

AGENDA

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

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

Board Room

August 6, 2018

(Immediately Following Special Public Works & Utilities Committee)

1. **CALL TO ORDER/ROLL CALL**
2. **PLEDGE OF ALLEGIANCE TO THE FLAG**
3. **RECOGNITION OF AUDIENCE**
4. **APPROVAL OF MINUTES** – July 16 & 30, 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 6, 2018 - \$1,618,972.36
 - C. Request Board approval of an Ordinance granting a special use to Blackberry Falls Professional Office Park, LLC (owner) and Winston Knolls School (applicant), 2353 Hassell Road.
6. **REPORTS (INFORMATION ONLY)**
 - A. **President's Report**
 - ... Proclamations
 - Paul Bilodeau Day (25 Years' Service)
 - Gregg Fuja Day (25 Years' Service)
 - Jeffrey Golden Day (25 Years' Service)
 - National Book Lovers Day
 - National Night Out
 - ... Boards & Commissions Appointments
 - B. **Trustee Comments**
 - C. **Village Manager's Report**
 - D. **Village Clerk's Report**
 - E. **Committee Reports**
 - Finance Committee
 - Public Works & Utilities
 - Public Health & Safety

7. **PLANNING & ZONING COMMISSION REPORTS**

- A. Request by Robert Kirk (applicant), on behalf of Dr. Sam Akmakjian (owner) for a map amendment (rezoning) to 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 at 1180 and 1190 Apple Street with 7 conditions (see packets).

Voting: 5 Ayes, 4 Nays, 2 Absent

Motion carried.

(Petitioner requests to withdraw the Concept Plan portion of this request)

- B. Request by John and Ramonita Siedlecki (owner) for a fifteen foot (15') corner side yard setback variation from Section 9-3-3-C-2 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.

Voting: 9 Ayes, 2 Absent

Motion carried.

- C. Request by Aldi Inc. (owner) for a preliminary and final site plan amendment to allow store expansion, façade changes and parking lot improvements on the property located at 375 W. Higgins Road, with 5 conditions (see packets).

Voting: 9 Ayes, 2 Absent

Motion carried.

- D. 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.

Voting: 9 Ayes, 2 Absent

Motion carried.

- E. Request by Poplar Creek Crossing, LLC (owner) and David Lanz d/b/a Orangetheory Fitness (tenant) for 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, with 2 conditions (see packets).

Voting: 9 Ayes, 2 Absent

Motion carried.

- F. Request by James Richter (owner) and Jennifer Boenzi (applicant) for a sign variation from Section 9-3-8-M-12-(d) to permit a second ground sign to be located on the west side of the property at 2501 N. Barrington Road, with 1 condition (see packets).

Voting: 9 Ayes, 2 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, May's Hoffman Estates 3021 Barrington Road LLC d/b/a May's Lounge, 3021 Barrington Road, and May's Hoffman Estates LLC d/b/a May's Lounge, 1429 Palatine Road).
 - B. Request Board approval of an Ordinance 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).
 - C. Request Board approval of an Ordinance amending Section 7-8-9, Certain Weeds and Trees Prohibited, of the Hoffman Estates Municipal Code (tree maintenance).
 - 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.
 - E. Request Board approval of the Community Development Block Grant (CDBG) Annual Action Plan for Program Year 13 (2018-2019).
 - F. Request Board approval to:
 - 1) make improvements to the retention pond between the Stonegate Conference and Banquet Centre and the restaurant mall; and
 - 2) 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
 - 3) use funds from the Barrington/Higgins TIF for this work.
 - 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.
 - 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.

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 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: JULY 16, 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 7:01 p.m. The Village Clerk called the roll. Trustees present: Anna Newell, Gary Stanton, Michael Gaeta, Karen Arnet
Trustee Pilafas arrived at 7:02 p.m.
Trustee Mills was absent.
A quorum was present.

ADMINISTRATIVE PERSONNEL PRESENT:

J. Norris, Village Manager
D. O'Malley, Deputy Village Manager
A. Janura, Corporation Counsel
P. Cross, Asst. Corporation Counsel
D. LaSota, Assoc. Corporation Counsel
M. Koplin, Asst. Village Manager-Development Services
P. Fortunato, Fire Chief
T. Bos, Police Chief
J. Nebel, Public Works Director
P. Seger, HRM Director
R. Musiala, Finance Director
F. Besenhoffer, IS Director
M. Saavedra, H&HS Director
P. Gugliotta, Planning, Building & Code Enforcement Director
S. Ostrovsky, Asst. to the Village Manager
B. Anderson, CATV Coordinator
I. Irizarry, Management Analyst Fire

2. PLEDGE OF ALLEGIANCE TO THE FLAG:

The Pledge was led by Trustee Newell.

6. REPORTS:

6.A. President's Report

Proclamation(s)

Trustee Stanton read the following proclamation.

Motion by Trustee Gaeta, seconded by Trustee Arnet, to concur with the proclamation proclaiming Wednesday, July 18, 2018 as Jeffery Mattes Day. Voice vote taken. All ayes. Motion carried.

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

Trustee Pilafas read the following proclamation.

Motion by Trustee Stanton, seconded by Trustee Gaeta, to concur with the proclamation proclaiming Thursday, July 26, 2018 as Americans with Disabilities Act Awareness Day. Voice vote taken. All ayes. Motion carried.

Dr. Saavedra accepted the proclamation.

Trustee Arnet read the following proclamation.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to concur with the proclamation proclaiming July 17-21, 2018 as Special Olympics 50th Anniversary Week. Voice vote taken. All ayes. Motion carried.

Representatives from D54, the Commission for Disabled Citizens and special Olympians were congratulated by the Board and accepted the proclamation.

Trustee Newell read the following proclamation.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to concur with the proclamation proclaiming July 2018 as Minority Mental Health Awareness Month. Voice vote taken. All ayes. Motion carried.

Dr. Saavedra accepted the proclamation.

Motion by Trustee Pilafas, seconded by Trustee Arnet, to recess the Board meeting and return to the Public Health & Safety Committee meeting. Time: 7:15 p.m. Voice vote taken. All ayes. Motion carried.

Village President William McLeod called the meeting back to order at 7:42 p.m. The Village Clerk called the roll. Trustees present: Anna Newell, Gary Pilafas, Gary Stanton, Michael Gaeta, Karen Arnet
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 Pilafas, to approve Item 4. Voice vote taken. Motion carried.

Approval of Minutes
Minutes from July 2, 2018.

5. CONSENT AGENDA/OMNIBUS VOTE:

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

5.A. Approval of Agenda

Roll Call:

Aye: Newell, Pilafas, Stanton, Gaeta, Arnet

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.B. Approval of the schedule of bills for July 16, 2018: \$2,758,051.07.

Roll Call:

Aye: Newell, Pilafas, Stanton, Gaeta, Arnet

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.C. Request Board approval of Ordinance No. 4660-2018 granting a variation to premises at 595 Geronimo Street.

Roll Call:

Aye: Newell, Pilafas, Stanton, Gaeta, Arnet

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve Item 5.D.

5.D. Request Board approval of Ordinance No. 4663-2018 granting a special use to Township of Schaumburg (owner), 1 Illinois Boulevard.

Roll Call:

Aye: Pilafas, Stanton, Gaeta, Arnet

Nay:

Mayor McLeod voted aye.

Newell abstained.

Motion carried.

Motion by Trustee Stanton, seconded by Trustee Arnet, to approve Item 5.E.

5.E. Request Board approval of Ordinance No. 4661-2018 granting a special use to Butera Property, LLC (owner) and Mei Tong Massage, LTD d/b/a Happy Foot (applicant), 1007 W. Golf Road.

Roll Call:

Aye: Newell, Pilafas, Stanton, Gaeta, Arnet

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Stanton, seconded by Trustee Arnet, to approve Item 5.F.

5.F. Request Board approval of Ordinance No. 4662-2018 authorizing the issuance of not to exceed \$39,500,000 General Obligation Refunding Bonds, Series 2018 of the Village of Hoffman Estates, Cook and Kane Counties, Illinois, authorizing the execution of a bond order for each series of bonds, authorizing

the execution of a refunding escrow agreement, and for the levy of a direct annual tax sufficient to pay the principal and interest on said bonds.

Roll Call:

Aye: Newell, Pilafas, Stanton, Gaeta, Arnet

Nay:

Mayor McLeod voted aye.

Motion carried.

6. REPORTS:

6.A. President's Report

Mayor McLeod read letters from residents complimenting the 4th of July events, another one from one of the families that hosted the French baseball visitors which complimented the Village employees and a note that talked about how Comcast is hiring veterans. He stated that he sent a certificate to Alice Selke who celebrated her 100th birthday on July 14th. He stated that he toured the Village Hall with the French runners, attended the Evergreen subdivision fishing derby, a block party, the retirement luncheons for Officer Jim Cawley and Firefighter Tom Mangiameli, an Economic Development meeting, a Celtic Fest meeting and the 4th of July parade. He reminded everyone about Wine Wednesday, the 7th Heaven would be playing at the Village Green later that night, the summer concerts continue on Thursday, Coffee with the Board is Saturday and the Historical sites Commission has a tour on Sunday.

6.B. Trustee Comments

Trustee Stanton stated that he attended the parade, carnival fireworks, the Evergreen fishing derby, a block party and the tour with the runners.

Trustee Arnet stated she attended the parade, volunteered at the festival, attended the Evergreen fishing derby, a block party and she congratulated Officer Cawley and FF Mangiameli on their retirements.

Trustee Pilafas congratulated the 4th of July commission on the success of the event, he stated that the special needs carnival was great, that he attended the summer concert and commented on how nice the tent looks, attended the Evergreen fishing derby and a block party.

Trustee Newell thanked the 4th of July commission for the event and craft fair, she stated that she attended a sustainability commission meeting and wished both Alice Selke and Ben Gibbs Happy Birthdays.

Trustee Gaeta stated that he attended the parade, volunteered at the fest, attended the fireworks, a Police & Fire Commission meeting, the Economic Development meeting, Officer Cawley's retirement luncheon, the Evergreen fishing derby and a block party.

6. C. Village Manager's Report

Mr. Norris spoke about the Joint Review Board meetings that were held earlier in the day.

6. D. Village Clerk's Report

The Clerk reminded everyone about the Fitness for America this Saturday.

6.E. Treasurer's Report

Mrs. Musiala stated that during the month of May 2018, for Operating funds cash disbursements and transfers-out exceeded cash receipts and transfers-in by \$1.25 million, primarily due to general operating

expenses. After including these receipts and disbursements, the balance of cash and investments for the operating funds is \$45.2 million.

For the Operating, Debt Service and Capital Projects funds, cash disbursements and transfers-out exceeded cash receipts and transfers-in by \$356,721, primarily due to debt service payment.

For the Trust Funds, cash disbursements and transfers-out exceeded cash receipts and transfers-in by \$462.795, primarily due to investment activity in the Pension funds.

The total for cash and investments for all funds decreased to \$228 million.

7. ADDITIONAL BUSINESS:

Motion by Trustee Gaeta, seconded by Trustee Arnet, to approve Items 7.A. and 7.C. through 7.G. by omnibus vote. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Arnet, to approve Item 7.A.

7.A. Request Board approval of Ordinance No. 4664-2018 amending Section 7-12-2, Rates, of Article 12, Ambulance Fees, of the Hoffman Estates Municipal Code.

Roll Call:

Aye: Newell, Pilafas, Stanton, Gaeta, Arnet

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve Item 7.B.

7.B. Request Board approval of Ordinance No. 4665-2018 adding Article 5, Small Wireless Facilities, of Chapter 14, Telecommunications, of the Hoffman Estates Municipal Code.

Roll Call:

Aye: Newell, Stanton, Arnet

Nay: Pilafas, Gaeta

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Arnet, to approve Item 7.C.

7.C. Request Board approval of Resolution No. 1661-2018 authorizing the Village President to enter into an Intergovernmental Agreement between the Village of Hoffman Estates and School District 54 regarding the School Resource Officer Program.

Roll Call:

Aye: Newell, Pilafas, Stanton, Gaeta, Arnet

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Arnet, to approve Item 7.D.

7.D. Request Board approval of Resolution No. 1662-2018 authorizing the Village President to enter into an intergovernmental agreement with the Northern Illinois Police Alarm System (NIPAS).

Roll Call:

Aye: Newell, Pilafas, Stanton, Gaeta, Arnet

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Arnet, to approve Item 7.E.

7.E. Request Board approval of Resolution No. 1663-2018 concerning the intervention by Corporation Counsel on cases before the State of Illinois Property Tax Appeal Board (PTAB).

Roll Call:

Aye: Newell, Pilafas, Stanton, Gaeta, Arnet

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Arnet, to approve Item 7.F.

7.F. Request Board approval to reject all bids received for the 2018 Public Works Aster Lane storage building roofing, siding, and fascia replacement.

Roll Call:

Aye: Newell, Pilafas, Stanton, Gaeta, Arnet

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Arnet, to approve Item 7.G.

7.G. Request Board authorization to: waive formal bidding; and award a contract to Hewlett Packard for the purchase of 65 desktop computers in an amount not to exceed \$43,225.00.

Roll Call:

Aye: Newell, Pilafas, Stanton, Gaeta, Arnet

Nay:

Mayor McLeod voted aye.

Motion carried.

8. ADJOURNMENT:

Motion by Trustee Arnet, seconded by Trustee Pilafas, to adjourn the meeting. Time: 8:03 p.m. Voice vote taken. All ayes. Motion carried.

Bev Romanoff
Village Clerk

Date Approved

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

MEETING: SPECIAL HOFFMAN ESTATES VILLAGE BOARD
DATE: JULY 30, 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 7:00 p.m. The Village Clerk called the roll. Trustees present: Gary Pilafas, Gary Stanton, Michael Gaeta, Karen Arnet, Karen Mills, Anna Newell
A quorum was present.

ADMINISTRATIVE PERSONNEL PRESENT:

D. O'Malley, Deputy Village Manager
A. Janura, Corporation Counsel
P. Cross, Asst. Corporation Counsel
F. Besenhoffer, IS Director
M. Saavedra, H&HS Director
A. Fashoda, Asst. Finance Director
P. Gugliotta, Planning, Building and Code Enforcement Director

2. PLEDGE OF ALLEGIANCE TO THE FLAG:

The Pledge was led by Trustee Pilafas.

3. CONSENT AGENDA/OMNIBUS VOTE:

Motion by Trustee Mills, seconded by Trustee Arnet, to approve Item 3.A.

3.A. Approval of the schedule of bills for July 30, 2018 - \$3,539,286.40

Roll Call:

Aye: Pilafas, Stanton, Arnet, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

4. REPORTS:

A. President's Report

Boards & Commissions Appointments

Motion by Trustee Mills, seconded by Trustee Stanton, to accept, with regrets the resignation of Linda Baker from the Transit Task Force and June McCrory from the Veterans Memorial Commission. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Mills, seconded by Trustee Stanton, to accept the appointment of Mary Anstiss to the Sister Cities Commission. Voice vote taken. All ayes. Motion carried.

Mayor McLeod reminded everyone of the upcoming summer concert, the Youth Commissions' arts and crafts event and the Park Districts Party in the Park, he read a letter from a Haverford Place resident

thanking the police department for working with them on some break-ins that they were having in July. He stated that he attended Wine Wednesday, the Senior Commissions Ice Cream Bingo event, Coffee with the Board, the Winston Knolls open house, had dinner at our new restaurant Kyoto, he attended the Streamwood parade, the Barrington Square Homeowners Association picnic, a block party and a Boards & Commissions interview.

5. PLANNING & ZONING COMMISSION REPORTS:

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

5.A. Request by Blackberry Falls Professional Office Park, LLC. (Owner) and Winston Knolls School (Applicant) to consider a special use under section 9-8-2-C-9 of the Zoning Code to permit the operation of a private special education facility on the property located at 2353 Hassell Road (Blackberry Falls Office Park), subject to the following conditions:

1. No buses shall be parked on site unless they are of a size that allows parking within a legal striped 18 foot deep parking space. All taxi and bus parking shall occur within legal striped parking spaces.
2. There shall be no stopping, standing, or stacking of vehicles in the drive aisles or along the curb in the fire lanes. The property owner and petitioner shall manage all taxi and bus operations on the site so as not to disrupt site circulation or block parking areas. The school shall monitor and manage where staff and visitors park to ensure that cars do not interfere with drop off or pick up parking. If the Village determines that there are problems, as witnessed by illegal parking or standing on the property, the Village shall have the right to require additional signage, site modifications, or other measures to remedy the problems.
3. Students shall be loaded and unloaded at the east entrance of the building only. Students shall be escorted between vehicles and the building by school staff.
4. Any issues between tenants and the school shall be remedied by the property owner.
5. The hours of operation shall be limited to 7:00 a.m. to 6:00 p.m.
6. No overnight boarding of students shall be permitted.
7. No outdoor activities by the students shall be permitted.
8. Any violation of any of these conditions on the property shall be the responsibility of the business owner and property owner and either shall be subject to citations if violations are not resolved.

Discussion

Michael Belmonte, Winston Knolls School, thanked the Board for approving this item.

Roll Call:

Aye: Pilafas, Stanton, Arnet, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

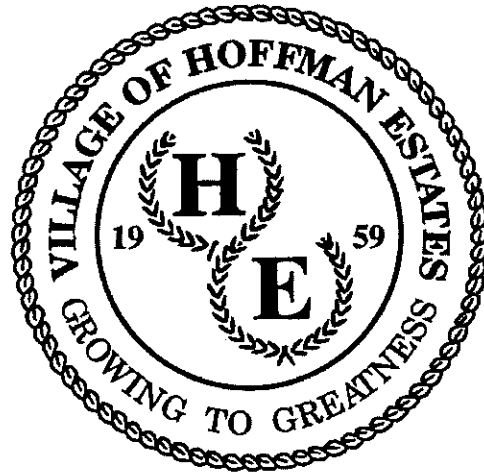
6. ADJOURNMENT

Motion by Trustee Mills, seconded by Trustee Pilafas, to adjourn the meeting. Time: 7:07 p.m. Voice vote taken. All ayes. Motion carried.

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 08/06/2018	\$	116,868.70
MANUAL CHECKS 07/31-08/01/2018	\$	1,795.80
CREDIT CARDS 06/06 - 07/05/2018	\$	232,670.05
PAYROLL 08/03/2018	\$	<u>1,267,637.81</u>
TOTAL	\$	1,618,972.36

VILLAGE OF HOFFMAN ESTATES

August 6, 2018

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
GENERAL FUND			
01 0302	ADVANCE AUTO PARTS	STOCK REPAIR PARTS	\$195.82
01 0302	CHICAGO PARTS & SOUND LLC	REPAIR PARTS	\$38.00
01 0302	CHICAGO PARTS & SOUND LLC	STOCK REPAIR PARTS	\$306.41
01 0302	FACTORY MOTOR PARTS CO	STOCK REPAIR PARTS	\$39.90
01 0302	FIRESTONE TRUCK & SERVICE CENTER	STOCK REPAIR PARTS	\$1,046.72
01 0302	GENERAL TRUCK PARTS & EQUIPMENT	STOCK REPAIR PARTS	\$355.00
01 0302	GLOBAL EMERGENCY PRODUCTS	REPAIR PARTS	\$26.33
01 0302	GLOBAL EMERGENCY PRODUCTS	STOCK REPAIR PARTS	\$55.40
01 0302	O'REILLY AUTO PARTS	STOCK REPAIR PARTS	\$3.19
01 0302	RUSH TRUCK CENTER OF ILLINOIS, INC	STOCK REPAIR PARTS	\$27.90
CASH AND INVENTORIES			\$2,094.67
01 1432	MIRA PATEL	RFD OF ENGINEERING DEP	\$5,000.00
PAYMENTS FROM DEPOSITS ON HAND			\$5,000.00
01000010 3104	POTESTIVO & ASSOCIATES	REFUND TRANSFER STAMP	\$339.00
GENERAL-REVENUE ACCOUNTS			\$339.00
01101324 4542	RICHARD A KAVITT ATTORNEY AT LAW	JULY 16 PROFESSIONAL SERVICE	\$1,175.00
LEGAL			\$1,175.00
01101423 4401	FEDERAL EXPRESS CORP	SHIPPING PW	\$19.93
01101424 4505	SIKICH LLP	PROFESSIONAL SERVICES	\$3,479.00
FINANCE			\$3,498.93
01102524 4507	ARCHIVESOCIAL	PROFESSIONAL SERVICES	\$2,388.00
COMMUNICATIONS			\$2,388.00
TOTAL GENERAL GOVERNMENT DEPARTMENT			\$7,061.93

VILLAGE OF HOFFMAN ESTATES

August 6, 2018

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
POLICE DEPARTMENT			
01201223 4402	OFFICE DEPOT	OFFICE SUPPLIES	\$213.63
01201223 4421	MARLOW WHITE UNIFORMS INC	UNIFORMS	\$37.55
ADMINISTRATIVE			\$251.18
01202324 4542	TRANSUNION RISK & ALTERNATIVE	PROFESSIONAL SERVICES	\$113.20
INVESTIGATIONS			\$113.20
TOTAL POLICE DEPARTMENT			\$364.38
FIRE DEPARTMENT			
01303124	US DIGITAL DESIGNS	ESTIMATED SHIPPING/HANDLING	\$42.00
01303124	US DIGITAL DESIGNS	STANDARD GAMMA SIGNS	\$1,890.00
SUPPRESSION			\$1,932.00
TOTAL FIRE DEPARTMENT			\$1,932.00
PUBLIC WORKS			
01401223 4402	OFFICE DEPOT	OFFICE SUPPLIES	\$5.06
ADMINISTRATIVE			\$5.06
01404224 4510	FIRST AYD CORP	CLEANING SUPPLIES	\$286.85
01404224 4521	HEALY ASPHALT CO., LLC.	COLD MIX	\$296.06
01404224 4521	HEALY ASPHALT CO., LLC.	SURFACE	\$353.44
01404224 4521	THE SHERWIN-WILLIAMS CO	PAINT	\$151.95
PAVEMENT MAINTENANCE			\$1,088.30
01404423 4414	MAJESTIC FLAG & BANNER CO.	OUTDOOR IL FLAG	\$83.80
01404424 4501	AT & T	LANDLINES	\$238.48
01404424 4503	NICOR GAS	GAS 1300 WESTBURY DR	\$128.65
01404424 4509	CINTAS #22	FLOOR MATS RENTAL & CLEAN	\$37.57
01404424 4510	ADVANTAGE MECHANICAL INC.	SERVICE CALL REPAIR	\$195.00
01404424 4510	TRANE U.S. INC.	DOOR ASSEMBLY	\$1,853.35
01404424 4518	ADVANCE AUTO PARTS	REPAIR PARTS	\$8.11
01404424 4518	CINTAS #22	FLOOR MATS RENTAL & CLEAN	\$86.21
FACILITIES			\$2,631.17

VILLAGE OF HOFFMAN ESTATES

August 6, 2018

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
01404522 4304	CINTAS #22	UNIFORM RENTAL & CLEANING	\$34.77
01404523 4411	GAS DEPOT OIL CO	FUEL	\$16,291.65
01404524 4509	AIRGAS USA, LLC	MEDICAL SUPPLIES	\$217.29
01404524 4510	ADVANCE AUTO PARTS	REPAIR PARTS	\$77.87
01404524 4513	DUNDEE FORD	REPAIR PARTS	\$13.53
01404524 4513	O'REILLY AUTO PARTS	REPAIR PARTS	\$26.98
01404524 4514	DUNDEE FORD	REPAIR PARTS	\$86.96
01404524 4514	GLOBAL EMERGENCY PRODUCTS	GAUGE	\$65.54
01404524 4514	GLOBAL EMERGENCY PRODUCTS	VALVE KIT	\$133.51
01404524 4514	O'REILLY AUTO PARTS	REPAIR PARTS	\$26.99
01404524 4514	RUSH TRUCK CENTER OF ILLINOIS, INC	REPAIR PARTS	(\$115.00)
01404524 4514	RUSH TRUCK CENTER OF ILLINOIS, INC	VEHICLE INJECTOR ASSEMBLY	\$4,144.17
01404524 4534	ADVANCE AUTO PARTS	REPAIR PARTS	\$488.24
01404524 4534	AMAZON CAPITAL SERVICES INC	COMBO LIGHT BAR	\$292.81
01404524 4534	CERTIFIED FLEET SERVICES	LIFT INSPECTION	\$765.00
01404524 4534	CHICAGO PARTS & SOUND LLC	REPAIR PARTS	\$40.21
01404524 4534	DUNDEE FORD	REPAIR PARTS	\$87.85
01404524 4534	FIRESTONE TRUCK & SERVICE CENTER	VEHICLE ALIGNMENT	\$50.00
01404524 4534	FIRESTONE TRUCK & SERVICE CENTER	VEHICLE TIRES	\$514.44
01404524 4534	KAMMES AUTO & TRUCK REPAIR INC	STATE INSPECTIONS	\$140.00
01404524 4534	MOTION INDUSTRIES, INC.	REPAIR PARTS	\$12.58
01404524 4534	O'REILLY AUTO PARTS	REPAIR PARTS	\$7.11
01404524 4535	ADVANCE AUTO PARTS	REPAIR PARTS	\$24.97
01404524 4535	DUNDEE FORD	REPAIR PARTS	\$56.76
01404524 4535	FIRESTONE TRUCK & SERVICE CENTER	VEHICLE TIRES	\$223.40
01404524 4535	O'REILLY AUTO PARTS	REPAIR PARTS	\$53.88
01404524 4535	O'REILLY AUTO PARTS	RETURN REPAIR PARTS	(\$9.00)
FLEET SERVICES			\$23,752.51
01404624 4542	RAISE-RITE CONCRETE LIFTING	MUDJACKING SIDEWALKS IN P	\$19,720.00
F.A.S.T.			\$19,720.00
01404823 4414	DIVINE SIGNS	POLICE PLAQUE UPDATE	\$111.00
01404824 4502	COMMONWEALTH EDISON	GOLF/ RED LGHT CAMERA	\$12.39
01404824 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 5510 PRARIESTONE	\$298.31
01404824 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC SEDGE & PRAIRIE	\$5,203.70
01404824 4523	GRAYBAR ELECTRIC CO INC	REPAIR PARTS	\$388.17
TRAFFIC CONTROL			\$6,013.57
TOTAL PUBLIC WORKS DEPARTMENT			\$53,210.61

VILLAGE OF HOFFMAN ESTATES

August 6, 2018

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
DEVELOPMENT SERVICES			
01505124 4507	EIS ELEVATOR INSPECTION SERVICES	INSTALL LADDER INSPECTION	\$180.00
01505124 4507	EIS ELEVATOR INSPECTION SERVICES	RE-INSPECTIONS	\$120.00
01505124 4507	GILIO LANDSCAPE CONTRACTORS	MOWING	\$80.00
CODE ENFORCEMENT			\$380.00
01505922 4303	ICSC	MEMBERSHIP RENEW	\$50.00
ECONOMIC DEVELOPMENT			\$50.00
TOTAL DEVELOPMENT SERVICES DEPARTMENT			\$430.00
HEALTH & HUMAN SERVICES			
01556524 4556	PRIYA RATTY	REIMB MENTAL HEALTH EVENT	\$61.80
TOTAL HEALTH & HUMAN SERVICES DEPARTMENT			\$61.80
BOARDS & COMMISSIONS			
01605324 4562	TRAFFIC CONTROL & PROTECTION	JULY 4TH SERVICES	\$3,000.00
FOURTH OF JULY			\$3,000.00
01605824 4555	BLINK TEES LLC	CANVAS ARTWORK	\$178.25
01605824 4575	MICHELLE PILAFAS	REIM FOR 4TH JULY SUPPLIES	\$271.72
MISCELLANEOUS B & C			\$449.97
TOTAL BOARDS & COMMISSIONS DEPARTMENT			\$3,449.97
TOTAL GENERAL FUND			\$73,944.36
EDA SERIES 1991 PROJECT FUND			
27000025 4621	ACRES GROUP	IRRIGATION MAIN BREAK	\$1,395.00
TOTAL EDA SERIES 1991 PROJECT FUND			\$1,395.00

VILLAGE OF HOFFMAN ESTATES

August 6, 2018

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
WATERWORKS & SEWERAGE FUND			
40400013 3425	CONSERVICE REO UTILITIES	WATER PYMT RFD	\$8.95
40400013 3425	INFINITY REALTY SERVICES	WATER BILL RFD COOPER	\$44.48
40400013 3425	PRECISION TITLE COMPANY	RFD WATER BILL	\$43.94
40400013 3425	RAVILLA VENKATASWAMY	RFD OVER PYMT 745 RANDI	\$56.87
WATER REFUND			\$154.24
40406723 4402	OFFICE DEPOT	OFFICE SUPPLIES	\$5.07
40406723 4402	OFFICE DEPOT	PRINTER	\$183.99
40406723 4402	OFFICE DEPOT	TONER	\$41.99
40406723 4402	SPECIAL OLYMPICS OF ILLINOIS	REGISTRATIN FEE FOR TRUCK	\$100.00
40406723 4408	MENARDS - HNVN PARK	VARIOUS SUPPLIES	\$59.95
40406723 4408	ZIEBELL WATER SERVICE	WATER MAIN REPAIR	\$180.00
40406724 4501	AT & T	LANDLINES	\$102.19
40406724 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 1 W BEVERLY	\$56.06
40406724 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 2 N HILLCREST	\$60.77
40406724 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 2002 PARKVIEW	\$103.56
40406724 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 3451 WILSHIRE	\$423.70
40406724 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 3990 HUNTINGTON	\$94.79
40406724 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 4140 CRIMSON	\$70.52
40406724 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 4690 OLMSTEAD	\$62.26
40406724 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 720 CHARLESTON	\$51.16
40406724 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 95 ASTER LN	\$479.35
40406724 4503	NICOR GAS	GAS 4690 OLMSTEAD DR	\$28.61
40406724 4503	NICOR GAS	GAS 720 CHARLESTON LN	\$112.56
40406724 4510	MENARDS - HNVN PARK	VARIOUS SUPPLIES	\$125.58
40406724 4510	RALPH HELM INC	LEVER CONTROL	\$10.78
40406724 4529	VCNA PRAIRIE LLC	CONCRETE SERVICES	\$261.50
40406724 4529	WATER PRODUCTS CO.	WATER MAIN REPAIR CLAMPS	\$1,290.00
40406724 4529	ZIEBELL WATER SERVICE	WATER MAIN REPAIR	\$920.10
40406724 4545	JSN CONTRACTORS SUPPLY	SAFETY SUPPLIES	\$169.78
40406724 4585	ADVANCE AUTO PARTS	REPAIR PARTS	\$171.62
40406724 4585	FIRESTONE TRUCK & SERVICE CENTER	VEHICLE ALIGNMENT	\$50.00
40406724 4585	KAMMES AUTO & TRUCK REPAIR INC	STATE INSPECTIONS	\$35.00
40406724 4585	TRANSCHICAGO TRUCK GROUP	FILTER	\$37.37
WATER DIVISION			\$5,288.26
40406824 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 1101 WESTBURY	\$647.79
40406824 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 1200 KINGSDALE	\$163.81
40406824 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 1215 MOONLAKE	\$657.50
40406824 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 1513 GOLF RD	\$993.19
40406824 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 1629 CROWFOOT CI	\$156.50

VILLAGE OF HOFFMAN ESTATES

August 6, 2018

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
40406824 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 1775 HUNTINGTON	\$203.52
40406824 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 1869 HAMPTON	\$131.41
40406824 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 2090 CENTRAL	\$124.40
40406824 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 2094 CARLING	\$73.11
40406824 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 2364 HIGGINS	\$2,843.77
40406824 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 2380 GOLF RD	\$254.95
40406824 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 515 CENTRAL	\$39.03
40406824 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 6100 SHOE FACTORY	\$569.34
40406824 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 897 PARK LANE	\$73.84
40406824 4510	CHARLES EQUIPMENT ENERGY SYSTEMS	HILLDALE LIFT STATION - G	\$1,074.00
40406824 4525	BENCHMARK SALES & SERVICE INC.	INSPECTION OF WDA PUMP	\$350.00
40406824 4530	ENVIRONMENTAL LEVERAGE INC.	ESTIMATED SHIPPING/HANDLI	\$152.86
40406824 4530	ENVIRONMENTAL LEVERAGE INC.	MICRO CLEAR 207 HIGH GREAT	\$2,752.00
40406824 4530	VCNA PRAIRIE LLC	CONCRETE SERVICES	\$261.50
40406824 4541	A PERSONAL TOUCH OF CLASS, INC.	FLOOD CLEANUP SERVICE	\$236.00
40406825 4602	EJ EQUIPMENT	FILTER	\$143.13
40406825 4602	GASVODA & ASSOCIATES INC.	ESTIMATED SHIPPING/HANDLING	\$63.00
40406825 4602	GASVODA & ASSOCIATES INC.	FLO MONITORING EQUIPMENT.	\$3,784.00

SEWER DIVISION

\$15,748.65

40407425 4608	BAXTER & WOODMAN, INC.	PROVIDE CONTINUED ENGINEER	\$165.00
40407525 4608	SOIL & MATERIAL CONSULTING INC	SANITARY SERVICES	\$1,867.00
40407525 4609	CONCENTRIC INTEGRATION	SCADA RETAINED SERVICES &	\$4,994.74

