

AGENDA
SPECIAL PLANNING, BUILDING AND ZONING COMMITTEE
Village of Hoffman Estates
August 20 2018

Immediately Following Special Transportation & Road Improvement Committee

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

I. Roll Call

NEW BUSINESS

1. Request by McShane Hoffman Estates, LLC for approval to mass grade a lot in the Huntington 90 Business Park for a future building (Bystronic).

II. 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 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.

**COMMITTEE AGENDA ITEM
VILLAGE OF HOFFMAN ESTATES**

SUBJECT: Request by McShane Hoffman Estates, LLC for approval to mass grade a lot in the Huntington 90 Business Park for a future building (Bystronic)

MEETING DATE: August 20, 2018

COMMITTEE: Special Planning, Building & Zoning

FROM:  Jim Donahue/Peter Gugliotta *PB*

PURPOSE: Request by McShane Hoffman Estates, LLC for approval to mass grade a lot in the Huntington 90 Business Park for a future building (Bystronic).

BACKGROUND: The Huntington 90 Business Park originally consisted of two large parcels of land located near the intersection of Central Road and Huntington Boulevard that were originally part of the AT&T campus. The eastern parcel has been subsequently subdivided and improved with internal roads and four buildings. The previously approved projects include BIG Kaiser and DMG/Mori Seiki in 2008, NSK America in 2010, and Trumpf in 2016. As part of the approvals in 2008, the entire east side was mass graded to allow for future development. The western parcel has not any development as of yet.

Bystronic, Inc. appeared before the Planning, Building, and Zoning Committee in March 2018, for a courtesy review and Class 6B request. The petitioner currently has plans under review with the Village to subdivide and build on the existing western parcel of land for Bystronic. Bystronic is a leading global provider of high-quality solutions for the sheet metal processing business. Their focus lies in the automation of the complete material and data flow of the cutting and bending process chain. Bystronic's portfolio includes laser cutting systems, press brakes, and associated automation and software solutions.

DISCUSSION: In advance of final site plan and plat approvals, the petitioner would like to begin mass grading of the site to help with poor soils identified on the site. The petitioner's engineer has stated that the soil issues can be rectified by allowing the wet soils to be excavated and dry out while the weather is still favorable.

DISCUSSION: (Continued)

As part of the mass grading for the site, some of the existing trees that were planted with the original development of the AT&T property will be removed. The trees being removed with this proposed mass grading are a combination of low growing crabs and red maples that were in fair condition in 2008 and are not ideal candidates for transplanting. When the site plans are reviewed for the Bystronic building, additional landscape will be incorporated on the site to compensate for the trees being removed.

Included in the site development for Bystronic is the obligation by the petitioner to extend Eagle Way south to Central Road. Previously dedicated right of way along the Claire's property is improved with a fire lane that was required with the expansion of Claire's many years ago. Because there are details that still need to be resolved with the Eagle Way extension, a condition has been added restricting mass grading to the petitioner's property only, not including the previously dedicated right of way by Claire's.

Previously, the Village Board has approved mass grading on other construction projects, including this eastern portion of this business park, prior to approval of either preliminary or final site plans. The Engineering Division has reviewed the mass grading plan for the site and finds that it is in conformance with Village requirements. The Village will require a performance guarantee for work proposed in accordance with code requirements.

RECOMMENDATION:

Recommend approval of a request by McShane Hoffman Estates, LLC for approval to mass grade a lot in the Huntington 90 Business Park for a future building (Bystronic), subject to the following conditions:

1. Mass grading shall be limited to the areas as shown on the plans and shall not extend into the previously dedicated right of way adjacent to Claire's nor shall it impact the existing fire lane within said right of way.
2. Prior to the start of mass grading, a performance guarantee based on the Engineers Estimate of Cost will be required to be deposited with the Village.

Attachments

cc: Brian Quigley (Conor Commercial)
Robert St. Aubin (Bystronic)



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

AUG 09 2018

HOFFMAN ESTATES DIV.
OF CODE ENFORCEMENT

- 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 _____	Check No. _____ Date Paid _____
Project Number: _____	
Staff Assigned: _____	
Meeting Date: _____	Public Hearing: Yes <input type="checkbox"/> No <input type="checkbox"/>
Sign Posting Required: Yes <input type="checkbox"/> No <input type="checkbox"/>	Date Sign Posted _____

