

AGENDA
PLANNING, BUILDING AND ZONING COMMITTEE
Village of Hoffman Estates
July 8, 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 - June 10, 2019

NEW BUSINESS

1. Request by 3 LA Hospitality, Inc. for a courtesy review for the construction of a building addition to the Quality Inn Hotel property located at 2075 North Barrington Road.
2. Request by CA Ventures for a courtesy review for development of an office/manufacturing facility located in the Fountain Crossing Subdivision (east of Barrington Road, north of Lakewood Boulevard).
3. Request approval of the Community Development Block Grant (CDBG) Annual Action Plan for Program Year 14 (2019-2020).
4. Request approval to issue a Request for Proposals to solicit submittals from qualified consulting firms for a planning study for the Barrington Road I-90 Interchange Sub-Area of the Village.
5. Request approval to:
 - a) Finalize and file TIF Eligibility Study and Redevelopment Plan with Village Clerk and proceed through the required TIF review/approval process.
 - b) Contract with SB Friedman Development Advisors to provide consulting services throughout the review/approval process.

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**

June 10, 2019

I. Roll Call

Members in Attendance:

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

**Management Team Members
in Attendance:**

- James Norris, Village Manager**
- Dau O'Malley, Deputy Village Manager**
- Arthur Janura, Corporation Counsel**
- Mark Koplin, Asst. Vlg. Mgr.-Dev. Services**
- Peter Gugliotta, Director of Planning**
- Kevin Kramer, Director of Econ. Dev.**
- Mo Khan, Associate Planner**
- Patti Cross, Asst. Corporation Counsel**
- Mike Hankey, Dir. Trans & Engineering**
- Patrick Seger, Director HRM**
- Bruce Anderson, CATV Coordinator**
- Suzanne Ostrovsky, Asst. to Village Mgr.**

The Planning, Building & Zoning Committee meeting was called to order at 7:00 p.m.

II. Approval of Minutes

Motion by Trustee Arnet, seconded by Trustee Gaeta, to approve the Planning, Building & Zoning Committee meeting minutes of May 13, 2019. Voice vote taken. All ayes. Motion carried.

NEW BUSINESS

- I. Request by WT Group, LLC for a courtesy review for the redevelopment of the former Hoffman Lanes site at 80 W. Higgins Road for the construction of a proposed Hertz Car Sales Dealership.**

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

Chris Starke with WT Group, LLC addressed the Committee and provided information regarding the construction of a proposed Hertz Car Sales dealership. The property at 80 W. Higgins Road is the site of the former Hoffman Bowling Lanes and is approximately

2.02 acres in size. The proposed building would be 4,194 square feet with 272 parking spaces, 32 of those for employees and customers. The inventory would be predominantly comprised of used vehicles between 2 and 3 years old, with 30-40,000 miles and an average selling price of \$13,500. They would initially employ 2 managers and 5 salespeople.

Several Trustees had questions about the project and expressed displeasure that this prime corner and entrance into the Village would be another car dealer/parking lot with 2 vacant car dealers across the street. Trustee Mills expressed concern about the color, etc. and wants to see better visuals for this property.

2. **Request by BK Equities, LLC, for:**
 - a) **Approval of a Development Agreement for the 53 acre Hoffman Technology Park located on the north side of Lakewood Boulevard; and**
 - b) **A resolution supporting a Cook County Class 6B classification for property tax assessment purposes for the proposed facility to be located on the north side of Lakewood Boulevard.**

An item summary sheet from Peter Gugliotta, Kevin Kramer and James Donahue was presented to Committee.

The Hoffman Technology Park would be on 53 acres and would result in 3-4 buildings totaling up to 800,000 square feet of high-end, flexible building space. Kevin Kramer addressed the Committee and reported that for the project to be economically feasible, the developer needs establishment of the Cook County 6B Real Estate Tax Assessment classification for the entire property.

Motion by Trustee Gaeta, seconded by Trustee Arnet to approve: a) request by BK Equities, LLC for a Development Agreement for the 53-acre Hoffman Technology Park located on the north side of Lakewood Boulevard; and a resolution supporting a Cook County Class 6B classification for property tax assessment purposes for the proposed facility to be located on the north side of Lakewood Boulevard. 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 welcomed Rep. Fred Crespo and South Barrington Mayor Paula McCombie who were in the audience this evening. Mayor McLeod reported that he received an e-mail from a resident who enjoyed the Spring Awakening Fest and also from a resident who thanked the Public Works Department for their quick response to a fallen tree on their property.

On Thursday, June 13, the Summer Concert will feature Hopper Jazztet and on Saturday, the Hoffman Estates Chamber of Commerce Fishing Derby will be held from 9am-1pm at South Ridge Lake.

On June 4, Mayor McLeod attended the Celtic Fest Commission meeting and a Code 3 meeting. On June 5, he attended the NWMC Executive Board meeting; on June 6 he met with ComEd regarding their annual report; and on June 7, he attended the wake for Officer Dave Domin and a retirement party for Georgeanne Mehr.

IV. Other

V. Items in Review

VI. Adjournment

Motion by Trustee Gaeta, seconded by Trustee Arnet, to adjourn the meeting at 7:30 p.m. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

Debbie Schoop, Executive Assistant

Date

**COMMITTEE AGENDA ITEM
VILLAGE OF HOFFMAN ESTATES**

SUBJECT: Request by 3 LA Hospitality, Inc. for a courtesy review for the construction of a building addition to the Quality Inn Hotel located at 2075 North Barrington Road

MEETING DATE: July 8, 2019

COMMITTEE: Planning, Building & Zoning

FROM: Mo Khan/Peter Gugliotta

PURPOSE: Request by 3 LA Hospitality, Inc. for a courtesy review for the construction of a building addition to allow for an indoor swimming pool at the existing Quality Inn Hotel property.

BACKGROUND: The subject property is located on the south side of Hassell Road approximately 200 feet east of Barrington Road. The subject property is approximately 1.7 acres and is improved with an approximately 53,000 square foot hotel built in the 1980s. The property is zoned B-2 (Community Business District), as are all the adjacent properties.

DISCUSSION: 3 LA Hospitality, Inc., the owner of the property and operator of the hotel business, is proposing to construct an approximately 1,200 square foot building addition for the purpose of having an indoor swimming pool facility. The building addition is proposed to be constructed along the north facade of the existing building along Hassell Road and will be setback approximately 15 feet from the north property line and 10 feet from the easternmost drive aisle along Hassell Road.

The proposed building addition will be approximately 15 feet in height and the facade will be constructed with a glass face and brick veneer base.

The request will require site plan amendment and variations review by the Planning & Zoning Commission and the Village Board. Variations to the front yard setback of 20 feet and floor area ratio of 45% will be required to allow for the building addition.

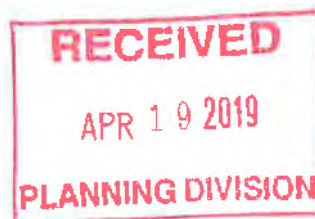
As part of the formal review process, Village staff will work with the developer to meet code requirements, as well as on the design of the building. The proposed concept plan has not yet been reviewed by Village staff and will likely require revisions, however, the petitioner wishes to obtain general feedback on the proposed use before starting the formal review process.

RECOMMENDATION: Material presented is for courtesy review only.

Attachments

cc: Hitesh Lakhani (3 LA Hospitality Inc.), Ketan Patel (KP Engineers)
Planning & Zoning Commissioners

VILLAGE OF HOFFMAN ESTATES
1900 Hassell Road
Hoffman Estates, Illinois 60169



**REQUEST FOR COURTESY REVIEW
PLANNING, BUILDING AND ZONING COMMITTEE OF THE VILLAGE BOARD**

A petitioner may appear before the Planning, Building and Zoning Committee of the Village Board to make a brief "Courtesy" presentation of a proposed project. Expert witnesses, exhibits, etc. are not required, as the appearance is only intended to provide a general overview of the proposed project. The presentation should occur prior to initial Planning and Zoning Commission review of the proposal.

A Courtesy Review allows the applicant to acquaint the Board Committee with the proposal. The Committee may ask questions or make comments on the presentation, however, the presentation does not constitute an official review by the Village Board and any direction to proceed to a hearing review should not be construed as any indication of future project approval. Formal Village Board action will occur only after the appropriate Planning and Zoning Commission public review has occurred.

Twenty (20) copies of a site plan (preferably 8½" x 11"), a brief description of the project, and the *Statement of Understanding* (below) should be submitted to the Director of Planning approximately two weeks prior to the meeting. Meetings are typically held on the second Monday of the month, beginning at 7:00 p.m. A Village staff member will work with you regarding the submission of material and the meeting presentation, as well as establishing a meeting date. Should you have any questions regarding this process, please call the Planning Division at 847-781-2660.

Statement of Understanding

I understand my appearance before the Planning, Building and Zoning Committee shall not constitute any Village Board endorsement, support, or implied approval of the subject property. I also understand that final project approval or denial shall only occur through official Village Board action.

A handwritten signature in black ink, appearing to read "Hitesh Lakhani".

Signature

Hitesh Lakhani

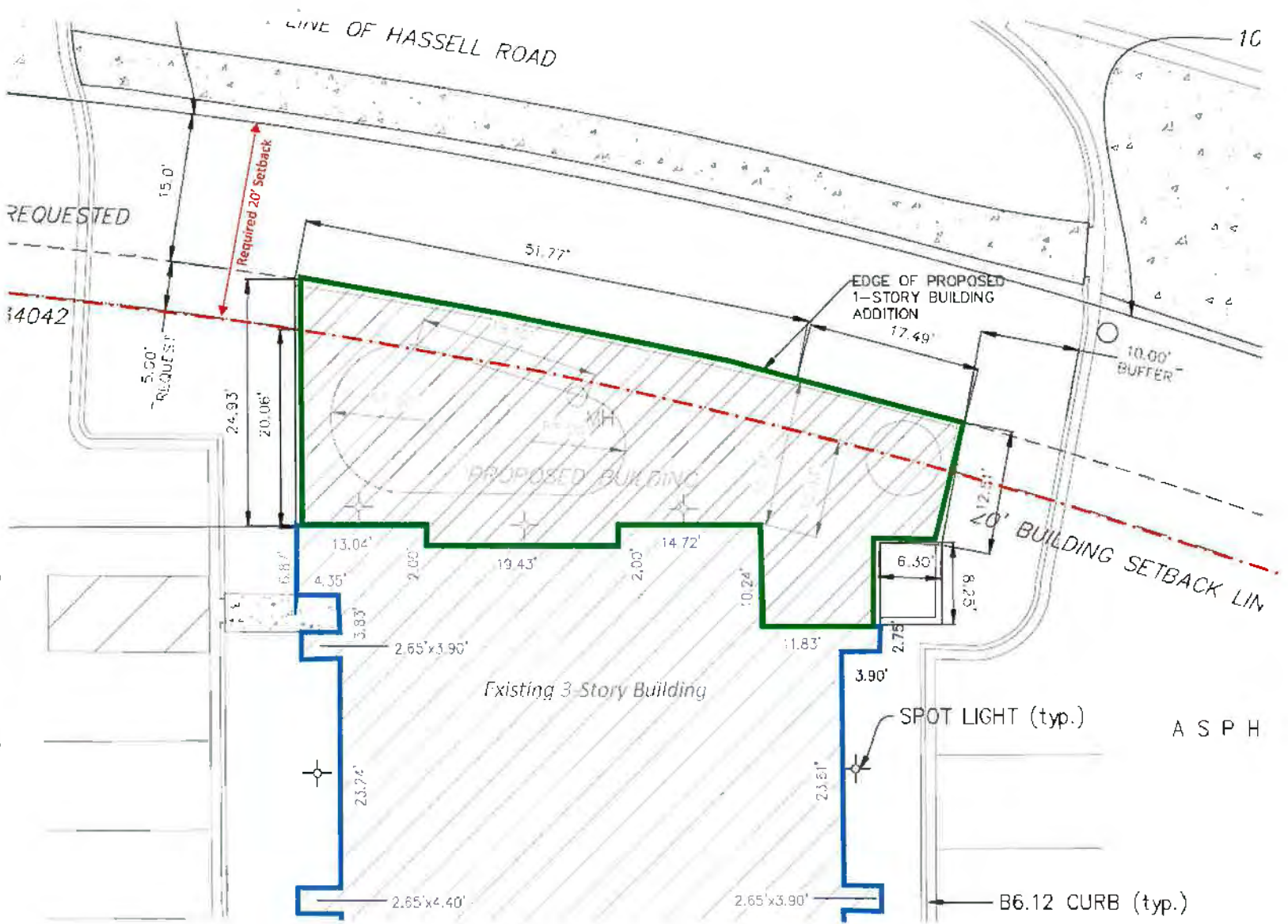
Name (PLEASE PRINT)

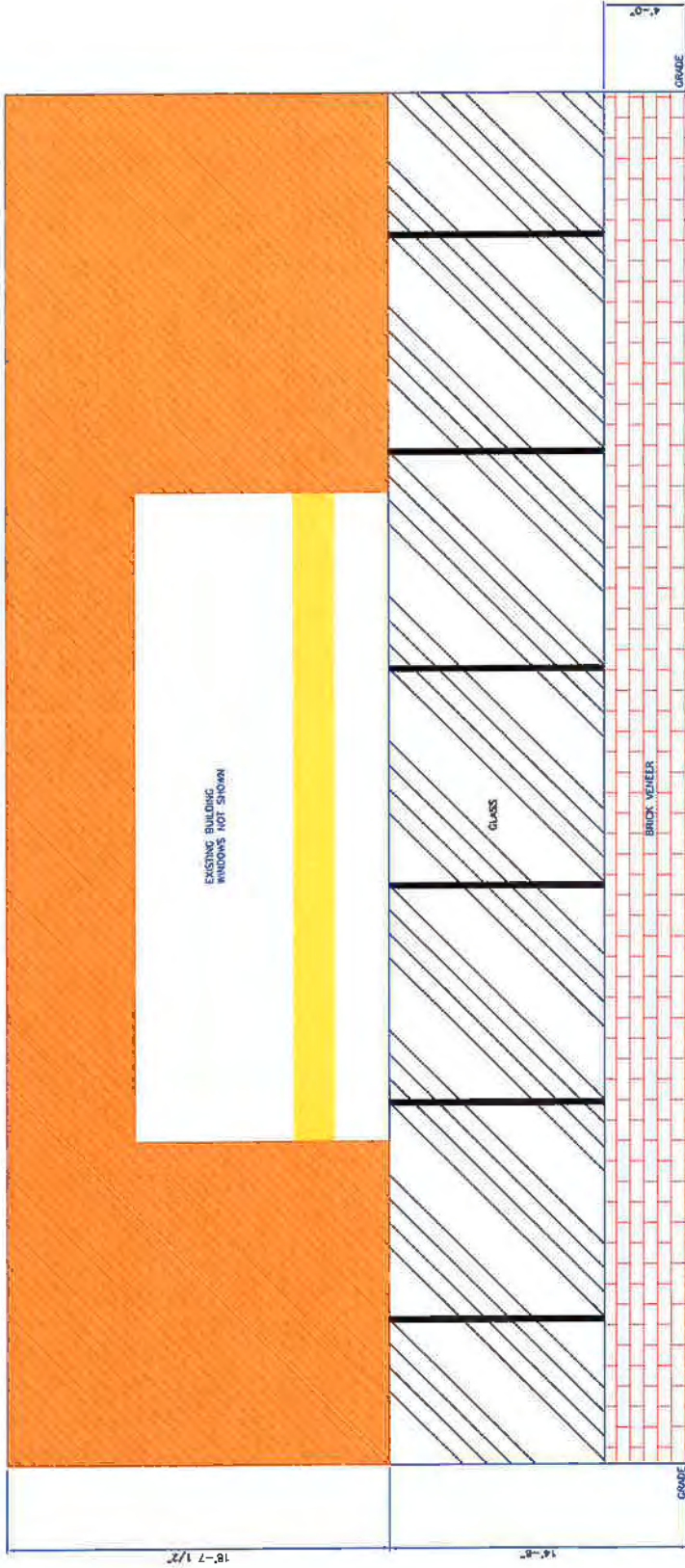
Company/Developer: 3 LA Hospitality Inc.
Address: 2075 Barrington Rd
City, State, Zip Code: Hoffman Estate, IL 60169
Telephone Number: 814-657-4620
Email Address: hiteshalakhani@gmail.com

Name of Project: Building addition for swimming pool

Date: 4/18/2019

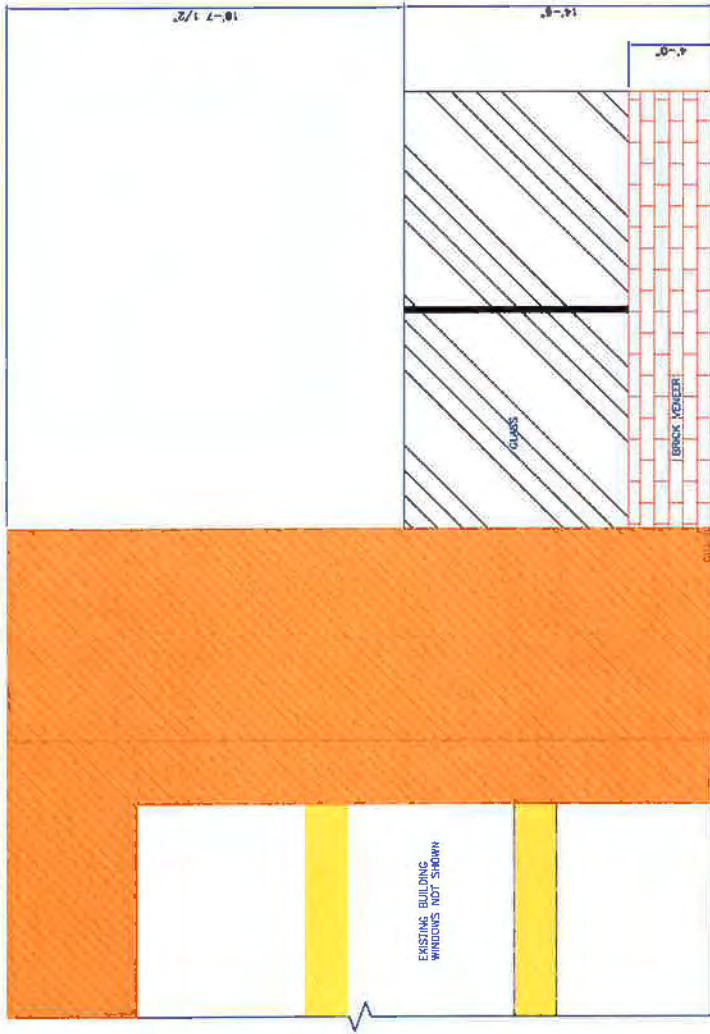
**Quality Inn – 2075 N. Barrington Rd.
Proposed Building Addition – Indoor Swimming Pool**





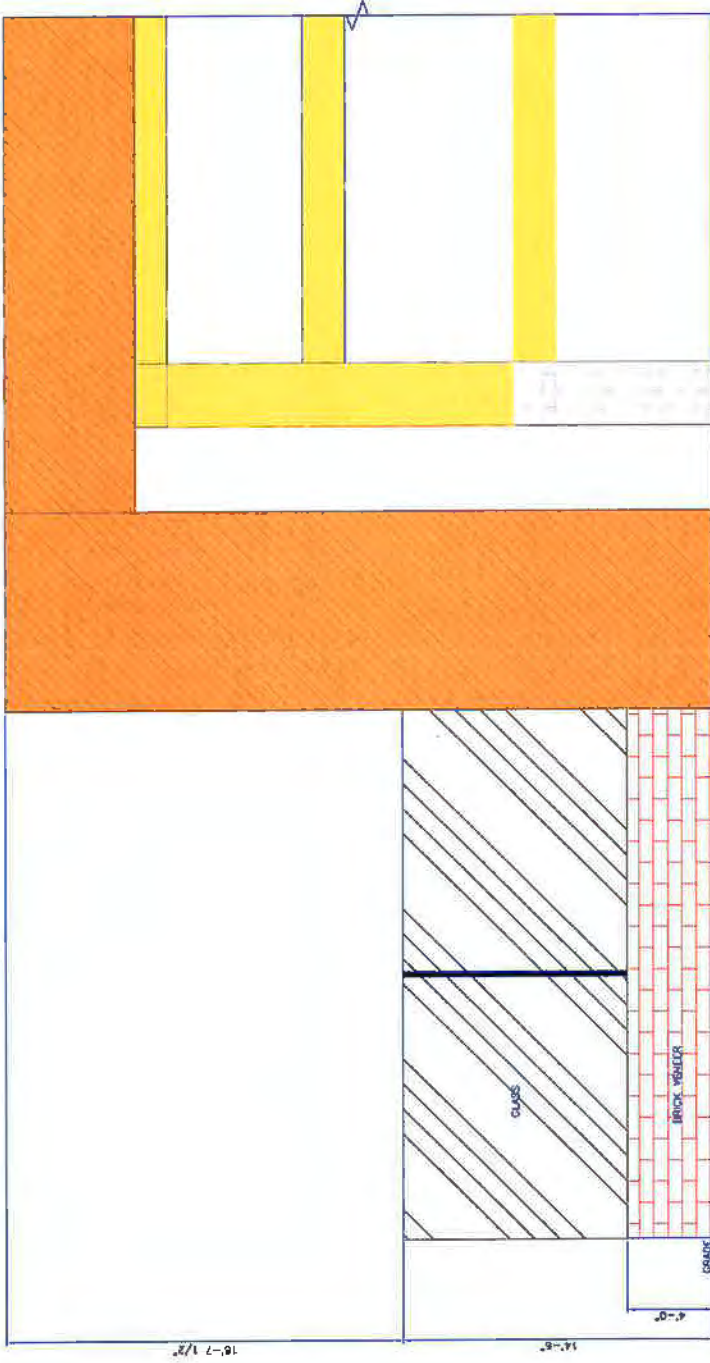
MECH. H. ELEVATION
SK-308-11-2

SK-1



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

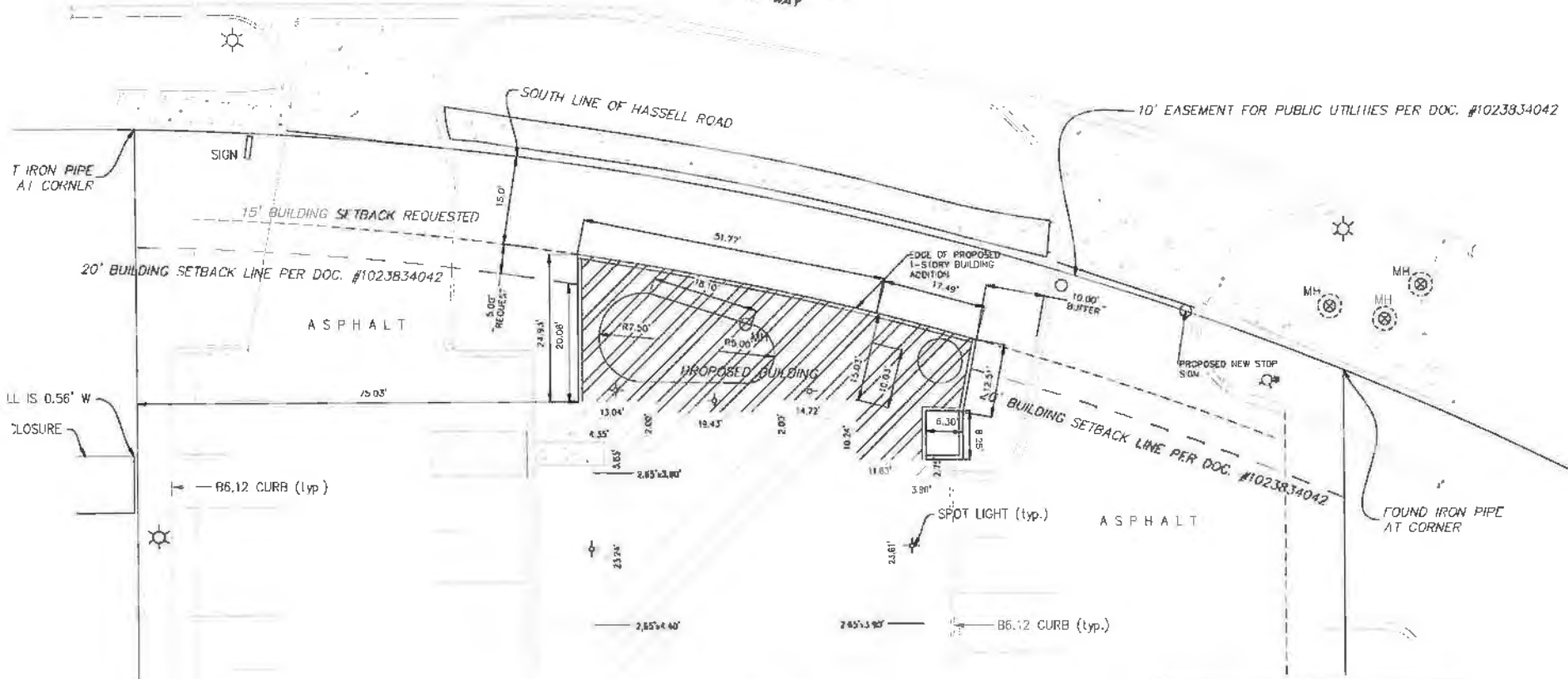
SK-2



WEST ELEVATION
2004.08.11

HASSELL ROAD

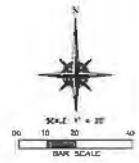
100' WIDE RIGHT OF WAY



LEGEND

PROPERTY LINE	EXISTING PIPE	EXISTING DRIVE
SETBACK LINE	NEW PIPE	NEW DRIVE
CONCRETE	PRIVATE DRIVE	EXISTING DRIVEWAY
ASPHALT DRIVEWAY	EXISTING DRIVEWAY	PUBLIC DRIVE
EXISTING DRIVEWAY	NEW DRIVEWAY	PRIVATE DRIVEWAY
NEW DRIVEWAY	EXISTING DRIVEWAY	EXISTING DRIVEWAY
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EXISTING DRIVEWAY	NEW DRIVEWAY	NEW DRIVEWAY

PLAN
SCALE: 1/4"=1'-0"



**COMMITTEE AGENDA ITEM
VILLAGE OF HOFFMAN ESTATES**

SUBJECT: Request by CA Industrial, LLC (prospective contract purchaser) for a courtesy review for development of an office/manufacturing facility located in the Fountain Crossing Subdivision (east of Barrington Road, north of Lakewood Boulevard)

MEETING DATE: July 8, 2019

COMMITTEE: Planning, Building and Zoning

FROM: *pl* Peter Gugliotta/James Donahue *JD*

REQUEST: Request by CA Industrial, LLC (prospective contract purchaser) for a courtesy review for development of an office/manufacturing facility located in the Fountain Crossing Subdivision (east of Barrington Road, north of Lakewood Boulevard).

BACKGROUND: The subject 15-acre property is vacant and zoned B-2 (Community Business District). It is located immediately north of the previously approved (never built) Meijer store site. The subject site is part of the Fountain Crossing Subdivision which includes Core Orthopedic, Fountain Crossings retail center, Jersey's Pizza, the unbuilt Meijer store, and three vacant outlots. Prior grading and utility installation occurred on the site under a site plan approval in 2003. A Goddard School proposed on one of the outlots along Barrington Road was brought forth for a courtesy review in 2016, but nothing else has been brought forth for development since that time.

The property is a party to the Meijer Development Agreement, as well as private agreements between the landowners that may impact the site development. These agreements need to be reviewed and may need to be modified as part of this development.

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 15 year tax estimates for this project

Background information/examples of other projects/businesses:

- ◆ Background information on CA Industrial
- ◆ Companies CA Industrial has done build to suits for previously

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

The petitioner is proposing an approximately 201,680 square foot build to suit office/manufacturing facility on lot 7B (14.93 acres) within the Fountain Crossing Subdivision. The property is currently zoned B-2, which will require a rezoning of the property to M2 (Manufacturing District). The proposed change would be compatible and consistent with the newly proposed Hoffman Technology Park adjacent to this property and Siemen's and Claire's properties to the southwest.

The proposed project will be a consolidation of four existing buildings into one brand new high image manufacturing facility which will be the new North American Headquarters for this undisclosed user who is a publicly traded company with a presence in over 33 countries and has been in business for over 200 years. This potential consolidation would continue the trend of high-end manufacturers such as DMG Mori Seki, Trumpf, and Bystronic all locating along the I-90 corridor and within Hoffman Estates. The petitioner stated that the company has toured several sites within Hoffman Estates and feels this is the best option for access, visibility, and economics. The company would be making a long term commitment to this new location by entering into a 15 year lease with extension options.

The overall site would consist of a 201,680 square foot facility, ±200 car parking spots, and only 10 exterior docks orientated north, away from the Meijer site. The building is comprised of 5 main functions which include 42,149 square feet of office (which includes a 22,000 square foot second floor office), an 11,500 square foot showroom for its machines, 47,600 square foot manufacturing/assembly, 96,844 square foot of warehousing, and 3,700 square foot applications room.

Employees and trucks will have the option to access the property through the southern divided boulevard off Barrington Road or existing curb cut north of the existing retail. Additional ingress and egress are also provided off Lakewood Boulevard onto the Park's private road. The anticipated employees at this facility will be 140-150, and it is anticipated that this facility will have daily truck traffic of 20-25 trucks, which will generally be accessing (or leaving) the facility in off-peak hours (5:00AM - 7:00AM; 6:00PM - 7:00PM). Hours of operation are 5:00AM to 8:00PM Monday - Friday.

Land Use and Site Design Issues

If the proposed project were to move forward, there are a number of items that would need to be addressed with the site design and development. These include:

- ◆ Rezoning the property from B-2 (Community Business District) to M-2 (Manufacturing).
- ◆ Site plan approval.
- ◆ Establishing pedestrian connections to public streets.
- ◆ Traffic study for truck and automobile traffic circulation patterns.
- ◆ Landscape screening review for truck docks.
- ◆ Review of MWRD requirements.
- ◆ Coordination with other landowners in the development who share and maintain private access roads through private covenants.

DISCUSSION: (Cont'd)***Cook County 6B Property Tax Incentive***

The petitioner is seeking input on the acceptability of a 6B tax classification for this project. A final decision on a 6B proposal is not requested at this meeting, however, a critical component to attract the user to this site is a class 6B incentive. The user is currently looking at several sites also located in Cook County. The municipalities of these competitive sites have been and will be supportive of granting a class 6B Incentive. Additionally, this user is potentially considering a few sites in DuPage County, Kane County, and southeast Wisconsin, which offer a similar tax burden when compared to property taxes with a class 6B. Without a 6B designation, this site will not be financially competitive with other sites they have toured, and this option would be eliminated from consideration.

According to the petitioner, the property currently generates approximately \$845.07 in annual real estate taxes due to its agricultural exemption. Over the 15 years of the proposed lease, this project will generate approximately \$8,815,683 in additional tax revenue. Estimated real estate taxes for the property with a class 6B would be approximately \$2.00/square foot, which is in line with current comparable properties within the marketplace. Estimated real estate taxes without a class 6B would be approximately \$5.20/square foot, which represents a tax burden so high that no users would ever consider the location.

The Village has previously approved several 6B requests, including each of the buildings in the Huntington 90 Business Park south of Lakewood Boulevard. The proposed occupant of this building is similar to businesses who have received 6B approvals elsewhere in the Village.

Summary

From a land use perspective, this site has proven to be ill-suited for a box-box retailer as originally designed. Matching the M-2 zoning of the property to the east may be a reasonable alternative to the current B-2 zoning.

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 Road 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: Michael Lebar (CA Industrial)
Jim McGill (CA Ventures)
Planning & Zoning Commissioners

VILLAGE OF HOFFMAN ESTATES
1900 Hassell Road
Hoffman Estates, Illinois 60169

REQUEST FOR COURTESY REVIEW
PLANNING, BUILDING AND ZONING COMMITTEE OF THE VILLAGE BOARD

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A Courtesy Review allows the applicant to acquaint the Board Committee with the proposal. The Committee may ask questions or make comments on the presentation, however, the presentation does not constitute an official review by the Village Board and any direction to proceed to a hearing review should not be construed as any indication of future project approval. Formal Village Board action will occur only after the appropriate Planning and Zoning Commission public review has occurred.

Twenty (20) copies of a site plan (preferably 8½" x 11"), a brief description of the project, and the *Statement of Understanding* (below) should be submitted to the Director of Planning approximately two weeks prior to the meeting. Meetings are typically held on the second Monday of the month, beginning at 7:00 p.m. A Village staff member will work with you regarding the submission of material and the meeting presentation, as well as establishing a meeting date. Should you have any questions regarding this process, please call the Planning Division at 847-781-2660.

Statement of Understanding

I understand my appearance before the Planning, Building and Zoning Committee shall not constitute any Village Board endorsement, support, or implied approval of the subject property. I also understand that final project approval or denial shall only occur through official Village Board action.


