

AGENDA
PLANNING, BUILDING AND ZONING COMMITTEE
Village of Hoffman Estates
May 13, 2019

Immediately Following the Transportation & Road Improvement Committee

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

I. Roll Call

II. Approval of Minutes - April 8, 2019

OLD BUSINESS

1. Discussion regarding status of the proposal to remodel Bergman Farmhouse located at 2150 Algonquin Road.

NEW BUSINESS

1. Request by BK Equities (contract purchaser) for a courtesy review for the development of a business subdivision located on the ±53 acres on the north side of Lakewood Boulevard, approximately 1,300 feet east of Barrington Road.
2. Request by Aldi, Inc. (owner) for approval of a plat of easement for watermain at the Aldi grocery store located at 375 West Higgins Road.

REPORTS (INFORMATION ONLY)

1. Planning Division monthly report.
2. Code Enforcement Division monthly report.
3. Economic Development and Tourism 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.

**PLANNING, BUILDING & ZONING
COMMITTEE MEETING MINUTES**

April 8, 2019

I. Roll Call

Members in Attendance:

**Gary Stanton, Chairperson
Karen Arnet, Vice Chairperson
Karen Mills, Trustee
Anna Newell, Trustee
Michael Gaeta, Trustee
William D. McLeod, Village President**

Members Absent:

Gary Pilafas, Trustee

**Management Team Members
in Attendance:**

**James Norris, Village Manager
Dan O'Malley, Deputy Village Manager
Arthur Janura, Corporation Counsel
Mark Koplín, Asst. Vlg. Mgr.-Dev. Services
Peter Gugliotta, Director of Planning
Kevin Kramer, Director of Econ. Development
Patti Cross, Asst. Corporation Counsel
Joe Weesner, Senior Trans. Engineer
Ryan Johnson, Mgmt. Analysis
Bruce Anderson, CATV Coordinator
Suzanne Ostrovsky, Asst. to Village Mgr.**

The Planning, Building & Zoning Committee meeting was called to order at 7:04 p.m.

II. Approval of Minutes

Motion by Trustee Gaeta, seconded by Trustee Mills, to approve the Planning, Building & Zoning Committee meeting minutes of March 18, 2019. Voice vote taken. All ayes. Motion carried.

NEW BUSINESS

- 1. Request by 5a7 LLC to extend the deadline for existing uses on the Plum Farms 16-acre property at the northwest corner of Higgins Road and Old Sutton Road.**

An item summary sheet from Peter Gugliotta was presented to Committee.

Peter Gugliotta addressed the Committee and reported that the use of this property for outdoor storage related uses pre-dates the establishment of the current C-MU zoning designation. These uses are not allowed in the C-MU District and the Development Agreement established a mutually agreed upon date for removal of the existing uses of May 1, 2019.

Anthony Iatarola, Manager, of Plum Farms OSR72, LLC, addressed the Committee and requested a three-year extension for the existing uses to remain in the event the property is not sold or approved for development before then. Mr. Iatarola indicated that the rent received from these uses is critical for this property.

Motion by Trustee Gaeta, seconded by Trustee Mills, to extend the deadline for existing uses on the Plum Farms 16-acre property at the northwest corner of Higgins Road and Old Sutton Road. Voice vote taken. All ayes (Nays: McLeod, Newell). Motion carried.

2. Request approval of North West Housing Partnership as subrecipient to administer the Community Development Block Grant (CDBG) Single Family Rehabilitation Project and to approve execution of the proposed Subrecipient Agreement.

An item summary sheet from Ryan Johnson was presented to Committee.

Motion by Trustee Gaeta, seconded by Trustee Mills, to approve North West Housing Partnership as subrecipient to administer the Community Development Block Grant (CDBG) Single Family Rehabilitation Project and to approve execution of the proposed Subrecipient Agreement, as amended. Voice vote taken. All ayes. Motion carried.

3. Discussion regarding status of the proposal to remodel Bergman Farmhouse located at 2150 Algonquin Road.

An item summary sheet from Peter Gugliotta was presented to Committee.

Peter Gugliotta addressed the Committee and reported that CASE Properties was given a timeframe to design plans, obtain a building permit, establish an escrow performance guarantee and complete the renovation for occupancy as a home. To date the permits have not been picked up nor have they established the required escrow.

Chad Evans, CASE Properties, addressed the Committee and stated that they are waiting on IDOT for permits and that they should be ready within the next 2 weeks. The timeframe for completion would be the end of September.

Motion by Trustee Mills, seconded by Trustee Arnet, to defer this item to next month's Committee. Voice vote taken. All ayes. Motion carried.

4. Presentation of the draft West Area Plan Study by The Lakota Group.

An item summary sheet from Peter Gugliotta was presented to Committee.

Mike Kritzman and Ken Clark with The Lakota Group provided a detailed presentation on the project background, existing conditions and market analysis information. The plan is intended to help guide the Village with decisions regarding future development, including land use, connectivity, market viability and other goals. The plan covers the western area of the Village north of the Tollway and provides greater focus near the Village Green and immediate surrounding areas.

The Committee agreed that continue discussions on this plan study.

5. Request approval of a Resolution providing general guidelines and design, stealth, and concealment standards for small wireless facilities.

An item summary sheet from Doug LaSota, Peter Gugliotta, Bruce Anderson and Aaron Howe was presented to Committee.

Motion by Trustee Gaeta, seconded by Trustee Arnet, to approve a resolution providing general guidelines and design, stealth and concealment standards for small wireless facilities. Voice vote taken. All ayes. Motion carried.

REPORTS (INFORMATION ONLY)

1. Department of Development Services monthly report for Planning Division.

The Department of Development Services monthly report for Planning Division was received and filed.

2. Department of Development Services monthly report for Code Enforcement Division.

The Department of Development Services monthly report for Code Enforcement Division was received and filed.

3. Department of Development Services monthly report for Economic Development and Tourism.

The Department of Development Services monthly report for Economic Development and Tourism was received and filed.

III. President's Report

Mayor McLeod wished Trustee Gaeta a happy birthday. He reported that on Wednesday, the Arts Commission is presenting a Catherine the Great event at 12:30 at Village Hall. Mayor McLeod attended a photo opportunity at Bell Works on April 2 as well as a Celtic Fest Commission meeting. On April 3, he attended the NWMC Executive Committee meeting, on Saturday, April 6, he attended an Easter Bunny breakfast for children with disabilities at Schaumburg Township. On Monday, April 8, Mayor McLeod attended a Wings Leadership meeting.

IV. Other

V. Items in Review

VI. Adjournment

Motion by Trustee Gaeta, seconded by Trustee Mills, to adjourn the meeting at 8:53 p.m. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

**COMMITTEE AGENDA ITEM
VILLAGE OF HOFFMAN ESTATES**

SUBJECT: Discussion regarding status of the proposal to remodel Bergman Farmhouse located at 2150 Algonquin Road

MEETING DATE: May 13, 2019

COMMITTEE: Planning, Building and Zoning

FROM: Peter Gugliotta *PG*

REQUEST: Discussion regarding status of the proposal to remodel Bergman Farmhouse located at 2150 Algonquin Road.

BACKGROUND: At the April 8, 2019, meeting, Chad Evans from CASE Properties (potential rehabilitator of the farmhouse) indicated it would require two weeks (April 22) to obtain a driveway permit from IDOT and afterwards he intended to obtain the building permit and fund the required escrow account.

As of May 9th, the building permit has not been picked up and the escrow has not been funded.

The Planning, Building and Zoning Committee deferred the item to the May 13, meeting for another update.

The April 8, Committee memo is attached for additional background.

DISCUSSION: During the past week, staff contacted CASE and was informed they still intend to pick up the building permit and fund the escrow prior to the May 13th meeting, but no further details were given.

MI Homes has been in regular contact with staff and has also encouraged CASE to move forward. Matt Pagoria from MI Homes provided staff the attached email stressing their continued willingness to work with the Village on the farmhouse, but also requesting that a resolution be made soon as to whether the farmhouse remodeling project will proceed or not. The adjacent subdivision is very near completion and MI expects to work through the acceptance process this coming summer.

RECOMMENDATION: Information presented for discussion and direction as may be desired by the Committee.

Attachments

cc: Matt Pagoria (MI Homes)
Chad Evans (CASE Properties)

Peter Gugliotta

From: Matt Pagoria <MPagoria@MIHOMES.com>
Sent: Thursday, May 09, 2019 2:02 PM
To: Peter Gugliotta
Subject: Bergman Pointe

Pete,

Good afternoon. I apologize that we will not be able to attend Mondays meeting so please accept this email as formal correspondence regarding the future of the Bergman Farm House. Since the beginning of this project we have worked closely with the Village to ensure the success of the Bergman Pointe development. I truly believe that our partnership has translated into a great community that both parties can be proud of. Early in the process everyone determined that it would be prudent to entertain the notion of preserving the history of the property. The preservation began with the naming of the community after the Bergman Family and expanded into conversations about possible renovation of the farm house. As you are very aware, the pool of potential applicants for the farm house renovation project was minimal. Both the Village and M/I went out of our way to provide a means for someone to step into this project, with minimal upfront investment, in hopes that it would materialize. At this point in time our project nears the end, as we only have a few remaining homes to sell, and nothing has happened with the farm house. It is clear from the last Board meeting that the Village may be reluctant to provide the renovation party with additional time, as is M/I. We want the Village to know that M/I remains a valued partner with the Village and we are willing to continue our efforts with the renovation party or begin demolition.

I will follow up with you next week.

Thanks

Matthew J. Pagoria
VP Land Acquisition

M/I Homes of Chicago, LLC
400 E. Diehl Road | 230 | Naperville, IL | 60563
www.mihomes.com/Chicago

Phone: (630) 577-5210
Mobile: (847) 878-9439
Fax: (630) 577-5220
mpagoria@mihomes.com

**COMMITTEE AGENDA ITEM
VILLAGE OF HOFFMAN ESTATES**

SUBJECT: Discussion regarding status of the proposal to remodel Bergman Farmhouse located at 2150 Algonquin Road

MEETING DATE: April 8, 2019

COMMITTEE: Planning, Building and Zoning

FROM: Peter Gugliotta

COPY

REQUEST: Discussion regarding status of the proposal to remodel Bergman Farmhouse located at 2150 Algonquin Road.

BACKGROUND: After a lengthy search to find a possible option for renovating and preserving the Bergman Farmhouse, the Village Board approved an agreement with MI Homes and CASE Properties to have the farmhouse structure renovated for sale as a private single-family home. CASE was given a timeframe to design plans, obtain a building permit, establish an escrow performance guarantee, and complete the renovation for occupancy as a home.

CASE Properties has had long delays and periods of inactivity since approval was granted even though Village staff and MI Homes have tried to encourage progress. The building permit has been available for several months and CASE has not yet picked it up, nor have they established the required escrow to guarantee completion of the project. MI Homes has continued to keep the house secure.

Leading up to this current meeting, several emails and phone calls to CASE have resulted in no response. Messages were left instructing the CASE representative that it is critical to contact staff as soon as possible and to appear at the April 8th Committee meeting.

For background purposes, a basic timeline is provided below.

- ◆ **June 2017** - Village Board approval of a three party agreement with MI Homes and CASE Properties.
- ◆ **July 2018** - CASE submitted an incomplete building permit application and remodeling plans.
- ◆ **July 31, 2018** - Deadline for CASE to complete remodeling and receive occupancy permit (not met).
- ◆ **September 2018** - Village Board approved an extension of deadline for occupancy until August 31, 2019, with no further extensions to be granted. At the time, CASE indicated that the escrow would be established and construction would begin by mid-October, 2018 (not done).

COPY**BACKGROUND:** (Cont'd)

- ◆ **November 2018** - CASE finally completed all remodeling plan revisions and provided contractor information for the building permit. CASE was notified that the permit for work on the existing structure could be issued, with a condition that the site engineering plans still needed to be finished.
- ◆ **January 2019** - CASE finally completed the site engineering plans for the lot grading, utility connections, and construction of a new driveway and garage. Staff notified CASE that the full permit for all work was ready to be issued.
- ◆ **April 5, 2019 Status** – Building permit has not been picked up and escrow has not been established. Several emails and voicemails have been left for CASE during the past month and there has been no response.

DISCUSSION:

MI Homes is currently finishing the last remaining homes in the Bergman Pointe development (less than 10% of the homes are left to be constructed). MI Homes is expected to begin the formal subdivision acceptance process in the near future. Once all improvements are complete and development obligations are resolved, MI Homes will close their construction and sales activities at this property.

As MI Homes nears the subdivision acceptance process, it would be valuable to have the farmhouse situation also be resolved.

In prior correspondence, it was estimated that CASE would require 6-8 months to complete the full renovation sufficient for occupancy. Working backwards from the August 31, 2019, completion deadline, CASE should have started work several weeks ago in order to be able to meet this deadline.

RECOMMENDATION:

Information presented for discussion and direction as may be desired by the Committee.

cc: Matt Pagoria (MI Homes)
Chad Evans (CASE Properties)

**COMMITTEE AGENDA ITEM
VILLAGE OF HOFFMAN ESTATES**

SUBJECT: Request by BK Equities (contract purchaser) for a courtesy review for the development of a business subdivision located on the +53 acres on the north side of Lakewood Boulevard, approximately 1,300 feet east of Barrington Road

MEETING DATE: May 13, 2019

COMMITTEE: Planning, Building and Zoning

FROM: Peter Gugliotta ^{PG} / James Donahue ^{JD} / Kevin Kramer ^{KK}

REQUEST: Request by BK Equities (contract purchaser) for a courtesy review for the development of a business subdivision located on the +53 acres on the north side of Lakewood Boulevard, approximately 1,300 feet east of Barrington Road.

BACKGROUND: The subject property is vacant and zoned M-2 (Manufacturing District). Historically, the site is referred to as the “Spircoff” property and is currently owned by the Willow Creek Church, who continues to lease the property for farming. Prior grading and tree removal occurred on the site under a site plan approval in 2004. At that time, the owner filled existing non-jurisdictional wetlands located on the parcel. The proposed improvements only impacted roughly 12 acres of the site. As part of the proposed grading improvements, approximately 25% of existing trees on the site were removed. The excess clay from new building construction at Willow Creek’s main site was used to fill the wetlands.

DISCUSSION: The petitioner has provided a substantial amount of background information for this review listed below.

Current proposal information:

- ◆ Detailed written summary of the project and 6B proposal
- ◆ Concept site plan and building elevations
- ◆ One-year and twelve-year tax estimates for this project

Background information/examples of other projects/businesses:

- ◆ List of targeted corporate users typical of those expected to lease space in these buildings
- ◆ List of active tenants looking for this type of pace
- ◆ Detailed information and lists of other existing and speculative development properties in Cook County and surrounding area
- ◆ Photo examples of screening and good/bad examples of existing buildings in the area

DISCUSSION: (Cont'd)***Site Plan***

The petitioner proposes to develop the entire 53 acre parcel into a speculative business subdivision served by internal private access roads. The concept plan depicts four buildings ranging in size from 121,000 square feet to 225,000 square feet, however, this could be adjusted based on interest from potential tenants. The petitioner intends to construct the site improvements and one building on a speculative basis and build the others as interest picks up.

The site is planned to be called Hoffman Technology Park. It would be designed around the existing wetland areas to avoid disturbance and to maximize the natural amenities of the site. A 30 foot landscaping buffer that is three times the size required by the Village is being proposed along Lakewood Boulevard. Additionally, the plan shows a landscaped greenway of 10 feet along the western property line providing a buffer between the park and the Meijer property. The Meijer property already includes a heavily landscaped buffer adjacent to this property which would provide additional screening.

The south elevation of the buildings facing Lakewood Boulevard would be designed to incorporate glass and different architectural materials to enhance the building presence along Lakewood Boulevard and to set the right tone to attract corporate users to the business park. Truck court screening will consist of architectural and landscape elements that will extend between the two buildings with additional evergreen trees on the south island within the truck court. A walking path is incorporated around the wetland and detention areas to promote the health and wellness of employees and to access a preserved natural area on the site. The walking path will be extended via crosswalk to match up with the Bell Works walking path, making it easy for employees to access the amenities of that development. Vehicles will access the site from Lakewood Boulevard, as well as via a shared access with the existing Meijer road system to the west.

Land Use

The subject property is zoned M-2 (Manufacturing District) which would permit the development and types of users anticipated to be interested in these buildings. Concept development inquiries received by Village staff in past years (such as for townhomes or other residential development) have not been consistent with the zoning or future land use plan for this parcel. The property's location and size is also not considered practical or conducive to retail or office development and, therefore, a quality business subdivision can be a beneficial fit for the parcel.