BOND CAPITAL PROJECTS

\$7,026.74

TOTAL WATERWORKS AND SEWERAGE FUND

\$28,217.89

SEARS CENTRE OPERATING FUND

41000023 4414	KAMMES AUTO & TRUCK REPAIR INC	STATE INSPECTIONS	\$35.00
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TOTAL SEARS CENTRE OPERATING FUND

\$35.00

INSURANCE FUND

46 1101	MICHAEL RAUCCI	REIM FROM SICK TIME	\$543.12
46 1101	ROBERT KRAVETZ	REIM FROM SICK INCENTIVE	\$958.98

TOTAL INSURANCE FUND

\$1,502.10

VILLAGE OF HOFFMAN ESTATES

August 6, 2018

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
INFORMATION SERVICES			
47008524 4542	DIXON ENGINEERING, INC.	ANTENNA INSPECTIONS	\$2,100.00
OPERATIONS			\$2,100.00
 			
47008625 4602	SOUTHERN COMPUTER WAREHOUSE	CISCO AIRONET AP2802I IEE	\$9,034.35
CAPITAL ASSETS			\$9,034.35
TOTAL INFORMATION SYSTEMS FUND			\$11,134.35
 			
EDA SPECIAL TAX ALLOCATION			
60 1403.1	SIKICH LLP	PROFESSIONAL SERVICES	\$640.00
TOTAL EDA SPECIAL TAX ALLOCATION			\$640.00
 			
BILL LIST TOTAL			\$116,868.70

SUPERION
DATE: 07/31/2018
TIME: 15:34:07

VILLAGE OF HOFFMAN ESTATES
CHECK REGISTER

PAGE NUMBER: 1
VENCHK11
ACCOUNTING PERIOD: 7/18

FUND - 01 - GENERAL FUND

CHECK NUMBER	CASH ACCT	DATE ISSUED	VENDOR	ACCT	DESCRIPTION	AMOUNT
110058	0102	07/31/18	19189 ANTHONY & TAMMERA AMBROSI	0411	WATER RFD	32.00
110059	0102	07/31/18	19197 BRIAN P & PATRICIA A MURP	0411	WATER RFD	25.45
110060	0102	07/31/18	19195 CALATLANTIC HOMES	0411	WATER RFD	18.13
110061	0102	07/31/18	19190 CHARLIE O'CONNELL	0411	WATER RFD	51.16
110062	0102	07/31/18	19185 CHEVELLE ESTRADA	0411	WATER RFD	25.00
110063	0102	07/31/18	19198 DEARBORN CONSTRUCTION & D	0411	WATER RFD	11.14
110064	0102	07/31/18	19194 DEBORAH WINKLEBLACK & THO	0411	WATER RFD	48.72
110065	0102	07/31/18	19173 DUSAN PIPOVIC	0411	WATER RFD	34.08
110066	0102	07/31/18	19172 GREGORY SWAT	0411	WATER RFD	256.44
110067	0102	07/31/18	19175 HANNAH J LIM	0411	WATER RFD	7.08
110068	0102	07/31/18	19192 JAMIE THOMPSON	0411	WATER RFD	6.89
110069	0102	07/31/18	19196 JONI PAWELEK	0411	WATER RFD	78.49
110070	0102	07/31/18	19174 JORDAN DOLCE & JOSE DE JE	0411	WATER RFD	59.72
110071	0102	07/31/18	19181 JOSE AGUILAR	0411	WATER RFD	24.68
110072	0102	07/31/18	19184 JUNG SUN KIM	0411	WATER RFD	17.00
110073	0102	07/31/18	19170 KRZYSZTOF SEMIK	0411	WATER RFD	71.81
110074	0102	07/31/18	19178 LAURA YACOVCCI	0411	WATER RFD	87.36
110075	0102	07/31/18	19186 M/I HOMES OF CHICAGO LLC	0411	WATER RFD	8.45
110076	0102	07/31/18	19187 M/I HOMES OF CHICAGO LLC	0411	WATER RFD	198.72
110077	0102	07/31/18	19199 MARGARET L LEMOYNE	0411	WATER RFD	17.00
110078	0102	07/31/18	19191 MARILYN L KUFFEL	0411	WATER RFD	65.04
110079	0102	07/31/18	19179 MELISSA A POWELL	0411	WATER RFD	230.08
110080	0102	07/31/18	19182 POM PROPERTIES INC	0411	WATER RFD	19.64
110081	0102	07/31/18	19183 RANI INVESTMENTS CORP	0411	WATER RFD	15.90
110082	0102	07/31/18	19180 ROBERT E & MONIKA LANGDON	0411	WATER RFD	25.05
110083	0102	07/31/18	19200 ROBERT E & MONIKA LANGDON	0411	WATER RFD	17.00
110084	0102	07/31/18	19171 SEAN & DANYSE PETERSON	0411	WATER RFD	99.27
110085	0102	07/31/18	19177 VIVIANE & MARTY RAGUSO	0411	WATER RFD	71.81

SUPERION
DATE: 07/31/2018
TIME: 15:34:07

VILLAGE OF HOFFMAN ESTATES
CHECK REGISTER

PAGE NUMBER: 2
VENCHK11
ACCOUNTING PERIOD: 7/18

FUND - 01 - GENERAL FUND

CHECK NUMBER	CASH ACCT	DATE ISSUED	-----VENDOR-----	ACCT	-----DESCRIPTION-----	AMOUNT
110086	0102	07/31/18	19193 Wafa ABDELHADI	0411	WATER RFD	28.56
110087	0102	07/31/18	19176 YASUHIRO FUKUDA	0411	WATER RFD	54.31
110088	0102	07/31/18	19169 YOSHIKO YAMAGUCHI	0411	WATER RFD	8.45
110089	0102	07/31/18	19188 YOUNG CHOI	0411	WATER RFD	81.37
TOTAL FUND						1,795.80
TOTAL REPORT						1,795.80

Account Name	Merchant Name	Transaction Date	Accounting Code	Accounting Code	Transaction Amount	Expense Description
ANTHONY FASHODA	AMAZON MKTPLACE PMTS	06/29/2018	01505225	4602	\$309.82	STANDING DESK-CNOTA
ANTHONY FASHODA	AMERICAN 00121956775275	06/21/2018	01106022	4301	\$352.41	FLIGHT-SIGNORELLA
ANTHONY FASHODA	AMERICAN 00121956991494	06/21/2018	01106222	4301	\$297.41	FLIGHT-ANDERSON
ANTHONY FASHODA	ENGINEERSUPPLY LLC	06/28/2018	01505223	4414	\$127.24	MEASURING WHEEL
ANTHONY FASHODA	HOTEL BOOKING	06/21/2018	01106022	4301	\$516.00	HOTEL RESERVATION-SIGNORELLA
ANTHONY FASHODA	ILLINOIS GOVERNMENT FI	06/11/2018	01101422	4301	\$350.00	STATE CONFERENCE REG-FASHODA
ANTHONY FASHODA	NETBRANDS MEDIA CORP.	06/12/2018	01605324	4562.1	\$86.00	4TH OF JULY WRISTBANDS
ANTHONY FASHODA	NETBRANDS MEDIA CORP.	06/23/2018	01605324	4562.1	\$49.08	4TH OF JULY WRISTBANDS
ANTHONY FASHODA	PAYPAL *JONHOPE	06/21/2018	01106224	4510	\$85.00	RECORDER-B ANDERSON
ANTHONY FASHODA	PAYPAL *SQUARETRADE	06/21/2018	01106224	4510	\$10.99	RECORDER WARRANTY
BEN GIBBS	ADOBE *ACROPRO SUBS	06/26/2018	01	1445	\$15.93	SCA-SUBSCRIPTION
BEN GIBBS	AMAZON MKTPLACE PMTS	06/05/2018	01	1445	\$554.47	SCA-SUPPLIES
BEN GIBBS	AMAZON.COM	06/08/2018	01	1445	\$299.96	SCA-SUPPLIES
BEN GIBBS	AMAZON.COM	06/17/2018	01	1445	\$64.86	SCA-SUPPLIES
BEN GIBBS	AMAZON.COM	06/25/2018	01	1445	\$12.07	SCA-SUPPLIES
BEN GIBBS	AMAZONPRIME MEMBERSHIP	06/19/2018	01	1445	\$12.99	SCA-MEMBERSHIP
BEN GIBBS	ARLINGTON HEIGHTS CHAM	06/20/2018	01	1445	\$435.00	SCA-MEMBERSHIP
BEN GIBBS	COST PLUS WLD #352	06/26/2018	01	1445	\$12.28	SCA-SUPPLIES
BEN GIBBS	CULTURE STUDIO	06/15/2018	01	1445	\$199.73	SCA-CUSTOM APPAREL
BEN GIBBS	CULTURE STUDIO	06/21/2018	01	1445	-\$17.40	SCA-CUSTOM APPAREL
BEN GIBBS	CULTURE STUDIO	07/02/2018	01	1445	\$204.16	SCA-CUSTOM APPAREL
BEN GIBBS	EIG*CONSTANTCONTACT.C	06/16/2018	01	1445	\$69.06	SCA-EMAILING MARKETER
BEN GIBBS	ELGIN AREA CHAMBER OF	06/20/2018	01	1445	\$350.00	SCA-MEMBERSHIP
BEN GIBBS	GOEBBERTS FARM	06/17/2018	01	1445	\$4.35	SCA-SUPPLIES
BEN GIBBS	GOEBBERTS FARM	06/17/2018	01	1445	\$10.95	SCA-SUPPLIES
BEN GIBBS	GOEBBERTS FARM	06/17/2018	01	1445	\$70.23	SCA-SUPPLIES
BEN GIBBS	HILTON HOTELS	06/30/2018	01	1445	\$801.64	SCA-LODGING
BEN GIBBS	MAPLINE MEMBERSHIP	06/29/2018	01	1445	\$60.00	SCA-MAPPING SOFTWARE
BEN GIBBS	OFFICEMAX/DEPOT 6749	06/06/2018	01	1445	\$54.60	SCA-OFFICE SUPPLIES
BEN GIBBS	PAYPAL *DRMATZ	06/17/2018	01	1445	\$70.90	SCA-SUPPLIES
BEN GIBBS	PAYPAL *ETSY.COM	06/17/2018	01	1445	\$30.34	SCA-SUPPLIES
BEN GIBBS	PAYPAL *ODDBOXRESAL	06/17/2018	01	1445	\$75.09	SCA-SUPPLIES
BEN GIBBS	PLUM MARKET	06/17/2018	01	1445	\$294.43	SCA-CATERER
BEN GIBBS	ST. CHARLES CHAMBER OF	07/03/2018	01	1445	\$355.00	SCA-MEMBERSHIP
BEN GIBBS	THE ASSEMBLY AMERICAN	06/21/2018	01	1445	\$30.49	SCA-LUNCH MEETING
BEN GIBBS	THE SADDLE ROOM LLC	06/18/2018	01	1445	\$121.24	SCA-LUNCH MEETING
BEN GIBBS	WIX.COM*253199333	06/06/2018	01	1445	\$4.99	SCA-WEBSITE BUILDER SUBSCRIPTION
BEN GIBBS	WIX.COM*253862233	06/07/2018	01	1445	\$36.00	SCA-WEBSITE BUILDER SUBSCRIPTION
DAN OMALLEY	DOUBLETREE COLLINSVILL	06/16/2018	01101222	4301	\$252.88	HOTEL
DAN OMALLEY	ILLINOIS CITY COUNTY M	06/19/2018	01101222	4303	\$30.00	INTERN DUES
DARIN W FELGENHAUER	PERFORMANCE BIKE SHOP	06/22/2018	01202424	4510	\$200.92	SUPPLIES FOR POLICE BIKES
DARIN W FELGENHAUER	SAMS CLUB #4942	06/27/2018	01202223	4414	\$75.12	4TH OF JULY
DEBRA SCHOOP	AMERICAN 00106266525072	06/20/2018	01101222	4301	\$34.86	ICMA CONF-NORRIS
DEBRA SCHOOP	AMERICAN 00121929482780	06/06/2018	01101222	4301	\$302.40	ICMA CONF-O'MALLEY
DEBRA SCHOOP	AMERICAN 00121955434134	06/20/2018	01101222	4301	\$167.20	ICMA CONF-NORRIS
DEBRA SCHOOP	AMERICAN LIMOUSINE CHA	06/21/2018	01101122	4301	\$78.00	MCLEOD-USCM
DEBRA SCHOOP	AMERICAN LIMOUSINE CHA	06/21/2018	01505922	4301	\$78.01	NORRIS-ICSC CONF

VILLAGE OF HOFFMAN ESTATES
Monthly Credit Card Activity

From: 06/06/2018

To: 7/5/2018

Account Name	Merchant Name	Transaction Date	Accounting Code	Accounting Code	Transaction Amount	Expense Description
DEBRA SCHOOP	AMERICAN LIMOUSINE CHA	06/21/2018	01101122	4301	\$78.01	MCLEOD-USCM
DEBRA SCHOOP	AMERICAN LIMOUSINE CHA	06/21/2018	01505922	4301	\$78.02	MCLEOD-ICSC CONF
DEBRA SCHOOP	AMERICAN LIMOUSINE CHA	06/21/2018	01505922	4301	\$78.04	MCLEOD-ICSC CONF
DEBRA SCHOOP	AMERICAN LIMOUSINE CHA	06/21/2018	01505922	4301	\$78.07	NORRIS-ICSC CONF
DEBRA SCHOOP	AMERICAN LIMOUSINE CHA	06/21/2018	01505922	4301	\$78.10	STANTON-ICSC CONF
DEBRA SCHOOP	ILLINOIS CITY COUNTY M	06/27/2018	01101223	4303	\$185.75	MEMBERSHIP RENEWAL-O'MALLEY
DEBRA SCHOOP	INTERNATION	06/11/2018	01101222	4301	\$685.00	ICMA CONF-NORRIS REG
DEBRA SCHOOP	INTERNATION	06/12/2018	01101222	4303	\$685.00	ICMA CONF-O'MALLEY REG
DEBRA SCHOOP	UNITED 01624046502470	06/20/2018	01101222	4301	\$156.20	ICMA CONF-NORRIS
DR AUDRA MARKS	GFS STORE #1913	06/26/2018	01556524	4564	\$35.96	FITNESS CHALLENGE LUNCHEON
DR AUDRA MARKS	PAPA JOHN'S #03338	06/06/2018	01556524	4556	\$68.92	TEEN CENTER
DR AUDRA MARKS	PAPA JOHN'S #3338	06/19/2018	01556524	4556	\$64.44	TEEN CENTER
DR AUDRA MARKS	PAPA JOHN'S #3338	06/26/2018	01556524	4556	\$45.95	TEEN CENTER
DR AUDRA MARKS	PARTY CITY	06/27/2018	01556524	4564	\$63.65	FITNESS CHALLENGE LUNCHEON
DR AUDRA MARKS	TARGET 00021220	06/26/2018	01556524	4556	\$12.94	JUNE AWARENESS EVENT
DR AUDRA MARKS	WALMART.COM	06/28/2018	01605824	4599	\$71.48	DISABLED COMM 4TH OF JULY SHIRTS
DR AUDRA MARKS	WHICH WICH #166	06/26/2018	01556524	4564	\$75.00	FITNESS CHALLENGE
FRED BESENHOFFER	AMAZONPRIME MEMBERSHIP	06/24/2018	47001222	4303	\$12.99	PRIME MEMBERSHIP FEE
FRED BESENHOFFER	COMCAST CHICAGO	06/08/2018	47008524	4542	\$159.85	INTERNET SERVICE
FRED BESENHOFFER	COMCAST CHICAGO	06/09/2018	47008524	4542	\$139.57	INTERNET SERVICE
FRED BESENHOFFER	COMCAST CHICAGO	06/23/2018	47008524	4542	\$80.95	INTERNET SERVICE
FRED BESENHOFFER	DLS INTERNET SERVICES	06/23/2018	47008524	4542	\$350.00	INTERNET SERVICE
FRED BESENHOFFER	MESSAGEOPS.COM	06/25/2018	47008524	4542	\$19.95	EMAIL MGT SOFTWARE SUBSCRIPTION
FRED BESENHOFFER	MESSAGEOPS.COM	06/25/2018	47008524	4542	\$19.95	EMAIL MGT SOFTWARE SUBSCRIPTION
FRED BESENHOFFER	MESSAGEOPS.COM	06/25/2018	47008524	4542	\$19.95	EMAIL MGT SOFTWARE SUBSCRIPTION
FRED BESENHOFFER	MESSAGEOPS.COM	06/25/2018	47008524	4542	\$19.95	EMAIL MGT SOFTWARE SUBSCRIPTION
FRED BESENHOFFER	MESSAGEOPS.COM	06/26/2018	47008524	4542	\$19.95	EMAIL MGT SOFTWARE SUBSCRIPTION
FRED BESENHOFFER	MONOPRICE, INC.	06/06/2018	47008525	4602	-\$4.53	CREDIT ON ORDER 5/30/2018
GREGORY POULOS	AIR SCIENCE USA	06/19/2018	01202123	4414	\$833.10	HEPA FILTER FOR CABINETS
GREGORY POULOS	DOJES.COM	06/15/2018	01202123	4414	\$490.49	LATENT PRINT POWDER/PADS
GREGORY POULOS	GRAINGER	06/15/2018	01202123	4414	\$559.07	ET SUPPLIES-SCOPE LIGHT N BATTERIES
JAMES H NORRIS	MORETTIS RISTORANTE HO	07/02/2018	01101222	4301	\$81.78	LUNCH MTG-ORIENTATION
JENNIFER DJORDJEVIC	HOO*HOOTSUITE INC	06/08/2018	01101123	4404	\$5.99	SUBSCRIPTION
JENNIFER DJORDJEVIC	JEWEL-OSCO	06/18/2018	01101123	4414	\$65.43	TRUSTEE OFFICES
JENNIFER DJORDJEVIC	MORETTIS RISTORANTE HO	06/04/2018	01101123	4414	\$79.64	TRUSTEE DINNER
JENNIFER DJORDJEVIC	OFFICEMAX/OFFICEDEPT#3	06/18/2018	01101123	4414	\$74.94	CERTIFICATE HOLDERS
JENNIFER DJORDJEVIC	PARTY CITY	06/27/2018	01101123	4414	\$43.41	WINE WEDNESDAY
JENNIFER DJORDJEVIC	ROSATIS PIZZA - HOFFMA	06/18/2018	01101123	4414	\$138.00	TRUSTEE DINNER
JENNIFER DJORDJEVIC	SQU*SQ *FASTWAY PRINTI	06/15/2018	01605824	5501	\$165.00	CELTIC FEST POSTCARDS
JENNIFER DJORDJEVIC	STAPLES 00116343	06/18/2018	01101123	4414	\$150.47	CERTIFICATE HOLDERS
JENNIFER DJORDJEVIC	VALLI PRODUCE OF H	06/19/2018	01101122	4301	\$38.97	METRO MAYOR'S CAUCUS EVENT
JENNIFER DJORDJEVIC	VARIDESK	06/21/2018	01101123	4414	\$398.44	SUE'S DESK
JENNIFER DJORDJEVIC	VOLGISTICS INC	06/29/2018	01101123	4404	\$48.00	VOLUNTEER DATABASE SUBSCRIPTION
JOHN JANICKI	FACEBK *4ND35GSTB2	06/30/2018	01	1445	\$467.41	SCA-SUBSCRIPTION
JOHN JANICKI	FACEBK *5ND35GSTB2	06/30/2018	01	1445	\$8.32	SCA-SUBSCRIPTION
JOHN JANICKI	FACEBK *82RHXF6TB2	06/07/2018	01	1445	\$530.54	SCA-SUBSCRIPTION
JOHN JANICKI	FACEBK *A2RHXF6TB2	06/07/2018	01	1445	\$219.46	SCA-SUBSCRIPTION

VILLAGE OF HOFFMAN ESTATES
 Monthly Credit Card Activity

From: 06/06/2018

To: 7/5/2018

Account Name	Merchant Name	Transaction Date	Accounting Code	Accounting Code	Transaction Amount	Expense Description
JOHN JANICKI	FACEBK *DHA97GATB2	06/13/2018	01	1445	\$502.12	SCA-SUBSCRIPTION
JOHN JANICKI	FACEBK *EHA97GATB2	06/13/2018	01	1445	\$247.88	SCA-SUBSCRIPTION
JOHN JANICKI	FACEBK *PLU9YFSTB2	06/20/2018	01	1445	\$601.33	SCA-SUBSCRIPTION
JOHN JANICKI	FACEBK *SHHBUFSTB2	06/10/2018	01	1445	\$535.26	SCA-SUBSCRIPTION
JOHN JANICKI	FACEBK *THHBUFSTB2	06/10/2018	01	1445	\$214.74	SCA-SUBSCRIPTION
JOHN JANICKI	FACEBK *X5HY2GNSB2	06/20/2018	01	1445	\$148.67	SCA-SUBSCRIPTION
JOHN JANICKI	GOOGLE *ADWS6015163255	06/06/2018	01	1445	\$500.00	SCA-SUBSCRIPTION
JOHN JANICKI	GOOGLE *ADWS6015163255	06/12/2018	01	1445	\$500.00	SCA-SUBSCRIPTION
JOHN JANICKI	GOOGLE *ADWS6015163255	06/15/2018	01	1445	\$500.00	SCA-SUBSCRIPTION
JOHN JANICKI	GOOGLE *ADWS6015163255	06/21/2018	01	1445	\$500.00	SCA-SUBSCRIPTION
JOHN JANICKI	GOOGLE *ADWS6015163255	06/27/2018	01	1445	\$500.00	SCA-SUBSCRIPTION
JOHN JANICKI	GOOGLE *ADWS6015163255	07/04/2018	01	1445	\$500.00	SCA-SUBSCRIPTION
JOHN JANICKI	TARGET.COM *	06/09/2018	01	1445	\$181.49	SCA-OFFICE SUPPLIES
JOHN JANICKI	TARGET.COM *	06/09/2018	01	1445	\$8.99	SCA-OFFICE SUPPLIES
JOHN JANICKI	TARGET.COM *	06/10/2018	01	1445	\$143.84	SCA-OFFICE SUPPLIES
JOHN JANICKI	TARGET.COM *	06/10/2018	01	1445	\$38.21	SCA-OFFICE SUPPLIES
JOHN JANICKI	TARGET.COM *	06/12/2018	01	1445	-\$12.40	SCA-OFFICE SUPPLIES CREDIT
JOHN JANICKI	TARGET.COM *	06/12/2018	01	1445	-\$0.53	SCA-OFFICE SUPPLIES CREDIT
JOHN JANICKI	WOOBX	07/01/2018	01	1445	\$30.00	SCA-SUBSCRIPTION
JOSEPH NEBEL	AMAZON MKTPLACE PMTS	06/11/2018	40406823	4408	\$72.73	TEST LEAD SET & 10 PC ALLIGATOR CLIPS
JOSEPH NEBEL	AMAZON MKTPLACE PMTS	06/19/2018	40406724	4524	\$31.44	IPHONE CASE & SCREEN PROTECTOR
JOSEPH NEBEL	AMAZON MKTPLACE PMTS	07/01/2018	40406724	4545	\$37.29	PUSH IN EARPLUGS
JOSEPH NEBEL	AMAZON.COM	06/06/2018	40406824	4525	\$392.68	LIFT STN COMPONENTS-SGL POLE SWITCH
JOSEPH NEBEL	AMAZON.COM	07/01/2018	40406823	4408	\$267.09	MULTIMETER/CLAMP MTR COMBO KIT
JOSEPH NEBEL	APL*ITUNES.COM/BILL	07/02/2018	01401224	4501	\$0.99	ICLOUD: 50 GB STORAGE PLAN
JOSEPH NEBEL	COMCAST CHICAGO CS 1X	06/16/2018	40406724	4501	\$104.85	BUSINESS INTERNET-XIAO
JOSEPH NEBEL	IL TOLLWAY AUTO REPLEN	06/27/2018	40406722	4301	\$40.00	IPASS REPLENISHMENT
JOSEPH NEBEL	MORETTIS RISTORANTE HO	06/18/2018	01401223	4414	\$155.84	THANK YOU LUNCH-RODEO PARTICIPANTS
JOSEPH NEBEL	UNITED 01624037590980	06/14/2018	01401222	4301	\$254.40	PWX CONFER-FLIGHT
JOSEPH NEBEL	UNITED 01629249293221	06/14/2018	01401222	4301	\$53.00	PWX-UNITED-ECONOMY PLUS SEAT
JOSEPH NEBEL	UNITED 01629249293232	06/14/2018	01401222	4301	\$52.00	PWX-UNITED-ECONOMY PLUS SEAT
KELLY KERR	AMAZON MKTPLACE PMTS	07/01/2018	01401223	4414	\$84.16	IPHONE ACCESSORIES-FEST SUPPLIES
KELLY KERR	AMAZON.COM	06/22/2018	40406723	4408	\$49.98	CLIPBOARD-STORAGE FORMS HOLDER
KELLY KERR	AMERICAN PUBLIC WORKS	06/15/2018	01401223	4414	\$105.87	1ST RESPONDER DECALS
KELLY KERR	BALTIC NETWORKS INC	06/26/2018	40406724	4524	\$314.66	YAGI ANTENNAS
KEVIN D KRAMER	HE CHAMBER	06/12/2018	01505922	4301	\$15.00	NEW MEMBER RECEPTION
KEVIN D KRAMER	ICSC	06/29/2018	01505922	4301	\$95.00	CHICAGOLAND RETAIL CONNECT REG
KEVIN D KRAMER	ICSC	07/02/2018	01505922	4301	\$800.00	ICSC NY DEAL MAKING REG
KEVIN D KRAMER	IEDC ONLINE	06/08/2018	01505922	4301	\$814.00	2018 ANNUAL CONFER REG
KEVIN D KRAMER	SOUTHWES 5261458460616	06/18/2018	01505922	4301	\$226.96	IEDC NATL' CONFER
KEVIN D KRAMER	WESTIN OHARE PARKING	06/25/2018	01505922	4301	\$10.00	SELECT CHIC CONFER PARKING
KEVIN D KRAMER	WESTIN OHARE PARKING	06/25/2018	01505922	4301	\$10.00	SELECT CHIC CONFER PARKING
KEVIN D KRAMER	WESTIN OHARE PARKING	06/26/2018	01505922	4301	\$10.00	SELECT CHIC CONFER PARKING
KEVIN D KRAMER	WWW.1AND1.COM	06/21/2018	01605824	4575	\$10.00	ARTS COMMISSION WEBSITE
KEVIN D KRAMER	WWW.1AND1.COM	06/26/2018	01605824	4575	\$239.88	ARTS COMMISSION WEBSITE-1 YR
MONICA SAAVEDRA	APA.ORG*BOOKS*VIDEO*CE	06/25/2018	01556524	4507	\$2,250.00	APA ACCREDITATION APPL FEE
MONICA SAAVEDRA	BENTLEY'S PET STUFF-HE	06/28/2018	01556523	4414	\$10.76	THERAPY DOG THURSDAY

VILLAGE OF HOFFMAN ESTATES
 Monthly Credit Card Activity

From: 06/06/2018

To: 7/5/2018

Account Name	Merchant Name	Transaction Date	Accounting Code	Accounting Code	Transaction Amount	Expense Description
MONICA SAAVEDRA	DOLLAR TREE ECOMM	06/04/2018	01605824	4559	\$27.95	SENIOR APPREC EVENT GIVE AWAYS
MONICA SAAVEDRA	DOLLAR TREE ECOMM	06/06/2018	01605824	4559	\$108.00	SENIOR APPREC EVENT GIVE AWAYS
MONICA SAAVEDRA	HOBBY-LOBBY #0177	06/12/2018	01556524	4556	\$31.57	JUNE AWARENESS EVENT
MONICA SAAVEDRA	MORETTIS RISTORANTE HO	06/28/2018	01556524	4564	\$758.00	FITNESS CHALLENGE LUNCHEON
MONICA SAAVEDRA	PAPA JOHN'S #03338	06/13/2018	01556524	4556	\$68.94	TEEN CENTER
MONICA SAAVEDRA	RED ROOF PLUS HOFFMAN	06/13/2018	01	1408	\$59.88	SELF-HELP FUND-HOMELESS RESIDENT
MONICA SAAVEDRA	RED ROOF PLUS HOFFMAN	06/13/2018	01	1408	\$52.12	SELF HELP FUND-HOMELESS RESIDENT
MONICA SAAVEDRA	STARBUCKS STORE 13754	06/12/2018	01556523	4414	\$10.00	AUTISM PARENT SUPPORT GROUP
MONICA SAAVEDRA	STONEGATE CONFERENCE A	06/05/2018	01605824	4559	\$500.00	SENIOR COMM HARVEST LUNCH DEPO
MONICA SAAVEDRA	VALLI PRODUCE OF H	06/19/2018	01605824	4559	\$69.50	SENIOR COMM JUNE EVENT
PATRICK FORTUNATO	FACEBK *R6X97GJUQ2	06/30/2018	01605723	4414	\$30.64	NEW HIRE TESTING
PATRICK J SEGER	DULUTH TRADING HOFFMAN	06/04/2018	01101623	4405	\$200.00	RETIREMENT GIFT-HAWKINSON
PATRICK J SEGER	GAMESTOP #5057	06/12/2018	01101623	4405	\$25.00	ANNIVERSARY GC-FAIRALL
PATRICK J SEGER	HOFFMAN ESTATES GARIBA	06/07/2018	01101623	4414	\$298.98	RETIREMENT LUNCH-HAWKINSON
PATRICK J SEGER	JEWEL #3316	06/07/2018	01	1445	-\$56.99	REVERSAL OF CHARGE
PATRICK J SEGER	JEWEL #3316	06/07/2018	01	1445	\$56.99	CHARGE TO BE REVERSED
PATRICK J SEGER	JEWEL #3316	06/12/2018	01101623	4405	\$125.00	ANNIVERSARY GC-CARDOZA
PATRICK J SEGER	JEWEL-OSCO	07/03/2018	01101623	4405	\$45.99	ANNIVERSARY CAKE-CARDOZA
PATRICK J SEGER	PERSONALIZATION MALL	06/07/2018	01101623	4405	-\$14.49	SHIPPING CREDIT-HAWKINSON
PATRICK J SEGER	PERSONALIZATION MALL	06/23/2018	01101623	4405	\$96.77	RETIRE GIFTS-MANGIAMELI/CAWLEY
PATRICK J SEGER	TARGET 00021220	06/28/2018	01101623	4405	\$200.00	ANNIVERSARY GC-MATTES
PAUL W PETRENKO	JMAC SUPPLY	07/03/2018	01404424	4510	\$247.94	ELECTRIC DOOR STRIKE (VH SDTOCK)
PAUL W PETRENKO	PAYPAL *BREETHS	06/27/2018	01404424	4510	\$15.99	BOSCH D9127U POPIT MODULE
PAUL W PETRENKO	PAYPAL *FISHERMACHI	06/26/2018	40406824	4524	\$249.99	ZEBER BARRIER SAFE PAK
PETER GUGLIOTTA	ENVELOPES.COM	06/26/2018	01505123	4403	\$1,259.95	BUILDING PERMIT ENVELOPES
RACHEL E MUSIALA	4TE*IDFPR SFEE	06/27/2018	01101422	4303	\$2.12	CPA LICENSE RENEWAL-MUSIALA
RACHEL E MUSIALA	4TE*IL PROF LICENSE FE	06/27/2018	01101422	4303	\$90.00	CPA LICENSE RENEWAL-MUSIALA
RACHEL E MUSIALA	DIGITAL CHECK CORP	06/30/2018	40407023	4414	\$320.20	SUPPLIES FOR REMITTANCE PROCESSOR
RACHEL E MUSIALA	ILLINOIS GOVERNMENT FI	06/15/2018	01101422	4301	\$55.00	INVESTMENT OPTIONS WEBINAR
RACHEL E MUSIALA	ILLINOIS GOVERNMENT FI	06/15/2018	01101422	4301	\$350.00	CONFERENCE REG-MUSIALA
RACHEL E MUSIALA	JEWEL #3316	06/12/2018	01	1445	\$66.53	IGFOA UB SEMINAR-REIMBURSED
RACHEL E MUSIALA	JIMMY JOHNS - 424	06/12/2018	01	1445	\$92.19	IGFOA UB SEMINAR-REIMBURSED
RACHEL E MUSIALA	NEOPOST USA	07/04/2018	01101423	4414	\$285.00	SUPPLIES FOR POSTAGE MACHINE
RACHEL E MUSIALA	PAYFLOW/PAYPAL	06/05/2018	01101424	4542	\$5.00	MONTHLY FEE-ONLINE PAY PROCESSING
RACHEL E MUSIALA	PAYFLOW/PAYPAL	07/02/2018	01101424	4542	\$5.00	MONTHLY FEE-ONLINE PAY PROCESSING
RACHEL E MUSIALA	SAMSCLUB.COM	06/12/2018	01101422	4303	\$45.00	ANNUAL VILLAGE MEMBERSHIP
RACHEL E MUSIALA	SAMSCLUB.COM	06/14/2018	01605324	4562.1	\$1,467.00	WATER FOR 4TH OF JULY
RACHEL E MUSIALA	WCI*WASTE CONNECTIONS	06/18/2018	09000024	4542	\$100,000.00	VILLAGE REFUSE SERVICE
RACHEL E MUSIALA	WCI*WASTE CONNECTIONS	06/18/2018	09000024	4542	\$93,260.94	VILLAGE REFUSE SERVICE
RICHARD D ENGLUND	AMAZON.COM	06/19/2018	01303124	4510.15	\$149.98	I-PAD SLEEVE
RICHARD D ENGLUND	IPOINT	06/18/2018	01303124	4510.15	\$100.00	RUGGED I-PAD CASE
RICHARD D ENGLUND	MOPHIE LLC	06/27/2018	01303124	4510.15	\$579.76	I-PHONE CASE/CHARGERS
RICHARD D ENGLUND	VERIZON WRLS M7225-01	06/12/2018	01303123	4414	\$65.98	CELL PHONE CASE-IAN
RYAN N BEBE	CHICAGO TRIB SUBSCRIPT	06/11/2018	01	1445	\$59.83	FFIB-SUBSCRIPTION
RYAN N BEBE	CHICAGO TRIB SUBSCRIPT	06/25/2018	01	1445	\$110.65	FFIB-SUBSCRIPTION
RYAN N BEBE	CHICAGO TRIB SUBSCRIPT	06/26/2018	01	1445	\$102.03	FFIB-SUBSCRIPTION
RYAN N BEBE	CHICAGO TRIB SUBSCRIPT	07/03/2018	01	1445	\$59.86	FFIB-SUBSCRIPTION