PLEASE PRINT OR TYPE

Date: 8/9/18

Project Name: BYSTRONIC NORTH AMERICAN HQ

Project Description: MASS GRADING FOR HQ BUILDING

Project Address/Location: N/W QUADRANT OF CENTER ROAD & CENTER ROAD

Property Index No. 01-36-301-014-0000

Acres: 11.187 Zoning District: M2104

RECEIVED

AUG 09 2018

I. Owner of Record

McShane Hoffman Estates, LLC
 Name Company
 9500 West Bryn Mawr, Rosemont
 Street Address City
 IL 60018 (847) 692-8700
 State Zip Code Telephone Number
 Fax Number E-Mail Address
 BRUIGLEY@CONORCOMMERCIAL.COM

HOFFMAN ESTATES DIV. OF CODE ENFORCEMENT

II. Applicant (Contact Person/Project Manager)

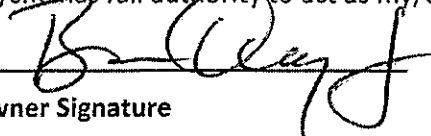
Brian Quigley CONOR Commercial
 Name Company
 9500 West Bryn Mawr, Rosemont
 Street Address City
 IL 60018 (847) 692-8700
 State Zip Code Telephone Number
 Fax Number E-Mail Address
 BRUIGLEY@CONORCOMMERCIAL.COM

Applicant's relationship to property: OWNER

III. Owner Consent for Authorized Representative

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

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


 Owner Signature

BRUIGLEY
 Print Name

RECEIVED

AUG 09 2018

HOFFMAN ESTATES DIV.
OF CODE ENFORCEMENT

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: B. Quigley

Owner's Name (Please Print): BRIAN QUIGLEY

Applicant's Signature: B. Quigley
(If other than Owner)

Applicant's Name (Please Print): BRIAN QUIGLEY

Date: 8/9/18

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



RECEIVED

AUG 09 2018 10 W. Bryn Mawr Avenue, Suite 200

HOFFMAN ESTATES DIV. www.conorcommercial.com
OF CODE ENFORCEMENT

August 8, 2018

Mr. Gary Stanton

Mr. James Norris

Village of Hoffman Estates

1900 Hassell Road

Hoffman Estates, IL 60169

RE: Bystronic project at Huntington 90 Business Park

Dear Mr. Stanton and Mr. Norris,

Thank you for making time to meet with Robert St. Aubin and myself yesterday, on behalf of Bystronic, Inc. and the development team for the proposed Bystronic project in Hoffman Estates we appreciate you offering to organize a special meeting of the Planning and Zoning committee on Monday August 20, 2018.

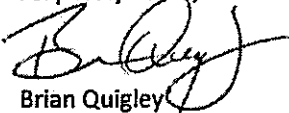
We request approval to immediately start mass grading of the site and have submitted mass grading plans and full civil engineering plans for Hoffman Estates review to Jim Donahue on July 27, 2018.

We understand final grading plans will be reviewed and approved at this special meeting and we will work to make sure the mass grading plans are in final form prior to the meeting.

It is critical to the success of the project to start site work in August while we have the warm summer weather to dry out the wet soils that we expect to encounter when we open up the site.

Thank you for your leadership !

