

AGENDA
PLANNING, BUILDING AND ZONING COMMITTEE
Village of Hoffman Estates
August 5, 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 - July 8, 2019

NEW BUSINESS

1. Request approval of an Ordinance setting dates to convene a Joint Review Board and to call a Public Hearing in compliance with State law regarding the proposed designation of an area and adoption of a Tax Increment Financing Redevelopment Plan and Project for the Higgins-Old Sutton Redevelopment Project Area.
2. Request by McShane Construction Company for approval of an engineering grading plan to fill low areas with excess clay on Lot 2 in Huntington 90 West Subdivision.

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.

**Village of Hoffman Estates
PLANNING, BUILDING & ZONING
COMMITTEE MEETING MINUTES**

**DRAFT
July 8, 2019**

I. Roll Call

Members in Attendance: Gary Stanton, Chairperson
Karen Arnet, Vice Chairperson
Karen Mills, Trustee
Anna Newell, Trustee
Gary Pilafas, Trustee
William D. McLeod, Village President

Via Phone: Trustee Michael Gaeta

**Management Team Members
in Attendance:** James Norris, Village Manager
Dan O'Malley, Deputy Village Manager
Arthur Janura, Corporation Counsel
Mark Koplin, Asst. Vlg. Mgr.-Dev. Services
Peter Gugliotta, Director of Planning
Patrick Fortunato, Fire Chief
Ted Bos, Police Chief
Kathryn Cawley, Asst. Police Chief
Patti Cross, Asst. Corporation Counsel
Joe Weesner, Senior Transportation Eng.
Ryan Johnson, Management Analyst
Patrick Seger, Director HRM
Richard Signorella, CATV Coordinator
Bev Romanoff, Village Clerk
Fred Besenhoffer, Director IS
Rachel Musiala, Finance Director
Monica Saavedra, Director of HHS
Suzanne Ostrovsky, Asst. to Village Mgr.

Guests: Ketan Patel
Hitesh Lakhani
Jim McGill

The Planning, Building & Zoning Committee meeting was called to order at 7:30 p.m.

Motion by Trustee Stanton, seconded by Trustee Pilafas, to recess the meeting at 7:47 p.m. Roll call vote taken. All ayes. Motion carried.

Meeting was reconvened at 7:52 pm.

II. Approval of Minutes

Motion by Trustee Mills, seconded by Mayor McLeod, to approve the Planning, Building & Zoning Committee meeting minutes of June 10, 2019. Roll call vote taken. All ayes. Motion carried.

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.**

An item summary sheet was provided by Pete Gugliotta and Mo Khan to Committee.

Mr. Patel provided comments on the project.

Trustee Mills inquired how soon the project would be completed. Mr. Patel commented they would like to get started on building by the end of August. Mr. Gugliotta provided additional comments.

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).**

An item summary sheet was provided by Pete Gugliotta and Mo Khan to Committee.

Mr. McGill provided comments on a proposed 6b project (highlighting a 200,000 corporate headquarters of an undisclosed company). Mr. Gugliotta provided additional comments.

Trustee Stanton inquired if Meijer would have to give approval for the project. Mr. McGill indicated there would be agreements they'd need to work with Meijer on.

Trustee Pilafas inquired about elaborating on what Meijer would need to be engaged on. Mr. Norris provided comments.

Trustee Mills noted the number of truck docks indicated on the concept plans and inquired if the Village would need to look at traffic studies with a subsequent addition of a stop signal. Mr. McGill noted traffic studies would need to be done. With the single development he believes it would be difficult for IDOT to approve such a traffic signal; perhaps if there was more development at some point.

Mr. Norris reminded the Board that a traffic signal wasn't approved when Menards proposed to go in the space. Mr. Gugliotta provided additional comments regarding the volume of traffic.

Trustee Mills inquired about the timeframe. Mr. McGill indicated they would like to see an agreement signed by September or October with intention to start the build in the spring of 2020.

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

An item summary sheet was provided by Ryan Johnson to Committee.

Mr. Johnson provided background and comments.

Motion by Trustee Arnet, seconded by Trustee Pilafas, to approve the Community Development Block Grant (CDBG) Annual Action Plan for Program Year 14 (2019-2020). Roll call vote taken. All ayes. Motion carried.

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.

An item summary sheet was provided by Pete Gugliotta to Committee.

Mr. Gugliotta provided comments and indicated it would take approximately 8 or 9 months to complete the study which would eventually become part of the comprehensive plan.

Trustee Pilafas noted his interest in the southeast quadrant particularly with the new PACE routes. Trustee Stanton inquired if current tenants have been asking to change. Mr. Koplin provided comments noting the Northwest Corporate Centre as an example.

Motion by Trustee Arnet, seconded by Mayor McLeod, to solicit submittals from qualified consulting firms for a planning study for the Barrington Road I-90 Interchange Sub-Area of the Village. Roll call vote taken. All ayes. Motion carried.

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.**

An item summary sheet was provided by Mark Koplin and Kevin Kramer to Committee.

Mr. Koplin provided background on the request. Mr. Norris provided further details.

Motion by Trustee Pilafas, seconded by Mayor McLeod, to a.) Finalize and file TIF Eligibility Study and Redevelopment Plan with the Village Clerk and proceed through the

required TIF review/approval process and b) Contract with SB Friedman Development Advisors to provide consulting services throughout the review/approval process. Roll call 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.

Mr. Koplín reported that all of the Village hotels sold out during the Spring Awakening event which translated into about 3,000 room nights. The hotels reported that the guests were “better behaved than any wedding or sporting event guests they’ve had and they would be delighted to see the event return next year.”

III. President’s Report

IV. Other

V. Items in Review

VI. Adjournment

Motion by Trustee Gaeta, seconded by Trustee Arnet, to adjourn the meeting at 8:25 p.m. Roll call vote taken. All ayes. Motion carried.

Minutes submitted by:

Jennifer Djordjevic, Director of Operations &
Outreach, Office of the Mayor and Board

Date

**COMMITTEE AGENDA ITEM
VILLAGE OF HOFFMAN ESTATES**

SUBJECT: Request approval of an Ordinance setting dates to convene a Joint Review Board and to call a Public Hearing in compliance with State law regarding the proposed designation of an area and adoption of a Tax Increment Financing Redevelopment Plan and Project for the Higgins-Old Sutton Redevelopment Project Area

MEETING DATE: August 5, 2019

COMMITTEE: Planning, Building and Zoning

FROM: *m.v.* Jim Norris/Mark Koplin/Kevin Kramer *KK*

REQUEST: Request approval of an Ordinance setting dates to convene a Joint Review Board and to call a Public Hearing in compliance with State law regarding the proposed designation of an area and adoption of a Tax Increment Financing Redevelopment Plan and Project for the Higgins-Old Sutton Redevelopment Project Area.

BACKGROUND: TIF is an economic development tool used in Illinois and other states to stimulate development. Hoffman Estates has previously established TIFs at Barrington and Higgins, the Roselle Road Business District, the Barrington Square Town Center (formerly Barrington Square Mall), and Lakewood Center (former AT&T campus). TIFs are established for up to 23 years. Also, the Village established an Economic Development Area that is coterminous with the boundaries of Prairie Stone. The EDA is very similar to a TIF.

In 2017, the land owner of the Plum Farms property at the northwest corner of Routes 72 and 59, withdrew their request for establishment of a TIF on a 185 acre site that encompassed three separate parcels of 16, 24, and 145 acres. At that time, the Village did annex the 145 acre parcel and approve development agreements for all three parcels. Since that date, no development activity has occurred as a lawsuit filed by adjacent residents and the adjacent community challenged the development plan.

However, developers continue their interest in the “commercial” portion of the 185 acres, specifically the 16 and 24 acre parcels fronting Higgins Road and zoned Commercial Mixed-Use. Discussions indicate that the lack of utilities to the north side of Higgins Road, along with a handful of other “extraordinary costs”, make development of these two sites not financially feasible for any owner or developer. Commercial development was always planned for these two sites, with the potential for residential as part of a mixed-use development. Commercial development would benefit the Village through potential sales tax and other revenues.

BACKGROUND: (Cont'd)

To qualify for TIF designation, the first step includes a TIF feasibility study to determine if the proposed site meets State established criteria. At the same time, drafting a TIF Plan outlining TIF goals is necessary. Village staff have been working with SB Friedman on these first steps, and the Planning, Building and Zoning Committee voted on July 8, to approve a contract with SB Friedman to continue through the TIF approval process.

Should the Village Board vote to approve a TIF for these parcels, there is no commitment to any particular developer. This is similar to the Roselle Road TIF which the Village initiated and approved without specific projects from the private sector proposed or included in a redevelopment agreement. Those projects came later. For the Higgins-Old Sutton TIF, the Village Board would vote after the Joint Review Board meeting and the Public Hearing on establishing the TIF. If approved, the Village would then entertain development proposals which would be evaluated on their merits. To induce development, the Village could proceed and front the costs of infrastructure projects for future reimbursement from the TIF upon development activity occurring.

DISCUSSION:

In order to encourage commercial development on two currently vacant parcels (and adjacent right of way) encompassing the 64 acres north of Route 72, west of Route 59, and east of the CN railroad tracks; staff has initiated the process of establishing a Tax Increment Finance District. The 64 acres includes two separate parcels - 16 acres and 24 acres (and 23 acres of right of way). Copies of the "Route 72 and Route 59 Tax Increment Financing Redevelopment Plan" and the "Route 72 and Route 59 Tax Increment Financing Eligibility Report" were filed with the Village Clerk on July 22, 2019. That is the action that kicks off the more than three month TIF consideration process.

The next step in the TIF process (filing the Study and Report did not obligate the Village to adopt, merely to proceed through the state established process) is to set the TIF public hearing date and the date for the Joint Review Board to meet. The Joint Review Board is composed a representative from each of the taxing districts that would be affected by the TIF.