VILLAGE OF HOFFMAN ESTATES
Monthly Credit Card Activity

From: 06/06/2018

To: 7/5/2018

Account Name	Merchant Name	Transaction Date	Accounting Code	Accounting Code	Transaction Amount	Expense Description
RYAN N BEBE	DAILY HERALD/REFLEJOS	06/04/2018	01	1445	\$53.20	FFIB-SUBSCRIPTION
RYAN N BEBE	DAILY HERALD/REFLEJOS	06/11/2018	01	1445	\$52.40	FFIB-SUBSCRIPTION
RYAN N BEBE	DAILY HERALD/REFLEJOS	06/11/2018	01	1445	\$62.80	FFIB-SUBSCRIPTION
RYAN N BEBE	DAILY HERALD/REFLEJOS	06/18/2018	01	1445	\$56.40	FFIB-SUBSCRIPTION
RYAN N BEBE	DAILY HERALD/REFLEJOS	07/02/2018	01	1445	\$62.80	FFIB-SUBSCRIPTION
RYAN N BEBE	DAILY HERALD/REFLEJOS	07/02/2018	01	1445	\$53.20	FFIB-SUBSCRIPTION
RYAN N BEBE	USPS PO BOXES ONLINE	06/27/2018	01	1445	\$96.00	FFIB-SUBSCRIPTION
TED BOS	ABOLOX LLC	06/07/2018	01207122	4304	\$85.68	SAFETY VESTS
TED BOS	ABOLOX LLC	06/07/2018	01202223	4414	\$122.40	SAFETY VESTS
TED BOS	B&H PHOTO MOTO	06/06/2018	01202123	4408	\$126.42	6 BOXES OF BATTERIES
TED BOS	COPS PLUS, INC	06/06/2018	01202123	4408	\$135.92	LESS LETHAL ORANGE SHOTGUN
THOMAS MACKIE	INT*IN *ILLINOIS FIRE	06/22/2018	01303322	4301	\$75.00	IFIA SEMINAR-NIEL/SOLICK
THOMAS MACKIE	NIPSTAILPARKPARKSNREC	06/22/2018	01303122	4301.18	\$669.80	INVOICE FOR TRS TRAINING
THOMAS MACKIE	ROSELLE*SERVICE FEE	06/19/2018	01303222	4301	\$1.00	EMS DOCUMENTATION SEMINAR
THOMAS MACKIE	SQU*SQ *COUNTY DONUTS	06/09/2018	01303123	4414	\$18.90	DONUTS FOR RESCUE TASK FORCE DRILL
THOMAS MACKIE	VLG OF ROSELLE INT.	06/19/2018	01303222	4301	\$40.00	EMS DOCUMENTATION SEMINAR
WILLIAM D MCLEOD	MARRIOTT COPLEY PLACE	06/13/2018	01101122	4301	\$1,579.43	USCM BOSTON
WILLIAM D MCLEOD	THE ASSEMBLY AMERICAN	06/19/2018	01101122	4301	\$33.87	LUNCH MEETING
WILLIAM D MCLEOD	THE ASSEMBLY AMERICAN	06/30/2018	01101122	4301	\$42.59	DINNER MEETING
Total					\$232,670.05	

VILLAGE OF HOFFMAN ESTATES

**AN ORDINANCE GRANTING A SPECIAL USE TO
BLACKBERRY FALLS PROFESSIONAL OFFICE PARK, LLC (OWNER),
AND WINSTON KNOLLS SCHOOL (APPLICANT)
2353 HASSELL ROAD, HOFFMAN ESTATES, ILLINOIS**

WHEREAS, the Planning and Zoning Commission, at a public hearing duly called and held according to law on July 18, 2018, considered the request by Blackberry Falls Professional Office Park, LLC (owner) and Winston Knolls School (applicant), of property shown on Exhibit "A" and attached hereto and made a part hereof, for a special use under the Zoning Code to permit the operation of a private special education facility on the property located at 2353 Hassell 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 9-8-2-C-9 of the Zoning Code is hereby granted to Blackberry Falls Professional Office Park, LLC (owner) and Winston Knolls School (applicant) to permit the operation of a private special education facility on the property located at 2353 Hassell Road, subject to the following terms and conditions:

- a) No buses shall be parked on site unless they are of a size that allows parking within a legal striped 18 foot deep parking space. All taxi and bus parking shall occur within legal striped parking spaces.
- b) There shall be no stopping, standing, or stacking of vehicles in the drive aisles or along the curb in the fire lanes. The property owner and petitioner shall manage all taxi and bus operations on the site so as not to disrupt site circulation or block parking areas. The school shall monitor and manage where staff and visitors park to ensure that cars do not interfere with drop off or pick up parking. If the Village determines that there are problems, as witnessed by illegal parking or standing on the property, the Village shall have the right to require additional signage, site modifications, or other measures to remedy the problems.
- c) Students shall be loaded and unloaded at the east entrance of the building only. Students shall be escorted between vehicles and the building by school staff.
- d) Any issues between tenants and the school shall be remedied by the property owner.
- e) The hours of operation shall be limited to 7:00 a.m. to 6:00 p.m.
- f) No overnight boarding of students shall be permitted.

g) No outdoor activities by the students shall be permitted.

h) Any violation of any of these conditions on the property shall be the responsibility of the business owner and property owner and either shall be subject to citations if violations are not resolved.

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

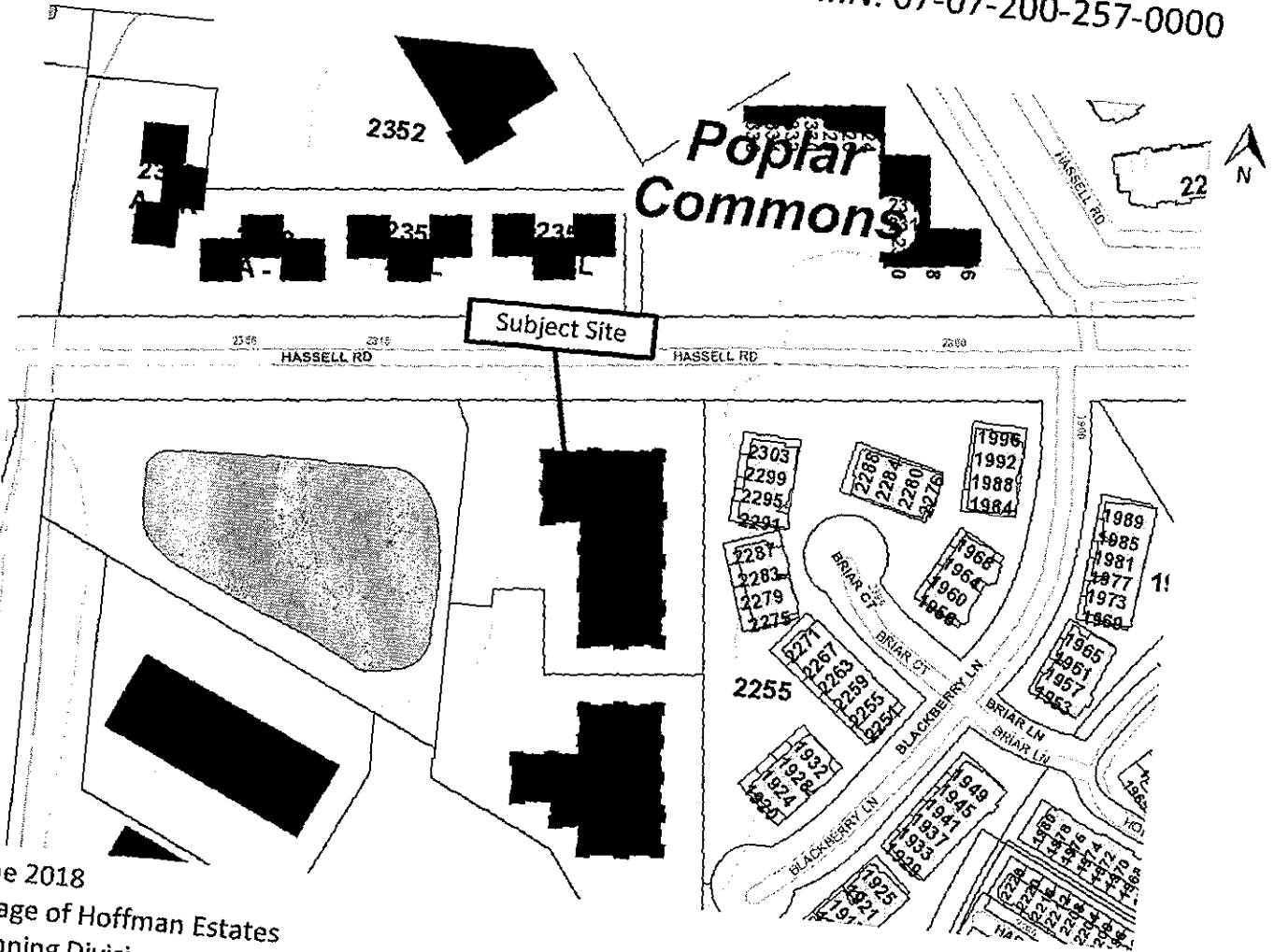
ATTEST:

Village Clerk

Published in pamphlet form this _____ day of _____, 2018.

2353 Hassell Rd

P.I.N. 07-07-200-257-0000



June 2018
Village of Hoffman Estates
Planning Division





VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION
FINDING OF FACT

PROJECT NO.: 2018025P

SPECIAL VILLAGE BOARD MEETING DATE: JULY 30, 2018

PETITIONER(S): Blackberry Falls Professional Office Park, LLC. (Owner) and Winston Knolls School (Applicant)

PROJECT ADDRESS: 2353 Hassell 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: 9 Ayes 2 Absent

PZC MEETING DATE: JULY 18, 2018

STAFF ASSIGNED: JIM DONAHUE

Approval of a request by Blackberry Falls Professional Office Park, LLC. (Owner) and Winston Knolls School (Applicant) to consider a special use under the Zoning Code to permit the operation of a private special education facility on the property located at 2353 Hassell Road (Blackberry Falls Office Park).

The following conditions shall apply:

1. No buses shall be parked on site unless they are of a size that allows parking within a legal striped 18 foot deep parking space. All taxi and bus parking shall occur within legal striped parking spaces.
2. There shall be no stopping, standing, or stacking of vehicles in the drive aisles or along the curb in the fire lanes. The property owner and petitioner shall manage all taxi and bus operations on the site so as not to disrupt site circulation or block parking areas. The school shall monitor and manage where staff and visitors park to ensure that cars do not interfere with drop off or pick up parking. If the Village determines that there are problems, as witnessed by illegal parking or standing on the property, the Village shall have the right to require additional signage, site modifications, or other measures to remedy the problems.
3. Students shall be loaded and unloaded at the east entrance of the building only. Students shall be escorted between vehicles and the building by school staff.
4. Any issues between tenants and the school shall be remedied by the property owner.
5. The hours of operation shall be limited to 7:00 a.m. to 6:00 p.m.
6. No overnight boarding of students shall be permitted.
7. No outdoor activities by the students shall be permitted.
8. Any violation of any of these conditions on the property shall be the responsibility of the business owner and property owner and either shall be subject to citations if violations are not resolved.

FINDING

The petitioner, Michael Belmonte of Winston Knolls School, presented his request to expand his school for children on the autism spectrum currently housed at the 2353 Hassell Road location. He briefly described the school's history and the school's functions.

The Commission learned that the Winston Knolls School is a non-public special education school approved by the Illinois State Board of Education as a 501(c) (3) nonprofit organization. They provide school-based services to children (ages 3-19) diagnosed with autism spectrum and related disorders such as emotional and behavioral disorders, developmental disabilities and other health impairments.

The Commission was told that the school is proposing to expand the services at their current facility to include a Transition Program. The Transition Program would focus on life skills, vocational training, and school transitional training. The tenant space expansion would include approximately 3100 additional square feet.

Staff informed the Commission that a non-public special education facility, or a school, 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.

Staff informed the Commission that the school has been functioning without any issue since 2012 and that the expansion of space to accommodate the Transitional Program should not have any negative impacts on the overall site nor have any adverse impact on the office building.

The Commission asked questions about the new program which were answered by the petitioner. One Commissioner asked if the conditions are the same from when the school was originally approved in 2012, to which staff said yes, with a few conditions relating to the site improvements being removed from the original approval as they have already been implemented. Another commissioner asked if the same entrances will be utilized by students, to which the petitioner replied yes.

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

9 Ayes
0 Abstain
2 Absent (Patel, Wilson)

MOTION 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
Office of the Mayor

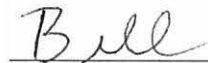
Memo

TO: Village Board of Trustees and the Village Clerk
FROM: Mayor Bill McLeod
RE: *Boards & Commissions Appointment/s*
DATE: Friday, August 3, 2018

At the August 6, 2018 Village Board meeting, the following person will be appointed to the following commission:

- Patricio Aguilar – Sustainability Commission

Thank you,



William D. McLeod
Mayor

/sl

**AGENDA
FINANCE COMMITTEE
Village of Hoffman Estates
August 20, 2018**

Immediately Following Public Health & Safety Committee

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

- I. Roll Call**
- II. Approval of Minutes – July 16, 2018**

NEW BUSINESS

- 1. Request approval of a four year extension to the agreement with Andy Frain of Aurora, IL for:
 - A. Security/ushers/guest services at the Sears Centre Arena
 - B. Event parking services at the Sears Centre Arena
- 2.

REPORTS (INFORMATION ONLY)

- 1. Finance Department Monthly Report.
- 2. Information System Department Monthly Report.
- 3. Sears Centre Monthly Report.

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

**AGENDA
PUBLIC WORKS & UTILITIES COMMITTEE
Village of Hoffman Estates
August 20, 2018**

Immediately Following Finance Committee

Members:	Anna Newell, Chairperson	Gary G. Stanton, Trustee
	Michael Gaeta, Vice Chairperson	Karen J. Arnet, Trustee
	Gary Pilafas, Trustee	William McLeod, Mayor
	Karen V. Mills, Trustee	

- I. Roll Call**
- II. Approval of Minutes – July 16, 2018
August 3, 2018 – Special Meeting**

NEW BUSINESS

- 1. Request 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.

REPORTS (INFORMATION ONLY)

- 1. Department of Public Works Monthly Report.
- 2. Department of Development Services Monthly Engineering Report of the Transportation and Engineering Division.

- III. President’s Report**
- IV. Other**
- V. Items in Review**
- VI. 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).

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AGENDA
PUBLIC HEALTH AND SAFETY COMMITTEE
Village of Hoffman Estates
August 20, 2018

Immediately Following Public Works & Utilities Committee

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

- I. Roll Call**
- II. Approval of Minutes – July 16, 2018 Committee Meeting**

NEW BUSINESS

REPORTS (INFORMATION ONLY)

- 1. Police Department Monthly Report.
- 2. Health & Human Services Monthly Report.
- 3. Emergency Management Coordinator Monthly Report.
- 4. Fire Department Monthly Report.

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



VILLAGE MANAGER'S OFFICE

Memo

TO: President & Board of Trustees
FROM: Daniel P. O'Malley, Acting Village Manager
RE: **AGENDA ITEM 7A - 1180-1190 APPLE STREET REQUEST CHANGE**
DATE: August 2, 2018

Urgent

For Review

Please Reply

The August 6th Village Board agenda includes a request for rezoning, concept site plan, and plat of consolidation for the properties at 1180-1190 Apple Street. The Planning and Zoning Commission recommended approval 5-4 at their July 18th meeting. The three requests were voted upon in one combined motion.

At the meeting, there was opposition from several residents of Parcel A, with a majority of the concerns focused on traffic and access for the site. There was also some general opposition regarding the change from residential zoning to B-2 Business zoning.

After the meeting, the Petitioner recognized the concept site plan will need more detailed traffic study. He has hired KLOA to assist with the study. However, without specific users for the site and without knowing if the property will be rezoned, the full traffic study cannot yet be completed. Therefore, **the Petitioner wishes to withdraw the Conceptual Preliminary Site Plan portion of the request. The Petitioner requests that the Board still consider the rezoning and plat of consolidation.** Please see the attached letter from the Petitioner's attorney.

Procedurally, since the Planning and Zoning Commission recommendation includes all three items, the Board would need to deny the Planning and Zoning Commission recommendation in order to accommodate the petitioner's request. The Board would then have a choice of either remanding the rest of the items to the Planning and Zoning Commission for a new recommendation, considering the rezoning and plat of consolidation at the August 6th meeting, or take no further action which would deny the request. If the Board chooses to proceed with consideration of the rezoning and plat of consolidation on August 6th, a motion with conditions to that effect is attached.

Should you have any questions on this matter prior to the meeting, please feel free to contact me.

Daniel P. O'Malley, Acting Village Manager

Attachments

PJG/kr

cc: J. Norris; M. Koplin; P. Gugliotta

**1180-1190 APPLE STREET AGENDA ITEM 7A
REVISED MOTION FOR AUGUST 6, 2018 VILLAGE BOARD MEETING**

If the Board chooses to consider the revised request for the rezoning and plat of consolidation only, the following revised motion and conditions are provided:

Request by Robert Kirk (applicant), on behalf of Dr. Sam Akmakjian (owner), for a Map Amendment (Rezoning) from the R-2 One Family Residential District to the B-2 Business District, and Preliminary and Final Plat of Consolidation, for the properties located at 1180 and 1190 Apple Street. The following conditions shall apply:

1. 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.
2. Future development of this property is subject to approval of a Preliminary and 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.
3. Technical engineering information, including a complete traffic study, geometric layout/dimensions, grading, drainage, utilities, stormwater detention or other details will be required as part of the Final Site Plan process in accordance with Village Code.
4. No Zoning variances or development waivers are granted with this rezoning and plat approval. Development of this property is subject to meeting all requirements of IDOT and MWRD and such approvals shall be incorporated into the Preliminary and Final Site Plan review process.
5. All issues related to property ownership must be addressed prior to any plat approval.

Mary Riordan, Ltd.
Attorney at Law
980 North Michigan Avenue, Suite 1400
Chicago, Illinois 60611
tel: 312.214.4950 • fax: 312.214.4951

July 27, 2018

Village Mayor and Board of Trustees
c/o Peter Gugliotta, AICP
1900 Hassell Road
Village of Hoffman Estates 60169

Re: Petition for Rezoning and Plat of Consolidation of 1180 & 1190 Apple Street
Petitioner: Rob Kirk for owner Sam Akmakjian

Dear Mayor and Board of Trustees:

The captioned project was presented to the Village Planning and Zoning Commission on July 18th, pursuant to a petition to: rezone the two Apple Street properties from R-2 to B-2; approve a plat of consolidation combining the two captioned parcels into one; and approve a *conceptual preliminary* site plan. It is our understanding the conceptual site plan was requested solely for the purpose of demonstrating that the site could be developed under the B-2 zoning. Since the owner has no firm user identified, the site plan, including the access points and drive-thru shown on the plan was *conceptual* at best.

At the hearing, several residents appeared to express concerns regarding the ingress and egress points on the site plan and their potential impact on the neighborhood. Mr. Akmakjian heard their concerns and engaged the firm of KOLA, a traffic consulting and engineering firm that is highly regarded by both Village staff and IDOT. Petitioner's plan is have Mr. Aboona at KOLA complete a comprehensive traffic study based on the actual end user, when identified. Petitioner is therefore asking that the conceptual site plan that was included in the petition be withdrawn from consideration at this time, with the understanding that no development can proceed on the site until the Village Planning and Commission and Village Board approve a final site plan including a comprehensive traffic study, final engineering, lighting, etc.

Petitioner does request that the Village Board approve its request for the Plat of Consolidation and the rezoning to B-2 as currently scheduled on the August 6th Village Board agenda, and that we be given an opportunity at the meeting to address any concerns the residents or Board members may have.

Your consideration and assistance is genuinely appreciated.

Very truly yours,



Mary Riordan



VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION
FINDING OF FACT

PROJECT NO.: 2017043P

VILLAGE BOARD MEETING DATE: AUGUST 6, 2018

PETITIONER(S): DR.SAM AKMAKJIAN (OWNER), ROBERT KIRK (APPLICANT)

PROJECT ADDRESS: 1180-1190 APPLE STREET

ZONING DISTRICT: R-2, ONE FAMILY RESIDENTIAL

PROPOSED ZONING: B-2, COMMUNITY BUSINESS DISTRICT

Does the Planning and Zoning Commission find that this request meets the Standards for Rezoning (Section 9-1-17.E.2 of the Zoning Code)?



YES



NO

Recommendation: **APPROVAL**

Vote: 5 Ayes 4 Nays 2 Absent

PZC MEETING DATE: JULY 18, 2018

STAFF ASSIGNED: PETER GUGLIOTTA

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. The following conditions shall apply:

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 $\pm 5,900$ 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.

FINDING

The Planning & Zoning Commission heard from the Petitioner/Owner (Dr. Sam Akmakjian), attorney (Mary Riordan), and architect (Robert Kirk). They presented the requests for rezoning, concept plan, and plat of consolidation. Ms. Riordan gave an overview of the project and explained how the proposal met the legal standards. Mr. Kirk presented the concept site plan for a two unit building with a medical office and coffee shop with drive-through. Access is proposed off Golf and Apple with details still be worked out with IDOT and the Village. The concept plan is still in the very early stages as the owner does not yet have a specific developer involved. The Petitioner accepted the recommended conditions, including the fact that there will likely need to be changes to the site plan when they come back for the final site plan review.

Staff noted that the petitioner has a right to make this request and that the Commission's role is to review that request based on the standards for rezoning found in the Village Code. The Commission also has a responsibility to consider information shared by the public and must consider whether the request is appropriate in light of all the information presented during the meeting. Staff noted that the subject property can be viewed from two different perspectives – one, that it is and has been residentially used since it was developed in the 1950's; and two, it is directly adjacent to a commercial property as well as surrounded on the other three sides by roads and access drives that carry frequent commercial traffic.

It was noted that the commercial driveway south of the subject property, as well as the overall layout of the subdivision designed and approved in the 1950's as part of the same subdivision document prior to the Village incorporating. Staff noted that the concept site plan is in the very early stages and that much more work will need to be done regarding technical details, but the plan at least shows a general concept of what can be built on the property.

Staff also pointed out that the existing private covenants that prohibit any uses other than residential on these lots are not something the Village enforces. There have been many permits and approvals issued by the Village in the past several decades for improvements that may not technically comply with the private covenants but do comply with Village Code. The Village is not bound by the covenants and can make decisions on the land use as it sees fit.

The Commission members had a number of questions, concerns, and comments about access and traffic. A lot of concern focused on the proposed Apple Street driveway and how it will impact the neighborhood. There was discussion about possible changes that could be made to the Apple and Golf intersection, such as restricting left turns from Apple to Golf. Staff noted that is something the Transportation Division could study and the Petitioner indicated their traffic consultant (KLOA) would also participate in a much more detailed traffic study once the project moves forward. The Petitioner's Attorney indicated they still have the intent of trying to work with IDOT to see if they would allow less restricted access to Golf. There were other suggestions about how speed and traffic flow might be controlled in the neighborhood.

There was some concern by the Commission that retail uses are not best for this lot due to impacts and that office uses would be more acceptable. One Commissioner received clarification that the existing fence adjacent to the Car Wash is owned by the Car Wash and will remain in place.

AUDIENCE COMMENTS

Approximately 15 residents of Parcel A spoke at the meeting – all in opposition. The predominant concern involved traffic, with a lot of comments being made about existing conditions with speeding cut through traffic in the area. There were many concerns that the proposed retail building, especially one with a coffee shop and drive-through, would greatly increase the amount of traffic in the area.

There were concerns raised about the existing commercial driveway, which functions as a western extension of Aster Street and allows access for vehicles and trucks to the rear of the Hoffman Plaza Shopping Center. It was noted that a large number of cars use this driveway, in addition to the trucks serving Jewel and Burlington. It was also noted that existing car wash customers regularly pull onto Apple and park in front of the subject properties to dry their cars and this activity will conflict with the new development. Traffic entering the car wash also backs up on Golf Road during busy periods.

There were significant concerns that the new development with a driveway on Apple Street, would exacerbate an already bad situation by adding a lot more traffic to the neighborhood. There was a lot of concern that the traffic volumes and quick service nature of a coffee shop will cause greater issues with traffic in the neighborhood.

Several residents expressed concern that approval of this rezoning would lead to a "domino effect" with additional owners wanting to rezone to commercial also. Staff explained that laws prohibit rezoning of individual lots in the middle of a subdivision to something different than the surroundings, but there are lots along the perimeter which may be appropriate to rezone depending on the circumstances. There were comments that the Comprehensive Plan shows the entire neighborhood as remaining residential and that there could be options for rebuilding new single family homes or possibly something more dense, but still residential.

Other concerns noted by the audience were unsafe conditions for pedestrians due to a lack of sidewalks and speeding cars, potential noise from the drive-through speaker, headlight glare, need for screening of the commercial use, the lack of streetlights in the area, and the condition of the Apple Street detention basin.

One resident opposition letter was received after the public hearing and is attached.

Ultimately, the Planning and Zoning Commission decided by a 5-4 vote to approve the Rezoning, Concept Site Plan, and Plat of Consolidation.

*NOTE: all three requests were voted on together. The Village Board does have the option of separating the requests and voting independently on each item, if desired.

Planning and Zoning Commission Finding of Fact
1180 – 1190 Apple St – Rezoning, Concept Site Plan
Village Board Meeting Date: August 6, 2018

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

5 Ayes (Bauske, Henderson, Iozzo,
Trieb, Caramelli)
4 Nays (Boxenbaum, Harner, Ring,
Combs)
2 Absent (Patel, Wilson)

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 PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT NO.: 2017043P

PROJECT NAME: GOLF/APPLE CENTER

PROJECT ADDRESS/LOCATION: 1180-1190 APPLE STREET (SOUTHWEST CORNER OF GOLF ROAD AND APPLE STREET)

PUBLIC HEARING YES NO

REZONING CONCEPTUAL SITE PLAN SPECIAL USE VARIATION
PRELIMINARY & FINAL PLAT OF CONSOLIDATION

MEETING DATE: JULY 18, 2018

STAFF ASSIGNED: PETER GUGLIOTTA PG

REQUESTED MOTION

Approval of 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.

INCLUDES RECOMMENDED CONDITIONS YES NO

ACRES: 1 (APPROXIMATE)		CURRENT ZONING DISTRICT: R-2 One Family Residential	
		PROPOSED ZONING DISTRICT: B-2 Business District	
ADJACENT PROPERTIES:	NORTH: Golf Road and commercial properties in Village of Schaumburg	SOUTH: Commercial access driveway and single family detached homes	
	EAST: Apple Street and single family detached homes	WEST: Car wash and other commercial properties	
Property Index Numbers: 07-15-200-005 & 07-15-200-004			

BACKGROUND

The subject properties were originally platted in 1955 in Cook County prior to Village incorporation. The original plat of subdivision (known as "Parcel A") established the adjacent commercial properties (Hoffman Plaza and outlots on the east side of Roselle Road between Golf and Higgins) and platted 250+ single family detached lots to the east and south. The two subject lots are surrounded on two sides by commercially zoned properties and on the other two sides by roadways used for access to commercial

properties, since the main truck/service driveway for the shopping center is adjacent to the south of these lots and is accessed via Apple Street. While there were some businesses present in the 1950's, Golf Road had not yet become the commercial corridor it is today and homes located along Golf Road were not out of place. Over the past 50 years the road was widened to six through lanes and there has been significant commercial development, both to the east and west of Roselle Road. Presently this section of Golf Road is primarily known as a commercial corridor and is a highly desirable location for retail businesses.

Almost 20 years ago the Village established Tax Incremental Financing (TIF) and Business Districts covering the properties immediately adjacent to the west of the subject property, and the Village has taken several steps over the years to solidify and enhance the commercial viability of these properties. In 2017, plans were approved for a major renovation of the Hoffman Plaza Shopping Center to include a Burlington store (opened in late 2017) and for a major renovation to the Golf Road Car Wash property immediately adjacent to the subject properties, both of which represent long term investments in the immediate area's commercial future.

The subject lots have contained rental homes for many years. The owner has expressed concerns that the continued growth of commercial activity adjacent to the subject lots has diminished their attractiveness for residential uses. The owner had difficulty securing a dependable tenant for home on the northern lot (1190 Apple), which made investment in upgrades to the house impractical. Therefore a decision was made to demolish the home in 2017 and this lot is currently vacant. The southern home (1180 Apple) is occupied with a tenant.

Private Covenants (For Informational Purposes – Not Enforced by the Village)

The Planning and Zoning Commission is responsible for reviewing the proposed rezoning, concept plan, and plat of consolidation using the legal standards found within the Municipal Code and State law. The private covenants have no bearing on this review and the following is provided solely as background.

Since there was no municipality in place to govern land use and other standards in the late 1950's (Cook County regulations did apply), the owner/developer recorded private covenants against all land in the subdivision. The private covenants stipulated that residential lots could not be used for anything other than residential purposes, limited homes to one-story, limited garage size, as well as several other requirements. The process for revision or removal of the covenants was made difficult by language that requires a majority of the current land owners to participate in some process for changes. Without a formal homeowner's association to administer the rules or consider revisions, the private covenants are minimally effective but difficult to change.

In 1959, this subdivision was included in the Village's original incorporation and soon thereafter became subject to local zoning and land use laws. The Village is not party to, nor does it enforce private covenants, therefore many permits and approvals have been (and continue to be) issued for work that does not conform to the private covenants, as long as the work meets Village codes.

The owner's legal counsel is confident that the development of the subject property with a commercial building can occur, and the property owner is comfortable proceeding with the proposed retail/office development if approvals are granted by the Village.

REZONING

The proposal is to rezone the subject properties to the B-2 District, which will be an expansion of the existing large B-2 zoned area located to the west. The B-2 District governs most typical shopping centers in Hoffman Estates and would allow for development of a multi-tenant retail/office building with a drive-thru, as proposed with the accompanying concept site plan. The proposed lot size of 40,000+ square feet exceeds the minimum of 10,000 square feet required in the B-2 District.

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 B-2 District is compatible with the B-2 zoning that already exists to the west and the similar commercial zoning to the north in Schaumburg. The subject property abuts a property that contains an existing commercial car wash and has frontage along Golf Road, which is considered a major commercial corridor in this area.

While the Village's 2007 Comprehensive Plan shows the subject property as single family residential, this primarily reflected the existing uses at the time the plan was done. It is appropriate on a case by case basis to evaluate parcels located on the border of different land uses designations to determine if a rezoning may be suitable. Since this property borders both commercial and residential properties, 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.

- Existing uses within the general area of the subject property are both commercial and residential, with the subject property being most directly adjacent to existing commercial uses. The property has a transitional location bordering on the two different zoning districts.
- Zoning classifications within the area of the subject property are mixed between R-2 and B-2 (and a similar business zoning in Schaumburg), with the subject property bordering some areas of each. Either zoning classification could be considered consistent with the surrounding area.

Meeting Date: July 18, 2018

- With frontage on Golf Road, Apple Street, and the shopping center commercial driveway, plus being immediately adjacent to a car wash business, the subject property is exposed to commercial traffic on all four sides on a regular basis.
- Since the property was zoned for single family residential over 50 years ago, the trend of development in the general area has been increasingly commercial in nature. Significant investment continues to be made developing and redeveloping commercial properties along Roselle and Golf Roads. Several homes in the residential neighborhood to the east have been significantly upgraded, however, these have primarily been located near the center of the subdivision and not in the immediate area of the subject property.

