

# AGENDA

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

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

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**Board Room**

**August 19, 2019**

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*(Immediately Following Special Planning, Building & Zoning Committee)*

1. **CALL TO ORDER/ROLL CALL**
2. **PLEDGE OF ALLEGIANCE TO THE FLAG**
3. **RECOGNITION OF AUDIENCE**
4. **APPROVAL OF MINUTES** – August 5, 2019
5. **CONSENT AGENDA/OMNIBUS VOTE (Roll Call Vote)**  
*(All items under the Consent Agenda are considered to be routine in nature and will be enacted by one motion. There will be no separate discussion of these items unless a Trustee so requests. In that event, the discussion will be the first item of business after approval of the Consent Agenda.)*
  - A. Approval of Agenda
  - B. Approval of the schedule of bills for August 19, 2019 - \$4,689,149.56
6. **REPORTS (INFORMATION ONLY)**
  - A. **President's Report**
    - . . . Proclamation(s)
      - National Senior Citizens Day
      - National Payroll Week
    - . . . Appointments to Boards & Commissions
  - B. **Trustee Comments**
  - C. **Village Manager's Report**
  - D. **Village Clerk's Report**
7. **PLANNING & ZONING COMMISSION REPORTS**
  - A. Request by Emilia Janisiow (owner) for a five foot (5') corner side yard setback variation from Section 9-3-3-C-2-b to allow a six foot (6') high fence to be zero feet (0') from the western property line instead of the minimum required five feet (5') at 660 Perry Lane.

Voting: 5 Ayes, 5 Nays, 1 Absent  
Motion failed.
  - B. Request by Robert Kirk (applicant) as representative of Sam Akmakjian (owner) for a map amendment (rezoning) from R-2, One-Family Residential, to B-2, Community Business, Zoning in accordance with Section 9-1-17 for the properties located at 1180 and 119 Apple Street, with 1 condition (see packets).

Voting: 9 Ayes, 1 Nay, 1 Absent  
Motion carried.

7. **PLANNING & ZONING COMMISSION REPORTS – Continued**

C. Request by Robert Kirk (applicant) as representative of Sam Akmakjian (owner) for concept site plan approval for the development of a retail/office building in accordance with Section 10-2-1 for the properties located at 1180 and 1190 Apple Street, with 8 conditions (see packets).

Voting: 9 Ayes, 1 Nay, 1 Absent

Motion carried.

D. Request by 2595 W. Golf, LLC (owner) for preliminary and final site plan approval in accordance with Section 10-2-1-E for the construction of a retail building; variation to Section 9-8-2-D-6 to allow for a rear yard setback of 12.28 feet for the principal structure versus the minimum required twenty feet (20') and preliminary and final plat of subdivision approval in accordance with Section 10-6-3, with 8 conditions (see packets).

Voting: 10 Ayes, 1 Absent

Motion carried.

E. Request by 2595 W. Golf, LLC (owner) for Master Sign Plan approval in accordance with Section 9-3-8-M-13 for the property located at 2595 W. Golf Road.

Voting: 10 Ayes, 1 Absent

Motion carried.

8. **ADDITIONAL BUSINESS** *(All other new business; those items not recommended unanimously by the Committee)*

A. Request Board approval of an Ordinance amending Section 8-3-22, Number of Licenses, of Article 3, Alcoholic Liquors, of the Hoffman Estates Municipal Code (increase in number of Class "A" Licenses, Junes Hoffman Estates LLC, 2588 W. Golf Road) -- *(Item deferred – see minutes of August 5, 2019)*

B. Request Board approval of an Ordinance authorizing amendments to the 2019 Budget Ordinance.

C. Request Board approval of a Resolution supporting a Cook County Class 7C Classification Application for property tax assessment purposes for the site located at the southeast corner of Golf Road and Barrington Road.

D. Request Board authorization to award contract to Webmarc Doors, South Elgin, IL, to replace doors at the Sears Centre in an amount not to exceed \$38,412.

E. Request Board authorization to award contract for the abandonment of Well 9 to Water Well Solutions (low bid), Elburn, IL in an amount not to exceed \$98,309 and rejection of all bids for demolition of the above ground facility at Well 9 site.

F. Request Board authorization to award contract for engineering services for relocation/replacement of 16" water transmission mains along Huntington Roads between Mundhank Road and Lakewood Blvd, to HRGreen, McHenry, IL (low qualified proposal), in an amount not to exceed \$62,904.

9. **ADJOURNMENT – Executive Session – Review of Closed Session Minutes**  
**(5 ILCS 120/2-(c)-(21))**

*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](http://www.hoffmanestates.org) and/or in person in the Village Clerk's office. The Village of Hoffman Estates complies with the Americans with Disabilities Act (ADA). For accessibility assistance, call the ADA Coordinator at 847/882-9100.*

**MEETING:** HOFFMAN ESTATES VILLAGE BOARD  
**DATE:** AUGUST 5, 2019  
**PLACE:** COUNCIL CHAMBERS  
MUNICIPAL BUILDING COMPLEX  
1900 HASSELL ROAD  
HOFFMAN ESTATES, ILLINOIS

**1. CALL TO ORDER:**

Village President William McLeod called the meeting to order at 7:27 p.m. The Village Clerk called the roll. Trustees present: Gary Stanton, Michael Gaeta, Karen Arnet, Karen Mills, Anna Newell, Gary Pilafas  
Gary Pilafas attended by phone.  
A quorum was present.

**ADMINISTRATIVE PERSONNEL PRESENT:**

J. Norris, Village Manager  
D. O'Malley, Deputy Village Manager  
A. Janura, Corporation Counsel  
P. Cross, Asst. Corporation Counsel  
M. Koplin, Asst. Village Manager-Development Services  
R. Englund, Deputy Fire Chief  
T. Bos, Police Chief  
K. Cawley, Asst. Police Chief  
K. Kerr, Asst. Public Works Director  
F. Besenhoffer, IS Director  
A. Fashoda, Asst. Finance Director  
P. Seger, HRM Director  
M. Saavedra, H&HS Director  
K. Kramer, Economic Development Director  
M. Hankey, Transportation & Engineering Director  
P. Gugliotta, Planning, Building & Code Enforcement Director  
R. Signorella, CATV Director  
S. Ostrovsky, Asst. to the Village Manager

**2. PLEDGE OF ALLEGIANCE TO THE FLAG:**

The Pledge was led by Trustee Stanton.

**3. RECOGNITION OF AUDIENCE:**

No one wished to be recognized.

**4. APPROVAL OF MINUTES:**

Motion by Trustee Gaeta, seconded by Trustee Mills, to approve Item 4.

Approval of Minutes  
Minutes from July 22, 2019.

Roll Call:  
Aye: Pilafas, Stanton, Arnet, Mills, Gaeta, Newell  
Nay:  
Mayor McLeod voted aye.

Motion carried.

**5. CONSENT AGENDA/OMNIBUS VOTE:**

Motion by Trustee Mills, seconded by Trustee Gaeta, to approve Item 5.A.

**5.A. Approval of Agenda**

Roll Call:  
Aye: Pilafas, Stanton, Arnet, Mills, Gaeta, Newell  
Nay:  
Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Gaeta, to approve Item 5.B.

**5.B. Approval of the schedule of bills for August 5, 2019 - \$3,748,530.64.**

Roll Call:  
Aye: Pilafas, Stanton, Arnet, Mills, Gaeta, Newell  
Nay:  
Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Gaeta, to approve Item 5.C.

**5.C. Request Board of Ordinance No 4744-2019 granting a special use to WT Properties, LLC (owner) and Rich All Media, LLC (applicant), 990 Grand Canyon Parkway (escape room game facility).**

Roll Call:  
Aye: Pilafas, Stanton, Arnet, Mills, Gaeta, Newell  
Nay:  
Mayor McLeod voted aye.

Motion carried.

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

**5.D.** Request Board approval of Ordinance No. 4745-2019 granting a special use to Richard Steinhaus Trust 1997 (owner), and Heath Industrial Auction Services, Inc., d/b/a American Auction Associates (applicant/tenant), 2100-2104 Stonington Avenue.

Roll Call:

Aye: Pilafas, Stanton, Arnet, Mills, Gaeta, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

## **6. REPORTS:**

### **6.A. President's Report**

#### **Proclamation(s)**

Trustee Newell read the following proclamation.

Motion by Trustee Gaeta, seconded by Trustee Arnet, to concur with the proclamation proclaiming Thursday, August 15, 2019 as Eileen Hellstrom Day.

Anthony Fashoda accepted the proclamation.

Roll Call:

Aye: Pilafas, Stanton, Arnet, Mills, Gaeta, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

Anthony Fashoda accepted the proclamation.

Trustee Arnet read the following proclamation.

Motion by Trustee Gaeta, seconded by Trustee Stanton, to concur with the proclamation proclaiming Tuesday, August 6, 2019 as National Night Out.

Roll Call:

Aye: Pilafas, Stanton, Arnet, Mills, Gaeta, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

Chief Bos accepted the proclamation.

Trustee Mills read the following proclamation.

Motion by Trustee Gaeta, seconded by Trustee Arnet, to concur with the proclamation proclaiming Friday, August 9, 2019 as National Book Lovers Day.

Roll Call:

Aye: Pilafas, Stanton, Arnet, Mills, Gaeta, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

Mr. Norris accepted the proclamation.

**Presentation(s)**

Mike Hankey, Kevin Nelson and Charles Toll (Crawford, Murphy & Tilly) presented to the Village the ACEC of Illinois Lincoln's Grand Conceptor Award for Barrington Road Interchange & Park-n-Ride.

Motion by Trustee Gaeta, seconded by Trustee Arnet, to accept the appointment of Robin Jacobi to the Sister Cities Commission.

Roll Call:

Aye: Pilafas, Stanton, Arnet, Mills, Gaeta, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

Mayor McLeod reminded everyone of the following upcoming events, National Night Out, the last summer concert, the Special Olympics Truck Convoy and our large recycling event. He stated that he had a Mayor for the Day, attended Wine Wednesday, the funeral services for former Trustee Palmer's wife Kathy, the Barrington Square Homeowners Association picnic, was a judge for the WACO Wings Contest, attended a multi-Chamber event, the ribbon cutting for Bistro Wasabi, the RTA Group Transit Orientation Presentation, an event where Rebecca Darr for WINGS was honored, Party in the Park and two block parties.

**6.B. Trustee Comments**

Trustee Gaeta stated that he attended the Streamwood parade, the BSHA picnic, the multi-Chamber event, the RTA presentation, the Bistro Wasabi ribbon cutting, the block parties and a Friends of Schaumburg event.

Trustee Newell stated that she attended the RTA presentation, the summer concerts and she thanked public works, and police and fire departments for all that they do.