The proposed business park would be compatible with the Fanuc property adjacent to the east, as well as the Siemens and Claire's properties to the southwest. As mentioned, the petitioner is proposing enhanced setbacks, landscaping, and building architecture along the Lakewood Boulevard frontage for compatibility with other developed properties along Lakewood Boulevard.

The petitioner has said that users associated with heavy truck traffic will not be targeted nor attracted to the site given the location and building design/configuration. Instead, the marketing effort will center on companies with moderate loading needs and reduced reliance on heavy trucks, and with a manufacturing, warehousing, showroom, or research and development aspect to their business space versus a pure distribution company. Businesses interested in this project may be similar in function to those in Huntington 90, but without the needs of owning their building or having I-90 visibility.

DISCUSSION: (Cont'd)

This project will offer flexible space that may allow a prospective company to locate their office headquarters within the new Bell Works project and have their associated manufacturing function immediately across Lakewood within one of these new buildings, creating a positive relationship between the two properties.

Cook County 6B Property Tax Incentive

A final decision on a 6B proposal is not requested at this meeting, however, it is important for the petitioner to receive any feedback that can be given on this incentive. The petitioner has indicated it is necessary to obtain a Cook County 6B property tax incentive for the buildings in this development in order to secure lending for construction. Since this area is not far from Kane County, the 6B incentive is critical to create a competitive tax situation in the market. The Cook County process requires the local municipality adopt a resolution of support before they will award the incentive.

The Village has previously approved several 6B requests, including each of the buildings in the Huntington 90 Business Park south of Lakewood Boulevard. The likely tenants who would be interested in this business park are similar to businesses who have received 6B approvals elsewhere in the Village. However, the developer cannot identify which specific tenants would occupy these buildings initially since these buildings will be built on a speculative basis for lease. To support the different approach in this case and provide a commitment regarding the types of businesses that will be solicited for these buildings, the developer is proposing to enter in to a development agreement with the Village. The details of the agreement will need to be flushed out as the project plans are developed. This approach will provide assurance that tenants would be consistent with those typically approved for a 6B in the Village.

Summary

The Village is regularly contacted by businesses looking for the type of flexible, leasable space similar to that proposed in this project. However, there is currently no similar development within Hoffman Estates and businesses have to look elsewhere. Having this type of space available in close proximity to the Bell Works project, the newly completed interchange, the new Pace transit facilities, as well as area hotels, stores, and restaurants would be a benefit to the area.

As directed by the Village Board, staff is beginning the process of creating an RFP to have a planning study completed for the entire Barrington Interchange area to help guide land use decisions and promote connectivity between different parcels. The subject property will be within part of that study area. It is expected this proposal will match many of the beneficial points that area study will be examining and, therefore, this development moving forward while the study gets underway will help add certainty to the foundational land use information that a consultant will be using to develop a complete plan.

RECOMMENDATION:

Material is presented for courtesy review only.

Attachments

cc: Jason Simon (Colliers International)
Planning & Zoning Commissioners

Conceptual Review Meeting Submittal

EXECUTIVE SUMMARY

BK Equities is pleased to present this application for courtesy review of the proposed development of a business park on the 53-acre site, zoned M2, and located in Hoffman Estates on the northside of Lakewood Blvd., east of Eagle Way and across the street from the Somerset / Bell Works Project (see attachment 1- locational aerial). The proposed business park, named the Hoffman Technology Park, consists of four buildings totaling approximately 670,000 square feet of high-end technology/showroom/R&D/industrial space (see attachment 2-site plan) designed with enhanced elements to attract users looking to locate amongst a strong labor pool, with a close proximity to I-90 access, to take advantage of local amenities, and to capitalize on the symbiotic relationship of offering high-end office and technology/showroom/R&D/industrial space at one location to a corporate user community hungry for this type of space proximity.

Site History

Historically, the site has operated as a farm and is currently owned by the Willow Creek Church, who continues to work with a local farmer who is growing soy beans this year.

Market

Currently, there is a market for modern, state of the art technology/showroom/R&D/industrial space built to attract companies looking to upgrade their facilities from older, inefficient, and often obsolete buildings. Although the site lacks highway visibility, many small to medium sized companies are looking for a higher end setting with enhanced landscaping and curb appeal.

With the Somerset / Bell Works Project and the M2 zoned land across Lakewood Blvd., Hoffman Estates, at the Barrington Road interchange, can provide companies with the high-end office and technology/showroom/R&D/industrial space many companies are seeking to attract and retain the best human capital. Examples of corporate users currently located in Chicagoland that have large office and technology/showroom/R&D/industrial space needs are outlined in Exhibit 3 to this letter. Providing the technology/showroom/R&D/industrial space across the street from the office component is a major differentiator from surrounding municipalities and will drive leasing activity at the Bell Works redevelopment ensuring success of that project and protecting the investment made by the Village of Hoffman Estates through the TIF awarded to the developer. Keeping existing jobs within the Village and using the synergy between office and industrial uses to attract more employers makes good business sense. With the commitment to office represented by the Bell Works project, having land zoned M2 across the street is complimentary to the office use and fits well with the surrounding planned uses and supports the amenities that Bell Works will provide as the success of those amenities will thrive on foot traffic, aided by the jobs at the business park.

Proposed Hoffman Technology Park

The Business Park is designed around the existing wetland areas to avoid their disturbance, to maximize the natural amenities of the site, and ensure views from the upper floors of the adjacent Bell Works redevelopment are maintained. A 30-foot landscaping buffer along Lakewood Blvd. provides an enhanced green space and the best possible frontage along Lakewood. This greenway is three times the size required by Village code. Additionally, the plan shows a landscaped greenway of ten feet along the western property line providing a buffer between the Park and the Meijer property. The south elevation of Building 1 and 2 facing Lakewood Blvd. (see attachment 3) will be designed to incorporate glass and different materials to enhance the building presence along Lakewood, and to set the right tone to attract corporate users to the Park. Truck court screening will consist of architectural elements or a wall of

evergreen trees that will extend between the two buildings and additional evergreen trees on the south island within the truck court.

A walking path is incorporated around the wetland and detention areas to promote the health and wellness of employees and to provide access to a preserved natural area on the site. The walking path will be extended via cross walk to match up with the Bell Works walking path making it easy for employees to access the amenities of that development.

Users associated with heavy truck traffic, such as, 3PLs and transload companies will not be targeted nor attracted to the site given the location and building design/configuration. Instead the marketing effort will center around companies with moderate loading needs and reduced reliance on heavy trucks, and with a manufacturing, warehousing, showroom or research & development aspect to their industrial space versus a pure distribution company.

Site Access

Vehicles will access the site from Eagle Way and a new curb cut located opposite the existing access road directly east of Eagle Way. This aligns all the site's access with the existing streets on the south side of Lakewood Blvd.

6b

In order to attract capital, lenders, and most importantly users to the site, the 6b tax status must be in place. A class 6b Incentive changes the assessment level of a property from 25% to 10% for 10 years, with an additional 2-year burn off period. Since prospective tenants will share in the liability of the real estate taxes, the Applicant can only attract tenants for the site if the property offers competitive real estate taxes. This is especially true as real estate taxes for industrial properties in Cook County are generally double what they would be in the surrounding counties.

60 speculative industrial construction projects, including, but not limited to buildings located in Arlington Heights, Skokie, Des Plaines, Niles, Wheeling, Mt. Prospect, Bartlett, Schaumburg, and Elk Grove Village, totaling 12.3 million square feet have been completed since 2013 or are currently under construction. Every single project has a 6b in place. It's common for the 6b to be approved and for the timeline to begin when the first tenant takes occupancy. Users won't consider a location and projects can't compete unless the 6b is in place.

The property currently generates approximately \$2,987.80 in annual real estate taxes. Assuming the project is completed, over the life of the 12-year incentive, the property will generate approximately \$15,321,558 in additional tax revenue.

Enclosed, please find charts entitled *One Year Tax Estimate* and *12 Year Tax Estimate*. As you can see from the charts, the estimated taxes for the property with a Class 6b would be approximately \$1.70/SF. This tax load is competitive within Cook County and the surrounding counties. According to the attached projections, the property should generate approximately \$1,137,586 in annual taxes.

In contrast, the estimated taxes without a Class 6b would be approximately \$4.24/SF. The Applicant cannot obtain a tenant with such a high tax load. Accordingly, with said tax load, the project cannot be completed and the land will stay vacant farmland with annual taxes totaling approximately \$2,987.80.

In addition to the increased tax revenue, the project will create approximately 600 to 700 new employees for the Village, all of whom will be paid a living wage. Further, these employees will frequent Hoffman Estates businesses, dine at Village restaurants, utilize the amenities at Bell Works and otherwise be active in the community.

Development Agreement

In return for bestowing 6b status on the project, the developer is prepared to enter into a development agreement with the Village specifying that leasing will target non-distribution type companies without heavy truck counts and to construct buildings in accordance with design guidelines and standards appropriate for attracting technology, showroom, R&D and light industrial users.

Overview of the Developer & Design team

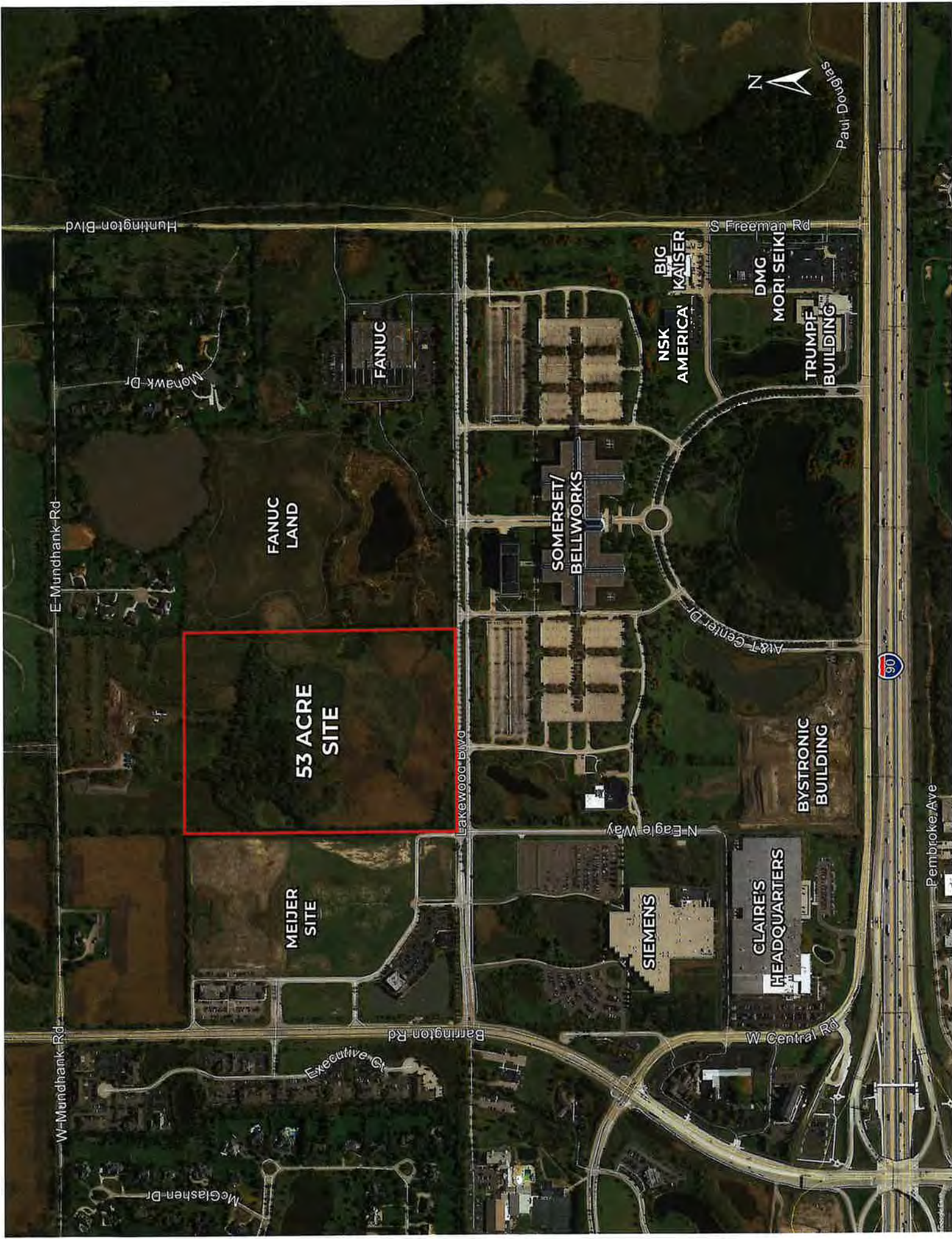
BK Equities consists of two, long-time real estate investors and former principals of Colliers International (David Kahnweiler and William Fausone) and Jason Simon, a real estate investor and current Principal of Colliers International. For the past 30 years, in addition to their duties as Chairman and President, respectively, of the Colliers International Chicago office, Kahnweiler and Fausone have overseen over 2 billion in real estate investments. Their experience with gauging market demand and providing real estate solutions brings the proper perspective for the site. Jason Simon is currently invested in over 15 real estate projects throughout Chicago and is currently developing a 162,000 SF speculative industrial building in Des Plaines, IL.

The Chicago based Ware Malcomb team is part of an international, award winning firm, offering integrated design services to clients in both the public and private sectors. They've been leading the way to enhancing the look of industrial buildings throughout Chicagoland for years, and now are working on the new Elk Grove Technology Park. Their experience in the office, hospitality, and retail work help them bring a different perspective to industrial development.

This group of real estate professionals is committed to working with the Village of Hoffman Estates to bring a high-quality project to the site that fits the Village's development goals.

Conclusion

The Owners look forward to the Village's feedback on our plan for the site and to working with Hoffman Estates to make this project a success.



Parkway 90

Huntington Blvd

S Freeman Rd

FANUC

NSK AMERICA
BIG KAISER

DMG MORI SEIKI

TRUMPF BUILDING

FANUC LAND

SOMERSET/
BELLWORKS

A&T Center Dr

53 ACRE SITE

Lakewood Blvd

BYSTRONIC BUILDING



E-Mundhank Rd

Mohawk Dr

MEIJER SITE

N-Eagle Way

SIEMENS

CLAIRE'S HEADQUARTERS

Pembroke Ave

W-Mundhank Rd

Barrington Rd

W Central Rd

Executive Ct

McClashen Dr



HOFFMAN TECHNOLOGY PARK

2055 LAKEWOOD BLVC, HOFFMAN ESTATES, IL

CONCEPTUAL DESIGN
CHI18-0229-00
05.08 2019

WARE MALCOMB
ARCHITECTURE | PLANNING | INTERIORS
BRANDING | CIVIL ENGINEERING



PROJECT DATA:		DEVELOPMENT STANDARDS:	
SITE AREA:	52,312 AC	ZONING:	SR-2
ACROSS:	2,295,418 SF	MAX. FLOOR:	3.50
		MAX. COVERAGE:	45 FT
		MAX. HEIGHT:	45 FT
DEVELOPMENT:	1,111,938 SF	BUILDING SETBACKS:	
S. F. WITH WETLANDS:	48,725 SF	FRONT:	40 FT
WETLAND:	21,242 SF	SIDE:	20 FT
NET:	1,125,000 SF	REAR:	20 FT
	1,244,933 SF	LANDSCAPE SETBACKS:	
BUILDING AREA:		FRONT:	10 FT
BUILDING 1:	175,480 SF	SIDE:	10 FT
BUILDING 2:	162,240 SF	REAR:	10 FT
BUILDING 3:	162,240 SF	LANDSCAPE SETBACKS:	
BUILDING 4:	121,680 SF	FRONT:	10 FT
TOTAL FOOTPRINT:	621,680 SF	SIDE:	10 FT
		REAR:	10 FT
COVERAGE:		LANDSCAPE SETBACKS:	
GROSS:	24%		
NET:	26%		
BUILDING 1:			
▲ 000'-HIGH DOORS:	21	OFF-STREET PARKING:	
▲ KNOCK-OUTS OR RATED:	2	STANDARD:	4:1:0
○ GRADE-LEVEL DOORS:	3	COMPACT:	
○ AUTO PARKING:	215 STALLS	IMPACT 30:	
	191,100,000 SF	DRIVE GULLY:	24 FT
○ ADA ACCESSIBLE:	2 STALLS	FIRE LANE:	
○ TRAILER STALLS:	0	OVERHANG:	
BUILDING 2:		TRAILER WALL:	
▲ 000'-HIGH DOORS:	11		
▲ KNOCK-OUTS OR RATED:	3		
○ GRADE-LEVEL DOORS:	3		
○ AUTO PARKING:	185 STALLS		
	161,100,000 SF		
○ ADA ACCESSIBLE:	6 STALLS		
○ TRAILER STALLS:	0		
BUILDING 3:			
▲ 000'-HIGH DOORS:	13		
▲ KNOCK-OUTS OR RATED:	3		
○ GRADE-LEVEL DOORS:	3		
○ AUTO PARKING:	185 STALLS		
	161,100,000 SF		
○ ADA ACCESSIBLE:	6 STALLS		
○ TRAILER STALLS:	0		
BUILDING 4:			
▲ 000'-HIGH DOORS:	11		
▲ KNOCK-OUTS OR RATED:	3		
○ GRADE-LEVEL DOORS:	3		
○ AUTO PARKING:	144 STALLS		
	121,680,000 SF		
○ ADA ACCESSIBLE:	5 STALLS		
○ TRAILER STALLS:	27 STALLS		



This conceptual site plan is a preliminary design and is not intended to be used for any other purpose. It is subject to change without notice. The design is based on the information provided and is not a guarantee of performance. The design is based on the information provided and is not a guarantee of performance. The design is based on the information provided and is not a guarantee of performance.