The subject property meets criteria for the B-2 zoning from a pure land use standpoint, and as long as the site plan is designed with proper lighting, buffers, landscaping and other mitigating elements, impacts from development should not be any greater than those that already exist from the current commercial uses and traffic at this location.

PLAT OF CONSOLIDATION

The proposed Plat of Consolidation would combine the two existing lots (1190 Apple - 19,337 square feet and 1180 Apple - 20,791 square feet) to create a new 40,125 square foot lot that will accommodate the proposed retail/office development. The lot size will exceed the minimum required 10,000 square feet required by the Zoning Code for the B-2 District, and it is large enough to accommodate development of a small retail/office building in conformance with the current Village development standards.

Because the plat abuts Golf Road, the applicant needed to secure a signature from the Illinois Department of Transportation (IDOT) in addition to other standard signatures. The signed Mylar plat has been submitted to staff and paper copies (unsigned) are included in the packets.

All platting criteria in the State Plat Act and the Village Subdivision Code are met with this plat.

PRELIMINARY CONCEPT SITE PLAN

The proposed preliminary concept plan includes a \pm 5,900 square foot retail/office building with an outdoor seating area and a drive-through. This plan contemplates space for two tenants (potentially a coffee shop and a medical/dental office) and provides 42 parking spaces, including two handicapped spaces. The site plan is only designed at an early concept level at this point and has not been advanced to include important geometric and topographical information. The applicant is requesting approval of this concept-only plan to facilitate the review of the proposed rezoning. If the zoning is approved, full engineering and other technical design work will be done to refine the site plan design. A much more detailed staff level review will need to be completed and there may be changes required to the layout.

Access is proposed from Golf Road (right-in only per IDOT restrictions) and Apple Street. The location of the driveways is generally acceptable, however more detailed review and evaluation will need to occur to determine how the in-only access from Golf will be designed to work safely. Also, a review of the on-site

circulation (including for emergency and delivery vehicles) will need to occur and this may require site plan or access changes. The Subdivision Code requires that cross access connections be designed into adjacent commercial lots where feasible, however in this case the adjacent car wash site design does not allow for any type of safe cross access to occur so this site will not be able to include cross access. Another access option that may be discussed with the final plan review is the potential for a connection to the private commercial access drive to the south of the property, but that would be subject to approval from the Hoffman Plaza Shopping Center ownership who owns the access drive.

While utility connections have not yet been included on the concept plan, staff has verified that sanitary sewer, storm sewer and water main are available adjacent to the site and there should be no issues with connections. The plan conceptually shows a location for the required on-site stormwater detention, although the alternative of constructing underground detention storage may also be considered. This site will have to meet all Metropolitan Water Reclamation District (MWRD) requirements, which includes stormwater quality measures in addition to the detention.

A concept landscape plan with buffers along the east and south is included with this plan set. As part of the final site plan review, staff will confirm that all required trees and buffer plantings are included. For any areas considered to be sensitive for buffering, the Village can require landscaping above the minimum standards through the final plan process.

Site lighting will need to be designed for this site and will include fixtures that do not create glare on adjacent roads or properties. The building architecture is conceptually shown to include a variety of brick and architectural wood elements that will be compatible with other buildings in the area. The use of EIFS or Stucco will be limited to accent areas. The design provided for this packet is still conceptual and subject to revision when the final plans are developed.

Generally the site plan is designed to meet all setbacks and landscape buffer requirements, except for the west property line where the applicant may seek a formal landscape waiver to allow that area to be a few feet less than required. This area is adjacent to the car wash business where a new solid wood fence and landscaping already exists. As part of the final site plan review, staff will work with the applicant to determine if this waiver is appropriate – minimizing this setback area will allow for additional space to be provided on the east side of the property where it could provide a much greater benefit. With this concept plan request, no formal waiver is recommended. All other setbacks and requirements are expected to be met on this site.

RECOMMENDED 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.

Meeting Date: July 18, 2018

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.

Attachments: Application and related materials, concept site plan, plat of consolidation

Birch Park Neighborhood

(Parcel A, Hoffman Estates, IL)

1. Separation

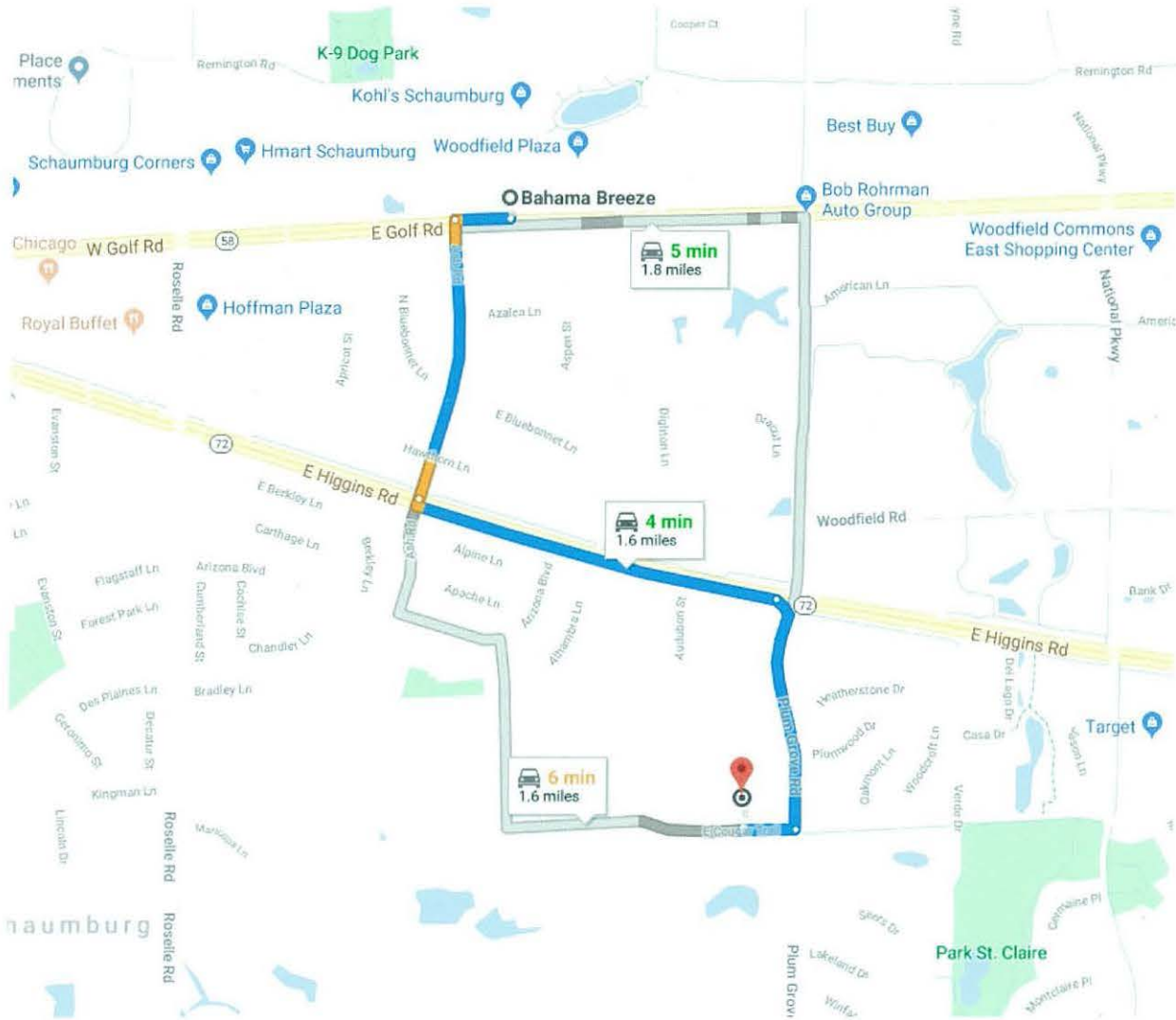


When this neighborhood was built Golf and Higgins were small country roads and there was no commercial nearby. When the Jewel shopping center was allowed to be built our neighborhood was encroached on with an ugly retention basin, illegal in a residential zoning. Without better separation between the busy roads/commercial and our houses, I believe this development will further depress the desirability of our neighborhood.

Birch Park Neighborhood

(Parcel A, Hoffman Estates, IL)

2. Google



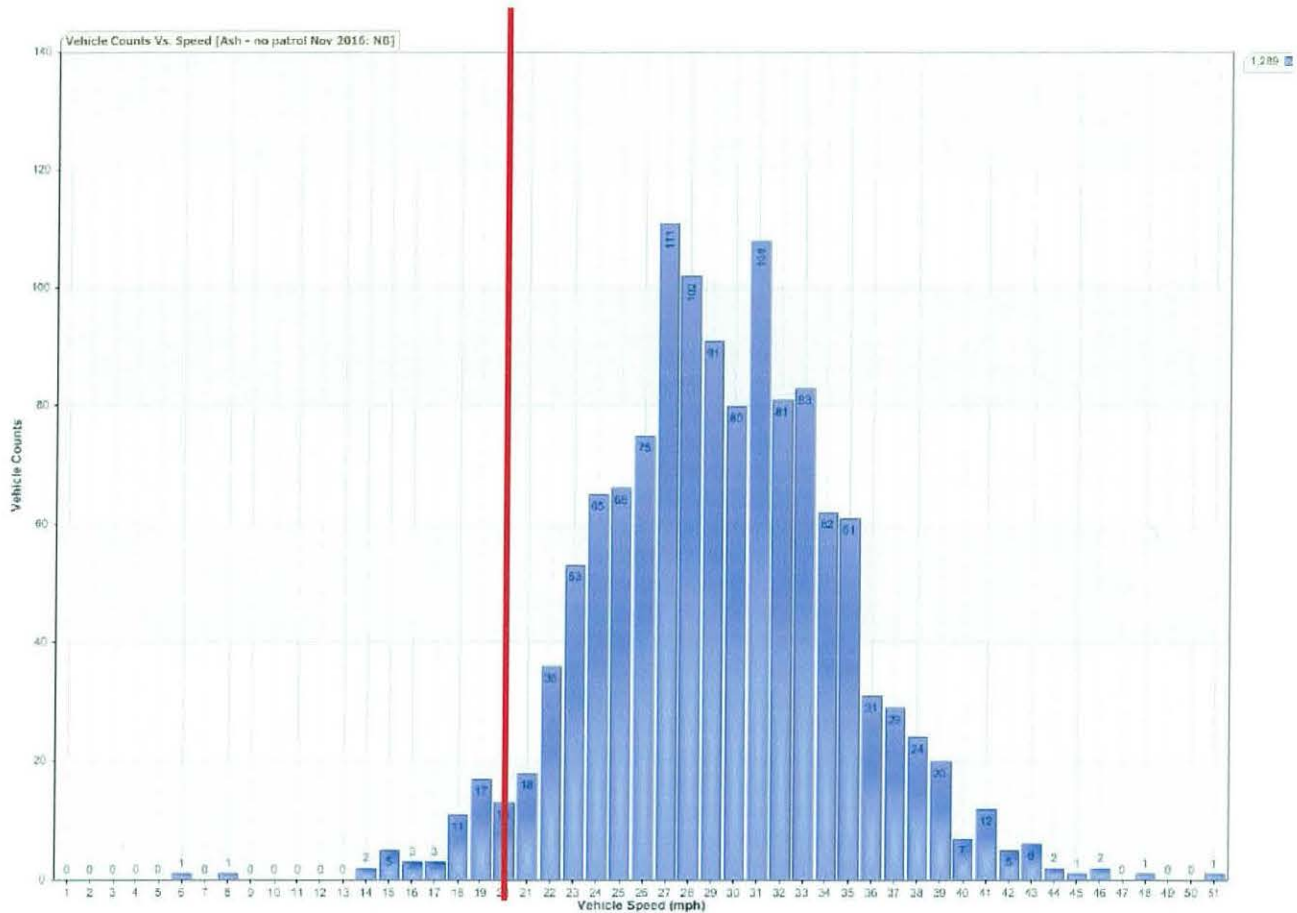
Google directions from Conant High School to Bahama Breeze Restaurant.

Google is always trying to find the quickest route for drivers. With the introduction of new traffic lights in the area, our neighborhood is now seen by Google as a time saver cut through. The development will add to the cut-through traffic. Traffic we don't need in a residential neighborhood.

Birch Park Neighborhood

(Parcel A, Hoffman Estates, IL)

3. Speed



Ash NB near Bluebonnet: 4% at or below posted 20 mph speed limit; 85th percentile speed = 34.1 mph

Hoffman Estates Police Speed Study November 2016

While Hoffman has recently done a fantastic job of trying to slow down traffic on Ash Rd., which has only been partially successful. Basswood and Apple continue to host cut-through traffic that exceed the speed limit, sometimes more than doubling it. High speed traffic diminishes the residential quality of life that other neighborhoods enjoy.

Birch Park Neighborhood

(Parcel A, Hoffman Estates, IL)

4. Life Safety



Hoffman Estates Fire Department responds to boy hit by car on Ash Rd.

Most importantly is the life and health of our families. Two years ago, we had a small boy hit by driver speeding through our neighborhood to get to the tuxedo rental store on Golf. This boy was severely injured. I am not willing to take the risk that another driver hurrying to get a cup of coffee before work may hit another child. All neighbors should feel safe walking around the neighborhood whether they are 8 or 80. This proposal does not address the increased risk to our neighborhood.

Birch Park Neighborhood

(Parcel A, Hoffman Estates, IL)

5. Property Values



As you may be aware, our neighborhood housing prices have lagged behind others. The growth of Golf and Higgins from small two lane country roads to six lane highways, the Jewel complex trucks coming through, speeding cars, cut-through traffic, poor road quality, and poor separation between our neighborhood and the surrounding non-residential uses have all contributed to depressing what should be a highly desired location.

Carver Street
400 Apple Ln
Hoffman Estates IL 60169

CAROL STREAM, IL 60511

20 JUL 2018 PM 4:1



RECEIVED

JUL 23 REC'D

OFFICE OF THE MAYOR
AND TRUSTEES

Village of Hoffman Estates
Planning & Zoning Commission
1900 Hassell Rd
Hoffman Estates, IL
60169

Project # 2017043P
2018/Apple Center Estates-600299



7-18-18

Village of Hoffman Estates

Project # 2017043P

Name: Golf / Apple Center

Ref: 1180 and 1190 Apple Street



At open forum time unfortunately I found myself unable to speak up. My cares and concerns are very deep and real.

Please consider my reply, here, in this form of communication.

Compromising the families currently living on Apple Street and Aster, as well as all families in residential Parcel A, by increasing traffic, only offering two businesses unnecessary to our area. The large presence by community at the meeting supports the concern by all neighbors.

The two parcels in question are safely covered under the original covenants designed to protect a residential community. These two lots are in an awkward location. They are in need of building, improvement, quality buffering, possible berm (burr) and attention to safety, not destroying homes, re-code the integrity of Parcel A, increase already overwhelming traffic.

issues and safety for our children.

Mentioned in the meeting was changing two lots, homes, to become a doctor's office (Dr. Sam) and coffee house.

We have lost a coffee house, now being a Shell's Gaming & Video store, was Caribou Coffee; Dr's location questions arise about why try to redevelop properties zoned residential when there are currently open properties open in the Burlington complex as well as the out lots off of Higgins and Roselle Roads. This area already has a frontage road to access as well as connected to the Hoffman Plaza stores. The two businesses that were in this area were viable for many many years; Burger King and Shell Oil. I'm aware of a restaurant also, but can't recall the name.

In studying our immediate area, we are satiated with coffee shops. In light of the Caribou Coffee House not remaining successful, it is highly doubtful a new coffee house would be either, especially in light of traffic nightmares which would be created.

The traffic patterns suggested are not viable. Traffic on Golf Rd, near Roselle, is impossible. In and out, as well

as exiting onto Apple makes this extremely dangerous.

Currently, Apple Street is the access to delivery trucks for jewel and other businesses in Hoffman Plaza. If the proposal is to possibly add hundreds of cars and guests to accommodate the businesses, coffee and Dr., the outcome would be hazardous and beyond acceptable.

These two parcels are just not suitable for this location to become retail/commercial/medical.

Before considering additional concrete, asphalt, parking, emissions, we need to address the foundation in the area.

The current solution was to re-work two small retention/overflow ponds along Apple Street. Sadly, these are not working to contain heavy rain. The area was terribly flooded this spring. Families impacted by flooding in homes, garages, creek bed erosion. Traffic continually speeds thru Apple Street to cut thru to either golf Rd or Higgins. Impacting and furthering the creek erosion, loss of land, downed trees.

and branches remain in the creek. The village needs to resolve the overflow problems, retention bed issues before any more concrete be poured over residential lots.

A suggestion was not offered in the meeting to restructure the delivery road, to enter and exit by the frontage road entrance off of Higgins Road. It already exists and is useable for this type of traffic.

This would allow the ~~the~~ village to close the extended portion of Aster Road at Apple Street. The unwanted noise and traffic would be ended. Conceivably a stronger, bolder, buffer could be added to further separate residential properties from commercial. Improving safety, visibility, noise pollution, short-cut driving and unwanted dumping of refuse curtailed.

Currently, there is a weak wooden fence buffer and chain-link fencing between the homes affected along Apple Street and shopping area. The retention areas only have chain-link fence for safety. The ^{retention} areas seem

to not be groomed by anyone. Overgrown grass, struggling plants are all we see.

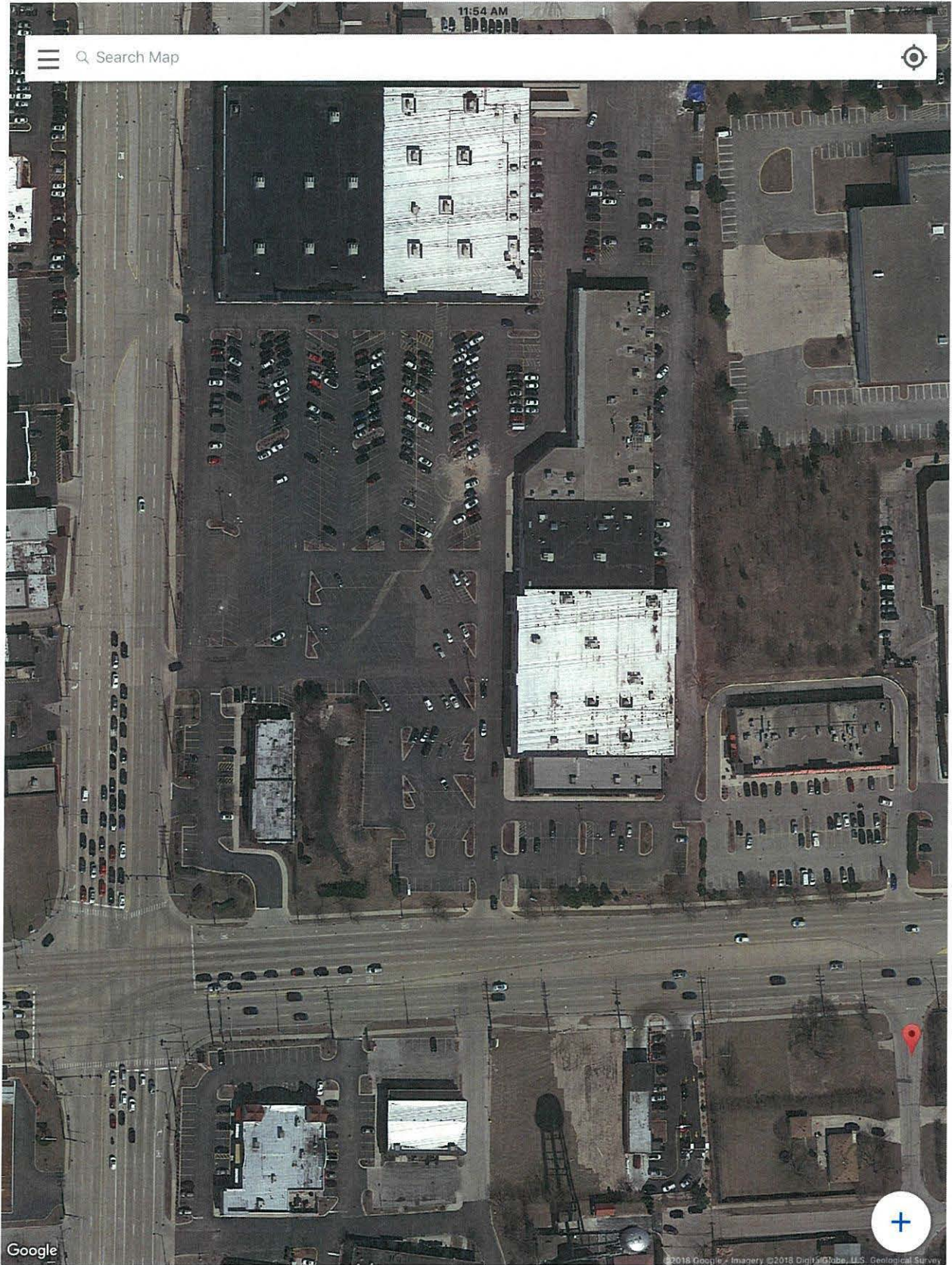
To keep the harmony of the area, suggestions made here hopefully to keep the area residential. Alternatively, more businesses can reside in other open and established empty areas already zoned for retail and commercial properties.

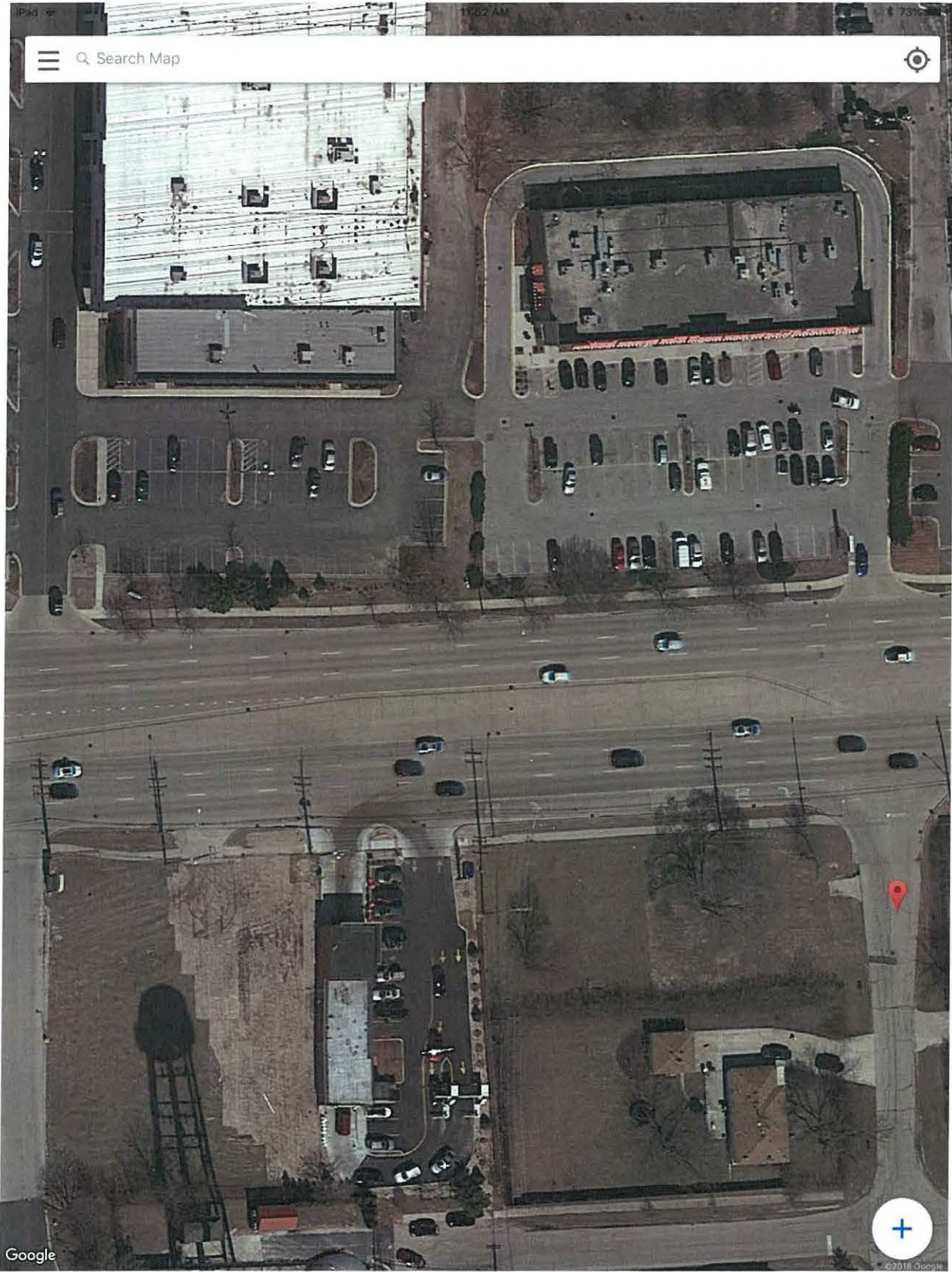
(Another thought about the access/delivery road would be to extend it beyond the car wash, also another empty lot; in and out Higgins, returning or exiting at Golf.)

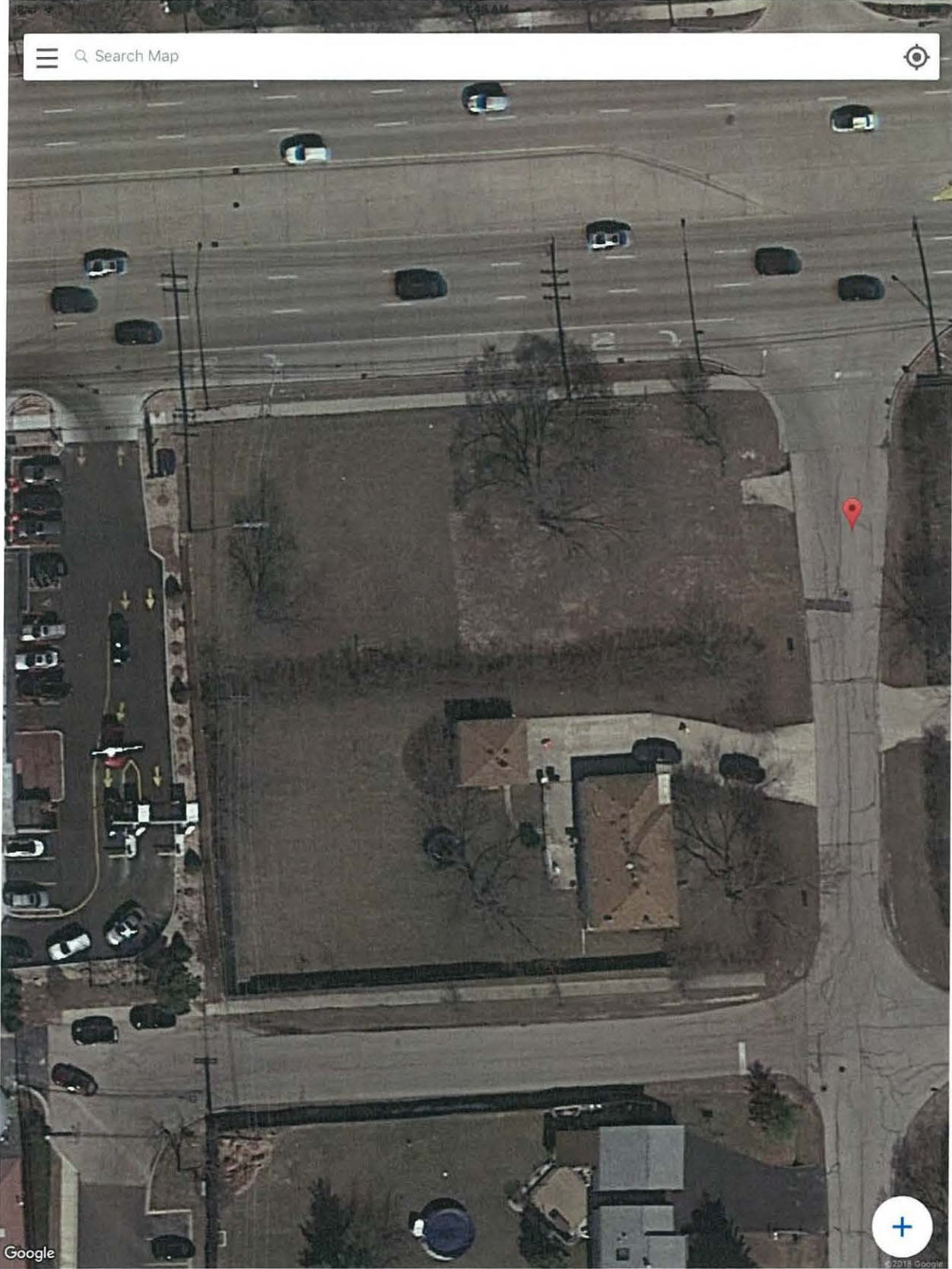
Sincerely sent by
very concerned citizen,

Carole Gallo
460 Angalea Lane
Hoffman Estates IL 60169

Photos provided by Petitioner for 1180-1190 Apple Street requests







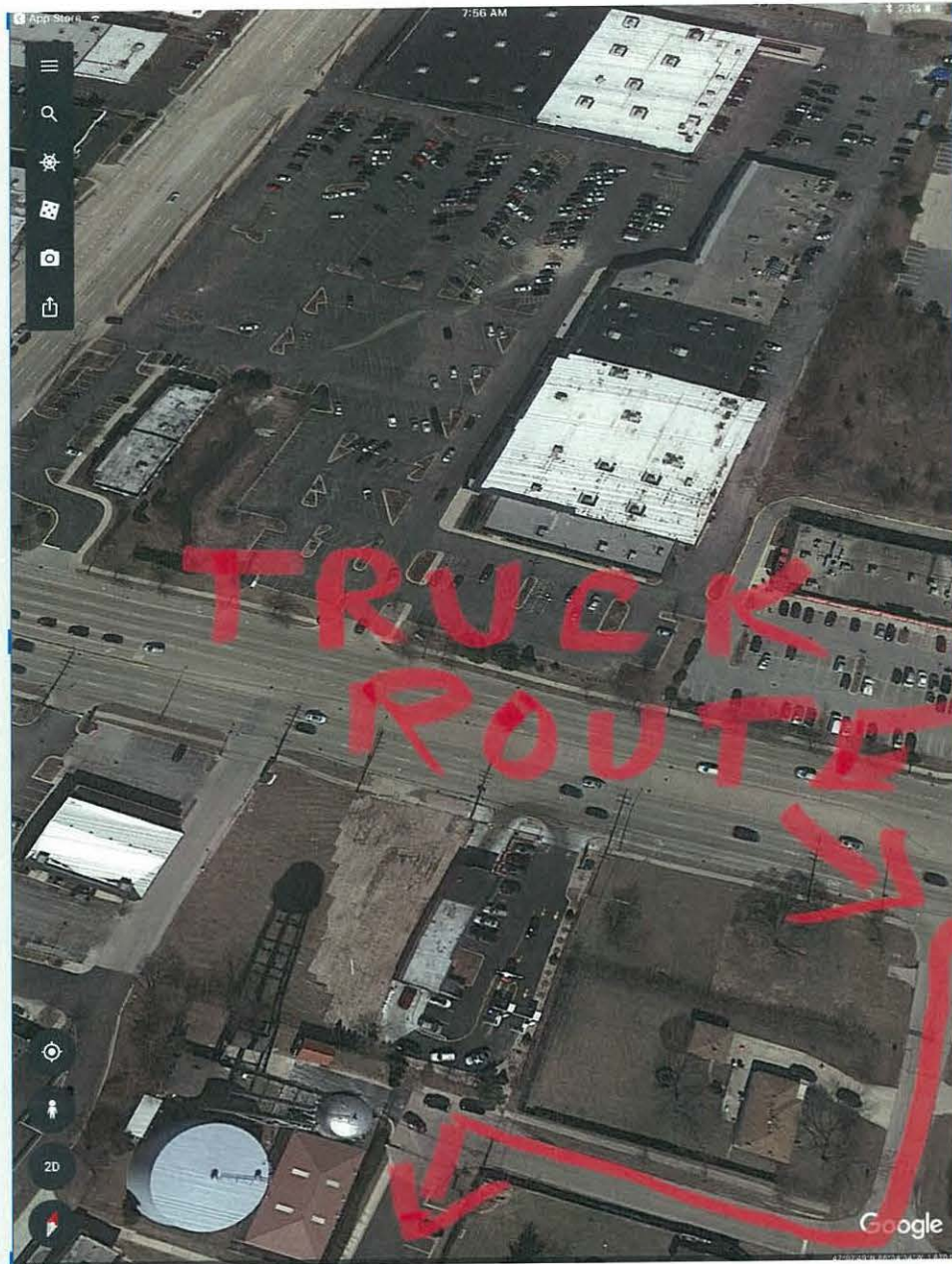


NOTICE OF PUBLIC HEARING for THIS PROPERTY
THE VILLAGE of HOFFMAN ESTATES PLANNING and ZONING COMMISSION WILL CONDUCT A PUBLIC HEARING TO CONSIDER REQUESTS FOR REZONING TO THE B-1 BUSINESS DISTRICT PLAT OF CONSOLIDATION AND CONCEPT SITE PLAN FOR A MULTI-TENANT RETAIL BUILDING WITH A DRIVE THROUGH FACILITY.
JULY 18, 2018 at 1:00 PM
VILLAGE BOARD MEETING ROOM-MUNICIPAL CENTER
1900 HASSELL ROAD - HOFFMAN ESTATES, ILL.
PLANNING DIVISION at 847-781-2660











VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING GENERAL APPLICATION*

Special Use for _____ Rezoning from R-2 to B-2

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>\$2,000</u>	Check No. _____	Date Paid: <u>6/25/18</u>	
Project Number: <u>2017043P</u>			
Staff Assigned: <u>Pete</u>			
Meeting Date: <u>7/18/2018</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>7/3/2018</u>		

PLEASE PRINT OR TYPE

Date: JUNE 27, 2018

Project Name: GOLF/APPLE CENTER

Project Description: MEDICAL AND COFFEE SHOP/DRIVE THRU.