Trustee Mills stated that she attended Wine Wednesday, the multi-Chamber event, the Bistro Wasabi ribbon cutting, a 60<sup>th</sup> Anniversary Commission meeting and reminded everyone that we still have corn hole boards available and she thanked everyone for attending the BSHA picnic.

Trustee Stanton stated that he attended a POC fundraiser at the Hideaway, the Streamwood parade, the BSHA picnic and the ribbon cutting for Bistro Wasabi.

Trustee Arnet stated that she attended Pack the Bus, Party in the Park, two block parties and the 60<sup>th</sup> Anniversary Commission meeting.

Trustee Pilafas had no comments.

**6.C. Village Manager's Report**

Mr. Norris had no comments.

**6. D. Village Clerk's Report**

The Village Clerk stated that during the month of July 174 FOIA requests were received and 36 passports were processed.

**6. E. Committee Reports****Finance Committee**

Trustee Newell stated that they would be meeting to request approval of the FY2019 mid-year financial review and to move forward with the following unbudgeted projects: a) TBD and b) TBD; request approval of a five year agreement with Ticketmaster of Chicago, IL to provide ticketing services at the Sears Centre Arena; request approval of a five year pouring rights agreement with \_\_\_\_\_ to provide soft drinks at the Sears Centre Arena for \$\_\_\_\_\_ per year; request authorization to award a contract to Webmarc Doors of South Elgin, IL to replace doors at the Sears Centre Arena in an amount not to exceed \$38,412; and to receive and file Finance Department, the Information System Department and the Sears Centre Arena Monthly Reports.

**Public Works & Utilities**

Trustee Newell stated that they would be meeting to request authorization to award contract for the proper abandonment of Well 9 and demolition of the above ground facility, in an amount not to exceed \$\_\_\_\_\_; and to receive and file the Public Works Department, and the Development Services Engineering Report of the Transportation and Engineering Division Monthly Reports.

**Public Health & Safety**

Trustee Gaeta stated that they would be meeting to Consideration of regulations to permit the raising/keeping of chickens on residential property within the Village; and to receive and file the Police Department, the Health & Human Services, the Emergency Management Coordinator Monthly Report and the Fire Department Monthly Reports.

**7. ADDITIONAL BUSINESS:**

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

**7.A.** Request Board approval of Ordinance No. 4746-2019 granting a variation to premises at 399 Payson Street.

Roll Call:

Aye: Pilafas, Arnet, Mills, Gaeta

Nay: Stanton, Newell

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Arnet, seconded by Trustee Stanton, to defer Item 7.B. until August 19, 2019.

**7.B.** Request Board approval of an Ordinance amending Section 8-3-22, Number of Licenses, of Article 3, Alcoholic Liquors, of the Hoffman Estates Municipal Code (increase in number of Class "A" Licenses, Junes Hoffman Estates LLC, 2588 W. Golf Road).

Roll Call:

Aye: Pilafas, Stanton, Arnet, Mills, Gaeta, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**7.C.** Request Board approval of Ordinance No. 4747-2019 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.

Roll Call:

Aye: Pilafas, Stanton, Arnet, Mills, Gaeta, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**7.D.** Request Board approval of Ordinance No. 4748-2019 declaring Village property surplus and permitting the sale of personal property owned by the Village.

Roll Call:

Aye: Pilafas, Stanton, Arnet, Mills, Gaeta, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**7.E.** Request Board approval of Resolution No. 1683-2019 authorizing the Village President to execute an Agreement with the Illinois Department of Transportation for the Shoe Factory Road Bicycle Path Project.

Roll Call:

Aye: Pilafas, Stanton, Arnet, Mills, Gaeta, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

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



**7.F.** Request Board authorization to award a contract for Phase II engineering services for the 2020 Surface Transportation Program resurfacing project to Civiltech Engineering, Inc., Itasca, IL, in an amount not to exceed \$64,312.78.

Roll Call:

Aye: Pilafas, Stanton, Arnet, Mills, Gaeta, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**7.G.** Request Board approval of 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.

Roll Call:

Aye: Pilafas, Stanton, Arnet, Mills, Gaeta, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

**8. ADJOURNMENT:**

Motion by Trustee Arnet, seconded by Trustee Gaeta, to adjourn the meeting. Time: 8:03 p.m.

Roll Call:

Aye: Pilafas, Stanton, Arnet, Mills, Gaeta, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

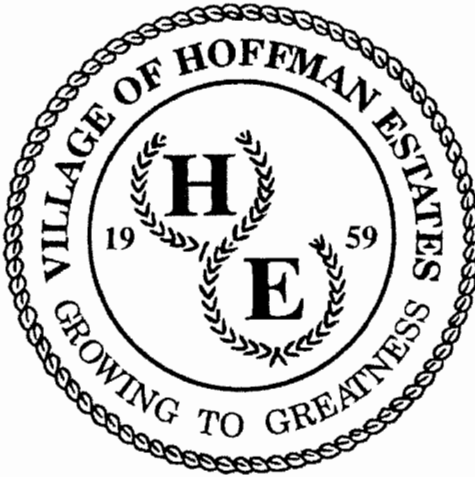
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Bev Romanoff

Date Approved

Village Clerk

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



## BILL LIST SUMMARY

<b>BILL LIST AS OF 08/19/2019</b>	<b>\$</b>	<b>1,386,450.59</b>
<b>MANUAL CHECKS 08/02/19 - 08/15/2019</b>	<b>\$</b>	<b>1,690.56</b>
<b>WIRE TRANSFERS 07/01 - 07/31/2019</b>	<b>\$</b>	<b>1,801,305.69</b>
<b>CREDIT CARDS 06/06 - 07/05/2019</b>	<b>\$</b>	<b>238,354.52</b>
<b>PAYROLL 08/16/2019</b>	<b>\$</b>	<b>1,261,348.20</b>
<b>TOTAL</b>	<b>\$</b>	<b>4,689,149.56</b>

# VILLAGE OF HOFFMAN ESTATES

August 19, 2019

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
<b>GENERAL FUND</b>			
01 0302	ADVANCE AUTO PARTS	REPAIR PARTS	\$313.03
01 0302	CHICAGO PARTS & SOUND LLC	DOOR REPAIR	\$325.00
01 0302	CHICAGO PARTS & SOUND LLC	REPAIR PARTS	\$208.82
01 0302	CHICAGO PARTS & SOUND LLC	STOCK REPAIR PARTS	\$123.00
01 0302	JOHN M ELLSWORTH CO INC	VARIOUS SUPPLIES	\$89.43
01 0302	MYERS TIRE SUPPLY CO.	EQUAL FLEXX	\$169.02
01 0303	IMPACT NETWORKING LLC	THREE CASES (2500/CTN) 11	\$140.85
01 0303	PROVEN IT	COPIER SERVICES	\$418.17
<b>CASH AND INVENTORIES</b>			<b>\$1,787.32</b>
01 1432	ABBEY PAVING CO, INC	REIM OF DEPOSIT	\$1,000.00
01 1432	DONE-RITE SEALCOATING INC	REIM FOR ENGINEERING	\$1,000.00
01 1432	MIKE MCMASTER	RFD OF PERFORMANCE DEP	\$10,000.00
01 1432	RG ASPHALT & CONCRETE	REIM ENGINEERING DEPOSIT	\$1,000.00
01 1432	THE ASSEMBLY BAR & CAFE	REIM ENGINEERING DEPOSIT	\$1,000.00
01 1442	JOSEPH KRUSCHEL	EXPLORER POST TRAVEL EXPE	\$118.94
01 1442	LISA NOTARNICOLA	REIM- EXPLORER POST TRAVEL	\$559.30
01 1445	NORTHWEST CENTRAL DISPATCH SYSTEM	REIMB FOR OVERTIME NWCDS	\$742.68
01 1445	SANDRA BURKE	REFUND OF OVERPAYMENT	\$10.00
01 1445	SAUL EWING ARNSTEIN & LEHR LLP	PROFESSIONAL SERVICES	\$35.26
<b>PAYMENTS FROM DEPOSITS ON HAND</b>			<b>\$15,466.18</b>
01 1214	NCPERS-IL IMRF	DED:2030 IMRF LIFE	\$784.00
01 1218	INT'L BROTHERHOOD TEAMSTERS LCL 700	DED:2034 PW DUES	\$3,792.00
01 1218	METROPOLITAN ALLIANCE OF POLICE	DED:2033 MAP 96	\$2,788.00
01 1218	METROPOLITAN ALLIANCE OF POLICE	DED:2038 MAP 97	\$396.00
01 1226	PRE PAID LEGAL SERVICE INC	DED:2035 LEGAL	\$1,509.82
<b>PAYROLL DEDUCTION</b>			<b>\$9,269.82</b>
01000011 3203	ILLINOIS STATE POLICE	LIQUOR COMMISSION	\$28.25
01000013 3405	ANDRES MEDICAL BILLING, LTD.	JULY PARAMEDIC BILLING	\$8,366.07
01000013 3405	BLUE CROSS BLUE SHIELD	PARAMEDIC REFUND	\$867.36
01000013 3405	UNITED HEALTHCARE-MEDICARE	REFUND OVERPAYMENT	\$448.53
01000013 3405	VA HINES	REFUND OVERPAYMENT	\$1,548.05
01000013 3405	VAQAR HABIB	REFUND OVERPAYMENT	\$95.61
01000014 3509	JULIE ARENS	REFUND FOR VOIDED TICKET	\$466.00
<b>GENERAL-REVENUE ACCOUNTS</b>			<b>\$11,819.87</b>