Very Truly Yours,



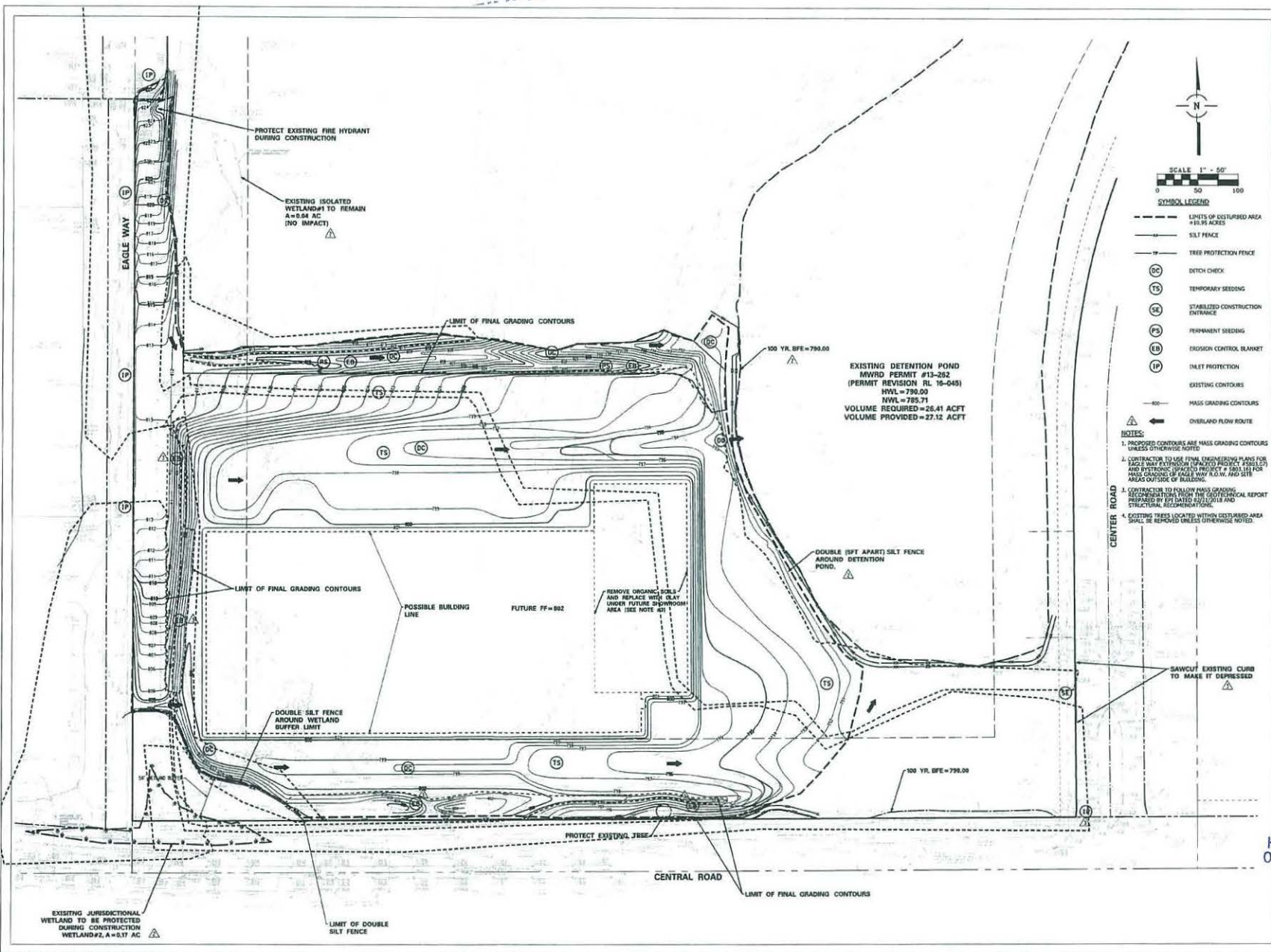
Brian Quigley

CC: Mayor William McLeod

Robert St. Aubin

Jim Donahue

Tom Beres



SCALE 1" = 50'

- SYMBOL LEGEND**
- LIMITS OF DISTURBED AREA #10.95 ACRES
 - SILT FENCE
 - TREE PROTECTION FENCE
 - DC DITCH CHECK
 - TS TEMPORARY SEEDING
 - SE STABILIZED CONSTRUCTION ENTRANCE
 - PS PERMANENT SEEDING
 - EB EROSION CONTROL BLANKET
 - IP INLET PROTECTION
 - EX EXISTING CONTOURS
 - MG MASS GRADING CONTOURS
 - OVERLAND FLOW ROUTE

- NOTES:**
1. PROPOSED CONTOURS ARE MASS GRADING CONTOURS UNLESS OTHERWISE NOTED.
 2. CONTRACTOR TO USE FINAL ENGINEERING PLANS FOR EACH WAY EXTERIOR PAVED PROJECT, 3585 LBS/TON AND SYNTHETIC GEOTEXTILE FRICT # 500 LBS FOR MASS GRADING OF EAGLE WAY R.O.W. AND SITE AREAS OUTSIDE OF BUILDING.
 3. CONTRACTOR TO FOLLOW MASS GRADING RECOMMENDATIONS FROM THE GEOTECHNICAL REPORT PREPARED BY EPI DATED 02/17/2018 AND STRUCTURAL RECOMMENDATIONS.
 4. EXISTING TREES LOCATED WITHIN DISTURBED AREA SHALL BE REMOVED UNLESS OTHERWISE NOTED.

HEITMAN ARCHITECTS INCORPORATED

311 PRAIRIE ROAD, SUITE 119
 HOFFMAN, ILLINOIS 60142, USA
 TEL: 832.773.1551
 FAX: 832.773.3199

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

IMEG

Bystronic

NEW NORTH AMERICAN HQ
 HOFFMAN ESTATES, ILLINOIS

GENERAL CONTRACTOR

McSHANE CONSTRUCTION

CIVIL ENGINEER

ISSUE DATE: 05/11/2018
 PER SPACECRAFT PERMITS
 AUG 09 2018
 HOFFMAN ESTATES CIVIL ENGINEERING
 SOIL EROSION CONTROL

DATE: 04/27/18
 PROJECT NUMBER: MG1
 SHEET NUMBER: 503.10