Project Address/Location: 1180 / 1190 APPLE STREET

Property Index No. 07152600050000 / 07152000040000

Acres: 39,000 S.F. Zoning District: ~~_____~~ - R-2

I. Owner of Record

DR SAM AKMAKJIAN, LONG GROVE DENTAL
 Name Company
 4160 MCHENRY RD, SUITE 102, LONG GROVE
 Street Address City
 ILLINOIS, 60047 847.778.0463
 State Zip Code Telephone Number
 _____ drsam201@201.com
 Fax Number E-Mail Address

II. Applicant (Contact Person/Project Manager)

ROBERT W. KIRK, GROUP A ARCHITECTURE INC.
 Name Company
 1100 LANDMEIER ROAD, ELK GROVE VILLAGE
 Street Address City
 ILLINOIS 60007 847.952.1100
 State Zip Code Telephone Number
 847.992.1158 rkkirk@groupaarch.com
 Fax Number E-Mail Address

Applicant's relationship to property: ARCHITECT.

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 ROBERT W. KIRK to act on my behalf and advise that he/she has full authority to act as my/our representative.

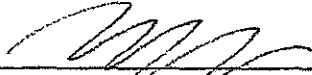
[Signature]
 Owner Signature

DR. SAM AKMAKJIAN
 Print Name

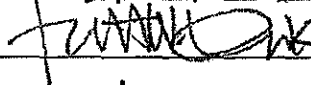
IV. Acknowledgement(s)

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

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

Owner's Signature: 

Owner's Name (Please Print): DR. SAM AKMAKJIAN

Applicant's Signature: 
(If other than Owner)

Applicant's Name (Please Print): ROBERT W. KIRK

Date: JUNE 27, 2013

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:

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



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.

THE EXISTING LAND IS THE CONSOLIDATION OF TWO RESIDENTIAL SINGLE FAMILY LOTS, WITH A REZONING INTO A COMMERCIAL LOT. A NEW MEDICAL OFFICE OF 3,200 S.F. AND A COFFEE DRIVE THRU OF 2,700 S.F.

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

THE EXISTING ZONING IS R-2 THE REQUEST IS TO REZONE THE PROPERTY TO B-2. THE LOT IS ON GOLF ROAD, AN ACTIVE COMMERCIAL ROAD, AND A COMMERCIAL USE IS ADJACENT TO THE WEST.

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

THE EXISTING ZONING IS FOR SINGLE FAMILY USE. BECAUSE OF THE HIGH TRAFFIC AT THE SITE, SINGLE FAMILY USE IS NOT COMPATIBLE AND POSES A LIFE/SAFETY ISSUE AS A RESIDENTIAL USE.

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.

THE TREND ALONG GOLF ROAD IS FOR ACTIVE COMMERCIAL AND RETAIL USES, AND FOR SINGLE FAMILY OR RESIDENTIAL USES.

NARRATIVE IN SUPPORT OF PETITION FOR REZONING

1180 & 1190 APPLE STREET VILLAGE OF HOFFMAN ESTATES

Sam Akmakjian ("Owner" or "Petitioner") is the owner of approximately 40,000 sq. feet (.9 acres) square feet of real property, generally located at the southwest corner of Golf Road and Apple Street (the "Property") in the Village of Hoffman Estates ("Village"), which is more fully described in Exhibit A attached hereto. The Property consists of two different PINs (07-15-200-004-0000 and 07-15-200-005-0000) and is currently zoned R-2. The Petitioner is requesting that the Village rezone the Property to a B-2 Neighborhood Business District in accordance with Section 9-8-2 of the Village's Zoning Code (the "Code") for the development of professional office and a coffee/pastry shop (collectively, the "Project"). Petitioner is further requesting that the Village approve the attached site plan and a plat of consolidation to combine the existing two tax parcels into one. The Project as proposed will not have a deleterious impact on surrounding properties or on the Village as a whole. Petitioner is not requesting any variances from the Code.

Surrounding Land Uses. The proposed Project will be consistent with surrounding land uses. The Property is located on Golf Road, which is a major commercial corridor in the Village. The properties to south, north and west of the subject Property are all zoned, developed and operated as commercial, including a car wash that directly abuts the Property. The Property is bordered to the south by a private commercial driveway used by trucks to access the shopping center (with Jewel, Burlington, etc.) to the southwest. To south, past the commercial truck entrance and across Apple Street are single family homes, zoned R-2. There are no residential properties abutting the Project.

The Property is currently improved with a single family home which consists of approximately 1,100 sq. feet and a framed garage that were built before the

Village was even incorporated. The garage has been used from time-to-time by vagrants and for illegal dumping necessitating constant diligence by Petitioner.

The Property is part of a residential subdivision that was approved and recorded in the 1950's before the Village was even incorporated and the area was predominantly agricultural; Golf Road had not yet become a commercial road. At the time of the subdivision, a restrictive covenant was recorded on the subdivided land, prohibiting, among other things, commercial development. The covenant also had height and parking restrictions that were more restrictive than those adopted by the Village. As a result, almost half of the residential properties are in violation of the covenant. Rezoning of the Property to a B-2 Neighborhood Business District will allow the Property to be redeveloped with a use that is consistent with the surrounding land uses.

Site Plan. In addition to rezoning of the Property, Petitioner is asking the Village to approve the site plan ("Site Plan") attached hereto as Exhibit B. The plan provides for the demolition of the single family home and the construction of a new building consisting of 5,200 sq. feet of professional office space and an approximately 2,000 sq. ft. coffee/pastry store. Working with Village staff, Petitioner has created the site plan to be harmonious with both surrounding commercial and residential properties and to satisfy the requirements of the Village Code. Additional information about the Site Plan has been developed and submitted to staff under separate cover.

Financial Impact. The Project will only have a positive financial impact on the Village and its taxing districts. According to the Cook County Property Assessor's website, the final 2017 assessed value ("AV") for the two combined tax parcels is only \$37,909, and the Property generates only \$5,800 in annual taxes. Once the Project is completed, assuming a State equalization factor of three and a combined tax rate of 10%, it is estimated that the AV for the Property will be \$125,000 and will generate over \$37,000 in annual tax revenue for the

Village and its tax districts. Since the Village levies a 2% sales tax on prepared food and beverages, the coffee/bakery user will generate additional sales tax revenue for the Village, in addition to the increased *ad valorem* taxes.

Impact on and Benefit to the Neighborhood/Village. The Project as proposed will serve as an amenity to the surrounding residential properties. The professional offices are anticipated to attract dental and medical offices; those, along with the coffee/pastry store will allow residents in the area to walk to appointments, get coffee, etc. A landscaped decorative pedestrian walkway will be constructed on both Apple Street and Golf Road.

The Project will not be visible to the residences to the south and east. The proposed new building will have a 30 foot set back to the east and, as depicted on the Site Plan, the Project will be heavily buffered to the east with landscaping and the decorative pedestrian walkway. A privacy hedge will be installed that will be no less than 2 feet high at the time of planting in addition to five parkway trees with a breast high diameter of 2.5" at planting. The southern border of the Project, including the drive-through lane and an enclosed trash compartment will also be heavily screened with a privacy hedge.

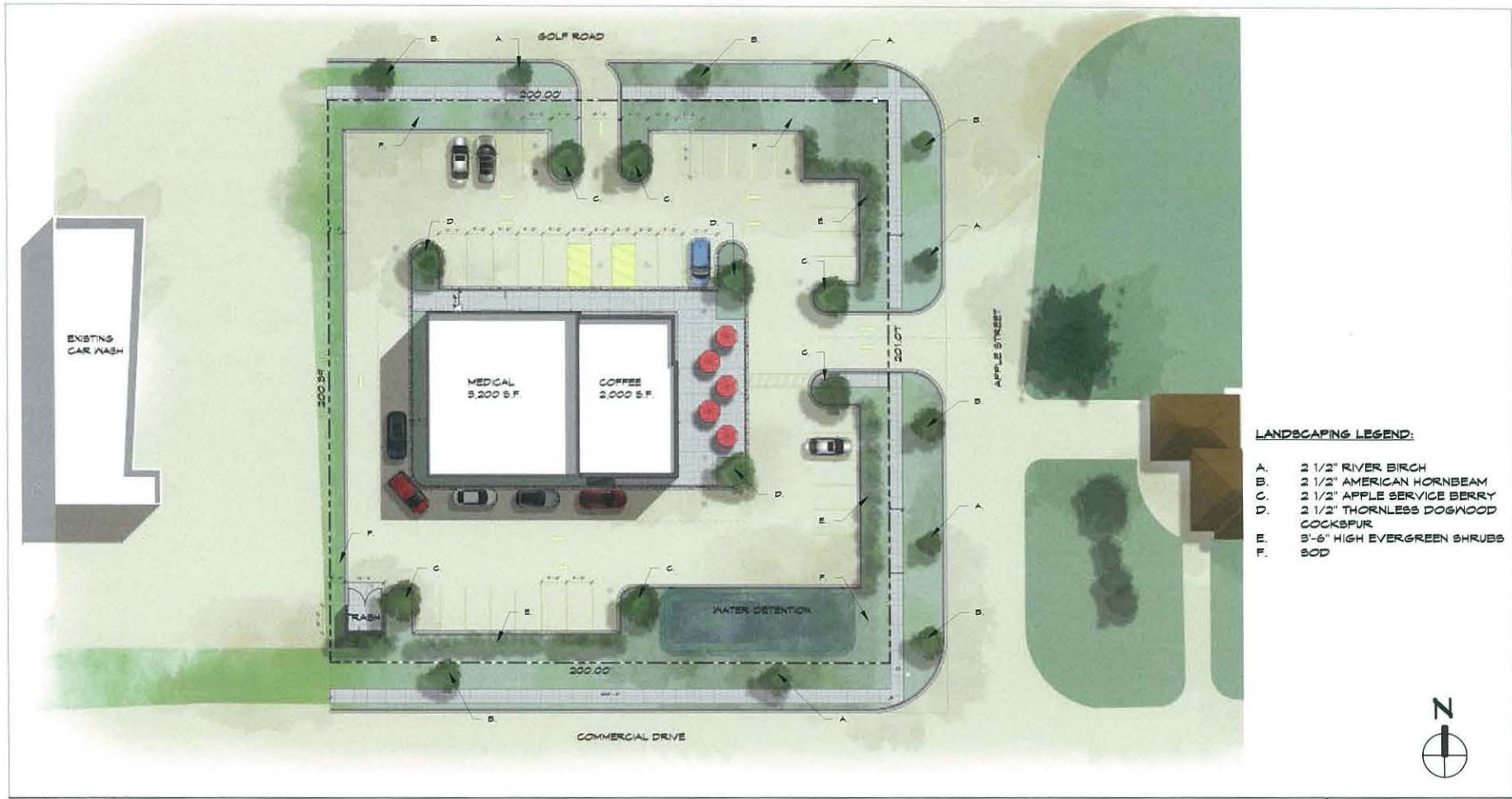
Traffic. As depicted on the Site Plan, the traffic improvements to handle the ingress and egress of vehicular traffic in and out of the Property have been designed to minimize traffic through the residential neighborhood and to focus traffic on Golf Road. In developing the Project, Petitioner retained the KLOA, a recognized traffic engineering firm, which has opined that upon full submission of the appropriate documents, IDOT will approve a right-in access point from Golf Road. A letter from KLOA so stating has been submitted to staff along with other supporting documents.

Parking. In compliance with Section 10-5-2 of the Code, the Site Plan provides a total of 48 parking spaces, which allows for a parking ratio of 14:5 for the coffee/pastry store and 4.5:1 parking ration for the professional offices.

Drive-through lane. As depicted on the Site Plan, the drive-through lane being provided for the coffee/pastry store meets the requirements of Section 10-5-2 (8). The drive-through lane allows for adequate stacking for the vehicles projected to use the lane and adequate lane widths and turning radii. The drive-through lane will be accessible from Golf Road and the northern end of Apple Street.

Engineering. A preliminary analysis of the Property has shown that the Project as proposed will be able to adequately store and release stormwater in a manner as to not cause any flooding on surrounding properties. Final engineering will be submitted to Village Staff for review and approval prior to construction of the Project.

Summary. The Project as proposed and laid out on the attached Site Plan will be a positive change for the Property and neighborhood. As proposed, the Project will not have a deleterious impact on the Village's health, safety or welfare. The traffic and stormwater will be managed so as to not deleteriously impact neighboring residential properties nor on surrounding land values but will have a positive financial impact for the Village. Rezoning the Property to a B-2 Community Business District and approving the Project as depicted on the Site Plan will be a benefit to the Village, removing blight and providing a neighborhood amenity.



LANDSCAPING LEGEND:

- A. 2 1/2" RIVER BIRCH
- B. 2 1/2" AMERICAN HORNBEAM
- C. 2 1/2" APPLE SERVICE BERRY
- D. 2 1/2" THORNLESS DOGWOOD
- E. COCKSPUR
- F. 3'-6" HIGH EVERGREEN SHRUBS



A Professional Corporation
 1100 Landmeier Rd. Suite 202,
 Elk Grove Village, IL 60007

Phone: 847.952.1100
 Fax: 847.952.1158
 Web: www.groupaarch.com

SITE PLAN/LANDSCAPING

1180/1190 APPLE STREET

HOFFMAN ESTATES, ILLINOIS

JOB NUMBER 18008
 DATE 06/25/18

A-1

ZONING:

EXISTING ZONING - R2
 B-1 - NEW ZONING
 10,000 S.F. MIN.
 39,000 S.F. EXISTING
 FRONT YARD 30'-0"
 SET BACK ON APPLE STREET: 30'-0"
 REAR YARD 20'-0"
 F.A.R. = 45, 18,000 S.F.
 5,900 S.F. PROPOSED

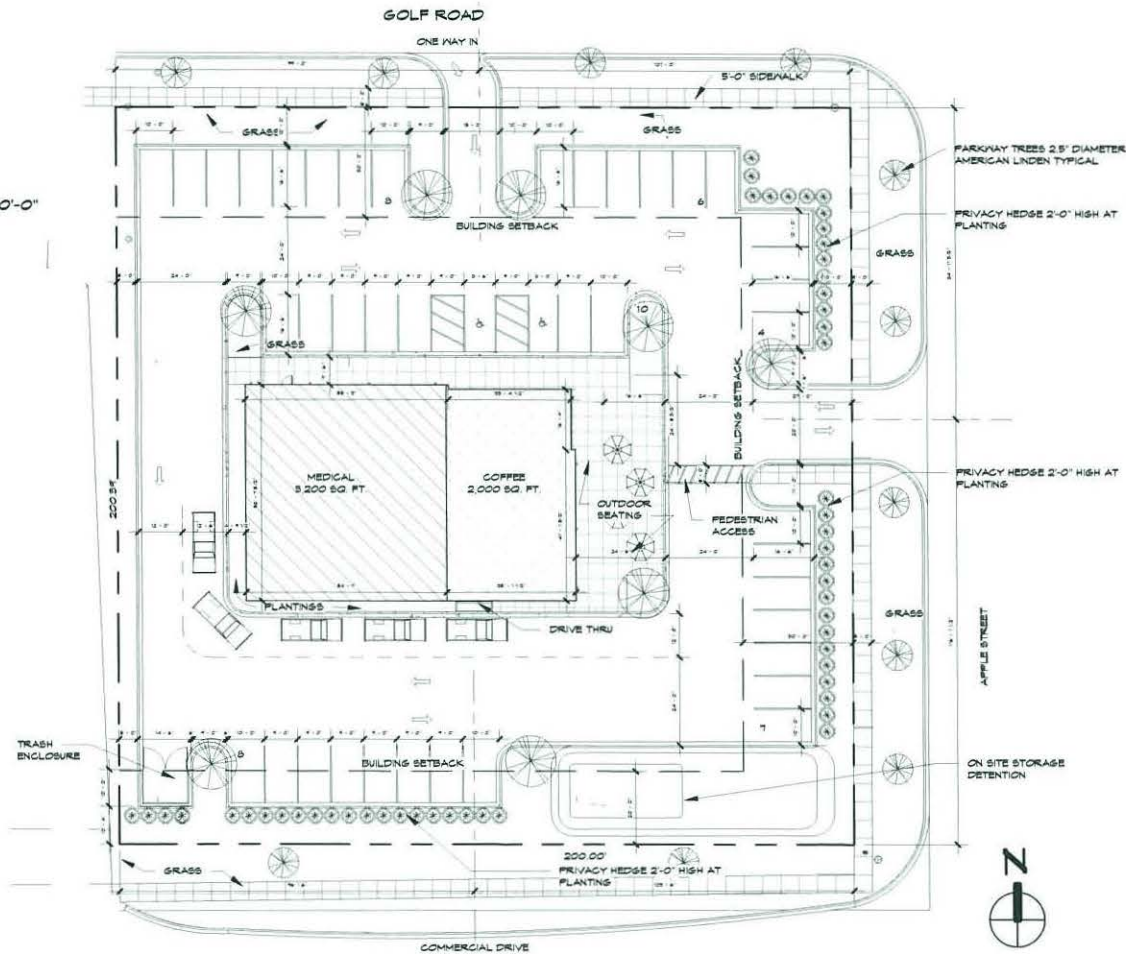
PARKING:

MEDICAL - 4.8/1000
 3,200, 14 SPACES

COFFEE - 14.5/1000
 2,000 S.F. = 29 PARKING

9' x 8', 16.5 AT LANDSCAPING
 10' x 16'-6" AT LANDSCAPE

43 TOTAL PARKING SPACES



GROUP



A Professional Corporation
 1100 Landmeier Rd. Suite 202,
 Elk Grove Village, IL 60007

Phone: 847.952.1100
 Fax: 847.952.1158
 Web: www.groupaarch.com

SITE PLAN

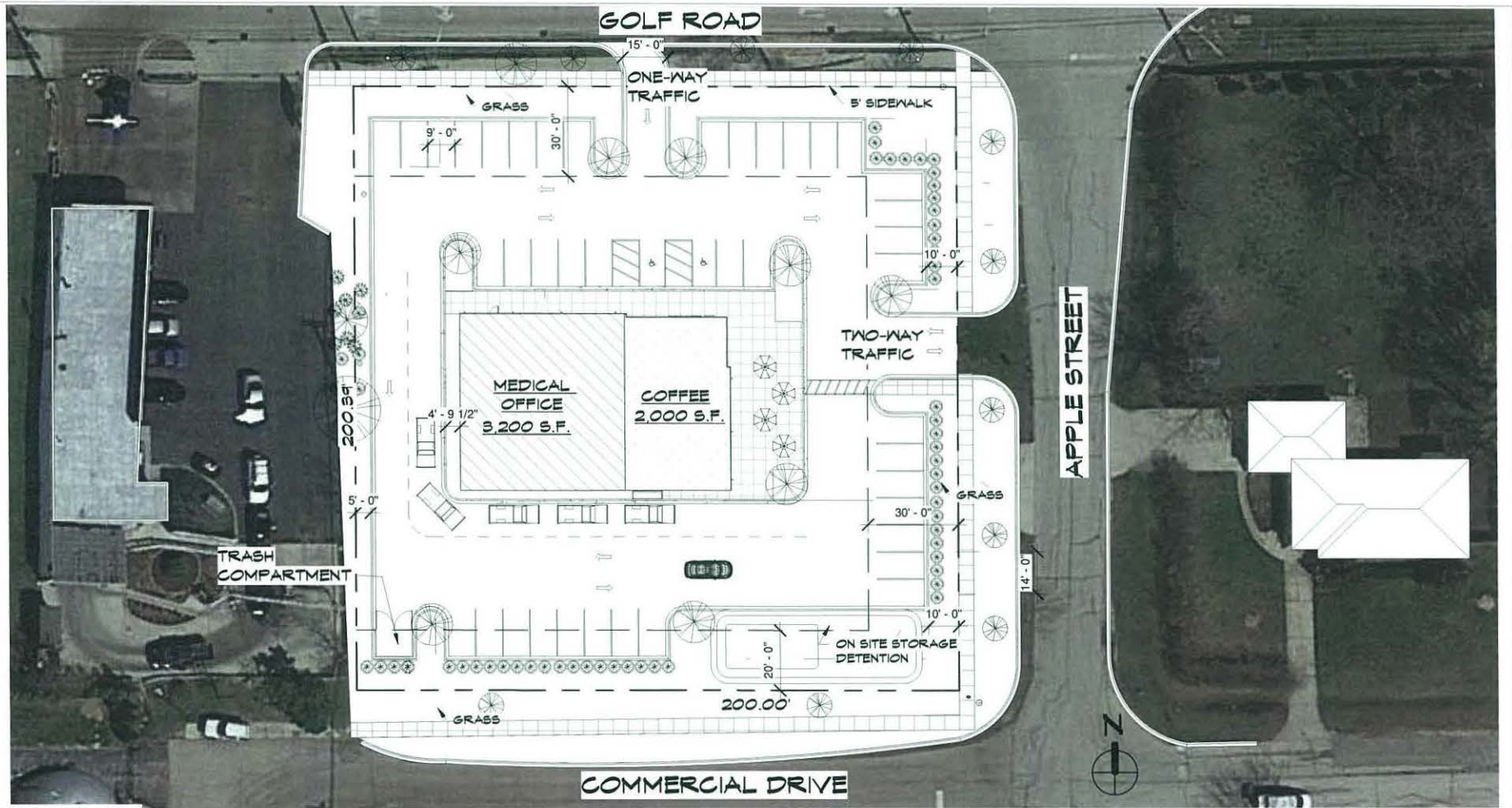
1180/1190 APPLE STREET

HOFFMAN ESTATES, ILLINOIS

JOB NUMBER: 18008

DATE: 06/25/18

A-2



A Professional Corporation
 1100 Landmeier Rd. Suite 202,
 Elk Grove Village, IL 60007

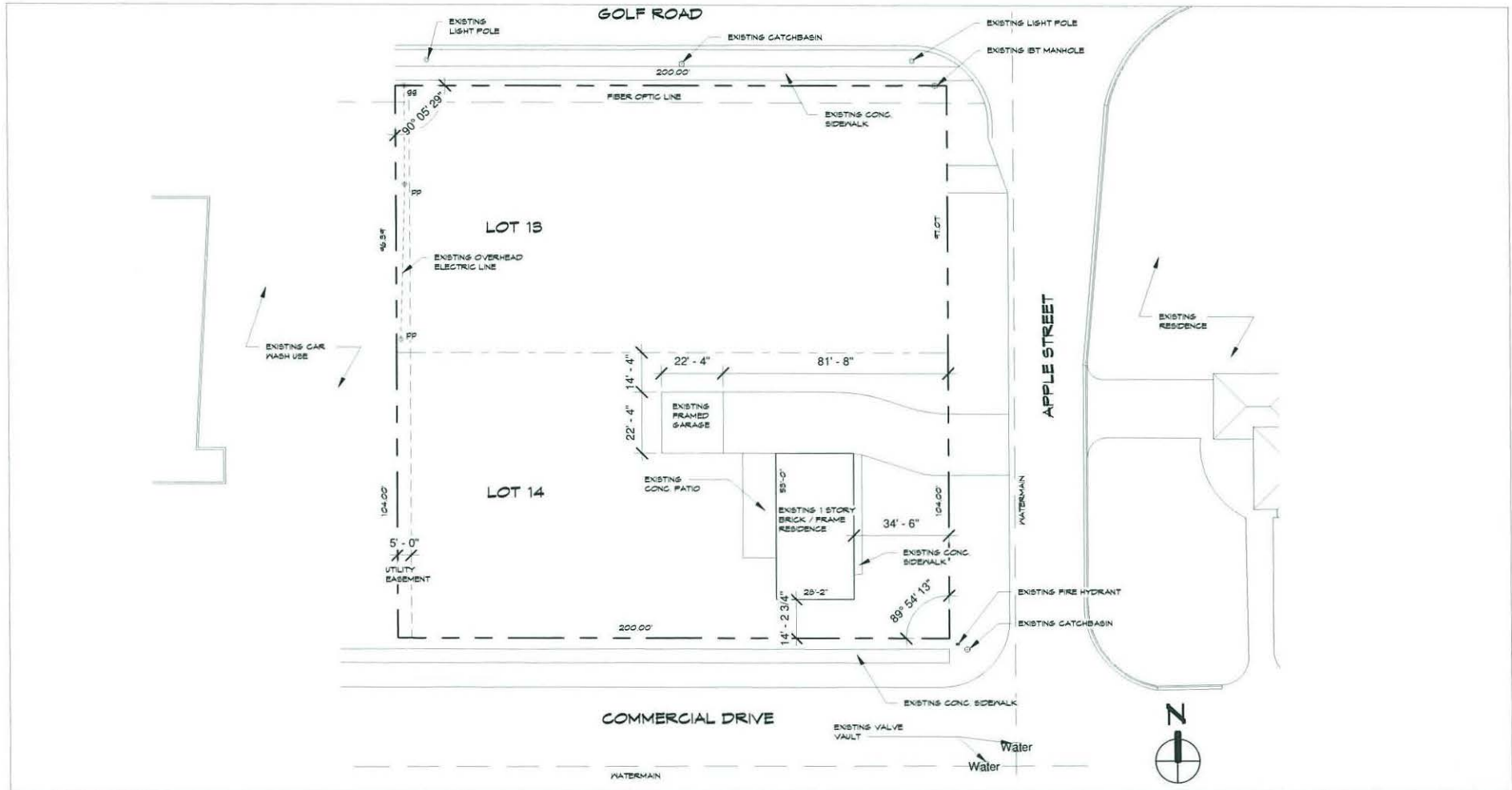
Phone: 847.952.1100
 Fax: 847.952.1158
 Web: www.grouparch.com

EARTH MAP

1180/1190 APPLE STREET

HOFFMAN ESTATES, ILLINOIS

JOB NUMBER:	18008
DATE:	06/25/18
A-3	



A Professional Corporation
 1100 Landmeier Rd. Suite 202,
 Elk Grove Village, IL 60007

Phone: 847.952.1100
 Fax: 847.952.1158
 Web: www.groupaarch.com

EXISTING SITE PLAN

1180/1190 APPLE STREET
 HOFFMAN ESTATES, ILLINOIS

JOB NUMBER: 18008
 DATE: 06/25/18

A-4



MATERIAL LEGEND:	
A.	FACE BRICK
B.	LIMESTONE COPING
C.	STUCCO SIGN BOARD, BASE & CAPITAL
D.	MAINTENANCE FREE WOOD SIDING
E.	1" INSULATED CLEAR GLASS ALUM. WINDOW SYSTEM
F.	WALL SCONCE LIGHTS
G.	ALUM. FINE FINISHED COPING
H.	SIGNAGE BY OTHERS

FRONT ELEVATION

1180/1190 APPLE STREET
 HOFFMAN ESTATES, ILLINOIS

JOB NUMBER:	18008
DATE:	05/18/18

A-5

GROUP

A
ARCHITECTURE

A Professional Corporation
 1100 Landmeier Rd. Suite 202,
 Elk Grove Village, IL 60007

Phone: 847.952.1100
 Fax: 847.952.1158
 Web: www.groupaarch.com



GROUP



ARCHITECTURE

A Professional Corporation
 1100 Landmeier Rd. Suite 202,
 Elk Grove Village, IL 60007

Phone: 847.952.1100
 Fax: 847.952.1158
 Web: www.groupaarch.com

CORNER APPLE/GOLF RD. PERSPECTIVE

1180/1190 APPLE STREET

HOFFMAN ESTATES, ILLINOIS

JOB NUMBER: 18008

DATE: 06/25/18

A-6

NOTICE OF PUBLIC HEARING
Notice is hereby given that Planning & Zoning Commission of the Village of Roman Estates will hold a public hearing at the request from Robert Kirk (applicant), on behalf of Akmaklion (owner) to consider a Map Amendment (zoning), Preliminary Final Plat of Consolidation, and a Concept Site Plan for the development of retail buildings with drive-through facility (Medical Office and a Coffee Shop) on property located at 1180 N. Apple St. N.: 07-15-200-004-0000 & 5-200-005-0000. The hearing will be held on Tuesday, July 18, 2018 at 9 p.m. in the Hoffman Estates Municipal Building, 10 Hossell Road, Hoffman Estates, IL. Dale Combs, Chairperson Planning and Zoning Commission. Published in Daily Herald July 3, 2018 (4504023)

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 3, 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

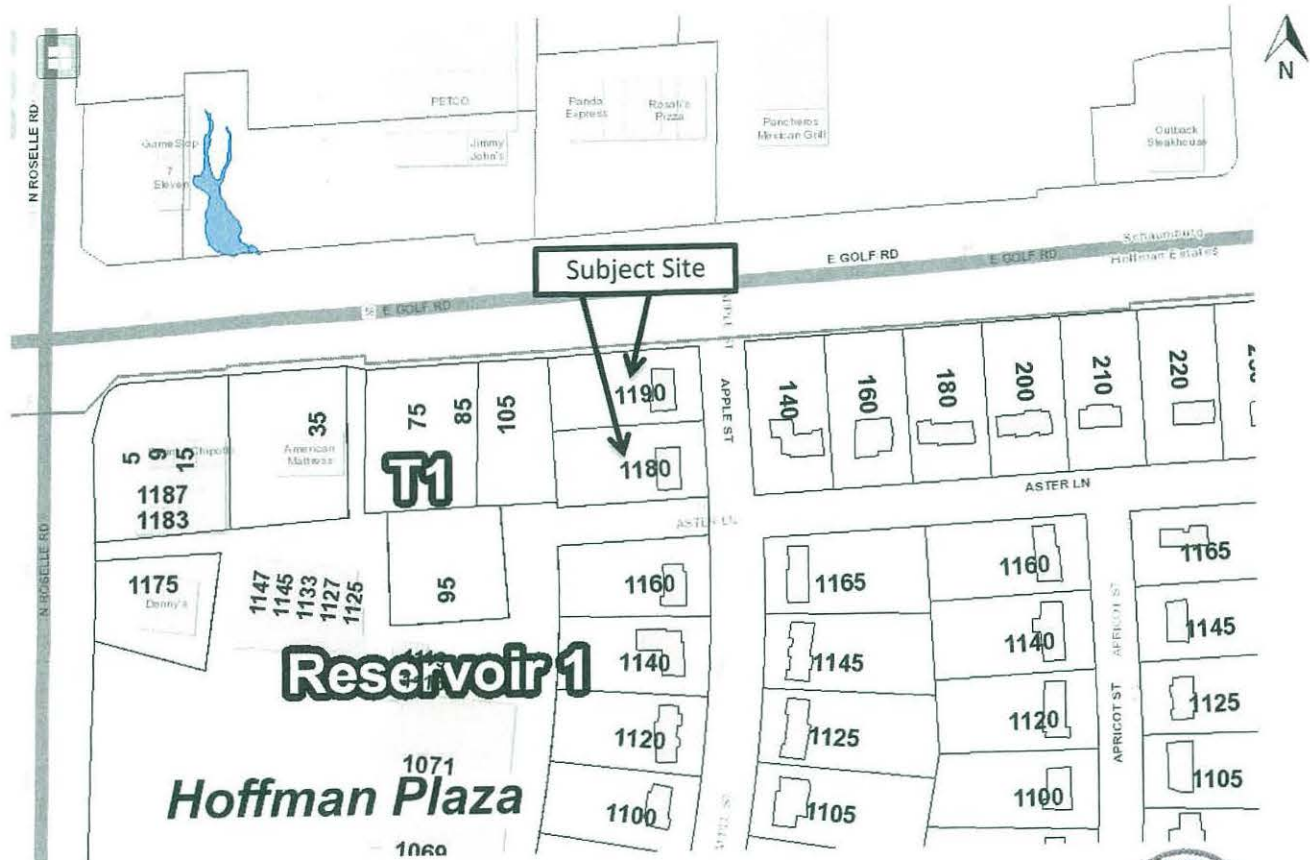
BY Danula Baltz
Authorized Agent

Control # 4504023

1180-1190 Apple St

P.I.N. 07-15-200-004-0000

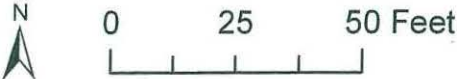
07-15-200-005-0000



June 2018
Village of Hoffman Estates
Planning Division



1180 - 1190 Apple St Rezoning



Planning Division
Village of Hoffman Estates
June 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



VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION
STAFF REPORT

PROJECT NO.: 2018026R PROJECT NAME: 1395 DEVONSHIRE LN FENCE VARIATION

PROJECT ADDRESS/LOCATION: 1395 DEVONSHIRE LN

PUBLIC HEARING [X] []
YES NO

REZONING [] MASTER SIGN PLAN [] SPECIAL USE [] VARIATION [X]
SITE PLAN [] PLAT []

MEETING DATE: AUGUST 1, 2018

STAFF ASSIGNED: PARTH JOSHI PJ

REQUESTED MOTION

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.

