE OF PUBLIC HEARING**  
 Notice is hereby given that the Planning & Zoning Commission of the Village of Hoffman Estates will hold a public hearing at the request of Raphael Zucker representing Hoffman Estates Acquisitions LLC and Somerset Development LLC (contract purchaser/co-applicant), under authority of U.S. Bank N.A., Successor Trustee for Series 2006-TOP21 by C-111 Asset Management LLC, its Special Servicer (owner) to consider a Variations to Municipal Code Sections 9-8-3.A.2.b. (location) and 9-8-3.C.5.a.4. (height) and a Map Amendment (Rezoning) from O-4 Office Campus District to C-MU Commercial-Mixed Use Zoning District with the Mixed-Use Development Option for a mixed use project on the south side of Lakewood Boulevard between Eagle Way and Huntington Boulevard, and on the north side of Central Road (2000 Center Drive, 2001 Lakewood Boulevard, 2501 Eagle Way) containing approximately 150 acres.  
 P.I.N.: 01-36-301-013-0000, 01-36-402-014-0000, 01-36-401-005-0000 & 01-36-401-006-0000  
 The hearing will be held on Wednesday, August 15, 2018 at 7:00 p.m. in the Hoffman Estates Municipal Building, 1900 Hassell Road, Hoffman Estates, IL  
 Eve Combs, Chairperson  
 Planning and Zoning Commission  
 Published in Daily Herald July 31, 2018 (4506052).

**CERTIFICATE OF PUBLICATION**

**Paddock Publications, Inc.**

**Daily Herald**

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, North Aurora, Bannockburn, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Crystal Lake, Deerfield, Deer Park, Des Plaines, Elburn, East Dundee, Elgin, South Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Franklin Park, Geneva, Gilberts, Glenview, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Highland Park, Highwood, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Bluff, Lake Forest, Lake in the Hills, Lake Villa, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Melrose Park, Montgomery, Morton Grove, Mt. Prospect, Mundelein, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Riverwoods, Rolling Meadows, Rosemont, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake Park, Schaumburg, Schiller Park, Sleepy Hollow, St. Charles, Streamwood, Sugar Grove, Third Lake, Tower Lakes, Vernon Hills, Volo, Wadsworth, Wauconda, Waukegan, West Dundee, Wheeling, Wildwood, Wilmette

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

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published July 31, 2018 \_\_\_\_\_ in said **DAILY HERALD**.