# VILLAGE OF HOFFMAN ESTATES

August 19, 2019

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
01101123 4403	DEDICATED GRAPHICS, INC	1,000 SHEETS OF "OFFICE O	\$203.85
01101123 4403	DEDICATED GRAPHICS, INC	SHIPPING COSTS FOR MAYORS	\$21.01
01101124 4504	CHICAGO METRO AGENCY FOR PLANNING	LOCAL CONTRIBUTION-2020	\$1,959.90
01101124 4507	ALFRED G RONAN LTD	PROFESSIONAL SERVICES	\$5,000.00
<b>LEGISLATIVE</b>			<b>\$7,184.76</b>
01101222 4303	ELGIN AREA CHAMBER OF COMMERCE	MEMBERSHIP RENEWAL	\$350.00
01101223 4403	DAILY HERALD	SUBSCRIPTIONS	\$120.00
<b>ADMINISTRATIVE</b>			<b>\$470.00</b>
01101324 4542	RICHARD A KAVITT ATTORNEY AT LAW	ADMIN SERVICES	\$800.00
01101324 4542	RICHARD A KAVITT ATTORNEY AT LAW	PROFESSIONAL SERVICES	\$500.00
01101324 4547	THOMSON REUTERS-WEST	WEST INFORMATION CHGS	\$1,222.30
01101324 4567	ARTHUR L JANURA JR	PROFESSIONAL SERVICES	\$19,695.00
01101324 4567	CLARK BAIRD SMITH LLP	PROFESSIONAL SERVICES	\$2,277.50
01101324 4567	FRANCZEK RADELET	PROFESSIONAL SERVICES	\$591.50
<b>LEGAL</b>			<b>\$25,086.30</b>
01101422 4303	GFOA	MEMBERSHIP RENEWAL YEARLY	\$305.00
01101423 4401	FEDERAL EXPRESS CORP	SHIPPING	\$28.12
01101423 4402	GARVEY'S OFFICE PRODUCTS INC	OFFICE SUPPLIES	\$28.83
01101423 4402	OFFICE DEPOT	OFFICE SUPPLIES	\$51.43
01101423 4402	THE FINER LINE	ENGRAVING FOR: ANIA WOLSK	\$18.00
01101423 4402	THE FINER LINE	ESTIMATED DELIVERY CHARGE	\$14.36
01101423 4402	THE FINER LINE	GREY/BURGUNDY NAME PLATE	\$7.15
01101423 4402	WAREHOUSE DIRECT	OFFICE SUPPLIES	\$17.44
<b>FINANCE</b>			<b>\$470.33</b>
01101522 4303	BEVERLY ROMANOFF	REIMB MUNI CLERKS DUES	\$40.00
01101523 4402	OFFICE DEPOT	OFFICE SUPPLIES	\$50.45
01101524 4546	PADDOCK PUBLICATIONS INC	PUBLIC NOTICE	\$46.50
<b>VILLAGE CLERK</b>			<b>\$136.95</b>
01101621 4212	JAMES KOTRBA	TUITION REIM	\$400.50
01101623 4416	PROVEN IT	COPIER SERVICES	\$26.47
01101624 4507	DISCOVERY BENEFITS	JULY FSA	\$597.80
<b>HUMAN RESOURCES</b>			<b>\$1,024.77</b>
<b>TOTAL GENERAL GOVERNMENT DEPARTMENT</b>			<b>\$34,373.11</b>

# VILLAGE OF HOFFMAN ESTATES

August 19, 2019

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
<b>POLICE DEPARTMENT</b>			
01201222 4301	INT'L CONF OF POLICE CHAPLAINS	ANNUAL MEMBER -A. EATON	\$125.00
01201223 4405	THE FINER LINE	NAME PLATES	\$293.33
01201224 4507	AFTERMATH INC	BIO CLEAN UP	\$105.00
<b>ADMINISTRATIVE</b>			<b>\$523.33</b>
01202123 4414	ARROWHEAD SCIENTIFIC, INC.	REPAIR PARTS	\$244.44
01202123 4414	DOJE'S FORENSIC SUPPLIES	VARIOUS SUPPLIES	\$161.03
01202123 4414	EVIDENT INC	75ML CARTRIDGES	\$109.25
01202123 4414	EVIDENT INC	VARIOUS SUPPLIES	\$169.79
01202123 4414	SIRCHIE FINGER PRINT LABS	VARIOUS SUPPLIES	\$180.62
<b>PATROL &amp; RESPONSE</b>			<b>\$865.13</b>
01202324 4542	TRANSUNION RISK & ALTERNATIVE	PROFESSIONAL SERVICES	\$73.70
<b>INVESTIGATIONS</b>			<b>\$73.70</b>
<b>TOTAL POLICE DEPARTMENT</b>			<b>\$1,462.16</b>
<b>FIRE DEPARTMENT</b>			
01303023 4414	ALERT-ALL CORP.	12 OZ CAN HUGGERS (842C)	\$658.00
01303023 4414	ALERT-ALL CORP.	17 OZ MOOD CUPS (844C)	\$780.00
01303023 4414	ALERT-ALL CORP.	BAND-AIDS (862)	\$304.00
01303023 4414	ALERT-ALL CORP.	FIRE CHIEF PENS (801C)	\$366.00
01303023 4414	ALERT-ALL CORP.	FIRE SAFETY LOLLIPOPS (81)	\$150.00
01303023 4414	ALERT-ALL CORP.	MAGNETIC POWER CLIPS (722)	\$234.00
01303023 4414	ALERT-ALL CORP.	NEON PENCILS (020N14)	\$290.00
01303023 4414	ALERT-ALL CORP.	PINK - PINK FIREFIGHTER H	\$378.00
01303023 4414	ALERT-ALL CORP.	PLASTIC BADGES (234C)	\$356.00
01303023 4414	ALERT-ALL CORP.	RED AMERICANA FIREFIGHTER	\$378.00
<b>PUBLIC EDUCATION</b>			<b>\$3,894.00</b>
01303122	RICHARD ANDERSON	IMAGE TREND CONFERENCE	\$153.00
01303122	ROBERT ORR	IMAGE TREND CONFER/ HOTEL	\$747.42
01303122 4304	TODAYS UNIFORMS	UNIFORMS	\$1,214.95
01303122	AARDVARK	1/4-28 T NUT	\$12.00
01303122	AARDVARK	9/16 HELMET SCREWS	\$44.00

# VILLAGE OF HOFFMAN ESTATES

August 19, 2019

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
01303122	AARDVARK	ESTIMATED SHIPPING/HANDLI	\$22.24
01303122	AARDVARK	RTF HELMET PARTS	\$375.00
01303122	AIR ONE EQUIPMENT INC	GLOBE GEAR COAT	\$4,530.00
01303122	AIR ONE EQUIPMENT INC	GLOBE GEAR PANTS	\$3,298.30
01303122	DLS CUSTOM EMBROIDERY	EMBROIDERED PATCHES	\$100.00
01303123 4414	THE UPS STORE	SHIPPING	\$48.51
01303123	MR ACE LLC	VARIOUS SUPPLIES	\$28.98
01303124	ONSITE COMMUNICATIONS	REPAIR HEADSET	\$215.00
01303124	MR ACE LLC	VARIOUS SUPPLIES	\$14.18
01303124	MR ACE LLC	VARIOUS SUPPLIES	\$4.59
<b>SUPPRESSION</b>			<b>\$10,808.17</b>

01303222 4301	NORTHWEST COMMUNITY HOSPITAL	SYSTEM ENTRY FEES	\$225.00
01303223 4419	AIRGAS USA, LLC	MEDICAL SUPPLIES	\$277.52
01303223 4419	EMERGENCY MEDICAL PRODUCTS INC	5QT IN ROOM CONTAINER	\$9.88
01303223 4419	EMERGENCY MEDICAL PRODUCTS INC	BIOHAZARD WASTE BAG, 1-3	\$34.16
01303223 4419	EMERGENCY MEDICAL PRODUCTS INC	ECG CHART PAPER THERMAL	\$82.50
01303223 4419	EMERGENCY MEDICAL PRODUCTS INC	LA RESCUE BELT GLOVE POU	\$85.60
01303223 4419	EMERGENCY MEDICAL PRODUCTS INC	LA RESCUE FIRST CALL IN B	\$145.00
01303223 4419	EMERGENCY MEDICAL PRODUCTS INC	NITRILE EXAM GLOVES, LG	\$376.50
01303223 4419	EMERGENCY MEDICAL PRODUCTS INC	NITRILE EXAM GLOVES, MED	\$150.60
01303223 4419	EMERGENCY MEDICAL PRODUCTS INC	SAFE-T-SEAL BAG, 6-8 GAL	\$16.88
<b>EMERGENCY MEDICAL SERVICES</b>			<b>\$1,403.64</b>

01303324 4507	CHGO METRO.FIRE PREVENTION CO	JULY MAINTENANCE	\$1,401.00
<b>PREVENTION</b>			<b>\$1,401.00</b>

01303523 4412	CASE LOTS	CLEANING SUPPLIES	\$462.80
01303523 4412	CASE LOTS	CLEANING SUPPLIES- SOAP	\$137.70
01303523 4412	MR ACE LLC	VARIOUS SUPPLIES	\$45.95
<b>FIRE STATIONS</b>			<b>\$646.45</b>

**TOTAL FIRE DEPARTMENT** **\$18,153.26**

# VILLAGE OF HOFFMAN ESTATES

August 19, 2019

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
<b>PUBLIC WORKS</b>			
01401224 4507	ALEXIAN BROTHERS CORPORATE HEALTH	EMPLOYEE DRUG SCREEN	\$140.00
01401224 4507	ALEXIAN BROTHERS CORPORATE HEALTH	EMPLOYEE DRUG SCREEN	\$56.00
<b>ADMINISTRATIVE</b>			<b>\$196.00</b>
<b>SNOW &amp; ICE REMOVAL</b>			
01404123 4414	HOWARD DELORD	REIM FOR CDL	\$30.00
01404123 4414	JAMES FINN	REIM FOR CDL	\$30.00
01404123 4414	JOHN W COSGRIFF	REIM FOR CDL	\$30.00
01404123 4414	MATTHEW KASPER	REIM FOR CDL	\$30.00
01404124 4507	MURRAY & TRETTEL INC/ WEATHER COMMA	WEATHER FORECASTS	\$400.00
<b>SNOW &amp; ICE REMOVAL</b>			<b>\$520.00</b>
<b>PAVEMENT MAINTENANCE</b>			
01404223 4414	THE STANDARD COMPANIES	SUPPLIES	\$62.71
01404224 4521	HEALY ASPHALT CO., LLC.	SURFACE MATERIALS	\$2,024.01
<b>PAVEMENT MAINTENANCE</b>			<b>\$2,086.72</b>
<b>FORESTRY</b>			
01404323 4408	VERMEER MIDWESTVERMEER-IL	REPAIR PARTS	\$59.99
01404323 4414	THE STANDARD COMPANIES	SUPPLIES	\$125.43
01404323 4414	THE STANDARD COMPANIES	WIPERS	\$137.64
01404324 4507	B P & T CO	REIM FOR DAMAGES	\$827.00
01404324 4507	NILCO INC	CONTRACTED MOWING SERVICE	\$2,945.00
01404324 4510	ADVANCE AUTO PARTS	REPAIR PARTS	\$22.62
01404324 4510	ATLAS BOBCAT LLC	EQUIPMENT	\$172.30
<b>FORESTRY</b>			<b>\$4,289.98</b>
<b>FACILITIES</b>			
01404424 4501	AT & T	LANDLINES	\$373.06
01404424 4503	NICOR GAS	GAS 1300 WESTBURY DR	\$145.58
01404424 4507	ACCURATE DOCUMENT DESTRUCTION INC	PROFESSIONAL SERVICEES	\$24.45
01404424 4507	ACCURATE DOCUMENT DESTRUCTION INC	PROFESSIONAL SERVICES	\$488.98
01404424 4510	MENARDS - HNVK PARK	REPAIR PARTS	\$69.89
01404424 4510	MR ACE LLC	VARIOUS SUPPLIES	(\$38.45)
01404424 4518	CINTAS #22	FLOOR MAT RENTAL AND CLEA	\$24.13
01404424 4518	MR ACE LLC	VARIOUS SUPPLIES	\$23.98
<b>FACILITIES</b>			<b>\$1,111.62</b>