Signature

MICHAEL LEBAR
Name (PLEASE PRINT)

Company/Developer: CA INDUSTRIAL, LLC

Address: 130 E. RANDOLPH ST., SUITE 2100

City, State, Zip Code: CHICAGO, IL 60601

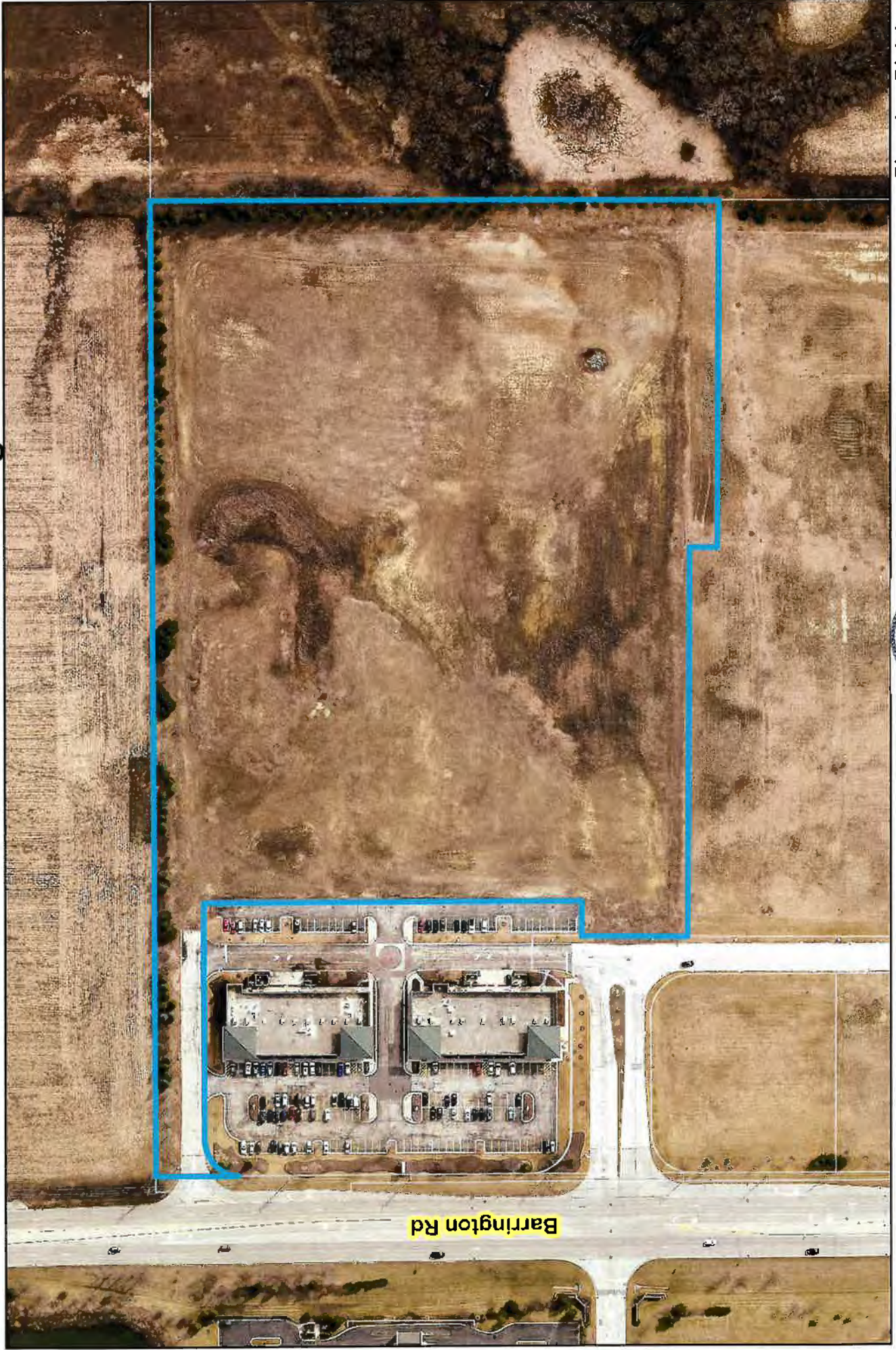
Telephone Number: 312-585-5819, 312-289-1155

Email Address: mlebar@ca-ventures.com
jmcgill@ca-ventures.com

Name of Project: FOUNTAIN SQUARE - 7B
PROPOSED MFG. FACILITY

Date: 6-28-2019

Lot 7B - Fountain Crossing



Barrington Rd





PROPOSED FACILITY
2625 SOUTH BARRINGTON ROAD, HOFFMAN ESTATES, ILLINOIS

JUNE 24, 2019 #18448

EXECUTIVE SUMMARY

Proposed Project:

The proposed facility is a 201,680 sq. ft high image manufacturing development on lot 7B (14.93 acres) within the Fountain Crossing business park. The property is currently zoned B-2, which requires a rezoning of the property to the M1 Manufacturing District. The proposed change would be compatible and consistent with the proposed Hoffman Technology Park adjacent to this property and Siemen's and Claire's properties to the southwest.

The proposed project is a consolidation of four existing buildings into one brand new high image manufacturing facility which will be the new North American HQ's for this undisclosed user who is a publicly traded company with a presence in over 33 countries and has been in business for over 200 years. This potential consolidation would continue the trend of high-end manufactures such as DMG Morei Seki, Trumpf, and Bystronics, locating along the I-90 Corridor and within Hoffman Estates. The company has toured several sites within Hoffman Estates and feels this is the best option for access, visibility, and economics. If we are successful in securing this tenant, the company will be making a long-term commitment to this new location by entering into a 15-year lease with extension options.

The new facility will consist of a 201,680 sq. ft facility, +/-200 car parking spots, and only 10 exterior docks orientated north, away from the Meijer site. The building is comprised of 5 main functions which include 42,149 sq. ft. of office (which includes a 22K sq. ft. 2nd floor office), a 11,500 sq. ft. showroom for its machines, 47,600 sq. ft. manufacturing/assembly, 96,844 sq. ft. of warehousing, and 3,700 sq. ft applications room. As reflected in the elevations and renderings, image and natural light is critical requirement of this new headquarters. The show piece of the facility is the equipment showroom which is showcased behind a prominent curtain wall. The southern portion of the building consists predominately of the office requirement which is reflected in the main entrance curtain wall, and significant glass line along the majority of the southern elevation. This high image elevation is a good compliment to the future use on the Meijer site.

Employees and trucks will have the option to access the property thru the southern divided boulevard off Barrington Road or existing curb cut north of the existing retail. Additional ingress and egress are also provided off Lakewood Boulevard onto the Park's private road. The anticipated employees at this facility will be 140-150 and it is anticipated that this facility will have daily truck traffic of 20-25 trucks (flatbeds, 53', air rides) and which will generally be accessing (or leaving) the facility in off peak hours (5 am -7am; 6pm - 7pm). Hours of operations will be 5 am to 8pm Monday thru Friday.

6B:

A critical component to attract the user to this site is a class 6B incentive. The user is currently looking at several sites also located in Cook County. The municipalities of these competitive sites have been and will be supportive of granting a class 6B Incentive. Additionally, this user is potentially considering a few sites in DuPage County, Kane County, and Southeast Wisconsin, which offer a similar tax burden when compared to property taxes with a class 6B. Without a 6B



designation this site will not be financially competitive with other sites they have toured, and this option would be eliminated from consideration.

The property currently generates approximately \$845.07 in annual real estate taxes due to its agricultural exemption. Over the 15 years of the proposed lease, this project will generate approximately \$8,815,683 in additional tax revenue.

Estimated real estate taxes for the property with a class 6B would be approximately \$2.00/SF, which is in line with current comparable properties within the marketplace. Estimated real estate taxes without a class 6B would be approximately \$5.20/SF, which represents a tax burden so high that no users would ever consider the location.

Overview of Developer:

CA Ventures (“CA”) is an international vertically integrated real estate investment, development, and holding company headquartered in Chicago, IL. CA has extensive experience developing and acquiring assets across verticals including student housing, industrial, senior housing, office, and multi-family in both domestic and international markets. CA currently has \$8.6 billion of assets under management (AUM) with over \$2 billion under development across the United States, South America, and Europe in all product types.

CA Industrial is the dedicated industrial business unit of CA Ventures established in 2018 by Jim McGill. Prior to joining CA Ventures, Jim was Managing Director, Central Region Capital Deployment for Prologis, Inc. and was responsible for all Capital Deployment activities within the Central Region. Jim was responsible for the completion of \$1.05B of development projects including 21 Build-to-Suit projects totaling \$14.6M SF.

For additional information please see the attached CA marketing deck.



INDUSTRIAL



CA Ventures Overview

CA has significant expertise developing / redeveloping and acquiring assets across industrial, student housing, senior housing, office, and multi-family in both domestic and international markets

- Based in Chicago, IL, CA is a real estate investing, developing, and holding company.
 - \$8.6 Billion AUM
 - \$2B of projects under development
- Capitalized by internal funds & third party institutional capital
- CA specializes in the formation and strategic growth of sector-focused real estate investing and operating companies
 - Each company is run by dedicated senior management teams with oversight from the CA executive team – CA Verticals include: Industrial, Senior Housing, Student Housing, Office, Multi-Family, and International.

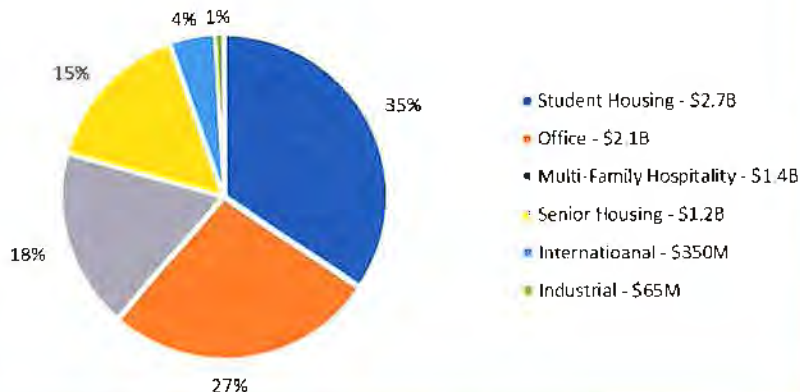
CA Summary

- *Founded in 2004; 515 Employees*
- *In-house property management, construction management and investment management*
- *Each fund / vertical has an independent team of investment professionals*

- **CA Industrial is the dedicated industrial business unit of CA established in 2018 by Jim McGill**

CA Asset Mix (by GAV)

\$7.8 BILLION GROSS ASSET VALUE



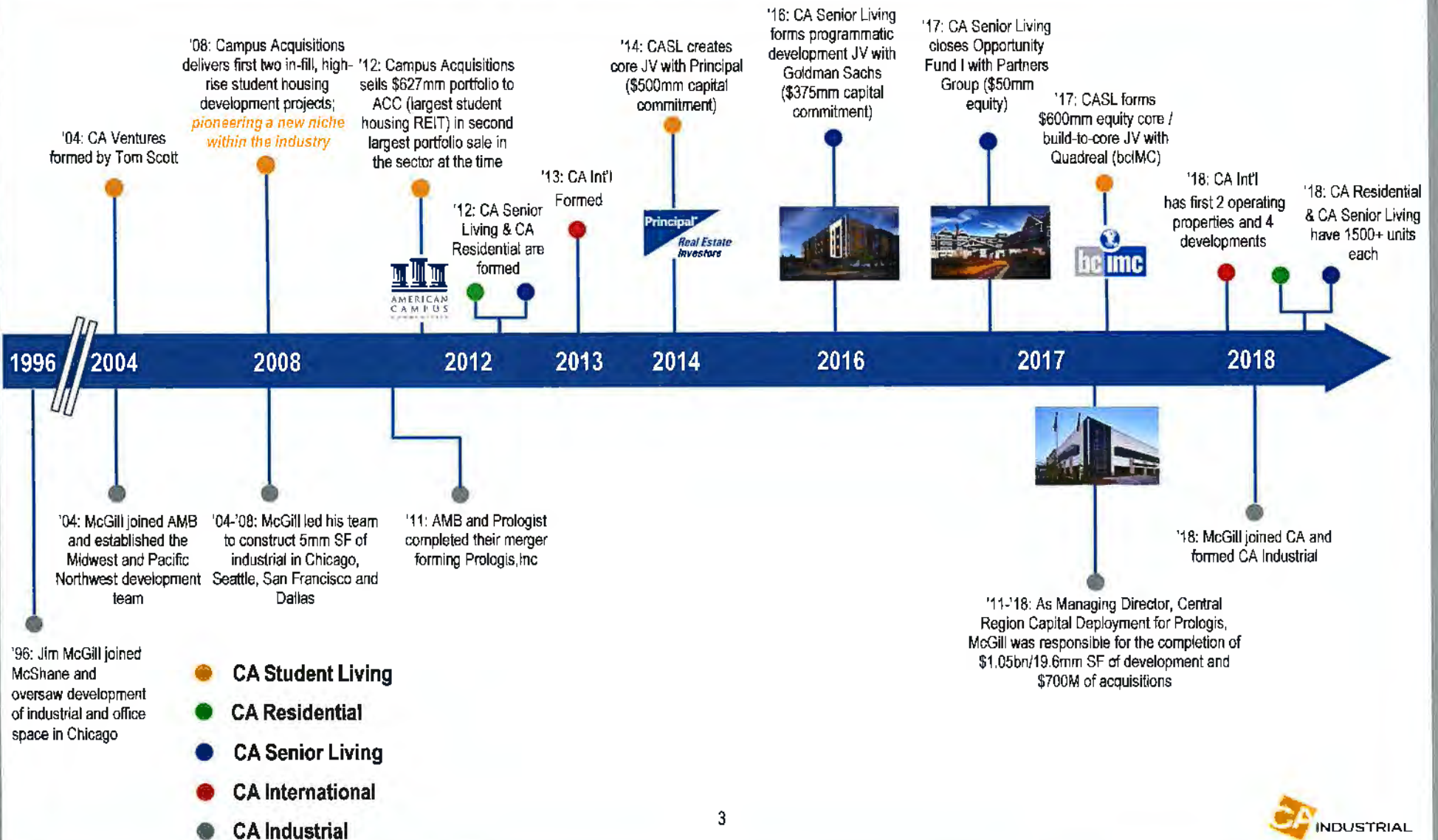
Institutional Equity Partners

CA has a deep network of institutional equity partners driven by a strong track record of performance



CA History

Industrial is a key growth area for the CA Ventures platform



CA Industrial Team

Biographies

CA Industrial

CA Executive Team

Overview

Name **Title**

Jim McGill **Principal & Executive Vice President Industrial**

- 24+ years experience in Industrial

- Prior to joining CA, was the Managing Director at Prologis, responsible for all capital deployment activities within the Central Region, led and oversaw a team that completed \$1.05bn of development projects including 22 Build-to-Suit projects totaling 19.6mm square feet and acquired over \$700mm of core and value add properties

- MBA – University of Iowa, BSc, Finance and Accounting – Iowa State University

Sean Spellman **Principal & Chief Development Officer**

- 20+ years experience in real estate development

- Prior to joining CAV, was the Vice President and General Manager of Opus Development Company, managing development and construction initiatives across multifamily, industrial, office and retail sectors as well as led Opus' national student housing development platform

- MBA – University of Chicago – Booth School of Business, BSc, Civil Engineering – Purdue

Michael Lebar **Senior Development Manager**

- 20+ year experience in construction

- Prior to CA, held Construction and Development positions for large publicly traded REITs and private companies managing \$100M annually of speculative development and build-to-suit projects

- BS Construction – Bradley University

Silas Holt-Epstein **Analyst/Associate**

- 5+ years of experience in real estate & finance

- Prior to CA, was senior analyst at Draper and Kramer, Inc., assisting in placing over \$1.8B of debt and equity resulting in over \$9.2 million in fees

- BSc Finance – Marquette University

Thomas Scott **Chief Executive Officer**

- Founded CA Ventures in 2004 and has grown the firm to 495 employees and over \$7.8bn in GAV

- 30+ years of direct real estate investment experience including senior executive roles at Vornado, US Equities and CBRE Inc.

- BSc Accounting – University of Illinois at Urbana-Champaign

- CPA – State of Illinois

Nishant Bakaya **Chief Investment Officer**

- 19+ years of experience in real estate & finance

- Joined CA in 2017 to lead investment management after serving as strategic advisor to CA on the majority of its M&A and Capital Formation Transactions since 2011

- Previously Managing Director and Co-Head of Evercore Real Estate Private Capital, prior roles at UBS and JP Morgan

Michael Hales **Chief Financial Officer**

- 15+ years of experience in finance & strategy

- Joined CA in 2016 to oversee CA financial operations & reporting

- Previously Principal at Bain & Company

Sean Zasche **Executive Vice President Investor Relations**

- 15+ year of experience in real estate

- Joined CA in 2014 to oversee the firm's capital strategy, investment and disposition activities, and structuring and managing joint venture relationships with institutional investors

- Previously VP at M3 Capital Partners, with \$14bn of capital raising/advisory experience, including \$6bn of industrial with Prologis on three continents

- BSc Finance & Accounting – Indiana University

Katie Kazas **Executive Vice President Capital Markets**

- 14+ year of experience in capital markets

- Joined CA in 2014 to manage all of CA's lending relationships from sourcing term sheets to negotiating loan documents for closings as well as explaining market strategy and reporting performance of assets

- Previously Managing Director at PrivateBank and Assistant VP at LaSalle Bank

- BSc Finance – University of Illinois

4



CA Industrial – Jim McGill’s Transaction History 2004-2017

CA Industrial principals have extensive experience sourcing and developing industrial properties

Build-to-Suit

Project	Year	Market	Square Feet
Kohler	2017	Desoto, Texas	1,400,000
Carmer Corporation	2017	San Antonio, Texas	849,276
Sephora	2017	Memphis, Tennessee	716,080
Indiana University Health	2017	Plainfield, Indiana	293,423
PSAV	2017	Coppell, Texas	144,465
JAS Forward	2017	Wood Dale, IL	80,838
Kimberly Clark	2016	Dallas, Texas	874,160
Amazon	2016	Etna, Ohio	855,000
Conn's	2016	San Antonio, Texas	306,000
Trane	2016	Carrollton, Texas	177,790
Genuine Parts	2016	Grand Prairie, Texas	156,000
ULTA Beauty	2015	Dallas, Texas	670,680
Subaru of America	2015	Coppell, Texas	300,600
Roadrunner Transportation Systems	2015	Grand Prairie, Texas	112,000
Procter & Gamble	2014	Union, Ohio	1,791,246
Quaker Oats Distribution Facility	2014	Lancaster, Texas	1,224,688
Subaru of America	2014	Lebanon, Indiana	715,000
Owens & Minor	2014	Olive Branch, Mississippi	218,400
Navarre - Speed Commerce	2013	Columbus, Ohio	766,633
BMW Parts Distribution Center	2013	Lancaster, Texas	284,348
Hartz Pet Products	2012	Plainfield, Indiana	822,440
Prime Distribution Services	2012	Dallas, Texas	398,166
Home Depot	2007	Tracy, California	650,000
Bax Global	2006	Des Plaines, Illinois	250,000
Forward Air	2006	Des Plaines, Illinois	120,000
Ceva Logistics	2006	Dallas, Texas	390,000
Panalpina	2005	Elk Grove Village, Illinois	180,000
Schenker	2004	Elk Grove Village, Illinois	133,000
Total:			14,680,029

Spec

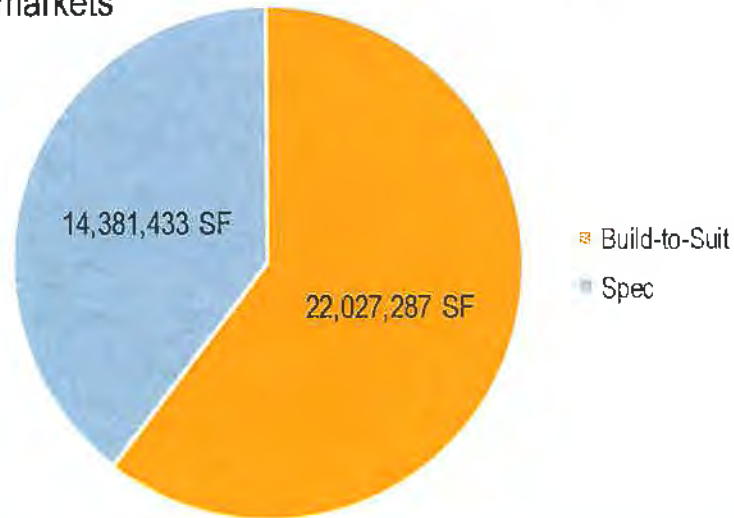
Project	Year	Market	Square Feet
Bolingbrook 1B	2017	Bolingbrook, Illinois	115,460
Valwood Corp Center #3	2017	Carrollton, Texas	285,788
Internationale #20	2017	Woodridge, Illinois	283,550
Valwood #4	2017	Carrollton, Texas	235,900
Center Point #5	2017	La Vergne, Tennessee	384,720
Park 121 #5	2017	Coppell, Texas	125,600
Antech 10PA	2016	Plainfield, Indiana	597,028
Park 121 #3	2016	Coppell, Texas	424,080
Gateway International #1	2015	Hebron, Kentucky	520,000
International #17	2015	Woodridge, Illinois	153,050
Center Point #4 & #5	2015	La Vergne, Tennessee	299,210
High Grove	2015	Glendale Heights, Illinois	180,000
Techridge 2 & 3	2015	Austin, Texas	199,995
Valwood Corp Center #2	2015	Carrollton, Texas	160,565
Prologis Park Desoto #4	2014	Desoto, Mississippi	218,400
Prologis Park 70 #4	2014	Etna, Ohio	410,152
North Park 9 & 13	2014	Houston, Texas	228,555
Crossroads Lakes #2	2014	Bolingbrook, Illinois	329,800
Dallas Corp. Center #1 & #2	2014	Farmers Branch, Texas	469,000
Freeport #7	2013	Coppell, Texas	144,441
Prologis 20/35 #5	2012	Lancaster, Texas	650,582
Prologis North Park #10 & #12	2012	Houston, Texas	282,000
750 Crossroads Pkwy	2007	Bolingbrook, Illinois	240,000
701 Ferguson Blvd	2007	Minooka, IL	1,000,000
1602 Industrial Park Way	2007	Puyallup, Washington	390,000
255 Willie Rd	2006	Des Plaines, Illinois	250,000
1601 Industrial Park Way	2006	Puyallup, Washington	390,000
1901 W Arfield Dr	2005	Dallas, Texas	150,000
2202 Permitier Rd	2005	Auburn, Washington	730,000
825 Arthur Rd	2005	Elk Grove Village, Illinois	119,000
Total:			9,966,776

*Tables exclude developments from time spent at McShane

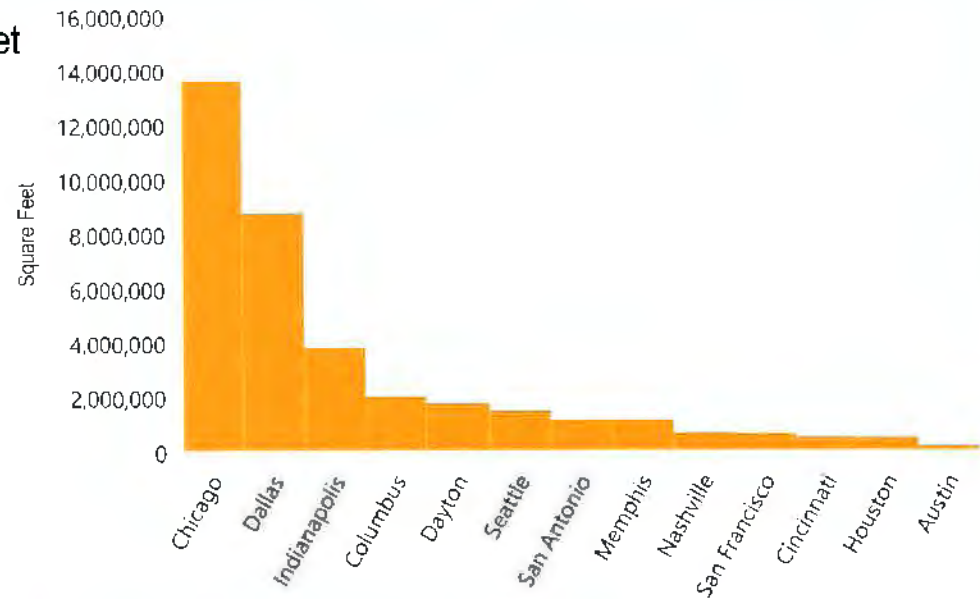
Orange cells indicate deals Jim McGill was directly responsible for including land acquisition, design, construction pricing, entitlements and overseeing leasing

CA Industrial Principals' Past Developments

- Combined 36,400,000+ square feet developed
- CA Principals have extensive experience in Build-to-Suit and Speculative development across CA's target markets



CA Principals' Past Experience



Airtech 10PA

- Plainfield, IN
- Year Built: 2016
- Square Feet: 597,028
- Spec



Amazon

- Etna, OH
- Year Built: 2016
- Square Feet: 855,000
- Built-to-Suit



Kimberly Clark

- Dallas, TX
- Year Built: 2016
- Square Feet: 874,160
- Built-to-Suit



Crossroads Lakes 2

- Bolingbrook, IL
- Year Built: 2014
- Square Feet: 329,800
- Spec

Build To Suit Experience

CA's Principals have a record of developing facilities for a multitude of well-known brands



TRANE®



SCHENKER



SUBARU



Kimberly-Clark

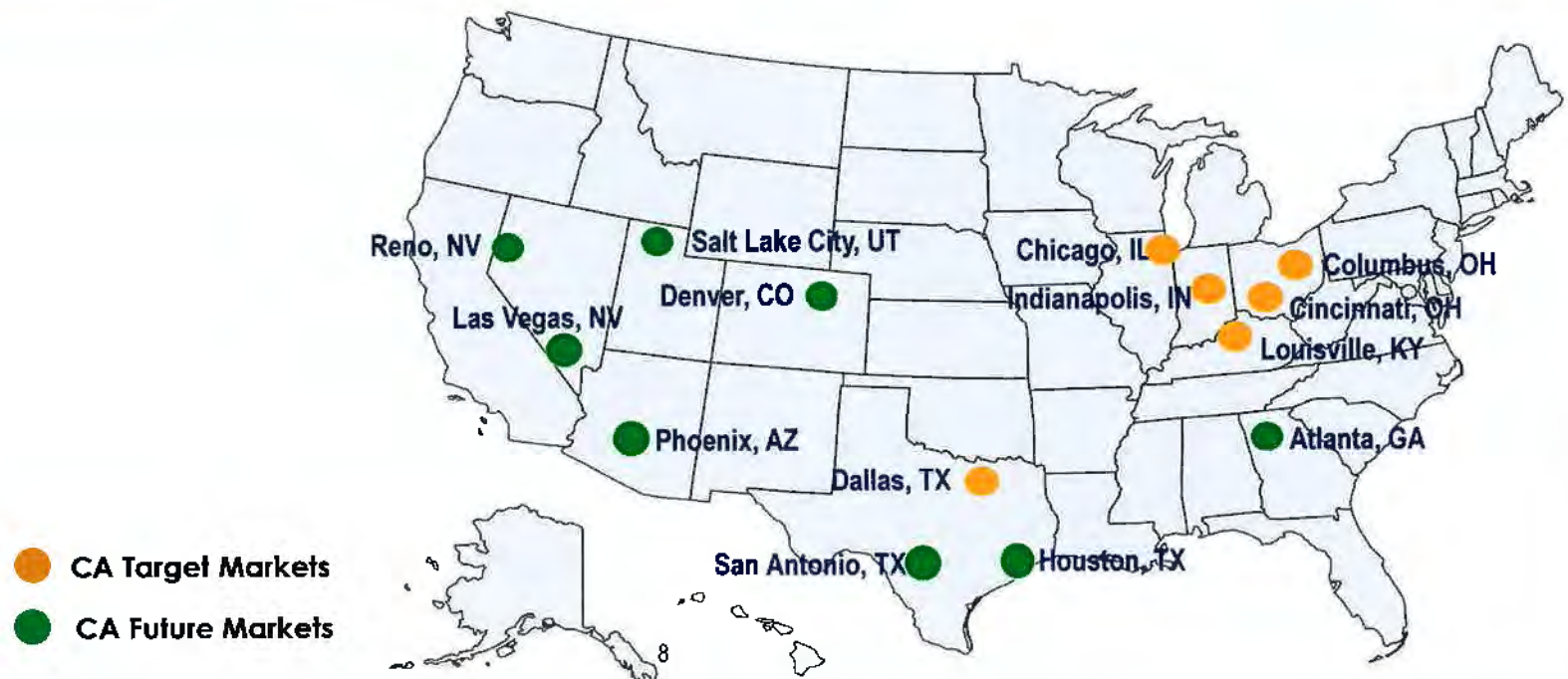
WHY CA?

- Very entrepreneurial – flat organization
- Strong owner push to grow platform – Looking to hire in Texas, Denver / SW Market
- Very flexible in deal structure
 - JV's with land sellers
 - Broker's co-investing in the deal
- Highly experienced development and capital markets teams
- Sizeable GP fund and balance sheet
- Great access to institutional capital and friends/family money

CA Target Market Profile

Market	Total Industrial SF (2018 Q1)	National Rank	Average Vacancy (2018)
Chicago	1,232,898,348	1	5.4%
Dallas	886,519,932	7	6.8%
Indianapolis	317,864,569	13	3.8%
Cincinnati	321,462,678	14	3.0%
Columbus	287,796,884	20	3.3%
Louisville	210,938,026	31	4.9%
Atlanta	717,772,000	3	3.3%
Houston	570,360,000	4	5.1%
San Antonio	116,016,000	46	6.1%
Salt Lake City	130,556,000	43	3.2%

- **Initially targeting markets where CA Principals have extensive local expertise**
 - Chicago, Indianapolis, Cincinnati, Columbus, Louisville, Texas
- **Markets are characterized by:**
 - Dense populations with high household income and consumer spending
 - Pro business / growth markets or submarkets with strong skilled labor force
 - High barriers to entry with little available land
 - Strong net absorption in excess of supply driving low vacancy and strong rent growth
 - Compelling risk-adjusted returns



CA Industrial Current Projects and Future Pipeline

Under Construction

Project Name	Gateway International Business Park
Location	Hebron, Kentucky (Northern Kentucky / Cincinnati Market)
Size	139,860 SF
Commence Construction	April 1, 2019
Construction Completion	October 31, 2019
Project Stabilization	October 31, 2020



Under Contract / Closing / Pipeline



Tonne & Devon

- Elk Grove Village, IL (O'Hare)
- Year Built: 2019
- Square Feet: 146,029
- Spec
- Closed: May 2019



Ameriplex - Lot 40

- Indianapolis, IN
- Year Built: 2019/20
- Square Feet: 244,000
- Spec
- Estimated Close: July 2019



Undisclosed Site

- Etna, OH
- Year Built: 2021
- Square Feet: 578,550
- Spec
- Estimated Close: May 2020



Ameriplex – Lot 35

- Indianapolis, IN
- Year Built: 2020
- Square Feet: 200,000
- Spec
- Estimated Close: Aug 2019



DATA:

SITE AREA:	_____	±650,518 SQ.FT.
		±14.93 ACRES
BUILDING AREA (GROSS):	_____	201,684 SQ.FT.
EXTERIOR DOCKS:	_____	11 DOCKS
DRIVE-IN DOORS:	_____	2 DOORS
CAR PARKING:	_____	202 CARS



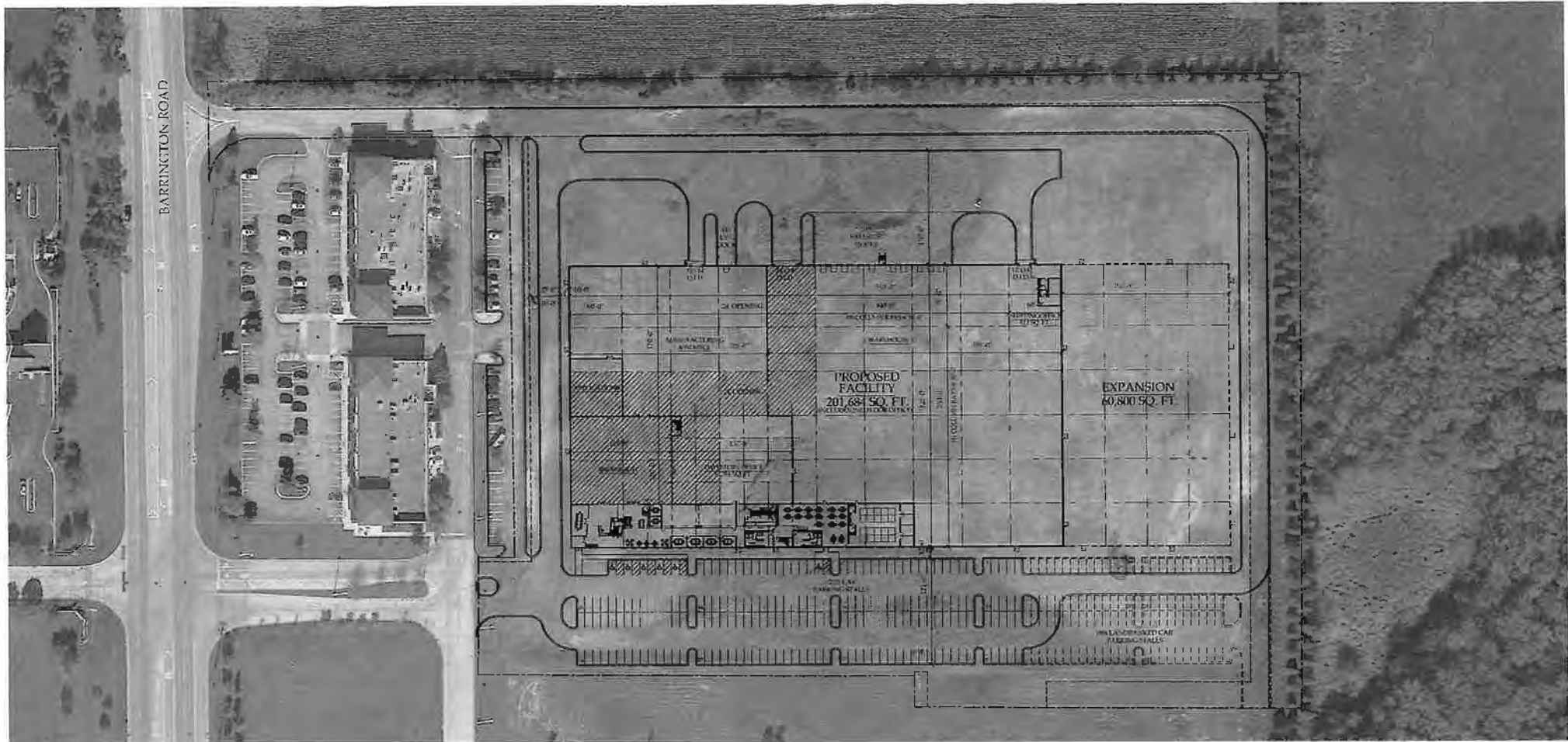
PROPOSED FACILITY

2625 SOUTH BARRINGTON ROAD, HOFFMAN ESTATES, ILLINOIS

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JUNE 18, 2019 #18448



DATA:

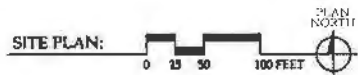
SITE AREA: _____ ±650,518 SQ. FT.
 149.93 ACRES

BUILDING AREA (GROSS): _____ 201,684 SQ. FT.