The TIF report indicates that the 64 acres qualifies as a "blighted" area under the Illinois TIF statute under the Chronic Flooding factor. It is noted that to qualify for a blighted TIF designation, only one factor need be present.

The TIF report also sets forth goals for development of the property to eliminate the blight, expand the tax base, encourage new residential and commercial development, attract private investment in the property, and enhance the Village as a desirable place to live and work. The proposed development will be in conformance with the Village's Comprehensive Plan.

The TIF Act establishes various categories of TIF eligible costs. The Village may undertake projects and use TIF funding. If the Village approves a commercial developer to undertake eligible projects, the specific costs to be reimbursed to the developer is needed to be specified in a redevelopment agreement that would be presented to the Board for consideration. The report does identify potential redevelopment costs of \$18.4 million that could be considered for the Village or in the redevelopment agreement(s).

DISCUSSION: (Cont'd)

The current EAV of \$63,587 is projected to grow to \$28 million. Private investment over the 23 years would generate annual increment that is projected to total over \$20 million over the 23 year life of the TIF. The Village is able to use TIF monies to pay for (or be reimbursed for) capital costs directly related to providing services to the TIF area. The Village is also able to pay for general administration costs that are directly attributable to providing services to the TIF.

NEXT STEPS:

Once the Public Hearing and Joint Review Board meetings/hearings are established, staff will work towards preparing materials for those meetings. After the Joint Review Board meets, they will submit their "findings" to the Village Board for consideration at the Public Hearing (Joint Review Board findings are advisory, not binding). The Public Hearing will allow interested parties to voice their comments on the proposed TIF. Formal site plan approvals will be reviewed on a case-by-case basis as they are submitted and presented to the Planning and Zoning Commission. Any redevelopment agreements submitted for TIF funding of infrastructure or extraordinary costs in conjunction with a commercial development approval will be presented to the Planning, Building & Zoning Committee. Ultimately, all requested approvals will be included on Village Board agendas. It is possible that amendments to the previously approved development agreements for the two parcels could be considered for the developments proposed to modify the incentives previously approved in consideration of the ability to use TIF funds.

RECOMMENDATION:

Approval of an Ordinance setting dates to convene a Joint Review Board and to call a Public Hearing in compliance with State law regarding the proposed designation of an area and adoption of a Tax Increment Financing Redevelopment Plan and Project for the Higgins-Old Sutton Redevelopment Project Area.

Attachment

cc: Geoff Dickinson (SB Friedman)

ORDINANCE NO. _____ - 2019

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE SETTING DATES TO CONVENE A JOINT REVIEW BOARD AND TO CALL A PUBLIC HEARING IN COMPLIANCE WITH STATE LAW REGARDING THE PROPOSED DESIGNATION OF AN AREA AND ADOPTION OF A TAX INCREMENT FINANCING REDEVELOPMENT PLAN AND PROJECT FOR THE HIGGINS-OLD SUTTON REDEVELOPMENT PROJECT AREA

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, as supplemented and amended (the "TIF Act"), the President and Board of Trustees (the "Corporate Authorities") of the Village of Hoffman Estates, Cook and Kane Counties, Illinois (the "Municipality"), is considering that it is advisable and in the best interests of the Municipality and certain affected taxing districts that the Municipality consider the designation of a redevelopment project area and the approval of a redevelopment plan and project (the "Redevelopment Plan") and (the "Project") for the redevelopment project area proposed to be known as the Higgins-Old Sutton Redevelopment Project Area (the "Redevelopment Project Area") as further described in Exhibit "A" attached hereto; and

WHEREAS, pursuant to Section 11-74.4-4.2 of the TIF Act, the Municipality is required to create an interested parties registry for activities related to each redevelopment project area within its territory, including the Redevelopment Project Area, to adopt reasonable registration rules, and to prescribe requisite registration forms for residents and organizations active within the Municipality that seek to be placed on said interested parties registry, and the Corporate Authorities have heretofore, and it hereby expressly is, determined that the Municipality has adopted such registration rules and prescribed such requisite registration forms and give public notice thereof; and

WHEREAS, on July 22, 2019, the Municipality announced the availability of the redevelopment plan and project for the proposed Higgins-Old Sutton Redevelopment Project Area, with the proposed Redevelopment Plan containing an eligibility study for the proposed Higgins-Old Sutton Redevelopment Project Area (hereinafter referred to as the "Eligibility Study") addressing the basis of the tax increment financing eligibility of the area proposed for the Redevelopment Project Area;

WHEREAS, pursuant to Section 11-74.4-4.5 of the TIF Act also requires that the Municipality convene a joint review board and conduct a public hearing prior to the adoption of ordinances designating and approving a redevelopment plan and project, at which hearing any interested person or affected taxing district may file with the Village Clerk written objections to and may be heard orally with respect to the Redevelopment Plan and Project; and

WHEREAS, Section 11-74.4-5 of the TIF Act further requires that the time and place of such public hearing be fixed by ordinance or resolution adopted by the Corporate Authorities; and

WHEREAS, the TIF Act further requires that at least 10 days prior to adopting such ordinance or resolution fixing the time and place of a public hearing, the Municipality must make available for public inspection the Redevelopment Plan along with the name of the person to contact for further information, and the same shall be sent within a reasonable time after adoption to the affected taxing districts by certified mail; and

WHEREAS, the TIF Act requires that notice of the public hearing be given by publication and mailing; and

WHEREAS, the Corporate Authorities have herein determined that it is advisable to convene a joint review board and hold a public hearing to consider the proposed designation and approval of the proposed Redevelopment Plan and Project; and

WHEREAS, the Corporate Authorities hereby expressly find that the Redevelopment Plan and Project does not contain 75 or more inhabited residential units and will not displace residents from 10 or more inhabited residential units.

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

Section 1: Preambles. The Corporate Authorities hereby adopt by reference the foregoing preamble clauses as if fully set forth herein.

Section 2: Redevelopment Plan and Project Designation and Approval. The designation and approval of the Redevelopment Plan and Project, is hereby proposed.

Section 3: Interested Parties Registry Created. There is hereby created an interested parties registry (the "Registry") for the Redevelopment Project Area. The Village Clerk is hereby expressly authorized and directed to maintain such Registry for the Redevelopment Project Area. The Municipality shall print in a newspaper of general circulation within the Municipality a notice in the form of Exhibit "C" attached hereto.

Section 4: Registration Rules and Forms. The registration rules for the Registry have been previously approved by the Corporate Authorities of the Municipality as Ordinance 3233-2000 and are available from the Village Clerk.

Section 5: Joint Review Board to be Convened. A joint review board as set forth in the TIF Act is hereby convened and such board shall meet, review such documents and issue such report as set forth in the TIF Act. The first meeting of said joint review board shall be held at 9:00 a.m. on the 11th day of September, 2019, at the Frank Alexa Training Room, Hoffman Estates Village Hall, 1900 Hassell Road, Hoffman Estates, Illinois 60169. The Municipality hereby expressly finds and determines that said date is at least 14 days but not more than 28 days after the notice to affected taxing districts hereinafter authorized in Section 8 of this ordinance will be mailed.

Section 6: Time and Place of Public Hearing Fixed. A public hearing (the "Hearing") shall be held by the President and Board of Trustees of the Municipality at 6:50 p.m. on the 21st day of October, 2019, in the Helen Wozniak Council Chambers, Hoffman Estates Village Hall, 1900 Hassell Road, Hoffman Estates, Illinois 60169, for the purpose of hearing from any interested persons or affected taxing districts regarding the proposed designation and approval of the Redevelopment Plan and Project.

Section 7: Publication of Notice of Hearing. Notice of the Hearing, substantially in the form attached hereto as Exhibit "B", shall be published at least twice, the first publication to be not more than 30 nor less than 10 days prior to the Hearing, in a newspaper of general circulation within the taxing districts having property in the Redevelopment Project Area.

Section 8: Mailing of Notice of Hearing Authorized. (a) Notice shall be mailed by certified mail not less than 10 days prior to the date set for the Hearing, addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the proposed Redevelopment Project Area. In the event taxes for the last preceding year were not paid, the notice shall also be sent to the persons last listed on the tax rolls within the preceding three years as the owners of such property. Notice shall also be given within a reasonable time after the adoption of this ordinance by first class mail in the form attached as Exhibit "C" hereof to all residential addresses located outside the proposed Redevelopment Project Area and within 750 feet of the boundaries of the proposed Redevelopment Project Area and to those organizations and residents that have registered with the Municipality for that information in accordance with the registration guidelines herein established by the Municipality. Notice shall also be given by certified mail to all taxing districts of which taxable property is included in the proposed Redevelopment Project Area and to the Illinois Department of Commerce and Economic Opportunity not less than 45 days prior to the Hearing, and such notice (i) shall advise the taxing bodies represented on the joint review board of the time and place of the first meeting of the joint review board and (ii) shall also include an invitation to each taxing district and

the Illinois Department of Commerce and Economic Opportunity to submit written comments prior to the date of the Hearing to the Village, to the attention of the Village Clerk, Village Hall, 1900 Hassell Road, Hoffman Estates, Illinois 60169 concerning the subject matter of the Hearing. Each such mailed notice to the taxing districts shall include the name of an appropriate person to contact for additional information, and a copy of the proposed Redevelopment Plan, including the Eligibility Study contained therein.

Section 9: Superseder; Effective Date. All ordinances, resolutions, motions or orders in conflict with the provisions of the Ordinance are, to the extent of such conflict, hereby repealed. This Ordinance shall become effective upon its adoption.

Section 10: The Village Clerk is hereby authorized to publish this ordinance in pamphlet form.

PASSED THIS _____ day of _____, 2019

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

APPROVED THIS _____ DAY OF _____, 2019

Village President

ATTEST:

Village Clerk

Published in pamphlet form this _____ day of _____, 2019.