CONCEPTUAL SITE PLAN, 50'-SIZE OF
 HOFFMAN TECHNOLOGY PARK
 HOFFMAN ESTATES, IL - CH 18 C229-00



PERSPECTIVE SOUTH-WEST

KEYNOTES

- 1** PRECAST CONCRETE PANEL WITH PAINT AND REVEALS
- 2** ALUMINUM COMPOSITE METAL PANEL WITH PANEL JOINTS
- 3** PRECAST CONCRETE LAP PANEL
- 4** METAL FRAMED CANOPY WITH LOUVERS FOR SHADING
- 5** CURTAIN WALL SYSTEM WITH HIGH PERFORMANCE GLAZING
- 6** CLERESTORY WINDOW AT WARE HOUSE AREA



This conceptual design is based on current information available and is subject to change. It is not intended to be used for construction or as a contract document. It is not intended to be used for any other purpose without the express written consent of the architect. The architect shall not be responsible for any errors or omissions in this document. The architect shall not be responsible for any delays or cancellations of this project. The architect shall not be responsible for any other matters not specifically mentioned in this document.

CONCEPTUAL RENDERING
HOFFMAN TECHNOLOGY PARK
 HOITMAN USMILLS, II CH118 (02/19 DD)

WARE, MAJ, COMB

05.08.2019

Page 3



EXTERIOR ELEVATION SOUTH

This conceptual design is based on a preliminary program of functional requirements and is intended to provide an overall impression of the proposed project. The design is subject to change without notice.



CONCEPTUAL EXTERIOR ELEVATIONS
 HOFFMAN TECHNOLOGY PARK
 HOFFMAN, ESSEX, L. C-118-0229-00

WARREN, MAI, COMB

03.06.2019

One Year Tax Estimates

2000 Lakewood Boulevard

Hoffman Estates, Illinois

01-36-101-005/-007

Table A: Estimated Taxes if 6B is Granted

2018 Full Market Value of the Property	Assessment Level	Estimated Assessed Value of the Property	2017 Tax Rate	2017 Equalization Factor	Effective Tax Rate	Estimated Total Taxes	Estimated Total Taxes Per Square foot
\$45,575,000	10%	\$4,557,500	8.4250%	2.9627	24.96%	\$1,137,586.07	\$1.70

Note 2: Please note that the 2017 tax rate and multiplier were not increased to account for possible increases in the future

Note 2: The total building square footage is 670,000

Table B: Estimated Taxes if 6B is not Granted

2018 Full Market Value of the Property	Assessment Level	Estimated Assessed Value of the Property	2017 Tax Rate	2017 Equalization Factor	Effective Tax Rate	Estimated Total Taxes	Estimated Total Taxes Per Square foot
\$45,575,000	25%	\$11,393,750	8.4250%	2.9627	24.96%	\$2,843,965.17	\$4.24

Note 1: Please note that the 2017 tax rate and multiplier were not increased to account for possible increases in the future

Note 2: The total building square footage is 670,000

The above estimates are speculative, and should be treated as such.

12 Year Tax Estimates
 2000 Lakewood Boulevard
 Hoffman Estates, Illinois
 (PINs: 01-36-101-005/-007)

Estimated Taxes Based on:
 Estimated Taxes at \$5,375,000 Land Purchase, \$60.00 PSF Hard Costs, and a 6b
 Compared to
 Estimated Taxes based on the Final 2018 Cook County Market Value, and No 6b

Tax Year	2017 Tax Rate	2017 Multiplier	Estimated Effective Tax Rate*	Estimated Taxes at \$5,375,000 Land Purchase, \$60.00 PSF Hard Costs, and a 6b				Estimated Taxes based on the Final 2018 Cook County Market Value					
				Estimated Market Value based on the \$5,375,000 Land Purchase and \$60.00 PSF Hard Costs	Assessment Level with a Class 6b**	Estimated Assessed Value With a Class 6b	Estimated Tax With a Class 6b	Estimated Market Value Based on the Final 2018 Cook County Board of Review	Assessment Level	Estimated Assessed Value	Estimated Taxes based on the Final 2018 Cook County Market Value		
2020	8.425%	2.9627	24.961%	\$45,575,000	10%	\$4,557,500	\$1,137,586	\$119,700	10%	\$11,970	\$2,988		
2021	8.425%	2.9627	24.961%	\$45,575,000	10%	\$4,557,500	\$1,137,586	\$119,700	10%	\$11,970	\$2,988		
2022	8.425%	2.9627	24.961%	\$45,575,000	10%	\$4,557,500	\$1,137,586	\$119,700	10%	\$11,970	\$2,988		
2023	8.425%	2.9627	24.961%	\$45,575,000	10%	\$4,557,500	\$1,137,586	\$119,700	10%	\$11,970	\$2,988		
2024	8.425%	2.9627	24.961%	\$45,575,000	10%	\$4,557,500	\$1,137,586	\$119,700	10%	\$11,970	\$2,988		
2025	8.425%	2.9627	24.961%	\$45,575,000	10%	\$4,557,500	\$1,137,586	\$119,700	10%	\$11,970	\$2,988		
2026	8.425%	2.9627	24.961%	\$45,575,000	10%	\$4,557,500	\$1,137,586	\$119,700	10%	\$11,970	\$2,988		
2027	8.425%	2.9627	24.961%	\$45,575,000	10%	\$4,557,500	\$1,137,586	\$119,700	10%	\$11,970	\$2,988		
2028	8.425%	2.9627	24.961%	\$45,575,000	10%	\$4,557,500	\$1,137,586	\$119,700	10%	\$11,970	\$2,988		
2029	8.425%	2.9627	24.961%	\$45,575,000	10%	\$4,557,500	\$1,137,586	\$119,700	10%	\$11,970	\$2,988		
2030	8.425%	2.9627	24.961%	\$45,575,000	15%	\$6,836,250	\$1,706,379	\$119,700	10%	\$11,970	\$2,988		
2031	8.425%	2.9627	24.961%	\$45,575,000	20%	\$9,115,000	\$2,275,172	\$119,700	10%	\$11,970	\$2,988		
				Total Estimated Taxes (2019 to 2030)				\$15,357,412	Total Estimated Taxes (2019 to 2030)				\$35,954

Property Tax Revenue Generated from the Property's Class 6b Tax Incentive:	\$46,321,558
---	---------------------

Notes:
 * The 2017 Effective Tax Rate (the 2017 tax rate x the 2017 multiplier) was used. It does not take into account any increases or decreases in the Effective Tax Rate between 2020 and 2031.
 **The above is based on the assumption that the Class 6b Tax Incentive for the subject property will be granted in 2019 and activated in 2020.

The above estimates are speculative, and should be treated as such.

Targeted Corporate Users



Tenant	Office Location	Office SF	Industrial/R&D Location	Industrial SF	Distance (Miles)	
AAR	1100 N Wood Dale Rd, Wood Dale	10,000	Same Address	235,000	0	
Abbott	675 N Field Rd, Lake Forest	211,000	100-200 Abbott Park Rd, Abbott Park	3,500,000	6.7	
	100 Abbott Park Rd, Abbott Park	4,600,000			0	
AbbVie	26525 N Riverwoods Blvd, Mettawa	558,000	100-200 Abbott Park Rd, Abbott Park	1,000,000	5.7	
			1401 Sheridan Rd North Chicago	298,000	9.8	
Amita	2601 Navistar Pky, Lisle	379,000	500 Remington Blvd, Bolingbrook	138,000	11.6	
			800 Biesterfield Rd, Elk Grove Village	180,000	18.3	
			1555 Barrington Rd, Hoffman Estates	265,000	28.6	
Akorn Pharmaceuticals	1925 W Field Ct, Lake Forest	30,000	S605 CenterPoint Ct, Gurnee	161,000	11.9	
	100 N Field Dr, Lake Forest	24,000			11.7	
Aldi	1100 Warrenville Rd, Naperville	160,000	1200 N Kirk Rd, Batavia	430,885	11.9	
Amazon	3501 120th Ave, Kenosha	4,500	Same Address	1,100,000	0	
	2865 Duke Pky, Aurora	25,000	Same Address	955,000	0	
	1125 Remington Blvd, Romeoville	6,100	Same Address	767,000	0	
	401 Laraway Rd, Joliet	5,500	Same Address	475,000	0	
	2801 S Western Ave, Chicago	7,000	Same Address	150,000	0	
	2500 Northwest Pky, Elgin	1,000	Same Address	105,000	0	
	401 Terrace Dr, Mundelein	10,000	Same Address	475,000	0	
	1250 W Mittel Dr, Wood Dale	20,000	Same Address	82,000	0	
	101 W 45th St, Muntster	2,500	Same Address	77,000	0	
	8220-8250 N Austin Ave, Morton Grove	3,000	Same Address	41,000	0	
				6521 W Monee Manhattan Rd, Monee	857,000	93.7
				201 Emerald Dr, Joliet	746,000	94.0
				1750 Bridge Dr, Waukegan	627,000	20.8
				11211 Burlington Rd, Kenosha	500,000	0.7
				16824 Enterprise Blvd, Crest Hill	438,000	84.4
			4200 Ferry Rd, Aurora	402,000	73.2	
			25810 S Ridgeland Ave, Monee	153,000	94.0	
			1111 N Cherry Ave, Chicago	52,000	58.7	
Astronics CSC	Kemper Lakes Business Ctr, Long Grove	28,000	2340 Ernie Krueger Cir, Waukegan	70,000	21.5	
	800 S Northpoint Blvd, Waukegan	31,000	Same Address	86,000	0	
Avexis	2275 Half Day Rd, Libertyville	60,000	1940 USG Dr, Libertyville	60,000	0.8	
	600 N US Hwy 45, Libertyville	82,000				

Targeted Corporate Users



Tenant	Office Location	Office SF	Industrial/R&D Location	Industrial SF	Distance (Miles)
B & F Technical Code Services	2420 Vantage Dr, Elgin	32,000	Same Address	16,000	0
Baxter	1 Baxter Pky, Deerfield	600,000	25212 IL-120, Round Lake	750,000	21.2
Brightstar	600 N US Hwy 45, Libertyville	63,000	2000 USG Dr, Libertyville	242,000	0.7
			1001 Technology Way, Libertyville	152,000	0.4
Cardinal Health	3651 Birchwood Way, Waukegan	50,000	Same Address	500,000	0
Carepoint Healthcare	9 Commerce Dr, Schaumburg	16,000	Same Address	5,000	0
CDW	75 Tri State International, Lincolnshire	105,000	200 N Milwaukee Ave, Vernon Hills	219,000	4.7
	120 S Riverside Plz, Chicago	260,000			34.6
Convergint Technologies	1 Commerce Dr, Schaumburg	25,000	Same Address	5,000	0
Cummins-Allison Corp.	851-903 Feehanville Dr, Mount Prospect	25,000	Same Address	225,000	0
Edward Don	9801 Adam Don Pky, Woodridge	70,000	Same Address	332,000	0
Elkay	1333 Butterfield Rd, Downers Grove	85,000	2700 S 17th Ave, Broadview	570,000	11.2
			1365-1375 Mitchell Blvd, Schaumburg		16.6
Fellowes	1789 Norwood Ave, Itasca	50,000	Same Address	550,000	0
			2850 Duke Pky, Aurora	500,000	20.6
Follett	3 Westbrook Corporate Center	153,000	1433 Internationale Pky, Woodridge	312,000	15.4
			2805 Duke Pky, Aurora	551,000	18.7
Fresinius Kabi	Kemper Lakes Business Ctr, Long Grove	150,000	2050 N Ruby St, Melrose Park	230,000	30
Graphic Packaging	400 E North Ave, Carol Stream	30,000	Same Address	387,000	0
			1900 Greanleaf Ave, Elk Grove Village	120,000	14.9
Havi Global Solutions	350D Lacey Rd, Downers Grove	129,000	16100 103rd St, Lemont	80,000	10.4
			3825 E Ohio Ave, St. Charles	40,000	26.6
Honeywell	1111 Touhy Ave, Des Plaines	240,000	7701-7711 95th St, Pleasant Prairie	15,000	45.1
			8400 Joliet Rd, McCook	23.3	21.8
Icon Identity	1701 Golf Rd, Rolling Meadows	23,000	248D Greenleaf Ave, Elk Grove Village	83,000	5.3
Jewel	150 Pierce Rd, Itasca	70,000	1955 W North Ave, Melrose Park	1,500,000	12.6
Kapstone Paper and Packaging	1033-1101 Skokie Blvd, Northbrook	23,000	2759 N Eola Rd, Aurora	192,000	48.4
Knowles	1151 Maplewood Dr, Itasca	20,000	Same Address	80,000	0
Koch Foods	1300 Higgins Rd, Park Ridge	10,000	2129-2199 25th Ave, Franklin Park	230,000	6.9
Littlelfuse	8755 W Higgins Rd, Chicago	55,000	1400-1440 Business Center Dr, Mt Prospect	78,000	8.4
LKQ Corp.	500 W Madison St, Chicago	20,000	13901 Western Ave, Blue Island	78,000	21.6
			16801 S Exchange Ave, Lansing	164,000	26.3

Targeted Corporate Users



Tenant	Office Location	Office SF	Industrial/R&D Location	Industrial SF	Distance (Miles)
LTD Commodities	Tri State International, Lincolnshire	100,000	1000 Blter Rd, Aurora	695,000	48.4
Medline Industries	3 Lakes Dr, Northfield	657,000	1200 Townline Rd, Mundelein	400,000	17.2
			1170 Northpoint Blvd, Waukegan	596,000	5.5
			1501 Harris Rd, Libertyville	120,000	13.8
Molex	2222 Wellington Ct, Lisle	60,000	Same Address	120,000	0
			2323 N Delany Rd, Gurnee	150,000	52.6
Mondelez	3 Parkway Blvd North, Deerfield	55,000	7300 S Kedzie Ave, Chicago	1,000,000	40.4
Motorola	1303 E Algonquin Rd, Schaumburg	250,000	2500-2580 Glavin, Elgin	300,000	17.2
Nippon	850-930 N Edgewood Ave, Wood Dale	40,000	Same Address	210,000	0
			1600 Ritchie Cr, Rochelle	500,000	66.7
			2580 Prospect Ct, Aurora	410,000	27.0
			401 E Touhy Ave, Des Plaines	155,000	4.8
Northwest Pallet	1450 American Ln, Schaumburg	15,000	3648 Morreim Dr, Belvidere	122,000	49.0
Novaspect	1124 Tower Rd, Schaumburg	22,000	Same Address	22,000	0
Pace Bus System	1600 S Wolf Rd	100,000	Same Address	329,000	0
Panalpina	870-890 E Devon Ave, Elk Grove Village	30,000	Same Address	100,000	0
Pampered Chef	1 Pampered Chef Ln, Addison	75,000	Same Address	750,000	0
Parts Town	1200 Greenbrier Dr, Addison	67,000	Same Address	220,000	0
Quad Graphics	1415 W Diehl Rd, Naperville	40,000	Same Address	60,000	0
R.R. Donnelley	4101 Winfield Rd, Warrenville	167,000	555 Saint James Gate, Bolingbrook	420,000	14.9
Ryerson	1050 Warrenville, Lisle 227 W Monroe St	54,000 26,000	2580 Technology Dr, Elgin	89,000	37.5
			310 Tech Dr, Chesterton	163,000	65.0
			1085 Peace, Dekalb	145,000	41.8
Sanfilippo	1707 N Randall Rd, Elgin	50,000	1703 N Randall Rd, Elgin	350,000	0.1
SEA, Ltd	1605 N Penney Dr, Elk Grove Village	5,000	Same Address	25,000	0
Seko	1100 N Arlington Heights Rd, Itasca	35,000	1111 Chase Ave, Elk Grove Village	103,000	3.4
Sysmex	577 Aptakisic Rd, Lincolnshire	162,000	1701 Leider Ln, Buffalo Grove	146,000	0.2
			1011 Woodlands Pky, Vernon Hills	85,000	3.0
			1 Nelson C White Dr, Mundelein	100,000	9.0
			Same Address	1,000,000	0
Uline	12575 Uline Dr, Pleasant Prairie	30,000	11559 80th Ave, Pleasant Prairie	700,000	3.2
			2105 S Lakeside Dr, Waukegan	300,000	16.1
Ulta	1000 Remington Blvd, Bolingbrook	340,000	1135 Arbor Dr, Romeoville	150,000	1.6