INCLUDES RECOMMENDED CONDITION(S) [] [X]
YES NO

Table with Zoning District and Adjacent Properties information.

APPLICABLE ZONING CODE SECTION

Section 9-3-3-C-2-c of the Zoning Code states that fences not of open design and/or exceeding four feet in height shall be set back 15 feet from the side lot line, or even with the dwelling unit, whichever is less, on those lots adjacent to a street where the rear yard adjoins a neighboring property's side yard or a street.

PROPOSAL

The property currently includes a split level house with an attached garage and has an existing fence in the back and side yards. The original fence was legally installed back in 1993 before the fence code was adopted and for which the petitioner did pull a permit. The petitioner is proposing to replace the existing 6 foot high privacy fence on their property due to wear and tear reasons. Due to alignment of the petitioners corner side yard being adjacent to a street and the rear yard also adjacent to a street, the Zoning Code requires a 15 foot minimum setback for a privacy fence; or the fence must be a maximum 4 foot high, open design fence (50% permeable to light and air) if it extends closer than 15 feet from the corner side yard property line. The petitioner's intention is to maximize the size of their backyard and avoid having unused property located

Meeting Date: August 1, 2018

outside of the fence. There is a need for a solid fence due to privacy concerns, headlight glare and heavier traffic turning to and from Higgins Rd.

VARIATION STANDARDS

Section 9-1-15 of the Zoning Code – *Standards for a Variation* - 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.

If this request is approved, the fence would be allowed to exist at this location with the proposed height and design by ordinance, in perpetuity or until otherwise amended or dissolved by a future ordinance.

NOTIFICATION

Standard notification letters were sent to surrounding properties within 150 feet. No comments were received.

STAFF SUMMARY

The Zoning Code requirement for a shorter or open design fence in a corner side yard is intended to encourage visibility at street corners for pedestrians and drivers; as well as for neighboring properties when backing out of their driveway. Planning staff along with the Transportation Department has reviewed the

Meeting Date: August 1, 2018

backing out of their driveway. Planning staff along with the Transportation Department has reviewed the fence location for safety and determined it to be acceptable for vehicle visibility based on the current conditions. The proposed fence is an adequate distance from the street intersection due to large parkway widths on Higgins and Kingsdale Road. There is also a sidewalk along Higgins and Kingsdale Rd along with large public right of way. The proposed fence is not expected to interfere with vehicle or pedestrian traffic or visibility at the intersection.

Another purpose of the Zoning Code requirement is to preserve the front yard streetscape. This lot is a unique situation because there are no homes on the side yard and the house is surrounded on three sides by public streets. Because of the unique corner lot situation, there is no front yard streetscape to maintain. The fence would be visible entering the subdivision from Higgins Rd, however this would look similar even if the fence is setback 15 feet from the property line. The Village has previously approved requests for fences on corner lots where there is adequate visibility around the fence for drivers and for neighboring properties.

Attachments: Petitioner Application & Submittals
 Legal Notice
 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 \$175.00 Check No. 5032 Date Paid 6/20/18

Project Number: 2018026R

Staff Assigned: Parth Joshi

Meeting Date: 08/01/18

Public Hearing: Yes No

Sign Posting Required: Yes No

Date Sign Posted —

PLEASE PRINT OR TYPE

Date: 06/20/18

Project Name: 1395 Devonshire Ln

Project Description: Fence

Project Address/Location: 1395 Devonshire Ln.

Property Index No. 07-08-406-009-0000

Acres: 0.28 Zoning District: R-4

I. Owner of Record

John or Ramonita Siedlecki
Name Company
1395 Devonshire Ln. Hoffman Ests. ~~IL~~
Street Address City
IL 60169 708-207-7842
State Zip Code Telephone Number
 11029843@yahoo.com
Fax Number E-Mail Address

II. Applicant (Contact Person/Project Manager)

Scott Friedrich SP Fence
Name Company
28 W030 Warnerville Rd Warnerville
Street Address City
IL 60555 630 514 2558
State Zip Code Telephone Number

Fax Number E-Mail Address

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.

R. Siedlecki Ramonita Siedlecki
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: Ramonita Siedlecki

Owner's Name (Please Print): Ramonita Siedlecki

Applicant's Signature: Ramonita Siedlecki
(If other than Owner)

Applicant's Name (Please Print): Ramonita Siedlecki

Date: June 18, 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 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.

Yes, it would be a hardship for the owner to lose 15 feet of the property.

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.

The fence in question runs down the side of the property, where there is no neighbor and is replacing a fence that is existing.

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

We are just replacing a fence that is already existing to upgrade the property and the neighborhood.

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

No, the fence in question is for appearance only.

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.

No, the new fence will improve
the appearance of the property
and neighborhood.

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.

No, the fence will not do any
of the above.

Project Narrative – 1395 Devonshire Ln – Fence Variation

We would like to replace our existing fence of 25 years because of wear and tear reasons; the new one will be installed exactly where the existing one is without any modifications.

The existing fence was installed as per the permit issued by the Village of Hoffman Estates on November 12, 1993.

We will appreciate your consideration.

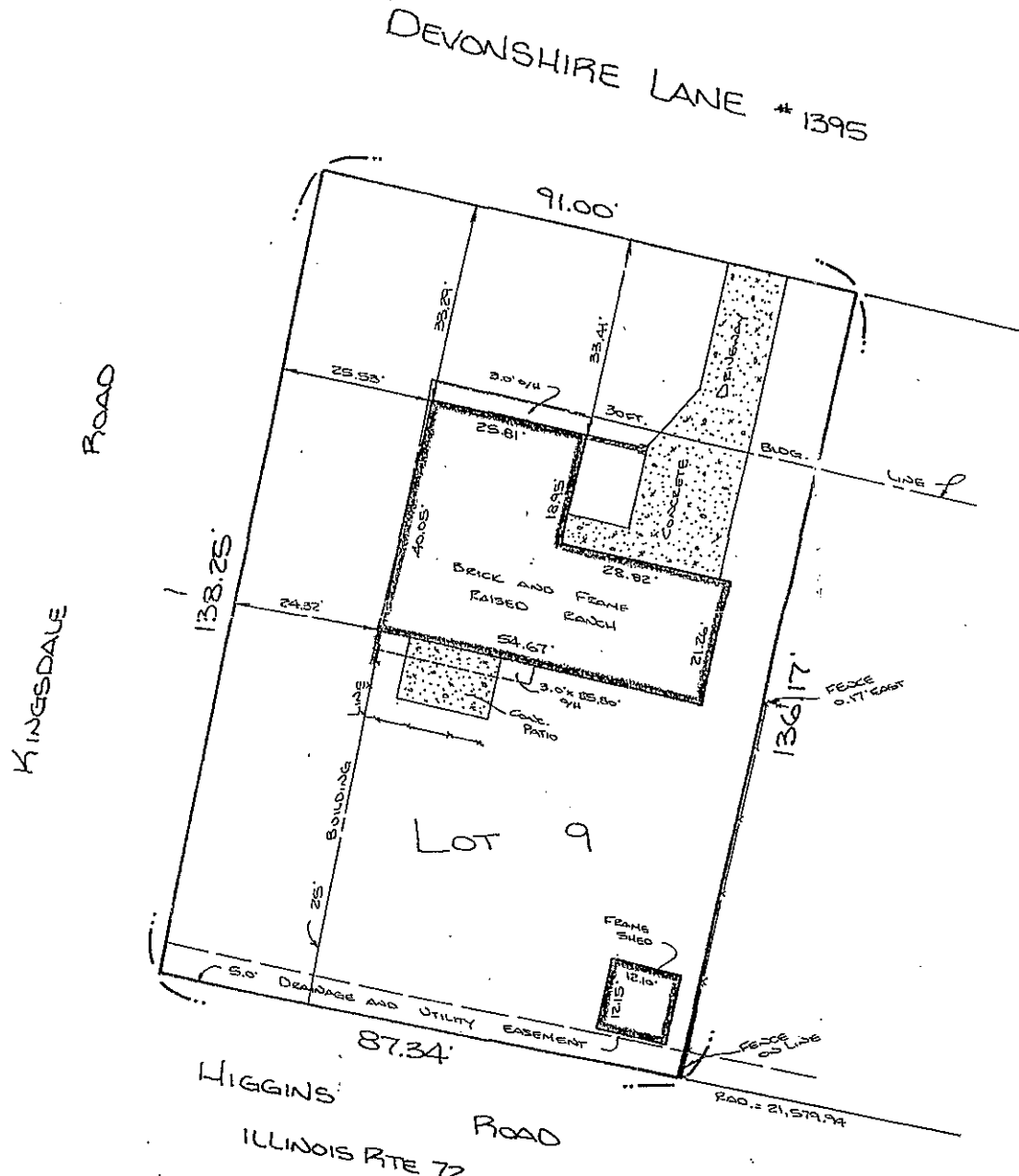
Ramonita Siedlecki (mona) and John Siedlecki



Plat of Survey

OF PROPERTY DESCRIBED AS:

LOT 9 IN BLOCK 195 IN THE HIGHLANDS WEST AT HOFFMAN ESTATES XXI, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER AND PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 14, 1965 AS DOCUMENT NO. 19463901 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS.



DUNDEE ENGINEERING
310 NORTH RIVER STREET
P.O. BOX 309
DUNDEE, ILLINOIS 60118
708-429-2323
708-429-2361 fax

DATED: 07/07/93
SCALE: 1"=20.0'
ORDER: JIM GUTHRIE
OWNER: CLEGHORN
ATLAS: 411008H
JOB #: 76615M



STATE OF ILLINOIS
COUNTY OF KANE

I CERTIFY THAT THE ANNEXED PLAT OF THE ABOVE DESCRIBED PROPERTY HAS BEEN MADE UNDER MY SUPERVISION FOR USE IN CONNECTION WITH A REAL ESTATE OR MORTGAGE LOAN TRANSACTION. MONUMENTATION HAS NOT BEEN ESTABLISHED AT PROPERTY CORNERS, AND USE OF THIS PLAT FOR CONSTRUCTION OF ANY KIND IS AT THE USER'S SOLE RISK. EASEMENTS AND BUILDING LINES SHOWN HEREON ARE THOSE SHOWN ON THE RECORDED PLAT OF SUBDIVISION. REFER TO DEED OR TITLE INSURANCE POLICY FOR ADDITIONAL RESTRICTIONS, IF ANY.

John T. Whitehouse
JOHN T. WHITEHOUSE PROFESSIONAL LAND SURVEYOR #2724

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 John and Ramonita Siedlecki (owner) and Scott Friedrich (applicant) for a variation from the Zoning Code to permit the construction of a fence on the property located at 1395 Devonshire Lane.
P.I.N.: 07-08-406-009-0000
The hearing will be held on Wednesday, August 1, 2018 at 7:00 p.m. in the Hoffman Estates Municipal Building, 1900 Hassell Road, Hoffman Estates, IL.
Eva Combs, Chairperson
Planning and Zoning Commission
Published in Daily Herald July 17, 2018 (4505016).

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 17, 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 *Danila Baltz*
Authorized Agent

Control # 4505016

1395 Devonshire Ln

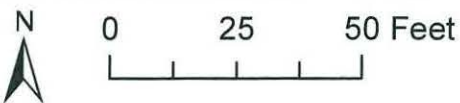
P.I.N. 07-08-406-009-0000



July 2018
Village of Hoffman Estates
Planning Division



1395 Devonshire Ln Fence Setback Variation



Planning Division
Village of Hoffman Estates
July 2018



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 PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT NO.: 2018007P

PROJECT NAME: ALDI

PROJECT ADDRESS/LOCATION: 375 W. HIGGINS ROAD

PUBLIC HEARING
YES NO

REZONING MASTER SIGN PLAN SPECIAL USE VARIATION

PRELIMINARY & FINAL SITE PLAN AMENDMENT PLAT

MEETING DATE: AUGUST 1, 2018

STAFF ASSIGNED: JIM DONAHUE

REQUESTED MOTIONS

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.
2. Approval of a 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.

INCLUDES RECOMMENDED CONDITION(S)
YES NO

ZONING DISTRICT: B-2, COMMUNITY BUSINESS DISTRICT

ADJACENT NORTH: GOLF POINT PLAZA (SCHAUMBURG) SOUTH: A-1, TOWNHOMES
PROPERTIES: EAST: B-2, OFFICE/MEDICAL BUILDINGS WEST: B-2, BANK

BACKGROUND

The Aldi site, located at 375 W. Higgins Road, was approved by the Village Board in late 2002 with construction commencing in early 2003. The property received a sign variation in 2014 for setbacks and size allowing the current ground sign

PROPOSAL

The petitioner is proposing improve the existing store by expanding the store to the north and putting a new façade on the building. The expansion would be approximately 3,308 square feet, bringing the total square footage of the store 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.

PRELIMINARY AND FINAL SITE PLAN

The building will be expanded 20' to the north and the existing parking to the north of the building will be redone to make it more efficient.

Access

Access to the site remains unchanged with primary access off Higgins Road and additional access off Spring Mill Drive. As part of the parking lot and drive aisle reconfiguration, some of the drive aisles will not meet Village Code width of 24' wide as measured from edge of pavement to edge of pavement. The petitioner is requesting a waiver from Section 10-5-2.C.1 to allow aisle widths of 22.5' as measured from back of curb. The waiver is a reasonable request as the site currently does not meet code for aisle widths and the redesign will still allow for safe vehicular movements for two way traffic.

Engineering – Subdivision Code Section 10-3

Utilities are in place to the site and no changes are proposed other than the inclusion of storm as part of the parking lot reconfiguration. Additionally, two hydrants are being relocated/installed on the site. One of the hydrants will require an easement dedication. A condition of approval has been added requiring a plat of easement or grant of easement for the new hydrant before final occupancy.

Landscaping – Subdivision Code Section 10-4

The overall site is landscaped and the petitioner is proposing to add additional landscaping including trees, shrubs and perennials to the site. There are existing trees within the parking islands that are being protected during construction. Any missing or damaged trees will be required to be replaced as part of the development. A condition of approval has been added for this.

Building Design – Subdivision Code Section 10-5-3-H

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.

Exterior Lighting – Subdivision Code Section 10-5-3-G

Existing light standards will remain in place and be repainted with new LED heads replacing the old ones.

Parking Analysis

The overall site currently has 97 spaces available and with the parking lot modifications, there will be 99 spaces. The Village's Transportation Division has reviewed the parking and is satisfied that more than enough parking is provided.

MASTER SIGN PLAN

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).

A copy of the Master Sign Plan identifying the proposed changes and corresponding attachments is attached for review.

Master Sign Plan Standards

Section 9-3-8-M-13 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

Approval of a request by Aldi Inc. (owner) for 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.

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.

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



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 \$500.00 Check No. CL. Date Paid 3-27-18

Project Number: 2018007P

Staff Assigned: DONAHUE

Meeting Date: 8/1/18

Public Hearing: Yes No

Sign Posting Required: Yes No

Date Sign Posted N/A

PLEASE PRINT OR TYPE

Date: 3-26-18

Project Name: Aldi Inc.

Project Description: Building Expansion

Project Address/Location: 375 W. Higgins Rd.

Property Index No. 07-15-107-057

Acres: 3

Zoning District: B2



I. Owner of Record

Name		Company	
Aldi Inc.		Aldi Inc.	
Street Address		City	
1200 N. Kirk Rd.		Batavia	
State	Zip Code	Telephone Number	
IL	60510	630-879-8500	
Fax Number		E-Mail Address	
		Peter.Thomas@aldi.us	

II. Applicant (Contact Person/Project Manager)

Name		Company	
Peter Thomas		Aldi Inc.	
Street Address		City	
1200 N. Kirk Rd.		Batavia	
State	Zip Code	Telephone Number	
IL	60510	331-212-0283	
Fax Number		E-Mail Address	
		Peter.Thomas@aldi.us	

Applicant's relationship to property: Same

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 _____
Print Name

IV. Acknowledgement(s)

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

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

Owner's Signature: 

Owner's Name (Please Print): Peter Thomas

Applicant's Signature: _____
(If other than Owner)

Applicant's Name (Please Print): _____

Date: 3/26/18

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 _____



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: 18,453 square feet

D. Height of tallest building (including antennas, hvac, etc.): 27'6" 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: Spring 2019

G. Estimated time to complete development: 15 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 am/pm to 9 am/pm



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: 10 Customers/Visitors: 84 Handicapped: 5 Total: 99

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

5 pm

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. 45

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: _____

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

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

C. Deliveries

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

2. How often will deliveries be made on site? 2 per day

2. What is the frequency and time period expected for deliveries? 1 hour to unload.

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 checked="" 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. _____
2. _____
3. _____

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

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

Yes No

If yes, please address as part of the narrative.

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

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

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

If yes, please address as part of the narrative.

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

Please contact the Planning Division with any questions:

Email: planning@hoffmanestates.org
Address: 1900 Hassell Road
Hoffman Estates, IL 60169
Phone: 847.781.2660
Fax: 847.781.2679



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.



Engineering, LLC
Civil Engineering • Real Estate Consulting • Project Management

975 E. 22nd Street, Suite 400,
Wheaton IL 60189
630.480.7889

www.rwg-engineering.com

June 14, 2018

Job: 243-097-16



ALDI FOOD STORE EXPANSION
375 W. Higgins Road, Hoffman Estates, IL

PROJECT DESCRIPTION

In order to bring the Hoffman ALDI Food store up to current ALDI standards and to provide an ability to market a wider variety of product to its' customers, ALDI desires to enlarge their existing food store located at 375 W. Higgins Road in Hoffman Estates. The proposed store expansion moves the north wall of the building approximately 19.33' northward, allowing for an approximate 3,308 SF building expansion. As a result, the parking lot configuration will be modified slightly to accommodate the grade transition and new building layout. The current parking lot does not meet the Village Code required drive aisle width of 24' from edge of pavement to edge of pavement in a couple of locations, but still functions as intended with no issues or concerns. The proposed improvements will widen these areas to 24' from face of curb to face of curb, but it is not possible to widen enough to meet the current code. ALDI is requesting a waiver for the reduced drive aisle width.



Aldi

375 W. Higgins Road

PIN: 07-15-107-057-0000

Master Sign Plan

August 1, 2018

Aldi
Master Sign Plan
August 1, 2018

Introduction

This Master Sign Plan applies to the property at 375 W. Higgins Road. The property includes an existing Aldi store.

The Master Sign Plan requirements have been developed based on the signage that is unique to the Aldi property. The lot is approximately 2.91 acres with a single building having a total square footage of 18,455. 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.

A. Area Included in Master Sign Plan

This Master Sign Plan applies to 375 W. Higgins Road

B. General Provisions (applicable to all lots governed by this plan)

1. Definition. For the purposes of this Master Sign Plan, the following definition is hereby incorporated.
 - a. *Property* – “Property” shall mean the Aldi property and building at 375 W. 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 ground 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, signs that are of a similar type shall be of a consistent color and graphic style.
6. Calculation of Sign Area. Such signs shall meet the requirements of Section 9-3-8-D, except that the architectural base and support structure of a ground sign shall not be included in the total sign area if these areas do not contain text, logos or any other graphics.

Aldi
Master Sign Plan
August 1, 2018

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. Wall signs shall not be permitted on the rear (south elevation) of the building on the property.
10. Prior Variations. This Master Sign Plan shall replace existing variances (Ordinance #4408-2014) for signage on the property.
11. Master Sign Plan. This document and the attached exhibits represent the entire Master Sign Plan.

C. Ground Sign

The ground sign governed by this Master Sign Plan is depicted on the Aldi Signage Plan attached hereto and made part hereof.

1. Ground Sign
 - a. Type – An existing monument sign that identifies Aldi. Sign is permitted to have a total of 375 total square feet of surface area including brick base.
 - b. Number and size. One Ground Sign shall be permitted on the property. The sign shall be a maximum of 15 feet in height.
 - c. Location - Ground Sign shall be located on the east of the Higgins Road vehicular access and shall be allowed to be 2 feet from the north property line.
 - d. Sign Design. The sign is designed with a brick base to match the building material used on the building.

D. Wall Signs

1. Aldi Wall signs shall be in accordance with the following:
 - a. Type – Primary wall sign will be internally lit and mounted directly to the building wall surface.

Aldi
Master Sign Plan
August 1, 2018

- b. Number and Size. Two Aldi signs are permitted. Said wall signs shall not exceed a maximum of 100 square feet.
- c. Location. One sign shall be located on the north elevation and one on the west elevation.

2. LED Halo-Lit Logo Disc Wall signs.

- a. Type. LED Halo-Lit Logo Discs shall be allowed. These graphics will only be symbols and not wording and they will be backlit.
- b. Number and Size. Three Logo Discs will be allowed on the north elevation and three will be allowed on the west elevation. Each individual disc shall not exceed 25 square feet.

E. Temporary Signs

- 1. Open/Closed For Construction Signs. Temporary "Open/Closed Construction" signs shall be permitted on the property during construction as determined necessary by the Village Department of Development Services. These signs shall be used to identify periods when the business is open or closed during the remodeling. Such signs shall be reviewed on an individual basis by Village staff for size and location at time of sign permit submittal.
- 2. Special Event Signs. Special event signs shall be permitted as provided in the Zoning Code (Section 9-3-8-K).

H. 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 and all signs of each type have identical design and colors.
- 2. 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 & Zoning Commission and approval by the Village Board through the process outlined in the Zoning Code for variations.



Engineering, LLC
Civil Engineering • Real Estate Consulting • Project Management

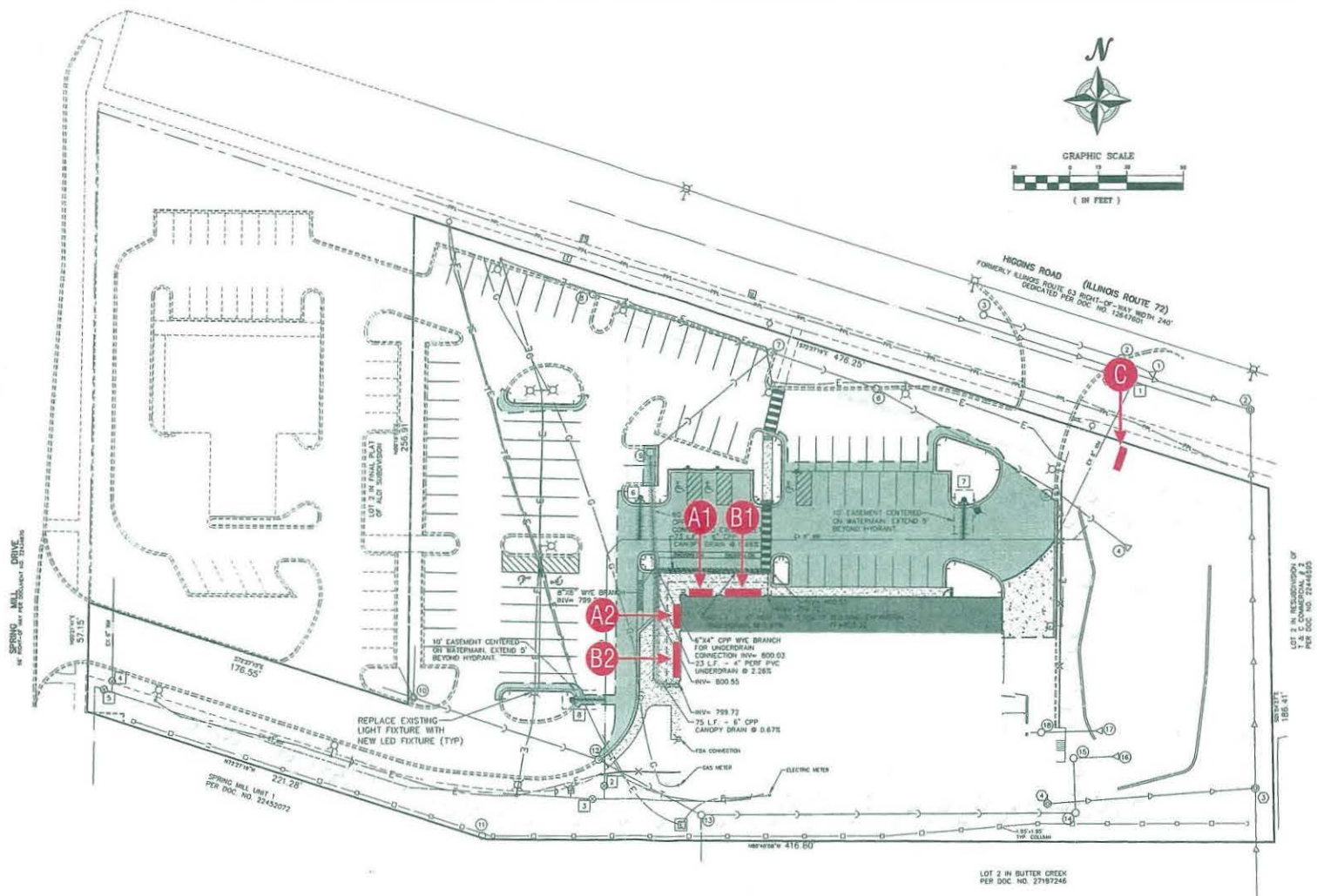
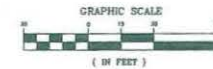
975 E. 22nd Street, Suite 400,
Wheaton IL 60189
630.480.7889
www.rwg-engineering.com

Date: July 19, 2018

File: 243-097-16

Standards for Master Sign Plan

1. The signs compliment the architecture of the building without overpowering the appearance.
2. Building signage on the Master Sign Plan is consistent with the site plan and architecture of the project.
3. The signs indicated on the plan are sleek and simple.
4. ALDI is applying consistent signage across all of their stores, which are clear and easily recognized by consumers.
5. All proposed signs are consistent with ALDI's corporate standard and compliment the general theme and style of the store.



LOT 1 IN HOFFMAN ESTATES II
L & C CONDOMINIUM
PER DOC. NO. 2244625

LOT 2 IN BUTTEN CREEK
PER DOC. NO. 27197246



GENERAL SIGN CONTRACTORS
232 INTERSTATE RD. P.O. BOX 1008
ADRIAN, IL 62101 (309) 643-9490
FAX (309) 643-9423

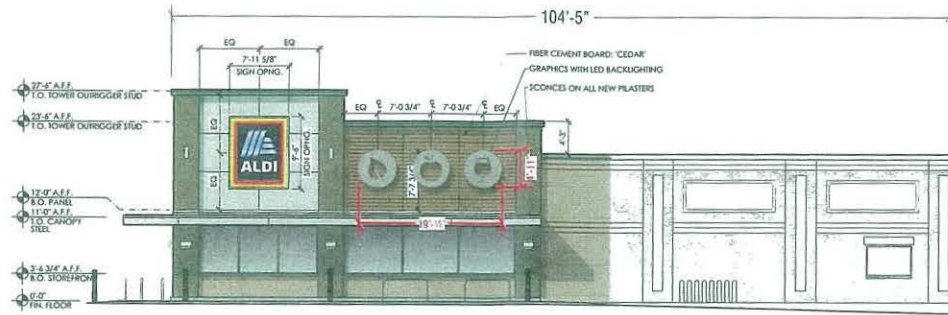
DATE	REVISION
6.20.18	ADDED ICON SIGNS

CUSTOMER APPROVAL _____ DATE _____

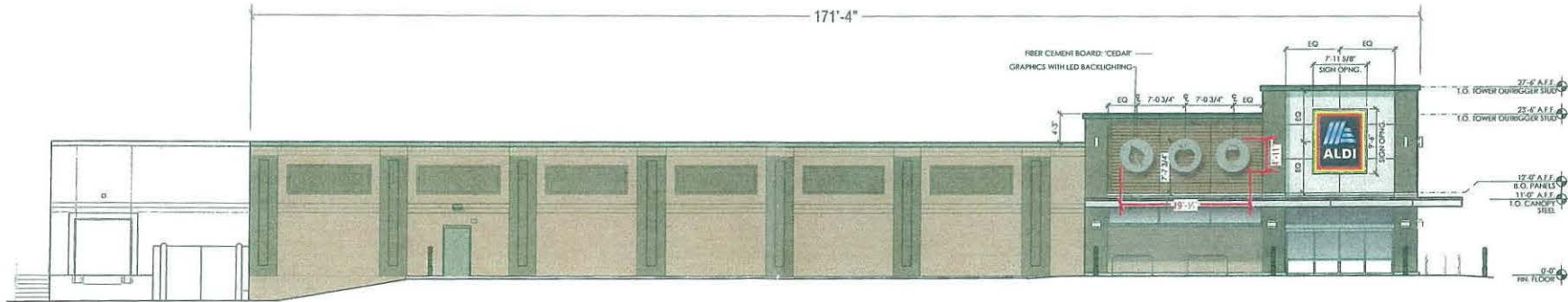
This design is the original and unpublished work of DOYLE SIGNS, INC. and may not be reproduced, copied or exhibited in any fashion without the expressed written consent from an authorized officer of The Company. The rights to this design may be purchased.

CLIENT	ALDI #63
ADDRESS	375 W. HIGGINS
CITY	HOFFMAN ESTATES
DRWG. NO.	16623
STATE	IL
DESIGNER	KM
DATE	05.08.2018
SALESPERSON	TD
SHEET NO.	1
SCALE:	NOTED

2:\Design\VALDIR\HOFFMAN ESTATES II - 375 W HIGGINS\ALDI - HOFFMAN ESTATES II 6-20-18.cdr



4 Proposed Side Elevation - West
SCALE: 1/16" = 1'-0"



2 Proposed Front Elevation - North
SCALE: 1/16" = 1'-0"



GENERAL SIGN CONTRACTORS

222 INTERSTATE RD. P.O. BOX 1000 ADDISON, IL 60101 630-543-9490 FAX 630-543-9493

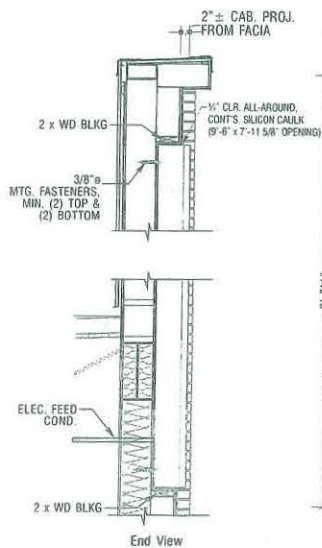
DATE	REVISION
6.20.18	ADDED ICON SIGNS

CUSTOMER APPROVAL _____ DATE _____

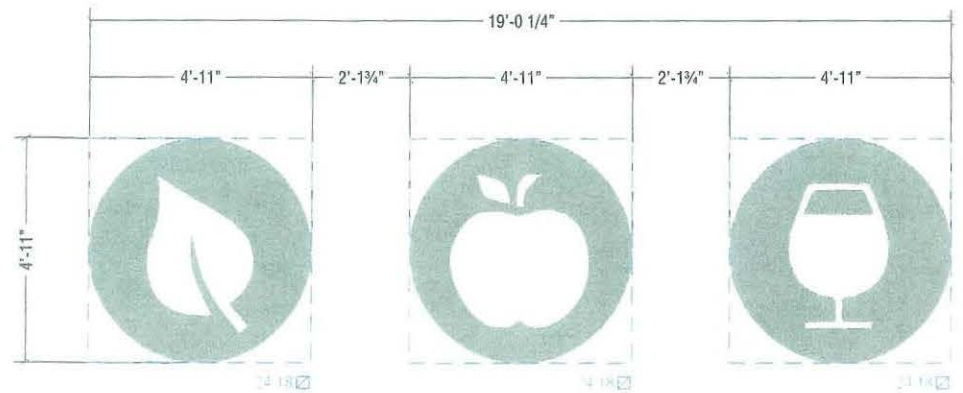
This design is the original and unpublished work of DOYLE SIGNS, INC. and may not be reproduced, copied or exhibited in any fashion without the expressed written consent from an authorized officer of The Company. The rights to this design may be purchased.