Exhibit A

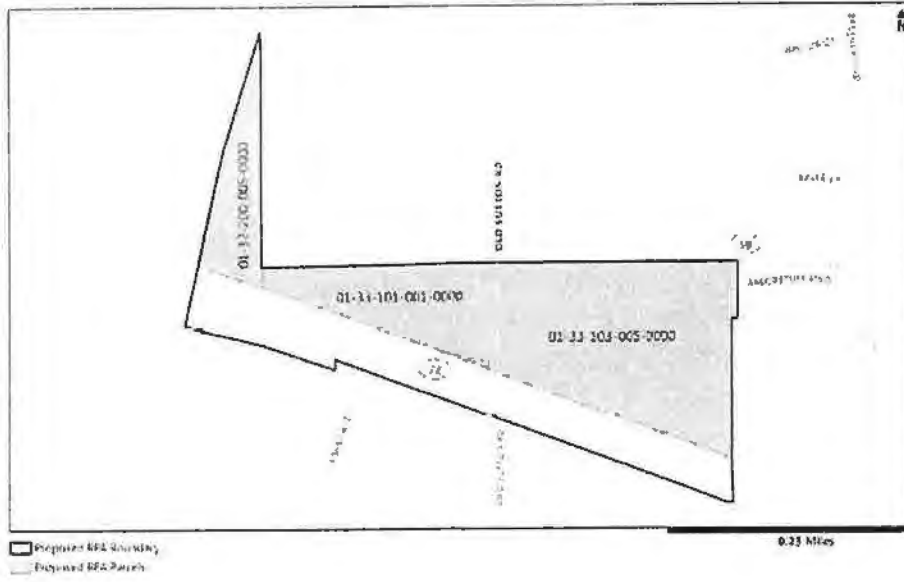
Legal Description of the Proposed Higgins-Old Sutton Redevelopment Project Area

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.

Exhibit A, Continued

Proposed Higgins-Old Sutton Redevelopment Project Area



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

Exhibit B

Notice of Public Hearing

Village of Hoffman Estates, Cook and Kane Counties, Illinois Designation and Approval of the Higgins-Old Sutton Redevelopment Project Area Plan and Project

Notice is hereby given that on the 21st day of October, 2019, at 6:50 p.m. at the Village Hall Council Chambers of the Hoffman Estates Village Hall, 1900 Hassell Road, Hoffman Estates, Illinois 60169, a public hearing will be held to consider the designation and approval of the Higgins-Old Sutton Redevelopment Project Area Plan and Project (the "Redevelopment Plan") for the proposed Higgins-Old Sutton Redevelopment Project Area (the "Redevelopment Project Area"). The Redevelopment Project Area consists of the territory legally described in Exhibit I attached and is generally described below:

The Redevelopment Project Area as generally described are the parcels to be included therein, being located within an area generally bounded by an undeveloped parcel on the north that is about 1,060 feet north of the Higgins Road Right of Way along Route 59 and heading west about 2,588 feet then north to the CN Railroad property, the CN Railroad on the west, Sutton Road (Illinois Route 59) on the east, and Higgins Road (Illinois Route 72) on the south. See attached Exhibit A for a Legal Description.

There will be considered at the hearing the designation and approval of the proposed Redevelopment Plan for the proposed Redevelopment Project Area. The proposed Redevelopment Plan is on file and available for public inspection at the office of the Village Clerk, Hoffman Estates Village Hall, 1900 Hassell Road, Hoffman Estates, Illinois 60169. Pursuant to the proposed Redevelopment Plan, the Village proposes to alleviate blighted area conditions in the proposed Redevelopment Project Area and to enhance the tax base of the Village and the taxing districts having taxable property within the proposed Redevelopment Project Area by utilizing tax increment financing to fund various eligible project costs to stimulate private investment within the proposed Redevelopment Project Area. These eligible project costs may include, but may not be limited to, studies, surveys, professional fees, property rehabilitation and assembly costs, construction of public improvements and facilities, job training, financing, administrative and other professional costs, all as authorized under the Tax Increment Allocation Redevelopment Act, as amended. The proposed Redevelopment Plan objectives include promoting and protecting the health, safety, morals and welfare of the public by establishing a public/private partnership, establishing economic growth, and development in the Village, encouraging private investment while conforming with the Village's comprehensive plan, restoring and enhancing the Village's tax base, enhancing the value of the proposed Redevelopment Project Area, improving the environmental quality of the proposed Redevelopment Project Area, and retaining and attracting employment opportunities within the proposed Redevelopment Project Area. To achieve these objectives, the proposed Redevelopment Plan proposes to provide assistance by paying or reimbursing costs related to the administration of the redevelopment plan, building rehabilitation, acquisition, construction and installation of public facilities, property rehabilitation and assembly, site marketing, preparation and improvement, environmental remediation, job training, developer or property owner interest costs and other eligible redevelopment project costs, the execution of one or more redevelopment agreements, and the payment of financing, administrative and other professional costs.

Prior to the date of the hearing, each taxing district having property in the proposed Redevelopment Project Area and the Illinois Department of Commerce and Economic Opportunity may submit written comments to the Village, to the attention of the Village Clerk, Hoffman Estates Village Hall, 1900 Hassell Road, Hoffman Estates, Illinois 60169.

There is hereby convened a joint review board to consider the designation and approval of the proposed Redevelopment Plan and Project for the proposed Redevelopment Project Area. The joint review board shall consist of a representative selected by each community college district, local elementary school district and high school district or each local community unit school district, park district, library district, township, fire protection district and county that will have the authority to directly levy taxes on the property within the proposed Redevelopment Project Area at the time that the proposed Redevelopment Project Area is approved, a representative selected by the Village, and a public member. The first meeting of said joint review board shall be held at 9:00 a.m. on the 11th day of September, 2019, at the Alexa Room in the Hoffman Estates Village Hall, 1900 Hassell Road, Hoffman Estates, Illinois 60169. Contact the Village of Hoffman Estates' Director of Development Services Mark Koplin or the Economic Development Director Kevin Kramer for additional information.

At the hearing, all interested persons or affected taxing districts may file written objections with the Village Clerk and will be heard orally with respect to any issues regarding the designation and approval of the proposed Redevelopment Plan for the proposed Redevelopment Project Area. The hearing may be adjourned by the President and Board of Trustees of the Village without further notice other than a motion to be entered upon the minutes of the hearing fixing the time and place of the subsequent hearing.

/s/ Bev Romanoff
Village Clerk
Village of Hoffman Estates
Cook and Kane Counties, Illinois

Exhibit 1

Legal Description of the Proposed Higgins-Old Sutton Redevelopment Project Area

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.

EXHIBIT C

**PUBLIC NOTICE OF THE AVAILABILITY OF THE ELIGIBILITY STUDY
AND REDEVELOPMENT PLAN AND PROJECT RELATIVE TO THE
PROPOSED HIGGINS-OLD SUTTON REDEVELOPMENT PROJECT AREA;
INTERESTED PARTIES REGISTRY**

Pursuant to the procedures set forth in the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. ("Act"), notice is hereby given to you, in that you reside at a residential address within seven hundred fifty (750) feet of the boundaries of the Village of Hoffman Estates' proposed Higgins-Old Sutton Redevelopment Project Area or have registered your name on the Village of Hoffman Estates' Tax Increment Financing Interested Parties Registry, that the Eligibility Study and the Redevelopment Plan and Project for the Village of Hoffman Estates' proposed Higgins-Old Sutton Redevelopment Project Area are available for your review. The proposed Redevelopment Project Area and Redevelopment Plan relate to the property generally bounded by an undeveloped parcel on the north that is about 1,060 feet north of the Higgins Road Right of Way along Route 59 and heading west about 2,588 feet then north to the CN Railroad property, the CN Railroad on the west, Sutton Road (Illinois Route 59) on the east, and Higgins Road (Illinois Route 72) on the south. The Village has created an "interested parties" registry in accordance with Section 11-74.4-4.2 of the Act. The Village has adopted registration rules for an "interested parties" registry and copies are available from the Village Clerk. Interested parties may register with the Village of Hoffman Estates, Cook and Kane Counties, Illinois in order to receive information on the proposal. The place of registration for such information is the Village Clerk's office, 1900 Hassell Road, Hoffman Estates, Illinois 60169, between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday, and Saturdays 9:00 a.m. to 12:00 p.m., except holidays.

VILLAGE OF HOFFMAN ESTATES
Cook and Kane Counties, Illinois

/s/Bev Romanoff
Village Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

**CERTIFICATION OF ORDINANCE AND MINUTES AND
PUBLICATION IN PAMPHLET FORM**

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Hoffman Estates, Cook and Kane Counties, Illinois (the "Village"), and as such officer I am the keeper of the books, records, files, and journal of proceedings of the Village and of the President and Board of Trustees (the "Corporate Authorities") thereof.

I do further certify that the foregoing constitutes a full, true and complete transcript of the minutes of the legally convened meeting of the Corporate Authorities held on the 5th day of August, 2019, insofar as same relates to the adoption of an ordinance (the "Ordinance") numbered _____-2019 and entitled:

AN ORDINANCE proposing the Designation of a Redevelopment Project Area and the Approval of a Redevelopment Plan and Project for the Higgins-Old Sutton Redevelopment Project Area, Convening a Joint Review Board and Calling a Public Hearing in Connection Therewith

a true, correct and complete copy of which the Ordinance as adopted at said meeting appears in the foregoing transcript of the minutes of said meeting.