Targeted Corporate Users



Tenant	Office Location	Office SF	Industrial/R&D Location	Industrial SF	Distance (Miles)
United Airlines	233 S Wacker Dr, Chicago	816,000	1560 Shure, Arlington Heights	150,000	37.3
US Foods	9399 W Higgins Rd, Rosemont	122,000	2600 Church Rd, Aurora	60,000	32.2
			800 Supreme Dr, Bensenville	300,000	8.8
Weathertech	425 Remington Blvd, Bolingbrook	60,000	841 Remington Blvd, Bolingbrook	80,000	0.9
			1355 Lakeview Dr, Romeoville	81,000	3.3
			501 Woodcreek Dr, Bolingbrook	119,000	0.3
			4 Sammons Ct, Bolingbrook	71,000	1.2
			881 Remington Blvd, Bolingbrook	62,000	1.0
			335-365 Remington Blvd, Bolingbrook	47,000	0.5
			575 Woodcreek Dr, Bolingbrook	21,000	0.6
			401 Remington Blvd, Bolingbrook	34,000	0.2
	510 S Woodcreek Dr, Bolingbrook	53,000	0.5		
Weber-Stephen Products	1415 S Roselle Rd, Palatine	154,000	11811 Oak Creek Pky, Huntley	600,000	22.5
Wilton	535 E Diehl Rd, Naperville	86,000	1125 W Taylor Rd, Romeoville	440,000	13.7
			21350 SW Frontage Rd, Shorewood	493,000	24.3
Wozniak Industries	1901 N Roselle Rd, Schaumburg	7,200	5757 W 65th St, Bedford Park	225,000	38.8
Zebra Technologies	3 Overlook Pt, Lincolnshire	283,000	1377 Barclay Ave, Buffalo Grove	15,000	22.5
			2550 Millbrook Dr, Buffalo Grove	45,000	

Active Tenants In The Market

	COMPANY	SIZE (SF)
1	nation PIZZA AND FOODS	300,000
2	+GF+	200,000
3	Graybar	200,000
4	Quantum	200,000
5	ups	200,000
6	MOSS	175,000
7	HDSUPPLY FACILITIES MAINTENANCE	170,000
8	CRANE WORLDWIDE LOGISTICS	150,000
9	Heritage WINE CELLARS LTD	135,000
10	revolution	130,000
11	modagraphics	80,000
12	Undisclosed JLL	80,000
13	ICAN	75,000
14	Sumitomo Corporation	75,000
15	AVI	70,000

	COMPANY	SIZE (SF)
16	Thomas	70,000
17	U.S. WATERPROOFING	70,000
18	option care	60,000
19	Binny's COFFEE FRANCHISE	50,000
20	BROETJE AUTOMATION	50,000
21	Crescent TECHNOLOGIES	50,000
22	CTL	50,000
23	K&B KELSO-BURNETT CO.	50,000
24	Kiewit	50,000
25	PELTON	50,000
26	SIEMENS	50,000
27	Amphenol	45,000
28	AIR PRODUCTS	45,000
29	ADVANTAGE SALES AND MARKETING	30,000
30	AH	30,000









New Construction Tenant Profile

	BUILDING PHOTO	PROPERTY ADDRESS	TENANT SIZE SF	OFFICE SF	COMPANY
1		2650 Auto Mall Drive Elgin, IL	257,000	10,000	 Health food/supplement distributor.
2		255 Wille Road Des Plaines, IL	253,410	20,000	 Manufacturer of packing and crating.
3		1325 Brewster Creek Blvd Bartlett, IL	221,000	8,200	 Pet equipment manufacturing and distributing.



New Construction Tenant Profile

	BUILDING PHOTO	PROPERTY ADDRESS	TENANT SIZE SF	OFFICE SF	COMPANY
4		1441 Touhy Avenue Elk Grove, IL	221,000	-	 <p>Forsythe, head quartered in Skokie, IL, with 1,000 employees in all 50 states and annual revenues of \$1.2 billion. This facility cost \$130 million to build.</p>
5		2425 Busse Road Elk Grove Village, IL	163,747	BTS	 <p>Part of CenturyLink, an S & P 500 company with 43,000 employees and \$14 billion in revenue.</p>
6		340 S. County Line Road Bensenville, IL	134,514	15,000	 <p>A large plumbing manufacturer with over 50 locations worldwide. In business for over 100 years.</p>



New Construction Tenant Profile

	BUILDING PHOTO	PROPERTY ADDRESS	TENANT SIZE SF	OFFICE SF	COMPANY
7		2355 Wood Dale Road Wood Dale, IL	124,680	-	JPMORGAN CHASE & CO. #23 on the Fortune 500 list, with a market cap of \$230 billion and 235,000 employees.
8		2201 Lunt Avenue Elk Grove, IL	119,752	17,007	 Japanese based supply chain management firm with over 18,000 employees, \$43 billion in revenue.
9		2200-2220 Arthur Avenue Elk Grove, IL	112,862	15,000	 Industrial architectural manufacturers of perforated metal with 20 locations and \$200 million in revenue.



New Construction Tenant Profile

	BUILDING PHOTO	PROPERTY ADDRESS	TENANT SIZE SF	OFFICE SF	COMPANY
10		1365 Brewster Creek Blvd Bartlett, IL	108,000	6,000	<p>CLARKE PACKING & CRATING COMPANY Crating and shipping services.</p>
11		1380 Madeline Lane Elgin, IL	106,000	8,000	<p>CENTRAL <i>Garden & Pet</i> Manufacturer of garden and pet products.</p>
12		2000 Arthur Avenue Elk Grove, IL	100,000	15,000	<p>GEODIS Geodis Wilson supply chain operator with over 260,000 employees in 120 countries.</p>



New Construction Tenant Profile

	BUILDING PHOTO	PROPERTY ADDRESS	TENANT SIZE SF	OFFICE SF	COMPANY
13		2801 Aft Lane Elgin, IL	100,000	7,500	 Book distributor.
14		1905 Lunt Avenue Elk Grove, IL	98,300	-	 EQUINIX Publicly traded company with \$2.7 billion in revenue.
15		2770 Aft Court Elgin, IL	96,000	5,000	 ENDRIES INTERNATIONAL, INC. Fastener distributor.



New Construction Tenant Profile

	BUILDING PHOTO	PROPERTY ADDRESS	TENANT SIZE SF	OFFICE SF	COMPANY
16		601-609 Dempster Street Mt. Prospect, IL	72,200	10,000	<p>Italian based forwarding company with over 100 locations worldwide.</p>
17		703-709 W. Algonquin Road Arlington Heights, IL	60,792	5,700	<p>Automotive car parts supplier.</p>
18		601-609 Dempster Street Mt. Prospect, IL	53,904	8,000	<p>105 year old family business focused on the salon industry.</p>





New Construction Tenant Profile

	BUILDING PHOTO	PROPERTY ADDRESS	TENANT SIZE SF	OFFICE SF	COMPANY
19		340 S. County Line Road Bensenville, IL	50,167	10,000	 60 year old family business focusing on fittings. The company does retail sales out of this location.
20		2801 Aft Lane Elgin, IL	48,360	2,000	 Cabinet fixtures manufacturer and distributor.
21		1331 Schiferl Road Bartlett	48,000	3,500	 Manufacturer of baking ingredients.

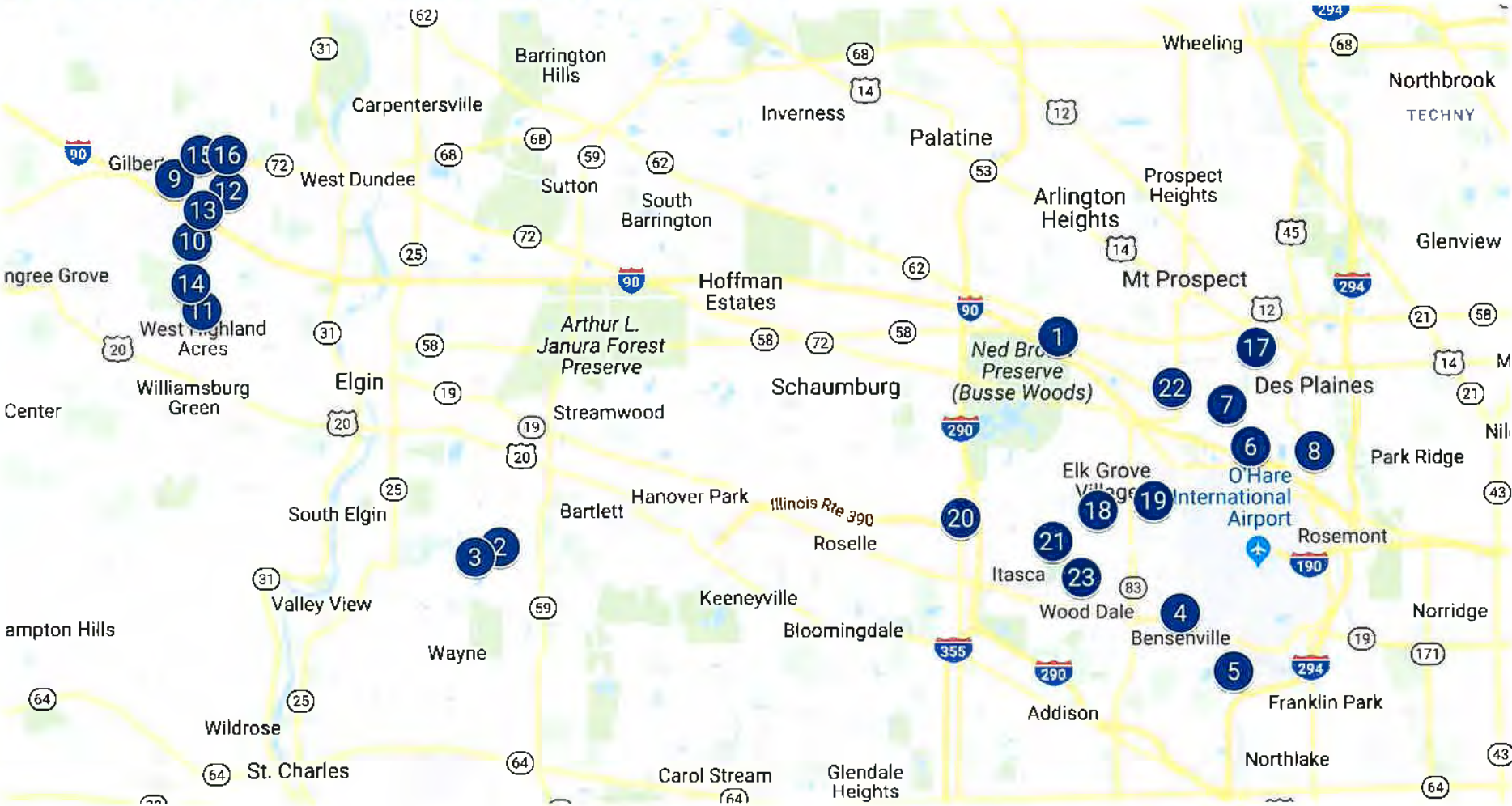


New Construction Tenant Profile

	BUILDING PHOTO	PROPERTY ADDRESS	TENANT SIZE SF	OFFICE SF	COMPANY
22		5600 Apollo Drive Rolling Meadows, IL	33,590	17,500	 Forensic engineering services.



Recent New Developments





Colliers International - Chicago

Availables 50k+ (3,7,11)

847-698-8444 | colliers.com/chicago



1. **703-709 W Algonquin Road Arlington Heights, IL 60005 West O'Hare Commerce Center** 270,325 SF for Lease

Available SF: 270,325	Constr Status: Under Construction	Sprinkler: ESFR	On Market Date: 9/5/2017	Owner: Hamilton Partners
Divisible to SF: 30,000	Year Built: 2019	Car Parking: 225	Possession Date: 6/1/2019	
Total Bldg SF: 331,175	Zoning: I	Constr Type: Precast/Concrete Block	Lease Rate: STO	
Land Area: 15.4 acres	Clear Height: 32'	County: Cook	Taxes: \$1.70 [2018]	
Market: Northwest Suburbs	Ext. Docks: 55			
Property Type: Industrial	DIDs: 3			
Vacancy Type: Direct				

Public Comments: Under construction. Divisible to 30,000 SF. Available for lease. Office to suit. Situated on 15.40 acres of land. 32' clear height. Up to 55 exterior docks and 3 DID. ESFR sprinkler, 225 car parking. 1/4 of a mile from the full interchange at Arlington Heights Road. Delivery Q2-2019. Estimated 6B taxes are: \$1.70/SF.

[Brochure](#)

[Map](#)



2. **1323 Brewster Creek Blvd Bartlett, IL 60103 Brewster Creek Blvd - Lot 9** 199,203 SF for Lease

Available SF: 199,203	Constr Status: Built	Bay Size: 50 x 50	On Market Date: 9/7/2016	Owner: Exeter Property Group
Divisible to SF: 50,000	Year Built: 2017	Power: 3000 A/480 V	Lease Rate: STO	
Office SF: 1,750	Clear Height: 32'	Sprinkler: ESFR		
Total Bldg SF: 421,403	Ext. Docks: 24	Car Parking: 80		
Land Area: 34.61 acres	DIDs: 2	Trailer Spots: 20		
Market: Northwest Suburbs	County: DuPage			
Property Type: Industrial				
Vacancy Type: Direct				

Public Comments: Only 199,203 SF remain available at this Class A cross-docked warehouse available for lease and divisible to 50,000 SF. Building is expandable by up to 299,437 SF. Includes 24 dock doors (expandable) and 20 trailer parking spaces (expandable.) 80 car parking (expandable). 32' clear height. Easy access to I-90, I-355 and O'Hare Airport. Office to suit. T-5 lighting with motion sensors. ESFR sprinkler.

[Brochure](#)

[Map](#)



Colliers International - Chicago

Available 50k+ (3,7,11)

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[Brochure](#)

[Map](#)

3. 1365-1395 Brewster Creek Blvd Bartlett, IL 60103 Ridge Brewster Creek II 77,837 SF for Lease

Available SF: 77,837	Constr Status: Built	Bay Size: 50 x 50	On Market Date: 9/19/2017	Owner: Barings Real Estate Advisers LLC
Total Bldg SF: 186,000	Year Built: 2017	Power: 1200 A/277/480 V	Possession Date: 12/1/2017	
Land Area: 10.5 acres	Zoning: I		Lease Rate: STO	
Market: Northwest Suburbs	Clear Height: 32'	Sprinkler: ESFR		
Property Type: Industrial	Ext. Docks: 16	Car Parking: 174		
Vacancy Type: Direct	DIDs: 1	County: DuPage		

Public Comments: Only 77,837 SF remain available. Ready for immediate occupancy. This is a modern manufacturing / distribution facility. T-5 lighting / ESFR sprinkler system. Lower DuPage County property taxes. Close proximity to IL Route 390 (Elgin/O'Hare Expressway). Highly skilled labor force. Potential on-site trailer parking or outside storage.



[Brochure](#)

[Map](#)

4. 220 York Road Bensenville, IL 60106 190,226 SF for Lease

Available SF: 190,226	Constr Status: Built	Bay Size: 52 x 56	On Market Date: 5/9/2018	Owner: DRG Distribution Realty Group
Divisible to SF: 40,000	Year Built: 2019	Power: 2400 A/480/277 V	Possession Date: 1/1/2019	
Total Bldg SF: 190,226	Clear Height: 32'		Lease Rate: STO	
Land Area: 10.13 acres	Ext. Docks: 20	Sprinkler: ESFR		
Market: OHare	DIDs: 2	Car Parking: 141		
Property Type: Industrial		County: DuPage		
Vacancy Type: Direct				

Public Comments: Ready for immediate occupancy. Building includes 20 truck docks (expandable to 37), 2 DIDs, 141 car parking and 32' clear height. Divisible to 40,000 SF.