# VILLAGE OF HOFFMAN ESTATES

August 19, 2019

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
01404522 4301	AMAZON CAPITAL SERVICES INC	VARIOUS SUPPLIES	\$230.18
01404522 4301	PLUM GROVE PRINTERS INC	BUSINESS CARDS	\$32.50
01404523 4408	MICHAEL MENDRICK	REPAIR PARTS	\$7.19
01404523 4411	GAS DEPOT OIL CO	FUEL	\$16,770.05
01404523 4414	ADVANCE AUTO PARTS	REPAIR PARTS	\$92.68
01404523 4414	AMAZON CAPITAL SERVICES INC	CLIPBOARDS	\$16.95
01404523 4414	AMAZON CAPITAL SERVICES INC	DRY ERASE MARKERS	\$12.29
01404523 4414	AMAZON CAPITAL SERVICES INC	LABEL MANAGER	\$31.94
01404523 4414	AMAZON CAPITAL SERVICES INC	TICKET HOLDERS	\$20.37
01404523 4414	MENARDS - HNVK PARK	VARIOUS SUPPLIES	\$100.38
01404524 4507	VERIZON NETWORKFLEET	MONTHLY SERVICE	\$2,050.62
01404524 4513	ADVANCE AUTO PARTS	RETURNED REPAIR PARTS	(\$8.70)
01404524 4513	CHICAGO PARTS & SOUND LLC	REPAIR PARTS	\$506.97
01404524 4513	CHICAGO PARTS & SOUND LLC	RETURNED REPAIR PARTS	(\$211.25)
01404524 4513	DUNDEE FORD	REPAIR PARTS	\$228.42
01404524 4514	ACME TRUCK BRAKE & SUPPLY CO.	E6 FOOT VALVE	\$118.67
01404524 4514	ADVANCE AUTO PARTS	REPAIR PARTS	\$4.83
01404524 4514	ADVANCE AUTO PARTS	RETURNED REPAIR PARTS	(\$49.53)
01404524 4514	BOB ROHRMAN'S SCHAUMBURG FORD	REPAIR PARTS	\$335.98
01404524 4514	BRISTOL HOSE & FITTING	REPAIR PARTS	\$255.69
01404524 4514	BRISTOL HOSE & FITTING	VARIOUS SUPPLIES	\$469.80
01404524 4514	FOSTER COACH SALES INC	TECNIQ LED REPLACEMENT	\$216.49
01404524 4514	GLOBAL EMERGENCY PRODUCTS	ACTUATOR POWER LOCK	\$63.01
01404524 4514	GLOBAL EMERGENCY PRODUCTS	BASE FILTER	\$372.92
01404524 4514	GLOBAL EMERGENCY PRODUCTS	RTN REPAIR KIT	(\$474.97)
01404524 4514	GLOBAL EMERGENCY PRODUCTS	VARIOUS SUPPLIES	\$184.24
01404524 4514	INTERSTATE BATTERY SYSTEMS	VEHICLE BATTERIES	\$634.50
01404524 4514	RUSH TRUCK CENTER OF ILLINOIS, INC	REPAIR PARTS	\$211.70
01404524 4514	RUSH TRUCK CENTER OF ILLINOIS, INC	RETURNED REPAIR PARTS	(\$25.90)
01404524 4514	RUSH TRUCK CENTER OF ILLINOIS, INC	VEHICLE REPAIR PARTS	\$155.00
01404524 4514	WEX BANK	FUEL PURCHASES	\$1,454.61
01404524 4534	ADVANCE AUTO PARTS	OIL FILTER & FUEL	\$7.56
01404524 4534	ADVANCE AUTO PARTS	REPAIR PARTS	\$347.34
01404524 4534	BUCK BROS INC	REPAIR KITS	\$122.24
01404524 4534	BUCK BROS INC	REPAIR PARTS	\$221.52
01404524 4534	INTERSTATE BATTERY SYSTEMS	VEHICLE BATTERIES	\$105.75
01404524 4534	REX RADIATOR SALES	VEHICLE REPAIR PARTS	\$104.00
01404524 4534	RUSH TRUCK CENTER OF ILLINOIS, INC	PARTS	\$420.00
01404524 4535	ADVANCE AUTO PARTS	REPAIR PARTS	\$47.93
<b>FLEET SERVICES</b>			<b>\$25,183.97</b>



# VILLAGE OF HOFFMAN ESTATES

August 19, 2019

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
01404623 4408	ARLINGTON POWER EQUIPMENT	VARIOUS SUPPLIES	\$55.03
01404623 4408	MR ACE LLC	VARIOUS SUPPLIES	\$125.31
01404623 4414	MENARDS - HNVR PARK	REPAIR PARTS	\$71.18
01404623 4414	MR ACE LLC	VARIOUS SUPPLIES	\$63.97
01404624 4519	THE STANDARD COMPANIES	SUPPLIES	\$125.43
01404624 4519	THE STANDARD COMPANIES	WIPERS	\$137.63
<b>F.A.S.T.</b>			<b>\$578.55</b>

01404722 4303	DUPAGE RIVER/SALT CREEK WORKGROUP	DRSCW DUES 3/2019-2/2020	\$2,759.00
01404723 4414	MENARDS - HNVR PARK	VARIOUS SUPPLIES	\$92.10
01404724 4507	ANIMAL TRACKERS WILDLIFE COMPANY	SET UP & PU BEAVER TRAPS	\$1,100.00
01404724 4507	CONSTRUCTION & GEOTECHNICAL MATERIA	PROFESSIONAL SERVICES	\$3,020.00
01404724 4522	CORE & MAIN LP	REPAIR PARTS	\$1,064.00
01404724 4522	WELCH BROS INC	REPAIR PARTS	\$698.00
<b>STORM SEWERS</b>			<b>\$8,733.10</b>

01404823 4414	THE STANDARD COMPANIES	SUPPLIES	\$62.70
01404823 4414	TRAFFIC CONTROL & PROTECTION	VARIOUS SUPPLIES	\$458.45
01404824 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC O SEDGE/ RTE25	\$5,832.58
01404824 4544	SHERWIN INDUSTRIES, INC	VARIOUS SUPPLIES	\$492.24
01404825 4628	GRIMCO INC	GRIMCOBASICIT - GRIMCO IN	\$295.00
<b>TRAFFIC CONTROL</b>			<b>\$7,140.97</b>

**TOTAL PUBLIC WORKS DEPARTMENT \$49,840.91**

## DEVELOPMENT SERVICES

01501223 4402	OFFICE DEPOT	LABELS	\$5.59
01501223 4402	OFFICE DEPOT	OFFICE SUPPLIES	\$47.51
<b>ADMINISTRATIVE</b>			<b>\$53.10</b>

01505022 4301	RYAN JOHNSON	CDBG TRAVEL EXPENSE	\$129.54
01505024 4546	DAILY HERALD	SUBSCRIPTIONS	\$99.75
01505024 4546	PADDOCK PUBLICATIONS INC	NOTICES	\$50.85
<b>PLANNING</b>			<b>\$280.14</b>

# VILLAGE OF HOFFMAN ESTATES

August 19, 2019

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
01505122 4301	IACE	TRAINING FOR 5	\$250.00
01505124 4507	GILIO LANDSCAPE CONTRACTORS	MOWING FOR CODE	\$65.00
<b>CODE ENFORCEMENT</b>			<b>\$315.00</b>
01505223 4403	PLUM GROVE PRINTERS INC	BUS CARDS GOMEZ	\$32.50
01505224 4542	ALL-STAR CAB DISPATCH INC	TRANSPORTATION 3/19-7/25	\$1,813.00
01505224 4542	UNITED DISPATCH	SENIOR COUPONS - 15PC	\$105.00
<b>TRANSPORTATION AND ENGINEERING</b>			<b>\$1,950.50</b>
01505924 4546	HOFFMAN ESTATES FOUNDATION	3 BAG GAMES	\$150.00
<b>ECONOMIC DEVELOPMENT</b>			<b>\$150.00</b>
<b>TOTAL DEVELOPMENT SERVICES DEPARTMENT</b>			<b>\$2,748.74</b>

## HEALTH & HUMAN SERVICES

01556523 4402	OFFICE DEPOT	OFFICE SUPPLIES	\$122.83
01556523 4416	PROVEN IT	COPIER SERVICES	\$49.13
01556524 4507	CASANDRA SCHMIDT	PSYCH OF EATING PRESENT	\$250.00
<b>TOTAL HEALTH &amp; HUMAN SERVICES DEPARTMENT</b>			<b>\$421.96</b>

## BOARDS & COMMISSIONS

01605324 4561	BMI	PROFESSIONAL SERVICES	\$711.00
<b>FOURTH OF JULY</b>			<b>\$711.00</b>
01605824 4559	LUCKY ENTERTAINMENT	SENIOR COMMISSION ENTERTA	\$175.00
01605824 4598	LALA'S BALLOON CREATIONS	PLATZKONZERT DECOR	\$100.00
01605824 5502	BRUCE KOROSA & SONS PRODUCTIONS	PLATZKONZERT 2019	\$750.00
01605824 5502	DIE MUSIKMEISTERS GERMAN BAND	PLATZKONZERT PERFORMANCE	\$1,995.00
01605824 5502	GIGI'S PLAYHOUSE	PLATZKONZERT TABLE CLEANI	\$1,300.00
01605824 5502	HI FI EVENTS INC	PLATZKONZERT 2019 SOUND	\$5,600.00
01605824 5502	HOFFMAN ESTATES POLICE EXPLORERS	PLATZ OVER NIGHT SECURITY	\$570.00
01605824 5502	JOHN WAGNER	PLATZKONZERT PERFORMANCE	\$1,200.00
01605824 5502	MICHAEL SCHNEIDER	PLATZKONZERT BAL PERFORMA	\$540.00
01605824 5502	PETTY CASH	CASH BANK-PLATZKONZERT	\$3,500.00
01605824 5502	SCHAMBERGER BROS INC.	PLATZKONZERT BEER GLASSWA	\$6,262.60
<b>MISCELLANEOUS B &amp; C</b>			<b>\$21,992.60</b>

# VILLAGE OF HOFFMAN ESTATES

August 19, 2019

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
<b>TOTAL BOARDS &amp; COMMISSIONS DEPARTMENT</b>			<b>\$22,703.60</b>
<b>TOTAL GENERAL FUND</b>			<b>\$168,046.93</b>