I do further certify that the deliberations of the Corporate Authorities on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly, that said meeting was called and held at a specified time and place convenient to the public, that an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities at least 48 hours in advance of the holding of said meeting, that at least one copy of said agenda was continuously available for public review during the entire 48-hour period preceding said meeting, that a true, correct and complete copy of said agenda as so posted is attached hereto as Exhibit A, that notice of said meeting was duly given to all news media requesting such notice, that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, The Municipal Code of the State of Illinois, as amended, and the Local Government Debt Reform Act of the State of Illinois, that the Board has complied with all of the provisions of said Acts and said Code and with all of the procedural rules of the Corporate Authorities in the passage of said ordinance.

I do further certify that the Ordinance was published by authority of the Corporate Authorities in pamphlet form on the 8th day of August, 2019, and the Ordinance as so published was on said date readily available for public inspection and distribution, in sufficient number to meet the needs of the general public, at my office as Village Clerk located in the Village.

IN WITNESS WHEREOF, I have hereunto affixed my official signature and the seal of the Village, this ____ day of August, 2019.

Bev Romanoff, Village Clerk

EXHIBIT A - AGENDA

(SEAL)

**COMMITTEE AGENDA ITEM
VILLAGE OF HOFFMAN ESTATES**

SUBJECT: Request by McShane Construction Company for approval of an engineering grading plan to fill low areas with excess clay on Lot 2 in Huntington 90 West Subdivision

MEETING DATE: August 5, 2019

COMMITTEE: Planning, Building & Zoning

FROM:  Jim Donahue/Peter Gugliotta

PURPOSE: Request by McShane Construction Company for approval of an engineering grading plan to fill low areas with excess clay on Lot 2 in Huntington 90 West Subdivision.

BACKGROUND: The Huntington 90 Business Park originally consisted of two large parcels of land located near the intersection of Central Road and Huntington Boulevard that were originally part of the AT&T campus. The eastern parcel has been subsequently subdivided and improved with internal roads and four buildings. The previously approved projects include BIG Kaiser and DMG/Mori Seiki in 2008, NSK America in 2010, and TRUMPF in 2016.

In 2018, the western parcel of was subdivided and plans were approved on one of the lots for Bystronic. Another plat for the Eagle Way right of way was approved as well. Both the Eagle Way and Bystronic sites are currently under construction.

DISCUSSION: As part of site development for the Bystronic site, the developer had to dig deeply to undercut some of the bad soils that were identified on the site. The developer has identified approximately 17,000 cubic yards of clay that they need to remove from the site.

The developer is proposing to relocate the excess clay to the lot immediately north of the Bystronic site that they own but was not going to be impacted by Bystronic site work. The proposed clay relocation site is low and would need to be filled if it were to be developed. The plans show the clay being compacted on the site to 95% of modified proctor density. This will ensure the site is suitable for future development. Additionally, a proposed area for a soil stockpile is proposed on the lot to store the soil while it is compacted on the site or if the amount of clay exceeds the proposed fill area. The plans show that proper silt fencing in place to prevent the adjacent pond from being impacted by the clay.

DISCUSSION: (Continued)

The clay and soil that has been excavated from the Bystronic site has been a mix of clay and unsuitable soil. As part of the relocation of the clay to the site north of Bystronic, staff has concerns that unsuitable soils may be relocated to the new site. As such, this project will require a third party monitoring of the excess fill to ensure it is clay and that it is being properly compacted. A condition of approval has been added requiring an independent consultant be contracted by the Village to monitor the fill and compaction of the site at the expense of the applicant.

The Engineering Division has reviewed the engineering grading plan for the site and finds that it is in conformance with Village requirements. The Village will require a performance guarantee for work proposed in accordance with code requirements.

RECOMMENDATION:

Recommend approval of a request by McShane Construction Company for approval of an engineering grading plan to fill low areas with excess clay on Lot 2 in Huntington 90 West Subdivision; subject to the following conditions:

1. The Village will require a third party geotechnical engineer to monitor fill operations to ensure the area would be sufficient for future utility installations. Costs for the engineer shall be paid by the applicant and a deposit posted prior to the issuance of the grading permit.
2. MWRD approval shall be required prior to the start of any work.
3. Minor revisions to the grading plans shall be corrected as directed by the Village Engineer prior to the issuance of a building permit.

Attachments

cc: Alberto Landa (McShane Construction)
Brian Quigley (Conor Commercial)

HUNTINGTON 90 WEST SUBDIVISION

08/05/19



Subject Site

BYSTRONIC

At&T/Center Dr

Central Rd

W Central Rd

W Central Rd

Google



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING GENERAL APPLICATION*

Special Use for _____ Rezoning from _____ to _____

Variation: Commercial Residential Sign

Plat (Subdivision & Others): Preliminary Final

Site Plan: Amendment Concept Preliminary Final

Master Sign Plan: Amendment

Other: _____

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

Posting of Notification Sign(s) may be required.

Specific requirements will be provided when your request is scheduled.

FOR VILLAGE USE ONLY

Hearing Fee _____ Check No. _____ Date Paid _____

Project Number: _____

Staff Assigned: _____

Meeting Date: _____

Public Hearing: Yes No

Sign Posting Required: Yes No

Date Sign Posted _____

PLEASE PRINT OR TYPE

Date: 7/22/2019

Project Name: Bystronic

Project Description: 163,000 SF Showroom, Warehouse, Office

Project Address/Location: 2200 West Central Rd. Hoffman Estates, IL 60192

Property Index No. 2018009P

Acres: 11 Zoning District: O-3

I. Owner of Record

<u>Steve Kirchner</u>		<u>Bystronic Manufacturing Americas LLC</u>
Name		Company
<u>200 Airport Road</u>		<u>Elgin</u>
Street Address		City
<u>IL</u>	<u>60123</u>	<u>847-214-0423</u>
State	Zip Code	Telephone Number
<u>847-214-0299</u>		<u>Steve.Kirchner@bystronic.com</u>
Fax Number	E-Mail Address	

II. Applicant (Contact Person/Project Manager)

<u>Alberto Landa</u>		<u>McShane Construction Company</u>
Name		Company
<u>9500 W. Bryn Mawr Avenue, Suite 200</u>		<u>Rosemont</u>
Street Address		City
<u>IL</u>	<u>60018</u>	<u>847-692-8847</u>
State	Zip Code	Telephone Number
<u>847-292-4310</u>		<u>Alanda@Mcshane.com</u>
Fax Number	E-Mail Address	

Applicant's relationship to property: Project Manager

III. Owner Consent for Authorized Representative

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

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


Owner Signature

Steve Kirchner
Print Name

IV. Acknowledgement(s)

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

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

Owner's Signature: Steve Kinsberg

Owner's Name (Please Print): Steve Kinsberg

Applicant's Signature: [Signature]
(If other than Owner)

Applicant's Name (Please Print): Alberto Lealle

Date: 7/23/17

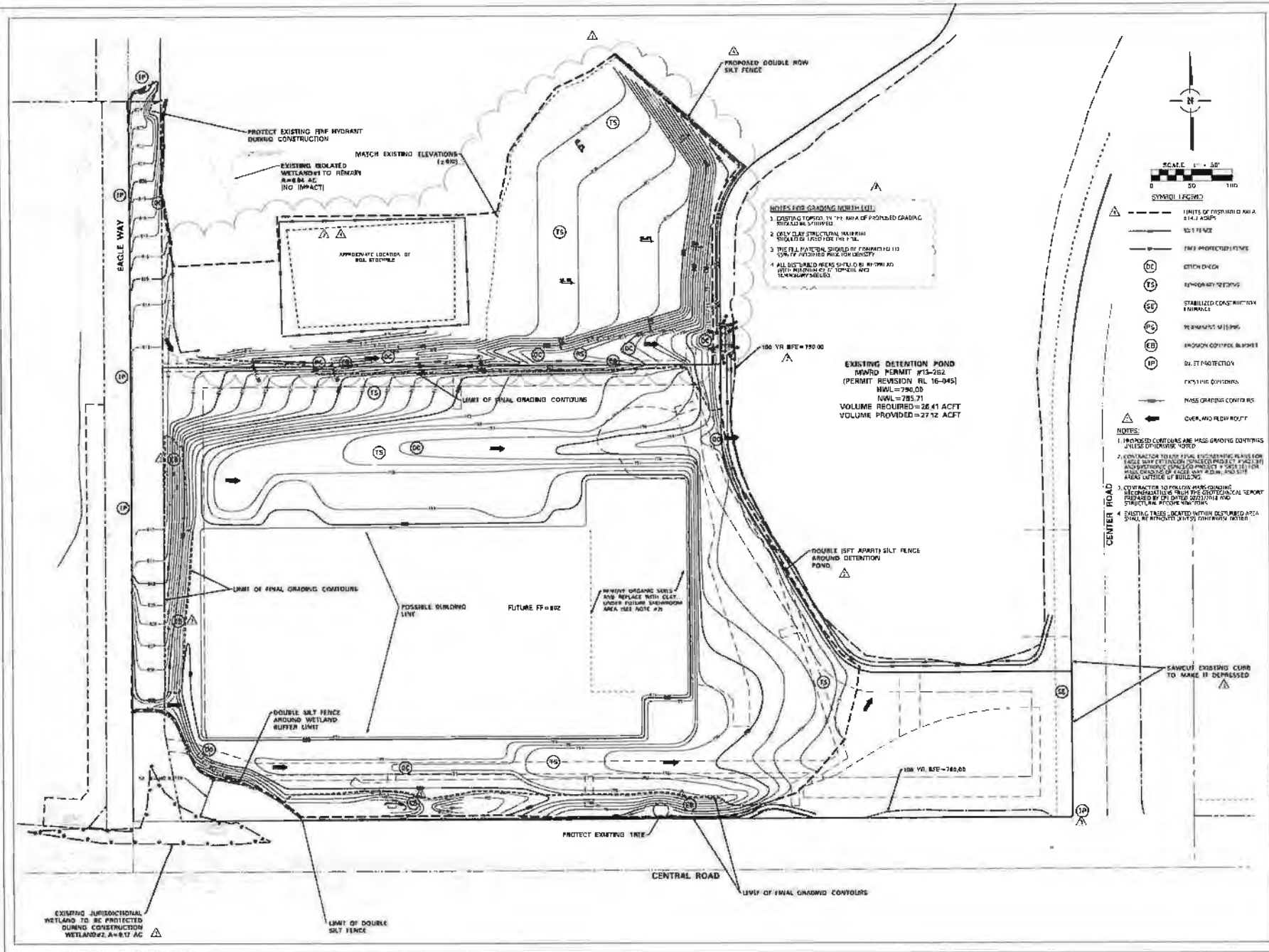
All requests must be accompanied by the items required and all fees must be paid before the Planning and Zoning Commission can hear any case.