EXTERIOR DOCKS: _____ 11 DOCKS

DRIVE-IN DOORS: _____ 2 DOORS

CAR PARKING: _____ 202 CARS



PROPOSED FACILITY

2625 SOUTH BARRINGTON ROAD, 1 HOFFMAN ESTATES, ILLINOIS

JUNE 18, 2019 #18448

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SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

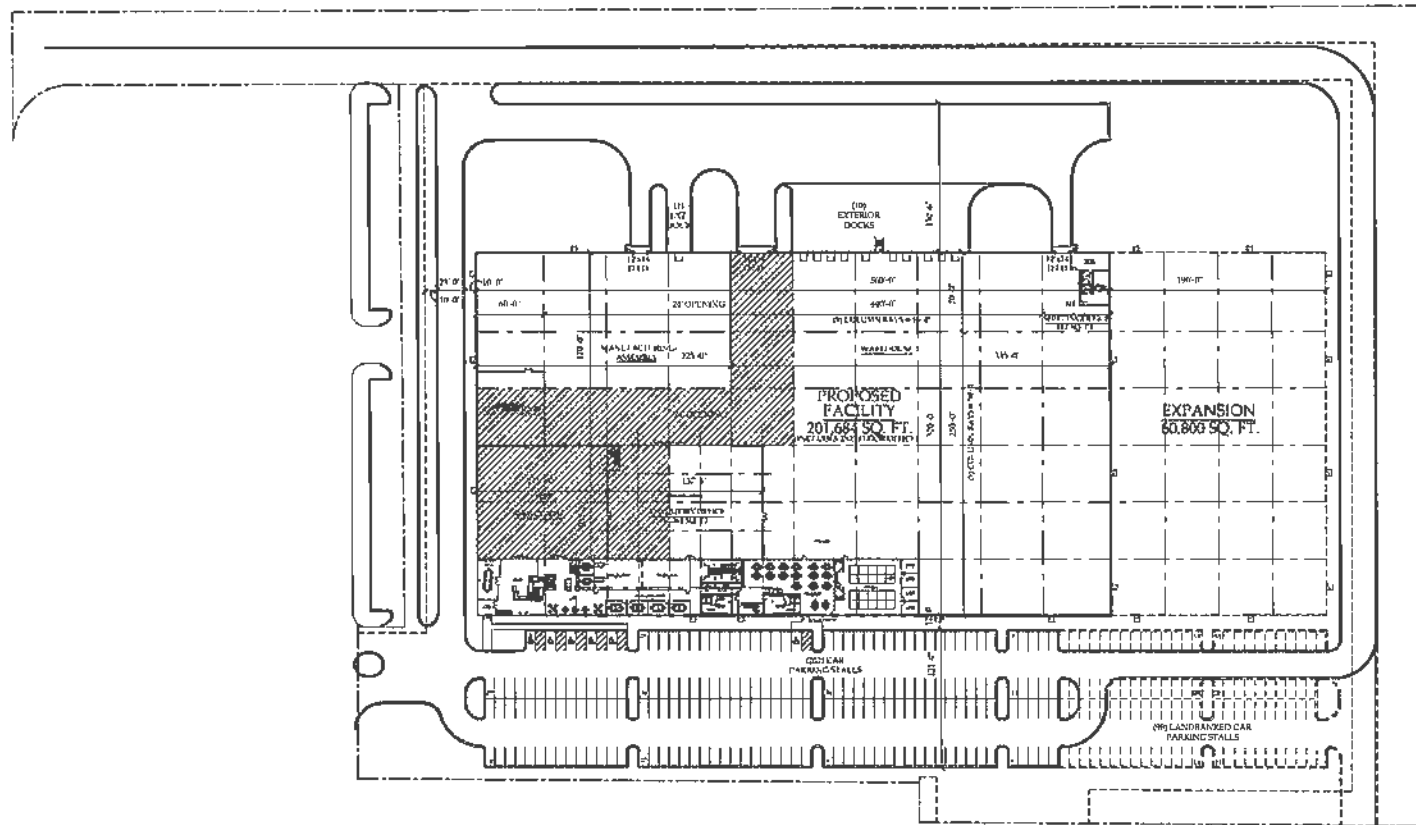
ELEVATIONS:
SCALE: 1/8" = 1'-0" 0 8 16 32 FEET

PROPOSED FACILITY
2625 SOUTH BARRINGTON ROAD, HOFFMAN ESTATES, ILLINOIS

JUNE 20, 2019 #16448

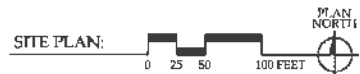
©CORNERSTONE ARCHITECTS LTD. 2019
 **Cornerstone**
Architects Ltd.

BARRINGTON ROAD



DATA:

SITE AREA:	±650,518 SQ. FT.
	±14.93 ACRES
BUILDING AREA (GROSS):	201,664 SQ. FT.
EXTERIOR DOCKS:	11 DOCKS
DRIVE-IN DOORS:	2 DOORS
CAR PARKING:	202 CARS



PROPOSED FACILITY

2625 SOUTH BARRINGTON ROAD, HOFFMAN ESTATES, ILLINOIS

JUNE 18, 2019 #18448

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EXHIBIT B

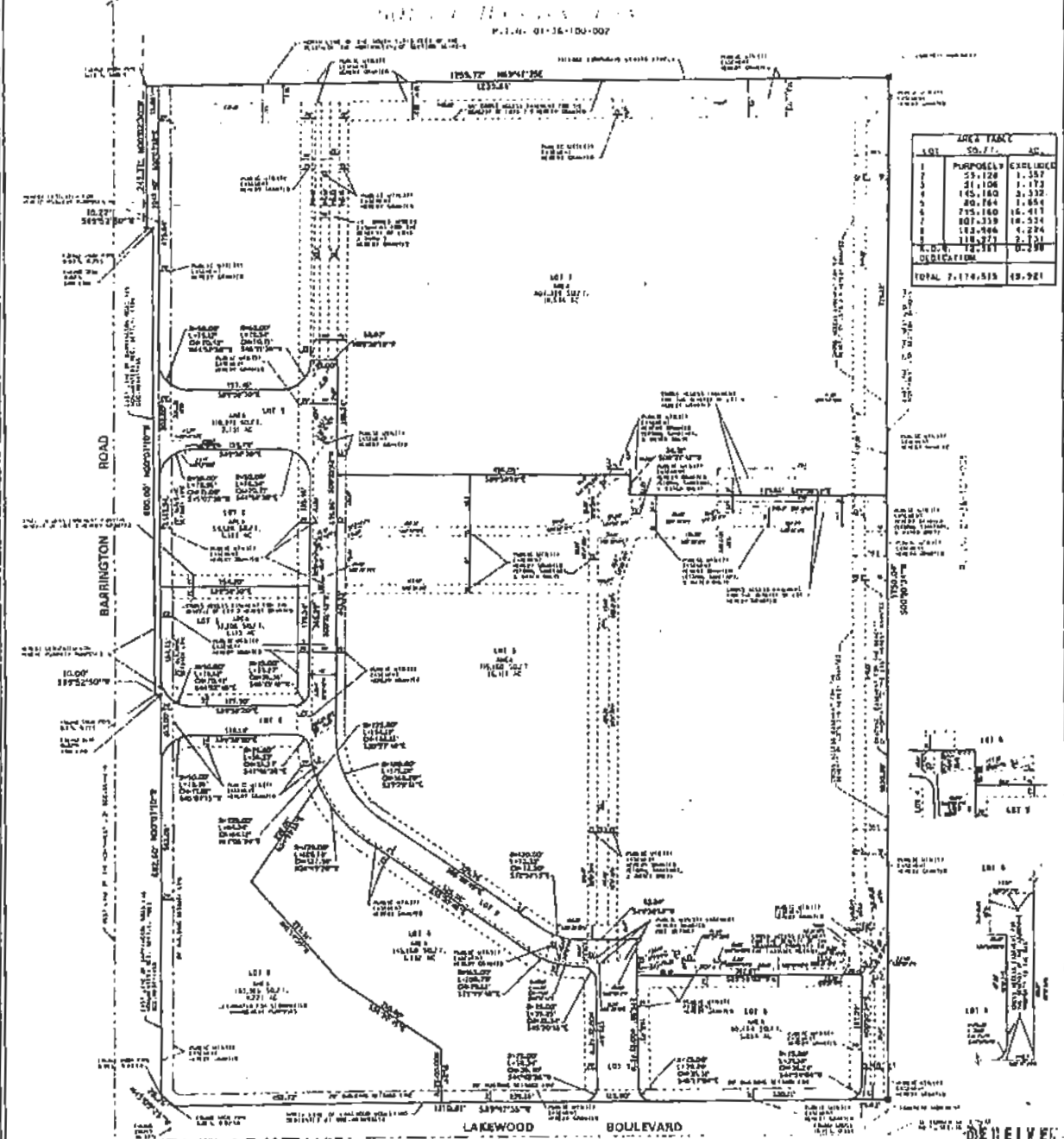
PLAT OF SUBDIVISION OF FOUNTAIN CROSSING OF HOFFMAN ESTATES

CERTIFICATE OF RECORDATION

THE STATE OF TEXAS, COUNTY OF TARRANT, TEXAS, BEING THE PLACE WHEREIN THE ABOVE DESCRIBED PLAT OF SUBDIVISION WAS RECORDED, DO HEREBY CERTIFY THAT THE SAME IS IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THIS STATE RELATIVE TO THE RECORDATION OF PLATS OF SUBDIVISION.



2625
3396



LOT	PURPOSE	AC.
1	25.130	1.352
2	31.106	1.173
3	145.180	2.332
4	80.764	1.654
5	275.180	16.417
6	807.339	16.524
7	125.966	2.224
8	118.971	2.131
TOTAL		19.921

AREA SURVEYED:
2,174,575 SQ. FT.
OR 49.821 AC.

STATEMENTS FOR PERMITS, PLANNING AND
OTHER AGENCIES AND FOR RECORDATION IN
THE METROPOLITAN COMMUNITY OPERATION
AND PLANNING ACHIEVEMENT TOOL FOR SUBDIVISION
OR THE CITY OF DALLAS DOCUMENT NO. 111

FOR REVIEW
PURPOSES ONLY

CONSULTING ENGINEER
SUBDIVISION ENGINEER
RENDERATION

DATE OF RECORDATION: 05/11/2011
RECORDATION NO.: 111111

STATE OF TEXAS
COUNTY OF TARRANT

**COMMITTEE AGENDA ITEM
VILLAGE OF HOFFMAN ESTATES**

SUBJECT: Request approval of the Community Development Block Grant (CDBG) Annual Action Plan for Program Year 14 (2019-2020)

MEETING DATE: July 8, 2019

COMMITTEE: Planning, Building & Zoning

FROM: Ryan Johnson *RJ.*

REQUEST: Request approval of the Community Development Block Grant (CDBG) Annual Action Plan for Program Year 14 (2019-2020).

BACKGROUND: The Village will be entering Program Year 14 under the CDBG program. The Annual Action Plan (AAP) identifies the Village’s specific strategy each year to address affordable housing, infrastructure improvements, supportive services, and community development needs of low and moderate income residents. Each Annual Action Plan must be drafted and approved individually to reflect the community’s specific goals and the annual CDBG funding allocation. The Village of Hoffman Estates’ program year runs from October 1 to September 30, therefore, HUD’s deadline for submission of the Village’s Annual Plan is mid-August every year. This program year will be the last within the 2015-19 Consolidated Plan. Next year will require the development of a new five year plan, in combination with the 2020 Action Plan.

DISCUSSION: For Program Year 14, the Village of Hoffman Estates will receive a HUD allocation of approximately \$245,931, an increase of \$2,738 over the current program year.

The program year will mark the fifth year of the Village’s membership in the Cook County HOME Consortium. As part of this membership, Cook County will receive the Village’s HOME allocation from HUD, along with allocations from other suburban Cook County communities, for housing-related programs that Hoffman Estates residents may be eligible for.

Consistent with previous years, the proposed annual plan includes funding for a Housing Rehabilitation Program, Neighborhood Infrastructure Projects, and Program Administration costs. The Plan also includes CDBG funding for Public Facility Improvements at the regional Children’s Advocacy Center (CAC), and at the Journey’s facility in Palatine.

DISCUSSION (Continued):***Consolidated Plan 2015-2019***

Development of the 5 year Consolidated Plan began in December 2014, and included opportunities for public input, consultative interviews with stakeholders, and data analysis on the Village's socio-economic status. Based upon the needs assessment, the following objectives were identified:

Objective 1: Provide improvements to public infrastructure and facilities in order to sustain a suitable living environment, which will promote or provide for improved accessibility, safety, and sustainability in existing neighborhoods.

Objective 2: Provide access to affordable housing services and programs, including housing maintenance and rehabilitation services to limited-income individuals and households, in order to maintain affordability and accessibility in home ownership.

Annual Action Plan 2019-2020

For Program Year 14, the Village of Hoffman Estates will be allocated \$245,931. The Village estimates that an additional \$51,000 of unused funds from the 2018-2019 Program Year will be available, equaling a total of \$297,448 in available funds. The individual projects identified in the Annual Action Plan are based upon the two Consolidated Plan Objectives listed above and include the following:

- ◆ Neighborhood Infrastructure Projects (\$144,448) - CDBG funding for a public street or parking lot improvement in an eligible neighborhood. The project will be selected based upon considerations, including annual pavement ratings and presented to the Capital Improvements Board later in the year. The funds may be used towards preliminary planning and engineering for a project that will follow the next program year.
- ◆ Public Facility Improvements (\$4,000) - Utilization of \$4,000 in carry-over CDBG funds to continue building renovations at the CAC. This will be the final allocation of Village CDBG funding toward CAC rehabilitations, and will complete the Joint CAC Project.
- ◆ Public Facility Improvements (\$25,000) - It is proposed that the Village will contribute to a new regional public facilities improvement, a joint CDBG project to fund construction activities at the Journeys facility in Palatine. Journeys is a non-profit organization that provides services for Village of Hoffman Estates residents. The collaboration is based upon the framework of the Joint CAC Project, and is planned to include CDBG contributions from Cook County and the municipalities of Palatine, Mount Prospect, Schaumburg, and Arlington Heights. If this project does not materialize, the Village funds will be reallocated to one or more of the following activities, depending on demand for these funds: street rehabilitation, single-family rehabilitation, or the CAC project.
- ◆ Housing Rehabilitation Program (\$75,000) - As in previous years, it is proposed that the Village contract with North West Housing Partnership (NWHP) for administration of this zero-interest loan program for low to moderate income residents to obtain home repairs and renovations. The single-family rehabilitation (SFR) program has seen a number of applications from Village homeowners over the past three years.

DISCUSSION (Continued):

- ◆ Program Administration (\$49,000) - Funds are allocated to offset administrative costs of the program up to the allowable 20% limit. The proposed allocation for administration is 20% of the grant total, and reflects funding for staff time, materials, travel, training, and project planning efforts.

FINANCIAL IMPACT:

The CDBG allocation of Federal funds for Program Year 14 is \$243,193. Changes to Federal rules and regulations continue to require significant investments of staff time to administer the CDBG program. The CDBG budget contained within the proposed plan will be incorporated into the Village's Annual Budget and Capital Improvements Plan.

RECOMMENDATION:

Approval of the Community Development Block Grant (CDBG) Annual Action Plan for Program Year 14, October 1, 2019 to September 30, 2020.

Attachment

Village of Hoffman Estates, Illinois

Annual Action Plan 2019-2020

For the Period of October 1, 2019 through September 30, 2020



DRAFT – For Public Meeting on 7/8/2019

Village of Hoffman Estates - Development Services Department

Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

In 2006, the United States Department of Housing and Urban Development (HUD) identified the Village of Hoffman Estates as a Community Development Block Grant (CDBG) entitlement community. The Annual Action Plan (AAP) is a one-year plan that provides a detailed description of resources to be used and projects to be undertaken by the Village in effort to address the priority needs and specific objectives that were identified within the Village's 2015-2019 CDBG Consolidated Plan.

In 2014, the Village joined the Cook County's HOME Consortium. As a result of this coordination between the Village, Cook County, and other HOME Consortium communities, the Village's Consolidated Plan for Program Years 2015-2019 is part of the larger Cook County Consolidated Plan for those years. This current Annual Action Plan (AAP) is based on the goals set forth in that Consolidated Plan. Although the Village participates in the HOME Consortium, it still receives a direct allocation of CDBG funding from HUD each year in order to address projects within the Village of Hoffman Estates.

This Annual Action Plan lists the activities to be carried out using CDBG funds during Program Year (PY) 2019, which runs from October 1, 2019 through September 30, 2020. PY 2019 marks the 14th year that the Village has participated in the CDBG program, and it is the final year of the Village's 5-year Consolidated Plan. The Village anticipates an allocation of \$245,931 in grant money for the upcoming year. The Village proposes to use the CDBG funds for two public facility infrastructure projects, a single family rehabilitation program, administration of the CDBG program, and a public infrastructure project coordinated as part of the Village's 2020 Street Revitalization program.

The proposed \$245,931 allocation is an increase of \$2,757 over the current program year. It is important to note however that overall, CDBG funding for the Village has continued to diminish over the course of the past fourteen years. Village staff continues to work within the parameters of increasing program requirements and diminishing funds.

2. Summary of the objectives and outcomes identified in the Plan

Based on the needs assessment and market analysis, as well as consideration of the limited anticipated resources, the Village developed a strategic plan to use CDBG funds to meet its priority housing, homeless, and community development needs. The Village of Hoffman Estates identified two primary objectives for the 2015-2019 Consolidated Plan, which carry through to the PY 2019 Annual Action Plan. Within these objectives are individual goals, projects, and performance measures to ensure progress towards addressing priority needs. These objectives are described in greater detail in the Strategic Plan.

Objective 1: Provide improvements to public infrastructure and public facilities in order to create a suitable living environment, which will promote or provide for improved accessibility, safety, and sustainability in existing neighborhoods. The Village proposes to assist public facility and public infrastructure projects within eligible CDBG neighborhoods or utilized primarily by low-moderate income individuals and families.

Objective 2: Provide decent housing through access to affordable housing services and programs, including housing maintenance and rehabilitation services to limited-income individuals and households, in order to maintain affordability and accessibility in home ownership.

3. Evaluation of past performance

Throughout the past thirteen years, the Village has diligently invested CDBG funds in accordance with HUD policies and procedures in order to meet the two key objectives. CDBG funds have been used to finance critical public infrastructure improvements in CDBG-eligible low to moderate-income neighborhoods. During PY 2018, nearly \$180,000 of CDBG funding is being utilized for street rehabilitation of Atlantic and Pacific Avenues. Through years of economic distress, the Village has relied on CDBG funds to address such infrastructure projects in a timely fashion.

The Village continues to partner with the North West Housing Partnership (NWHP) for the administration of the Single Family Rehabilitation (SFR) program. The goal of this rehabilitation activity has been to allow recipients to maintain their own homes, improve their individual environments, and contribute to the overall sustainability of affordable neighborhoods. The program provides a zero-interest deferrable loan in an amount up to \$25,000 to income eligible residents who hold equity in their home. During PY 2016 two residents were aided by the SFR program, and in PY 2017 three homes were rehabilitated, meeting the annual program goal.

The Village has utilized CDBG funding for infrastructure repairs at the Children's Advocacy Center (CAC), which is located in a Village-owned building. In PY 2015 the Village replaced the CAC's leaking flat roof with CDBG funds. In PY 2017 the Village teamed with Cook County and four other entitlement communities (Arlington Heights, Mount Prospect, Palatine and Schaumburg) to utilize combined CDBG funds for large-scale infrastructure repairs to the CAC facility. The Joint CAC Project, as the project has been informally named, has made critical repairs to the 150 year old building. PY 2017 activities included replacement of the facility's windows, siding, gutters, and main roof. In PY 2018, aging HVAC components were replaced with modern, energy-efficient units.

4. Summary of Citizen Participation Process and consultation process

The current 5-year Consolidated Plan was developed based on input from the public during 2015. More detailed information regarding that process can be located in the Citizen Participation Plan section of the Consolidated Plan.

The Village's public hearing regarding the development of the PY 2019 Annual Action Plan is set for June 27, 2019. The hearing is held annually to obtain comments on the Draft Annual Action Plan as well as to obtain feedback on community needs and how they might be addressed through the CDBG funding.

The PY 2019 Draft Annual Action Plan will be available for public review and comment from May 27, 2019 to June 27, 2019, and open for discussion at the Planning, Building and Zoning (PBZ) Committee public meeting, most likely the July 8, 2019 meeting. The public comment period, public hearing, and public meeting were noticed on the Village Website and in the Daily Herald, the local newspaper. The Draft Plan document was available for public viewing at Village Hall and the Village Website during the entire public comment period. The Village also made the Draft Plan known to local organizations and stakeholders through the means of a traditional mailing to approximately 150 recipients.

5. Summary of public comments

The Village received interest for CDBG program funds from the Hoffman Estates Park District, for the STAR program. The STAR program provides before and after school care tuition to eligible families, and a letter outlining the \$21,870 request is attached. North West Housing Partnership (NWHP) has also expressed interest in further CDBG funds, approximately \$8,000 per year, to administer the Senior Handyman Program for Village residents. This program subsidizes handyman work by the hour for residents over 60 years in age. The Executive Director of NWHP attended the Public Hearing on June 27, and explained that CDBG funding does present additional obstacles for administering the program as opposed to direct municipal funding, as CDBG projects must strictly adhere to detailed and time-consuming background checks. Detail of the public comments during the June 27, 2019 Public Hearing can be found in the attached meeting minutes

6. Summary of comments or views not accepted and the reasons for not accepting them

N/A

7. Summary

The Village of Hoffman Estates will continue to pursue the goal of aiding low to moderate-income residents through the use of its allocated CDBG funds. The two primary objectives of the Village's 2015-2019 Consolidated Plan will be carried into the PY 2019 Annual Action Plan, which is the fifth year of the current Consolidated Plan and the fifth year of the Village's membership in the Cook County HOME Consortium.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	HOFFMAN ESTATES	Development Services

Table 1 – Responsible Agencies

Narrative

For the past thirteen years, individuals in the Hoffman Estates Development Services (DS) Department have administered the CDBG program. The DS Department consists of four divisions that coordinate all aspects of residential and commercial development in Hoffman Estates. The department works with residents and existing businesses on property improvements, and with the development community to bring new businesses to Hoffman Estates. The department provides information and professional services to residents, developers, realtors, contractors, governmental agencies, and other interested parties on a variety of topics.

The divisions within the Development Services department which perform services related to HUD priorities include the Planning Division, the Engineering and Transportation Division, the Code Enforcement Division, and the Economic Development Division. The Village's Health and Human Services (HHS) Department located at Village Hall as well as the Village's Police Department perform many of the responsibilities related to social services.

Consolidated Plan Public Contact Information

Village of Hoffman Estates

Ryan Johnson, Management Analyst- Development Services

(ryan.johnson@hoffmanestates.org)

Mark Koplin, Assistant Village Manager, Director of Development Services

(mark.koplin@hoffmanestates.org)

1900 Hassell Road

Hoffman Estates, IL 60169

Fax: 847-781-2679

Phone: 847-781-2660

www.hoffmanestates.org/cdbg

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The Village consulted with a number of local social service agencies that serve Hoffman Estates in order to identify and prioritize needs for inclusion in the 2015-2019 Consolidated Plan. These included housing service agencies, health services, social services related to children, agencies that serve the homeless, school districts, business and civic leaders, the Cook County Health Department, neighboring municipalities, and the Housing Authority of Cook County. Please view the Citizen Participation Plan section of the Consolidated Plan for more details. The 2015-2019 Consolidated Plan is available at Village Hall, and online at: www.hoffmanestates.org/cdbg.

The Village maintains a database of approximately 140 public, private, and nonprofit stakeholder organizations and individuals that fit into these and other categories. This database is included as an attachment. These organizations have either opted in or are critical to informing policy decisions regarding decent housing, suitable living environments, and expanded economic opportunity. These groups and individuals provide input both individually and through the general citizen participation process. They receive mailings on all annual CDBG planning and reporting functions.

In 2015, key agencies from this list of stakeholders were individually consulted in order to ensure their challenges and needs were considered in the development of the 2015-2019 Consolidated Plan, and this provides a framework for the current Draft Annual Plan. On May 20, 2019 the Village conducted a traditional mailing to the list of stakeholders and organizations to make the proposed PY 2019 Annual Action Plan known to them.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The Village does not contain any public housing properties within its jurisdiction. However, Village staff reached out to the Housing Authority of Cook County (HACC) during the creation of the 2015-2019 Consolidated Plan to determine the needs of public housing residents using Housing Choice Vouchers in Hoffman Estates. During that same period the Village also consulted with condominium associations and property owner associations to assess challenges faced by these individuals. Membership in the Cook County HOME Consortium has also positioned the Village to be part of the regional discussion with public and assist housing providers as well as other municipalities to help coordinate services.

The Village's Health and Human Services (HH5) Department provides professional and affordable physical and mental health services to residents in the Village of Hoffman Estates. It serves as the primary point of contact for coordination with other private health, mental health, and social service agencies. Among the services they provide are immunizations, health screenings, TB testing, and individual/family counseling. The Department's capacity is greatly limited, and therefore coordination

with other providers is crucial. In situations where the Department is not able to directly provide services for foreclosure counseling, medical needs, financial assistance, food pantry, and youth services, the Department will refer clients to appropriate care providers. For the 2015-2019 Consolidated Plan, Village staff consulted with Alexian Brothers Memorial Hospital, the Children's Advocacy Center (CAC) of North and Northwest Cook County, the Alliance to End Homeless in Suburban Cook County, and other care providers to raise awareness of available services and to coordinate service provision.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

In 2015, the Village coordinated with the local Continuum of Care to assess the urgency of addressing homelessness in the Village of Hoffman Estates. While the Village is not required to compile and submit a full homeless needs assessment due to its membership in the HOME Consortium, during the creation of the current consolidated plan in 2015, staff reached out to the Alliance to End Homelessness in Suburban Cook County as well as other social service agencies to understand the extent of homelessness in the Village.

In addition, the Village is a member of the Association of Homeless Advocates in the North District (AHAND). Key members of the Association include social service agencies, the Continuum of Care, health service providers and other entities. The group serves an advocate for homelessness awareness in Northern Cook County and regularly distributes program information and meeting notices to members and policy makers. Please refer to the 2015-2019 Consolidated Plan for further details.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Although the Village does not receive ESG funds, as discussed in the previous answer, the Village consulted individually with the Continuum of Care to assess homelessness in the Village and determine how to address it in the current Consolidated Plan.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2– Agencies, groups, organizations who participated in the 2015-2019 Consolidated Plan

1	Agency/Group/Organization	Alliance to End Homelessness in Suburban Cook County
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Alliance provided the Village with data on the extent of homelessness in the Village of Hoffman Estates. While the Village has not historically used CDBG for homeless services, the Village proposed to continue support and coordination, referral, and cooperation with the Continuum of Care efforts to promote access to transitional and permanent housing with supportive services for homeless individuals and families. Continued participation in AHAND and adoption of strategies developed by the Alliance will help facilitate better coordination.
2	Agency/Group/Organization	Journeys from PADS to HOPE
	Agency/Group/Organization Type	Services - Housing Services-homeless

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis</p>
	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>JOURNEYS The Road Home has previously attended CDBG public hearings and requested an interest to be contacted for future plans. JOURNEYS is an emergency shelter that provides case management, homeless prevention, mental health counseling and other services. Staff reached out to JOURNEYS to quantify how many clients they have assisted in the Village of Hoffman Estates.</p>
3	<p>Agency/Group/Organization</p>	<p>Housing Authority of Cook County (HACC)</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis</p>

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff reached out to the HACC to understand needs of the population that use the voucher program and to raise awareness of the program.
4	Agency/Group/Organization	Village of Hoffman Estates
	Agency/Group/Organization Type	Health Agency Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Three departments, Village Commissions, and the ADA Transition Team were consulted in order to identify key needs that the Village is responsible for. Over the next several years, the Village has a number of infrastructure and facility needs related to ADA accessibility, street reconstruction, and neighborhood improvements. The Police Department also has a number of needs related to social work and youth engagement. Although funding is limited to address all infrastructure, facility, and social service needs, the Village will use CDBG funds for neighborhood revitalization infrastructure projects.
5	Agency/Group/Organization	Children's Advocacy Center (CAC)
	Agency/Group/Organization Type	Services-Children Services-Education Services - Victims Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The CAC coordinates services for children that are victims of sexual or physical abuse in partnership with local law enforcement agencies and the Illinois Department of Children and Family Services (DCFS). All cases of such type in the northern and northwestern Cook County suburbs pass through the CAC in Hoffman Estates or its satellite location in Northbrook. The Village of Hoffman Estates leases an old Village Hall building to the Children's Advocacy Center at an annual rate of \$1 per year. This arrangement allows the CAC to direct more funding towards the provision of services rather than on infrastructure needs. The age of the building necessitates ongoing repairs and weatherization to correct ADA deficiencies and keep the building in compliance with Village Code. The Village is currently using CDBG funds to address accessibility and infrastructure concerns at this crucial public facility.
6	Agency/Group/Organization	North West Housing Partnership (NWHP)
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	NWHP has been a sub-recipient of CDBG funds from the Village for the past ten years. The agency provides a number of programs for low to moderate income residents in the northwest suburbs. The Village continued to seek their input on this Consolidated Plan and will continue to fund the single family rehabilitation program through CDBG funds. The agency also proposed using funds for a handyman program that mirrors the program they are doing in other communities.
7	Agency/Group/Organization	Illinois Department of Human Rights (IDHR)
	Agency/Group/Organization Type	Housing Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	During the preparation for the current Consolidated Plan, Village staff attended a workshop with IDHR staff to understand challenges with fair housing at the local level. The workshop was an opportunity for the Village to hear fair housing concerns, discuss best practices related to fair housing, and consider its existing Analysis of Impediments. Among the concerns identified in the Analysis of Impediments were a lack of local capacity and coordination, a lack of public awareness, and disparate treatment in the rental market. The Villages Fair Housing Liaison, Monica Saavedra, reports and refers incoming fair housing complaints to the Illinois Department of Human Rights. The Village also regularly posts and shares information related to fair housing through various communication mediums including multi-lingual posters, on its website, and through its monthly newsletter.
8	Agency/Group/Organization	Various Cook County Departments
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Village staff contacted the Cook County Department of Public Health to understand the extent of lead based paint hazards in the community. During this five year plan, the Village continues to work with the Department and the Illinois Health Department to monitor lead-based paint hazards in the community. In addition, from this conversation, the Village has identified three areas for potential coordination. These include educating the Village's ethnic community on lead poisoning hazards, ensuring contractors that are going to be working around lead based surfaces have ample certifications, and the Village's rental inspection program considers lead in home as part of the inspection process.
9	Agency/Group/Organization	Barrington Square Improvement Association
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-homeless Neighborhood Organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Village has previously funded public infrastructure improvements in this neighborhood and spoke with the Association to identify any additional needs and continue coordination. A number of needs were identified that are common among the Village's housing association community that will continue to be addressed through coordination.
10	Agency/Group/Organization	Hilldale Condominiums
	Agency/Group/Organization Type	Housing Services - Housing Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consulted with the Condominium Association during the Consolidated Plan process, as several condominiums in this neighborhood were rehabilitated through the Village's single family rehabilitation program. The Condominium Association is responsible for maintaining private infrastructure and does have challenges financing it. A number of households have also taken advantage of the single family rehabilitation program.
11	Agency/Group/Organization	Alexian Brothers Medical Center
	Agency/Group/Organization Type	Services-Health Services-Education Health Agency

	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	As the primary health service provider in Hoffman Estates and the region, the Village included Alexian Brothers in consultation to identify institutional gaps in the service provision agency as well as challenges they face serving low to moderate income clientele.
12	Agency/Group/Organization	Schaumburg HOME Consortium Member
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Village of Schaumburg shares a significant boundary with the Village of Hoffman Estates. They are also a CDBG entitlement community and member of the Cook County HOME Consortium. The Village consulted in order to identify areas for potential collaboration around CDBG programs and services. Schaumburg also provides a single family owner occupied home rehabilitation program. Since Hoffman Estates residents often work, shop, and socialize in Schaumburg and vice versa, opportunities for coordination, joint marketing, and promotion were discussed, and the CAC Joint Repair Project was coordinated.
13	Agency/Group/Organization	Palatine HOME Consortium Member
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Village of Palatine is a neighboring municipality to the Village of Hoffman Estates, a CDBG entitlement community, and member of the Cook County HOME Consortium. The Village consulted in order to identify areas for potential collaboration around CDBG programs and services, including and the CAC Joint Repair Project.
14	Agency/Group/Organization	School District 54
	Agency/Group/Organization Type	Services-Children Services-Health Services-Education
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Village of Hoffman Estates sponsors a Community Resource Center with School District 54 that is hosted at the Village's police station. The center provides after school services and programs for approximately 2 to 4 hours to parents and children. Programs include an effective parenting program, support groups for women, an English as a Second Language program, a computer literacy course, as well as child immunizations and adult health clinics. The Village consulted with the Police Department and the CRC in order to identify gaps in service provision and seek opportunities for additional coordination.