CLIENT	ALDI #63	STATE	IL	DESIGNER	KM	SALESPERSON	TD
ADDRESS	375 W. HIGGINS	SCALE:	NOTED	DATE:	05.08.2018	SHEET NO.	2
CITY	HOFFMAN ESTATES						
DRWG. NO.	16623						

Z:\Design\ALDI\HOFFMAN ESTATES IL - 375 W HIGGINS\ALDI - HOFFMAN ESTATES IL 6-20-18.cdw



EXTERNAL SAFETY SWITCH



B L.E.D. HALO-LIT LOGO DISCS
TWO(2) SETS REQ'D

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

A Standard 'Flex-Face' Illum'd. Wall Sign
TWO(2) req'd. scale: 3/8" = 1'-0"

DESCRIPTION:

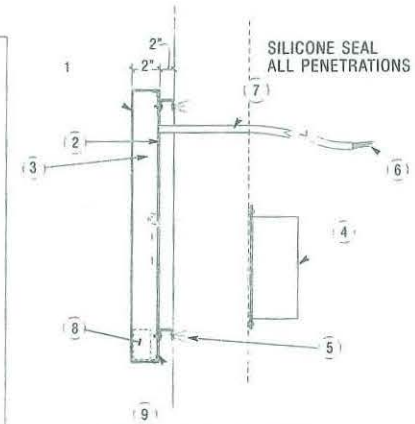
- FLEX FACE GRAPHICS:
- COPY, WHITE ON A PMS #281 BLUE BKGD.
- LOGO, PRINTED GRADIENT
- OUTER BORDER, PMS #7548 YELLOW
- CENTER BORDER, PMS #3564 ORANGE
- INNER BORDER, PMS #2035 RED
- ALUMINUM CABINET & MOULDING, "SLATE GRAY" ENAMEL FIN.

PANTONE COLORS

- Pantone® 7548 C Yellow
- Pantone® 3564 C Orange
- Pantone® 2035 C Red
- Pantone® 281 C Dark Blue

LEGEND

- 1 125" ALUM. W/ POLYURETHANE SILVER & CLEAR SATIN FINISH
- 2 CLR. LEXAN BACKS
- 3 L.E.D. MODULE
- 4 REMOTE POWER SUPPLY
- 5 MOUNTING ANCHORS
- 6 120V PRIMARY, No.12 THHN STRANDED WIRE
- 7 FLEXIBLE, SEALTITE CONDUIT
- 8 SAFETY SWITCH, PER LOCAL CODE
- 9 1/4" DRAIN HOLE ON CLEAR LEXAN BACKS



Section / Rev-Channels



GENERAL SIGN CONTRACTORS

333 INTERSTATE RD. P.O. BOX 1068 ADDISON, IL 60101 630-543-9400 FAX 630-543-9402

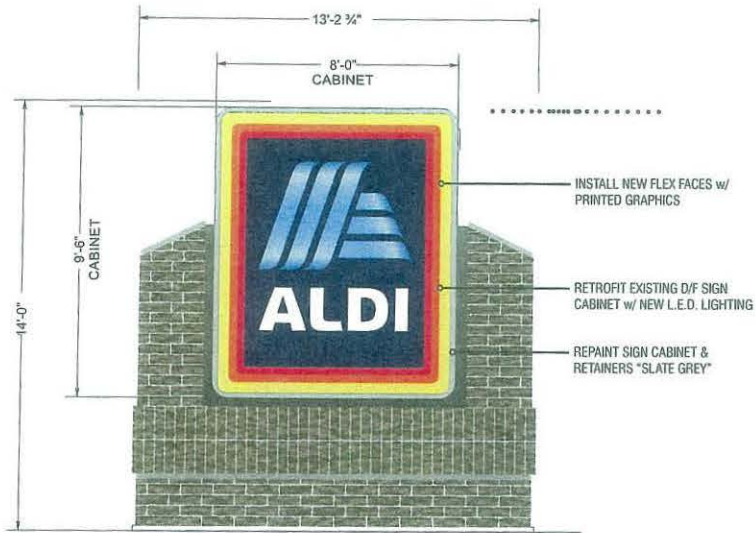
DATE	REVISION
6.20.18	ADDED ICON SIGNS

CUSTOMER APPROVAL _____ DATE _____

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CLIENT	ALDI #63			
ADDRESS	375 W. HIGGINS			
CITY	HOFFMAN ESTATES	STATE	IL	DESIGNER KM SALESPERSON TD
DRWG. NO.	16623	SCALE:	NOTED	DATE: 05.08.2018 SHEET NO. 3

Z:\Design\AVALON\HOFFMAN ESTATES IL - 375 W HIGGINS\ALDI - HOFFMAN ESTATES IL 6-20-18.cdw



C REFACE, RETROFIT & REPAINT EXISTING D/F MONUMENT SIGN
SCALE: 1/4" = 1'



GENERAL SIGN CONTRACTORS

222 INTERSTATE RD. P.O. BOX 1008 ADDISON, IL 60101 630-543-9430 FAX 630-543-9432

DATE	REVISION
6.20.18	ADDED ICON SIGNS

CUSTOMER APPROVAL _____ DATE _____

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CLIENT	ALDI #63		
ADDRESS	375 W. HIGGINS		
CITY	HOFFMAN ESTATES	STATE	IL
DRWG. NO.	16623	SCALE:	NOTED
DESIGNER	KM	DATE:	05.08.2018
SALESPERSON	TD	SHEET NO.	4

Z:\Design\AVALDI\HOFFMAN ESTATES IL - 375 W HIGGINS\ALDI - HOFFMAN ESTATES IL 6-20-18.cdr

NOTICE OF PUBLIC HEARING
Notice is hereby given that the Planning and Zoning Commission of the Village of Hoffman Estates will hold a public hearing of the request of Aldi, Inc. (Owner and Applicant) to consider a Master Sign Plan under the Zoning Code on the property located at 375 W. Higgins Road. A Site Plan Amendment will also be considered.

P.I.N.: 07-15-107-057
The hearing will be held on Wednesday, August 1, 2018 at 7:00 p.m. in the Hoffman Estates Municipal Building, 1900 Hassell Road, Hoffman Estates, IL.
Eva Combs, Chairperson
Planning and Zoning Commission
Published in Daily Herald July 17, 2018 (4505018).

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 17, 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.

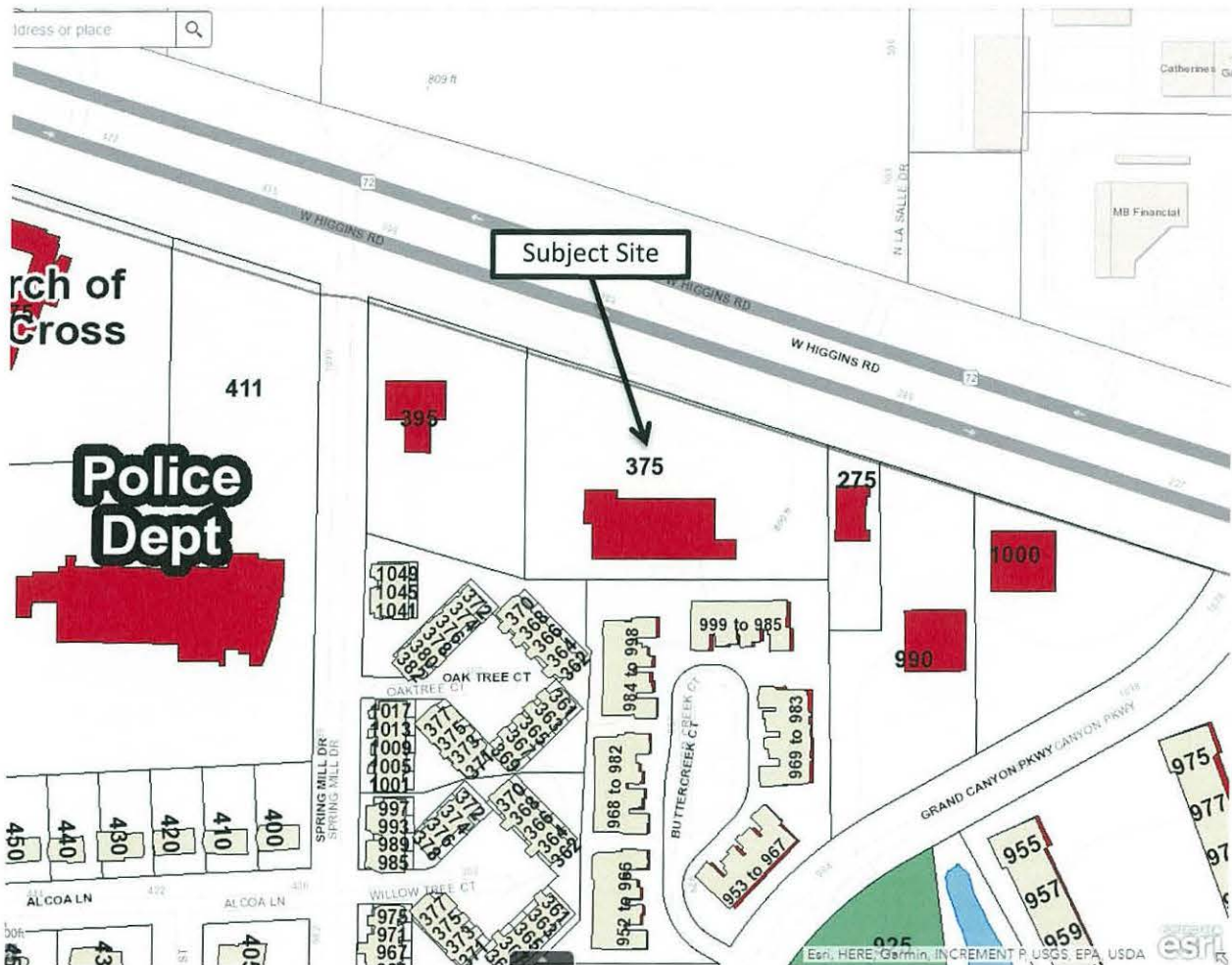
PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Paula Baltz*
Authorized Agent

Control # 4505018

375 W Higgins Rd

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



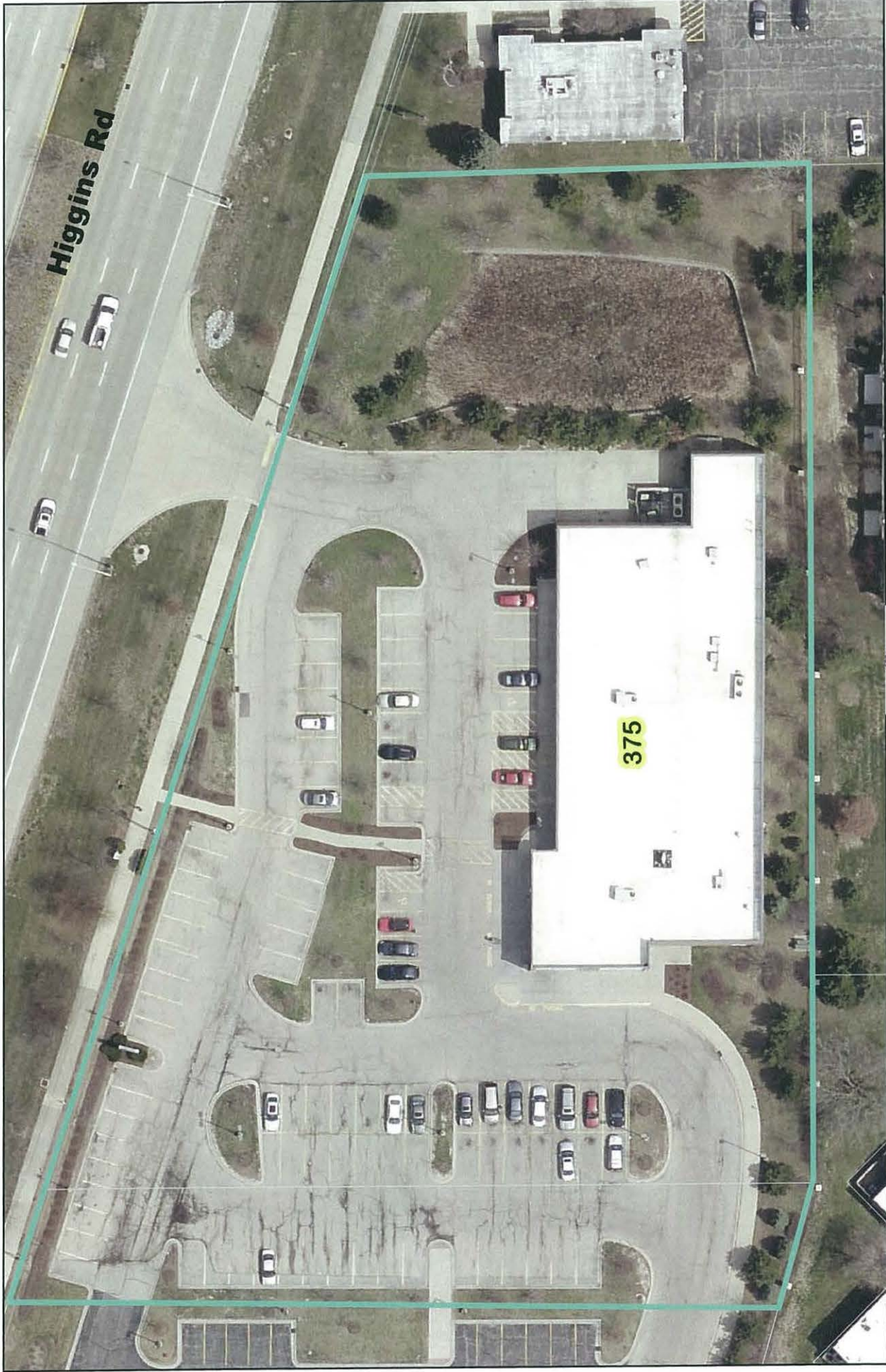
July 2018

Village of Hoffman Estates

Planning Division



**ALDI
375 W Higgins Rd**



Planning Division
Village of Hoffman Estates
July 2018





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
PLANNING AND ZONING COMMISSION
STAFF REPORT

PROJECT NO.: 2018024P

PROJECT NAME: ORANGETHEORY FITNESS

PROJECT ADDRESS/LOCATION: 2626 N. SUTTON ROAD

PUBLIC HEARING
YES NO

REZONING MASTER SIGN PLAN SPECIAL USE VARIATION
SITE PLAN AMENDMENT PLAT

MEETING DATE: AUGUST 1, 2018

STAFF ASSIGNED: PARTH JOSHI PJ

REQUESTED MOTION

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.

INCLUDES RECOMMENDED CONDITIONS
YES NO

ACRES: 27 (APROX., FULL CENTER)	ZONING DISTRICT: CM-U, COMMERCIAL MIXED-USE	
ADJACENT	NORTH: Various Commercial, Zoned CM-U	SOUTH: Various Commercial, Zoned B3
PROPERTIES:	EAST: Vacant Land (Sutton Crossing), Zoned B2 & O3	WEST: Various Commercial, Zoned CM-U

BACKGROUND

The proposed location is currently occupied by Orangetheory Fitness which opened around April 2018. The owner applied for and received special use approval in November 2017. The existing Orangetheory location is now under contract to sell to a new owner. Special uses are issued to a specific business and owner, therefore if the owner changes, a new special use approval is required to ensure the operations and all conditions remain the same or if there are any changes, they are properly reviewed.

PROPOSAL

The petitioner intends to operate the fitness center as originally approved. Hence, there are no changes proposed to the existing business. The petitioner will be the new owner for the facility and will be taking over the already established fitness center.

PARKING ANALYSIS

Orangetheory will continue to operate the business as originally approved. Therefore, parking will not be impacted with the owner change and is expected to remain the same. If the business was to expand in size or enrollment in the future, a special use amendment would be required and the parking demand would need to be reanalyzed.

SPECIAL USE – ZONING CODE SECTION 9-8-3-B-3-e

The subject property is zoned CM-U, Commercial Mixed-Use District. Section 9-8-3-B-3-e of the Zoning Code requires a special use permit for health clubs in the CM-U district. 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 written response to these standards in their submittal.

NOTIFICATION

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

STAFF SUMMARY

The primary concerns with health and fitness clubs are often associated with higher parking demands and higher traffic volumes going to and from the site. The already operating business will continue to function the same way as it first opened. Therefore no significant changes are expected based on the proposed plan for Orangetheory Fitness.

RECOMMENDED CONDITIONS

If the Planning & Zoning Commission finds that the Standards for a Special Use have been met, staff recommends 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 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.

Attachments: Petitioner's Application & Submittals
Legal Notice
Location Map
Staff Exhibit – Aerial Photo



**VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION
STAFF REPORT**

PROJECT NO.: **2017038P**

PROJECT NAME: **ORANGETHEORY FITNESS**

PROJECT ADDRESS/LOCATION: **2626 N. SUTTON ROAD**

PUBLIC HEARING
YES NO

REZONING MASTER SIGN PLAN SPECIAL USE VARIATION

SITE PLAN AMENDMENT PLAT

MEETING DATE: **NOVEMBER 1, 2017**

STAFF ASSIGNED: **DANIEL RITTER**

REQUESTED MOTION

Request of Poplar Creek Crossing, LLC (owner) and Becky Lewis 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.

INCLUDES RECOMMENDED CONDITIONS
YES NO

ACRES: 27 (APROX., FULL CENTER)	ZONING DISTRICT: CM-U, COMMERCIAL MIXED-USE	
ADJACENT	NORTH: Various Commercial, Zoned CM-U	SOUTH: Various Commercial, Zoned B3
PROPERTIES:	EAST: Vacant Land (Sutton Crossing), Zoned B2 & O3	WEST: Various Commercial, Zoned CM-U

BACKGROUND

This proposed location is currently occupied by Heroic Fitness which opened around October 2013. Following a review of the business use it was determined to clearly meet the definition of a health or fitness club, requiring a special use permit. The owner at that time applied for and received special use approval in July 2016. The Heroic Fitness location is now under contract to sell to a new owner and would be rebranded as Orangetheory Fitness. Special uses are issued to a specific business and owner, if the owner changes, a new special use approval is required to ensure the operations and all conditions remain the same or if there are any changes, they are properly reviewed.

PROPOSAL

The petitioner is proposing to operate a fitness center/health club in an approximately 4,000 square foot tenant space at 2626 N. Sutton Road in the Poplar Creek Crossing Shopping Center. The petitioner has provided a description of the business model and a proposed floor plan showing the business layout will be provided prior to the meeting. Orangetheory Fitness will be very similar to Heroic Fitness in that the majority

COPY

of their business is personal training and small group classes that are typically reserved beforehand. Orangetheory Fitness is expected to be slightly busier than Heroic Fitness and may have some "walk-in" customers without set appointments, however these are expected to be minimal due to the limited fitness space and class sizes. The layout is more open than a typical fitness center or health club and has very little stationary fitness equipment. The open setup helps to accommodate personal training and larger group workouts in the space. Orangetheory trainers typically analyze each customer and work with them to accomplish specific fitness goals. Employees and trainers are present during all operating hours and workouts. It is not an open gym for customers to come at any time during the day, as is the case with most fitness centers. No use of the exterior of the property for business activities is proposed. The business provides a unique fitness function that is not provided in other businesses in the immediate area.

PARKING ANALYSIS

Heroic Fitness has been operating in this space for over three years and there has been no known parking or other related issues at the site. While Orangetheory Fitness is a larger brand and is expected to be slightly busier than Heroic Fitness, the business models are similar and the size of the fitness facility will remain the same. The business continues to have a lower parking demand than a typical fitness center/health club that is open all day. The peak times are anticipated in the morning and in the evening after work. Staff anticipates that the business requires a peak parking demand of approximately 30 parking spaces during this time. Shopping centers of Poplar Creek Crossing's size are typically designed to have between 4.5-5.5 spaces per 1,000 square feet of floor space. Orangetheory Fitness is projected to utilize slightly more than that based on staff's parking demand estimates. With adequate parking located immediately adjacent to the space, it is not anticipated that the parking demand would cause any conflicts with any current tenants or future tenants in the 2,500 square foot vacant space in the building. If the business was to expand in size or enrollment in the future, a special use amendment would be required and the parking demand would need to be reanalyzed.

SPECIAL USE – ZONING CODE SECTION 9-8-3-B-3-e

The subject property is zoned CM-U, Commercial Mixed-Use District. Section 9-8-3-B-3-e of the Zoning Code requires a special use permit for health clubs in the CM-U district.

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 written response to these standards in their submittal.

NOTIFICATION

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

STAFF SUMMARY

The primary concerns with health and fitness clubs are often associated with higher parking demands and higher traffic volumes going to and from the site. The proposed business has less traffic than a typical health club and the parking demand would be adequately served by the overall shared parking supply of the shopping center. Heroic Fitness has not had any adverse impact on the building or the overall shopping center property and no significant changes would be expected based on the proposed plan for Orangetheory Fitness.

RECOMMENDED CONDITIONS

If the Planning & Zoning Commission finds that the Standards for a Special Use have been met, staff recommends 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 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.

Attachments: Petitioner's Application & Submittals
Legal Notice
Location Map
Staff Exhibit – Aerial Photo



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING GENERAL APPLICATION*

Special Use for Fitness Studio Rezoning from _____ to _____

Variation: Commercial Residential Sign

Plat (Subdivision & Others): Preliminary Final

Site Plan: Amendment Concept Preliminary Final

Master Sign Plan: Amendment

Other: _____

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

Posting of Notification Sign(s) may be required.

Specific requirements will be provided when your request is scheduled.

FOR VILLAGE USE ONLY

Hearing Fee \$500.00 Check No. 1480 Date Paid 6/19/18

Project Number: 2018024P

Staff Assigned: Parth Joshi

Meeting Date: 08/01/18

Public Hearing: Yes No

Sign Posting Required: Yes No

Date Sign Posted 07/20/18

PLEASE PRINT OR TYPE

Date: 6-14-18

Project Name: Orangetheory Fitness

Project Description: health / Fitness studio

Project Address/Location: 2626 N. Sutton Rd.

Property Index No. 01-33-301-005-0000

Acres: 0.27
(full center)

Zoning District: CMU

I. Owner of Record

Poplar Creek Crossing LLC c/o Pinetree
 Name Company
40 Skokie Blvd # 610 Northbrook IL 60062
 Street Address City
847-574-3328
 State Zip Code Telephone Number
847-574-3329 NGERES @ pinetree.com
 Fax Number E-Mail Address

II. Applicant (Contact Person/Project Manager)

David Lantz ChicagoLand Fitness XIII
 Name Company
1526 Central Ave Wilmette
 Street Address City
IL 60091 847-274-6450
 State Zip Code Telephone Number
David Lantz 70 @ gmail.com
 Fax Number E-Mail Address

Applicant's relationship to property: New 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 Poplar Creek Crossing LLC to act on my behalf and advise that he/she has full authority to act as my/our representative.

see attached signature page

 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 signature Page
Owner's Name (Please Print): Poplar Creek Crossings LLC
Applicant's Signature: [Signature]
(If other than Owner)
Applicant's Name (Please Print): David Lanz
Date: 6-15-18

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 _____

POPLAR CREEK CROSSING, LLC,
a Delaware limited liability company

By: W-PT Poplar Creek VII, L.L.C.,
a Delaware limited liability company,
its Sole Member

By: W-PT Holdings VII, L.L.C.
a Delaware limited liability company,
its Sole Member


By: W-PT Investors VII, L.L.C.,
a Delaware limited liability company,
its Authorized Member

By: Walton Acquisition REOC Holdings VII, L.L.C.,
a Delaware limited liability company,
its Sole Member

By: Walton Street Real Estate Fund VII-Q, L.P.,
a Delaware limited partnership,
its Managing Member

By: Walton Street Managers VII, L.P.,
a Delaware limited partnership,
its General Partner

By: WSC Managers VII, Inc.,
a Delaware corporation,
its General Partner

By: 
Name: Robby Schwandt
Title: Vice President



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;

Orangetheory is a boutique Fitness Studio that
offers 1-hour workout to 24 up to 42 members
an hour. We are open at 5:00 AM with classes
running through the day to 9:00 PM. Weekends
hours are more limited. We have approx 5-6 employees
on during maximum utilization times.

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;

We are continuing the already existing operating fitness studio.

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;

We will continue the existing use with no changes. We will continue to offer 1 hour personal training classes throughout the day.

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

The use is the same and all above conditions are adequate.

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

The use is the same and all above conditions are adequate.

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.

We are continuing the existing
Fitness Studio use. This use
has previously been found to conform
to the district's applicable regulations

**NOTICE OF
PUBLIC HEARING**

Notice is hereby given that the Planning and Zoning Commission of the Village of Hoffman Estates will hold a public hearing at the request of Poplar Creek Crossing, LLC (owner) and David Lonz d/b/a Orangetheory Fitness (tenant) to consider a special use under 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.
P.I.N.: 01-33-301-005-0000
The hearing will be held on Wednesday, August 1, 2018 at 7:00 p.m. in the Hoffman Estates Municipal Building, 900 Hassell Road, Hoffman Estates, IL.
Eva Corbys, Chairperson
Planning and Zoning Commission
Published in Daily Herald July 17, 2018 (4505019).

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 17, 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.

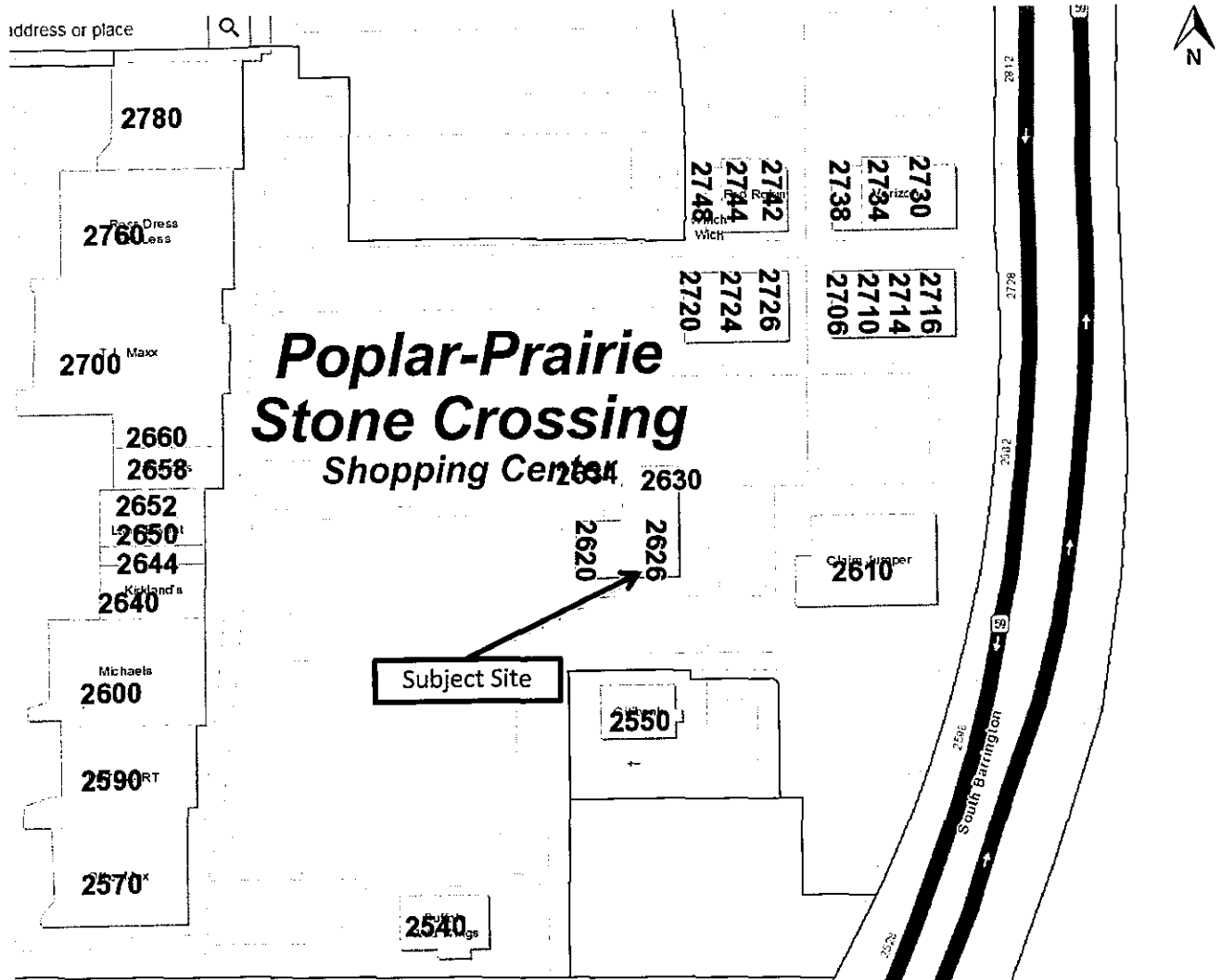
PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY 
Authorized Agent

Control # 4505019

2626 N Sutton Rd

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



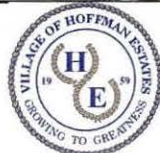
July 2018
Village of Hoffman Estates
Planning Division



Orangetheory Fitness 2626 N Sutton Rd



0 55 110 Feet



Planning Division
Village of Hoffman Estates
July 2018



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



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT NO.: 2018023P

PROJECT NAME: 2501 N BARRINGTON ROAD – SIEMENS GROUND
SIGN VARIATION

PROJECT ADDRESS/LOCATION: 2501 N BARRINGTON ROAD

PUBLIC HEARING
YES NO

REZONING MASTER SIGN PLAN SPECIAL USE VARIATION
SITE PLAN PLAT

MEETING DATE: AUGUST 1, 2018

STAFF ASSIGNED: PARTH JOSHI *PJ*

REQUESTED MOTION

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.

INCLUDES RECOMMENDED CONDITION(S)
YES NO

ZONING DISTRICT: M-2, MANUFACTURING

ADJACENT

NORTH: B-2, COMMUNITY BUSINESS
DISTRICT

SOUTH: M-2, MANUFACTURING

PROPERTIES:

EAST: O-3 & O-4, OFFICE DISTRICT

WEST: VILLAGE OF SOUTH BARRINGTON

APPLICABLE ZONING CODE SECTION

Section 9-3-8-M-12-(d) of the Zoning Code allows for one freestanding or ground sign not to exceed 20 feet in height. Such sign shall not exceed 125 square feet in surface area for a single face sign or 250 square feet in surface area for a multi-face sign, shall relate to the name and/or use of the facility or premises and may be illuminated. Such sign shall be set back a minimum of ten feet from any property line, and five feet from any interior roadway or pedestrian walkway.

BACKGROUND

Siemens Office Building was approved and built around 1988. The site has numerous entrances to the main building located on the south side of the property. The primary ground sign is located on the Northwest corner of the property on Barrington Rd and Lakewood Blvd. The address of the facility is a Barrington Rd address however, the entrances to the complex is actually on Lakewood Blvd. Due to several driveways serving as an entrance point to the site, access to the correct entrance was confusing.

Therefore, the site received sign variations back in 1989 to install numerous directional signs directing employees and visitors in the right direction.

PROPOSAL

The petitioner is requesting a variation to permit a second ground sign to be located on the west side of the property directly adjacent to the Hoffman Estates Animal Hospital. The proposed ground sign would be non-illuminated aluminum sign with plexiglass letters, and would be 100 square foot in size on both sides. The sign design includes company name and address. The petitioner's intent is to increase visibility and help employees and visitors find the building from West Central Rd and Old Barrington Rd.

VARIATION STANDARDS

Section 9-1-15 of the Zoning Code – *Standards for a Variation* - 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.

If this request is approved, the sign would be permitted for installation at this location, height, and design by ordinance in perpetuity or until otherwise amended or dissolved by a future ordinance.

NOTIFICATION

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

STAFF SUMMARY

The proposed sign does not impair driver visibility or otherwise detract from the property. The sign's location is away from neighboring properties and would not negatively affect their efforts to develop, redevelop, or expand their properties. The design of the sign is a monument style sign which is permitted in the Zoning Code.

The intention of the Zoning Code to allow only one freestanding or primary ground sign is to promote a site as a single business park. This site is approximately 45 acres and has several entry ways from adjoining roads which makes the site unique in nature. Therefore, a need for an additional ground sign is justified to serve its employees and visitors.

The Village has previously approved requests for sign variations for large office parks.

RECOMMENDED CONDITIONS

If the Planning & Zoning Commission finds that the standards for a variation have been met, staff recommends the following condition:

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.

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



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 \$500.00 Check No. 5650 Date Paid 06/14/18

Project Number: 2018023P

Staff Assigned: Parth Joshi

Meeting Date: 08/01/18

Public Hearing: Yes No

Sign Posting Required: Yes No

Date Sign Posted —

PLEASE PRINT OR TYPE

Date: 6-11-18

Project Name: Siemens

Project Description: Monument Sign

Project Address/Location: 2501 N. Barrington, HOFFMAN ESTATES

Property Index No. 01-36-300-004-000

Acres: 75.683 Zoning District: M-2

I. Owner of Record

James Richter Broadstone Net Lease Inc.
Name Company

800 Clinton Square Rochester
Street Address City

NY 14604 585.287.6500
State Zip Code Telephone Number

Fax Number E-Mail Address
james.a.richter@siemens-healthineers.com

II. Applicant (Contact Person/Project Manager)

Jennifer Boenzi SIGN CENTRAL
Name Company

34039 N. HAINESVILLE RD.
Street Address City

ROUND LAKE IL 60073 (847)543-7600
State Zip Code Telephone Number

847-543-7700 jennifer@signcentral.com
Fax Number E-Mail Address

Applicant's relationship to property: SIGN CONTRACTOR

III. Owner Consent for Authorized Representative

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

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

J. Richter
Owner Signature

Print Name
Attached on Picture
Signature

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: Attached on picture

Owner's Name (Please Print): J. Richter

Applicant's Signature: Jennifer Boenzi
(If other than Owner)

Applicant's Name (Please Print): Jennifer Boenzi

Date: 6-11-18

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:

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



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.