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

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

Addendums Attached:

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



NOTES FOR GRADING WITH LIFT:

- EXISTING TOPSOIL IN THE AREA OF PROPOSED GRADING SHOULD BE STORED
- ONLY CLAY STRUCTURAL MATERIAL SHOULD BE USED FOR LIFT
- THE LIFT PATTERN SHOULD BE FORMATTED TO 10' ON-TYP VERTICAL RISE FOR SLOPE
- ALL DISTURBED AREAS SHOULD BE REVEGETATED WITH REVEGETATION OF 10' MIN. AND 10' MAXIMUM SPACING



- △ LIMITS OF PROTECTED AREA (E=8.8M AC)
- SALT FENCE
- FINE PROTECTIVE FENCE
- (C) EITCH DRAIN
- (S) TEMPORARY SEEDING
- (SF) STABILIZED CONSTRUCTION ENTRANCE
- (M) PERMANENT WEEDING
- (E) EROSION CONTROL BARRIERS
- (P) DIRT PROTECTION
- (F) FINE DRAINAGE
- MASS GRADING CONTOURS
- △ OVER AND RIDEWAY ROUTE

- NOTES:**
- PROPOSED CONTOURS ARE MASS GRADING CONTOURS - THESE CONTOURS COVER
 - CONTRACTOR TO SUBMIT FINAL ENGINEERING PLANS FOR EAGLE WAY PATRIOTIC DRIVE (PERMITS # 14-011) AND WETLANDS CONTROL PERMITS # 14-011 FOR AREAS OUTSIDE OF BUILDING
 - CONTRACTOR TO PROTECT ANY GRADING DISCONTINUITIES WITH THE GEOTECHNICAL REPORT PREPARED BY GRI DATED 02/27/18 AND STRUCTURAL APPROVAL FROM
 - EXISTING TILES - LOCATED WITHIN DISTURBED AREA SHALL BE REPAIRED IN 90 DAYS DURING WATER

HEITMAN ARCHITECTS INCORPORATED

333 PULASKI ROAD, SUITE 100
 HIGHLAND PARK, ILLINOIS 60034
 TEL: 847.773.3511
 FAX: 847.773.3544

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

IMEG

Bystronic

NEW NORTH AMERICAN HQ
 HOFFMAN ESTATES, ILLINOIS

GENERAL CONTRACTOR

McSHANE CONSTRUCTION

CIVIL ENGINEER

S

REVISION DATE	PER SP/ACCO
05/11/2018	PER MWRD
06/25/2018	PER VILLAGE
08/08/2018	PER OWNER
01/20/2019	

SHEET TITLE
 MASS GRADING PLAN AND SOIL EROSION CONTROL

DATE
 04/24/18

SHEET NUMBER
 MG1

PROJECT NUMBER
 580378



**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

PG

August 05, 2019

PLANNING AND ZONING COMMISSION MEETINGS

July 19 PZC Meeting

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

August 07 Upcoming PZC Meeting

- o 1180-1190 Apple St – Rezoning and concept site plan for new multi-tenant commercial building
- o 2595 W Golf Rd (former Clark Gas Station), Golf/Barrington – Site plan for redevelopment for new retail building
- o Resident, 660 Perry Ln – Fence setback variation

August 21 Upcoming PZC Meeting

- o No agenda items scheduled at this time.

CURRENT ACTIVE PROJECT REVIEWS

- BMO Harris Bank, 1400 Gannon Dr – Site plan amendment for new bank and 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.
- Walnut Pond/Airdrie Estates – Site Plan review for new homes on existing platted lots
- 2250 W Higgins Rd – Site Plan review for gas station and convenient store
- BK Equities/Hoffman Technology Park, North side of Lakewood Blvd. – Concept plan for multi-lot Business Park

POTENTIAL UPCOMING PROJECTS

- 80 W Higgins Rd, former Hoffman Lanes – Site Plan for car sales and service facility
- Roselle Road area storm sewer replacement – Site Plan and Plat
- 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 Expansion (Beverly Road & PSP) – site plan for parking storage lot expansion
- 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
- St. Alexius Behavioral Hospital/AMITA Health – Site Plan Amendment for building addition
- BP Gas Station – 2598 W Higgins Rd – Site Plan Amendment
- Beth Tikvah – 300 Hillcrest – Administrative approval for Patio

GENERAL ACTIVITIES

- The Planning Division processed 4 FOIAs and 1 Zoning Verification Letters in July.

Site Plan Review Process		July		3rd Quarter		Year to Date		
Number of administrative site plan cases completed	1	50% completed administratively		1	50% completed administratively		1	50% completed administratively
Number of PZC site plan cases completed	1			1			2	
Annual goal is to complete at least 65% of site plan cases through administrative review process								

Site Plan Review Timing		July		3rd Quarter		Year to Date		
Number of cases processed within 105 days	0	100% completed within 105 days		0	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	July	3rd Quarter	Year to Date	Year Target
Number of staff coordination meetings held	5	5	30	48

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

- The Village Board approved the Village’s CDBG Annual Action Plan (AAP) at the July 8th meeting. The Annual CDBG Agreement was submitted to HUD.
- Meeting with CAC staff to discuss project ideas utilizing the remaining Joint CDBG funds. Prepared an RFP for exterior grading, asphalt removal and concrete work at the facility. The RFP public notice is planned for August.
- Staff submitted the quarterly Federal Financial Report to HUD on July 15th.
- 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	July	4th Quarter*	Year to Date	Current Reporting Ratio
	\$0	\$0	\$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	July	4th Quarter*	Year to Date	Year Target
Rehabilitation Projects completed	0	0	0	3
Housing & related issues education pieces released	0	0	3	5

*The 4th quarter of a CDBG Program Year runs from July 1 through September 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

August 2019

GENERAL ACTIVITIES

- On July 3-6, 2019, David Banaszynski inspected Northwest FourthFest.
- On July 7-12, 2019, David Banaszynski attended the NEHA annual conference in Nashville.
- On July 10, 2019, Kathleen Kuffer, Kala Kuttnerberg, Kiley Gardner & Alex Zaborowski attended the IACE quarterly training session on Protecting Complainant Confidentiality & The Apartment Inspection Program/Code Enforcement Sweeps in Elgin.
- On July 23, 2019, John Shogren attended the monthly IPIA meeting and received continuing education hours in Aurora.
- A total of 50 new single family homes are in various stages of construction. Code and Engineering continue to work with Lennar Homes to resolve several outstanding temporary occupancy permits that remain from last winter.
- The Code Enforcement Seasonal employee had to resign for personal reasons. Replacements are currently being considered to fill this position.

Steeple Hill Condominium Balcony Update:

- As of the July 31st deadline, a total of 76 guardrail permits and 74 balcony replacement permits had been issued out of 273 total balconies that were deemed structurally unsafe. The Steeple Hill permit activity has pushed the total permits issued during July 2019 to be the highest monthly total in more than 10 years.
- Since many owners are still actively pursuing permits, staff has agreed to not issue citations or take other legal action until after August 31st – this should allow plenty of time for all owners to safely secure their balconies or obtain permits for replacement.
- Following the public discussion that occurred at the July 22nd Village Board meeting, a meeting was held with the attorney representing the unit owners. Follow up correspondence is also being sent to all owners and occupants to ensure there is no confusion about steps that must be taken to resolve the balcony safety issues.
- Code staff continues to meet on a daily basis with many owners to answer questions and provide guidance. Staff also continues to communicate with the Homeowners Association.
- There are currently 6 different approved contractors working on balcony replacements and several additional individuals are working on guardrail installations, including the Homeowners Association maintenance staff.
- Building Official Ray Norton and Property Maintenance Supervisor Kala Kuttnerberg are leading the effort to address this safety issue along with front counter and inspection staff.

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	82	0	0	0	0	0	436

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	27	0	0	0	0	0	159

RENTAL HOUSING LICENSE AND INSPECTION PROGRAM

- There are currently 2,104 rental properties registered. This includes 1,445 single family and townhome units (69%) and 659 condominium units (31%).
- As of August 1st, two owners have still not renewed. Additional efforts are being made to reach these owners and ultimately citations will be issued.