15	Agency/Group/Organization	Hoffman Estates Community Bank
	Agency/Group/Organization Type	Business Leaders Civic Leaders Business and Civic Leaders Private Sector Banking / Financing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Hoffman Estates Community Bank has a number of programs that they provide to limited income individuals including a "Save and Borrow Loan" and an emergency loan. The Bank wants to be involved in educating Hoffman Estates residents on needs, and with the Village on community development, senior housing, and low income projects.
16	Agency/Group/Organization	Remax
	Agency/Group/Organization Type	Business Leaders Civic Leaders Business and Civic Leaders Private Sector Banking / Financing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	During preparation for the Consolidated Plan, Mr. Krettler, Broker Associate with Remax, was a member of the Village's Planning and Zoning Commission and was contacted for information related to real estate trends among the Village's low income population.
17	Agency/Group/Organization	Mount Prospect HOME Consortium Member
	Agency/Group/Organization Type	Other government - Local

What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Mt. Prospect was consulted as a fellow HOME Consortium member and nearby municipality. Continued coordination between Mount Prospect and Hoffman Estates has included coordination of the CAC Joint Repair Project.

Identify any Agency Types not consulted and provide rationale for not consulting

There were no any agencies or agency types that were intentionally not consulted during creation of the Consolidated Plan. Staff individually consulted with a wide array of agency types to ensure all were considered.

Other local/regional/state/federal planning efforts considered when preparing the 2015-2019 Consolidated Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Alliance to End Homelessness in Suburban Cook County	The Alliance's 2014 strategic plan contains a number of strategies to coordinate social services towards ending homelessness in Cook County. While the Village has not traditionally allocated its limited funds towards homelessness and social service agencies, opportunities for coordination are identified in the plan that will help ensure alignment and collaboration.
Planning for Progress	Cook County	As the lead agency for the Cook County HOME Consortium, Cook County's Department of Planning and Development developed Planning for Progress which outlined four key priority objectives, all of which are also important to the Village. Among these goals were infrastructure and housing, both of which the Village intends to address through CDBG funds.
Village of Hoffman Estates Comprehensive Plan	Village of Hoffman Estates	The Village is beginning to update to its 2007 Comprehensive Plan. Affordable, decent housing is a priority of both plans, and data from the Consolidated Plan is used to inform policies in the Comprehensive Plan.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
ADA Transition Plan	Village of Hoffman Estates	The Village's 2015 ADA Transition Plan quantified the need for accessibility improvements to the Village's infrastructure, facilities, and services. Neighborhood revitalization improvements addressed through CDBG funds will be targeted in those in-need areas identified through the ADA Transition Plan.
GoTo2040 / ON TO 2050	CMAP	The Village shares borders with 8 other municipalities and so must be viewed in a regional context. CMAP's GOTO2040 and ON TO 2050 regional vision relates to the Village in varying degrees but all have at least some importance.
Analysis of Impediments to Fair Housing Choice	Village of Hoffman Estates	The Village's AI assesses the level of fair housing choice within the Village's jurisdiction, identifies potential impediments to fair housing choice, and recommends actions that the Village and partners can take to eliminate or remedy improvements. The Village continues to make progress towards action items identified in the 2013 AI update.
Village of Hoffman Estates Flexible Transit Service Operation Plan	Village of Hoffman Estates	The Village recently published a flexible transit service operations plan through the Regional Transit Authority which included consultation with various transit service providers. CDBG funds were previously considered for the Village's taxi coupon discount program which provides taxi services for the disabled, low income, and elderly population. The plan identifies other transit needs and areas for coordination.
Fair Housing and Equity Assessment	CMAP	This report concludes that housing continues be segregated by race in the Chicago region and is having a negative impact on numerous sectors throughout the region. The report contains strategies developed specifically for suburban Chicago to encourage diversity and investment in disinvestment communities.

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The Village's decision to join the Cook County HOME Consortium has enabled better collaboration and coordination with other public entities that receive and administer HUD funds. The six other member municipalities are similar in many ways to the Village of Hoffman Estates and membership not only allows residents to receive funds from Cook County's HOME program, but also gives the Village the opportunity to learn from how other communities are administering CDBG funds.

In developing the County's Consolidated Plan as part of a larger regional vision, the Cook County Department of Planning and Development was able to utilize resources across the region to convene, connect, and collaborate with stakeholders. Given limited resources, this consultation is far beyond what the Village would be capable of doing on its own and invites perspectives from all types of stakeholders.

In terms of adjacent units of general local government, all eight municipalities that share a border with the Village of Hoffman Estates were invited to consult in the implementation of the current 2015-2019 Consolidated Plan.

Discussion

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

As a recipient of CDBG funds, the Village of Hoffman Estates is required to adopt a Citizen Participation Plan that sets policies and procedures for citizen participation in the development and administration of its Consolidated Plan. The Citizen Participation Plan must provide for and encourage citizens to participate in the development of the Consolidated Plan, the Annual Action Plan, any substantial amendments to the plans, and the annual performance report. The Village's Citizen Participation Plan can be found in the 2015-2019 Consolidated Plan document. Citizen comments pertaining to this Annual Action Plan can be found in the attached CDBG and PBZ hearing minutes, and in the Summary of Public Comments section in the AP-05 Executive Summary of this Annual Action Plan.

Given a population of 53,000, the Village has focused on various modes to generate participation for this Annual Plan, including a public hearing, a public meeting, a public notification article in the Daily Herald newspaper, a 30-day public comment period, a traditional mailing, and postings on the Village website and Village Facebook social media account.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Hearing June 27, 2019	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Public Hearing		N/A	www.hoffmanestates.org/cdbg
2	Public Meeting July 8, 2019	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Planning, Building, and Zoning Meeting		N/A	www.hoffmanestates.org/cdbg
3	Newspaper Ad May 20, 2019	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Daily Herald Ad		N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Internet Outreach May 20, 2019	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Village CDBG webpage		N/A	www.hoffmanestates.org/cdbg
5	Social Media June 2019	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Village Facebook page		N/A	www.facebook.com
6	Traditional Mailing May 20, 2019	Organizations and individuals	Mailing		N/A	

Table 3– Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.420(b), 91.220(c) (1, 2)

Introduction

The Village of Hoffman Estates continues to receive less CDBG entitlement community funds than when it began receiving funds in 2006. Although the funding levels are decreasing, the need for CDBG related programs and projects remain. Infrastructure improvements and single family owner-occupied rehabilitation programs create direct, long-lasting benefits through a one-time infusion of capital. Ensuring funds are used on projects that are sustainable is of high priority. After regularly receiving approximately \$300,000 to \$310,000 for the first five years of the program, the Village's 2019 allocation stands at \$245,931. The Village also regularly carries over a small balance from previous years and inconsistently receives money in the form of loan repayments for the outstanding single family rehabilitation (SFR) program loans.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	245,931	0	51,517	297,448	297,448	One challenge with projecting available funds is the irregularity with which program income is received. The Village has more than 40 outstanding loans through its single family rehabilitation program and these could be repaid to the Village at any time. The estimated remainder is based on at least 1 of these loans being paid off during the current 5-year Consolidated Plan period.

Table 4 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The Village will continue to support various programs as they are able to satisfy needs. However, CDBG funds will not be used to directly leverage additional funds as no matching funds are required.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The Village intends on allocating CDBG funds towards improvements to public infrastructure and facilities that will directly lead to accomplishment of said goals. This includes reconstruction of Village streets within CDBG-eligible neighborhoods, and the infrastructure repairs at the CAC facility, a property that is owned and leased out by the Village.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Annual Funding	Goal Outcome Indicator
1	Public Infrastructure Improvements	2015	2019	Non-Housing Community Development	Village Wide	Improving Public Facilities and Infrastructure	CDBG: \$144,448	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 200 Households Assisted
2	Public Facilities Improvements	2015	2019	Non-Housing Community Development	Village Wide	Improving Public Facilities and Infrastructure	CDBG: \$29,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 25 Persons Assisted
4	Owner Occupied Rehabilitation	2015	2019	Affordable Housing	Village Wide	Reducing the Housing Cost Burden	CDBG: \$75,000	Homeowner Housing Rehabilitated: 3 Household Housing Units
5	Planning and Administration	2015	2019	General Administration and Planning Costs	Village Wide	N/A	CDBG: \$49,000	N/A

Table 5 - Goals Summary

Goal Descriptions

1	Goal Name	Public Infrastructure Improvements
	Goal Description	Provide improvements to public infrastructure in order to sustain a suitable living environment, which will promote or provide for improved accessibility, safety, and sustainability in existing neighborhoods. Potential infrastructure improvements include but are not limited to streets, sidewalks, street lighting, flood and drainage improvements. This may include planning activities for projects that will eventually be completed with CDBG funding.
2	Goal Name	Public Facilities Improvements
	Goal Description	Provide improvements to public facilities in order to sustain a suitable living environment, which will promote or provide for improved accessibility, safety, and sustainability. Potential infrastructure improvements include but are not limited to publicly owned facilities, community centers, and parks. The Village will continue to pool its funds dedicated to the Children’s Advocacy Center (CAC) rehabilitation project for a regional CDBG collaboration with Cook County and neighboring entitlement communities for larger-scale repairs at the aging facility. The Village will also dedicate a portion of its CDBG funding for a regional collaboration with Cook County and neighboring entitlement communities for a large-scale construction project for JOURNEYS facility in Palatine, Illinois, which serves Village of Hoffman Estates residents, if the project is ready to fund with CDBG funds.
3	Goal Name	Owner Occupied Rehabilitation
	Goal Description	Provide access to affordable housing services and programs, including housing maintenance and rehabilitation services to limited-income individuals and households, in order to maintain affordability and accessibility in home ownership.
4	Goal Name	Planning and Administration
	Goal Description	This funding is allocated toward planning and administration related to the administration of the CDBG program. This includes ongoing administration of the CDBG program as well as funds used to update various plans related to HUD priorities including the Village’s Comprehensive Plan, the Assessment of Fair Housing (AFH), Citizen Participation Plan, and Annual Action Plans.

AP-35 Projects - 91.420, 91.220(d)

Introduction

During the 2017-2018 program year, the Village proposes using funds for public infrastructure, public facilities, single family rehabilitation, and planning and administration.

#	Project Name
1	Public Infrastructure Improvements – Street / Parking lot Reconstruction
2	Public Facilities Improvement – Children’s Advocacy Center Rehabilitation (CAC)
3	Public Facilities Improvement – JOURNEYS
4	Owner Occupied Rehabilitation – Single Family Rehabilitation Program
5	Planning and Administration

Table 6 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Consistent with the Consolidated Plan, infrastructure improvements continue to be the highest priority need for the Village during this annual action plan. Street segments and parking lots in CDBG-eligible neighborhoods are in need of revitalization in the near future. This year, Village funds will be used towards a street or public parking lot reconstruction project in an eligible area. The funds may be used towards preliminary planning and engineering for a project that will follow the next program year. CDBG funds are essential funding for the Village’s annual infrastructure projects.

The Village will continue improvements to the old Village Hall building, which is leased to the non-profit Children’s Advocacy Center (CAC) of North and Northwest Cook County. This Annual Plan provides the Village with the opportunity to continue facility improvements with CDBG funding, which began in program year 2015. This CAC activity has augmented into a unique regional CDBG effort, a joint project to draw upon the resources and the CDBG allocations of Cook County, Arlington Heights, Schaumburg, Mount Prospect, and Palatine. This Joint CAC Project will allow the CAC to continue their focus of serving the needs of at-risk, low to moderate income residents throughout northern Cook County, rather than diverting substantial funding to maintain their current leased space.

The Village will contribute to a new regional public facilities improvement in PY 2019, the joint CDBG project to fund construction activities at the JOURNEYS facility in Palatine. JOURNEYS is a non-profit organization that serves Village of Hoffman Estates residents. If this project does not materialize, the funds will be reallocated to one or more of the following activities, depending on demand for these funds: street rehabilitation, single family rehabilitation, or the CAC project.

The single family home rehabilitation (5FR) continues to be a priority in order to reduce the cost burden for single family homeowners. PY 2018 saw sustained resident interest in the program, and Village staff continues to work with NWHP to improve and market the program.

Finally, Village staff spends administrative time and resources coordinating Consolidated Plan and Annual Plan activities and submissions. The Village will continue to use CDBG administrative funds to strengthen its monitoring practices, to maintain its policies and procedures, submit accurate reporting, and to finalize coordination of the Joint CAC Project.

Village staff will also dedicate an increasing amount of administrative time in PY 2019 to participate in the Cook County Consortium's Assessment of Fair Housing (AFH) effort. Staff will be collaborating frequently with neighboring regional CDBG entities and the non-profit organization Enterprise Partners towards the completion the AFH in summer 2020. The AFH process will require Village staff to perform additional research and public outreach during PY 2019. The AFH will also be the basis of a Citizen Participation Plan update and will advise the upcoming 5-year Consolidated Plan update. The process of updating the Consolidated Plan during PY 2019 will require a significant staff time-commitment.

AP-38 Project Summary

Project Summary Information

1	Project Name	Public Infrastructure Improvements – Street Reconstruction
	Target Area	
	Goals Supported	Public Infrastructure Improvements
	Needs Addressed	Improving Public Facilities and Infrastructure
	Funding	CDBG: \$144,448
	Description	In the 2019-2020 program year, the Village will budget its limited CDBG towards the rehabilitation planning or construction activities pertaining to a public street or parking lot located in a CDBG-eligible neighborhood, most likely during the summer of 2020. The exact street or parking lot to be rehabilitated will be determined at a later point.
	Target Date	PY 2019
	Estimate the number and type of families that will benefit from the proposed activities	200 Low to Moderate Income
	Location Description	CDBG eligible neighborhood
	Planned Activities	Reconstruction of a street in a CDBG eligible neighborhood.
2	Project Name	Public Facilities Improvement – Children’s Advocacy Center (CAC) Rehabilitation
	Target Area	
	Goals Supported	Public Facilities Improvements
	Needs Addressed	Improving Public Facilities and Infrastructure

	Funding	CDBG: \$4,000
	Description	Building infrastructure repair at Children’s Advocacy Center (CAC) facility in the Village of Hoffman Estates.
	Target Date	PY 2019
	Estimate the number and type of families that will benefit from the proposed activities	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 25 Persons Assisted
	Location Description	CAC Facility
	Planned Activities	Likely activities will include building renovation, improvements to ADA accessibility, and repairs to the Village-owned facility which is now leased to the Children's Advocacy Center (CAC) of North and Northwest Cook County. The Village funding will be used to finalize work on the collaboration with other entitlement communities and Cook County to finish any large scale repairs.
3	Project Name	Public Facilities Improvement – JOURNEY’S Rehabilitation
	Target Area	
	Goals Supported	Public Facilities Improvements
	Needs Addressed	Improving Public Facilities and Infrastructure
	Funding	CDBG: \$25,000
	Description	Building infrastructure construction at the JOURNEY’S facility in Palatine, Illinois.
	Target Date	PY 2019
	Estimate the number and type of families that will benefit from the proposed activities	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 25 Persons Assisted

	Location Description	
	Planned Activities	Likely activities may include building activities for this facility operated by the non-profit JOURNEY'S organization. Village funding will be used as part of a collaboration with other entitlement communities and Cook County for large scale rehabilitation and construction activities.
4	Project Name	Single Family Home Rehabilitation (SFR)
	Target Area	
	Goals Supported	Owner Occupied Rehabilitation – Single Family Rehabilitation Program
	Needs Addressed	Reducing the Housing Cost Burden
	Funding	CDBG: \$75,000
	Description	Provide access to affordable housing services and programs, including housing maintenance and rehabilitation services to limited-income individuals and households, in order to maintain affordability and accessibility in home ownership.
	Target Date	PY 2019
	Estimate the number and type of families that will benefit from the proposed activities	3 Low/Moderate Income Housing Units
	Location Description	
	Planned Activities	Single family home rehabilitation loans issued with CDBG funds, in order to reduce the cost burden for low to moderate residences. Loans are intended to be used to make code updates to the homes. Northwest Housing Partnership will continue to administer this program with the Village.

5	Project Name	Planning and Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$49,000
	Description	Throughout the course of this program year, the Village intends to use funds for planning and administration related to the administration of the CDBG program. This includes ongoing administration of the CDBG program, coordination of the Joint CAC Repair Project, as well as funds used to update various plans related to HUD priorities including the Village's Comprehensive Plan, the Analysis of Impediments to Fair Housing Choice (AFH), CAPER, and Annual Action Plans.
	Target Date	PY 2019
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
Planned Activities	Planning and Administration	

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

As part of the public infrastructure improvement, the Village will consider street ratings in CDBG eligible neighborhoods and divert funds to assist one that is in need.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

This section discusses actions that the Village will take to address needs outside of those directly addressed through CDBG funds.

Actions planned to address obstacles to meeting underserved needs

While a lack of funding continues to be a challenge to address all of the needs identified in the Consolidated Plan, the Village will continue to partner and coordinate services wherever possible.

During the 2019-2020 Program Year, continued consultation with stakeholders will remain important to ensuring the most important needs are identified and strategies for addressing them are developed and pursued.

The Village is in the process of collaborating on the regional Joint CAC Project, to provide safe housing for children that utilize the services at that facility.

Actions planned to foster and maintain affordable housing

During the 2019-2020 Program Year, the Village intends to continue to make funds available for the Village's owner-occupied, single family home rehabilitation program. The Village will also continue to ensure rental housing is maintained and renter's rights protected through its residential rental license and inspection program. The Village's CDBG webpage also hosts a selection of links to organizations that provide housing assistance, including down payment relief programs.

Actions planned to reduce lead-based paint hazards

During the 2019-2020 Program Year, the Village plans on continuing coordination with the Cook County Department of Public Health to address lead-based paint hazards in the Village. As the State moves closer to decreasing the lead concentration threshold for children, the Village will continue to educate residents of potential hazards and provide lead hazard mitigation services wherever possible.

Actions planned to reduce the number of poverty-level families

The Village will continue to work with its business community and the State of Illinois to improve job training to close the gap between the jobs that are available in the community and the skillsets of residents. Among actions planned during the 2019-2020 Program Year are continued collaboration with the Golden Corridor Advanced Manufacturing Partnership, provision and coordination of transit

services, and the provision of health services through the Health and Human Services Department.

Actions planned to develop institutional structure

During the 2019-2020 Program Year, the Village will continue its effort to identify priority needs. Consideration of HUD priorities, particularly as they relate to housing, will remain a priority of the Village. A strong and updated Comprehensive Plan has improved the Village's ability to be responsive to needs through an improved institutional structure. Continued participation in the regional housing discussion through Cook County and the Continuum of Care will be important as well.

Actions planned to enhance coordination between public and private housing and social service agencies

During the 2019-2020 Program Year, the Village will continue to address priority needs identified through consultation with housing associations. The owner-occupied single family home rehabilitation program will help reduce the cost burden for these individuals. Additionally, coordination of youth services, senior citizen services, and transit services will be a priority of Village Departments that provide them.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Discussion

PUBLIC HEARING NOTICE

Public Hearing and Notice of Availability of the
Community Development Block Grant (CDBG)
2019 Annual Action Plan: Proposed Use of Funds for
Program Year 14

The Village of Hoffman Estates seeks citizen input for its 2019 CDBG Annual Action Plan. The 2019 Program Year begins on October 1, 2019 and ends on September 30, 2020. This will be the 5th Annual Action Plan within the Village's 2015-2019 CDBG Consolidated Plan. The Annual Action Plan is a document that identifies the Village's specific strategy to address affordable housing, infrastructure improvements, supportive services, and community development needs of low and moderate income residents. Development of the Annual Action Plan is required of the Village as a recipient of CDBG funds. The CDBG program is a federally funded program intended to develop a viable community, a suitable living environment, and expanded economic opportunities principally for low and moderate income residents of Hoffman Estates.

In addition to an estimated \$51,517 in unused funds from prior years' allocations, the Village of Hoffman Estates anticipates an allocation of approximately \$245,931 in CDBG funds during the 2019 Program Year. The Action Plan will include the activities the Village proposes to complete with anticipated CDBG funds to benefit persons of low and moderate income and meet Consolidated Plan objectives.

Prior and Proposed activities include:

SOURCES (all source values are estimates)
2019/2020 allocation \$245,931
Unexpended funds from previous years' allocations \$51,517

TOTAL SOURCES \$297,448
USES
Infrastructure Improvements \$144,449
Private property rehabilitation \$75,000
Public facility infrastructure improvements \$29,000
Planning and administration \$49,000
TOTAL FUNDS BUDGETED \$297,448

A public hearing to obtain citizen comments and suggestions will be held on June 27, 2019 at 8:00 a.m. in the Frank Alexa Training Room, Hoffman Estates Municipal Building, 1900 Hassell Road, Hoffman Estates, Illinois. All interested citizens and organizations are invited to attend and participate at this meeting.

Copies of the draft Annual Action Plan will be available for a public review period beginning May 27, and ending June 27. Copies may also be obtained from the Village of Hoffman Estates Planning Division, 1900 Hassell Road, Hoffman Estates, Illinois 60149, or by calling (847) 781-2660. The draft Annual Action Plan will also be posted on the website at www.hoffmanestates.org/cdbg.

Written comments and suggestions regarding the Annual Action Plan may be submitted to the Planning Division, 1900 Hassell Road, Hoffman Estates, IL 60149, emailed to Planning@hoffmanestates.org, or faxed to (847) 781-2669 no later than June 27. For additional information you may call the Planning Division at 847-781-2660.

If special accommodations are needed for the June 27, 2019 public hearing, such as the need for a translator, please contact the Planning Division at 847-781-2660.
Published in Daily Herald May 20, 2019 (4525050)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

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

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 20-MAY-19 in said **DAILY HERALD**.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Daula Baltz*
Authorized Agent

Control # 4525050



HOFFMAN ESTATES

GROWING TO GREATNESS

May 20, 2019

NOTICE OF PROGRAM YEAR 2019 COMMUNITY DEVELOPMENT BLOCK GRANT ANNUAL ACTION PLAN

To All Interested Parties:

The Village of Hoffman Estates has developed the Community Development Block Grant Annual Action Plan 2019 that identifies the Village's specific strategy to address affordable housing, infrastructure improvements, supportive services, and community development needs of low and moderate income residents. The 2019 Annual Action Plan is the Village's 14th Annual Plan, running October 1, 2019 through September 30, 2020. Public input or questions regarding these documents are welcome.

A draft copy of the Plan is available on the Village's website at www.hoffmanestates.org/cdbg for the public comment period that runs through June 27, 2019. Since public input is an essential part of the Plan, a Public Hearing will be held on **Thursday, June 27 at 4:00 p.m. in the Frank Alexa Training Room of the Village Hall, 1900 Hassell Road.**

For accessibility assistance, please call the ADA coordinator at 847-882-9100. If you have any questions regarding this information, please contact the Planning Division at 847-781-2660.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ryan N. Johnson'.

Ryan N. Johnson
Management Analyst- Development Services Department

PUBLIC HEARING NOTICE

Public Hearing and Notice of Availability of the Community Development Block Grant (CDBG) 2019 Annual Action Plan: Proposed Use of Funds for Program Year 14

The Village of Hoffman Estates seeks citizen input for its 2019 CDBG Annual Action Plan. The 2019 Program Year begins on October 1, 2019 and ends on September 30, 2020. This will be the 5th Annual Action Plan within the Village's 2015-2019 CDBG Consolidated Plan. The Annual Action Plan is a document that identifies the Village's specific strategy to address affordable housing, infrastructure improvements, supportive services, and community development needs of low and moderate income residents. Development of the Annual Action Plan is required of the Village as a recipient of CDBG funds. The CDBG program is a federally funded program intended to develop a viable community, a suitable living environment, and expanded economic opportunities principally for low and moderate income residents of Hoffman Estates.

In addition to an estimated \$51,517 in unused funds from prior years' allocations, the Village of Hoffman Estates anticipates an allocation of approximately \$245,931 in CDBG funds during the 2019 Program Year. The Action Plan will include the activities the Village proposes to complete with anticipated CDBG funds to benefit persons of low and moderate income and meet Consolidated Plan objectives.

Prior and Proposed activities include:

SOURCES (all source values are estimates)

2019/2020 allocation	\$245,931
Unexpended funds from previous years' allocations	\$51,517
TOTAL SOURCES	\$297,448

USES

Infrastructure improvements	\$144,448
Private property rehabilitation	\$75,000
Public facility infrastructure improvements	\$29,000
Planning and administration	\$49,000
TOTAL FUNDS BUDGETED	\$297,448

A public hearing to obtain citizen comments and suggestions will be held on June 27, 2019 at 4:00 p.m. in the Frank Alexa Training Room, Hoffman Estates Municipal Building, 1900 Hassell Road, Hoffman Estates, Illinois. All interested citizens and organizations are invited to attend and participate at this meeting.

Copies of the draft Annual Action Plan will be available for a public review period beginning May 27, and ending June 27. Copies may also be obtained from the Village of Hoffman Estates Planning Division, 1900 Hassell Road, Hoffman Estates, Illinois 60169, or by calling (847) 781-2660. The draft Annual Action Plan will also be posted on the website at www.hoffmanestates.org/cdbg.

Written comments and suggestions regarding the Annual Action Plan may be submitted to the Planning Division, 1900 Hassell Road, Hoffman Estates, IL 60169, emailed to Planning@hoffmanestates.org, or faxed to (847) 781-2679 no later than June 27. For additional information you may call the Planning Division at 847-781-2660.

If special accommodations are needed for the June 27, 2019 public hearing, such as the need for a translator, please contact the Planning Division at 847-781-2660.

To be published by Paddock Publications on May 20, 2019

Draft Annual Action Plan (AAP) on the Village of Hoffman Estates website, posted May 20, 2019

www.hoffmanestates.org/cdbg

The screenshot shows a web browser window with the URL www.hoffmanestates.org/government/development-services/planning/housing-support-services. The navigation menu includes: **UPDATES**, **RESIDENTS**, **BUSINESS**, **VISITORS**, and **GOVERNMENT** (highlighted in yellow). A sidebar on the left lists various services such as Human Services, Resources, Information Systems, Works, and Facilities. The main content area features the following sections:

Cook County HOME Consortium
The Village joined the Cook County HOME Investment Partnerships Program in October 2015. This combined funding effort can be used for low to moderate income housing development, housing assistance and support, residential rehabilitation, or down-payment assistance.

2019-2020 CDBG Annual Action Plan Draft Available for comment
The Village of Hoffman Estates will hold a public hearing on Thursday, June 27, 2019 at 4:00 p.m. in the Frank Alexa Training Room at Village Hall to receive public input on the Village's draft CDBG Annual Action Plan (AAP). The Plan provides a roadmap for the use of funds by the Village of Hoffman Estates for the 2019 Program Year (October 1, 2019 to September 30, 2020).
A copy of the AAP will be available for a 30-day public comment period beginning May 27, 2019. The plan is available to view at Village Hall, or by clicking the link below to view a PDF copy. All interested people are encourage to submit written comments to the Village of Hoffman Estates, Planning Division, 1900 Hassell Road, Hoffman Estates, IL 60169, no later than June 27, 2019.
The United States Department of Housing and Urban Development (HUD) allocates funding for the Village's CDBG program and ensures that the village abides by Federal regulations in the utilization of funds. The 2019-20 Plan will mark the 5th of the Village's current 5-year CDBG Consolidated Plan.
Questions about the CDBG program can be directed to [Ryan Johnson](#) at 847-781-2669
[Draft PY 2019 Annual Action Plan](#)

Current CDBG Documents
[Submitted 2017 Consolidated Annual Performance and Evaluation Report \(CAPER\)](#)
[2018 Annual Action Plan \(October 1, 2018 - September 30, 2019\)](#)
[2016 Consolidated Annual Performance and Evaluation Report \(CAPER\)](#)
[2017 Annual Action Plan \(October 1, 2017-September 30, 2017\)](#)
[2015 Consolidated Annual Performance and Evaluation Report \(CAPER\)](#)

Public Hearing - Village Website Calendar:

tates.org/updates/calendar-of-events/-startdate=6-27-2019/-enddate=6-30-2019

Vision Admin | Bookmarks | Patch | village-green-live | Low and Moderate | Fitness Dashboard | Hoffman Estates Dir.

Hoffman Estates | **UPDATES** | RESIDENTS | BUSINESS | VISITORS | GOVERNMENT

June 2019

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
28	29	30	1	2	3	4
<p>1:00 PM Veteran's Flag Retreat Ceremony</p>	<p>9:30 AM Children's Clinic</p> <p>9:30 AM 80th Anniversary Commission Meeting</p> <p>7:00 PM Village Board Meeting</p> <p>7:00 PM Standing Committee Meetings</p>	<p>4:00 PM Civic Fest Commission Meeting</p> <p>7:15 AM Cultural Awareness Commission Meeting</p>	<p>5:00 PM Planning and Zoning Commission Meeting</p>	<p>7:00 PM Summer Sounds on the Green</p>		
5	6	7	8	9	10	11
<p>1:00 PM Veteran's Flag Retreat Ceremony</p>	<p>7:00 PM Standing Committee Meetings</p>	<p>10:00 AM Civic Fest Commission Meeting</p> <p>5:00 PM Financial Services Commission Meeting</p> <p>5:30 PM Commission on Senior Services Meeting</p>	<p>10:00 PM Adult Health Clinic</p>	<p>4:00 PM Anniversary Commission Meeting</p> <p>7:00 PM Summer Sounds on the Green</p>	<p>12:00 PM Children's Entertainment Series - Steve Bellevue, Musician</p>	
12	13	14	15	16	17	18
<p>1:00 PM Veteran's Flag Retreat Ceremony</p>	<p>8:00 PM Commission for Economic Development Meeting</p> <p>7:00 PM Village Board Meeting</p>	<p>7:00 PM Senior Services Commission Meeting</p>	<p>5:00 PM Planning and Zoning Commission Meeting</p> <p>5:00 PM Hemlock AED CPR Class</p>	<p>1:00 PM Museum Board Meeting</p> <p>8:30 PM Youth Commission Meeting</p> <p>7:00 PM Summer Sounds on the Green</p>		
19	20	21	22	23	24	25
<p>1:00 PM Veteran's Flag Retreat Ceremony</p>	<p>4:00 PM Economic Commission Meeting</p> <p>7:00 PM Standing Committee Meetings</p>	<p>7:00 PM Arts Commission Meeting</p>	<p>6:30 PM Celebrations Commission Meeting</p>	<p>4:00 PM CDBG Annual Adopt Plan Public Hearing</p> <p>7:00 PM Summer Sounds on the Green</p>		
26	27	28	29	30	1	2
<p>7:00 PM Veteran's Flag Retreat Ceremony</p>						

2:15 PM 5/30/2019

Public Hearing - Calendar Detail:

The screenshot shows a web browser window displaying the Hoffman Estates website. The address bar shows the URL: <https://www.hoffmanestates.org/Home/Components/Calendar/Event/15323150?curdate=6-27-2019&curm=6&cury=2019>. The page header includes the Hoffman Estates logo and navigation links: Agendas & Minutes, Employment, Municipal Code, Contact Us, and Login. A search bar and a Translate button are also present. A dark blue navigation bar contains the following menu items: **UPDATES**, RESIDENTS, BUSINESS, VISITORS, and GOVERNMENT. The main content area is titled "Calendar of Events" and features a "CDBG Annual Action Plan Public Hearing" event. The event details are as follows:

- Date:** 06/27/2019 4:00 PM - 6:00 PM
- Location:** Hoffman Estates Village Hall
[1900 Hassell Road](#)
[Hoffman Estates, Illinois 60169](#)

Below the event details, there is a link to "Add to my Calendar" and a note: "Please find Meeting Agenda attached. Document is in PDF format". The agenda is listed as: [Public Hearing Agenda for 2019 CDBG Annual Plan](#). A link to "Export to Business" is also visible. At the bottom of the page, contact information for the Village of Hoffman Estates is provided: "Village of Hoffman Estates | 1900 Hassell Road Hoffman Estates IL 60169", "Phone: 847-882-9100 | Hours Employees", and "Website Design by Granicus - Connecting People and Government". Social media icons for Facebook, LinkedIn, Twitter, and YouTube are also present. The Windows taskbar at the bottom shows the time as 5:30 PM on 5/30/2019.