**MFT FUND**

03400024 4512	ILLINOIS DEPT OF TRANSPORTATION	TRAFFIC SIGNAL MAINTENANC	\$14,137.50
03400024 4512	MEADE ELECTRIC CO., INC.	TRAFFIC SIGNAL MAINT	\$525.00
03400024 4512	MEADE ELECTRIC CO., INC.	TRAFFIC SIGNAL MAINTENANC	\$3,113.22
03400024 4512	MEADE ELECTRIC CO., INC.	TRAFFIC SIGNAL MAINTENANA	\$525.00
03400024 4512	MEADE ELECTRIC CO., INC.	TRAFFIC SIGNAL REPAIRS	\$2,122.10
<b>TOTAL MFT FUND</b>			<b>\$20,422.82</b>

**COMMUNITY DEVELOPMENT BLOCK & GRANT FUND**

04000025 4610	CHILDREN'S ADVOCACY CENTER	REIM FOR HVAC REPLACE	\$3,789.31
04000028 4903	DAILY HERALD	SUBSCRIPTIONS	\$93.00
<b>TOTAL COMMUNITY DEVELOPMENT BLOCK GRANT FUND</b>			<b>\$3,882.31</b>

**2005A GO DEBT SERVICE FUND**

17000024 4574	AMALGAMATED BANK OF CHICAGO	ANNUAL ADMIN FEE	\$475.00
<b>TOTAL 2005A GO DEBT SERVICE FUND</b>			<b>\$475.00</b>

**EDA SERIES 1991 PROJECT FUND**

*Prairie Stone Capital Fund*

27000025 4621	V3 COMPANIES, LTD	PROFESSIONAL SERVICES	\$350.61
<b>TOTAL EDA SERIES 1991 PROJECT FUND</b>			<b>\$350.61</b>

*Prairie Stone*

**ROAD IMPROVEMENT FUND**

29000025 4606	APPLIED GEOSCIENCE INC.	PROFESSIONAL SERVICES	\$12,492.00
29000025 4606	ARROW ROAD CONSTRUCTION CO	CAPITAL IMPROVEMENTS	\$428,815.95
29000025 4606	PROFESSIONAL PAVEMENT PRODUCTS INC	SAFER ROAD MODULES	\$18,488.71
29000025 4610	CIVILTECH ENGINEERING, INC.	PROFESSIONAL SERVICES	\$24,975.68
<b>TOTAL ROAD IMPROVEMENT FUND</b>			<b>\$484,772.34</b>

# VILLAGE OF HOFFMAN ESTATES

August 19, 2019

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
<b>CAPITAL IMPROVEMENT FUND</b>			
36000025 4615	RAI CONCRETE INC	2019 CONTRACTED CONCRETE	\$55,075.75
<b>TOTAL CAPITAL IMPROVEMENTS FUND</b>			<b>\$55,075.75</b>

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
<b>CAPITAL VEHICLE &amp; EQUIPMENT FUND</b>			
37000025 4602	TAPCO	(2) PORTABLE ELECTRONIC M	\$34,863.71
37000025 4603	CDS OFFICE TECHNOLOGIES	900 MHZ WIRELESS MICROPHO	\$15,255.00
37000025 4603	CDS OFFICE TECHNOLOGIES	ARBITRATOR IN-CAR VIDEO D	\$18,765.00
37000025 4603	CDS OFFICE TECHNOLOGIES	LIND ELECTRONICS - SIREN	\$999.00
37000025 4603	CDS OFFICE TECHNOLOGIES	PANASONIC - 256GB SSD FOR	\$12,825.00
37000025 4603	CDS OFFICE TECHNOLOGIES	PANASONIC - ARBITRATOR HD	\$240.00
37000025 4603	CDS OFFICE TECHNOLOGIES	PANASONIC - ARBITRATOR MK	\$132,111.00
37000025 4603	CDS OFFICE TECHNOLOGIES	PANASONIC - G-FORCE SENSO	\$5,940.00
37000025 4603	CDS OFFICE TECHNOLOGIES	PANASONIC WIFI ANTENNA	\$3,159.00
<b>TOTAL CAPITAL VEHICLE AND EQUIPMENT FUND</b>			<b>\$224,157.71</b>

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
<b>WATERWORKS &amp; SEWERAGE FUND</b>			
40 1445	COPENHAVER CONSTRUCTION, INC	HYDRANT DEPOSIT RTN	\$581.56
<b>WATER MISCELLANEOUS PAYMENT</b>			<b>\$581.56</b>

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
40400013 3425	STUART SWANSON	REFUND,OVERPMNT-WATER BIL	\$139.78
<b>WATER REFUND</b>			<b>\$139.78</b>

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
40406723 4402	OFFICE DEPOT	OFFICE SUPPLIES	\$64.78
40406723 4408	MR ACE LLC	VARIOUS SUPPLIES	\$229.99
40406723 4414	MR ACE LLC	VARIOUS SUPPLIES	\$21.56
40406723 4414	THE STANDARD COMPANIES	SUPPLIES	\$125.43
40406723 4414	THE STANDARD COMPANIES	WIPERS	\$137.63
40406724 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 1355 WESTBURY	\$59.75
40406724 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 1775 ABBEY WOOD	\$1,564.17
40406724 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 1790 CHIPPENDALE	\$703.19
40406724 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 2 N HILLCREST J	\$55.39
40406724 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 2002 PARKVIEW CI	\$94.93
40406724 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 2150 STONINGTON	\$2,509.50
40406724 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 2550 BEVERLY RD	\$336.42
40406724 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 3451 N WILSHIRE	\$452.89

# VILLAGE OF HOFFMAN ESTATES

August 19, 2019

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
40406724 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 4140 CRIMSON	\$68.43
40406724 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 4690 OLMSTEAD	\$64.66
40406724 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 780 HASSELL RD	\$106.77
40406724 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 897 PARK LANE	\$94.77
40406724 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 95 ASTER LANE	\$505.59
40406724 4503	NICOR GAS	GAS 4690 OLMSTEAD DR	\$35.41
40406724 4507	VERIZON NETWORKFLEET	MONTHLY SERVICE	\$878.83
40406724 4510	ADVANCE AUTO PARTS	REPAIR PARTS	\$301.22
40406724 4510	ADVANCE AUTO PARTS	RETURNED REPAIR PARTS	(\$146.06)
40406724 4510	FIRESTONE TRUCK & SERVICE CENTER	ALIGNMENT SERVICE	\$50.00
40406724 4510	FIRESTONE TRUCK & SERVICE CENTER	VEHICLE TIRE PACKAGE	\$219.98
40406724 4510	STANDARD EQUIPMENT CO	REPAIR PARTS	\$1,005.89
40406724 4510	TALLMAN EQUIPMENT CO.	HYDRAULIC POMP REPAIR	\$346.57
40406724 4510	WEST SIDE TRACTOR SALES	HANDLE KIT REFUNDED	(\$70.98)
40406724 4510	WEST SIDE TRACTOR SALES	REPAIR PARTS	\$512.58
40406724 4524	MENARDS - HNVR PARK	VARIOUS SUPPLIES	\$11.98
40406724 4526	MENARDS - HNVR PARK	SUPPLIES	\$49.45
40406724 4526	MENARDS - HNVR PARK	VARIOUS PAINT SUPPLIES	\$95.94
40406724 4528	USA BLUE BOOK	BRASS HYDRANT ADAPTER	\$194.03
40406724 4529	ACRES GROUP	PARKWAY RESTORATION FOR W	\$2,588.00
40406724 4529	ADVANCED TURF SOLUTIONS	SEED & STRAW WATER/SEWER	\$432.00
40406724 4529	ADVANCED TURF SOLUTIONS	WATER/SEWER RESTORATION	\$101.50
40406724 4529	BEVERLY MATERIALS, L.L.C.	CLEAN FILL	\$175.00
40406724 4529	BEVERLY MATERIALS, L.L.C.	STONE	\$74.82
40406724 4529	CATHODIC PROTECTION MANAGEMENT	REPAIR PARTS	\$1,192.87
40406724 4529	LEE JENSEN SALES CO., INC.	REPAIR PARTS	\$416.75
40406724 4529	MENARDS - HNVR PARK	SUPPLIES	\$73.34
40406724 4529	MR ACE LLC	VARIOUS SUPPLIES	\$29.00
40406724 4529	MUNICIPAL MARKING DISTRIBUTORS	MARKETING MATERIALS	\$74.00
40406724 4529	RAI CONCRETE INC	2019 CONTRACTED CONCRETE	\$5,361.00
40406724 4529	UNDERGROUND PIPE & VALVE CO	REFUND REPAIR PARTS	(\$190.00)
40406724 4529	UNDERGROUND PIPE & VALVE CO	REPAIR PARTS	\$689.00
40406724 4529	UNITED RENTALS INC	EXCAVATOR TAIL SWING RENT	\$1,162.80
40406724 4529	USA BLUE BOOK	VARIOUS SUPPLIES	\$88.95
40406724 4529	VCNA PRAIRIE LLC	CONCRETE	\$996.88
40406724 4529	VULCAN MATERIALS CO	BEDDING STONE	\$865.48
40406724 4585	ACME TRUCK BRAKE & SUPPLY CO.	REPAIR PARTS	\$92.78
40406724 4585	ADVANCE AUTO PARTS	REPAIR PARTS	\$112.47
40406724 4585	BRISTOL HOSE & FITTING	REFUNDED REPAIR PARTS	(\$22.90)
40406724 4585	BRISTOL HOSE & FITTING	VARIOUS SUPPLIES	\$384.44
40406724 4585	BUCK BROS INC	REPAIR PARTS	\$63.83
40406724 4585	FIRESTONE TRUCK & SERVICE CENTER	VEHICLE TIRES	\$504.40
40406724 4585	SPRING ALIGN	VEHICLE ALIGNMENT	\$119.95
<b>WATER DIVISION</b>			<b>\$26,067.05</b>