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	149	0	0	0	0	0	754	1592
Electrical	31	25	39	49	35	42	44	0	0	0	0	0	265	428
Plumbing	56	53	61	84	61	53	70	0	0	0	0	0	438	888
Mechanical	50	28	22	24	12	24	33	0	0	0	0	0	193	308
Other	40	27	31	39	56	62	62	0	0	0	0	0	317	869
Fence	18	1	2	12	21	21	30	0	0	0	0	0	105	206
Roof/Siding	30	45	34	24	43	40	25	0	0	0	0	0	241	995
Patio/Driveway	15	20	20	51	107	103	118	0	0	0	0	0	434	1028
Deck	0	2	0	1	2	6	18	0	0	0	0	0	29	68
Shed	2	0	2	2	4	7	7	0	0	0	0	0	24	61
Sewer	4	2	2	7	1	3	4	0	0	0	0	0	23	52
2019 Total	340	285	309	406	447	476	560	0	0	0	0	0	2823	
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	134	0	0	0	0	0	1232
Reinspections	114	109	98	97	43	40	47	0	0	0	0	0	548
Total	299	329	387	282	164	138	181	0	0	0	0	0	1780

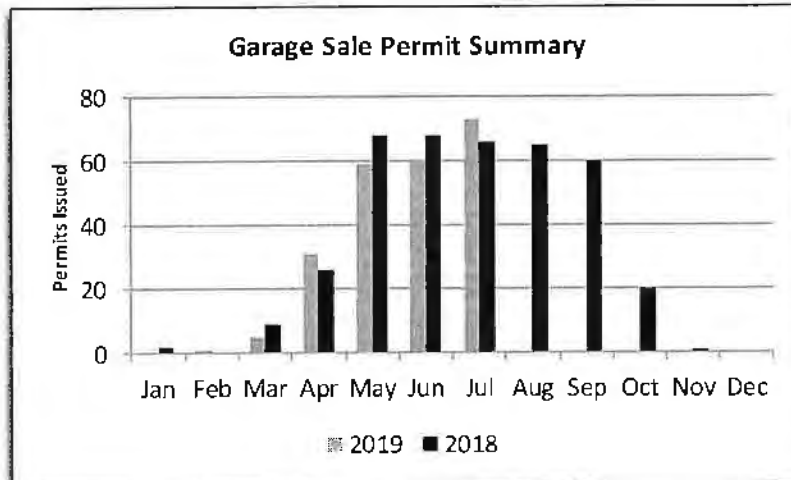
There are approximately 2,104 total rental properties subject to annual inspections (this number fluctuates based on new registrants and owners who choose to no longer rent their properties).

Inspection Services Performance	July	3rd Quarter	Year to Date	Year Target
Percentage of building inspections within 24 hr. notice	95%	95%	96%	95% within 24 hr. notice
Percentage of annual rental inspections completed	6.4%	6.4%	58.6%	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	73	66
Aug	0	65
Sep	0	60
Oct	0	20
Nov	0	1
Dec	0	0
Total	229	385

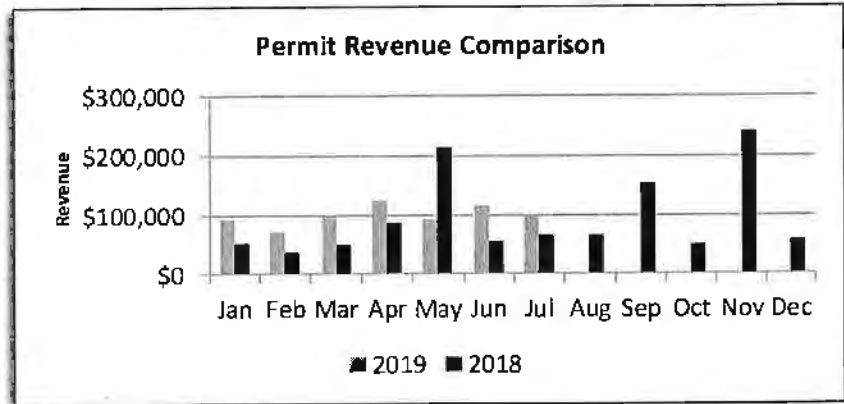


2019 Building and Fire Permits Issued

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	10	0	0	0	0	0	54	78
Community Residence	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Demolition	2	1	1	1	2	2	2	0	0	0	0	0	11	7
Driveways	1	0	7	26	36	28	33	0	0	0	0	0	131	268
Electrical	3	9	4	2	4	8	3	0	0	0	0	0	33	48
Fences	3	0	7	29	36	29	25	0	0	0	0	0	129	184
Mechanical	21	15	7	15	12	26	34	0	0	0	0	0	130	205
Miscellaneous Permits	20	10	21	41	51	53	52	0	0	0	0	0	248	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	1	0	0	0	0	0	1	2
Plumbing	27	12	22	23	13	9	14	0	0	0	0	0	120	220
Pools	0	1	0	0	3	2	3	0	0	0	0	0	9	10
Residential Decks & Patios	0	1	5	16	27	37	184	0	0	0	0	0	270	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	15	0	0	0	0	0	96	234
Residential Sheds	0	0	0	2	6	11	9	0	0	0	0	0	28	32
Roofs/Siding	17	9	33	98	71	54	68	0	0	0	0	0	350	754
Signs	6	10	7	9	4	8	14	0	0	0	0	0	58	85
New Single Family Residences	10	4	8	10	5	5	5	0	0	0	0	0	47	71
Fire Permits														
Automatic Fire Alarms	6	4	6	5	2	4	5	0	0	0	0	0	32	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	8	0	0	0	0	0	80	122
Lock Boxes	2	2	0	2	0	1	1	0	0	0	0	0	8	22
Other	1	1	3	1	0	0	1	0	0	0	0	0	7	35
2019 Total	143	108	169	318	312	322	487	0	0	0	0	0	1859	
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	\$96,153	\$66,787
Aug	\$0	\$64,522
Sep	\$0	\$152,980
Oct	\$0	\$50,855
Nov	\$0	\$240,800
Dec	\$0	\$57,994
Total	\$690,666	\$1,128,132



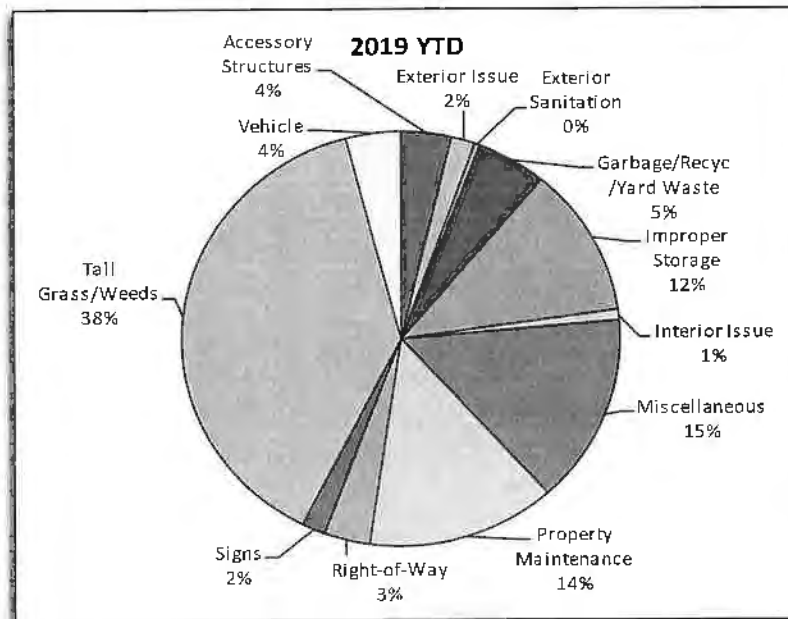
2019 Budget: \$800,000

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

Building Permit Processing Performance	July	3rd Quarter	Year to Date	Year Target
Percentage of permits entered in computer within 24 hours of submittal	96%	96%	97%	95% within 24 hours
Percentage of permit plan reviews completed within 10 business days	95%	95%	96%	95% within 10 days
Percentage of final permits processed within 48 hours of plan approval	96%	96%	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	5	0	0	0	0	0	36	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	1	0	0	0	0	0	4	6
Garbage/Recyc/Yard Waste	7	0	12	8	3	16	4	0	0	0	0	0	50	115
Improper Storage	5	2	38	12	32	14	10	0	0	0	0	0	113	542
Interior Issue	0	0	2	0	1	4	1	0	0	0	0	0	8	15
Miscellaneous	8	23	14	27	33	10	28	0	0	0	0	0	143	258
Property Maintenance	8	12	17	38	28	14	18	0	0	0	0	0	135	312
Right-of-Way	1	0	5	5	2	15	5	0	0	0	0	0	33	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	18	0	0	0	0	0	372	411
Vehicle	1	1	8	6	11	10	2	0	0	0	0	0	39	48
2019 Total	34	42	107	112	342	238	92	0	0	0	0	0	967	
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	122	0	0	0	0	0	0	209
Code	34	41	41	62	93	60	0	0	0	0	0	0	331
Rental	54	64	32	43	63	24	30	0	0	0	0	0	310
Total	105	121	91	128	169	206	30	0	0	0	0	0	850

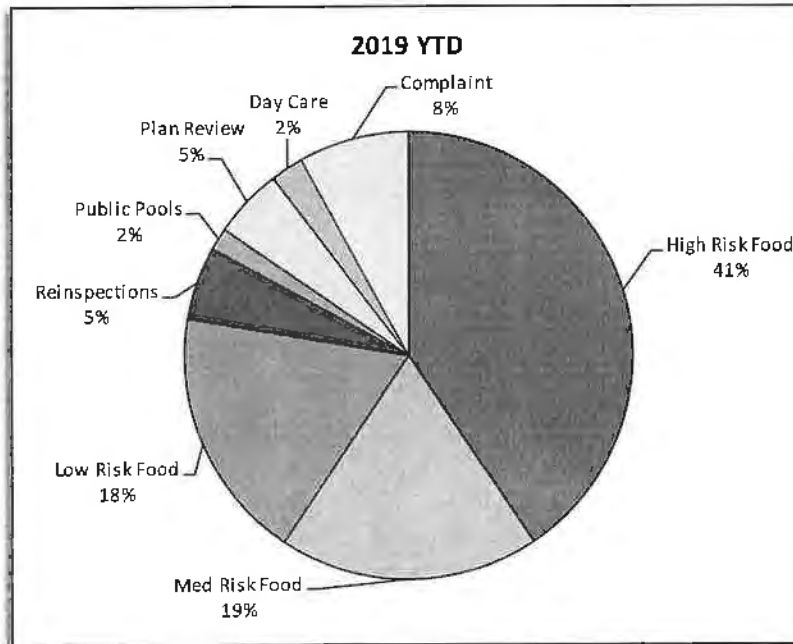
2019 Adjudication Court Dockets - Citations Presented