1685 West Higgins Road, Hoffman Estates, Illinois 60169

heparks.org t (847) 885-7500 f (847) 885-7523

TO: Village of Hoffman Estates – Planning, Building & Zoning Committee
FROM: Craig Talsma, Executive Director
Alisa Kapusinski, Director of Recreation
DATE: June 27, 2019
RE: Community Development Block Grant (CDBG) funding proposal

The Hoffman Estates Park District (HE Parks) currently provides \$25,000 in annual scholarships through the Friends of HE Parks Foundation. Scholarship recipients are awarded a pre-approved percentage discount off one program per season (4 per year) based on their income level. Scholarships are given to each child with a maximum of \$300 per season.

As HE Parks staff plan for the future, goals have been established to provide more to those families in our community that are low-income, high-risk. The National Park & Recreation Association's (NRPA) has three national pillars: Health & Wellness, Conservation & Social Equity. HE Parks is looking to expand our initiative for meeting Social Equity needs in the upcoming years.

Currently, the Friends of HE Parks Foundation does not provide scholarship dollars for children participating in the STAR Before & After School program. Due to the higher cost of tuition for this program, scholarship dollars are dedicated to recreation programs and not this child care program.

HE Parks is submitting a proposal to the Village of Hoffman Estates to request funding through CDBG to implement a scholarship program for children to participate in the STAR program for families who may not be able to afford this quality child care held at the children's school. By providing before & after school care to children who may be not currently in a safe atmosphere during out-of-school hours, children will be provided a safe, positive environment at no cost to the family.

HE Parks is requesting an initial funding support of \$21,870. Before & after school care tuition for a child in School District 54 is \$324 per month. By accepting 15 children into this new STAR scholarship program, HE Parks is requesting the Village to support 50% of the tuition costs through CDBG funding.

Families will need to apply for the funding. Once approved, they would be provided the STAR program for the upcoming school year.

Ryan Johnson

From: Robyn Sandys <robysandys@nwHP.net>
Sent: Friday, May 17, 2019 3:04 PM
To: Ryan Johnson
Subject: NWHP Handyman Program
Attachments: Handyman Report dec 2014-March 2019-Newest-4-9-19.xlsx; FLYER SENIOR HANDYMAN FLYER updated pricing 5-17-19-2.pptx

Hi Ryan,

I hope all is well with you. Long time since we talked. I think a while back we discussed our handyman program. Now that we have been running the program for over five years, I wanted to provide you with an update and also see if Hoffman Estates would like to be included in this program.

The way we have added other communities is for them to provide some funding through their social service dollars. Not sure if you guys have that type of funding pool or not. Or if you have discretionary funds.

Basically it only costs about \$8,000 a year to add the program to your community. The client fees which are based on income (up to \$35 an hour up to 2 hours). We have a grant through Age Options which would allow portions of Hoffman Estates in Palatine township to receive the services for free if household income is below \$18,000 a year. Currently client fees pay for about 55 percent of the cost of the handyman services. And, NWHP admin is only \$2,000 a year. So the \$6,000 would cover the majority of the gap we have from the fees collected per community.

For the past 2 years Des Plaines has funded the program so we could add them. Currently the program is in all of Wheeling and Palatine Township and Des Plaines.

Please see the attached material for more information (go to the summary tab for an overview on the spread sheet some Hoffman residents have used the program). I would be happy to set up a time for us to meet.

Thanks much,
Robyn

Robyn Sandys

Executive Director

North West Housing Partnership

1701 E. Woodfield Dr., Suite 203

Schaumburg, IL 60173

w- 847-969-0561

c- 440-823-2653

www.nwhp.net

<https://www.facebook.com/nwhp1701/>



DO YOU NEED HELP WITH SIMPLE HOME MAINTENANCE? IF YOU ARE 60 OR OLDER GIVE NWHP A CALL.

SENIOR HANDYMAN PROGRAM

The Northwest Suburban Housing Collaborative (NWSHC) in 2014 developed and partnered with NWHP to administer the Handyman Program for Arlington Heights, Buffalo Grove, Mount Prospect, Palatine and Rolling Meadows.

In 2017, NWHP expanded this program to include Des Plaines and all communities in Palatine and Wheeling Townships. In addition, with Age Options funding some income qualified residents can obtain these services at no charge.

If you are unsure which township you are in, NWHP can assist you.

Eligibility requirements:

- 60+ years of age
- Only minor home repairs
- All income levels welcome

Fees are either \$15, \$25 or \$35 an hour depending on income. Repairs done by insured, and reliable professionals.

***NO EMERGENCY REPAIRS**

Contact NWHP for more information (847) 969-0561

Mon-Fri -9am-5pm

www.nwhp.net - dawnmocko@nwhp.net

NWHP is a HUD APPROVED housing counseling agency.

Funding for portions of the Senior Handyman Program is provided by:



Examples of Eligible Work:

- | | |
|--------------------|--------------------|
| • Grab bars | Sink Repair |
| • Hanging curtains | Soffit Repair |
| • Attic Stairs | Toilet Repair |
| • Disposal Repair | Window Repair |
| • Door Locks | Drain |
| • Ceiling Fan | Gutters cleaning |
| • Light Fixture | Shower Door |
| • Screen Repair | Hanging Pictures |
| • Faucet Repair | Putting up Shelves |



**NORTH WEST
HOUSING
PARTNERSHIP**

NWHP has other home repair programs for seniors and the disabled, call 847-969-0561 to inquire.

Public Hearing Agenda

June 27, 2019

4:00 PM

**Hoffman Estates Village Hall
Frank Alexa Training Room
1900 Hassell Road
Hoffman Estates, IL 60169**

**Village of Hoffman Estates
Community Development Block Grant (CDBG)
2019 -2020 Annual Action Plan**

- 1. Call to Order**
- 2. Introductions**
- 3. Legal Notice and Mailings**
- 4. Overview of Current Program Projects**
- 5. Overview of Consolidated Plan**
- 6. Overview of Draft CDBG Annual Action Plan**
- 7. Audience Participation**
- 8. Adjournment**

Public Hearing Sign-In Sheet

June 27, 2019

1900 Hassell Road

Hoffman Estates, IL 60169

Village of Hoffman Estates

Community Development Block Grant (CDBG)

2019-20 Annual Action Plan

Name	Address/Organization	City/Zip	Email Address
Rebyn Sandy's	NWHP 1701 E. Woodfield Schramburg	Schramburg 60173 2	rebyn.sandys@nwhp.net
Mo Khan	Village of Hoffman Estates		
MATTHEW GALLOWAY	VILLAGE OF HOFFMAN ESTATES		

CDBG ANNUAL ACTION PLAN PUBLIC HEARING

VILLAGE OF HOFFMAN ESTATES
FRANK ALEXA TRAINING ROOM
1900 HASSELL ROAD
HOFFMAN ESTATES, IL 60169

MINUTES – JUNE 27, 2019

STAFF PRESENT:

Ryan N. Johnson, Management Analyst
Mo Kahn, Associate Planner
Matthew Galloway, Administrative Intern

OTHERS PRESENT:

Robin Sandys, Executive Director, North West Housing Partnership

1. CALL TO ORDER

The Public Hearing for the Village of Hoffman Estates' proposed Community Development Block Grant (CDBG) Annual Action Plan for Program Year 2019 – October 1, 2019 through September 30, 2020 – was called to order at 4:05 p.m. by Ryan Johnson, Management Analyst of for the Village of Hoffman Estates.

2. INTRODUCTIONS

Mr. Johnson introduced himself to the audience. Mr. Johnson serves as the Management Analyst in the Village's Development Services Department, and the Village's CDBG Administrator.

3. LEGAL NOTICE AND MAILINGS

Mr. Johnson explained that the public comment period and public hearing for the draft Annual Action Plan (AAP) were publicized via a legal notice in the Daily Herald and notification letters sent to approximately 140 organizations and interested individuals. The draft Annual Action Plan was available for viewing at Village Hall, and on the Village's Housing webpage.

4. OVERVIEW OF CURRENT PROGRAM PROJECTS

Mr. Johnson summarized the ongoing CDBG projects, including street infrastructure and single-family home rehabilitation. Mr. Johnson noted that the Village is on course to fulfil current Annual Action Plan items, with street rehabilitation of Atlantic and Pacific Avenues nearing completion, and stated that further reconstruction projects at the Children's Advocacy Center (CAC) facility were planned for the coming months, during the current program year.

5. OVERVIEW OF CONSOLIDATED PLAN

Mr. Johnson explained that the current Consolidated Plan was finalized in 2015 and includes two Objectives: improvements to public infrastructure and public facilities, and the provision of decent housing through maintenance and rehabilitation services.

6. OVERVIEW OF ANNUAL ACTION PLAN

Mr. Johnson shared the proposed projects and the budgeted allocations for each item in the Draft PY 2019 Annual Action Plan, and how each correlated to the two Consolidated Plan Objectives. Mr. Johnson explained that the Village had received letters of interest from North West Housing Partnership (NWHP) for their Senior Handyman program, and the Hoffman Estates Park District, for their STAR scholarships.

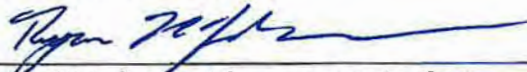
7. AUDIENCE PARTICIPATION

Ms. Sandys, Executive Director at NWHP, expressed interest in the Village’s CDBG funds for the Senior Handyman Program. This program could also be supplemented with the Capable Demonstration Project, a pilot program that NWHP administers with the goal of helping individuals live independently in their home. Ms. Sandys explained that CDBG funding does present additional obstacles for administering the program as opposed to direct municipal funding, as CDBG projects must adhere to detailed and time-consuming background checks. Ms. Sandys stated that Village residents living in Palatine Township are already eligible for the Handyman Program. Ms. Sandys asked Mr. Johnson to share the information and funding request with the Village’s Health and Human Services Department. Mr. Johnson explained that such program could be added to the 5-year Consolidated Plan through a Substantial Amendment process.

8. ADJOURNMENT

Hearing no further comments, the Public Hearing was adjourned at 4:45 p.m.

Minutes transcribed by:



Ryan N. Johnson, Management Analyst
Department of Development Services

**COMMITTEE AGENDA ITEM
VILLAGE OF HOFFMAN ESTATES**

SUBJECT: Request approval to issue a Request for Proposals to solicit submittals from qualified consulting firms for a planning study for the Barrington Road I-90 Interchange Sub-Area of the Village

MEETING DATE: July 8, 2019

COMMITTEE: Planning, Building and Zoning

FROM: Peter Gugliotta *PG*

REQUEST: Request approval to issue a Request for Proposals (RFP) to solicit submittals from qualified consulting firms for a planning study for the Barrington Road I-90 Interchange Sub-Area of the Village.

BACKGROUND: The opening of the Barrington Road I-90 full interchange and the construction of the new Pace Express Bus Transit Center is expected to create new development opportunities in the area around the interchange. An improved economy is also stimulating new interest in the area. The 2019 budget included funds to initiate a sub-area planning study of the area surrounding the interchange to help guide Village land use decisions in a manner which will promote economically sustainable and desirable development that will support and benefit from the full interchange and transit center.

The proposed RFP defines the proposed study area, includes background on the area, and identifies a basic scope for the study. It is expected the study will be completed in an iterative process with ideas being refined as input and feedback are obtained on early concepts.

The attached draft RFP will seek a qualified consultant to be responsible for preparation of a sub-area plan. This plan is not solely a land use plan but rather a more conceptual framework for future development and redevelopment on parcels in a manner that maximizes interaction with the expanded transportation options at the Barrington Road I-90 interchange (including full vehicular access, as well as transit). Beyond a conceptual framework plan, input will be sought on several specific land use and development related points listed in the RFP. These have been identified as key items that impact the area and would benefit from detailed analysis.

DISCUSSION:

In addition to a review of existing conditions and staff insight to help define key land use questions in the study area, it will be valuable for the consultant to review the 2016 Pace Barrington Road Station Transit Service and Land Use Study, as well as the 2013 Flexible Transit Service Operations Plan that were prepared for the Village and Pace/RTA. Besides providing meaningful information on desired transit improvements, these reports lay a foundation for consideration of transit supportive land use strategies that can be greatly expanded upon in this sub-area plan.

The RFP divides the study area into the three quadrants of the interchange that are within the Village limits, and also highlights the large area of residential property located to the southeast of the intersection as an important consideration from a connectivity standpoint.

The goal is to bring a consultant and contract to the Village Board for approval in September, with a final plan completed by mid-2020. Upon formal selection of the consultant, the final study scope will be refined to make sure the chosen consultant's resources are best focused to achieve outcomes desired by the Village.

FINANCIAL IMPACT:

Following completion of the previous West Sub-Area Plan, the 2019 budget has approximately \$113,000 available for consultant services for Area Plans, including initiation of the Comprehensive Plan update. This should be more than enough to initiate the Barrington Road I-90 Interchange Plan in 2019. Since the project will extend into 2020, unused funds in 2019 can carry over to the 2020 budget to cover the total cost of this plan and also provide enough to begin the overall Comprehensive Plan update. Ultimately, this plan will be referenced and included as part of the next Comprehensive Plan update.

RECOMMENDATION:

Request approval to issue a Request for Proposals to solicit submittals from qualified consulting firms for a planning study for the Barrington Road I-90 Interchange Sub-Area of the Village.

Attachment



Request for Proposals

Hoffman Estates Area Plan –

Barrington Road I-90 Interchange Sub-Area

The Village of Hoffman Estates requests proposals from professional consulting firms capable of providing urban design and land use planning associated with the development and implementation of an Area Plan for the Barrington Road Interchange Sub-Area of Hoffman Estates. Staff requires consultant support to supplement the work which has been completed to-date and provide a formal framework plan for future land-use, development and connectivity of areas in the area of the Village surrounding the Barrington Road Interchange and Pace Bus Transit Station. The plan will be adopted as an “Area Plan” to be attached as an exhibit or addendum to the Comprehensive Plan. While a response is requested to provide the scope of services, it is anticipated that a scope will not be finalized until a firm is selected, at which time the Village will work with the selected firm to finalize a scope, fees and contract.

Response Deadline: August 23, 2019

Village of Hoffman Estates

1900 Hassell Road

Hoffman Estates, Illinois 60169

Phone: 847-882-9100

www.HoffmanEstates.org

Contact for more information:

Peter Gugliotta, AICP

Director of Planning, Building and Code Enforcement

Phone: 847-781-2665

peter.gugliotta@hoffmanestates.org



Background

The Village of Hoffman Estates was incorporated in 1959 mainly as a bedroom community northwest of Chicago. Interstate 90 (now Jane Addams Memorial Tollway) had just opened in the late 1950's with a partial interchange at Barrington Road (to and from the east) being the only interstate access in the Village. Early development was primarily residential in nature, however, from the 1970's through the early 2000's, commercial development occurred to supplement the homes rapidly being built in the area. In the 1970's, a major regional hospital was constructed on Barrington Road, south of I-90 (now Amity Health St. Alexius Medical Center) and the large outdoor Barrington Square Mall shopping center/movie theater was built (years later it was partially demolished).

In the early 1990s, two large corporate office campuses developed (Prairie Stone/Sears and Ameritech/AT&T), which began a significant development period in the Village and resulted in a new full-access interchange being constructed at Illinois State Route 59 in the western part of the Village. Although interstate access remained limited at Barrington Road, during this period numerous office, industrial, hotel, restaurant, retail and other uses were constructed near Barrington Road and I-90, solidifying the area as a major economic center for the Village and surrounding communities.

Desire for full access at Barrington Road remained a long term priority in the Village, but for many years it was unclear how it could ever be achieved. Eventually, during the early 2000's there was a growing focus on transportation improvements along the I-90 corridor in general, and in the area of the Barrington Road interchange specifically. After years of discussions and planning, including several iterations of possible transportation options (including the once-contemplated STAR Line rail project), construction a full interchange at Barrington Road became a reality with four-way access open in 2018. Concurrently, the I-90 corridor was expanded to include new "SmartRoad" improvements and Pace Suburban Bus Service began operating an express service between Randall Road and downtown Elgin in Kane County and existing major CTA station in Rosemont. At the new Barrington Road full interchange, Pace constructed a major suburban transit station with a pedestrian overpass over I-90 linking the north and south inline Tollway bus terminals that are served by a park and ride lot, kiss and ride drop off facility (planned to open in 2019), and extensive multi-purpose paths connecting the adjacent area. A local circulator route and "on-demand" transit service operating south of I-90 were also initiated.

The expanded transportation system, coupled with an improved economy has led to significant renewed development interest in the vicinity of the Barrington Road I-90 interchange. Northeast of the interchange plans are proposed for a 53-acre technology business park on Lakewood Boulevard, and Somerset Development proposes to convert the 150-acre, 1.6 million square foot former AT&T campus into an office/commercial/residential mixed-use "Metroburb" called Bell Works. Southwest and southeast of the interchange in the Village, a number of office, hotel, retail, and other properties are proposed for upgrades or partial redevelopment. The area does still contain several vacant parcels as well as older developments that may be ripe for significant redevelopment, including a never-fully-built-out 55-acre "Meijer" retail development.

For decades, enhancing all modes of transportation options has continued to be a focus of the community. The Village adopted a Taxi Discount Program to serve senior, disabled and low income residents in 2008, enacted a Complete Streets Policy in 2011, approved a Comprehensive Bicycle Plan in 2010, and has continued to work with Pace/RTA to explore and expand options for bus transportation in the community (joint studies were completed in 2003, 2013 and 2016). Many miles of off- and on-street bicycle and pedestrian paths have

been constructed in the area, with links to significant path facilities in nearby Cook County Forest Preserves. The new interchange construction included a safe sidewalk/path crossing of I-90 along Barrington Road. The recent Pace Transit Center opening at the interchange has greatly expanded the number and scope of transportation options and fosters growth possibilities. The current focus involves enhancing connectivity to the new parking lot and drop-off locations that serve the Pace express bus transit station. While there have been many improvements to the area, there still remain significant land use and transportation challenges to be met.

The Village is looking to build upon opportunities created by the recent transportation enhancements at the Barrington Road and I-90 interchange and foster more sustainable and economically productive development projects that will work synergistically with key existing land uses, as well as take advantage of connectivity with the new transportation assets. In order to ensure the subject area develops in a productive, desirable and organized manner, the Village understands its land use regulations and development policies for the sub-area must be updated to accommodate new opportunities. The Village also is looking to identify tools and approaches it may use to proactively facilitate certain redevelopment projects or public improvements that could greatly enhance the area and lead to spin-off economic growth. These goals and objectives form the basis for seeking a qualified professional planning consultant to complete a sub-area planning study.

Planning Study Area

See Exhibit A for a map of the Barrington Road I-90 Interchange Sub-Area, including three distinguishable land use nodes representing the three quadrants of the Barrington Road and I-90 interchange area within. The three nodes are characterized below.

Northeast Quadrant – This area includes the Pace Bus Park and Ride parking lot and is characterized by several large parcels, including Somerset's Bell Works (former AT&T) property, mostly undeveloped Meijer property, proposed Technology Park, industrial buildings /corporate headquarters, and hotel. There is also connectivity to major Forest Preserve path network which is being developed. A TIF District, formed in 2019, encompasses most of the Bell Works property.

Southwest Quadrant – This area contains the multi-lot Greenspoint Office Park, hotels, restaurants, the private "Hassell Road extension" connecting road, and connectivity to a major Forest Preserve path network. Higgins Road (IL Rt. 72) is a major State Highway that runs along the southern border.

Southeast Quadrant – This area includes the Pace Bus Kiss and Ride drop-off facility and is characterized by a mixture of small and large parcels with one-story industrial and office buildings, public works maintenance facility, retail centers, hotels, restaurants, gas stations and other land uses. There is some, but little vacant land within this node. TIF Districts cover the Barrington Square Town Centre (2012) and a group of restaurants/conference center (1986) on Higgins Road. The Amita St. Alexius Medical Center is located less than one mile south of I-90. Higgins Road (IL Rt. 72) bisects this node running east-west. Immediately to the east of this node is significant multi-family and attached housing as well as the Village Hall and another large corporate office. This residential area is not part of the scope for land use changes, but is critical to consider relative to connectivity to the new interchange transportation facilities.

Note – the northwest quadrant of the Interchange is located within the adjacent Village of South Barrington and contains entertainment, office and restaurant development, along with some vacant parcels. Other than recognizing the existing uses, this area is not included in the Village's study area.

Scope of Work

The Village seeks a qualified consultant to be responsible for preparation of a sub-area plan. This plan is not solely a land use plan but rather a more conceptual framework for future development and potential redevelopment on various parcels within the central portion of Hoffman Estates. The plan should also recommend opportunities and approaches the Village can use to better accommodate and/or proactively facilitate success in achieving sustainable economic growth in the study area.

It is anticipated the plan will be organized into sections based on each of the three distinct land area nodes (quadrants) as appropriate, but may also consider certain content comprehensively for the entire study area. The plan should also make recommendations on future land uses, multi-modal transportation and connectivity enhancements, and tools/approaches that can be employed to achieve desired outcomes.

In addition to evaluating general land use options and scenarios for the study area, the Village has identified several specific known issues/points to be addressed in this study. The list is by no means comprehensive, but rather is representative of certain challenges that fall within the intended scope of this study.

- Land Use/Transit Center Connectivity (NE & SE Quadrants) – the new Pace Express Bus Transit Center is situated primarily within the Interstate Tollway property, with the actual bus loading immediately adjacent to the mainline highway travel lanes. The physical characteristics of this transit center design differ from those found at traditional suburban train stations where extensive ‘best practices’ standards have been developed for Transit Oriented Development. Questions exist on how to best connect surrounding parcels with this new transit center (Bell Works will be a key part of this), as well as what the best land use policy is for properties proximate to the transit station given the current mix of uses. Coordination with Pace will be integral, as will careful review of the foundational land use and transit analyses performed in the 2013 and 2016 joint studies (available on Village website for review).
- “Hassell Road extension” (SW Quadrant) – The public collector street, Hassell Road intersects with Barrington Road and serves land to the east. The private roadway serving land to the west of Barrington Road provides access to several large offices, restaurants, hotels, and a large volume of regional traffic attempting to by-pass the busy Higgins/Barrington intersection. This private roadway is narrower than Village standards and lacks any pedestrian/bicycle facilities, although many use the roadway anyway. Questions exist about how to improve this deficient roadway to better serve demand.
- Outdated/Underutilized Industrial Buildings (SE Quadrant) – much of the area in close proximity to the interchange contains older, small-lot industrial buildings constructed over 40 years ago. Many buildings are obsolete for modern industrial users and there has been an increasing interest from non-industrial users. Given the age of these buildings and the close proximity to the interchange and transit facilities, the area is ripe for change. It will be valuable for this report to provide redevelopment strategies (possibly with a phased approach) and make recommendations for desirable new land uses near the new transit station.
- Creek Crossing and Other Obstacles to Connectivity (SE Quadrant) – There is a large apartment complex directly east of the study area less than ½ mile from the new transit center, however due to an intervening creek with no crossing available, the true walking distance almost doubles. Options for “bridging” this obstacle should be explored. Additionally, the report should provide recommendations for improving the walking/biking environments along the Hassell Road corridor, including suggestions for possible wayfinding indicators leading to the new transit center.

- Meijer property (NE Quadrant) – This 50+ acre project was originally planned for a Meijer retail store, several retail outlots, plus a second big-box retailer. Only a strip retail center and two outlots were built, along with internal roadways and utilities. Most of the project is still vacant land and big-box retail seems unlikely. Questions exist about possible land use changes.

The proposal should anticipate some resources being invested in the above as well as other challenge points that will be further discussed as part of the final scoping exercise that will occur after a consulting firm is chosen.

General Expected Components of the Study

- Goal Statement – Formulate an overarching goal for the development and redevelopment of land in the subject planning area.
- Develop conceptual land use and development framework plans for the three quadrants of the Barrington Road and I-90 interchange.
- Sub-area Planning Report should be drafted in concert with the framework plans and also include background/supporting documentation.
- Discussion and recommendations on approaches and/or tools that could be used by the Village to facilitate and accommodate desired development outcomes.
- Images/Graphics – materials produced should provide representative images that exemplify and communicate desirable development scenarios that may be achievable within the Barrington Road Interchange Sub-Area Plan.

Several meetings to obtain input and feedback would occur as part of the plan development process, including but not limited to meetings with Village staff, elected officials, stakeholders, and general open house meeting. The plan development process is expected to be iterative, with early concepts potentially being updated as new feedback and input is obtained. Other deliverables may be added, or needed, at the discretion of the Village or by recommendation of the selected firm, however the majority of plan requirements are included within this document.

In order to provide competing firms with background information, the Village has established a webpage containing several useful links, including recent transit plans, website links, and other documents. Visit [www.hoffmanestates.org\BarringtonRoadAreaPlanRFP](http://www.hoffmanestates.org/BarringtonRoadAreaPlanRFP) for these useful resource links and documents.

Timeline

Event	Date
RFP Distribution	July 22, 2019
Proposal Submittal Deadline	August 23, 2019
Firm Recommendation by Review Committee	Mid-September 2019
Execute Contract Agreement/Project Start	October 2019
Final Draft and Adoption of Plan	June 2020

To be adjusted based on final distribution date.

Proposal Requirements

Each proposal should include sections addressing the following information:

- **Cover letter** – Provide a one-page cover letter on your letterhead that includes the address, telephone number and email address of the contact person(s). List the name and title of each person authorized to represent the consultant in negotiations.
- **Project Understanding & Proposed Approach** – Describe your approach for meeting the basic scope outlined above based on your understanding of the project. Identify additional specific elements which you feel will be important to include.
- **Cost Analysis & Budget** – Please include an itemized budget and a detailed explanation for all costs associated with the Scope of Services including, but not limited to, meeting time, travel, reimbursables, sub-consultants, or other costs. Please include a chart for hourly costs per team member working on the project should change orders be required.
- **Timeline & Availability** – Describe the proposed timeline for completing the Barrington Road I-90 Interchange Sub-Area Plan assuming an October 2019 start date with the desire for this project to be completed by June 2020. Include the availability of the firm to complete the project in a timely manner.
- **Work Samples of Similar Projects & References** – List at least three business references for which you have recently provided similar services. Include contact names, titles, phone numbers, email addresses and a description of the projects you completed. Also, include the links to the final plans, if applicable.
- **Resumes of Team Members** – Include brief resumes of all individual staff member(s) that would be assigned to the Barrington Road I-90 Interchange Sub-Area Plan project.

Submittal Requirements

Provide four (4) paper copies and one (1) electronic copy of your firm's proposal for the Village's review and consideration. The deadline to submit proposals is by 4:00 p.m. on **Friday, August 23, 2019** via email and mail.

Please submit all proposals to the attention of:

Peter Gugliotta, AICP
Director of Planning, Building and Code Enforcement
Village of Hoffman Estates
1900 Hassell Road
Hoffman Estates, IL 60169
peter.gugliotta@hoffmanestates.org

Barrington Rd I-90 Sub- Area Plan Boundary



**COMMITTEE AGENDA ITEM
VILLAGE OF HOFFMAN ESTATES**

SUBJECT: Request approval to:
 a) Finalize and file TIF Eligibility Study and Redevelopment Plan with Village Clerk and proceed through the required TIF review/approval process.
 b) Contract with SB Friedman Development Advisors to provide consulting services throughout the review/approval process.

MEETING DATE: July 8, 2019

COMMITTEE: Planning, Building & Zoning

FROM: Mark Koplín/Kevin Kramer *KK*

REQUEST: Request approval to:
 a) Finalize and file TIF Eligibility Study and Redevelopment Plan with Village Clerk and proceed through the required TIF review/approval process.
 b) Contract with SB Friedman Development Advisors to provide consulting services throughout the review/approval process.

BACKGROUND: In 2017, the Village Board fully annexed this property into the Village and approved a Development Agreement for the site known as Plum Farms. A TIF study in 2017 for the 185 acres indicated TIF eligibility, but the Village did not approve this TIF.

DISCUSSION: The Village has engaged TIF consultant, SB Friedman, to study a possible TIF on a portion of the land at the northeast corner and northwest corner of Route 72 and Old Sutton Road. Their study concluded the property is TIF eligible. A Village initiated TIF, under the control of the Village, would be available to pay certain eligible costs that staff believes are necessary to bring about commercial development of the site. The Village would enter into a development agreement(s) with a selected commercial developer(s) for development plans endorsed by the Village.

The proposed TIF includes two properties (16 acres and 24 acres) along the north side of Higgins Road/Route 72 between Sutton Road/Route 59 and the CN Railroad, along with adjacent right of way, totaling 64 acres. The development parcels are zoned Commercial Mixed-Use and shown in the approved concept plans as a mix of retail, commercial, and residential. Both parcels are within School District 300 and Hoffman Estates boundaries.

SB Friedman performed an Eligibility Study and found that the parcels exhibit one of the five TIF factors for a blighted TIF for vacant parcels for flooding. Only one such factor is needed to be eligible for TIF designation according to the TIF Act.

BACKGROUND: (Cont'd)

SB Friedman projected revenues over the 23 year life of a TIF using standard factors for property taxes to be generated based on the following development assumptions:

16 Acres (development over 2022-2024)

- ◆ 8,000 square feet of retail/restaurant at the Higgins Road/Old Sutton Road corner
- ◆ A gas station and convenience store along Old Sutton Road
- ◆ 100,000 square feet of self-storage along the CN Railroad

24 acres (development over 2024-2028)

- ◆ 150,000 square feet retail center

Under the above assumptions, the TIF would generate a projected \$20.7 million over the 23 years. This compares to a projected increment of \$39 million if the currently approved concept plan for the Plum Farms site were to develop which includes multi-family residential on a portion of this property. However, neither the filing for a TIF nor the creation of a TIF would approve a firm development plan for the property. That process is still conducted through the normal Village site plan approval process which is subject to Village Board approval.

The owner of the two parcels previously estimated TIF eligible site infrastructure costs. Neither Village staff nor Village consultants have reviewed these costs in detail to verify the accuracy. Assuming the cost estimates are reasonable, the \$20.7 million over the 23 years would be more than enough to pay for selected improvements the Village deems necessary to encourage development. Identified by staff, those improvements include:

- ◆ \$1.0-1.5M - Extend water and sewer utilities across the Higgins Road right of way (16 and 24 acres)
- ◆ \$100,000 - Reroute an IDOT drainage easement (16 acres)
- ◆ \$200,000 - Route 72 right turn lane (24 acres)
- ◆ \$1.5M - Remediation of poor soils (16 acres) questionable
- ◆ \$700,000 - Widen Old Sutton Road between the 16 and 24 acre parcels
- ◆ \$750,000-\$1,500,000 - Lift station (only portion attributed to 16 and 24 acres)
- ◆ \$1-1.5 for underground stormwater detention
- ◆ \$1.0M - Off-site detention for the 24 acres
- ◆ Southbound right turn lane on Route 59 north of Higgins Road
- ◆ Eastbound left turn lane on Higgins Road west of Old Sutton Road

Total: \$5.25M-\$7.0M. While all of these projects are TIF eligible, that does not mean the Village or TIF need to pay for them all. The Village may choose to front infrastructure and/or site prep costs and be reimbursed from future TIF revenues or enter into a Redevelopment Agreement with a developer or developers whereby they would front certain costs. Additionally, if costs are fronted before TIF revenues are available, then interest is an eligible cost and would add to this total.

BACKGROUND: (Cont'd)***SF Friedman Contract***

The Village Manager approved an initial contract with SB Friedman to determine if the parcels would qualify for TIF designation. Now that SB Friedman has made that determination, and if the Village Board decides to pursue TIF adoption, a contract with SB Friedman is proposed to guide the Village through the required statutory steps necessary prior to and leading up to the Village Board's vote to approve or not approve the TIF. This contract totals \$13,820, coupled with the prior contract, it now exceeds the Village Manager's spending limit.

FINANCIAL IMPACT

If a TIF is adopted, consultant costs are reimbursable from future TIF revenues.

RECOMMENDATION:

Approval to:

- a) Finalize and file TIF Eligibility Study and Redevelopment Plan with Village Clerk and proceed through the required TIF review/approval process
- b) A contract with SB Friedman Development Advisors to provide consulting services throughout the review/approval process

Attachment

cc: Geoff Dickinson, AICP (SB Friedman Development Advisors)



June 12, 2019

Mr. Kevin Kramer
Economic Development Director
Village of Hoffman Estates
1900 Hassell Road
Hoffman Estates, IL 60169

Re: Higgins and S9 TIF District Designation Support

Dear Mr. Kramer,

Pursuant to our recent discussions, SB Friedman Development Advisors ("SB Friedman") is pleased to present this proposal letter to the Village of Hoffman Estates (the "Village") to provide tax increment financing (TIF) consulting services. This letter outlines our proposed scope of services, timeframe and fees to provide designation notice and approval support for the proposed TIF district.

Project Understanding and Approach

The proposed Higgins and S9 TIF district is comprised of approximately 64 acres located at the northwest corner of Higgins Road and Illinois Route 59 (the "Study Area"), as presented in **Figure 1** on the following page. We understand that the Study Area is located within the corporate limits of the Village and consists entirely of vacant property. Further, it is our understanding that a subdivision of the parcels within the Study Area was recorded in 2017. Thus, the land can be considered vacant from a TIF law perspective.