# VILLAGE OF HOFFMAN ESTATES

August 19, 2019

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
40406824 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 1200 KINGSDALE	\$171.29
40406824 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 1215 MOON LAKE	\$537.69
40406824 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 1513 GOLF ROAD	\$916.81
40406824 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 1629 CROWFOOT CI	\$143.04
40406824 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 1775 HUNTINGTON	\$194.85
40406824 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 1790 CHIPPENDALE	\$1,054.78
40406824 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 1869 HAMPTON	\$105.68
40406824 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 2090 CENTRAL	\$141.65
40406824 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 2094 CARLING	\$80.89
40406824 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 2364 HIGGINS	\$1,076.69
40406824 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 2380 GOLF ROAD	\$234.47
40406824 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 515 CENTRAL	\$33.82
40406824 4525	BENCHMARK SALES & SERVICE INC.	EMERGENCY REPAIR OF PUMP	\$4,500.00
40406824 4525	MENARDS - HNVK PARK	VARIOUS SUPPLIES	\$11.06
40406824 4525	PERFORMANCE CONSTRUCTION	TIME AND MATERIAL CHARGE	\$9,350.55
40406824 4530	ACRES GROUP	PARKWAY RESTORATION FOR W	\$2,588.00
40406824 4530	ADVANCED TURF SOLUTIONS	SEED & STRAW WATER/SEWER	\$432.00
40406824 4530	ADVANCED TURF SOLUTIONS	WATER/SEWER RESTORATION	\$101.50
40406824 4530	BEVERLY MATERIALS, L.L.C.	CLEAN FILL	\$175.00
40406824 4530	BEVERLY MATERIALS, L.L.C.	STONE	\$74.81
40406824 4530	MUNICIPAL MARKING DISTRIBUTORS	MARKETING MATERIALS	\$278.89
40406824 4530	RAI CONCRETE INC	2019 CONTRACTED CONCRETE	\$2,675.00
40406824 4530	USA BLUE BOOK	VARIOUS SUPPLIES	\$88.95
40406824 4530	VCNA PRAIRIE LLC	CONCRETE	\$996.87
40406824 4530	VULCAN MATERIALS CO	BEDDING STONE	\$865.48
<b>SEWER DIVISION</b>			<b>\$26,829.77</b>
40407023 4403	ROTARY FORMS & SYSTEMS	15,000 WATER AND SEWER BI	\$803.25
40407023 4403	ROTARY FORMS & SYSTEMS	FREIGHT / SHIPPING COST F	\$90.00
40407024 4542	SEBIS DIRECT, INC	BILL PRINTING SERVICES	\$1,713.84
<b>BILLING DIVISION</b>			<b>\$2,607.09</b>
40407523 4420	WATER RESOURCES INC	WATER METERS AND VARIOUS	\$17,455.00
40407525 4608	ARROW ROAD CONSTRUCTION CO	AAA SANITARY SEWER	\$128,827.60
40407525 4608	BAXTER & WOODMAN, INC.	ENGINEERING SERVICES FOR	\$1,373.78
40407525 4608	BAXTER & WOODMAN, INC.	PERFORM ENGINEERING SERVI	\$2,252.00
<b>2017 BOND CAPITAL PROJECT</b>			<b>\$149,908.38</b>
<b>TOTAL WATERWORKS AND SEWERAGE FUND</b>			<b>\$206,133.63</b>

# VILLAGE OF HOFFMAN ESTATES

August 19, 2019

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
<b>SEARS CENTRE OPERATING FUND</b>			
41000024 4507	GRAYBAR ELECTRIC CO INC	ASCO H03ATS31200NGXC AUT	\$9,406.41
<b>TOTAL SEARS CENTRE OPERATING FUND</b>			<b>\$9,406.41</b>
<b>STORMWATER MANAGEMENT</b>			
42000025 4613	ARROW ROAD CONSTRUCTION CO	STORM SEWER	\$174,149.14
42000025 4613	CHASTAIN & ASSOCIATES LLC	PROFESSIONAL SERVICES	\$6,516.34
42000025 4613	RAI CONCRETE INC	2019 CONCRETE REPL PROGRA	\$375.00
<b>TOTAL STORMWATER MANAGEMENT</b>			<b>\$181,040.48</b>
<b>INSURANCE FUND</b>			
46 1101	MARK PETROVICH	REIMB FROM SICK INCENTIVE	\$213.70
46 1101	MICHAEL RAUCCI	REIMB FROM SICK INCENTIVE	\$480.94
46 1101	STEVEN W ANDERSON	REIMB FROM SICK INCENTIVE	\$222.65
46700024 4579	ALEXIAN BROTHERS CORPORATE HEALTH	RTN TO WORK PHYSICAL	\$85.00
<b>TOTAL INSURANCE FUND</b>			<b>\$1,002.29</b>
<b>INFORMATION SERVICES</b>			
47001222 4301	CATHERINE ERRICHELLO	REIM FOR SUPERION CONFERE	\$2,126.97
47001223 4406	SOUTHERN COMPUTER WAREHOUSE	PCI-6R03464-PCI	\$481.62
47001223 4406	SOUTHERN COMPUTER WAREHOUSE	PCI-CC364ARPC	\$54.96
47001223 4406	SOUTHERN COMPUTER WAREHOUSE	PCI-CE505ARPC	\$30.66
47001223 4406	SOUTHERN COMPUTER WAREHOUSE	PCI-CF214X-PCI	\$150.90
47001223 4406	SOUTHERN COMPUTER WAREHOUSE	PCI-CF280X-RPC	\$171.20
<b>ADMINISTRATIVE</b>			<b>\$3,016.31</b>
<b>OPERATIONS</b>			
47008524 4507	TKB ASSOCIATES INC	MATM LASERFICHE STANDARD	\$450.00
47008524 4507	TKB ASSOCIATES INC	MCA01 LASERFICHE IMPORT A	\$390.00
47008524 4507	TKB ASSOCIATES INC	MNF LASERFICHE NAMED FULL	\$3,600.00
47008524 4507	TKB ASSOCIATES INC	MPP1 LASERFICHE WEB DISTR	\$1,600.00
47008524 4507	TKB ASSOCIATES INC	MSC10 LASERFICH SCAN CONN	\$183.00
47008524 4507	TKB ASSOCIATES INC	MSE 10 LASERFICHE AVANTE	\$300.00
47008524 4542	SENTINEL TECHNOLOGIES INC	SOFTWARE UPGRADE	\$19,720.00
<b>OPERATIONS</b>			<b>\$26,243.00</b>
<b>TOTAL INFORMATION SYSTEMS FUND</b>			<b>\$29,259.31</b>

# VILLAGE OF HOFFMAN ESTATES

August 19, 2019

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
<b>EDA SPECIAL TAX ALLOCATION</b>			
60 1403.1	ARTHUR L JANURA JR	PROFESSIONAL SERVICES	\$780.00
<b>TOTAL EDA SPECIAL TAX ALLOCATION</b>			<b>\$780.00</b>
<b>ROSELLE ROAD TIF FUND</b>			
62000024 4507	ARTHUR L JANURA JR	PROFESSIONAL SERVICES	\$390.00
<b>TOTAL ROSELLE ROAD TIF FUND</b>			<b>\$390.00</b>
<b>BARRINGTON-HIGGINS TIF FUND</b>			
63000024 4507	ARTHUR L JANURA JR	PROFESSIONAL SERVICES	\$390.00
<b>TOTAL BARRINGTON-HIGGINS TIF FUND</b>			<b>\$390.00</b>
<b>HIGGINS-HASSELL TIF FUND</b>			
72000024 4567	ARTHUR L JANURA JR	PROFESSIONAL SERVICES	\$390.00
<b>TOTAL HIGGINS-HASSELL TIF FUND</b>			<b>\$390.00</b>
<b>2015 GO DEBIT SERVICE FUND</b>			
73000024 4543	AMALGAMATED BANK OF CHICAGO	ANNUAL ADMIN FEE	\$475.00
<b>TOTAL 2015 GO DEBIT SERVICE FUND</b>			<b>\$475.00</b>
<b>BILL LIST TOTAL</b>			<b>\$1,386,450.59</b>



SUPERION  
 DATE: 08/15/2019  
 TIME: 15:59:18

VILLAGE OF HOFFMAN ESTATES  
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 1  
 ACCTPA21

SELECTION CRITERIA: transact.t\_c='20' and transact.trans\_date between '20190802 00:00:00.000' and '20190815 00:00:00.000'  
 ACCOUNTING PERIOD: 8/19

FUND - 01 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
0102	113406	V 04/16/19	15306	ILLINOIS SECRETARY OF ST	01303124	TITLE TRANSFERS 2	0.00	-190.00
0102	114777	V 08/06/19	19787	BLAINE WINDOW HARDWARE I	01404424	REPAIR PARTS	0.00	-36.95
0102	114791	V 08/06/19	16784	CINTAS #22	01404522	CONTRACT PRICING THROU	0.00	-39.00
0102	114791	V 08/06/19	16784	CINTAS #22	01404424	FLOOR MAT RENTAL AND C	0.00	-24.13
0102	114791	V 08/06/19	16784	CINTAS #22	01404424	FLOOR MAT RENTAL AND C	0.00	-22.08
0102	114791	V 08/06/19	16784	CINTAS #22	01404522	CONTRACT PRICING THROU	0.00	-40.56
0102	114791	V 08/06/19	16784	CINTAS #22	01404424	FLOOR MAT RENTAL AND C	0.00	-20.36
0102	114791	V 08/06/19	16784	CINTAS #22	01404424	FLOOR MAT RENTAL AND C	0.00	-20.00
0102	114791	V 08/06/19	16784	CINTAS #22	01404424	FLOOR MAT RENTAL AND C	0.00	-20.00
0102	114791	V 08/06/19	16784	CINTAS #22	01404424	FLOOR MAT RENTAL AND C	0.00	-24.13
0102	114791	V 08/06/19	16784	CINTAS #22	01404424	FLOOR MAT RENTAL AND C	0.00	-22.08
0102	114791	V 08/06/19	16784	CINTAS #22	01404522	CONTRACT PRICING THROU	0.00	-40.56
0102	114791	V 08/06/19	16784	CINTAS #22	01404424	FLOOR MAT RENTAL AND C	0.00	-24.13
0102	114791	V 08/06/19	16784	CINTAS #22	01404424	FLOOR MAT RENTAL AND C	0.00	-22.08
0102	114791	V 08/06/19	16784	CINTAS #22	01404424	FLOOR MAT RENTAL AND C	0.00	-22.08
0102	114791	V 08/06/19	16784	CINTAS #22	01404424	FLOOR MAT RENTAL AND C	0.00	-33.16
0102	114791	V 08/06/19	16784	CINTAS #22	01404424	FLOOR MAT RENTAL AND C	0.00	-33.16
0102	114791	V 08/06/19	16784	CINTAS #22	01404424	FLOOR MAT RENTAL AND C	0.00	-33.16
0102	114791	V 08/06/19	16784	CINTAS #22	01404424	FLOOR MAT RENTAL AND C	0.00	-22.08
TOTAL CHECK							0.00	-440.67
0102	114912	08/02/19	16784	CINTAS #22	01404424	FLOOR MAT RENTAL AND C	0.00	24.13
0102	114912	08/02/19	16784	CINTAS #22	01404522	CONTRACT PRICING THROU	0.00	33.16
0102	114912	08/02/19	16784	CINTAS #22	01404424	FLOOR MAT RENTAL AND C	0.00	22.08
0102	114912	08/02/19	16784	CINTAS #22	01404424	FLOOR MAT RENTAL AND C	0.00	33.16
0102	114912	08/02/19	16784	CINTAS #22	01404424	FLOOR MAT RENTAL AND C	0.00	22.08
0102	114912	08/02/19	16784	CINTAS #22	01404522	CONTRACT PRICING THROU	0.00	40.56
0102	114912	08/02/19	16784	CINTAS #22	01404424	FLOOR MAT RENTAL AND C	0.00	20.00
0102	114912	08/02/19	16784	CINTAS #22	01404522	CONTRACT PRICING THROU	0.00	40.56
0102	114912	08/02/19	16784	CINTAS #22	01404424	FLOOR MAT RENTAL AND C	0.00	20.36
0102	114912	08/02/19	16784	CINTAS #22	01404424	FLOOR MAT RENTAL AND C	0.00	22.08
0102	114912	08/02/19	16784	CINTAS #22	01404522	CONTRACT PRICING THROU	0.00	39.00
TOTAL CHECK							0.00	317.17
0102	114913	08/07/19	13341	RICHARD TRENTACOSTE	01	C-PAL	0.00	872.51
0102	114914	08/07/19	19792	THE HANOVER INSURANCE GR	01	REFUND INSURANCE	0.00	1,118.50
0102	114915	08/13/19	12798	SPECIAL OLYMPICS OF ILLI	01202423	2019 SPECIAL OLYMPICS	0.00	50.00
TOTAL CASH ACCOUNT							0.00	1,690.56
TOTAL FUND							0.00	1,690.56
TOTAL REPORT							0.00	1,690.56