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

**PADDOCK PUBLICATIONS, INC.**  
**DAILY HERALD NEWSPAPERS**

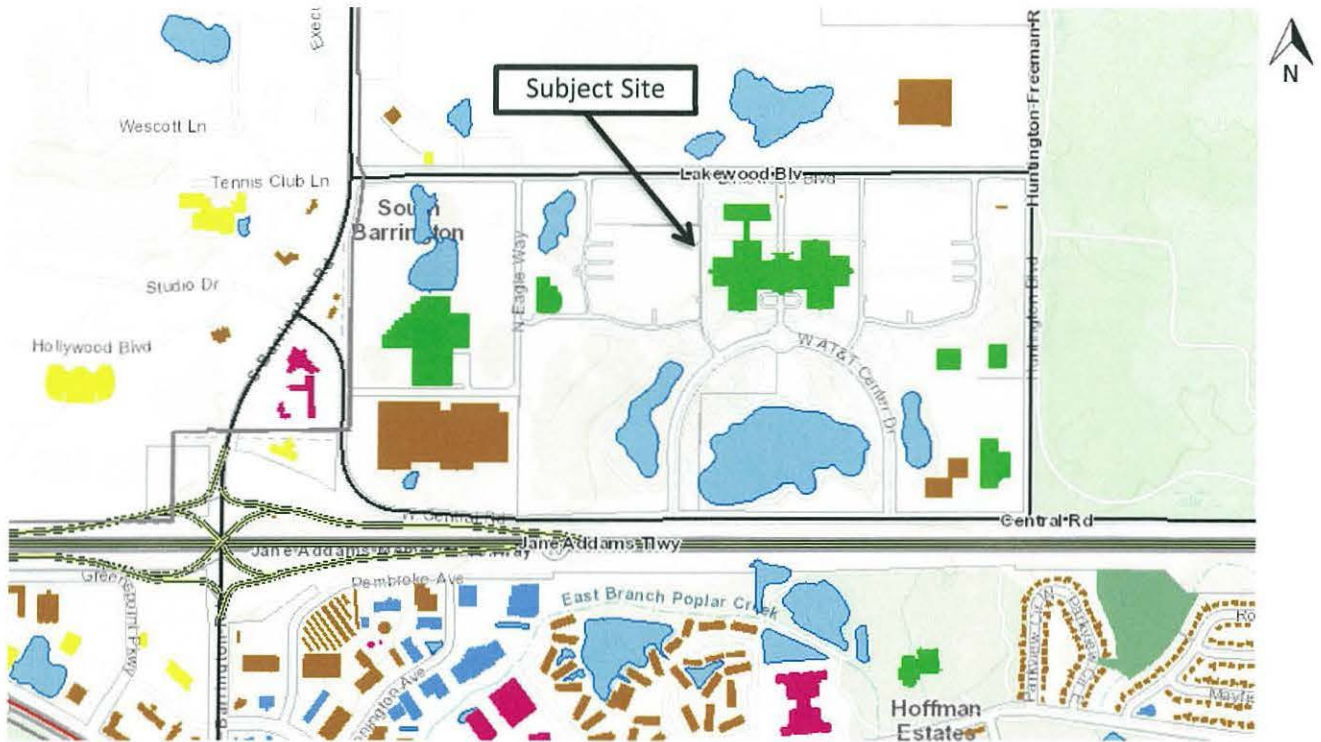
BY *Danula Baltz*  
 Authorized Agent

Control # 4506052

2000 Ameritech Dr

P.I.N. 01-36-301-013-0000,

01-36-402-014-0000, 01-36-401-005-0000, 01-36-401-006-0000



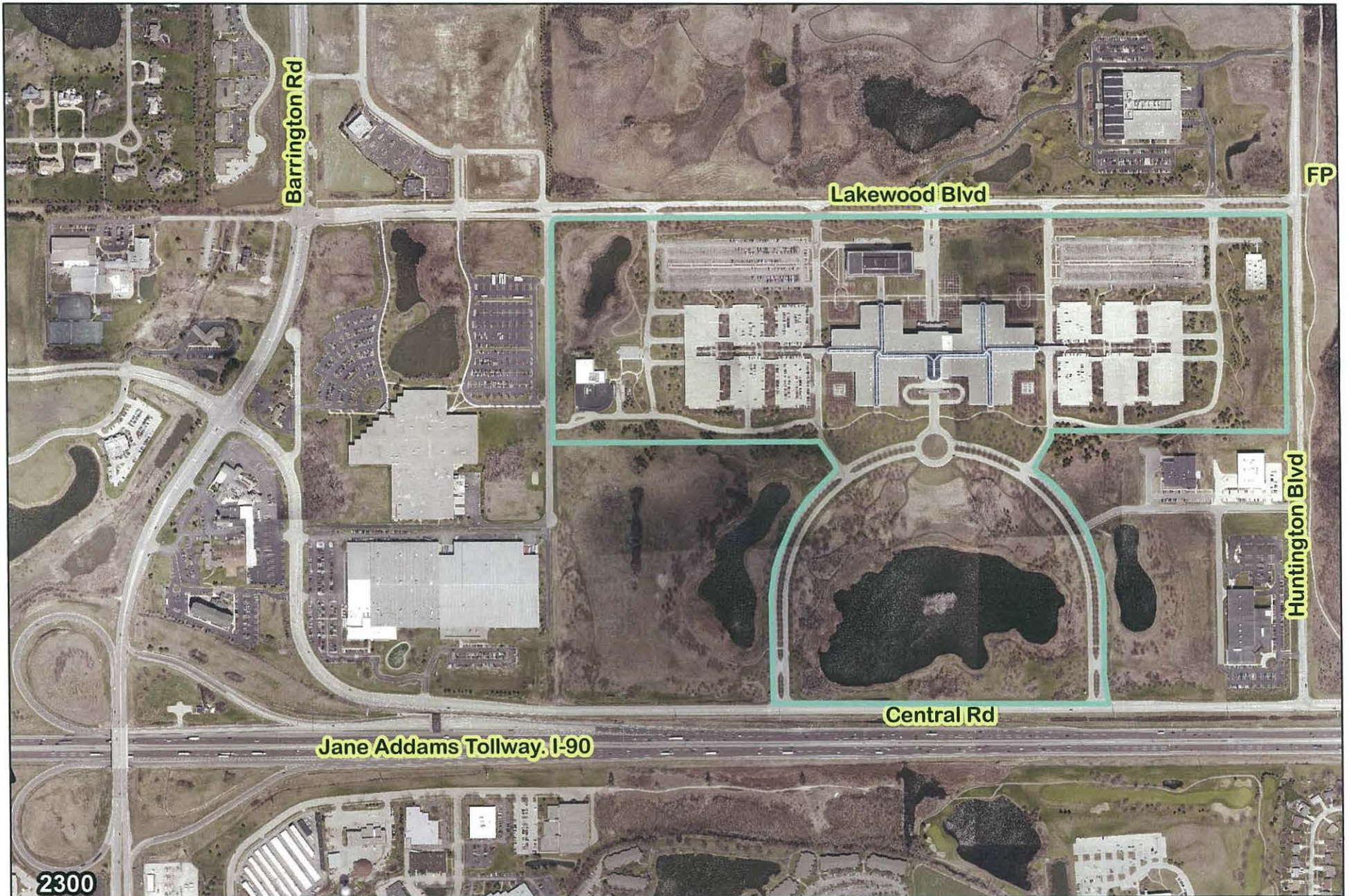
August 2018

Village of Hoffman Estates

Planning Division



# Somerset Development - Lakewood Campus



0 500 1,000 Feet



Planning Division  
Village of Hoffman Estates  
April 2018

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE AMENDING SECTION 8-3-22, NUMBER OF LICENSES OF ARTICLE 3, ALCOHOLIC LIQUORS, OF THE HOFFMAN ESTATES MUNICIPAL CODE (INCREASE IN NUMBER OF CLASS "A" LICENSES, 830 N. ROSELLE, INC. D/B/A QP, 830 N. ROSELLE ROAD, HOFFMAN ESTATES)

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 Section 8-3-22, NUMBER OF LICENSES, of the Hoffman Estates Municipal Code be and the same is hereby amended to read as follows:

The number of licenses issued to persons for the sale of alcoholic liquors by the Village of Hoffman Estates shall be limited to sixty-one (61) Class "A" licenses, two (2) Class "AA" licenses, fourteen (14) Class "B" licenses, unlimited Class "C" licenses, four (4) Class "D" licenses, two (2) Class "DD" licenses, one (1) Class "F" license, one (1) Class "G" licenses, unlimited Class "H" licenses, one (1) Class "I" license, seventeen (17) Class "LC" licenses, one (1) Class "AC" license and eight (8) Class "J" licenses.

Section 2: That any person, firm or corporation violating any of the provisions of this Ordinance shall be subject to a fine of not less than Ten Dollars (\$10.00) nor more than Five Hundred Dollars (\$500.00) for each offense, and a separate offense shall be deemed committed on each day during or on which a violation occurs or continues.

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 \_\_\_\_\_, 2018

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

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

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

ATTEST:

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

Published in pamphlet form this \_\_\_\_\_ day of \_\_\_\_\_, 2018.