Under the proposed scope of services, SB Friedman will work with Village staff and the Village Corporation Counsel to continue to support the TIF district adoption process. Building on our Task 1 eligibility research work and Task 2 Eligibility Study and Redevelopment Plan and Project, we propose to:

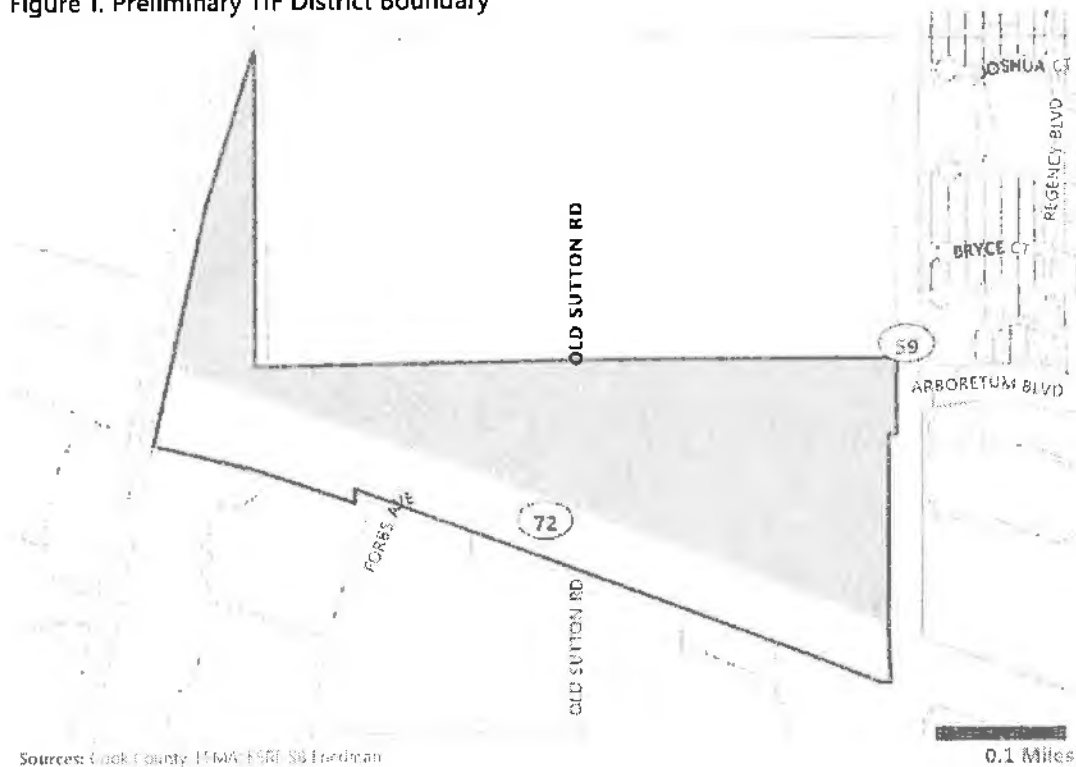
3. Prepare Required Notices and Mailing Lists; and
4. Support Public Approval Process.

SB Friedman has broad and deep experience in all aspects of TIF, including:

- TIF district designation and amendment, including housing impact studies;
- Developing property tax increment projections for TIF assistance requests and underwriting of various financing obligations;
- Conducting financial deal reviews to determine the appropriate amount of public assistance for a project;
- Negotiating term sheets and Redevelopment Agreements; and
- Documenting and supporting TIF compliance activities.

We are noted for our rigorous analyses of TIF eligibility and feasibility, and the market, fiscal, economic and related aspects of public-private development projects. SB Friedman Development Advisors is registered with the Municipal Securities Rulemaking Board (MSRB) as a Municipal Advisor.

Figure 1. Preliminary TIF District Boundary



Scope of Services

Our scope of services for this assignment is as follows:

Finalize Eligibility Study and Redevelopment Plan and Project. We will make final revisions and cleanups to the report per Village feedback.

TASK 3: PREPARE REQUIRED NOTICES AND MAILING LISTS

1. Prepare Mailing Lists for Noticing. The Act requires that municipalities make a good faith effort to provide notice by mail of the availability of the Plan and a description of how to obtain the report to all residential addresses within 750 feet of the boundaries of any proposed TIF district. We will prepare a map identifying this buffer area. We will also conduct fieldwork to gather the addresses in this area. Additionally, we will prepare other mailing lists for noticing, as required by the Act. Our scope includes preparation of the following mailing lists:

- Taxing agencies and the Illinois Department of Commerce and Economic Opportunity (DCEO);
- Taxpayers within the TIF district;
- Taxpayers of properties within the proposed TIF area for which taxes were not paid in the prior year; and
- Residential addresses within 750 feet of the TIF boundary.

2. Provide Sample Draft Notices and Ordinances. We will provide the Village and Village Corporation Counsel with sample draft notices for mailings, public notices to be published in newspapers of general circulation, and ordinances for the adoption of the TIF district. We can work with the Village to refine these drafts, as needed.

- 3. Support Mailing and Noticing Process.** We will work with the Village staff and Village Corporation Counsel early in the designation process to establish a timeline for mailings and noticing, based on the overall project timeline and the Village Board schedule. We will coordinate with the Village to ensure all addresses and notices are provided in a timely fashion.

Our scope and fee estimate assume that the Village will prepare, package and mail all applicable notices and publish required notices in local newspapers. The Village may elect to engage a mailing company or prepare the mailings using Village staff resources.

TASK 4: SUPPORT PUBLIC APPROVAL PROCESS

We will attend and, as appropriate, make presentations at the two key meetings that are part of the review process as provided in the Act and indicated below. We have included time in our budget for two additional meetings. If those meetings are not required, we will not bill for them.

- 1. Prepare Materials for the Joint Review Board and Public Hearing.** We will prepare a brief presentation for use in the public approval process. The presentation will include the findings of the Eligibility Study and the key components of the Plan.
- 2. Attend/Present at Joint Review Board.** We will attend and make a presentation at the Joint Review Board meeting.
- 3. Attend/Present at Public Hearing.** We will attend and present at, if desired, the public hearing.
- 4. Attend Two Other Meetings.** We will attend up to two additional meetings at Village Hall. Depending on the content of these meetings, we may request additional fee authorization to prepare additional analyses or presentation materials.

OTHER TASKS:

We are available for additional meetings or public presentations as an additional service. We are also available to prepare alternate TIF revenue projections, attend additional meetings with staff and/or to present the plans to elected or appointed boards, as required by the Village.

Timeline

We will work closely with the Village to meet any specific deadlines for the analyses, where possible. On the basis of the scope of the work outlined herein and our experience with similar projects, we estimate it will take approximately 60 to 90 days to complete the TIF Eligibility Study and Redevelopment Plan and Project. We will work with you to meet any specific deadlines, where possible.

Professional Fees

Professional fees for our services will be based on time required at the then-current billing rates of the SB Friedman personnel assigned to the project. The scope of the engagement and our experience with similar services indicate that our professional fees and expenses will total approximately **\$13,820**, as shown on the following page and detailed in the budget on page 6.

Finalize TIF Eligibility Study and Redevelopment Plan and Project	\$820
Task 3: Prepare Mailing Lists and Provide Sample Ordinances	\$7,290
Task 4: Support Public Approval Process	\$5,210
<u>Reimbursable Expenses</u>	<u>\$500</u>
TOTAL ESTIMATED SB FRIEDMAN FEES AND EXPENSES, Tasks 3 and 4	\$13,820

The fee estimate has been prepared based on certain assumptions as to the time required. The fee estimate is subject to upward revision if the engagement entails more time than estimated due to problems that are encountered which could not reasonably have been foreseen at the commencement of the engagement, or if the scope is changed. In this event, we will discuss the matter with you so that a mutually agreeable revision may be made.

Fees and expenses for our services will not exceed the total budget estimate without further authorization from the Village.

Actual billings will be based on time expended at the **2019 Special TIF District Designation Rates** that are currently as follows:

Senior Vice President	\$255
Vice President	\$220
Associate Project Manager	\$190
Associate	\$155
Research Associate	\$140

These rates will be in effect until December 31, 2019, except in the case of promotions of individuals. After this date, rates are subject to adjustment.

Local travel, publications, maps, outside data purchased specifically for this project, use of owned or licensed databases, report production, and other out-of-pocket expenses are included in this estimate and will be billed in addition to professional fees as incurred (without markup). Travel time in excess of normal commuting time at the beginning or end of the day will be billed. Travel time during business hours will be billed in full.

The scope of services and budget anticipates that the kickoff meeting and check-in meeting with Village staff will be held via conference calls.

Additional meeting time and additional TIF-related services, beyond what has been included in the budget, will be billed at the Special TIF Project Hourly Rates outlined above.

Invoices will be rendered not more frequently than monthly as our work progresses for services and costs incurred. All invoices are payable within 30 days.

If at any point the decision is made to discontinue our services, our fee will be based upon the actual time expended and out-of-pocket costs incurred to that date.

The attached **Limitations of Our Engagement** apply to this engagement.

Acceptance Procedures

We appreciate the opportunity to continue to serve the Village of Hoffman Estates. Please call with any questions regarding this proposal or our services.

To indicate your acceptance of this proposal, please sign and return a copy of this letter as our authorization to proceed.

Sincerely,



Geoff Dickinson, AICP
Senior Vice President
(312) 384-2404 | gdickinson@sbfriedman.com

Tasks 3 and 4 Accepted: _____
Signature Date

Name Title

Detailed Budget

	TOTAL	Senior Vice President	Associate	Research Associate
<i>Special TIF District Designation Rates</i>		\$255	\$155	\$140
Finalize TIF Eligibility Study and Redevelopment Plan and Project		2	2	
Task 3: Prepare Required Notices and Mailing Lists				
1 Prepare Mailing Lists for Noticing			24	16
2 Provide Sample Draft Notices and Ordinances		2		
3 Support Mailing and Noticing Process <i>Assumes Village/mailling company print/package/mail notices</i>		2	2	
<i>Subtotal Hours</i>	50	6	28	\$16
<i>Subtotal Professional Fees</i>	\$8,110	\$1,530	\$4,340	\$2,240
Task 4: Support Public Approval Process				
1 Prepare Materials for Joint Review Board and Public Hearing		2	4	
2 Attend/Present at Joint Review Board		4	COMP	
3 Attend/Present at Public Hearing		4	COMP	
4 Attend Two (2) Additional Meetings		8		
<i>Subtotal Hours</i>	22	18	4	0
<i>Subtotal Professional Fees</i>	\$5,210	\$4,590	\$620	\$0
Total Hours	72	24	32	16
Total Professional Fees	\$13,320	\$6,120	\$4,960	\$2,240
General Expenses	\$500			
Mailing Costs and Title Company Tax Delinquency Research	<i>Assumes Village handles mailings and delinquency</i>			
TOTAL SB FRIEDMAN PROFESSIONAL FEES AND EXPENSES	\$13,820			

LIMITATIONS OF OUR ENGAGEMENT

Our report will be based on estimates, assumptions, and other information developed from research of the market, knowledge of the industry, and meetings during which we will obtain certain information. The sources of information and bases of the estimates and assumptions will be stated in the report. Some assumptions inevitably will not materialize, and unanticipated events and circumstances may occur. Therefore, actual results achieved during the period covered by our analysis will necessarily vary from those described in our report, and the variations may be material.

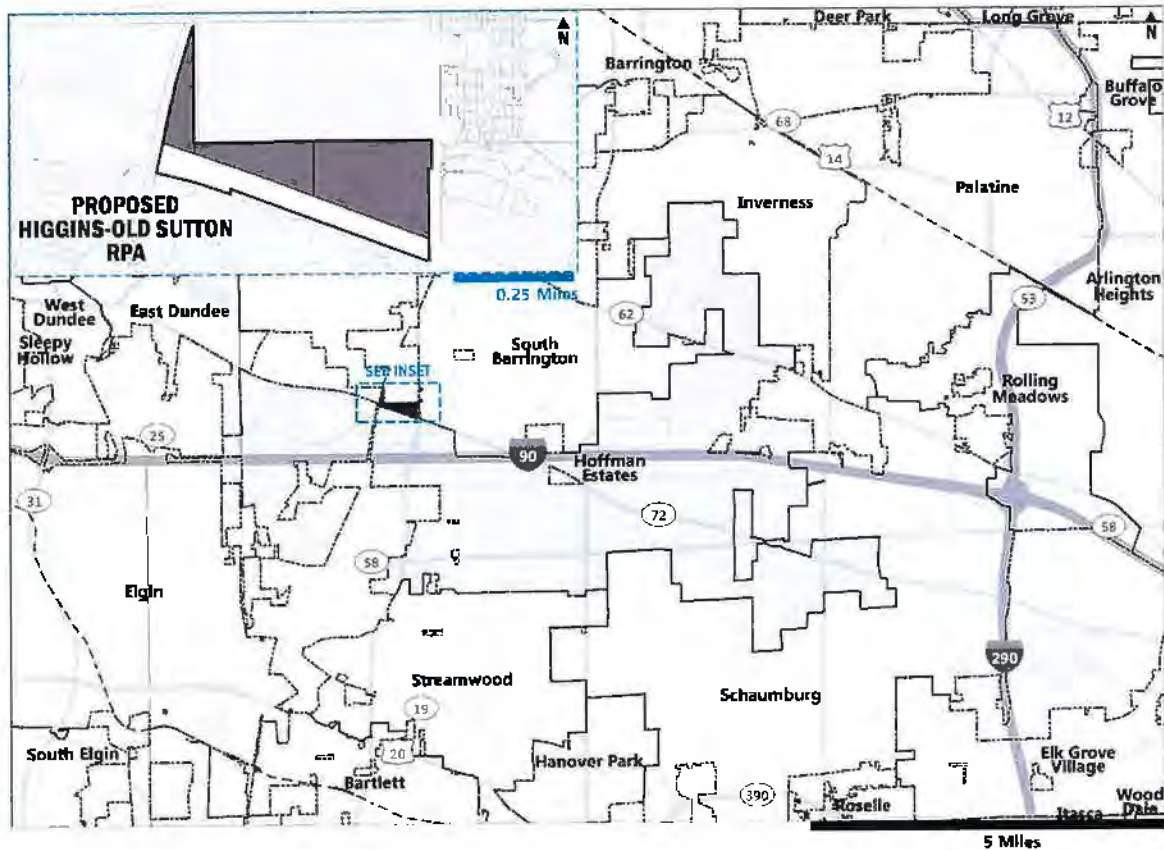
The terms of this engagement are such that we have no obligation to revise the report to reflect events or conditions which occur subsequent to the date of the report. These events or conditions include, without limitation, economic growth trends, governmental actions, additional competitive developments, interest rates, and other market factors. However, we will be available to discuss the necessity for revision in view of changes in the economic or market factors affecting the proposed project.

Our study will not ascertain the legal and regulatory requirements applicable to this project, including zoning, other State and local government regulations, permits, and licenses. No effort will be made to determine the possible effect on this project of present or future federal, state or local legislation, including any environmental or ecological matters.

Furthermore, we will neither evaluate management's effectiveness, nor will we be responsible for future marketing efforts and other management actions upon which actual results will depend.

Preliminary tax increment financing (TIF) projections are anticipated to be prepared under this engagement for the purpose of estimating the approximate level of increment that could be generated by proposed projects and other properties within the proposed TIF district boundary and from inflationary increases in value. These projections are intended to provide an estimate of the final equalized assessed value (EAV) of the TIF district for inclusion in the final report and to provide a level of assurance that the increment to be generated would be sufficient to cover estimated project costs.

As such, our report and the preliminary projections prepared under this engagement are intended solely for your information, for the purpose of considering establishing a TIF district. These projections should not be relied upon by any other person, firm or corporation, or for any other purposes. Neither the report nor its contents, nor any reference to our Firm, may be included or quoted in any offering circular or registration statement, appraisal, sales brochure, prospectus, loan, or other agreement or document intended for use in obtaining funds from individual investors, without prior written consent.



VILLAGE OF HOFFMAN ESTATES, IL

Higgins-Old Sutton Redevelopment Project Area

Tax Increment Financing District

Eligibility Study and Redevelopment Plan and Project

DRAFT REPORT | July 2, 2019



VILLAGE OF HOFFMAN ESTATES, IL

HIGGINS-OLD SUTTON Redevelopment Project Area

Tax Increment Financing District

Eligibility Study and Redevelopment Plan and Project

July 2, 2019

S. B. FRIEDMAN & COMPANY

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Contact: Geoff Dickinson, AICP

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VILLAGE OF HOFFMAN ESTATES, IL
Higgins-Old Sutton Redevelopment Project Area

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1. Introduction

In 2018, SB Friedman Development Advisors (“SB Friedman”) was engaged by the Village of Hoffman Estates (the “Village”) to conduct a Tax Increment Financing (“TIF”) Eligibility Study and prepare a Redevelopment Plan and Project (the “Redevelopment Plan”). The establishment of a TIF district would serve as an economic development tool and promote the development of vacant land along Higgins Road (Illinois Route 72) and west of Sutton Road (Illinois Route 59).

This report details the eligibility factors found within the Higgins-Old Sutton Redevelopment Project Area (“Higgins-Old Sutton RPA” or the “RPA”) in support of its designation as a “vacant blighted area” within the definitions set forth in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (the “Act”).

Redevelopment Project Area

The proposed Higgins-Old Sutton RPA, displayed in **Map 1**, currently consists of three tax parcels that are entirely vacant (with no buildings). It comprises approximately 64 acres of land, of which approximately 41 acres are vacant and 23 acres are rights-of-way. The RPA is generally bounded by Higgins Road to the south, Sutton Road to the east, and the Canadian National Railway tracks to the west, as illustrated in **Map 2**.

One parcel in the RPA has been used as farmland in the previous five (5) years. The Village approved a subdivision of the Study Area and adjacent land on May 3, 2017 that appears to satisfy TIF Act requirements for land that has recently been farmed.

Determination of Eligibility

Per SB Friedman’s analysis, the proposed Higgins-Old Sutton RPA is eligible for TIF designation as a “blighted area” for vacant parcels under the one-factor test for flooding as outlined in the Act.

SB Friedman engaged Christopher B. Burke Engineering, Ltd. (“CBBEL”) to evaluate flooding or contribution to flooding within the watershed of parcels in the RPA. CBBEL determined that 98% of the parcels, by land acreage, contribute to flooding within the Spring Creek watershed. Therefore, the land is eligible as a “blighted area” using the one-factor test. The Redevelopment Plan proposes improvements that would contribute to the alleviation of flooding.

This factor is defined under the Act at 65 ILCS 5/11-74.4-4 (a) and (b) and is more fully described herein.

Redevelopment Plan Goal, Objectives and Strategies

GOAL. The overall goal of this Redevelopment Plan is to reduce or eliminate conditions that qualify the proposed Higgins-Old Sutton RPA as a “blighted area,” and to provide the direction and mechanisms necessary to establish the RPA as a mixed-use district. Implementing the Redevelopment Plan may stimulate the redevelopment of vacant parcels and provide new or improved public infrastructure, facilities and utilities. Redevelopment of the RPA is intended to revitalize the area around the RPA, strengthen the economic base, and enhance the Village’s overall quality of life.

OBJECTIVES. The following five (5) objectives support the overall goal of revitalization of the RPA:

1. Facilitate and encourage development of vacant properties within the RPA, as allowed by the Act. The Village may use TIF funds to encourage new private sector development by reimbursing developers for eligible construction costs, such as, but not limited to stormwater facilities and site preparation.
2. Foster the replacement, repair, construction and/or improvement of the public infrastructure where needed, including public facilities and utilities, sidewalks, streets, curbs, gutters, underground water and sanitary systems, and stormwater detention of adequate capacity to create an environment conducive to private investment.
3. Provide resources for streetscaping, landscaping and signage to improve the image, attractiveness and accessibility of the RPA. Create a cohesive identity for the RPA as a mixed-use district for Hoffman Estates, and, where appropriate, provide buffering between different land uses and screening of service facilities such as parking lots and loading areas.
4. Facilitate future improvement and/or rehabilitation of existing structures and façades within the RPA, as applicable, and encourage the construction of new commercial, residential, and public development, where appropriate;
5. Support the goals and objectives of other overlapping plans, including the Village’s comprehensive plan, area plans and other TIF redevelopment plans, and coordinate federal, state and local resources to further the goals of this Redevelopment Plan and Project.

STRATEGIES. Redevelopment of the RPA is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate private investment. The underlying strategy is to use TIF, as well as other funding sources, to reinforce and encourage private investment.

Financial Plan

ELIGIBLE COSTS. The Act outlines several categories of expenditures that can be funded using incremental property taxes. These expenditures, referred to as eligible redevelopment project costs, include all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this Redevelopment Plan pursuant to the Act.

ESTIMATED REDEVELOPMENT PROJECT COSTS. The estimated eligible costs of this Redevelopment Plan are \$21 million. The total of eligible redevelopment costs provides an upper limit on expenditures that are to be funded using tax increment revenues, exclusive of capitalized interest, issuance costs, interest and other financing costs.

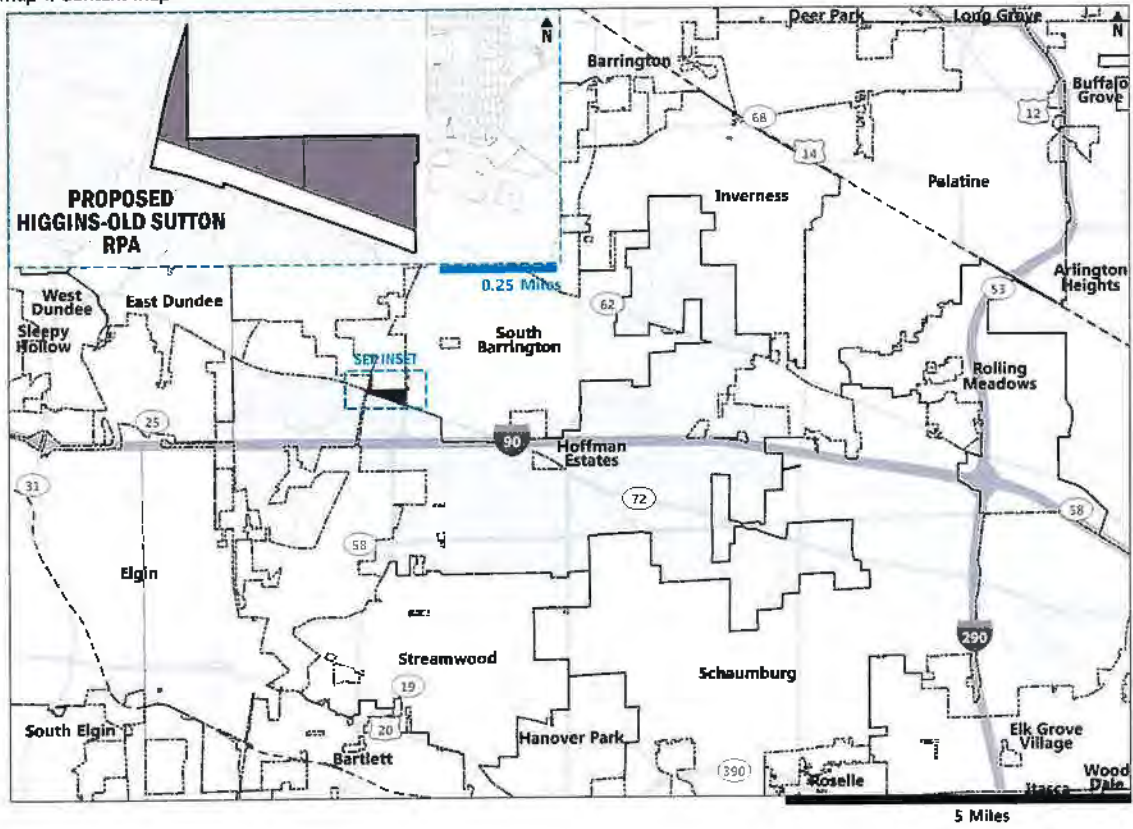
EQUALIZED ASSESSED VALUE OF PROPERTIES IN THE RPA. The 2017 equalized assessed value (EAV) (the most recent year in which assessed values and the equalization factor were available) of all taxable parcels in the RPA is \$63,587. By tax year 2042 (collection year 2043), the total taxable EAV for the RPA is anticipated to be approximately \$28 million. This projection is based on a program that predominately includes commercial uses, as well as some multifamily residential development.

Required Findings and Tests

The required conditions for the adoption of this Redevelopment Plan are found to be present within the proposed Higgins-Old Sutton RPA:

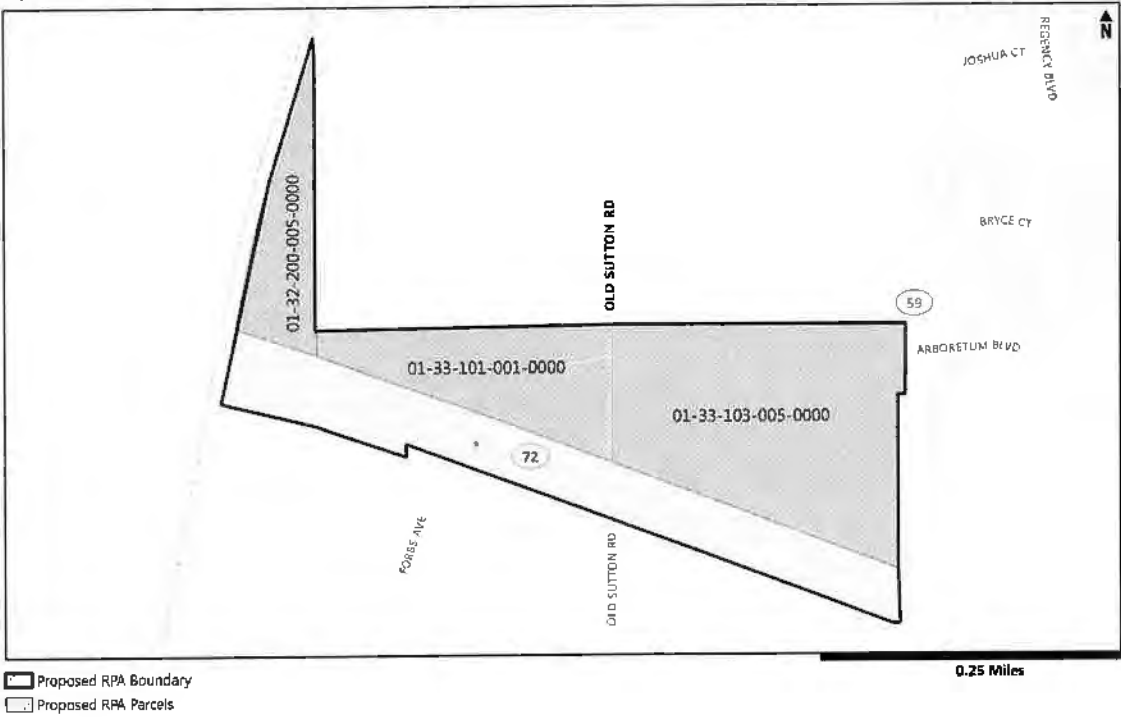
1. The RPA is 64 acres in size and thus satisfies the requirement that it be at least 1.5 acres;
2. Minimal private investment has occurred in the Higgins-Old Sutton RPA over the last five years;
3. Without the support of public resources, the redevelopment objectives for the RPA would most likely not be realized. Accordingly, “but for” the designation of a TIF district, these projects would be unlikely to occur on their own;
4. The Higgins-Old Sutton RPA includes only those contiguous parcels of real property that are expected to benefit substantially from the proposed Redevelopment Plan and Project;
5. The Redevelopment Plan conforms to and proposes land uses that are consistent with the 2007 Comprehensive Plan; and
6. The Redevelopment Plan is estimated be completed, and all obligations issued to finance redevelopment costs shall be retired no later than December 31, 2042, if the ordinances establishing the RPA are adopted during 2019.

Map 1: Context Map



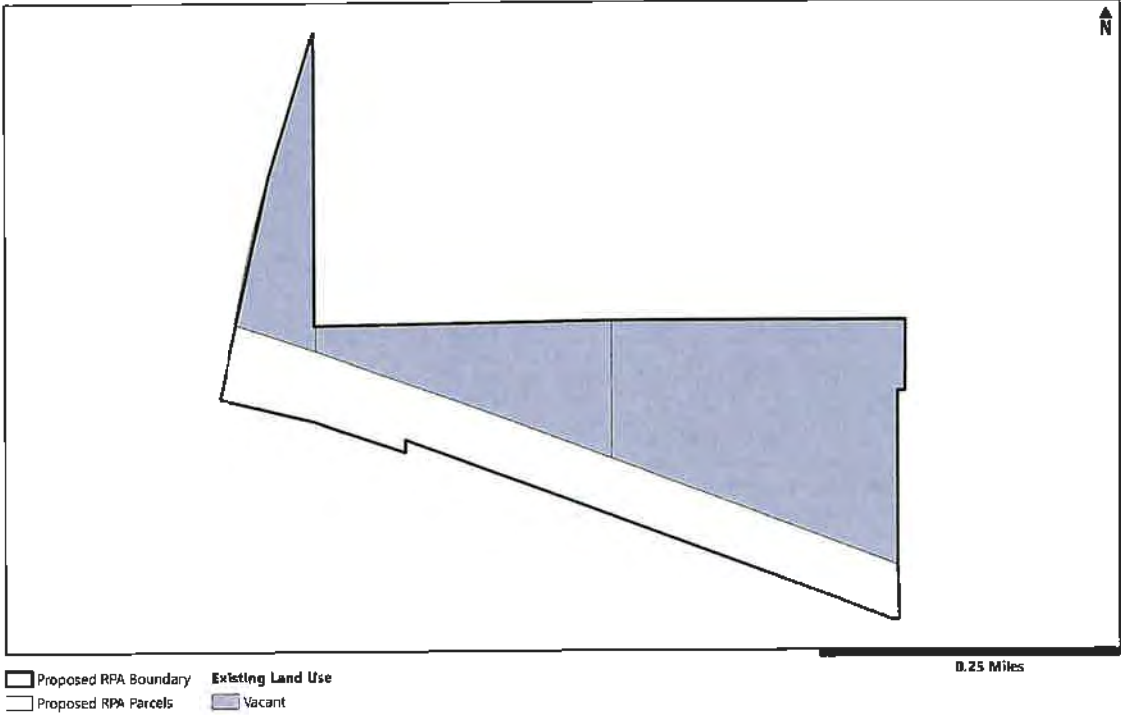
Source: Village of Hoffman Estates, Cook County, Esri, SB Friedman

Map 2: RPA Boundary Map



Source: Village of Hoffman Estates, Cook County, Esri, SB Friedman

Map 3: Existing Land Use



Source: Village of Hoffman Estates, Cook County, Esri, SB Friedman

2. Eligibility Analysis

This report concludes that the proposed Higgins-Old Sutton RPA is eligible for designation as a "blighted area" for vacant land per the Act.

Provisions of the Illinois Tax Increment Allocation Redevelopment Act

Under the Act, two (2) primary avenues exist to establish eligibility for an area to permit the use of TIF for redevelopment: declaring an area as a "blighted area" and/or a "conservation area." "Blighted areas" are those improved or vacant areas with blighting influences that are impacting the public safety, health, morals, or welfare of the community, and are substantially impairing the growth of the tax base in the area. "Conservation areas" are those improved areas that are deteriorating and declining and soon may become blighted if the deterioration is not abated. A description of the statutory provisions of the Act is provided below.

Factors for Vacant Land

According to the Act, there are two ways by which vacant land can be designated as "blighted." One way is to find that at least two (2) of six (6) factors from the "Two-Factor Test" are present to a meaningful extent and reasonably distributed throughout the RPA. The second way is to find at least one (1) of the six (6) factors under the "One-Factor Test" is present to a meaningful extent and reasonably distributed throughout the RPA.

ONE-FACTOR TEST

Under the provisions of the "blighted area" section of the Act, if the land is vacant, an area qualifies as "blighted" if one (1) or more of the following factors is found to be present to a meaningful extent.

- The area contains unused quarries, strip mines or strip mine ponds;
- The area contains unused rail yards, rail track, or railroad rights-of-way;
- The area, prior to its designation, is subject to or contributes to chronic flooding;
- The area contains unused or illegal dumping sites;
- The area was designated as a town center prior to January 1, 1982, is between 50 and 100 acres, and is 75% vacant land; or
- The area qualified as blighted prior to becoming vacant.

Methodology Overview

SB Friedman conducted the following analysis to determine whether the proposed RPA qualifies for TIF designation:

- Parcel-by-parcel field observations and photography documenting external property conditions completed on July 18, 2018;
- Analysis of historical equalized assessed value (EAV) trends for the last six years (five year-to-year periods) for which data are available and final (2012-2017) from the Cook County Assessor's Office;
- Review of parcel-level GIS shapefile data provided by the County;

- Review of Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map for vacant land within the RPA;
- A memorandum from CBBEL detailing flooding conditions for vacant land within the RPA, dated January 29, 2019; and
- A review of the Village's current comprehensive plan (from 2007).

SB Friedman examined all properties for qualification factors consistent with requirements of the Act. SB Friedman calculated the number of eligibility factors present on a parcel-by-parcel basis, and analyzed the spatial distribution of eligibility factors. The information was then plotted on a parcel map of the RPA to establish the distribution of eligibility factors, and to determine which factors were present to a meaningful extent and reasonably distributed throughout the RPA.

Blighted Area Findings

Per SB Friedman's analysis, the land in the proposed RPA is eligible as a "blighted area" per the one-factor finding for flooding. This designation is detailed below and shown in **Map 4** at the end of this eligibility section.