Detail of Wire/ACH Activity  
For the Period 07/01/19 - 07/31/19

Date	Vendor	Description	Source of Funds	Amount
07/01/19	IPBC	Insurance Premium	General	\$ 574,429.51
07/01/19	Payment Express	Credit Card Merchant Fees 6/19	General, Water & Sewer	\$ 36.50
07/02/19	CCMSI	General Liability Claims	Insurance	\$ 4,054.61
07/02/19	First American Bank	2018 Barrington/Higgins TIF Note Payment	Barrington/Higgins TIF	\$ 249,183.74
07/08/19	Neopost	Replenish Postage Machine	General	\$ 1,600.00
07/10/19	IMRF	IMRF June 2019 Payroll Costs	Various	\$ 108,202.04
07/12/19	CCMSI	General Liability Claims	Insurance	\$ 14,622.55
07/12/19	Dr. Marc Reynolds	Services for 60th Anniversary Book	General	\$ 803.00
07/12/19	Employer's Claim Service	Workers Comp Claims	Insurance	\$ 47,979.38
07/17/19	CCMSI	General Liability Claims	EDA	\$ 14,840.05
07/19/19	SWANCC	Monthly Tipping Fees	Municipal Waste System	\$ 52,284.88
07/19/19	JAWA	Monthly Water Usage	Water & Sewer	\$ 722,793.00
07/19/19	Sebis	Postage Deposit for Water Bills	Water & Sewer	\$ 6,000.00
07/22/19	Neopost	Replenish Postage Machine	General, Water & Sewer	\$ 1,600.00
07/30/19	CCMSI	General Liability Claims	Insurance	\$ 2,073.43
07/31/19	Dr. Marc Reynolds	Services for 60th Anniversary Book	General	\$ 803.00
	TOTAL			\$ 1,801,305.69

VILLAGE OF HOFFMAN ESTATES  
Monthly Credit Card Activity

To: 06/06/2019

From: 7/5/2019

Account Name	Merchant Name	Transaction Date	Accounting Code	Accounting Code	Transaction Amount	Expense Description
ANTHONY FASHODA	AMERICAN PUBLIC WORKS	06/26/2019	01505222	4301	\$829.00	ENG CONFERENCE
ANTHONY FASHODA	ILLINOIS GOVERNMENT FI	06/04/2019	01101422	4301	\$35.00	CHARGE TO BE CREDITED
ANTHONY FASHODA	ILLINOIS GOVERNMENT FI	06/10/2019	01101422	4301	-\$35.00	CHARGE CREDIT
ANTHONY FASHODA	ILLINOIS GOVERNMENT FI	06/13/2019	01101422	4301	\$350.00	STATE CONFR REGISTRATION
ANTHONY FASHODA	ILLINOIS GOVERNMENT FI	06/13/2019	01101422	4301	\$365.00	STATE CONF REGISTRATION
ANTHONY FASHODA	PANDA EXPRESS #1450	07/02/2019	01101423	4414	\$20.40	FOOD FOR CIB MTG
ANTHONY FASHODA	PANDA EXPRESS #1450	07/02/2019	01101423	4414	\$164.00	FOOD FOR CIB MTG
ANTHONY FASHODA	SOUTHWES 5262491784719	06/26/2019	01505222	4301	\$421.96	FLIGHT-ENG CONFERENCE
ANTHONY FASHODA	TARGET 00019505	06/19/2019	01505222	4301	\$43.99	CELL PHONE CASE
BEN GIBBS	7-ELEVEN 17492	06/21/2019	01	1445	\$34.17	SCA-SUPPLIES
BEN GIBBS	AMAZON.COM*M62HA5B60	06/19/2019	01	1445	\$12.69	SCA-SUPPLIES
BEN GIBBS	AMAZON.COM*MH6MX0CY1	06/22/2019	01	1445	\$175.00	SCA-SUPPLIES
BEN GIBBS	AMAZON.COM*MH7890OH1	06/23/2019	01	1445	\$29.82	SCA-SUPPLIES
BEN GIBBS	AMZN MKTP US*M608H2KK0	06/24/2019	01	1445	\$172.94	SCA-SUPPLIES
BEN GIBBS	AMZN MKTP US*M61ZS0Y32	06/26/2019	01	1445	\$58.99	SCA-SUPPLIES
BEN GIBBS	AMZN MKTP US*M62VJ3UC1	06/18/2019	01	1445	\$377.99	SCA-SUPPLIES
BEN GIBBS	AMZN MKTP US*M62ZP5FD0	06/05/2019	01	1445	\$70.78	SCA-SUPPLIES
BEN GIBBS	AMZN MKTP US*M64UX4H10	06/17/2019	01	1445	\$38.54	SCA-SUPPLIES
BEN GIBBS	AMZN MKTP US*M659E8PP0	06/13/2019	01	1445	\$31.31	SCA-SUPPLIES
BEN GIBBS	AMZN MKTP US*M65T94QG2	06/18/2019	01	1445	\$36.95	SCA-SUPPLIES
BEN GIBBS	AMZN MKTP US*M663L29E2	06/24/2019	01	1445	\$17.77	SCA-SUPPLIES
BEN GIBBS	AMZN MKTP US*M66OX9BK1	06/12/2019	01	1445	\$26.00	SCA-SUPPLIES
BEN GIBBS	AMZN MKTP US*M67C858G1	06/13/2019	01	1445	\$34.78	SCA-SUPPLIES
BEN GIBBS	AMZN MKTP US*MH4DA4OG2	06/28/2019	01	1445	\$38.91	SCA-SUPPLIES
BEN GIBBS	AMZN MKTP US*MH74C9ZI0	07/03/2019	01	1445	\$22.99	SCA-SUPPLIES
BEN GIBBS	AMZN MKTP US*MH84V6TC1	06/29/2019	01	1445	\$35.90	SCA-SUPPLIES
BEN GIBBS	AMZN MKTP US*MH9WT33O2	07/03/2019	01	1445	\$19.28	SCA-SUPPLIES
BEN GIBBS	CAB STORE HOFFMAN ESTA	07/01/2019	01	1445	\$83.16	SCA-SUPPLIES
BEN GIBBS	EIG*CONSTANTCONTACT.C	06/16/2019	01	1445	\$69.06	SCA-SUBSCRIPTION
BEN GIBBS	ETSY.COM - SNOWVALLEYT	06/20/2019	01	1445	\$155.00	SCA-SUPPLIES
BEN GIBBS	JIMMY JOHNS - 650	07/04/2019	01	1445	\$139.57	SCA-LUNCH MTG
BEN GIBBS	MAPLINE MEMBERSHIP	06/09/2019	01	1445	\$71.00	SCA-SUBSCRIPTION
BEN GIBBS	MOE'S SW GRILL 1201	07/03/2019	01	1445	\$220.64	SCA-LUNCH MTG
BEN GIBBS	MOES ONLINE #1201	06/28/2019	01	1445	\$103.53	SCA-LUNCH MTG
BEN GIBBS	NOVELTY LIGHTS, INC.	06/21/2019	01	1445	\$303.08	SCA-SUPPLIES
BEN GIBBS	PAYPAL *THERAPY PRO	06/11/2019	01	1445	\$595.00	SCA-SUPPLIES
BEN GIBBS	PP*ALLABOUTBAR	06/25/2019	01	1445	\$660.00	SCA-SUPPLIES
BEN GIBBS	SP * YARDGAMES.COM	06/11/2019	01	1445	\$28.67	SCA-SUPPLIES
BEN GIBBS	SQU*SQ *NATURAL WONDER	06/08/2019	01	1445	\$171.99	SCA-SUPPLIES
BEN GIBBS	THE HOME DEPOT #1904	06/25/2019	01	1445	\$152.52	SCA-SUPPLIES
BEN GIBBS	THE HOME DEPOT #1912	06/19/2019	01	1445	\$40.64	SCA-SUPPLIES
BEN GIBBS	THE HOME DEPOT #1948	06/04/2019	01	1445	\$170.96	SCA-SUPPLIES
BEN GIBBS	THE SADDLE ROOM LLC	06/12/2019	01	1445	\$81.14	SCA-LUNCH MTG
BEN GIBBS	UNTAPPD, INC.	06/21/2019	01	1445	\$599.00	SCA-SUBSCRIPTION