[Brochure](#)

[Map](#)

5. 1055-1065 Sesame Street Bensenville, IL 60131 O'Hare DC II 116,294 SF for Lease

Available SF: 116,294	Constr Status: Under Construction	Bay Size: 50 x 52	On Market Date: 11/21/2018	Owner: Black Creek Group
Divisible to SF: 50,000		Sprinkler: Wet	Possession Date: 5/1/2019	
Total Bldg SF: 116,294	Year Built: 2019	Car Parking: 106	Lease Rate: STO	
Land Area: 6.75 acres	Clear Height: 32'	Trailer Spots: 8		
Market: OHare	Ext. Docks: 12	County: Cook		
Property Type: Industrial	DIDs: 2			
Vacancy Type: Direct				

Public Comments: Under construction. Delivering Q2-2019. Divisible. Will include 32' clear height, 12 fully equipped exterior docks (expandable to 28), 8 exterior docks and 2 drive-in doors. 106 car parking. 8 trailer positions or dock expansion. Class 6B approved.



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6. **2100 S. Wolf Road, Ste 2100 Des Plaines, IL 60018** 77,000 SF for Sale

Available SF: 77,000	Constr Status: Built	Power: 4000 A/480 V	On Market Date: 9/6/2016	Owner: Raco/Atherton
Office SF: 7,500	Year Built: 1967	Sprinkler: Wet	Sale Price: \$3,750,000.00	
Total Bldg SF: 76,000	Clear Height: 24'	Car Parking: 75	Sale Price PSF: \$48.70	
Land Area: 3.9 acres	Int. Docks: 1	Constr Type: Insulated Panel/Masonry	Taxes: \$2.41 [2017]	
Market: OHare	DIDs: 2	County: Cook		
Property Type: Industrial				
Vacancy Type: Direct				

Public Comments: Reduced sales price! Investment / user sale. Heavy crane building. inactive rail, but potential for service. Located within the O'Hare submarket with immediate access to major expressways. Building also offers 5 cranes: (1) 35-ton; (3) 10-ton; (1) 5-ton.

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[Map](#)



7. **1333 Mt. Prospect Road Des Plaines, IL 60018 Mt Prospect Distribution Center** 152,099 SF for Lease

Available SF: 152,099	Constr Status: Built	Sprinkler: ESFR	On Market Date: 6/1/2018	Owner: James Campbell Company LLC
Office SF: 32,811	Year Built: 2006	Car Parking: 181	Possession Date: 2/1/2019	
Total Bldg SF: 152,099	Clear Height: 28'	Constr Type: Precast	Lease Rate: STO	
Land Area: 6.59 acres	Ext. Docks: 33	County: Cook		
Market: OHare	DIDs: 1			
Property Type: Industrial				
Vacancy Type: Direct				

Public Comments: 1333 Mt Prospect offers 152,099 SF with 32,811 SF of two-story office space, 33 exterior docks, one drive-in door, 181 auto parking and 28'6" clear height. 6B tax eligible and offers access to the O'Hare North Cargo entrance. Fully secured truck court with gatehouse. Can be leased with the 76,504 SF building adjacent at 1347 Mt Prospect Road to total 228,603 SF with 50,799 SF.

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8. 1600 Sherwin Avenue Des Plaines, IL 60018 161,853 SF for Lease

Available SF: 161,853	Constr Status: Planned	Sprinkler: ESFR	Possession Date: 2/1/2020	Owner: Core Acquisitions
Divisible to SF: 30,000	Year Built: 2020	Car Parking: 162	Lease Rate: STO	
Total Bldg SF: 161,853	Zoning: Industrial	Trailer Spots: 5		
Land Area: 7.78 acres	Clear Height: 32'	County: Cook		
Market: OHare	Ext. Docks: 16			
Property Type: Industrial	DIDs: 2			
Vacancy Type: Direct				

Public Comments: New planned construction speculative warehouse facility. Scheduled to break ground in August 2019. Will include 32' clear height, 162 car parking (expandable), 16 exterior loading docks (expandable to 37), two drive-in doors, trailer parking, Cook County 6B tax resolutions. Building is divisible to 30,000 SF.

[Brochure](#)

[Map](#)



9. 2400-2430 Galvin Drive Elgin, IL 60120 Northwest Corporate Park 90,245 SF for Lease

Available SF: 90,245	Constr Status: Built	Bay Size: 40 x 50	On Market Date: 4/6/2017	Owner: Stockbridge Real Estate Funds
Office SF: 8,096	Year Built: 2000	Power: 1200 A/480/277	Lease Rate: STO	
Total Bldg SF: 342,780	Zoning: Industrial	V	Taxes: \$1.48 [2017]	
Land Area: 19.44 acres	Clear Height: 30'	Sprinkler: ESFR		
Market: Elgin I-90 Corridor	Ext. Docks: 5	Car Parking: 140		
Property Type: Industrial	DIDs: 1	Constr Type: Precast		
Vacancy Type: Direct		County: Cook		

Public Comments: Available for lease - 90,245 SF; includes 8,096 SF of office space. Also includes 5 exterior docks, one DID, 30' clear, two half-height dock doors (expandable), one trash compactor position, precast panel, ESFR sprinkler, ample car parking (expandable). HVAC: make-up air units. 25 minutes to O'Hare International Airport. Closest access to full 4-way interchange in I-90 Corridor. Full range of business services at The Grove. Full-time property management service representatives.

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10. 2801 Alft Lane, Ste Lease Elgin, IL 60124 Fox River West Business Center 64,600 SF for Lease

Available SF: 64,600	Constr Status: Built	Bay Size: 52 x 50	On Market Date: 12/28/2016	Owner: Northern Builders, Inc.
Total Bldg SF: 308,553	Year Built: 2016	Sprinkler: ESFR	Lease Rate: STO	
Land Area: 18.65 acres	Clear Height: 32'	Car Parking: 53	Taxes: \$0.70 [2017]	
Market: Elgin I-90 Corridor	Ext. Docks: 11	Trailer Spots: 3		
Property Type: Industrial	DIDs: 1	Constr Type: Precast		
Vacancy Type: Direct		County: Kane		

Public Comments: Total of 64,600 SF are available for lease. This is a high image precast construction facility with office to suit, trailer parking available and car parking is expandable. The property is located 1/4 mile from 4-way interchange at I-90, brand new class A business park.

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11. 1360 Madeline Lane Elgin, IL 60123 Randall Point Business Park 61,202 SF for Lease

Available SF: 61,202	Constr Status: Built	Power: 400 A/277/480 V	On Market Date: 9/12/2018	Owner: Brookfield Office Properties
Office SF: 3,823	Year Built: 2007	Sprinkler: ESFR	Possession Date: 12/1/2018	
Total Bldg SF: 217,843	Zoning: PORI	Constr Type: Precast	Lease Rate: STO	
Land Area: 9.18 acres	Clear Height: 30'	County: Kane	Taxes: \$2.03 [2016]	
Market: Elgin I-90 Corridor	Ext. Docks: 7			
Property Type: Industrial	DIDs: 1			
Vacancy Type: Sublease				

Public Comments: Available for sublease thru 8/31/2020. Includes 3,823 SF of office space, 7 exterior docks (expandable), one drive-in door, ESFR sprinkler system. Low Kane County taxes. Immediate access to the I-90/Randall Road four-way interchange.

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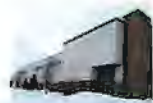
12. 2450-2520 Northwest Parkway, Ste 2450 Elgin, IL 60124 Northwest Corporate Parkway 105,146 SF for Lease

Available SF: 105,146	Constr Status: Built	Bay Size: 40 x 50	On Market Date: 10/1/2018	Owner: Stockbridge Real Estate Funds
Divisible to SF: 50,000	Year Built: 1999	Power: 1200 A/480 V	Possession Date: 8/1/2019	
Office SF: 1,000	Zoning: Industrial	Sprinkler: ESFR	Lease Rate: STO	
Total Bldg SF: 250,828	Clear Height: 28'	Trailer Spots: 10	Taxes: \$1.42 [2015]	
Land Area: 15 acres	Ext. Docks: 14	Constr Type: Precast		
Market: Elgin I-90 Corridor	DIDs: 2	County: Cook		
Property Type: Industrial				
Vacancy Type: Direct				

Public Comments: Occupancy: August 2019. Includes 1,000 SF of existing office or build-to-suit, 28' clear height, 14 exterior docks (expandable), two drive-in doors, ESFR sprinkler, ample parking. T-5 warehouse lighting. Cross-docked facility with on-site trailer parking. Building signage available with Randall Road visibility. 25 minutes to O'Hare International Airport.

[Brochure](#)

[Map](#)



13. 2300-2380 Galvin Drive, Ste 2380-A Elgin, IL 60124 NorthWest Corporate Park 50,056 SF for Lease

Available SF: 50,056	Constr Status: Built	Bay Size: 46 x 50	On Market Date: 1/11/2019	Owner: Stockbridge Real Estate Funds
Total Bldg SF: 219,245	Year Built: 2005	Power: A480/277 V	Possession Date: 5/1/2019	
Land Area: 13.47 acres	Clear Height: 30'	Sprinkler: ESFR	Lease Rate: STO	
Market: Elgin I-90 Corridor	Ext. Docks: 6	Car Parking: 200	Taxes: \$1.51 [2017]	
Property Type: Industrial	DIDs: 1	Constr Type: Precast		
Vacancy Type: Direct	Warehouse A/C: No	County: Kane		

Public Comments: Negotiable occupancy. Available for lease; includes office to suit, 30' clear height, 6 exterior docks, one DID, ESFR sprinkler, ample power.

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14. 1380 Madeline Ln, Ste 400 Elgin, IL 60124 Randall Point Business Park 52,364 SF for Lease

Available SF: 52,364	Constr Status: Built	Bay Size: 47 x 50	On Market Date: 4/12/2019	Owner: Global Logistic Properties
Office SF: 1,000	Year Built: 2016	Power: 2000 A/480 V	Lease Rate: STO	
Total Bldg SF: 159,000	Zoning: PORI	Sprinkler: ESFR		
Land Area: 16.45 acres	Clear Height: 32'	Car Parking: 86		
Market: Elgin I-90 Corridor	Ext. Docks: 6	Constr Type: Precast		
Property Type: Industrial	DIDs: 1	County: Kane		
Vacancy Type: Sublease				

Public Comments: 30-day occupancy. Available for sublease with expiration of 8/31/2022. Unit 400 is available for sublease and includes 1,000 SF of office/breakroom space, 32' clear height, T5 lighting, 6 exterior docks (expandable), 1 DID, 86 car parking.

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15. Higgins Road & Galvin Drive Elgin, IL 60124 Northwest Corporate Business Park 186,000 SF for Lease

Available SF: 186,000	Constr Status: Site Work	Bay Size: 50 x 52	Lease Rate: STO	Owner: Conor Commercial
Divisible to SF: 50,000	Year Built: 2019	Power: 2000 A/480 V	Taxes: \$1.65 [2019]	
Total Bldg SF: 186,000	Clear Height: 32'	Sprinkler: ESFR		
Land Area: 20.54 acres	Ext. Docks: 20	Car Parking: 239		
Market: Elgin I-90 Corridor	DIDs: 2	Trailer Spots: 5		
Property Type: Industrial		County: Kane		
Vacancy Type: Direct				

Public Comments: Planned Building 2 as part of Northwest Pointe III. Office to suit. 32' clear height, 20 dock doors (expandable to 28), 2 drive-in doors, ESFR sprinkler, 239 car parking, 2000 power @ 480 volts.



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16. Higgins Road & Galvin Drive Elgin, IL 60124 Northwest Corporate Business Park 163,080 SF for Lease

Available SF: 163,080	Constr Status: Site Work	Bay Size: 50 x 52	Lease Rate: STO	Owner: Conor Commercial
Divisible to SF: 40,000	Year Built: 2019	Power: 2000 A/480 V	Taxes: \$1.65 [2019]	
Total Bldg SF: 163,080	Clear Height: 32'	Sprinkler: ESFR		
Land Area: 20.54 acres	Ext. Docks: 20	Car Parking: 145		
Market: Elgin I-90 Corridor	DIDs: 2	Trailer Spots: 5		
Property Type: Industrial		County: Kane		
Vacancy Type: Direct				

Public Comments: Planned Building 1 as part of Northwest Pointe III. Office to suit. 32' clear height, 20 dock doors (expandable to 28), 2 drive-in doors, ESFR sprinkler, 145 car parking, 2000 power @ 480 volts.



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17. 701 Innovation Drive Elk Grove, IL 60007 Elk Grove Technology Park 122,510 SF for Lease

Available SF: 122,510	Constr Status: Under Construction	Bay Size: 50 x 52	On Market Date: 2/26/2018	Owner: Brennan Investment Group, LLC
Divisible to SF: 30,600		Sprinkler: ESFR	Possession Date: 2/1/2019	
Total Bldg SF: 122,510	Year Built: 2019	Car Parking: 141	Lease Rate: STO	
Land Area: 7.75 acres	Clear Height: 32'	County: Cook		
Market: OHare	Ext. Docks: 11			
Property Type: Industrial	DIDs: 2			
Vacancy Type: Direct				

Public Comments: Under construction. This is Building 1 as part of the Elk Grove Technology Park in Elk Grove Village. This speculative building is divisible to 30,600 SF, will include 32' clear heights, 11 dock doors (expandable), 2 grade level doors, 141 auto parking. 6B tax incentive available. Construction commenced Q4-2018 with delivery estimated in Q2-2019.



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18. 825-855 Arthur Avenue Elk Grove, IL 60007 Centex Industrial Park 119,808 SF for Lease

Available SF: 119,808	Constr Status: Built	Bay Size: 48 x 42	On Market Date: 3/19/2018	Owner: Prologis
Divisible to SF: 44,942	Year Built: 2005	Sprinkler: ESFR	Possession Date: 2/1/2019	
Office SF: 27,125	Clear Height: 28'	Car Parking: 170	Lease Rate: STO	
Total Bldg SF: 119,808	Ext. Docks: 36	Trailer Spots: 12	Taxes: \$2.11 [2016]	
Land Area: 6.38 acres	DIDs: 2	Constr Type: Precast		
Market: OHare	Warehouse A/C: No	County: Cook		
Property Type: Industrial				
Vacancy Type: Direct				

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Public Comments: Available for lease. Unit 825 is 74,866 SF with 11,837 SF of office, 23 exterior docks and one drive-in door. Unit 855 is 44,942 SF with 15,288 SF of office, 13 exterior docks and one drive-in door. ESFR sprinkler, 170 car auto parking. Excellent access to diversified labor pool. Ideal showroom space. Units can be combined or leased separately. Divisible. Fully renovated in May 2019.



19. 2045-2111 Pratt Blvd Elk Grove, IL 60007 Centex Industrial Park 103,175 SF for Lease

Available SF: 103,175	Constr Status: Built	Bay Size: 50 x 53	On Market Date: 6/22/2018	Owner: KLC Global Services, LTD
Divisible to SF: 50,000	Year Built: 2006	Power: 1200 A/240/480 V	Possession Date: 8/1/2020	
Office SF: 4,000	Clear Height: 28'	Sprinkler: ESFR	Lease Rate: STO	
Total Bldg SF: 103,175	Ext. Docks: 39	Rail/Carrier: Union Pacific	Taxes: \$1.50 [2017]	
Land Area: 6.07 acres	DIDs: 3	Car Parking: 24		
Market: OHare		Trailer Spots: 90		
Property Type: Industrial		Constr Type: Precast		
Vacancy Type: Direct		County: Cook		

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Public Comments: Occupancy: August 2020. Divisible. Includes 4,000 SF of office space, 39 truck level docks, cross configuration, 3 drive-in doors. 28' clear, 90 trailer parking stalls. Existing freezer / cooler areas (removable). Battery charging stations. Locker rooms. Truck maintenance bay/pit. Rail is not installed.



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20. **Devon Ave & Rohlwing Rd, Ste 1 Itasca, IL 60143 Bridge Point Itasca** 248,625 SF for Lease

Available SF: 248,625	Constr Status: Planned	Bay Size: 56 x 52	On Market Date: 2/20/2019	Owner: Bridge Development Partners, LLC
Divisible to SF: 25,000	Year Built: 2020	Sprinkler: ESFR	Possession Date: 1/1/2020	
Total Bldg SF: 248,625	Zoning: Industrial	Car Parking: 202	Lease Rate: STO	
Land Area: 11.51 acres	Clear Height: 32'	County: DuPage		
Market: OHare	Ext. Docks: 40			
Property Type: Industrial	DIDs: 2			
Vacancy Type: Direct				

Public Comments: Planned construction. Building #1 will be 248,625 SF, divisible to 25,000 SF, contain 40 exterior docks, 2 drive-in doors, 202 car parking and will be 32' clear height. Delivering Q1-2020.