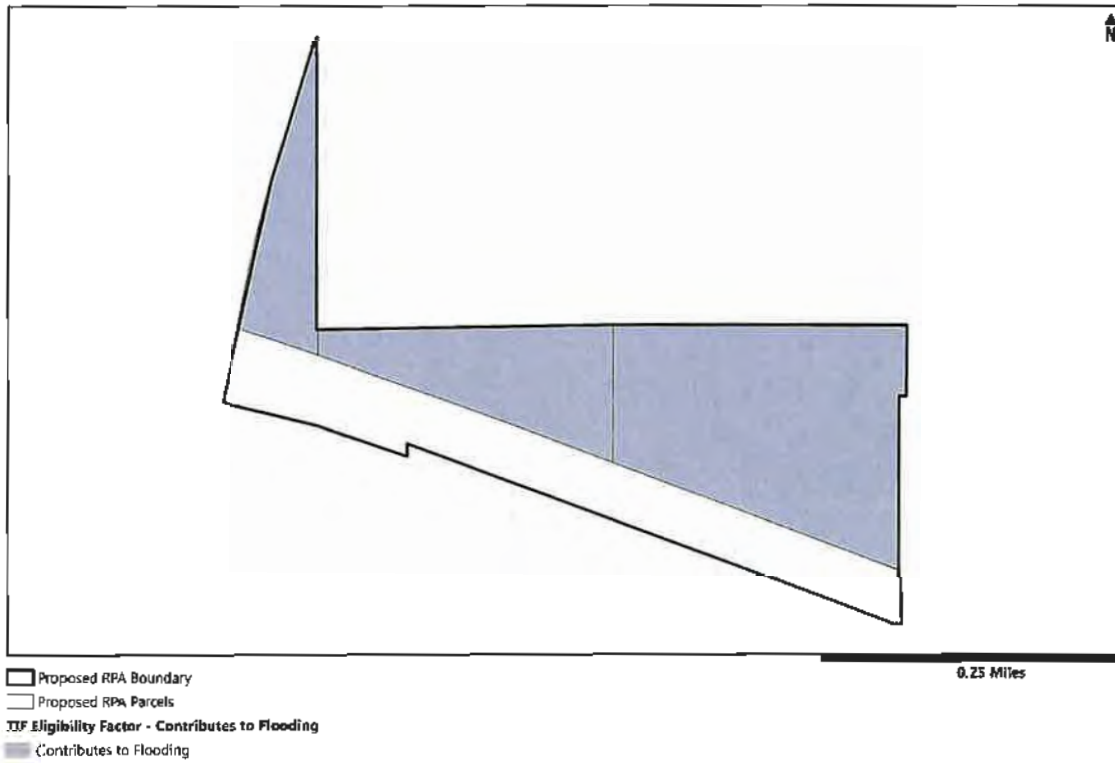
ONE-FACTOR BLIGHTED FINDING

SB Friedman reviewed a flooding memo prepared for the RPA by CBBEL. Per the memo, 98% of the vacant land within the RPA contributes to flooding within the Spring Creek watershed. These conditions affect the ability to develop land within the RPA. To mitigate these impacts, development of any vacant property in the RPA will require stormwater and floodplain detention. **Map 4** below shows the vacant parcels that contribute to flooding within the watershed. This factor is found to be present to a meaningful extent and reasonably distributed throughout the RPA.

Summary of Findings

SB Friedman has found that the RPA qualifies to be designated as a "blighted area" for vacant land. The vacant land is eligible under a one-factor test due to contributions to flooding in the watershed.

Map 4: Vacant Eligibility Factor - Flooding



Source: Village of Hoffman Estates, Cook County, Esri, SB Friedman

3. Redevelopment Plan and Project

This section describes the comprehensive redevelopment program proposed to be undertaken by the Village to create an environment in which private investment can reasonably occur. The redevelopment program will proceed gradually over the life of the RPA. If a redevelopment project is successful, various new projects will be undertaken that will assist in alleviating blighting conditions and promoting rehabilitation and development in the RPA.

Redevelopment Needs of the RPA

The land use and existing conditions for the RPA suggest five (5) major redevelopment needs:

1. Capital improvements that further the objectives set forth in this Redevelopment Plan;
2. Site preparation and stormwater management;
3. Development of vacant parcels and redevelopment of existing buildings, as applicable;
4. Streetscape and infrastructure improvements, including utilities; and
5. Resources for commercial, residential and public development.

The public improvements outlined in this Redevelopment Plan will create an environment conducive to private investment and redevelopment within the proposed Higgins-Old Sutton RPA. The goals, objectives and strategies discussed below have been developed to address these needs and facilitate the sustainable redevelopment of the Higgins-Old Sutton RPA.

Goals, Objectives and Strategies

Goals, objectives and strategies, designed to address the needs of the community, form the overall framework of this Redevelopment Plan.

GOAL. The overall goal of the Redevelopment Plan is to reduce or eliminate conditions that qualify the proposed RPA as a blighted area, and to provide the direction and mechanisms necessary to establish the RPA as a vibrant commercial mixed-use district. Redevelopment of the RPA is intended to revitalize the area, strengthen the economic base, and enhance the Village's overall quality of life.

OBJECTIVES. The following five (5) objectives support the overall goal of revitalization of the RPA:

1. Facilitate and encourage development of vacant properties within the RPA, as allowed by the Act. The Village may use TIF funds to encourage new private sector development by reimbursing developers for eligible construction costs, such as, but not limited to stormwater facilities and site preparation.
2. Foster the replacement, repair, construction and/or improvement of the public infrastructure where needed, including public facilities and utilities, sidewalks, streets, curbs, gutters, underground water and sanitary systems, and stormwater detention of adequate capacity to create an environment conducive to private investment.
3. Provide resources for streetscaping, landscaping and signage to improve the image, attractiveness and accessibility of the RPA. Create a cohesive identity for the RPA as a mixed-use district for Hoffman

Estates, and, where appropriate, provide buffering between different land uses and screening of service facilities such as parking lots and loading areas.

4. Facilitate future improvement and/or rehabilitation of existing structures and façades within the RPA, as applicable, and encourage the construction of new commercial, residential, and public development, where appropriate;
5. Support the goals and objectives of other overlapping plans, including the Village’s comprehensive plan, area plans and other TIF redevelopment plans, and coordinate federal, state and local resources to further the goals of this Redevelopment Plan and Project.

STRATEGIES. Redevelopment of the RPA is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate private investment. The underlying strategy is to use TIF, as well as other funding sources, to reinforce and encourage private investment.

Proposed Future Land Use

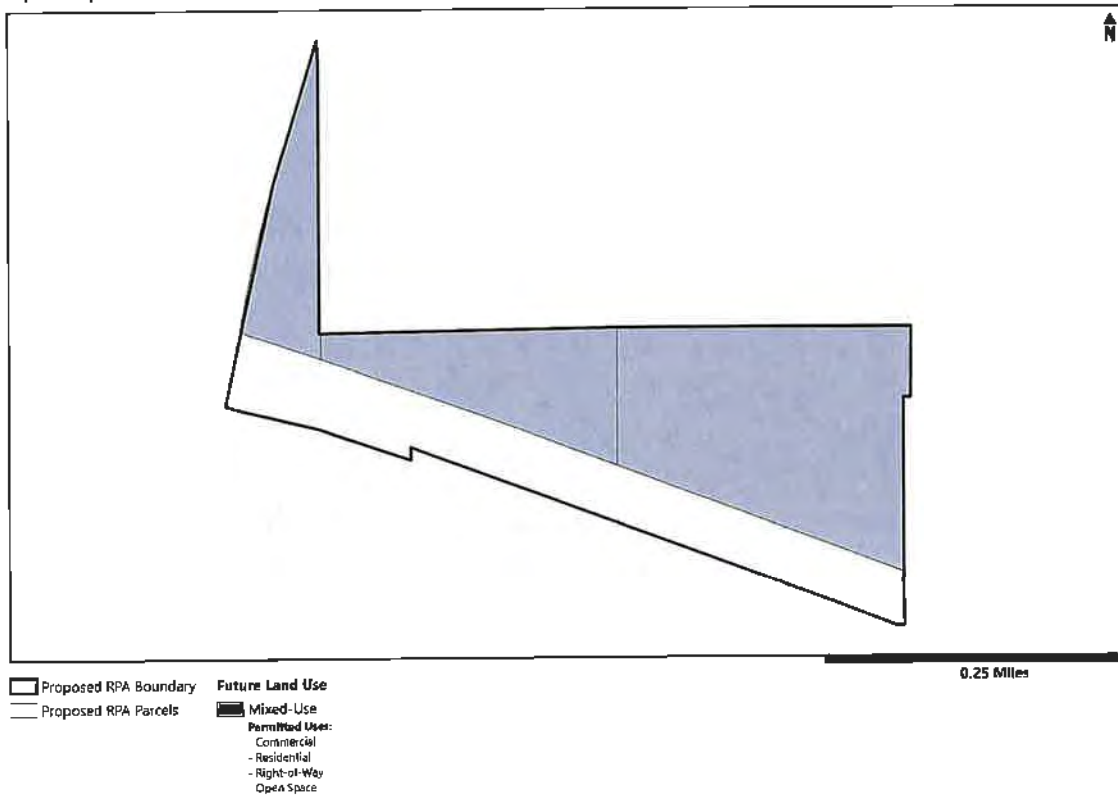
The future land use of the Higgins-Old Sutton RPA reflects the objectives of this Redevelopment Plan, which are to support the development of the RPA as a commercial mixed-use district and to support other improvements that serve the redevelopment interests of the local community, current business owners and the Village. The proposed objectives are compatible with historic land use patterns and support current development trends in the area.

The proposed land uses are detailed in **Map 5**, which shows a commercial mixed-use designation throughout the RPA. The mixed-use designation allows for the following land uses:

- Commercial
- Residential
- Right-of-Way
- Open Space

The uses listed above are to be predominant uses for the area indicated, and are not exclusive of any other uses. The future land use designation is consistent with the Comprehensive Plan and is intended to support Board-approved planning documents guiding land use. The future land use designation does not supersede the area’s underlying zoning.

Map 5: Proposed Future Land Use



Source: Village of Hoffman Estates, Cook County, Esri, SB Friedman

Financial Plan

ELIGIBLE COSTS

The Act outlines several categories of expenditures that can be funded using tax increment revenues. These expenditures, referred to as eligible redevelopment project costs, include all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this Redevelopment Plan pursuant to the Act. The Village may also reimburse private entities for certain costs incurred in the development and/or redevelopment process. Such costs may include, without limitation, the following:

1. Costs of studies, surveys, development of plans and specifications, and implementation and administration of the Redevelopment Plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services (excluding lobbying expenses), provided that no charges for professional services are based on a percentage of the tax increment collected, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(1).
2. The costs of marketing sites within the RPA to prospective businesses, developers and investors.
3. Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground-level or below-ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land as more fully set forth in 65 ILCS 5/11-74.4-3(q)(2).
4. Costs of rehabilitation, reconstruction, or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(3); and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment.
5. Costs of the construction of public works or improvements, subject to the limitations in Section 11-74.4-3(q)(4) of the Act.
6. Costs of job training and retraining projects, including the costs of “welfare to work” programs implemented by businesses located within the RPA, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(5).
7. Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto.
8. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district’s capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of this Redevelopment Plan.

9. An elementary, secondary or unit school district's increased per pupil tuition costs attributable to net new pupils added to the district living in assisted housing units will be reimbursed, as further defined in the Act.
10. A library district's increased per patron costs attributable to net new persons eligible to obtain a library card living in assisted housing units, as further defined in the Act.
11. Relocation costs to the extent that the municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law, or by Section 11-74.4-3(n)(7) of the Act.
12. Payment in lieu of taxes, as defined in the Act.
13. Costs of job training, retraining, advanced vocational education or career education, including, but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(10).
14. Interest costs incurred by a developer, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(11), related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - a. Such costs are to be paid directly from the special tax allocation fund established, pursuant to the Act;
 - b. Such payments in any one year may not exceed thirty percent (30%) of the annual interest costs incurred by the developer with regard to the development project during that year;
 - c. If there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - d. The total of such interest payments paid, pursuant to the Act, may not exceed thirty percent (30%) of the total of: (i) cost paid or incurred by the developer for the redevelopment project; and (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the municipality, pursuant to the Act;
 - e. For the financing of rehabilitated or new housing for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, the percentage of seventy-five percent (75%) shall be substituted for thirty percent (30%) in subparagraphs 12b and 12d above; and
 - f. Instead of the interest costs described above in paragraphs 12b and 12d, a municipality may pay from tax incremental revenues up to fifty percent (50%) of the cost of construction, renovation and rehabilitation of new housing units (for ownership or rental) to be occupied by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, as more fully described in the Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low

income households, only the low- and very low-income units shall be eligible for this benefit under the Act.

Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.

If a Special Service Area is established pursuant to the Special Service Area Tax Act, 35 ILCS 235/0.01 et seq., then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the RPA for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

ESTIMATED REDEVELOPMENT PROJECT COSTS

The total eligible redevelopment project costs define an upper expenditure limit that may be funded using tax increment revenues, exclusive of capitalized interest, issuance costs, interest, and other financing costs. The totals of line items are not intended to place a limit on the described expenditures. Adjustments to the estimated line item costs are expected and may be made by the Village without amendment to this Redevelopment Plan, either increasing or decreasing line item costs because of changed redevelopment costs and needs. Each individual project cost will be re-evaluated in light of projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The estimated eligible costs of this Redevelopment Plan are shown in **Table 1**.

Additional funding in the form of state and federal grants, private developer contributions, and other outside sources may be pursued by the Village as a means of financing improvements and facilities within the RPA.

Table 1. Estimated TIF-Eligible Project Costs

Projects/Improvements	Estimated Project Costs
Administration and Professional Service Costs	\$ 400,000
Site Marketing Costs	\$100,000
Property Assembly and Site Preparation	\$8,500,000
Costs of Building Rehabilitation	\$100,000
Public Works or Improvements (including streets and utilities, parks and open space, and public facilities) [1]	\$8,500,000
Costs of Job Training	\$100,000
Taxing District Capital Costs	\$500,000
Financing Costs	\$100,000
Interest Costs (developer or property owner)	\$100,000
TOTAL REDEVELOPMENT PROJECT COSTS [2]	\$18,400,000 [3] [4]

[1] This category may include paying for or reimbursing capital costs of taxing districts impacted by the redevelopment of the RPA. As permitted by the Act, to the extent the Village by written agreement accepts and approves the same, the Village may pay, or reimburse all or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of this Redevelopment Plan.

[2] Total Redevelopment Project Costs exclude any additional financing costs, including any interest expense, capitalized interest, and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Redevelopment Project Costs.

[3] Increases in estimated Total Redevelopment Project Costs of more than 5%, after adjustment for inflation from the date of this Redevelopment Plan adoption, are subject to the Redevelopment Plan amendment procedures as provided under the Act.

[4] The amount of the Total Redevelopment Project Costs that can be incurred in the RPA may be reduced by the amount of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated from the RPA only by a public right-of-way, that are permitted under the Act to be paid, and are paid, from incremental property taxes generated in the RPA, but may not be reduced by the amount of redevelopment project costs incurred in the RPA that are paid from incremental property taxes generated in contiguous redevelopment project areas or those separated from the RPA by a public right-of-way.

PHASING, SCHEDULING OF THE REDEVELOPMENT, AND ESTIMATED DATES OF COMPLETION

Each private project within the RPA receiving TIF benefits shall be governed by the terms of a written redevelopment agreement entered into by a designated developer and the Village. This Redevelopment Plan is estimated to be completed, and all obligations issued to finance redevelopment costs are estimated to be retired, no later than December 31 of the year in which the payment to the Village Finance Director provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving this RPA is adopted. This Redevelopment Plan is estimated to be completed, and all obligations issued to finance redevelopment costs shall be retired no later than December 31, 2043, if the ordinances establishing the RPA are adopted during 2019.

SOURCES OF FUNDS TO PAY COSTS

Funds necessary to pay for redevelopment project costs and/or municipal obligations, which may be issued or incurred to pay for such costs, are to be derived principally from tax increment revenues and/or proceeds from municipal obligations, which have as a repayment source tax increment revenue. To secure the issuance of these obligations and the developer's performance of redevelopment agreement obligations, the Village may require the utilization of guarantees, deposits, reserves, and/or other forms of security made available by private sector developers. The Village may incur redevelopment project costs that are paid from the funds of the Village other than incremental taxes, and the Village then may be reimbursed for such costs from incremental taxes.

The tax increment revenue, which will be used to fund tax increment obligations and eligible redevelopment project costs, shall be the incremental real property tax revenues. Incremental real property tax revenue is attributable to the increase of the current EAV of each taxable lot, block, tract, or parcel of real property in the RPA over and above the certified initial EAV of each such property.

Other sources of funds, which may be used to pay for development costs and associated obligations issued or incurred, include land disposition proceeds, state and federal grants, investment income, private investor and financial institution funds, and other sources of funds and revenues as the municipality and developer from time to time may deem appropriate.

The RPA may be or become contiguous to, or be separated only by a public right-of-way from, other redevelopment areas created under the Act (65 ILCS 5/1174.4 4 et. seq.). The Village may utilize net incremental property tax revenues received from the RPA to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas, or those separated only by a public right-of-way, and vice versa. The amount of revenue from the RPA made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible redevelopment project costs within the RPA, shall not at any time exceed the Total Redevelopment Project Costs described in **Table 1** of this Redevelopment Plan.

ISSUANCE OF OBLIGATIONS

To finance project costs, the Village may issue obligations secured by the anticipated tax increment revenue generated within the RPA, or such other obligations as the Village may deem as appropriate. The Village may require the utilization of guarantees, deposits or other forms of security made available by private sector developers to secure such obligations. In addition, the Village may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

All obligations issued by the Village pursuant to this Redevelopment Plan and the Act shall be retired within the timeframe described under "Phasing and Scheduling of the Redevelopment" above. Also, the final maturity date of any such obligations that are issued may not be later than 20 years from their respective dates of issue.

One or more of a series of obligations may be sold at one or more times in order to implement this Redevelopment Plan. The amounts payable in any year as principal and interest on all obligations issued by the Village shall not exceed the amounts available from tax increment revenues, or other sources of funds, if any, as may be provided by ordinance. Obligations may be of parity or senior/junior lien nature. Obligations issued may be serial or term maturities, and may or may not be subject to mandatory, sinking fund or optional redemptions.

In addition to paying redevelopment project costs, tax increment revenues may be used for the scheduled and/or early retirement of obligations, and for reserves and bond sinking funds.

MOST RECENT EQUALIZED ASSESSED VALUE OF PROPERTIES IN THE RPA

The purpose of identifying the most recent EAV of the RPA is to provide an estimate of the initial EAV for the purpose of annually calculating the incremental EAV and incremental property taxes of the RPA. The 2017 EAV (the most recent year in which final assessed values and the equalizer were available) of all taxable parcels in the RPA is \$63,587. This total EAV amount by PIN is summarized in **Appendix 3**. The EAV is subject to verification by the Cook County Assessor. After verification, the final figure shall be certified by the Cook County Clerk, and shall become the "Certified Initial EAV" from which all incremental property taxes in the RPA will be calculated by the County.

ANTICIPATED EQUALIZED ASSESSED VALUE

By tax year 2042 (for which taxes are collected in 2043), the total taxable EAV for the RPA is anticipated to be approximately \$28 million.

Required Tests and Findings

In order to establish the RPA as a TIF district, the municipality must comply with all of the following requirements:

FINDING 1: LACK OF GROWTH AND DEVELOPMENT THROUGH PRIVATE INVESTMENT

The Village is required to evaluate whether or not the RPA has been subject to growth and private investment and must substantiate a finding of lack of such investment prior to establishing a TIF district. Minimal private investment has occurred in the RPA during the past five years (2012-2017), as demonstrated by limited construction-related permit activity. According to the Village of Hoffman Estates, there has been one (1) grading permit issued within the RPA and zero (0) properties within the RPA were issued new construction or other building permits.

Finding: *The RPA on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of this Redevelopment Plan.*

FINDING 2: "BUT-FOR..." REQUIREMENT

The Village is required to find that, but for the designation of the TIF district and the use of TIF, the Higgins-Old Sutton RPA is not reasonably anticipated to be developed.

Without the support of public resources, the redevelopment objectives for the RPA would most likely not be realized. The area-wide improvements and resources needed to redevelop and revitalize the Higgins-Old Sutton RPA as a commercial mixed-use district are extensive and costly, and the private market, on its own, has shown little ability to absorb all of these costs.

The vacant parcels' contributions to flooding in the adjacent Spring Creek watershed negatively impact the redevelopment potential of the RPA. Public resources to assist with these issues are needed to leverage private investment and facilitate development. The Village has limited financial capacity to make these improvements, however TIF funds can be used to fund infrastructure and streetscape improvements, site preparation, and other related costs. Accordingly, but for the designation of a TIF district, these projects, which would contribute substantially to area-wide redevelopment, are unlikely to occur.

Finding: *But for the adoption of this Redevelopment Plan, critical resources will be lacking to support the redevelopment of the Higgins-Old Sutton RPA, and the Higgins-Old Sutton RPA would not reasonably be anticipated to be developed.*

FINDING 3: CONTIGUITY

No redevelopment project area can be designated unless a redevelopment plan and project are approved prior to the designation of the area; and the area can only include those contiguous parcels that are to be substantially benefited by the proposed redevelopment project improvements.

Finding: *The RPA includes only those contiguous parcels of real property that are expected to benefit substantially from the proposed Redevelopment Plan.*

FINDING 4: CONFORMANCE TO THE PLANS OF THE VILLAGE

The Higgins-Old Sutton RPA and Redevelopment Plan must conform to the comprehensive plan for the Village, conform to the strategic plans, or include land uses that have been approved by the Village Board.

The future land use map of the Hoffman Estates Comprehensive Plan designates the RPA as office, retail and residential mixed-use.

Finding: *The Higgins-Old Sutton RPA Redevelopment Plan conforms to and proposes predominant land uses that are consistent with the 2007 Comprehensive Plan.*

FINDING 5: ESTIMATED DATES OF COMPLETION

As set forth in the Act, the redevelopment plan must establish the estimated dates of completion of the redevelopment project and retirement of obligations issued to finance redevelopment project costs.

Finding: *The estimated dates of completion of the project and retirement of obligations are described in the "Phasing and Scheduling of the Redevelopment" section above. This Redevelopment Plan is estimated to be completed, and all obligations issued to finance redevelopment costs shall be retired no later than December 31, 2042, if the ordinances establishing the RPA are adopted during 2019.*

Impact of the Redevelopment Project

This Redevelopment Plan is expected to have short- and long-term financial impacts on the affected taxing districts. During the period when TIF is utilized, real estate tax increment revenues from the increases in EAV over and above the Certified Initial EAV (established at the time of adoption of this document) may be used to pay eligible redevelopment project costs for the RPA. To the extent that real property tax increment is not required for such purposes, revenues shall be declared surplus and become available for distribution annually

to area taxing districts in the manner provided by the Act. At the time when the RPA is no longer in place under the Act, the real estate tax revenues resulting from the redevelopment of the RPA will be distributed to all taxing district levying taxes against property located in the RPA. These revenues will then be available for use by the affected taxing districts.

DEMAND ON TAXING DISTRICT SERVICES AND PROGRAM TO ADDRESS FINANCIAL AND SERVICE IMPACT

In 1994, the Act was amended to require an assessment of any financial impact of a redevelopment project area on, or any increased demand for service from, any taxing district affected by the Redevelopment Plan, and a description of any program to address such financial impacts or increased demand.

The Village intends to monitor development in the area and, with the cooperation of the affected taxing districts, work to address any increased needs in connection with any particular development.

Given the preliminary nature of this Redevelopment Plan, specific fiscal impacts on the taxing districts and increases in demand for services by those districts cannot accurately be assessed within the scope of this Plan. The following major taxing districts presently levy taxes on properties within the RPA:

- Cook County
- Cook County Forest Preserve District
- Barrington Township
- Barrington Township General Assistance
- Barrington Township Road
- Village of Hoffman Estates
- Hoffman Estates Park District
- Barrington Library District
- Community Unit School District 300
- Elgin Community College District 509
- Metropolitan Water Reclamation District of Greater Chicago
- Northwest Mosquito Abatement District
- Cook County Consolidated Elections District

Replacement of vacant land with active and more intensive uses may result in additional demands on services and facilities provided by the districts. Given the preliminary nature of this Redevelopment Plan, specific fiscal impacts on the taxing districts and increases in demand for services provided by those districts cannot accurately be assessed within the scope of this Plan. The Village intends to work with the affected taxing district to determine what, if any, program is necessary to provide adequate service. At this time, no special programs are proposed for taxing districts. The Village will monitor development and address such needs should demand increase.

Provisions for Amending Action Plan

This Redevelopment Plan document may be amended pursuant to the provisions of the Act.

Commitment to Fair Employment Practices and Affirmative Action Plan

The Village of Hoffman Estates hereby affirms its commitment to fair employment practices and an affirmative action plan. All agreements with outside contractors and/or developers will be required to follow all applicable laws concerning these issues.

DRAFT

Appendix 1: Limitations of the Eligibility Study and Consultant Responsibilities

The Eligibility Study covers events and conditions that were determined to support the designation of the RPA as a "blighted area" under the Act at the completion of our field research in July 2018 and not thereafter. These events or conditions include, without limitation, governmental actions and additional developments.

This Eligibility Study and Redevelopment Plan and Project document (the "Report") summarizes the analysis and findings of the consultant's work, which, unless otherwise noted, is solely the responsibility of SB Friedman. The Village is entitled to rely on the findings and conclusions of the Report in designating the RPA as a redevelopment project area under the Act. SB Friedman has prepared the Report with the understanding that the Village would rely: (1) on the findings and conclusions of this Redevelopment Plan in proceeding with the designation of RPA and the adoption and implementation of this Redevelopment Plan; and (2) on the fact that SB Friedman has obtained the necessary information including, without limitation, information relating to the equalized assessed value of parcels comprising the RPA, so that the Report will comply with the Act and that the RPA can be designated as a redevelopment project area in compliance with the Act.

The Report is based on estimates, assumptions, and other information developed from research of the market, knowledge of the industry, and meetings during which we obtained certain information. The sources of information and bases of the estimates and assumptions are stated in the Report. Some assumptions inevitably will not materialize, and unanticipated events and circumstances may occur. Therefore, actual results achieved will necessarily vary from those described in our Report, and the variations may be material.

The terms of this engagement are such that we have no obligation to revise the Report to reflect events or conditions which occur subsequent to the date of the Report. These events or conditions include, without limitation, economic growth trends, governmental actions, additional competitive developments, interest rates, and other market factors. However, we will be available to discuss the necessity for revision in view of changes in economic or market factors.

Preliminary Tax Increment Financing (TIF) projections were prepared for the purpose of estimating the approximate level of increment that could be generated by proposed projects and other properties within the proposed TIF district boundary and from inflationary increases in value. These projections were intended to provide an estimate of the final equalized assessed value (EAV) of the TIF district.

As such, our report and the preliminary projections prepared under this engagement are intended solely for your information, for the purpose of establishing a TIF district. These projections should not be relied upon for purposes of evaluating potential debt obligations or by any other person, firm or corporation, or for any other purposes. Neither the Report nor its contents, nor any reference to our Firm, may be included or quoted in any offering circular or registration statement, appraisal, sales brochure, prospectus, loan, or other agreement or document intended for use in obtaining funds from individual investors, without prior written consent.

Appendix 2: Higgins-Old Sutton RPA Boundary Legal Description

LOT 2 AND LOT 3 IN PLUM FARMS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 28, AND PART OF THE NORTHEAST QUARTER OF SECTION 32 AND PART OF THE NORTHWEST QUARTER OF SECTION 33, ALL IN TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 8, 2017 AS DOCUMENT NUMBER 1712813021, IN COOK COUNTY, ILLINOIS, TOGETHER WITH THAT PART OF HIGGINS ROAD (ILLINOIS ROUTE 72), LYING IN SAID SECTIONS 32 AND 33, TAKEN AS A TRACT, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

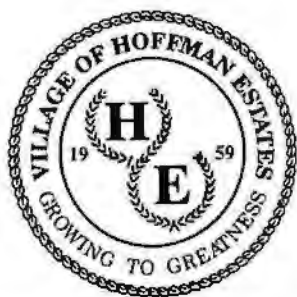
BEGINNING AT THE NORTHERN MOST CORNER OF SAID LOT 2; THENCE SOUTH 00 DEGREES 19 MINUTES 48 SECONDS EAST, ALONG AN EAST LINE OF SAID LOT 2, A DISTANCE OF 1202.22 FEET TO THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 89 DEGREES 50 MINUTES 34 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1320.59 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, SAID CORNER ALSO BEING ON THE CENTER LINE OF OLD SUTTON ROAD; THENCE SOUTH 89 DEGREES 50 MINUTES 34 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 1277.96 FEET TO THE NORTHEAST CORNER OF SAID LOT 3, SAID CORNER ALSO BEING ON THE WEST RIGHT OF WAY LINE OF ILLINOIS ROUTE 59 (NEW SUTTON ROAD) PER DOCUMENT NO. 11190496; THENCE SOUTH 00 DEGREES 17 MINUTES 35 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 294.86 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 25 SECONDS WEST, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 30.00 FEET TO THE WEST RIGHT OF WAY LINE OF ILLINOIS ROUTE 59 (NEW SUTTON ROAD) AS CONVEYED TO THE STATE OF ILLINOIS PER COURT CASE NO. 90L51100 CONS WITH 90L51101; THENCE SOUTH 00 DEGREES 17 MINUTES 35 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1013.54 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33, BEING 70.66 FEET WEST OF THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 89 DEGREES 55 MINUTES 21 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 30.69 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 72 (HIGGINS ROAD) PER DOCUMENT NUMBER 96260892; THENCE NORTH 69 DEGREES 25 MINUTES 00 SECONDS WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2235.45 FEET; THENCE SOUTH 20 DEGREES 35 MINUTES 01 SECONDS WEST, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 43.00 FEET; THENCE NORTH 72 DEGREES 42 MINUTES 05 SECONDS WEST, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 872.63 FEET TO THE INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF THE ELGIN, JOLIET & EASTERN RAILWAY; THENCE NORTH 10 DEGREES 44 MINUTES 36 SECONDS EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 497.34 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY, ALONG SAID RIGHT OF WAY LINE, BEING A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 5790.44 FEET, AN ARC DISTANCE OF 1067.61 FEET, A CHORD BEARING NORTH 16 DEGREES 08 MINUTES 35 SECONDS EAST, AND A CHORD DISTANCE OF 1066.10 FEET, TO THE POINT OF BEGINNING.

Appendix 3: Summary of EAV (by PIN)

Record	PIN	2017 EAV
1	01-32-200-005-0000	\$ 55,669
2	01-33-101-001-0000	\$ 2,520
3	01-33-103-005-0000	\$ 5,398
TOTAL		\$ 63,587

Source: Cook County Assessor, SB Friedman

Appendix 4: Flooding Memorandum Produced by Christopher B. Burke Engineering, Ltd.



**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

P6

July 08, 2019

PLANNING AND ZONING COMMISSION MEETINGS

June 19 PZC Meeting

- o Eagle Way Extension, Eagle Way & Central Road – Site Plan and Final Plat of Dedication – **APPROVED**

July 3 PZC Meeting (Canceled)

July 17 Upcoming PZC Meeting

- o Resident, 399 Payson St – House Addition and Patio Setback Variation
- o Heath Industrial Auction Services, 2104-2011 Stonington Ave – Special use for auction/expansion
- o Escape Room, 990 Grand Canyon Pkwy – Special use for entertainment/recreation business (**continued from 06/19**)
- o Village of Hoffman Estates – Zoning Code Text Amendments regarding Uses and Definitions – (**continued from 05/15**)

CURRENT ACTIVE PROJECT REVIEWS

- BMO Harris Bank, 1400 Gannon Dr – Site plan amendment for new bank and retail building
- 1180-1190 Apple St – Rezoning and concept site plan for new multi-tenant commercial building
- 2595 W Golf Rd (former Clark Gas Station), Golf/Barrington – Site plan for redevelopment for new retail building
- 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
- Barrington Square Town Centre/Winston Knolls School – site plan for new playground
- 1260 W Higgins Rd – Site Plan Amendment to demo building, construct parking lot, fence and other improvements
- SEC Rohrssen Road & Golf Road – Annexation, Site Plan for Hindu Wellness Center & Temple and single family
- Zoning Code Text Amendments –Uses, Accessory Structures, Signs, etc.
- Old Navy – 2570 N Sutton Rd – Façade changes for new occupancy
- Walnut Pond/Airdrie Estates – Site Plan review for new homes on existing platted lots

POTENTIAL UPCOMING PROJECTS

- 80 W Higgins Rd, former Hoffman Lanes – Site Plan for car sales and service facility
- Bell Works Mixed Use Project, Lakewood campus – Site Plan to reoccupy existing building
- Bell Works Mixed Use Project, Lakewood campus – Site Plan to construct new townhomes and apartments
- Old Fire Station 24-WT Engineer Office/ Brewery – Special Use and Site Plan Amendment
- Moretti's – Master Sign Plan
- Adesa Phase II Expansion (Beverly Road & PSP)
- Hoffman Plaza, East Side Roselle Road (outlot 3)– site plan for new outlot building
- NE Corner Roselle & Higgins (former Shell) - Site plan for new gas station and convenient store
- 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
- BK Equities, North side of Lakewood Blvd. – Concept plan for multi-lot Business Park
- St. Alexius Behavioral Hospital/AMITA Health – Site Plan Amendment for building addition

GENERAL ACTIVITIES

- The Planning Division processed 3 FOIAs and 2 Zoning Verification Letters in June.