The property is large and the location has many entrances. This would help people find the office from all drive ways. It is also much more accessible from the 90.

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 would not be comparable to other properties because the size of the property is so much larger.

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

Not at all. It is strictly for an additional entrance way for the Siemens employees and clients

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

Property value has nothing to do with this sign.

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.

No, the only affected by this variation
all the Siemens employees and clients.

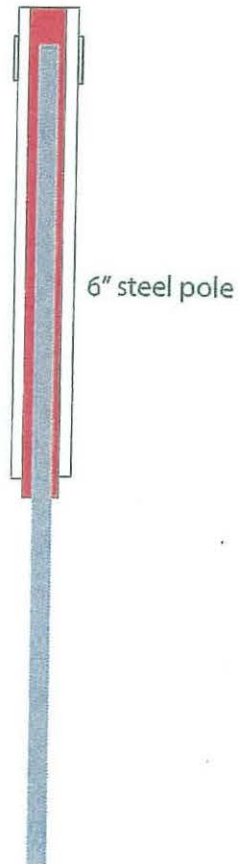
6. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fires, or endanger the public safety, or substantially diminish or impair property values in the neighborhood.

The sign is non-illuminated and
will only offer an additional entrance
for Siemens employees and clients.
cut

Aluminum sign with 1/2" plexiglass letters
12" Orange on the sides
sides are different
Double sided

Raised Letters on 1/2" acrylic letters

Sideview



I HAVE PROOFED MY ORDER FOR SPELLING, GRAMMAR, LOCATION AND PRINT COLORS AND APPROVE THE FINISHED JOB. I REQUEST THAT PRODUCTION BEGIN AND UNDERSTAND THAT I AM RESPONSIBLE FOR ERRORS AND FURTHER CHANGES.

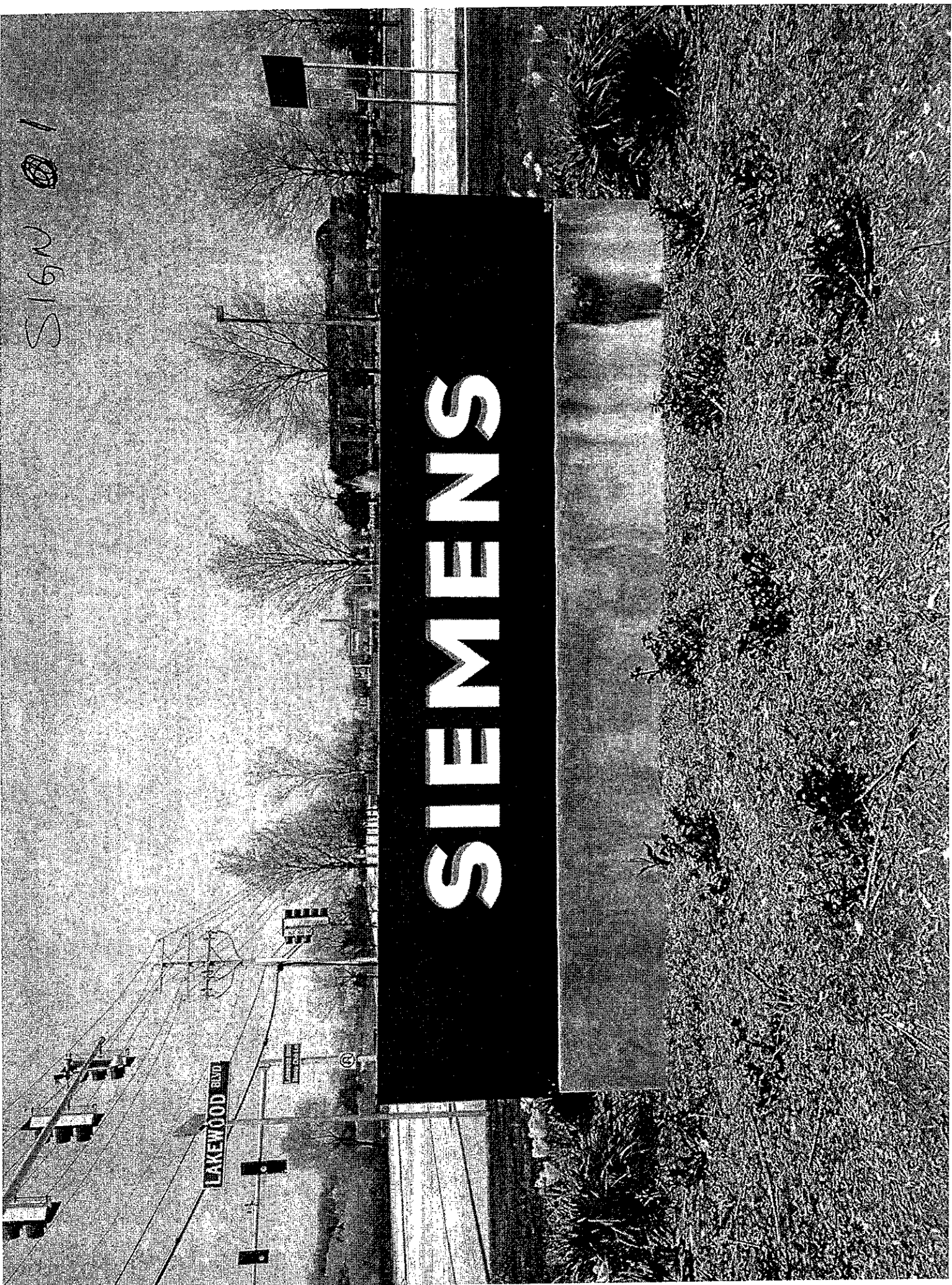
AUTHORIZED SIGNATURE

DATE

SIGN 01

SIEMENS

LAKWOOD BLVD

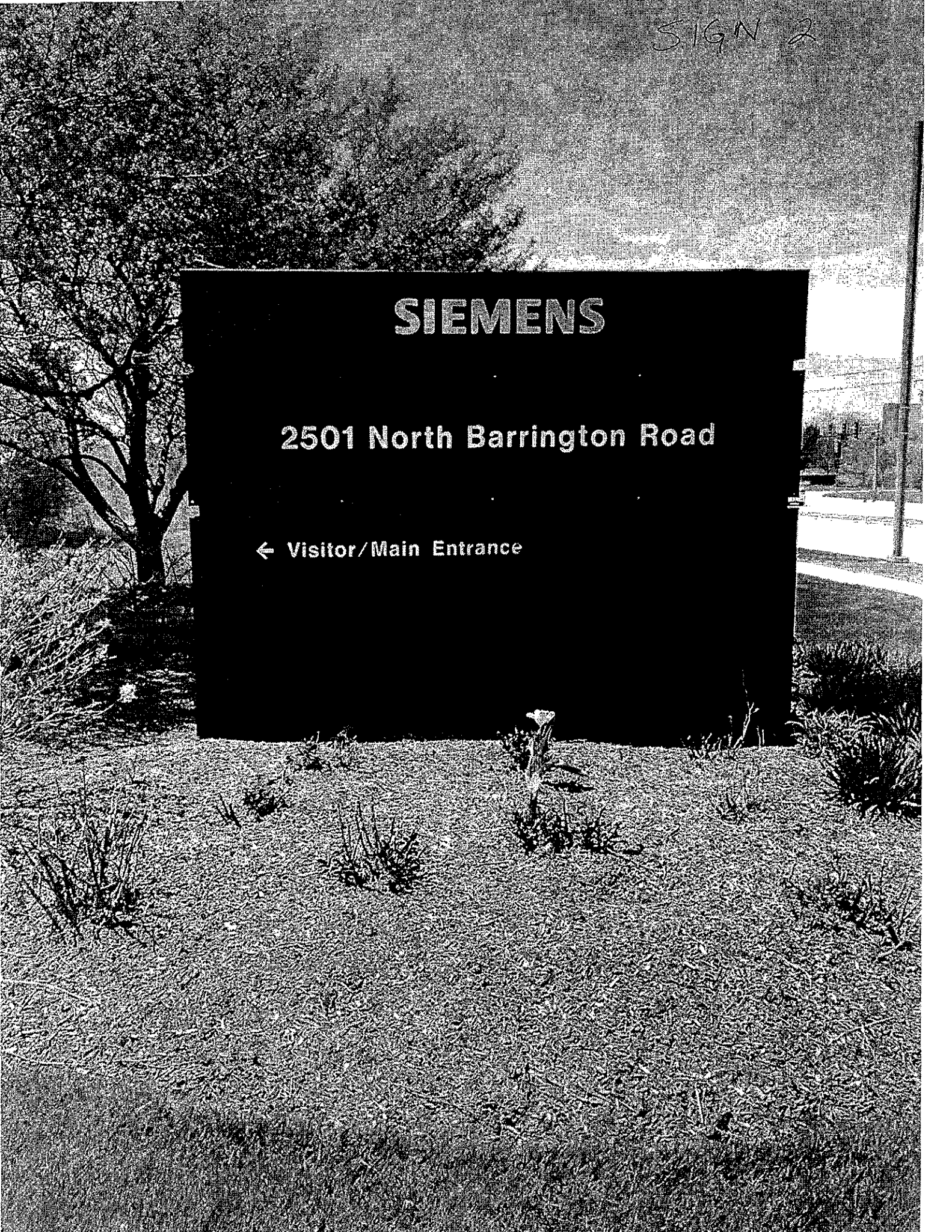


SIGN 2

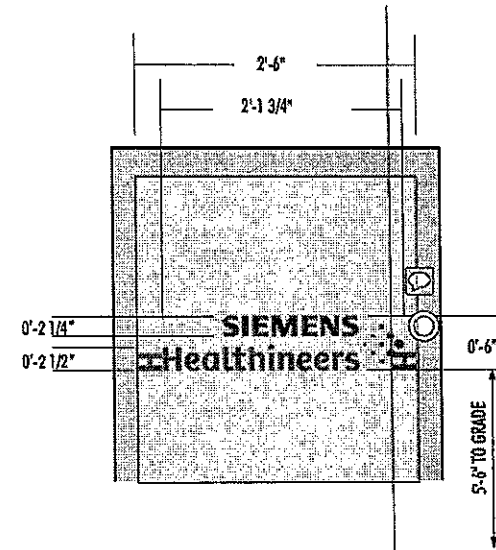
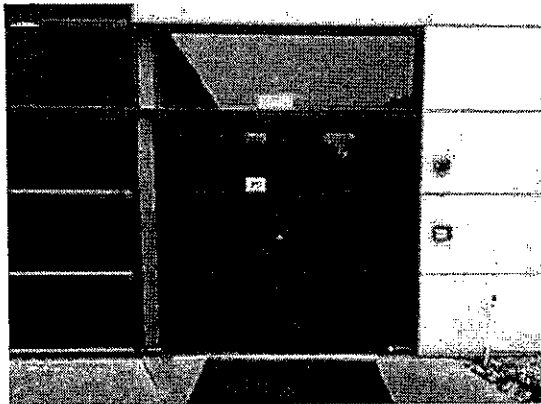
SIEMENS



2501 North Barrington Road


← Visitor/Main Entrance



2501 North Barrington Road – Entrances



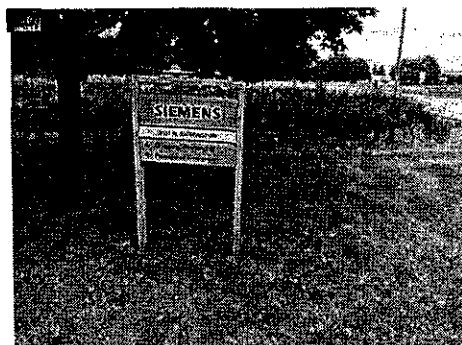
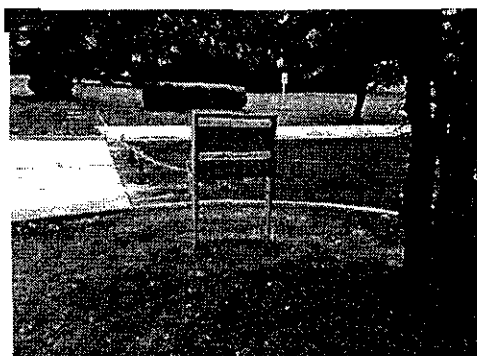
 'Custom' Digitally Printed Vinyl Colors; Opaque Vm PMS #
 (*Samples must be Approved by Customer Prior to Production)

SQRTYPE  **DOOR VINYL | SIE-H-DV3 | FOURTEEN (14) SETS TOTAL**
 scale: 1" = 1'-0"

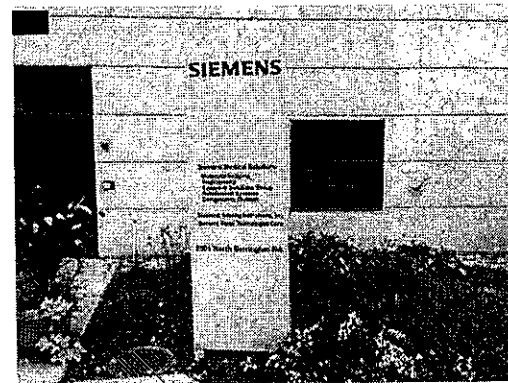
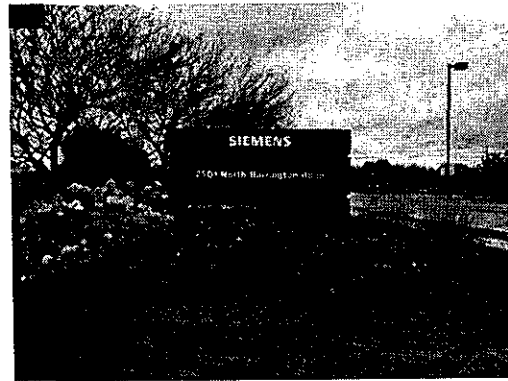
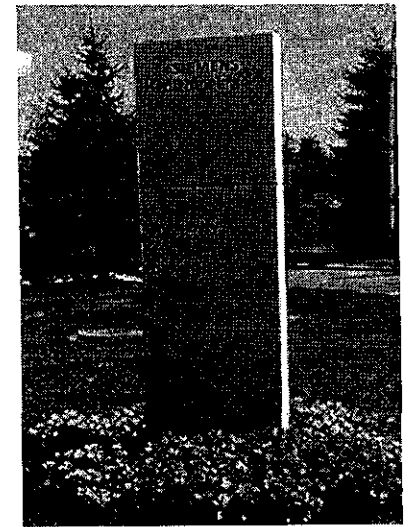
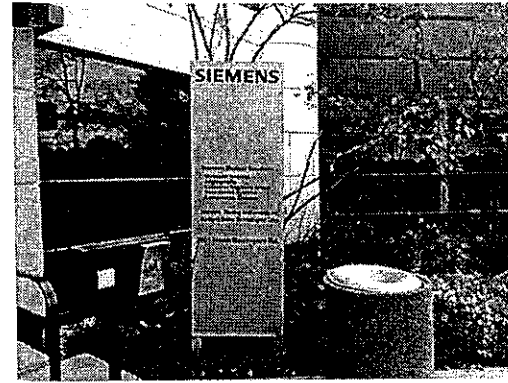
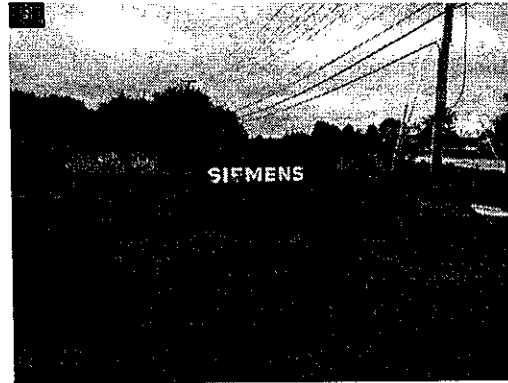
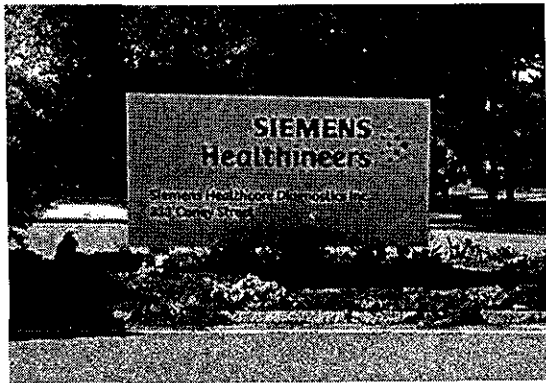
FIRST SURFACE APPLIED OPAQUE DIGITALLY PRINTED VINYL

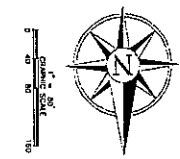
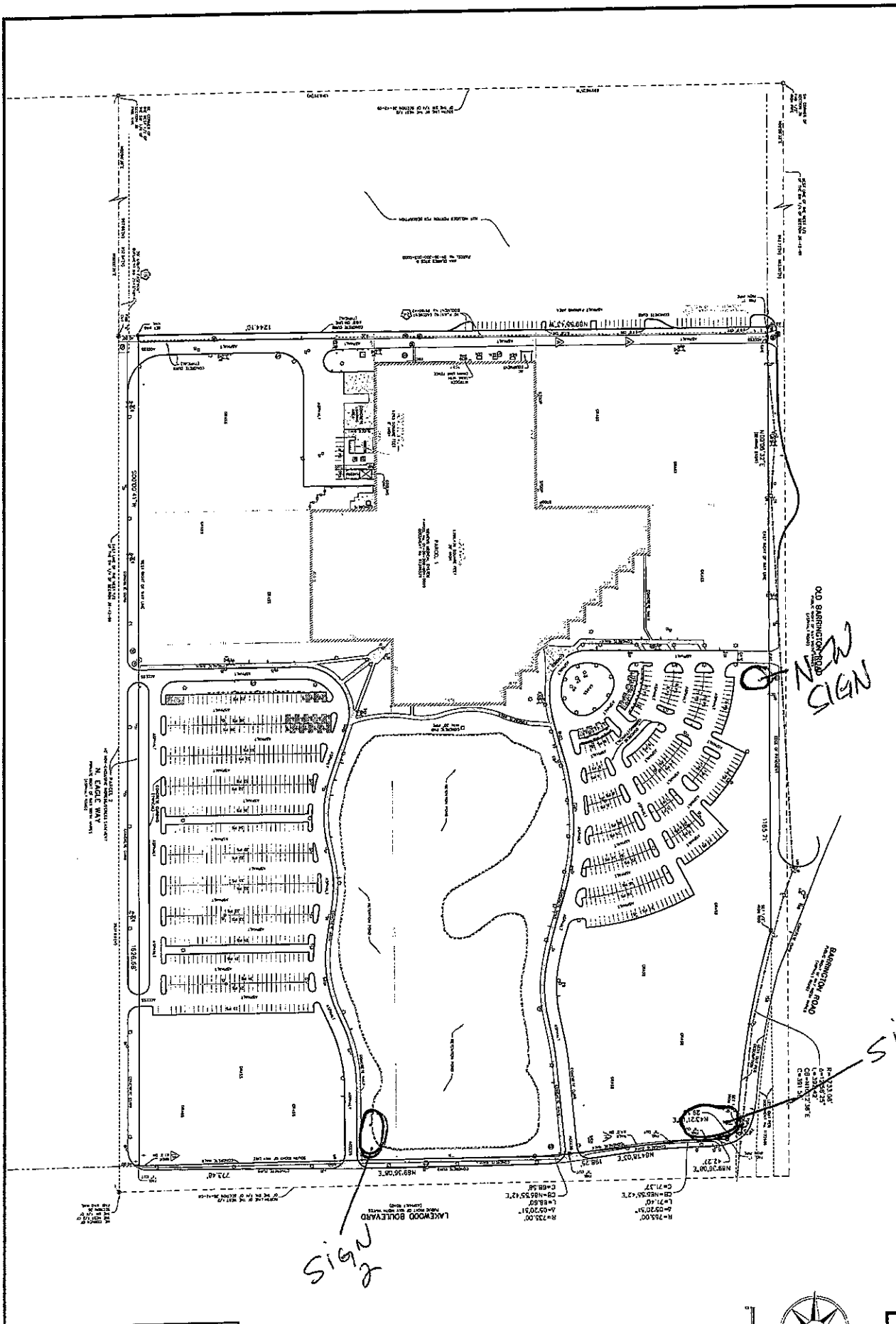
2501 North Barrington Road – Pylon Signs

No sign currently at
this location



2501 North Barrington Road – Monument Signs





SHEET 2 OF 2

SURVEY COORDINATED BY GRS GROUP | GRS-GLOBAL.COM

			DATE	REVISION HISTORY	SHEET NUMBER
					13 OF 15
					SCALE:
					1" = 80'
					DRAWN BY:
					KFO
					APPROVED BY:
					SWS

2.0 - Legal Description

PARCEL 1:

THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF A LINE DRAWN FROM A POINT ON THE WEST LINE THEREOF, A DISTANCE OF 963.50 FEET NORTH OF THE SOUTHWEST CORNER THEREOF TO A POINT ON THE EAST LINE THEREOF, 957.54 FEET NORTH OF THE SOUTHEAST CORNER THEREOF, (EXCEPTING THEREFROM THAT PART THEREOF TAKE AND USED FOR ORIGINAL BARRINGTON ROAD AND EXCEPTING THAT PART TAKEN FOR RELOCATED BARRINGTON ROAD ACCORDING TO DOCUMENT 1172686). (EXCEPT THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 35; THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 47 MINUTES 40 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 65.00 FEET TO THE POINT OF BEGINNING, BEING ALSO THE EASTERLY RIGHT OF WAY LINE OF RELOCATED BARRINGTON ROAD PER DEDICATION AFORESAID; THENCE CONTINUING NORTH 89 DEGREES 47 MINUTES 40 SECONDS EAST ALONG SAID NORTH LINE 40.08 FEET TO TRUST AGREEMENT POINT ON A 1733.08 FOOT RADIUS CURVE, THE CENTER OF CIRCLE OF SAID CURVE BEARS NORTH 89 DEGREES 19 MINUTES 54 SECONDS WEST FROM SAID POINT; THENCE SOUTHERLY ALONG SAID CURVE 488.73 FEET THROUGH A CENTRAL ANGLE OF 16 DEGREES 09 MINUTES 26 SECONDS TO THE EASTERLY RIGHT OF WAY LINE OF SAID ORIGINAL BARRINGTON ROAD; THENCE NORTH 00 DEGREES 14 MINUTES 16 SECONDS EAST ALONG SAID EASTERLY RIGHT OF WAY LINE 151.40 FEET TO A POINT ON A 1687.28 FOOT RADIUS CURVE, THE CENTER OF CIRCLE OF SAID CURVE BEARS NORTH 78 DEGREES 35 MINUTES 10 SECONDS WEST FROM SAID POINT, THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE OF RELOCATED BARRINGTON ROAD PER DEDICATION AFORESAID AND SAID CURVE 332.12 FEET THROUGH A CENTRAL ANGLE OF 11 DEGREES 16 MINUTES 40 SECONDS TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS CREATED BY INSTRUMENT RECORDED JUNE 25, 1987 AS DOCUMENT 87346529 OVER AND UPON THE EASTERLY 40 FEET OF THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF A LINE DRAWN FROM A POINT ON THE WEST LINE THEREOF, A DISTANCE OF 963.50 FEET NORTH OF THE SOUTHWEST CORNER THEREOF TO A POINT ON THE EAST LINE THEREOF, 957.54 FEET NORTH OF THE SOUTHEAST CORNER THEREOF, FOR PURPOSES OF INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS

NOTICE OF

PUBLIC HEARING

Notice is hereby given that the Planning and Zoning Commission of the Village of Hoffman Estates will hold a public hearing at the request of Broadstone Net Lease, Inc (owner) and Jennifer Boenzi (applicant) to consider a variation under the Zoning Code to permit a ground sign on the property located at 2501 N. Barrington Road.

P.I.N.: 01-36-300-004-0000
The hearing will be held on Wednesday, August 1, 2018 at 7:00 p.m. in the Hoffman Estates Municipal Building, 1900 Hassell Road, Hoffman Estates, IL.

Eva Combs, Chairperson
Planning and Zoning Commission
Published in Daily Herald July 17, 2018 (4505017).

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 17, 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.

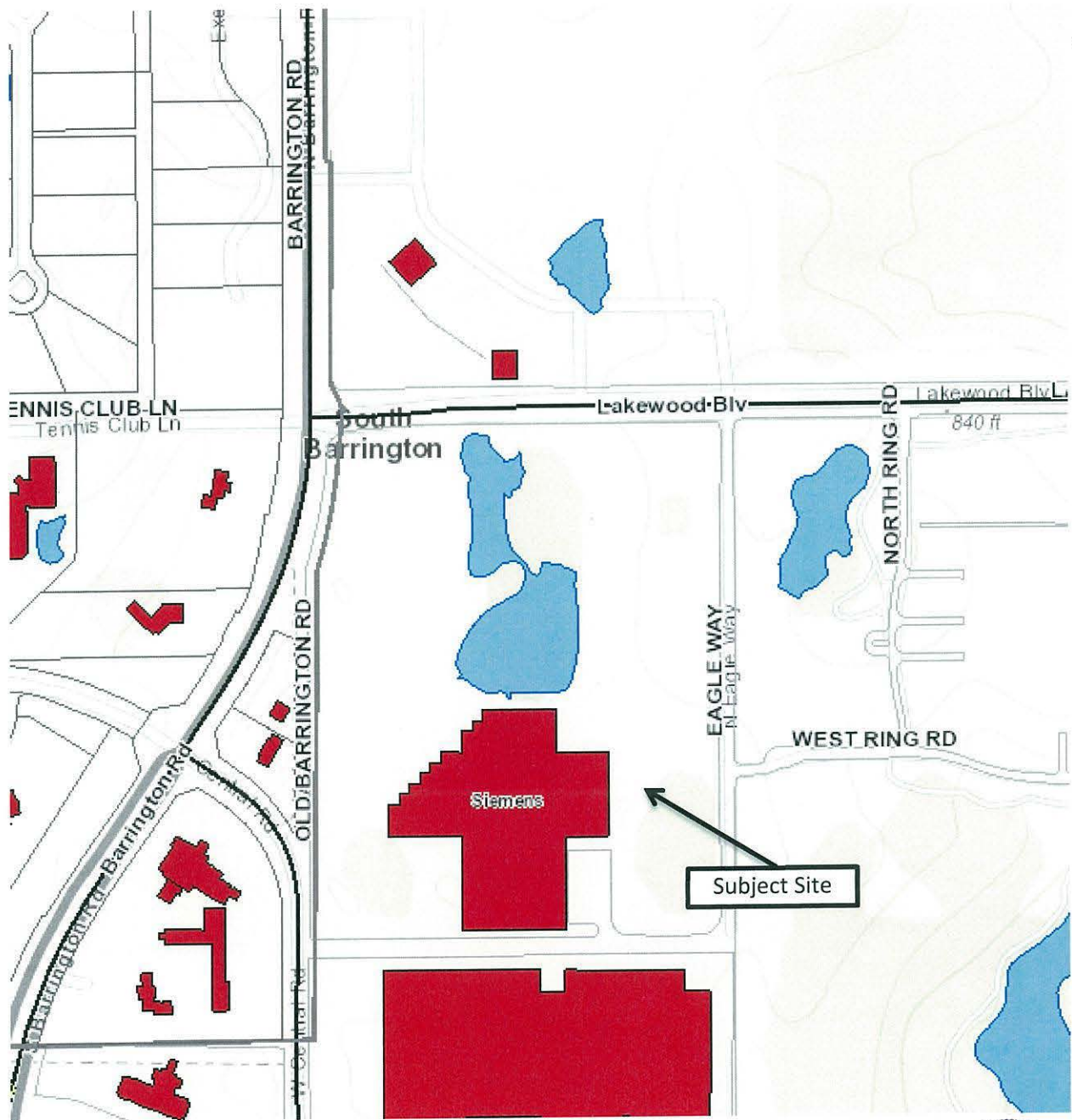
PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Daula Baltz*
Authorized Agent

Control # 4505017

2501 Barrington Rd

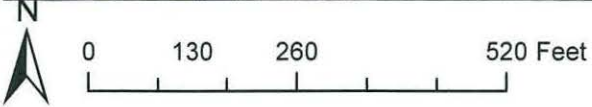
P.I.N. 01-36-300-004-0000



July 2018
Village of Hoffman Estates
Planning Division



SIEMENS 2501 Barrington Rd



Planning Division
Village of Hoffman Estates
July 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, MAY'S HOFFMAN ESTATES 3021 BARRINGTON ROAD LLC D/B/A MAY'S LOUNGE, 3021 BARRINGTON ROAD, AND MAY'S HOFFMAN ESTATES LLC D/B/A MAY'S LOUNGE, 1469 PALATINE ROAD)

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 (60) 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.

ORDINANCE NO. _____ - 2018

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE AMENDING
SECTION 6-2-1-HE-11-1302-A 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: That Section 6-2-1-HE-11-1302-A, ADDITIONAL NO PARKING STREETS AND AREAS, of the Hoffman Estates Municipal Code be amended by adding sub-section 304, to read as follows:

304. On the east side of Chambers Drive between Palatine Road and Turnberry Drive.

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

Section 3: 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	_____	_____	_____	_____
President 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

**AN ORDINANCE AMENDING SECTION 7-8-9,
CERTAIN WEEDS AND TREES PROHIBITED,
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: That Sub-Section 7-8-9-C, Private Property Trees, of Section 7-8-9, CERTAIN WEEDS AND TREES PROHIBITED of the Hoffman Estates Municipal Code be amended to read as follows:

C. Private Property Trees –

1. Planting. It shall be unlawful to permit the growth of any of the species listed below on utility easements and public rights-of-way:

<u>Scientific Name</u>	<u>Common Name</u>
Acer negundo	Boxelder
Fraxinus spp.	Ash
Populus spp.	Cottonwood, Poplar
Salix spp.	Willow
Ulmus americana	American Elm
Ulmus rubra	Red or Slippery Elm
Ulmus pumila	Siberian Elm

2. Maintenance.

a. Any private tree, shrub or plant which overhangs any rights-of-way in such a manner as to impede or interfere with vehicular traffic or pedestrian travel on said public way or sidewalks which obstructs the view of motorists or obstructs the light from any street lamp shall be trimmed by the owner of such public or private property on which said tree or shrub is planted so that the interference or obstruction is removed. In addition to the foregoing, there shall be prohibited in that portion of any public rights-of-way all plantings other than trees which impede unobstructed vision from a vehicle at or approaching any intersection of public rights-of-way within the corporate limits of the Village of Hoffman Estates.

Any private tree, part of a tree, or limb of a tree which has become dead or decayed or broken and is likely to fall on or across any sidewalk, public rights-of-way or public area shall be removed by the owner of such private property on which such tree stands or grows.

b. Damage. Any damaged or topped tree on private property, whether caused by natural occurrence or intentional action, shall be removed by the owner of such property on which said tree is planted. Topping is defined as the severe cutting back of limbs to stubs larger than three (3) inches in diameter in the tree's crown to such a degree so as to remove the normal canopy and disfigure or damage the tree to the extent that it cannot grow back in its original form. Trimming of a tree on private property must be consistent with good forestry practice and should not threaten the health of the tree.

3. Enforcement. Any such required pruning or trimming described in Section 7-8-9-C-2-a shall be accomplished within seven (7) days after notice is made to the owner of the property requiring said maintenance. Notice shall be made upon said property owner by the Director of Code Enforcement or his/her designated representative and shall be by personal service or certified mail addressed to the owner of such property to whom was sent the tax bill for general taxes for the preceding year. If said pruning or trimming, and removal, is not accomplished within the aforementioned seven (7) day period, the Village of Hoffman Estates may prosecute the said owner for such failure or neglect and may, in addition to such prosecution or as an alternative thereto, proceed to have the removal of the said tree, shrub or plant completed and assessed the cost thereof against the said property owner.

4. Removal. The Village shall have the right to cause the removal of any dead, dying, declining or diseased trees, parts of trees, or tree stumps, on private property within the Village, when such trees constitute a hazard to life and property, harbor insects or disease which constitute a potential threat to other trees within the Village, or any trees that have been topped or damaged as described in Section 7-8-9-C-2.

5. Notice shall be made upon said property owner by the Director of Code Enforcement or his designated representative and shall be by personal service or certified mail addressed to the owner of such property to whom was sent the tax bill for general taxes for the preceding year. If said removal is not accomplished and removed within a forty-five (45) day period, the Village of Hoffman Estates may prosecute the said owner for such failure or neglect and may, in addition to such prosecution or as an alternative thereto, proceed to have the removal of the said tree, shrub or plant completed and assessed the cost thereof against the said property owner.

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

Section 3: 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	_____	_____	_____	_____
President William D. McLeod	_____	_____	_____	_____

APPROVED THIS _____ DAY OF _____, 2018

Village President

ATTEST:

Village Clerk

Published in pamphlet form this _____ day of _____, 2018.