Court	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Code/Bus. Lic.	43	44	62	62	92	126	118	0	0	0	0	0	547
Rental	30	30	30	23	25	19	19	0	0	0	0	0	176
Total	73	74	92	85	117	145	137	0	0	0	0	0	723

Inspection Services Performance	July	3rd Quarter	Year to Date	Year Target
Percentage of property maintenance inspections completed within 24 hours of notice	96%	96%	96%	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	1	0	0	0	0	0	153
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	51	0	0	0	0	0	69
Reinspections	6	5	1	0	2	4	2	0	0	0	0	0	20
Public Pools	0	0	0	0	3	2	1	0	0	0	0	0	6
Plan Review	1	2	2	2	7	3	2	0	0	0	0	0	19
Day Care	0	0	2	6	0	0	1	0	0	0	0	0	9
Complaint	4	6	3	2	7	3	5	0	0	0	0	0	30
Total	50	51	33	65	56	59	63	0	0	0	0	0	377



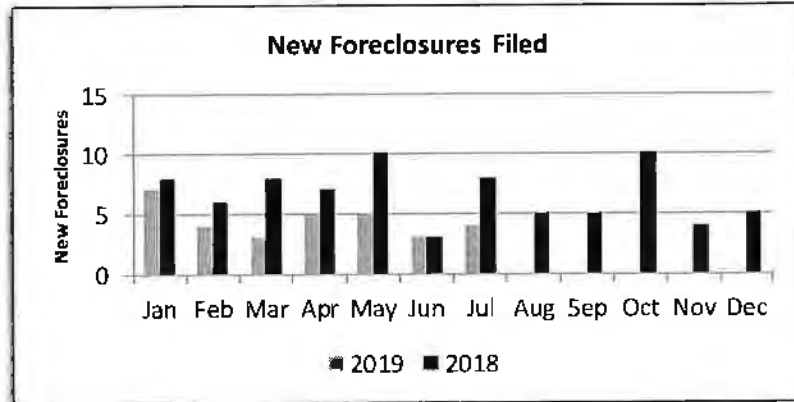
Food establishments are divided into the risk categories of high, moderate or low, and planned inspections are performed three, two, or one time each year respectively. A high risk establishment presents a high relative risk of causing foodborne illness based on the large number of food handling operations 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	July	2 nd Quarter	Year to Date	Year Target
Percentage of annual food health inspections completed	9.5%	9.5%	53.3%*	100% of total

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

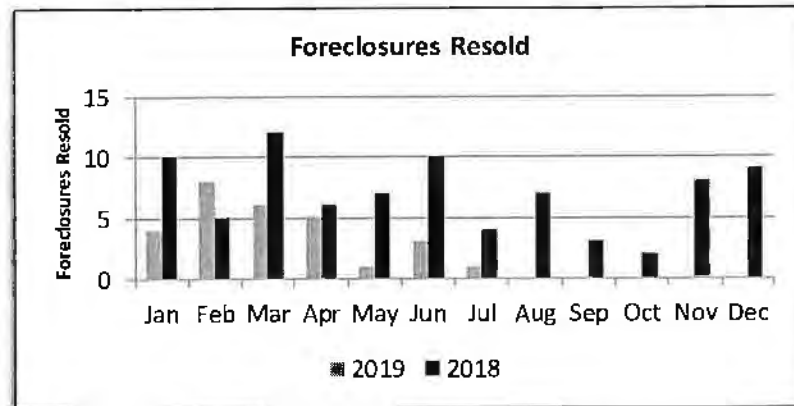
New Foreclosures Filed

Year	2019	2018
Jan	7	8
Feb	4	6
Mar	3	8
Apr	5	7
May	5	10
Jun	3	3
Jul	4	8
Aug	0	5
Sep	0	5
Oct	0	10
Nov	0	4
Dec	0	5
Total	31	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	1	4
Aug	0	7
Sep	0	3
Oct	0	2
Nov	0	8
Dec	0	9
Total	28	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



August 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.
- Continued working on bringing the 59/90 entertainment district signs to reality. When the necessary agreements and sign designs are in place they will come to the Board for approval.
- 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 finish the discovery phase.
- Completed liaison duties to the Arts Commission by attending meetings, processing contracts and assisting with the summer concerts. The last show of the summer is August 8th with Pianoman. There are two events, a paint event and a cooking event, in conjunction with HHS, coming up in the fall.
- Staff continued to make contact with targeted companies for a formal business visit in 2018-19.
- Met with representatives of GCAMP to get an annual update on their progress and collaborate on promoting the organization's goals to companies and schools within Hoffman Estates. Some report highlights include helping to facilitate 50-60 internships which is up 100% from last year; coordinating a manufacturing breakfast to bring the manufacturers into the high schools and interact with their future workforce; and partnering with D214 and 211 on the robot rumble as a building block to getting students interested in manufacturing. The full report is attached.
- Staff attended a Roundtable Discussion with Cook County Board President Toni Preckwinkle, hosted by local county Commissioner Kevin Morrison, where various issues were discussed and topics raised. Mr. Kramer raised the issue of economic development on a regional level at the county as well as the tax structure for commercial properties and working more closely with municipalities on business retention programs (*Figure 1*).
- Staff worked with consultants 5B Friedman to file 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



Figure 1: Mayor McLeod and Mr. Kramer attended a roundtable discussion with Cook County President Preckwinkle so she could hear issues of note to the northwest suburban communities.

59. Filing the plan started the TIF creation process. Staff worked to bring an ordinance to set a public hearing and JRB meeting which is on tonight's agenda.

- Economic Development staff attended the:
 - Annual Suburban TOD Group Summer Tour event in Wheeling, IL (*Figure 2*)
 - Monthly Design Team meeting of Next Level Northwest
 - Quarterly IEDC YP conference call
 - Quarterly ICSC State Committee Meeting



Figure 2: Mr. Kramer attended a tour of the Wheeling Town Center project, a mixed-use development in the heart of Wheeling. The discussion and tour focused on how the project was completed over a decade and how the community has supported the project now that residential and restaurants are starting to open.

Tourism

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

- Tourism Staff worked tirelessly on this event. The Village kicked off the holiday on Thursday, July 4, with an awesome parade that featured the summer marching band of Hoffman Estates High School - first time in 20 years. The parade marshal was Village historian Pat Barch, a perfect choice as the theme was "Happiest in Hoffman", honoring the yearlong celebration of the Village's 60th Anniversary. The festival opened at 11:00AM, featuring 8 hours of free family fun in the Kidz Zone that included pony rides, petting zoo, rock climbing wall, bouncy houses, face painters, and balloon artists. Families really enjoyed the many games and activities our Park District conducted (water balloon toss, diaper derby, and pie eating contests). The food vendors did a brisk business all day, entertainment on the Village Green stage and Hideaway stage started at 4:00PM and only pausing when the region's largest fireworks show began. Huge crowds all day on the July 4. On Friday, July 5, the Fest began at 5:00PM, anticipating folks would be working, slow food sales and small crowds. Saturday, July 6, the Fest opened at 11:00AM and no one could miss the 100 foot water slide and features in our new addition, Freedom Falls, a pop up water park and splash pad area. Kids enjoyed the water features and playing in the sand area from 11:00AM-3:00PM. Adults appreciated sampling from 30+ craft beer breweries available at the Craft Beer area and America the BREWtiful, another new addition this year. Food vendor sales and foot traffic were steady all day.

AMITA Fit for America, July 20-21, 2019 - Somerset Development Campus

- Continuing with a busy July for the Tourism Department, Staff helped immensely on this event. Saturday morning's running events welcomed about 1,300 participants. Early morning start times ensured cooler temperatures, but additional heat precautions were taken. All hydration stations along the courses had cups of water, Gatorade, water bottles, and ice. Public Works installed misting tents on the Fest grounds and along the running courses. The Fire Department arranged emergency medical support on-site and along the courses and the Police Department closed intersections temporarily to ensure safe use of the area roads. AMITA emergency nurses provided first aid on the Fest grounds. GROOT provided the donation of a 20-yard dumpster and cardboard trash receptacles. The Fest welcomed the involvement of several Hoffman Estates organizations and businesses (Hoffman Estates Park District, Orange Theory Fitness Studio, and Hoffman Estates Dental Professionals) who took booths and Hoffman Estates Explorers who provided volunteers to staff the hydration stations and registration areas. The Explorers will receive a contribution equal to \$20 per volunteer, as they are the designated nonprofit partner. Wild winds and rains whipped up between the morning events and the evening GLORUN destroying tents - also reducing the number of GLORUN participants to about 300. The Inline Skating Marathon events on Sunday morning drew about 300 participants. Last year the host property was for sale and only recently sold to Somerset Developers. The event would typically begin international marketing a year in advance to attract runners and inline skating teams from around the world. Despite the inability to market internationally, hotels along Barrington Road reported reservations totaling 300 room nights. Special thanks to Somerset Development for allowing use of their newly acquired property to host the AMITA Fit for America Fest.

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

- The Tourism Office is the housing authority for this event. All Hoffman Estates hotels are now contracted and are already receiving team lodging requests for the Midlands Wrestling Tournament. Event organizers circulate the listing of partner hotels we provide to all invited university wrestling departments. All Village hotels receive the Midlands mailing list and email listing to all invited university wrestling coaches and athletic directors so they can reach out personally offering their unique features and amenities to attract teams.