Site Plan Review Process	June		2nd Quarter		Year to Date	
Number of administrative site plan cases completed	0	0% completed	0	0% completed	0	0% completed
Number of PZC site plan cases completed	1	administratively	1	administratively	2	administratively
Annual goal is to complete at least 65% of site plan cases through administrative review process						

Site Plan Review Timing	June		2nd Quarter		Year to Date	
Number of cases processed within 105 days	1	100% completed within 105 days	1	100% completed within 105 days	2	100% completed within 105 days
Annual goal is to complete 100% of cases within 105 days						

Coordinating Planning & Code Efforts	June	2nd Quarter	Year to Date	Year Target
Number of staff coordination meetings held	4	13	25	48

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

- The public hearing for the draft CDBG Annual Action Plan (AAP) took place on June 27. Several organizations contacted staff during the public comment period (May 27 to June 27) and their feedback has been included in the draft AAP for presentation to the Planning, Building and Zoning Committee on July 7. The Village’s AAP must be submitted in time to meet HUD’s August 15th CDBG deadline.
- Road work on Atlantic Avenue and Pacific Avenue neared completion. CDBG funding totaling nearly \$180,000 will be applied to this street rehabilitation project.
- Continued collaboration with Cook County and regional entities on the CDBG Assessment of Fair Housing (AFH).

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

CDBG Expenditures and Reporting Ratio	June	3rd Quarter*	Year to Date	Current Reporting Ratio
	\$0	\$14,364.28	\$241,905.43	1.30
*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	June	3rd Quarter*	Year to Date	Year Target
Rehabilitation Projects completed	0	0	0	3
Housing & related issues education pieces released	0	1	3	5

*The 3rd quarter of a CDBG Program Year runs from April 1 through June 30.



**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*

July 2019

GENERAL ACTIVITIES

- On June 7-9, 2019, David Banaszynski, Kathleen Kuffer & Liz Domin (seasonal inspector) inspected the Spring Awakening Festival.
- On June 20, 2019, David Banaszynski attended a West Nile Virus event in Rosemont.
- A total of 70 new single family homes are in various stages of construction.
- Code Enforcement continues to work with unit owners and the Steeple Hill Association to replace 273 balconies that have been identified as severely deteriorated. Letters have been sent to all unit occupants, plus all rental unit owners alerting them of the situation and need to replace their balconies. Staff is working to expedite permits and encourage unit owners to voluntarily complete the replacements. It is likely that a number of owners will resist and legal action will be required – this will be coordinated with legal staff when appropriate.
- Building Permit revenue continues to trend significantly higher than budget projections and higher than last year. After six months, revenue has reached 75% of the budget estimate.
- The Code Division continues to be extremely busy with property maintenance issues, particularly tall grass complaints.
- Code staff processed several building permits and performed a number of inspections for the Spring Awakening Music Festival. Health staff also inspected food/beverage vendors during all three days of the festival.

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	74	71	0	0	0	0	0	0	354

2019 Code Enforcement GovQA Questions & Complaints Processed

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
6	8	18	10	47	43	0	0	0	0	0	0	132

RENTAL HOUSING LICENSE AND INSPECTION PROGRAM

- There are currently 2,100 rental properties registered. This includes 1,441 single family and townhome units (69%) and 659 condominium units (31%).
- As of July 1st, more than 2,097 (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	105	115	0	0	0	0	0	0	605	1592
Electrical	31	25	39	49	35	42	0	0	0	0	0	0	221	428
Plumbing	56	53	61	84	61	53	0	0	0	0	0	0	368	888
Mechanical	50	28	22	24	12	24	0	0	0	0	0	0	160	308
Other	40	27	31	39	56	62	0	0	0	0	0	0	255	869
Fence	18	1	2	12	21	21	0	0	0	0	0	0	75	206
Roof/Siding	30	45	34	24	43	40	0	0	0	0	0	0	216	995
Patio/Driveway	15	20	20	51	107	103	0	0	0	0	0	0	316	1028
Deck	0	2	0	1	2	6	0	0	0	0	0	0	11	68
Shed	2	0	2	2	4	7	0	0	0	0	0	0	17	61
Sewer	4	2	2	7	1	3	0	0	0	0	0	0	19	52
2019 Total	340	285	309	406	447	476	0	0	0	0	0	0	2263	
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	121	98	0	0	0	0	0	0	1098
Reinspections	114	109	98	97	43	40	0	0	0	0	0	0	501
Total	299	329	387	282	164	138	0	0	0	0	0	0	1599

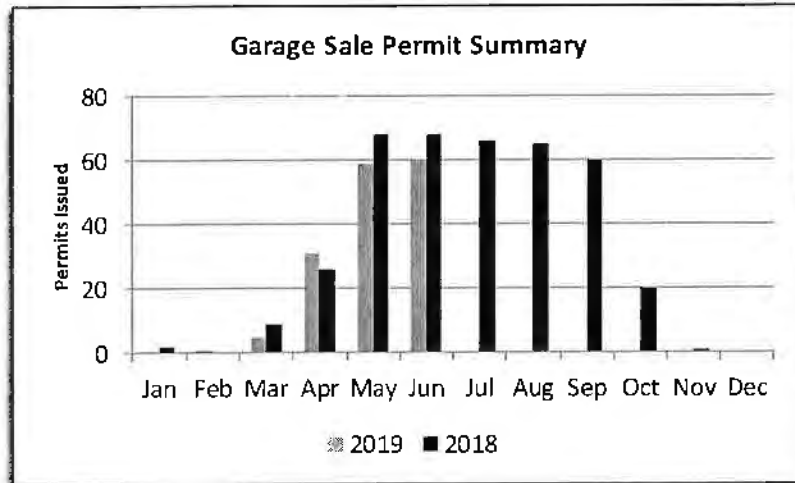
There are approximately 2,100 total rental properties subject to annual inspections (this number fluctuates based on new registrants and owners who choose to no longer rent their properties).

Inspection Services Performance	May	2 nd Quarter	Year to Date	Year Target
Percentage of building inspections within 24 hr. notice	96%	97%	97%	95% within 24 hr. notice
Percentage of annual rental inspections completed	5.7%	14.5%	47.4%	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	59	68
Jun	60	68
Jul	0	66
Aug	0	65
Sep	0	60
Oct	0	20
Nov	0	1
Dec	0	0
Total	156	385

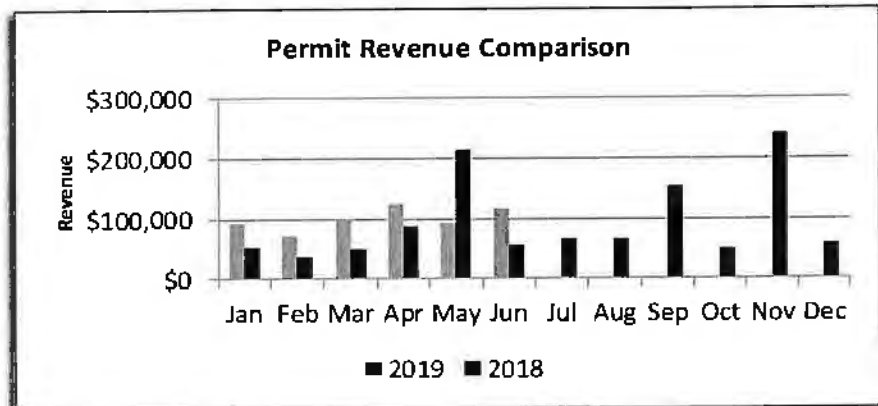


2019 Building and Fire Permits Issued

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	7	6	0	0	0	0	0	0	44	78
Community Residence	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Demolition	2	1	1	1	2	2	0	0	0	0	0	0	9	7
Driveways	1	0	7	26	36	28	0	0	0	0	0	0	98	268
Electrical	3	9	4	2	4	8	0	0	0	0	0	0	30	48
Fences	3	0	7	29	36	29	0	0	0	0	0	0	104	184
Mechanical	21	15	7	15	12	26	0	0	0	0	0	0	96	205
Miscellaneous Permits	20	10	21	41	51	53	0	0	0	0	0	0	196	460
Multi-Family Remodeling	0	0	0	0	3	2	0	0	0	0	0	0	5	21
New Commercial	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Plumbing	27	12	22	23	13	9	0	0	0	0	0	0	106	220
Pools	0	1	0	0	3	2	0	0	0	0	0	0	6	10
Residential Decks & Patios	0	1	5	16	27	37	0	0	0	0	0	0	86	199
Residential Garages	1	0	0	0	2	0	0	0	0	0	0	0	3	5
Residential Remodeling	8	13	10	17	16	17	0	0	0	0	0	0	81	234
Residential Sheds	0	0	0	2	6	11	0	0	0	0	0	0	19	32
Roofs/Siding	17	9	33	98	71	54	0	0	0	0	0	0	282	754
Signs	6	10	7	9	4	8	0	0	0	0	0	0	44	85
New Single Family Residences	10	4	8	10	5	5	0	0	0	0	0	0	42	71
Fire Permits														
Automatic Fire Alarms	6	4	6	5	2	4	0	0	0	0	0	0	27	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	4	0	0	0	0	0	0	8	7
Automatic Sprinklers	7	5	19	13	12	16	0	0	0	0	0	0	72	122
Lock Boxes	2	2	0	2	0	1	0	0	0	0	0	0	7	22
Other	1	1	3	1	0	0	0	0	0	0	0	0	6	35
2019 Total	143	108	169	318	312	322	0	0	0	0	0	0	1372	
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	\$91,454	\$214,381
Jun	\$116,955	\$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	\$594,513	\$1,128,132



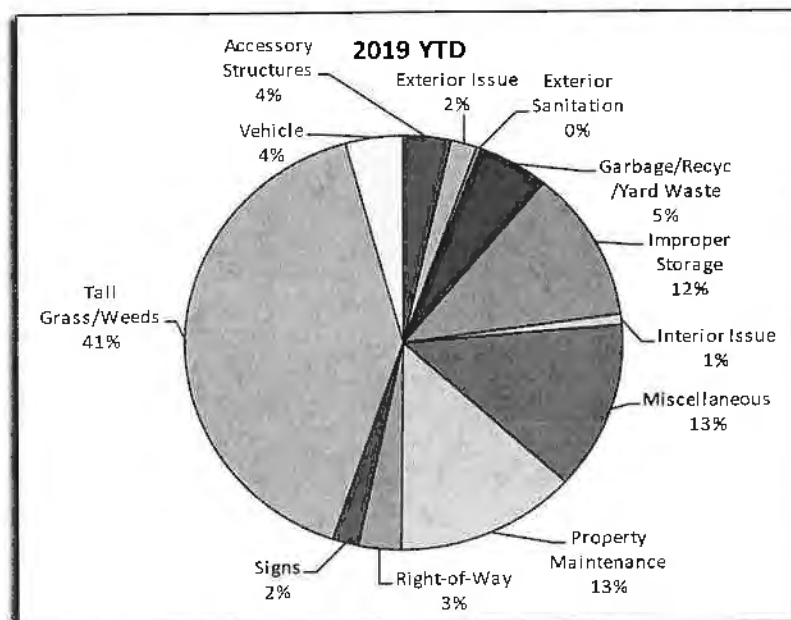
2019 Budget: \$800,000

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

Building Permit Processing Performance	June	2nd Quarter	Year to Date	Year Target
Percentage of permits entered in computer within 24 hours of submittal	97%	97%	97%	95% within 24 hours
Percentage of permit plan reviews completed within 10 business days	96%	97%	97%	95% within 10 days
Percentage of final permits processed within 48 hours of plan approval	96%	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	7	4	0	0	0	0	0	0	31	31
Exterior Issue	2	3	1	4	4	3	0	0	0	0	0	0	17	24
Exterior Sanitation	0	0	1	1	0	1	0	0	0	0	0	0	3	6
Garbage/Recyc/Yard Waste	7	0	12	8	3	16	0	0	0	0	0	0	46	115
Improper Storage	5	2	38	12	32	14	0	0	0	0	0	0	103	542
Interior Issue	0	0	2	0	1	4	0	0	0	0	0	0	7	15
Miscellaneous	8	23	14	27	33	10	0	0	0	0	0	0	115	258
Property Maintenance	8	12	17	38	28	14	0	0	0	0	0	0	117	312
Right-of-Way	1	0	5	5	2	15	0	0	0	0	0	0	28	50
Signs	0	1	0	2	7	7	0	0	0	0	0	0	17	22
Tall Grass/Weeds	0	0	0	0	214	140	0	0	0	0	0	0	354	411
Vehicle	1	1	8	6	11	10	0	0	0	0	0	0	37	48
2019 Total	34	42	107	112	342	238	0	0	0	0	0	0	875	
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	13	93	0	0	0	0	0	0	180
Code	34	41	41	62	91	4	0	0	0	0	0	0	273
Rental	54	64	32	43	63	24	0	0	0	0	0	0	280
Total	105	121	91	128	167	121	0	0	0	0	0	0	733

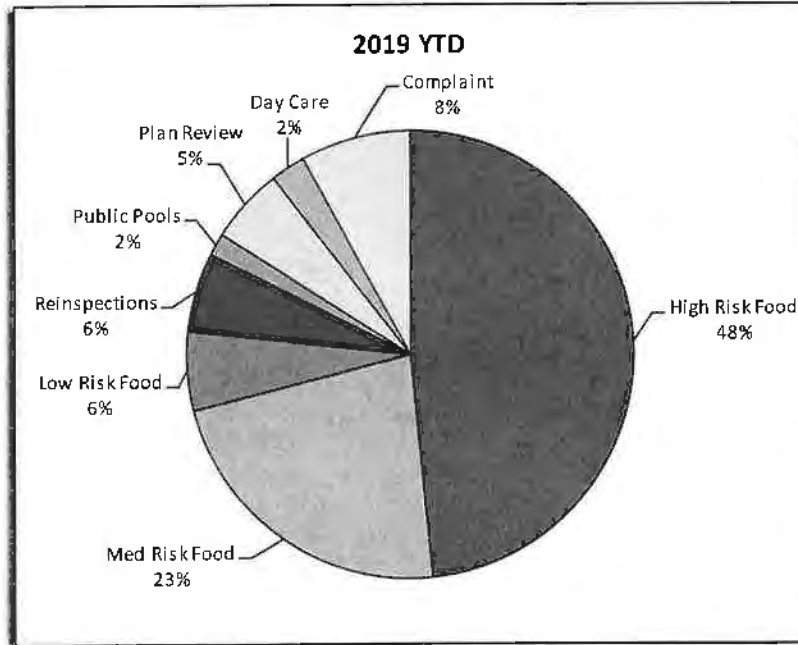
2019 Adjudication Court Dockets - Citations Presented

Court	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Code/Bus. Lic.	43	44	62	62	92	126	0	0	0	0	0	0	429
Rental	30	30	30	23	25	19	0	0	0	0	0	0	157
Total	73	74	92	85	117	145	0	0	0	0	0	0	586

Inspection Services Performance	June	2 nd Quarter	Year to Date	Year Target
Percentage of property maintenance inspections completed within 24 hours of notice	98%	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	33	43	0	0	0	0	0	0	152
Med Risk Food	0	0	22	46	1	2	0	0	0	0	0	0	71
Low Risk Food	2	4	2	5	3	2	0	0	0	0	0	0	18
Reinspections	6	5	1	0	2	4	0	0	0	0	0	0	18
Public Pools	0	0	0	0	3	2	0	0	0	0	0	0	5
Plan Review	1	2	2	2	7	3	0	0	0	0	0	0	17
Day Care	0	0	2	6	0	0	0	0	0	0	0	0	8
Complaint	4	6	3	2	7	3	0	0	0	0	0	0	25
Total	50	51	33	65	56	59	0	0	0	0	0	0	314



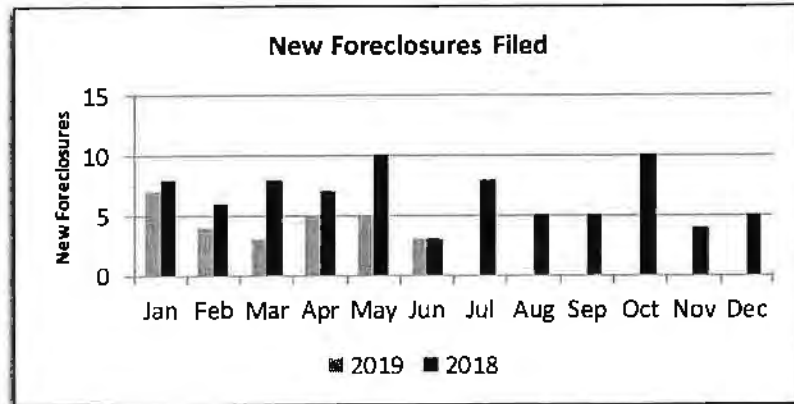
Food establishments are divided into the risk categories of high, moderate or low, and planned inspections are performed three, two, or one time each year respectively. A high risk establishment presents a high relative risk of causing foodborne illness based on the large number of food handling operations 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	June	2 nd Quarter	Year to Date	Year Target
Percentage of annual food health inspections completed	8.5%	25.3%	43.8%*	100% of total

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

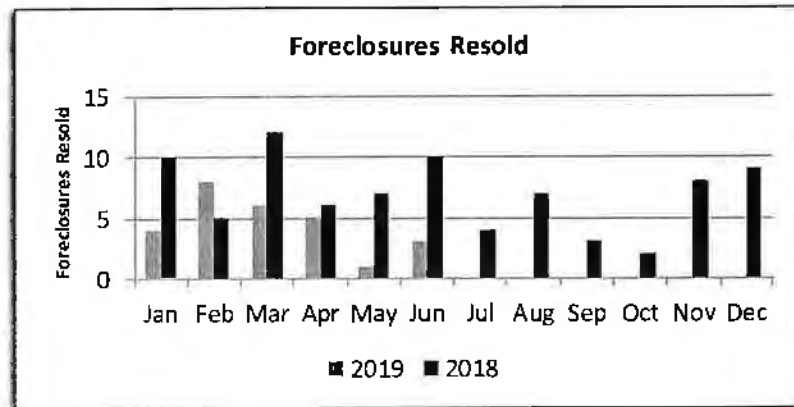
New Foreclosures Filed

Year	2019	2018
Jan	7	8
Feb	4	6
Mar	3	8
Apr	5	7
May	5	10
Jun	3	3
Jul	0	8
Aug	0	5
Sep	0	5
Oct	0	10
Nov	0	4
Dec	0	5
Total	27	79



Foreclosures Resold

Year	2019	2018
Jan	4	10
Feb	8	5
Mar	6	12
Apr	5	6
May	1	7
Jun	3	10
Jul	0	4
Aug	0	7
Sep	0	3
Oct	0	2
Nov	0	8
Dec	0	9
Total	27	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



July 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. Once agreements are finalized they will be brought to PBZ along with a contract to proceed with construction for approval. The goal is to have the signs up before the end of the calendar year.
- Attended meetings regarding Next Level Northwest and solicited applications for companies to be a part of the program in Hoffman Estates. Worked with the coach assigned to our Hoffman Estates applicant, Blink Tees, to get started with the discovery phase. Also worked with the design team to update the organization's website and marketing plan.
- Completed liaison duties to the Arts Commission by attending meetings, processing contracts and assisting with the summer concerts. The second half of the concert series include Mr. Myers on July 11, Howard & The White Boys on July 18, Billy Croft & The 5-Alarm Band on July 25, ARRA on August 1 and possibly a makeup date with Pianoman which was cancelled due to lighting and high winds back on June 27.
- Staff continued to make contact with targeted companies for a formal business visit in 2018-19.
- Mr. Kramer attending the annual Illinois Economic Development Association Conference in Normal, IL in June. He helped facilitate having a GCAMP board member on one of the "Youth Engagement" breakout sessions as well as plan a Young Professionals tour and networking event. As you can see from the images here the conference was very interactive and informative. A set of notes is attached below to this report.



Figure 1: Mr. Kramer attends a workforce development session at the IEDA annual conference where a speaker talked about using augmented reality machines to teach his welding students. Here he is testing out his rudimentary welding skills. He scored a 92/100. Maybe he has a second career after economic development.



Figure 2 & 3: A panel discusses the deal points, timeline and public process for attracting automaker startup, Rivian, to Normal in the old Mitsubishi plan. Below is a photo of Destihl, a brewer the YP group toured as part of a business retention example.



- Worked with a potential developer of the land to the east of the Fountain Crossing Shopping Center (north of the Meijer site) for a possible build-to-suit office, showroom, and warehouse facility similar to advanced manufacturing companies located in the Huntington90 development.
 - Staff worked with consultants SB Friedman to develop a TIF Eligibility Study and Redevelopment Plan for the Higgins-Old Sutton area on two parcels, the 16 acre piece along the CN railroad and the 24 acre piece at the corner of Rts. 72 and 59. Staff is now seeking approval to finalize it and file it with the Village Clerk to begin the TIF timeline process.
 - Economic Development staff attended the:
 - Monthly Committee meetings of the Chamber of Commerce
 - Quarterly CMAP Economic Development Committee meeting
 - Monthly Board and Design Team meetings of Next Level Northwest
 - Golden Corridor Maker Space Steering Committee meeting
 - This month's relevant articles about economic development, the real estate market, a specific sector or notable developments with existing Hoffman Estates businesses include: Notes from the Illinois Economic Development Association Conference and a Forbes article on the ways the next generation, GenZ, differs from the Millennials which should provide insight not only to the business community but also the Board as to how to best serve the future resident of Hoffman Estates.
-

Tourism

Spring Awakening Music Festival, June 7-9, 2019, Poplar Creek

- Coordinated lodging for the SAMF. Hoffman Estates hotels were listed exclusively in March and most of April. All Village hotels sold out during this event. Four hotels from Elgin that were included as lodging partners also sold out. Ten additional hotels in Schaumburg, Rolling Meadows, Arlington Heights, and Elk Grove reported their occupancy increased during this event by 85% year over year during SAMF. Deep discount Internet sites such as Expedia advise that bookings for hotels along Barrington Road and Roselle Road show a 94% increase year over year. We attribute this increase to additional SAMF guests that have booked reservations outside the room blocks we can track. That translates into 3,000+ room nights occupied throughout the region because of this event. Participating hotels reported that the guests from this event were better behaved than their average wedding guests or sports tournament guests. All participating hotels would be delighted to see this event return next year.

NW 4th Fest, July 3-5, 2019, Sears Centre Arena and Village Green

- Handled food vendors and cleanup volunteers for NW 4th Fest. We have confirmed 10 food vendors that will be under the food vendor tent (Caffe Mariani, Blackhawk BBQ and Seafood (2 booths), Windsor Ice Cream, RS Concessions, Los Fernandez Restaurant, Quang Noodles, Rosati's, Moretti's, and Garibaldi's). Additionally, one large food truck (Chicago Culinary Kitchen) is confirmed. Tent layouts and electrical recaps have been provided to Public Works. A mandatory food vendor meeting was held on June 13, when on-site parking permits were distributed and final payments and documents were secured.

Nonprofit organizations that provide volunteers for food tent and general cleanup during the fest have been scheduled. Commission pays the nonprofit \$100 per hour and provides cleaning supplies. Lists and schedules were given to Finance who prepared checks that will be distributed after each cleanup shift is completed. An information tent has been added adjacent to the food vendors that will serve as a check in/out point for these nonprofits. It will be stocked with cleaning supplies and bottled water for the volunteers.

AMITA Fit for America, July 20-21, 2019

- This event has grown to a full weekend of competitive and recreational running and skating events that fill the hotels along Barrington Road with International competitors and world-class athletes. Somerset has agreed to host the event on the former AT&T campus. The event has been notified that a 6% Entertainment Tax will be levied per Village Ordinance. Event organizer, All Community Events, will contract Police and Fire personnel, as needed, to ensure the safe operation of the event. The Hoffman Estates Police Explorers are the designated nonprofit that will provide volunteers to man hydration stations and registration tents, along with a "donate here" opportunity on the event website. The event will pay \$20 per volunteer at the conclusion of the event. A meeting is being arranged with AMITA and the Mayor to review last year's event and build on that success to create AMITA FFA 2019.

Ken Kraft Midlands Wrestling Championship, December 28-31, 2019 - Sears Centre Arena

- Midlands has signed a three year agreement to return to the SCA. Tourism Office circulated lead sheets to Village hotels desiring a partnership with this event. All partner hotels must agree to charge a \$95 room rate to teams, offer 5 complimentary rooms to house event officials, and pay a 12% commission to Northwestern University Wrestling upon conclusion of the event. This event fills our hotels during a time that they would experience a 20-30% occupancy typically.

Meetings/Activities

- Provided text for July Citizen's article on the AMITA Fit for America Sports Festival.
- Refined 60th Anniversary solicitation letter and created list of potential donors and activity providers for their Commission.
- Attended Celtic Fest Commission meeting.
- Attended NW 4th Fest Commission meeting.
- Attended Senior Commission meeting.
- Attended and served at Senior Commission Ice Cream Social.
- Collected donated items for H&HS homeless youth support efforts.



Kevin Kramer, Director of Economic Development



Linda Scheck, Director of Tourism & Business Retention

IEDA 2019 Annual Conference
Normal, IL
June 19-20

- Intersect Illinois Update – Mark Peterson
 - Only focused on business attraction as DCEO takes on other ED pieces for IL
 - Recruited 18 companies from 13 countries in the past 3 since starting
 - 2018-19: 41 “Wins”, 11,000 new jobs, 2,200 jobs retained, \$3.34B investment
 - Future Plans:
 - Regional Marketing
 - Focus on Workforce
 - Digital Data Revolution – drones will be used to promote communities and sites to an international audience without bringing them to the site.
 - Buy Drone in to make 30 sec videos for each available site. State will want these for key sites.
 - Foreign Direct Investment
- Future of Work – Dean Whittaker (Whittaker & Assoc)
 - Communities need to change from adapting to anticipating with regards to development but especially workforce.
 - Gig focused economy is coming = short term jobs that people take (uber, sub teacher, cut lawn). Problem with bouncing around is no one is an expert at what they are doing so is it being done well?
 - Right brain skills (empathy, story telling, etc) will become more important than left brain (calculations, math, etc) because those skills can’t be automated
 - Four forces driving trends in the future:
 - Governance (shared vision of how we share resources)
 - Demographics
 - Technology
 - Resources
 - Try exercise to look toward future
 - STEEP = Social, Tech, Economic, Environmental, Political
 - Forecast trends for 1-3yrs, 3-5yrs, 5+yrs
 - Hire interns! Interns provide a fresh look at the organization and keep us up on trends for relatively cheap. They also can get some work done.
- Uptown Normal Presentation – Normal ED Coord
 - Went through a legal battle over the mural on their own building they had an artist create. Fed laws protect public art so the mural can’t be demolished unless artist signs a waiver before creating it. Now city needs to pay to move wall/mural to a new location which will be around \$100,000!
- Rivian Project – County EDC, Normal ED, Normal Attny, Rivian COO,
 - Rivian was an unknown start up at the time. They ended up purchasing the old Mitsubishi plant. They will start production with first cars in Q4 2020. They make two cars (R1T – Pick up truck & R1S – SUV) all electric – on level of Tesla.
 - RDA allowed public officials to review investment documents each year/check in but has to be done on paper and in person so the information wouldn’t be FOIA eligible by company competitors.
 - Since buying facility Rivian has gotten \$700M from Amazon and \$500M from Ford.

- R1T starting at \$69k, R1S starting at \$73k.
- Workforce Development Session – Leadership Council Southwestern IL, Lewis/Clark College, Madison Co
 - Site selectors look for an annual report & testimonials on website. Hoffman Estates should put both together each year in November/December. Simple 2-3 page report on ED activities throughout the year.
 - Workforce2030 = focusing on manufacturing/craft/cyber/future
 - Businesses adopt a school – pay for books/training and sponsor the organization.
 - This could be a model for GCAMP
 - 22 local workforce regions – Ours is Chicago/Cook Workforce board? Check and meet again for coffee
 - Apprenticeship programs have an employee retention rate of 91% so the money spent on training isn't wasted.
 - “Building Blocks for Success” video is a soft skills video that would be good for GAMP to share and promote. Can be found on YouTube.
- Youth Engagement Session – GCAMP, Midland Institute, Main St. Codes
 - Midland – CEO program = Creating Entrepreneurial Opportunities
 - Main St. Codes – Designed to bridge tech gap in small, rural towns with a coding bootcamp.
 - Chicago tech company could hire remotely for cheaper in these smaller towns
 - Mobile apps (uber, lyft, door dash) aren't set up to work in rural areas
 - CEO takes place in community businesses, not in schools
 - “Secret sauce to Youth Engagement is direct access to the business community because you're bringing the two silos (education/industry) together and creating a network for the youth.” Ken Springer, Knox Co EDO
- Data Driven Talent Recruitment
 - How many open job positions in HE? Check Indeed.com. Most are in retail.
 - ED Specialist could work on talent recruitment for community, companies.
 - 30% of employees are engaged in their work. That means there's 70% untapped opportunity to improve just by engaging
 - When you know the positions you want to recruit, search WARN notices for each state to find where those skill sets are being laid off and market/Geotarget there. Use social media. Focus on people with connections to home town/area (affordable housing, close to city amenities, great schools). Company might have to provide a relocations incentive.

8 Ways Generation Z Will Differ From Millennials In The Workplace

Forbes.com

1. Gen Z Is Motivated By Security

These young people were still kids during the Great Recession, which means that they may have seen their parents take huge financial hits. A significant portion of their lives may have been defined by struggles related to that.

While millennials are often seen as more idealistic, and more motivated by purpose than a paycheck, Generation Z may lean more toward security and money. This is a pragmatic generation — they care about making a difference, but are ultimately motivated by ensuring they have a secure life outside of work.

If you're looking to recruit members of Generation Z, you may be able to tempt them with promises of job security and raises down the line.

2. Gen Z May Be More Competitive

As a cohort, millennials are said to be collaborative and teamwork oriented. They want to work in an environment where inclusion is a priority, and where everybody works together to advance goals. Gen Z, on the other hand, is said to be defined by its competitiveness. They want to work on their own and be judged on their own merits rather than those of their team.

Gen Z also understands that there's a need for constant skill development in order to stay relevant. Their parents likely taught them the importance of working hard, and that no one will hand them their success. This generation is willing to work hard, but they expect to be rewarded for it.

3. Gen Z Wants Independence

Gen Zers' independence ties into their competitiveness, but they generally like to work alone. Many of them prefer to have office space to themselves, rather than an open, collaborative workspace. Many also want to manage their own projects so that their skills and abilities can shine through. They do not want to depend on other people to get their work done.

This independence is apparent in the higher education choices some Gen Zers make. More of them are skipping higher education than their millennial counterparts, and moving straight into the workforce. They'd rather avoid the years of debt and try one of the newer, more affordable options. Don't disregard a potentially great employee just because they don't have the credentials you usually look for — they might have all of the skills you need, just from a different source.

4. Gen Z Will Multitask (More Than Millennials)

If you thought your millennial employees were easily distracted, always flipping between texts and emails, just wait until you start working with members of Gen Z! These young people have always lived in a connected world, and they're used to constant updates from dozens of apps. Switching between different tasks and paying simultaneous attention to a wide range of stimuli comes naturally to them.

This can be perfect for a workplace that requires multitasking. If you're looking for employees who can focus deeply on a task for a long period of time, make sure that's communicated to potential Gen Z employees. And, if you see them looking at their phone during work hours, don't assume that will distract

them for ages — they're used to spending five seconds checking for updates before returning to the task at hand.

This group of employees might start working on a document in the afternoon, open it on their phone on the subway ride home and pull it up again on their laptop while watching TV. They don't have as much of a harsh delineation between work and home, and this could change the workplace even more in the coming years.

5. Gen Z Is More Entrepreneurial

Generation Z is 55% more likely to want to start a business than millennials. In fact, a full 72% of Gen Z high school students say that they want to start a business. This can be tied back to many of their traits — especially the independence and desire for financial success. They are highly motivated and willing to work hard to achieve their dreams.

These budding entrepreneurs can make great employees. They are likely to soak up as much knowledge as they can and take on many different challenges as they pursue their goal of starting their own company in the future.

6. Gen Z Wants To Communicate Face To Face

You may have just gotten used to your millennial employees preferring to communicate over email or Slack, but be prepared to switch it up again. Generation Z likes to talk face to face. Fifty-three percent of Generation Z said they prefer in-person discussion over instant messaging or email.

This can be attributed to the negative attention they've seen millennials receive for their reliance on technology, or because the technology they've grown up with (Skype, Snapchat) has allowed people to communicate with a full range of sound and motion, instead of just text. Be prepared for regular in-person meetings with your Gen Z employees to discuss their projects as well as their professional development.

7. Gen Z Are True Digital Natives

Millennials have long been described as digital natives, but they actually grew up in a world that was still full of landlines and dial-up internet. They're used to progress taking time, and are just as confused by some of the newest apps as baby boomers are. Gen Z, on the other hand, has been living in a world of smartphones and free Wi-Fi for as long as they can remember. Ninety-two percent of them have some sort of digital footprint.

They easily flit between platforms and technologies and pick up new software quickly. Their relationship to technology may be even more instinctual than that of a millennial in their late 30s.

8. Gen Z Wants To Be Catered To

Gen Zers expect the workplace to conform to their needs. They are similar to millennials in this way, and are actually fairly similar to boomers as well. This attitude is having an effect on the workplace. In recent years, stars such as U2 and Bruno Mars performed at Salesforce's annual conference. A decade ago, a huge company would never have hired a rock band to appeal to young people. Now, it's pretty typical to have young attendees in mind.

There are some clear generational differences between millennials and the young people just entering the workplace today. Of course, every member of a generation is an individual and will have their own unique traits, but keeping these generalizations in mind could help you prepare to welcome this new generation to the working world.