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21. **1475 Thorndale Avenue, Ste A Itasca, IL 60143** 57,143 SF for Lease

Available SF: 57,143	Constr Status: Built	Bay Size: 48 x 62	On Market Date: 5/1/2019	Owner: Prologis
Office SF: 8,838	Year Built: 2005	Power: 400 A/277/480 V	Possession Date: 3/1/2020	
Total Bldg SF: 98,989	Clear Height: 28'	Sprinkler: ESFR	Lease Rate: STO	
Land Area: 12.8 acres	Ext. Docks: 26	Trailer Spots: 22	Taxes: \$1.21 [2017]	
Market: OHare	DIDs: 1	Constr Type: Precast		
Property Type: Industrial		County: DuPage		
Vacancy Type: Direct				

Public Comments: Occupancy: March 2020. Suite A is available for lease. This is a newer, modernized building with additional trailer parking and Thorndale Avenue exposure. Space includes 8,838 SF of office, 28' clear, 26 loading docks, one DID, ESFR system, T5 lighting and 22 trailer parking stalls.

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22. 1731 Wall Street Mt. Prospect, IL O'Hare DC III 132,270 SF for Lease

Available SF: 132,270	Constr Status: Under Construction	Bay Size: 50 x 52	Possession Date: 2/1/2019	Owner: Black Creek Group
Divisible to SF: 50,000		Sprinkler: Wet	Lease Rate: STO	
Total Bldg SF: 132,270	Year Built: 2019	Car Parking: 176		
Land Area: 10.59 acres	Clear Height: 32'	Trailer Spots: 10		
Market: OHare	Ext. Docks: 15	County: Cook		
Property Type: Industrial	DIDs: 2			
Vacancy Type: Direct				

Public Comments: Walls are going up; due to deliver in Q1-2019. Divisible. Will include 32' clear height, 12 fully equipped exterior docks (expandable to 37), 15 exterior docks and 2 drive-in doors. 176 car parking. 10 trailer positions or dock expansion. Class 6B approved.

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23. 700 N Wood Dale Rd Wood Dale, IL 60191 Bridge Point Wood Dale 241,888 SF for Lease

Available SF: 241,888	Constr Status: Planned	Sprinkler: ESFR	Lease Rate: STO	Owner: Bridge Development Partners, LLC
Divisible to SF: 25,000	Year Built: 2020	Car Parking: 174		
Total Bldg SF: 241,888	Zoning: Industrial	Constr Type: Precast/Concrete Block		
Land Area: 13 acres	Clear Height: 32'	County: DuPage		
Market: OHare	Ext. Docks: 39			
Property Type: Industrial	DIDs: 2			
Vacancy Type: Direct				

Public Comments: This is a new planned infill development in O'Hare. Facility will be a 241,888 SF speculative facility in DuPage County. Office to suit, 32' clear height, 39 exterior docks, 2 DIDs, ESFR sprinkler, power to suit, 174 car parking. Lease rate is subject to offer.

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Cook County Speculative Development Projects 2013-2019

Status	Property Address	Business Park	City	County	Submarket	Size (SF)	Avail (SF)	Type	User Name	6B Status	Developer/Owner	Start Date	Completed Date
Completed	2075 W 43rd St	Marina Crossings	Chicago	Cook	Chicago South	633,057	301,998	Speculative	First Logistics	Yes	Marina Cartage, Inc.	Q2 2018	Q4 2018
Completed	525 Northwest Ave	Former Dominick's distribution center	Northlake	Cook	I-290 North	588,233	0	Speculative	Home Depot	Yes	Bridge Development Partners	Q2 2015	Q1 2016
Completed	3400 Wolf Rd	Former A.M. Castle facility	Franklin Park	Cook	I-290 North	491,089	0	Speculative	Expeditors International, Vital Proteins, LLC	Yes	Panattoni	Q2 2016	Q1 2017
Completed	10 Falcon Ct		Skokie	Cook	Northwest Suburbs	423,672	0	Speculative	Expeditors	Yes	The Opus Group	Q2 2015	Q4 2015
Completed	11601 Copenhagen Ct		Franklin Park	Cook	I-290 North	400,370	400,370	Speculative	N/A	Yes	Panattoni	Q2 2018	Q1 2019
Completed	10501 Seymour Ave	O'Hare Crossings (Former Central Grocers site)	Franklin Park	Cook	I-290 North	367,389	183,648	Speculative	Schenker, Inc.	Yes	Molto Properties/RREEF	Q2 2016	Q4 2016
Completed	8601 W 47th St	LogistiCenter McCook	McCook	Cook	I-290 South	353,224	0	Speculative	Assemblers, Inc.	Yes	Dermody Properties/AEW	Q2 2014	Q1 2015
Walls Going Up	1400 S Laramie	Bridge Point 290	Cicero	Cook	I-290 South	343,090	343,090	Speculative	N/A	Yes	Bridge Development Partners	Q4 2018	Q2 2019
Completed	10701 Seymour Ave		Franklin Park	Cook	I-290 North	333,696	176,885	Speculative	DSV	Yes	CenterPoint Properties	Q4 2017	Q2 2018
Walls Going Up	703-709 W Algonquin Rd	West O'Hare Commerce Center	Arlington Heights	Cook	Northwest Suburbs	331,175	270,325	Speculative	TAIKI USA, Inc.	Yes	Hamilton Partners	Q4 2018	Q3 2019
Completed	1531 S 54th Ave	Bridge Point 290	Cicero	Cook	I-290 South	323,343	0	Speculative	Royal Box	Yes	Bridge Development Partners	Q4 2017	Q2 2018
Completed	3348 S Pulaski Rd		Chicago	Cook	Chicago South	316,680	104,340	Speculative	Skender Construction, Nealey Foods, Inc.	Yes	Pannattoni	Q2 2015	Q4 2015
Completed	3507 W 51st St		Chicago	Cook	Chicago South	316,550	316,550	Speculative	N/A	Yes	Conor Commercial	Q2 2018	Q4 2018
Completed	8701 W 47th St	LogistiCenter McCook	McCook	Cook	I-290 South	312,227	0	Speculative	Wertheimer Box & Paper Corporation, GPA Specialty	Yes	Dermody Properties/AEW	Q2 2014	Q1 2015
Completed	7225 Santa Fe Dr		Hodgkins	Cook	I-290 South	282,933	0	Speculative	Arro Corporation, Inc.	Yes	Cabot/Seefried	Q2 2016	Q4 2016
Completed	10601 Franklin Ave	Bridge Point Franklin Park #2	Franklin Park	Cook	I-290 North	277,762	174,355	Speculative	Flexport	Yes	Bridge Development Partners	Q1 2018	Q3 2018
Completed	10701 Franklin Ave	Bridge Point Franklin Park #3	Franklin Park	Cook	I-290 North	277,762	277,762	Speculative	N/A	Yes	Bridge Development Partners	Q3 2018	Q1 2019
Completed	3601 Howard St	Skokie Commerce Center	Skokie	Cook	North Suburbs	236,912	236,912	Speculative	N/A	Yes	Hillwood Investment Properties	Q2 2017	Q3 2018
Completed	333 Howard Ave		Des Plaines	Cook	O'Hare	235,781	0	Speculative	CH Robinson	Yes	Liberty Property Trust	Q3 2014	Q4 2015
Walls Going Up	1400 S Laramie	Bridge Point 290	Cicero	Cook	I-290 South	232,845	232,845	Speculative	N/A	Yes	Bridge Development Partners	Q4 2018	Q2 2019
Completed	8401 W 47th St	Bridge Point McCook	McCook	Cook	I-290 South	226,196	0	Speculative	Bridgestone Americas Tire Operators, DHL Express,	Yes	Partners/Alkard Street Partners	Q4 2014	Q2 2015
Completed	10601 Seymour Ave	CenterPoint O'Hare South	Franklin Park	Cook	I-290 North	225,891	157,118	Speculative	Xpress Global Systems, Inc.	Yes	CenterPoint Properties	Q4 2017	Q2 2018

Cook County Speculative Development Projects 2013-2019

Status	Property Address	Business Park	City	County	Submarket	Size (SF)	Avail (SF)	Type	User Name	6B Status	Developer/Owner	Start Date	Completed Date
Completed	5600-5750 W Jarvis Ave		Niles	Cook	North Suburbs	217,260	0	Speculative	Marble & Granite, Sleep on Latex	Yes	Secfried Industrial Properties, Inc.	Q2 2015	Q1 2016
Completed	1925 Busse Rd		Elk Grove Village	Cook	O'Hare	208,302	0	Speculative	Ceva Logistics	Yes	Panattoni Development Company	Q2 2013	Q4 2013
Completed	11333 Addison Ave	Franklin Park Rail Center	Franklin Park	Cook	I-290 North	203,096	0	Speculative	Travelon, SAI	Yes	Pritzker	Q2 2016	Q4 2016
Completed	10501 Franklin Ave	Bridge Point Franklin Park #1	Franklin Park	Cook	I-290 North	184,611	66,840	Speculative	Agility Logistics	Yes	Bridge Development Partners	Q1 2018	Q3 2018
Completed	11600 Grand Ave		Northlake	Cook	I-290 North	182,923	0	Speculative	Pilot Air Freight Corp.	Yes	Bridge Development Partners	Q1 2016	Q3 2016
Completed	720 Northgate Pkwy		Wheating	Cook	North Suburbs	181,049	105,046	Speculative	ETI Solid State Lighting Inc.	Yes	Hamilton Partners	Q2 2017	Q4 2017
Completed	9100 W Belmont Ave	O'Hare Gateway Logistics Center	Franklin Park	Cook	I-290 North	178,516	178,516	Speculative	N/A	Yes	Ridge Development	Q2 2018	Q4 2018
Walls Going Up	2545 W 24th St	Rockwell Logistics Center	Chicago	Cook	Chicago South	174,536	174,536	Speculative	N/A	Yes	Venture One Real Estate	Q2 2018	Q2 2019
Completed	1400 W 44th St		Chicago	Cook	Chicago South	166,549	0	Speculative	RB6, Amylu Foods, LLC	Yes	DCT Industrial	Q3 2016	Q1 2017
Completed	200 Innovation Dr (Bldg 4)	Elk Grove Technology Park	Elk Grove Village	Cook	O'Hare	165,036	165,036	Speculative	N/A	Yes	Brennan Investment Group /Wanxiang America Real Estate	Q3 2018	Q1 2019
Completed	2420 Wood St	Building 1	Chicago	Cook	Chicago South	156,000	100,000	Speculative	La Hacienda	Yes		Q4 2016	Q3 2017
Walls Going Up	150 Innovation Dr (Bldg 3)	Elk Grove Technology Park	Elk Grove Village	Cook	O'Hare	151,693	151,693	Speculative	N/A	Yes	Brennan Investment Group	Q3 2018	Q2 2019
Completed	22C1 W Lunt Ave	Centex Industrial Park	Elk Grove Village	Cook	O'Hare	150,520	0	Speculative	NNR Global Logistics USA, LLC	Yes	Bridge Development Partners	Q2 2013	Q2 2014
Completed	771 Gross Point Rd	North Shore Industrial Center	Skokie	Cook	North Suburbs	150,070	0	Speculative	My Fav Electronics, Inc., S-L Distribution, US Auto	Yes	Panattoni	Q2 2014	Q4 2014
Completed	1780 Birchwood Ave	Northeast O'Hare Industrial Center	Des Plaines	Cook	O'Hare	139,425	0	Speculative	Cambria USA, Pet Food Experts	Yes	Group/DLJ Real Estate Capital Partners LLC	Q2 2014	Q4 2014
Completed	7720 N Lenigh Ave		Niles	Cook	North Suburbs	135,650	47,007	Speculative	Weldcote Metals, Linx Global	Yes	Mollo Properties	Q4 2016	Q1 2017
Completed	1111 Chase Ave		Elk Grove Village	Cook	O'Hare	133,076	0	Speculative	SEKO Worldwide, Gran Quartz LP	Yes	Panattoni	Q2 2018	Q4 2018
Walls Going Up	1731 Wall St	O'Hare DC III	Mount Prospect	Cook	O'Hare	132,270	132,270	Speculative	N/A	Yes	Black Creek Group	Q3 2018	Q2 2019
Walls Going Up	801 Innovation Dr (Bldg 2)	Elk Grove Technology Park	Elk Grove Village	Cook	O'Hare	128,550	128,550	Speculative	N/A	Yes	Brennan Investment Group	Q4 2018	Q2 2019
Completed	2475 Touhy Ave		Elk Grove Village	Cook	O'Hare	124,028	0	Speculative	Enterprises, Inc., Pepperidge Farm, Inc.	Yes	Bridge Development Partners	Q2 2013	Q2 2014
Walls Going Up	701 Innovation Dr (Bldg 1)	Elk Grove Technology Park	Elk Grove Village	Cook	O'Hare	122,510	122,510	Speculative	N/A	Yes	Brennan Investment Group	Q4 2018	Q2 2019
Walls Going Up	802 E Devon Ave		Bartlett	Cook	Northwest Suburbs	120,270	120,270	Speculative	N/A	Yes	Poulokefalos Enterprises	Q4 2018	Q2 2019

Cook County Speculative Development Projects 2013-2019

Status	Property Address	Business Park	City	County	Submarket	Size (SF)	Avail (SF)	Type	User Name	6B Status	Developer/Owner	Start Date	Completed Date
Walls Going Up	1055-1065 Sesame St	O'Hare DC II	Bensenville	Cook	O'Hare	116,294	116,294	Speculative	N/A	Yes	Black Creek Group	Q3 2018	Q2 2019
Walls Going Up	3311-3333 Charles		Franklin Park	Cook	I-290 North	113,747	113,747	Speculative	N/A	Yes	Crow Holdings	Q4 2018	Q2 2019
Completed	2200-2223 Arthur Ave		Elk Grove Village	Cook	O'Hare	112,862	0	Speculative	McNichols Company	Yes	DCT Industrial	Q2 2015	Q4 2015
Completed	2080-2140 Lunt Ave		Elk Grove Village	Cook	O'Hare	107,769	0	Speculative	Stream USA Data Centers	Yes	Seefried Industrial Properties, Inc.	Q2 2017	Q1 2018
Completed	3701 Centrella St	Former Central Grocers site	Franklin Park	Cook	I-290 North	106,848	0	Speculative	Apex Logistics	Yes	Mollo Capital	Q4 2017	Q3 2018
Completed	9300 King Ave		Franklin Park	Cook	I-290 North	99,076	99,076	Speculative	N/A	Yes	Clarius Partners	Q3 2017	Q1 2018
Completed	16C1 Estes Ave		Elk Grove Village	Cook	O'Hare	87,975	0	Speculative	Weiss-Rohlig	Yes	CenterPoint Properties	Q2 2013	Q4 2013
Completed	9655 Soreng Ave		Schiller Park	Cook	I-290 North	84,700	0	Speculative	on Design, Inc., Ground Services International	Yes	Bridge Development Partners	Q4 2016	Q3 2017
Completed	1075 Chadwick Dr		Wheeling	Cook	North Suburbs	83,755	32,168	Speculative	Clorox (Hidden Valley Ranch)	Yes	Sitex Group	Q4 2017	Q2 2018
Completed	2001 Arthur Ave		Elk Grove Village	Cook	O'Hare	79,205	0	Speculative	Pilney Bowes, Cavalier Logistics	Yes	Seefried Industrial Properties	Q2 2018	Q4 2018
Completed	9555 Soreng Ave		Schiller Park	Cook	I-290 North	72,825	0	Speculative	Fujitrans	Yes	Bridge Development Partners	Q4 2016	Q3 2017
Walls Going Up	1690 N Plum Grove Rd		Schaumburg	Cook	Northwest Suburbs	44,000	12,463	Speculative	TBD	Yes	Undisclosed	Q4 2018	Q2 2019
Completed	800 Dierking Ter		Elk Grove Village	Cook	O'Hare	41,280	41,280	Speculative	N/A	Yes	Gullo Development Corp	Q3 2017	Q1 2018
Completed	4150 N Knox Ave		Chicago	Cook	Chicago North	40,700	20,350	Speculative	Goodman Distribution, Inc.	Yes	Partners/WBS Equities, LLC	Q2 2016	Q2 2017
Completed	2416 Estes Ave		Elk Grove Village	Cook	O'Hare	24,500	24,500	Speculative	N/A	Yes	Gullo Development Corp	Q1 2017	Q2 2018
Completed	1501 Landmeier Rd		Elk Grove Village	Cook	O'Hare	10,135	0	Speculative	Ningale Machinery USA	Yes	Gullo Development Corp	Q2 2017	Q3 2017
Totals						12,261,508	5,128,350						



Recommended
Example 1



Recommended Example 2



Not Recommended Example 1



Not Recommended
Example 2



WARE MALCOMB

**COMMITTEE AGENDA ITEM
VILLAGE OF HOFFMAN ESTATES**

SUBJECT: Request by Aldi Inc. (owner) for approval of a plat of easement for watermain at the Aldi grocery store located at 375 West Higgins Road

MEETING DATE: May 13, 2019

COMMITTEE: Planning, Building and Zoning

FROM: Peter Gugliotta^{PG}/James Donahue^{JD}

REQUEST: Request by Aldi Inc. (owner) for approval of a plat of easement for watermain at the Aldi grocery store located at 375 West Higgins Road.