Meetings/Activities

- Luncheon meeting with the management team of the Hawthorn Suites.
- Worked with other Village Staff to get Greenspoint Parkway grassy areas alongside Hawthorn and Hampton hotels that faces highway cleaned up.
- Met with management team of Country Inn and Suites to help find temporary staff to fill sudden vacancies.
- Attended and served at the Senior Commission summer luncheon.
- Researched options for SCA floor activities for Celtic Fest 2019.
- Emailed applications to and called all vendors and activity providers from Celtic Fest 2018.
- Working with 60th Anniversary Commission to secure prizes for their September event ball drop.



Kevin Kramer, Director of Economic Development



Linda Scheck, Director of Tourism & Business Retention

GCAMP 2018-19 Annual Report

The Golden Corridor Advance Manufacturing Partnership (GCAMP) has continued its focus on building out capacity in its local middle and high schools to connect with local employers to explore manufacturing and engineering as possible career options for students. GCAMP operates under a theory of action that if more students and parents are exposed to new and diverse manufacturing environments in their local communities through competitions, preparation activities, targeted outreach activities, and overall exposure to manufacturing as a viable career pathway, they will be more excited about and more likely to choose future careers in manufacturing and engineering. GCAMP utilized sponsorship funds to support over 1,500 students in robotics competitions, Next Generation Engineering programs, and GEMS programs for girls in manufacturing.

GCAMP supports efforts and works to build workforce capacity for the Golden corridor area manufacturers. Working with area municipalities, educators, schools and highly interested students, GCAMP promotes apprenticeships, employment after high school and summer internships to solidify a student's interest in a manufacturing pathway as well as to connect potential employers to their future workforce. Finding some resistance to working with youth, GCAMP worked to promote events in ways to partner students and employers in efforts to make the process easier.

A new program in 2019 was the first manufacturing breakfast. Held in March at Rolling Meadows High School, 35 manufacturers came to tour the advanced, state-of-the-art facilities. The tours were led by highly skilled students looking for opportunities. Presentations by area companies who are successful with internships and apprenticeships as well as a speaker from IMA, TMA and ICATT (German American Chamber), teachers from both D211 and D214 were all on-hand in different panels to discuss what this success looks like. The event was standing room only and the experience was a very positive one for all in attendance both by the student knowledge on tours as well as the facilities. Companies are not aware of how advanced the curriculum is moving as well as the advanced machinery and tech available. Many of these students can go straight into the workforce.

Through previous years efforts with Career Fair Expos, GCAMP averaged 30-35 interns and apprenticeships each year. This year the numbers are still coming in, we are estimating there will have been 50-60 interns and new apprenticeships in the Golden Corridor region, that we are aware.

In February, GCAMP partnered with D214 on the yearly robot Rumble. Also attended by D211, we initially wanted to attempt to bring area companies in for the event on Saturday the second day of the event to see what the students were working on in the school programs. As another first year event, our expectations were low, but with the event being livestreamed and promoted heavily on social media, there were watchers at home this year. We did invite speakers to address the younger students and parents in the audience. Speakers were manufacturers who hire youth, apprentices to share experiences and young engineers. Our intent was to focus on manufacturers, and it became more about the parents who had many questions about internships and apprenticeships. We will build on that event in the future. It was a successful building block which led to the breakfast a few weeks later.

We thank you for your continued support to drive interest in manufacturing to stabilize and add the much-needed workforce for area companies. We could not do what we do without support from the Golden Corridor Municipalities.

Sincerely, Kathleen

Burley

GCAMP Executive Director

New Generation Engineers (NGE)

GCAMP Supports Promotion of Manufacturing in Middle School for a smooth transition and in conjunction with area high schools. We cannot wait until high school to educate students and parents about the solid career pathways in manufacturing. GCAMP works to prioritize education and promotion at all secondary school levels, through program support of drones, Vex Robotics, speaking to students and parents at Career Days and other events.

Next Generation Engineers (NGE) is the primary method Township HS District 214 uses for Middle School student outreach in fields of STEM, Manufacturing, and Engineering. The program is entirely grant funded and operational at five of six district high schools. Through a GCAMP grant, IMA and GCAMP matched funding to support the NGE expansion programs at Elk Grove High School and John Hersey High School. This provided a hands-on STEM learning experience for a total NGE program outreach of **500 students** to be exposed to college and careers in Manufacturing, Engineering, and other STEM areas at an early age. NGE provides hands-on STEM education to 50 middle school students per class in an after-school setting each semester at the high school site. The curriculum challenges, inspires, and offers schools variety and flexibility in instruction. Students in grades 6-8 get rigorous and relevant experiences through activity, project, and problem-based learning. They use industry technology to solve problems while gaining skills in communication, collaboration, critical thinking, and creativity.

NGE provides a strong foundation for further STEM learning in high school and beyond and aligns the curriculum to the district STEM College and Career Pathways. Within the career clusters are pathways for Manufacturing, Engineering, and STEM. Goals for the NGE program include:

- Increased interest in Manufacturing, Engineering, and STEM learning, and STEM career pathways
- Increased students enrolling in STEM career pathways in high school

Students are given a non-invasive survey at the end of each semester session, here are the most recent results:

- 100% of students said they felt more confident with STEM concepts because of NGE.
- 100% of students reported they have increased interest in STEM because of NGE participation.
- 100% of students reported increased understanding of STEM concepts because of NGE participation.
- 93% of students that participated in NGE indicated they want to **pursue STEM in high school**.

100% of students stated they have increased understanding of STEM pathways for high school and the types of courses they can take in D214.



The IEEVC – High Mileage Vehicle competition

The Illinois Energy Efficient Vehicle Competition (IEEVC) is held at the Autobahn Country Club in Joliet over a two-day period in early May to provide high school students an opportunity to put their STEM lessons into practice and which helps promote and prepare them for careers in engineering, manufacturing, and transportation. As part of the competition, students design, build, and test a small one-person vehicle with a focus on gasoline mileage or electrical energy efficiency. The vehicle that burns the least amount of fuel wins. The average MPG attained by teams is 100-200 mpg, with some teams achieving 500+ mpg

This is the only HMV competition open for high school students in Illinois. Program expansion in addition to promotion of this program to additional Illinois high schools (There were 6 new Illinois high schools that participated this year.) could be college-level teams that participate in their own division, which exposes secondary students to problem-based learning opportunities in higher education.

The two main goals of the IEEVC are:

- Provide Illinois high school students with a problem-based learning challenge utilizing the design and creation of high mileage vehicles.
- Develop and implement regional strategies for employers to engage in problem-based learning.

2017 – 20 Teams and 200 students

2018 – 70 teams (50 gas/20 electric) and 400 students.

2019 – 58 teams (36 gas/22 electric) and 350 students. (Inclement weather was a factor in 2019)

The school's HMV team provides students in the Project Lead the Way and manufacturing classes with a problem-based learning challenge. There are opportunities for a variation of classes and students to play a different role in the design and building the car. Students in Introduction to Engineering Design are involved in the design the vehicle and creation of initial prototypes while Computer Integrated Manufacturing and Advanced Manufacturing assess the manufacturability and creation of the prototypes and create a final design for competition. The car is built from the ground up. Except for the wheels, brakes, and engine, the entire care is designed, built and driven completely by students.

Increased manufacturer and other employer engagement is a priority in this activity through their participation in mentor matching and connection to school teams. They can provide time and resources for the school teams to build



their cars and then become more involved in schools as they learn about other programs offered in the community. Corporations and organizations that serve as sponsors will decrease team costs, and ideally school teams will be able to participate with little to no expense, thus increasing access to problem-based learning challenges.

The HMV Competition successfully achieved the main goals of providing Illinois high school students with a problem-based learning challenge utilizing the design and creation of high mileage vehicles, as well as developing and implementing regional strategies for employers to engage in problem-based learning with

students.



2019 Robot Rumble

Robot Rumble team members work together to design, prototype, and manufacture functional fighting robots. The various teams expose students to real-world design scenarios, and many disciplines. Students competed against a variety of teams from other local high schools in D211 and D214 at the annual Robot Rumble competition. Funding from the GCAMP grant established an additional team for competition, as well as strengthening an existing ladies team. Student interest has increased after hearing about the teams. Many new students become involved each year with most high schools now building 4-6 robots for this competition while learning about the interesting

STEM/manufacturing applications of robotics. Total student impact on this event is **400+ students** who compete in a 2-day event, which is packed with parent and younger student spectators. Schaumburg HS was this year's competition. The event is livestreamed online.

Manufacturing Open House

GCAMP holds an annual Manufacturing Open House for students and parents primarily, with a handful of manufacturers and educators, including HS career advisors in attendance. This year's April event at Big Kaiser in Hoffman Estates saw approximately 75 in attendance including **45 students**. Beginning with a tour and machine demonstrations, we split the parents and students into two breakout sessions. Students were brought into a training room to work on soft skills, resumes and interview tips while parent's were given a presentation on manufacturing to better understand the high skilled and high-tech careers in manufacturing. We will be adding this powerful and engaging presentation to our website in late 2019. To end the evening, we brought up a panel of student apprentices, young engineers and HR directors for a Q&A. It was a different event than previous open house events in order to talk with parents about viable manufacturing career pathways and students who need assistance on resumes and soft skills. Future plans are to hold a second event in late fall for 7-9th grade students to promote interest in the HS manufacturing programs.



GEMS – Girls Stem Event

GEMS is an annual program run by volunteer District 211 female math, science and engineering teachers who organize a Saturday event in February for 250 fifth and sixth grade girls to experience a STEM career fair with parents and then five 30-minute hands-on activities lead by female engineers, manufacturers, scientists and mathematicians.

GCAMP grant funds support outreach to fifth and sixth grade girls and their parents from low-income and bilingual families. The parents who travel on the bus with their children participate in a STEM parent day program while their children are in the hands-on sessions. This parent event includes career awareness, a hands-on challenge and a tour of the resources available to their child when they get to high school. Many bilingual or low-income parents feel disconnected to the school system. This outreach is vital to creating trust and awareness well before students enter high school.