BACKGROUND: On August 6, 2018, the Village approved a site plan amendment to allow a store expansion, facade changes, and parking lot improvements on the Aldi site located at 375 West Higgins Road. As part of the site plan approvals, two hydrants were being relocated/installed on the site. One of the hydrants required an easement dedication. A condition of approval was added requiring a plat of easement or grant of easement for the new hydrant before final occupancy.

DISCUSSION: The attached plat identifies the watermain and hydrant that are now included within a utility easement. Appropriate language granting the easement to the Village of Hoffman Estates is included on the plat. Planning and Legal staff have reviewed the plat and found it to be in conformance with Village code.

RECOMMENDATION: Approval of a request by Aldi Inc. (owner) for a plat of easement for watermain at the Aldi grocery store located at 375 West Higgins Road.

Attachment

cc: Peter Thomas (Aldi, Inc.)
Nicole Kaemerer (RWG Engineering, LLC)
A. Wenderski



**VILLAGE OF HOFFMAN ESTATES
DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING DIVISION MONTHLY REPORT**

SUBMITTED TO: PLANNING, BUILDING & ZONING COMMITTEE
BY: Peter Gugliotta, Director of Planning, Building and Code Enforcement

May 13, 2019

PLANNING AND ZONING COMMISSION MEETINGS

April 17, 2019 PZC Meeting

- o Cross Kicks Fitness, 2567 W Golf Rd – Special Use for Fitness (change in ownership) – **APPROVED**
- o Saddle Room, Pratum Avenue & Prairie Stone Parkway – Master Sign Plan Amendment - **APPROVED**
- o Motorwerks Temporary Car Storage, 1260 W Higgins Rd – Special Use - **APPROVED**
- o Village of Hoffman Estates – Zoning Code Text Amendments regarding Uses and Definitions – (continued to 05/15)

May 1, 2019 PZC Meeting

- o Mercedes Benz, 1000 W Golf Rd – Site Plan Amendment – **APPROVED**

May 15, 2019 Upcoming Meeting

- o Resident, 4401 Wildwood Ct – Fence setback variation
- o Resident, 445 Westview St – Home expansion – Side yard setback variation
- o Resident, 1647 Bur Oak Dr – Room addition & Deck setback variation
- o Village of Hoffman Estates – Zoning Code Text Amendments regarding Uses and Definitions – (continued from 05/01)

June 5, 2019 Upcoming Meeting

- o Moretti's – Special Use for Banquet facility (former Sweet Caroline's)

CURRENT ACTIVE PROJECT REVIEWS

- 80 W Higgins Rd, former Hoffman Lanes – Site Plan for redevelopment
- Hoffman Plaza, East Side Roselle Road (outlot 4)– site plan for new outlot building
- McDonalds, 2580 W Golf Road – Site plan amendment for façade changes, small building addition and master sign plan
- BMO Harris Bank, 1400 Gannon Dr – Site plan amendment for new bank and retail building
- 2595 W Golf Rd (former Clark Gas Station), Golf/Barrington – Site plan for redevelopment for new retail building
- Moretti's – Master Sign Plan
- Quality Inn, 2075 Barrington Rd – Special use for change in ownership and site plan amendment for building addition
- NW Corner Higgins & Governors (former McDonald's) – Site plan for gas station and convenient store
- 125 W Higgins Rd, Bob Rohrman (owner) – Special use for temporary car storage
- Barrington Square Town Centre/Winston Knolls School – site plan for new playground
- Zoning Code Text Amendments –accessory structures, signs, etc.

POTENTIAL UPCOMING PROJECTS

- Greenspoint Office Park, 2730 Higgins Rd – Site Plan Amendment for outdoor seating and recreational upgrades
- Adesa Phase II Expansion (Beverly Road & PSP)
- Hoffman Plaza, East Side Roselle Road (outlot 3)– site plan for new outlot building
- Somerset Mixed Use Project, Lakewood campus – Site Plan to reoccupy existing building
- Somerset Mixed Use Project, Lakewood campus – Site Plan to construct new townhomes and apartments
- NE Corner Roselle & Higgins (former Shell) - Site plan for new gas station and convenient store
- Hoffman Plaza, North Side Higgins Road (former Burger King) – Site plan for new outlot building
- 2354 - 2360 Hassell Rd. Offices – Site plan amendment for retail uses sidewalks, landscaping and other site changes
- 1680 Heron Way - Site plan approval for new individual home in Yorkshire Woods Subdivision
- SEC Rohrssen Road & Golf Road – Annexation, Site Plan for Hindu Wellness Center & Temple and homes
- North side of Lakewood Blvd. – Concept plan for multi-lot industrial development
- St. Alexius Behavioral Hospital/AMITA Health – Site Plan Amendment for building addition

GENERAL ACTIVITIES

- The Planning Division processed 1 FOIAs and 1 Zoning Verification Letters in April.
- Mo Khan attended a Webinar on 4/19 on New Federal Rules for Cell Towers Inside & Outside Rights-of-Way
- Mo Khan attended the International Sign Association & Sign Research Foundation Conference on 4/23-4/25

Site Plan Review Process	April		1st Quarter		Year to Date	
Number of administrative site plan cases completed	0	100% completed	0	75% completed	0	83% completed
Number of PZC site plan cases completed	0	administratively	1	administratively	1	administratively
Annual goal is to complete at least 65% of site plan cases through administrative review process						

Site Plan Review Timing	April		1st Quarter		Year to Date	
Number of cases processed within 105 days	0	100% completed within 105 days	1	100% completed within 105 days	1	100% completed within 105 days
Annual goal is to complete 100% of cases within 105 days						

Coordinating Planning & Code Efforts	April	1st Quarter	Year to Date	Year Target
Number of staff coordination meetings held	5	18	18	48

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

- HUD estimates the Village will receive a \$245,931 CDBG entitlement allocation for the 2019-2020 program year, an increase of \$2,757 over the current program year, approximately 1.1%.
- The boiler system was replaced at the Children’s Advocacy Center (CAC) as part of the Joint CAC Project. The new boiler has modern controls and is more energy efficient.
- Began preparation of the CDBG Annual Action Plan. The draft plan will be made public in May. The final draft must be submitted to HUD by August 15, 2019.
- A Fair Housing article was included in the March Citizen newsletter.
- Submitted quarterly reports to HUD. March 31st marked the end of the first half of Program Year 2018.
- Met with staff from neighboring CDBG entitlement communities regarding a possible joint CDBG collaboration, modeled on the Joint CAC Project, to allocate group CDBG funding for construction activities at the JOURNEYS facility in Palatine. JOURNEYS is a non-profit organization that provides services for residents of northwest Cook County, including Hoffman Estates.

The information below is for the 2018 CDBG Program Year (October 1, 2018 through September 30, 2019):

CDBG Expenditures and Reporting Ratio	April	2 nd Quarter*	Year to Date	Current Reporting Ratio
	\$0	\$11,330.07	\$227,499.15	1.36
*Current Reporting Ratio equals ratio of unspent funds to total allocated funds in program year. Permitted to hold up to 1.5 of yearly allocation.				

Housing Program Goals	April	2 nd Quarter*	Year to Date	Year Target
Rehabilitation Projects completed	0	0	0	3
Housing & related issues education pieces released	1	2	2	5

*The 2nd quarter of a CDBG Program Year runs from January 1 through March 31.



**VILLAGE OF HOFFMAN ESTATES
DEPARTMENT OF DEVELOPMENT SERVICES
CODE ENFORCEMENT DIVISION MONTHLY REPORT**

SUBMITTED TO: PLANNING, BUILDING & ZONING COMMITTEE
BY: Peter Gugliotta, Director of Planning, Building and Code Enforcement

PG

May 2019

GENERAL ACTIVITIES

- On April 1, 2019, Tony Knuth attended the final six week course for the Introduction to the National Electrical Code in preparation for the Electrical Inspector ICC Certification Test in Warrenville.
- On April 9, 2019, Jeff Mattes & Tony Knuth attended the NWBOCA meeting on Top Framing Challenges & Installation Issues in Schaumburg.
- On April 12, 2019, Kathleen Kuffer attended a Hoarding seminar at the Schaumburg Police Department.
- On April 17, 2019, Kathleen Kuffer, Kiley Gardner, Dave Banaszynski & Alex Zaborowski attended the IACE training session on Residential/Commercial HVAC Installations & Crisis Intervention in Elgin.
- On April 25, 2019, David Banaszynski inspected the Bon Apatite event at Stonegate.
- On April 25-26, 2019, David Banaszynski attended the IEHA North Chapter Conference in Elgin.
- On April 26, 2019, John Shogren attended the monthly IPIA meeting in Aurora.
- Code Enforcement expects to have a Seasonal Code Inspector begin work in mid-May to assist with daily complaints and proactive inspections (primarily tall grass, toters, and other exterior violations).
- A total of 74 new single family homes are in various stages of construction.

2019 Code Enforcement Freedom of Information Act Requests Processed

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
58	44	53	54	0	0	0	0	0	0	0	0	209

2019 Code Enforcement GovQA Questions & Complaints Processed

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
6	8	18	10	0	0	0	0	0	0	0	0	42

RENTAL HOUSING LICENSE AND INSPECTION PROGRAM

- There are currently 2,109 rental properties registered. This includes 1,445 single family and townhome units (69%) and 664 condominium units (31%).
- As of May 2nd, more than 2,079 (99%) renewals had been submitted for 2019. Penalties continue to be assessed in accordance with Village Code for unregistered properties.

2019 Construction Inspections

Inspection	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2019 YTD	2018 Total
Structural	94	82	96	113	0	0	0	0	0	0	0	0	385	1592
Electrical	31	25	39	49	0	0	0	0	0	0	0	0	144	428
Plumbing	56	53	61	84	0	0	0	0	0	0	0	0	254	888
Mechanical	50	28	22	24	0	0	0	0	0	0	0	0	124	308
Other	40	27	31	39	0	0	0	0	0	0	0	0	137	869
Fence	18	1	2	12	0	0	0	0	0	0	0	0	33	206
Roof/Siding	30	45	34	24	0	0	0	0	0	0	0	0	133	995
Patio/Driveway	15	20	20	51	0	0	0	0	0	0	0	0	106	1028
Deck	0	2	0	1	0	0	0	0	0	0	0	0	3	68
Shed	2	0	2	2	0	0	0	0	0	0	0	0	6	61
Sewer	4	2	2	7	0	0	0	0	0	0	0	0	15	52
2019 Total	340	285	309	406	0	0	0	0	0	0	0	0	1340	
2018 Total	373	720	539	614	542	573	632	625	514	530	507	326		6495

2019 Rental Inspections

Inspection	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Annual	185	220	289	185	0	0	0	0	0	0	0	0	879
Reinspections	114	109	98	97	0	0	0	0	0	0	0	0	418
Total	299	329	387	282	0	0	0	0	0	0	0	0	1297

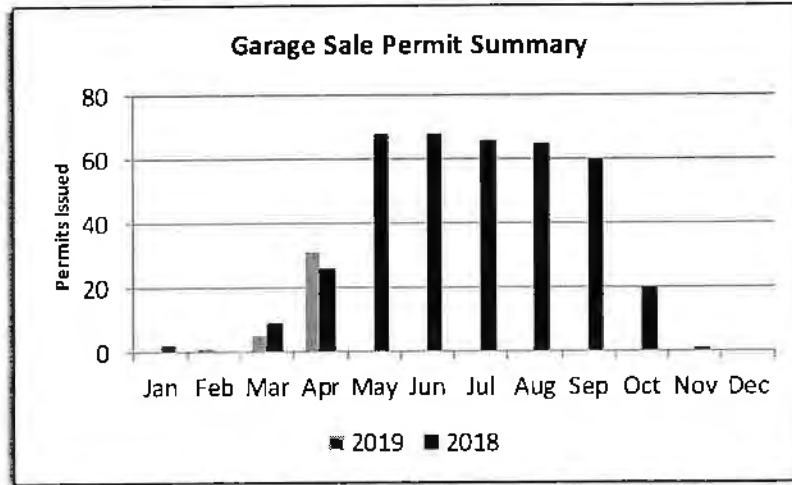
There are approximately 2,109 total rental properties subject to annual inspections (this number fluctuates based on new registrants and owners who choose to no longer rent their properties).

Inspection Services Performance	April	2 nd Quarter	Year to Date	Year Target
Percentage of building inspections within 24 hr. notice	97%	97%	97%	95% within 24 hr. notice
Percentage of annual rental inspections completed	8.8%	8.8%	41.7%	100% of total*

* Note: The total number of properties registered fluctuates and therefore this percentage does not equal 100% at year-end.

Garage Sales

Year	2019	2018
Jan	0	2
Feb	1	0
Mar	5	9
Apr	31	26
May	0	68
Jun	0	68
Jul	0	66
Aug	0	65
Sep	0	60
Oct	0	20
Nov	0	1
Dec	0	0
Total	37	385

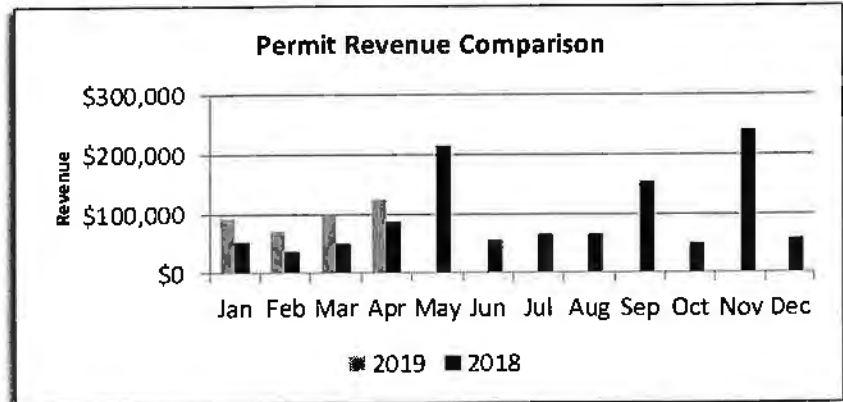


2019 Building and Fire Permits Issued

Permit	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2019 YTD	2018 Total
Building Permits														
Commercial Remodeling	6	11	7	7	0	0	0	0	0	0	0	0	31	78
Community Residence	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Demolition	2	1	1	1	0	0	0	0	0	0	0	0	5	7
Driveways	1	0	7	26	0	0	0	0	0	0	0	0	34	268
Electrical	3	9	4	2	0	0	0	0	0	0	0	0	18	48
Fences	3	0	7	29	0	0	0	0	0	0	0	0	39	184
Mechanical	21	15	7	15	0	0	0	0	0	0	0	0	58	205
Miscellaneous Permits	20	10	21	41	0	0	0	0	0	0	0	0	92	460
Multi-Family Remodeling	0	0	0	0	0	0	0	0	0	0	0	0	0	21
New Commercial	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Plumbing	27	12	22	23	0	0	0	0	0	0	0	0	84	220
Pools	0	1	0	0	0	0	0	0	0	0	0	0	1	10
Residential Decks & Patios	0	1	5	16	0	0	0	0	0	0	0	0	22	199
Residential Garages	1	0	0	0	0	0	0	0	0	0	0	0	1	5
Residential Remodeling	8	13	10	17	0	0	0	0	0	0	0	0	48	234
Residential Sheds	0	0	0	2	0	0	0	0	0	0	0	0	2	32
Roofs/Siding	17	9	33	98	0	0	0	0	0	0	0	0	157	754
Signs	6	10	7	9	0	0	0	0	0	0	0	0	32	85
New Single Family Residences	10	4	8	10	0	0	0	0	0	0	0	0	32	71
Fire Permits														
Automatic Fire Alarms	6	4	6	5	0	0	0	0	0	0	0	0	21	46
Fuel Storage Tanks	0	0	1	0	0	0	0	0	0	0	0	0	1	0
Hood & Duct	2	0	1	1	0	0	0	0	0	0	0	0	4	7
Automatic Sprinklers	7	5	19	13	0	0	0	0	0	0	0	0	44	122
Lock Boxes	2	2	0	2	0	0	0	0	0	0	0	0	6	22
Other	1	1	3	1	0	0	0	0	0	0	0	0	6	35
2019 Total	143	108	169	318	0	0	0	0	0	0	0	0	738	
2018 Total	161	117	179	257	360	381	321	361	307	335	184	152		3115

Permit Revenue

Year	2019	2018
Jan	\$93,164	\$51,874
Feb	\$70,614	\$37,425
Mar	\$98,580	\$50,680
Apr	\$123,746	\$85,798
May	\$0	\$214,381
Jun	\$0	\$54,036
Jul	\$0	\$66,787
Aug	\$0	\$64,522
Sep	\$0	\$152,980
Oct	\$0	\$50,855
Nov	\$0	\$240,800
Dec	\$0	\$57,994
Total	\$386,104	\$1,128,132



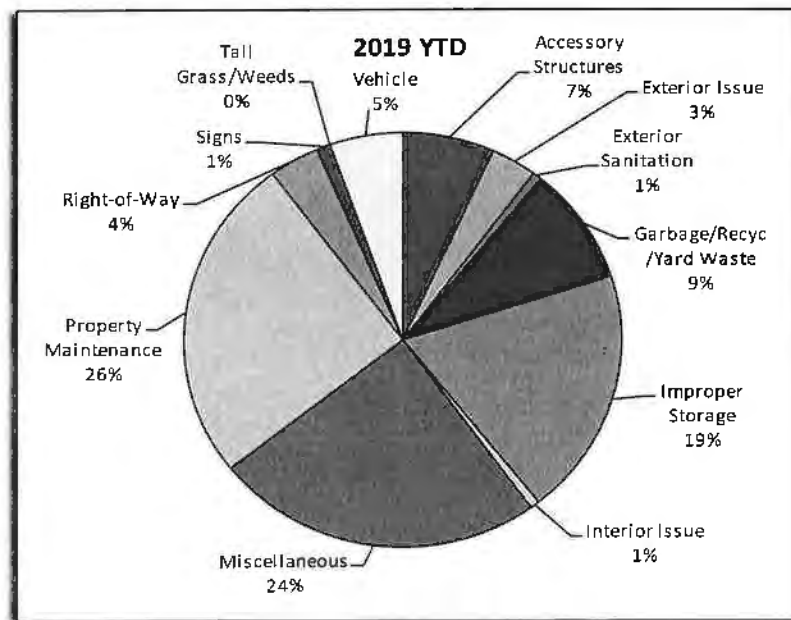
2019 Budget: \$800,000

Total Revenue includes building permits, fire permits and Temporary Certificates of Occupancy.

Building Permit Processing Performance	April	2nd Quarter	Year to Date	Year Target
Percentage of permits entered in computer within 24 hours of submittal	98%	98%	98%	95% within 24 hours
Percentage of permit plan reviews completed within 10 business days	97%	97%	97%	95% within 10 days
Percentage of final permits processed within 48 hours of plan approval	97%	97%	97%	90% within 48 hours

2019 Property Maintenance Summary Report

Violation	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2019 YTD	2018 Total
Accessory Structures	2	0	9	9	0	0	0	0	0	0	0	0	20	31
Exterior Issue	2	3	1	4	0	0	0	0	0	0	0	0	10	24
Exterior Sanitation	0	0	1	1	0	0	0	0	0	0	0	0	2	6
Garbage/Recyc/Yard Waste	7	0	12	8	0	0	0	0	0	0	0	0	27	115
Improper Storage	5	2	38	12	0	0	0	0	0	0	0	0	57	542
Interior Issue	0	0	2	0	0	0	0	0	0	0	0	0	2	15
Miscellaneous	8	23	14	27	0	0	0	0	0	0	0	0	72	258
Property Maintenance	8	12	17	38	0	0	0	0	0	0	0	0	75	312
Right-of-Way	1	0	5	5	0	0	0	0	0	0	0	0	11	50
Signs	0	1	0	2	0	0	0	0	0	0	0	0	3	22
Tall Grass/Weeds	0	0	0	0	0	0	0	0	0	0	0	0	0	411
Vehicle	1	1	8	6	0	0	0	0	0	0	0	0	16	48
2019 Total	34	42	107	112	0	0	0	0	0	0	0	0	295	
2018 Total	42	62	112	92	295	385	347	301	96	44	30	28		1834



2019 Citations Issued

Violation	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Business License	17	16	18	23	0	0	0	0	0	0	0	0	74
Code	34	41	39	15	0	0	0	0	0	0	0	0	129
Rental	54	64	32	43	0	0	0	0	0	0	0	0	193
Total	105	121	89	81	0	0	0	0	0	0	0	0	396

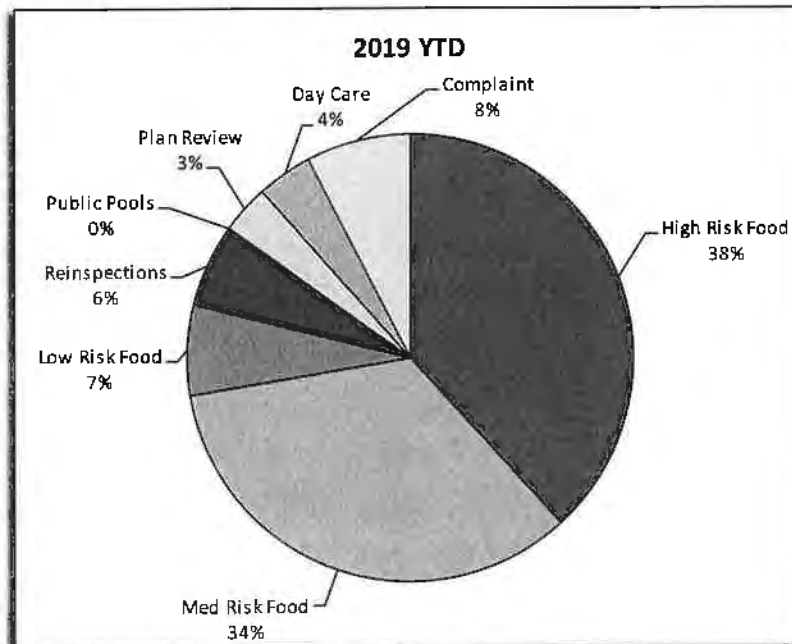
2019 Adjudication Court Dockets - Citations Presented

Court	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Code/Bus. Lic.	43	44	62	62	0	0	0	0	0	0	0	0	211
Rental	30	30	30	23	0	0	0	0	0	0	0	0	113
Total	73	74	92	85	0	0	0	0	0	0	0	0	324

Inspection Services Performance	March	2 nd Quarter	Year to Date	Year Target
Percentage of property maintenance inspections completed within 24 hours of notice	97%	97%	97%	95% within 24 hr. notice

2019 Environmental Health Inspection Report

Activity	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
High Risk Food	37	34	1	4	0	0	0	0	0	0	0	0	76
Med Risk Food	0	0	22	46	0	0	0	0	0	0	0	0	68
Low Risk Food	2	4	2	5	0	0	0	0	0	0	0	0	13
Reinspections	6	5	1	0	0	0	0	0	0	0	0	0	12
Public Pools	0	0	0	0	0	0	0	0	0	0	0	0	0
Plan Review	1	2	2	2	0	0	0	0	0	0	0	0	7
Day Care	0	0	2	6	0	0	0	0	0	0	0	0	8
Complaint	4	6	3	2	0	0	0	0	0	0	0	0	15
Total	50	51	33	65	0	0	0	0	0	0	0	0	199



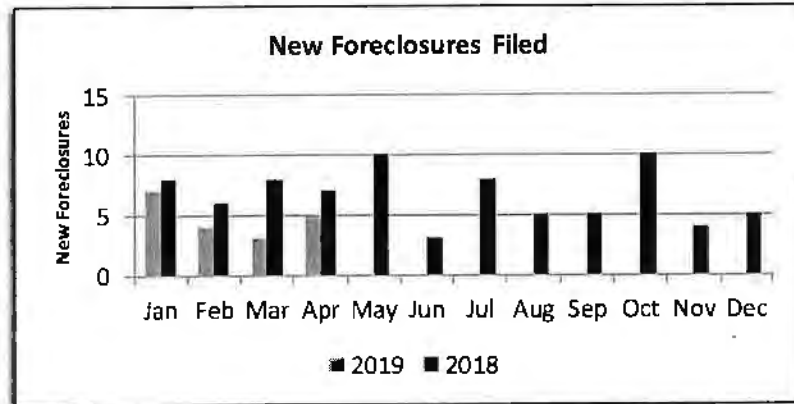
Food establishments are divided into the risk categories of high, moderate or low, and planned inspections are performed three, two, or one time each year respectively. A high risk establishment presents a high relative risk of causing foodborne illness based on the large number of food handling operations typically implicated in foodborne outbreaks and/or the type of population served by the facility. There are approximately 265 facilities that require a total of approximately 550 planned inspections throughout the year (this number fluctuates based on businesses opening/closing).

Health Inspections Performance	April	2 nd Quarter	Year to Date	Year Target
Percentage of annual food health inspections completed	10%	10%	28.5%*	100% of total

*Note: The total number of inspection properties fluctuates and therefore the year to date number may not equal 100%.

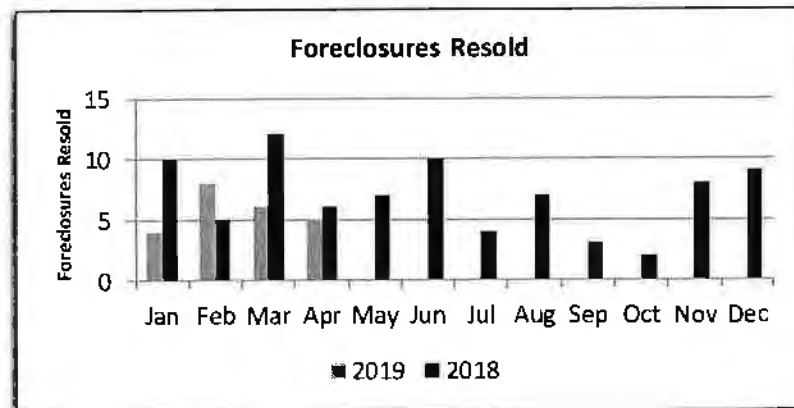
New Foreclosures Filed

Year	2019	2018
Jan	7	8
Feb	4	6
Mar	3	8
Apr	5	7
May	0	10
Jun	0	3
Jul	0	8
Aug	0	5
Sep	0	5
Oct	0	10
Nov	0	4
Dec	0	5
Total	19	79



Foreclosures Resold

Year	2019	2018
Jan	4	10
Feb	8	5
Mar	6	12
Apr	5	6
May	0	7
Jun	0	10
Jul	0	4
Aug	0	7
Sep	0	3
Oct	0	2
Nov	0	8
Dec	0	9
Total	23	83



Historical Foreclosure Information

	2011	2012	2013	2014	2015	2016	2017	2018
Foreclosures Filed	312	620	208	139	81	68	90	79

ECONOMIC DEVELOPMENT & TOURISM MONTHLY REPORT

May 2019



Economic Development

- Ongoing calls, emails and meetings with land owners, brokers and property owners about potential development or issues in Hoffman Estates.
- Continued to update the available properties online database on the Village's website.
- Worked on agreements with property owners for gateway signs in the entertainment district.
- Attended meetings regarding Next Level Northwest and solicited applications for companies to be a part of the program in Hoffman Estates. The first pitch night for Hoffman Estates is scheduled for May 30th with the first applicant. Thus far, two companies have successfully completed the process and have new growth plans. The companies have already seen profits increased, one even as much as 30% in the first month of implementing their plan.
- Completed liaison duties to the Arts Commission by attending meetings, processing contracts and coordinating the summer concert flyer distribution.
- Staff continued to make contact with targeted companies for a formal business visit in 2018-19.
- Assisted in the drafting of new distillery, brewery and winery ordinances to promote bringing those uses into town. While also meeting to attract a new brewery to the entertainment district.
- Most of April and early May Staff was focused on preparations for the ICSC RECon show in Las Vegas: Meetings, dinners, evening social gatherings, booth materials, packing and everything else that goes with organizing to make the Village of Hoffman Estates have a successful show. One of the new pull up banners is in *Figure 1*.
- Staff attended the Illinois Economic Development Association's annual Site Selector Forum and Consul General Reception. Staff was able to network with several Consul Generals from various countries like China, Japan, Germany, Brazil, Mexico, Poland and Canada. Yet the best benefit is meeting and networking with Site Selectors who work with



Figure 1: One of the new display pieces for tradeshows. This one highlights Somerset Development's Bell Works project.

major companies looking to open or relocate major portions of their company. Mr. Kramer also organized a lunch prior to the event for Illinois YPs to network and learn from each other.

- Mr. Kramer attended the annual Illinois Tax Increment Association conference that was held in Normal, IL. The three day event had some relevant sessions for the four TIFs in Hoffman Estates as well as provided a great opportunity to build networks if any TIF related questions arise.
- Economic Development staff attended the:
 - Monthly Board and Membership Committee meetings of the Chamber of Commerce
 - Monthly Design Team meeting of Next Level Northwest
 - Quarterly ICSC IL State Committee Meeting
 - SelectChicago Foreign Direct Investment Workshop
 - Bimonthly Chicago Restaurant Brokers Association Lunch to Promote Hoffman Estates Sites
 - Quarterly IEDC Young Professionals Committee Conference call. Mr. Kramer is leading a subcommittee of the group to promote the profession to students and other YPs.
 - Annual Prairie Stone POA Meeting
 - Various Ribbon Cuttings around town like the Center for Advanced Joint Replacement at the St. Alexius Medical Campus, *Figure 2*.



Figure 2: Mayor McLeod, St. Alexius CEO Len Wilk and other cut the ribbon on May 2 to celebrate the opening of the Center for Advanced Joint Replacement at the Amita hospital.

Tourism

- **Hoffman Estates Hotel Leaders Meeting - April 4, 2019 - Village Hall**
The Tourism Office organized a meeting for all Hoffman Estates hotel general managers, directors of sales, and front office managers to meet with the Village Manager, Department Directors, and representative from Police and Fire to discuss and receive information on the following topics: Jim Norris - overview and updates, Spring Awakening Music Fest. Kevin Kramer - update on new businesses - will they have travelers? Mark Koplin - future arena events - marketing and sponsorship opportunities. Pete Gugliotta - how do you apply for permits for banners, temporary signage, formula for permanent signage, code inspections and enforcement. Mike Hankey - how guests can utilize new Pace Express to travel to O'Hare or downtown Chicago. Joe Kruschel - updates on trends in criminal activity in the area, human trafficking, security concerns, and best practices to avoid drawing unwanted guests. Tom Mackie - lock boxes, what to do and not do when a fire alarm is triggered. Linda Scheck - Spring Awakening Music Festival, Tourism website. Information was pertinent to hotel inquiries - rave reviews from our hotel management teams.
- **Spring Awakening Music Festival – June 7/8/9, 2019 – Poplar Creek**
Hoffman Estates hotels had exclusive event website listings for 30 days. Event organizers conducted email blasts to all ticket holders giving our hotels additional exposure. Hotels in Elgin, Schaumburg, Arlington Heights, Rolling Meadows, Elk Grove Village, and Itasca were added to the website as Village hotels sold out. Met with every participating hotel to ensure direct booking links were active and hotel staff was aware of the event. Created “Service Alert” notices that the Tourism Office is circulating to all restaurants in the western area of the Village to be sure they know 30,000 guests would be in their area.

Meetings/Activities

- Created “ask” letter to distribute to Village businesses for prizes for 60th Anniversary balloon drop.
- Solicited additional food vendors for Northwest 4th Fest (13 vendors as of April).
- Solicited lodging for King & Country - Burn the Ships (SCA event).
- Solicited lodging for Dude Perfect - Pound it (SCA event).
- Attended HECCI Bon Appétit event.
- Provided Japanese and Chinese business, school, and Chamber contacts to SCA for US Volleyball event ticket promotion.
- Met with Midlands Wrestling Tournament Organizers - three-year commitment signed with SCA.
- Provided décor, assisted with set-up, and attended swearing in ceremony of Village officials.
- Attended active shooter training.
- Provided contacts to Stonegate for Cambria discussion.
- Met with MEET Chicago NW Sports marketing director.
- Met with Elgin/Fox Valley CVB sales team.
- Met with new corporate sales manager at Travelex and provided contacts.
- Attended Senior Commission spring luncheon.
- Celtic Fest “save the date” cards emailed to all past vendors and activity providers.
- Soliciting participation of area dog rescue/shelters to participate in Celtic Fest.



Kevin Kramer, Director of Economic Development



Linda Scheck, Director of Tourism & Business Retention