VILLAGE OF HOFFMAN ESTATES  
Monthly Credit Card Activity

To: 06/06/2019

From: 7/5/2019

Account Name	Merchant Name	Transaction Date	Accounting Code	Accounting Code	Transaction Amount	Expense Description
BEN GIBBS	WIX.COM*456112123	06/06/2019	01	1445	\$4.99	SCA-SUBSCRIPTION
BEN GIBBS	WIX.COM*456491593	06/07/2019	01	1445	\$36.00	SCA-SUBSCRIPTION
BEN GIBBS	ZIEGLERS ACE - ELGIN	06/13/2019	01	1445	\$82.42	SCA-SUPPLIES
BEVERLY ROMANOFF	FEDEX OFFIC36100036111	06/05/2019	01101523	4402	\$19.64	LAMINATING LIQUOR MAP
DAN OMALLEY	EAGLE RIDGE RESORT & S	06/05/2019	01101222	4301	\$281.20	HOTEL-ILCMA CONFER
DEBRA SCHOOP	ILLINOIS CITY COUNTY M	06/20/2019	01101222	4303	\$263.75	MEMBERSHIP DUES
DEBRA SCHOOP	INTERNATION	07/01/2019	01101222	4301	\$720.00	ICMA CONFR-OMALLEY
DEBRA SCHOOP	INTERNATION	07/01/2019	01101222	4301	\$720.00	ICMA CONFR-NORRIS
DEBRA SCHOOP	OTC BRANDS, INC.	06/27/2019	01101123	4414	\$327.02	CANDY-4TH PARADE
DEBRA SCHOOP	OTC BRANDS, INC.	06/28/2019	01101123	4414	-\$19.24	TAX CREDIT
DR AUDRA MARKS	AMZN MKTP US*M63NP82H1	06/16/2019	01556523	4402	\$35.99	HHS DOORBELL
DR AUDRA MARKS	AMZN MKTP US*M69N72G60	06/15/2019	01556523	4402	\$6.99	HHS DOORBELL
DR AUDRA MARKS	AMZN MKTP US*MH93G6LZ0	07/02/2019	01605824	4599	\$132.09	DISABLED COMM-4TH SHIRTS
DR AUDRA MARKS	GFS STORE #1913	06/06/2019	01556524		\$159.83	BLOOD DRIVE BREAKFAST
DR AUDRA MARKS	HOBBY-LOBBY #0177	07/03/2019	01605824	4599	\$30.92	DISABLED COMM-CARNIVAL SUPP
DR AUDRA MARKS	PAPA JOHN'S #3338	06/18/2019	01556524	4556	\$46.21	TEEN CENTER
DR AUDRA MARKS	PAPA JOHN'S #3338	06/25/2019	01556524	4556	\$45.22	TEEN CENTER
DR AUDRA MARKS	PAPA JOHN'S #3338	07/02/2019	01556524	4556	\$66.20	TEEN CENTER
FRED BESENHOFFER	AMAZON PRIME	06/24/2019	47001222	4303	\$12.99	PRIME MEMBERSHIP FEE
FRED BESENHOFFER	AMZN MKTP US*M63963K41	06/17/2019	47008525	4602	\$38.65	IPAD COVER-TRUSTEE P
FRED BESENHOFFER	AMZN MKTP US*M63E90901	06/18/2019	47001223	4406	\$129.51	TONER
FRED BESENHOFFER	AMZN MKTP US*M66HA0EG1	06/05/2019	47008525	4602	\$92.99	SMART UPS VILLAGE GREEN
FRED BESENHOFFER	APL*APPLE ONLINE STORE	06/28/2019	47008524	4542	\$105.19	DEVELOPER SUBSCRIPTION
FRED BESENHOFFER	COMCAST CHICAGO	06/08/2019	47008524	4542	\$161.85	INTERNET SERVICE
FRED BESENHOFFER	COMCAST CHICAGO	06/09/2019	47008524	4542	\$143.90	INTERNET SERVICE
FRED BESENHOFFER	COMCAST CHICAGO	06/23/2019	47008524	4542	\$82.95	INTERNET SERVICE
FRED BESENHOFFER	COMCAST CHICAGO	06/28/2019	47008524	4542	\$181.85	INTERNET SER-VLG GREEN
FRED BESENHOFFER	COMCAST CHICAGO	06/29/2019	47008524	4542	\$79.90	INTERNET SERVICE
FRED BESENHOFFER	DLS INTERNET SERVICES	06/23/2019	47008524	4542	\$350.00	INTERNET SERVICE
FRED BESENHOFFER	FS *TECHSMITH	06/17/2019	47008525	4619	\$473.04	SOFTWARE
FRED BESENHOFFER	MESSAGEOPS.COM	06/24/2019	47008524	4542	\$19.95	EMAIL MGT SOFTWARE SUBSCRIPT
GREGORY POULOS	DICK'S CLOTHING&SPORTI	06/25/2019	01202424	4510	\$199.99	TRUNK MOUNT BIKE RACK
GREGORY POULOS	MENARDS CARPENTERSVILL	06/05/2019	01202223	4408	\$25.60	EARPLUGS-SAMF
JENNIFER DJORDJEVIC	AMERICAN TAXI DISPATCH	06/26/2019	01101122	4301	\$39.60	USCM CONFERENCE
JENNIFER DJORDJEVIC	AMERICAN TAXI DISPATCH	07/03/2019	01101122	4301	\$39.60	USCM CONFERENCE
JENNIFER DJORDJEVIC	FABBRINI S FLOWERS	06/18/2019	01101123	4414	\$55.00	CONDOLENCE FLOWERS
JENNIFER DJORDJEVIC	HILTON HOTELS	06/07/2019	01101122	4301	\$359.00	HOTEL-USCM CONFERENCE
JENNIFER DJORDJEVIC	MARIANOS #506	06/12/2019	01101123	4414	\$33.92	EAGLE SCOUT RECEPTION
JENNIFER DJORDJEVIC	TARGET 00021220	06/26/2019	01101123	4414	\$4.80	WINE WEDNESDAY SUPPLIES
JENNIFER DJORDJEVIC	VOLGISTICS INC	06/29/2019	01101123	4404	\$48.00	VOLUNTEER DATABASE
JOHN JANICKI	FACEBK *62YJMLWSB2	06/30/2019	01	1445	\$203.37	SCA-SUBSCRIPTION
JOHN JANICKI	FACEBK *6CFTZLJTB2	06/27/2019	01	1445	\$900.00	SCA-SUBSCRIPTION
JOHN JANICKI	FACEBK *F8YWRL6TB2	06/19/2019	01	1445	\$900.00	SCA-SUBSCRIPTION
JOHN JANICKI	FACEBK *GJFQLLETB2	06/29/2019	01	1445	\$900.00	SCA-SUBSCRIPTION

VILLAGE OF HOFFMAN ESTATES  
Monthly Credit Card Activity

To: 06/06/2019

From: 7/5/2019

Account Name	Merchant Name	Transaction Date	Accounting Code	Accounting Code	Transaction Amount	Expense Description
JOHN JANICKI	FACEBK *PFAT9L2TB2	06/14/2019	01	1445	\$900.00	SCA-SUBSCRIPTION
JOHN JANICKI	FACEBK *TMRUXLSSB2	07/02/2019	01	1445	\$900.00	SCA-SUBSCRIPTION
JOHN JANICKI	FACEBK *ULXJXLATB2	06/07/2019	01	1445	\$900.00	SCA-SUBSCRIPTION
JOHN JANICKI	FACEBK *W9PN4MJTB2	07/04/2019	01	1445	\$900.00	SCA-SUBSCRIPTION
JOHN JANICKI	FACEBK *YTSAHLETB2	06/23/2019	01	1445	\$900.00	SCA-SUBSCRIPTION
JOHN JANICKI	GOOGLE *ADS6015163255	06/07/2019	01	1445	\$500.00	SCA-SUBSCRIPTION
JOHN JANICKI	GOOGLE *ADS6015163255	06/11/2019	01	1445	\$500.00	SCA-SUBSCRIPTION
JOHN JANICKI	GOOGLE *ADS6015163255	06/14/2019	01	1445	\$500.00	SCA-SUBSCRIPTION
JOHN JANICKI	GOOGLE *ADS6015163255	06/18/2019	01	1445	\$500.00	SCA-SUBSCRIPTION
JOHN JANICKI	GOOGLE *ADS6015163255	06/23/2019	01	1445	\$500.00	SCA-SUBSCRIPTION
JOHN JANICKI	GOOGLE *ADS6015163255	07/03/2019	01	1445	\$500.00	SCA-SUBSCRIPTION
JOHN JANICKI	GOOGLE*ADS6015163255	06/20/2019	01	1445	\$500.00	SCA-SUBSCRIPTION
JOHN JANICKI	GOOGLE*ADS6015163255	06/28/2019	01	1445	\$500.00	SCA-SUBSCRIPTION
JOHN JANICKI	INDESTRUCTO RENTAL COM	06/27/2019	01	1445	\$840.00	SCA-EVENT RENTAL
JOHN JANICKI	INDESTRUCTO RENTAL COM	07/01/2019	01	1445	\$1,010.63	SCA-EVENT RENTAL
JOHN JANICKI	JIMMY JOHNS - 650	06/24/2019	01	1445	\$13.59	SCA-LUNCH MTG
JOHN JANICKI	SIGNAGE STARTER PLAN	06/30/2019	01	1445	\$300.00	SCA-CUSTOM SIGNS
JOHN JANICKI	THE SADDLE ROOM LLC	06/22/2019	01	1445	\$46.36	SCA-LUNCH MTG
JOHN JANICKI	WOOBX	07/01/2019	01	1445	\$30.00	SCA-SUBSCRIPTION
JOSEPH NEBEL	AMERICAN PUBLIC WORKS	06/11/2019	01401222	4301	\$829.00	PWX 2019-REGISTRATION
JOSEPH NEBEL	APL*ITUNES.COM/BILL	07/03/2019	40406722	4301	\$0.99	ICLOUD STORAGE PLAN
JOSEPH NEBEL	COMCAST CHICAGO	06/15/2019	40406724	4501	\$106.85	BUSINESS INTERNET-XIAO
KATHRYN CAWLEY	HOFFMAN ESTATES GARIBA	06/28/2019	01202423	4414	\$112.16	JPAC GRADUATION
KELLY KERR	AMAZON.COM*M62UU5K72	06/20/2019	01401223	4402	\$149.72	REFERENCE SYSTEM
KELLY KERR	AMZN MKTP US*M62SB98M1	06/13/2019	01404325	4628	\$356.96	STYLUS PENS/CARRIER PANELS
KELLY KERR	AMZN MKTP US*M64TQ5KR2	06/21/2019	40406723	4414	\$95.40	MINI LIMIT SWITCHES
KELLY KERR	APL* ITUNES.COM/BILL	06/28/2019	40406723	4408	\$10.61	POCKET ACCESS
KELLY KERR	APL*ITUNES.COM/BILL	07/03/2019	40406723	4408	\$0.99	ICLOUD STORAGE PLAN
KELLY KERR	ARBOR DAY FOUNDATION	06/19/2019	01404323	4403	\$350.80	GIVEAWAYS
KELLY KERR	EAGLE RIDGE RESORT & S	06/07/2019	01401222	4301	\$227.79	DEPO-ILCMA CONFR
KELLY KERR	GREEN SOIL	06/13/2019	40406724	4529	\$277.95	BLACK DIRT
KELLY KERR	GREEN SOIL	06/13/2019	01404123	4414	\$277.95	BLACK DIRT
KELLY KERR	HARBOR FREIGHT TOOLS 4	06/28/2019	40406724	4510	\$153.97	LIGHTBAR/DUAL WHEEL TRAILER
KELLY KERR	HARBOR FREIGHT TOOLS 4	06/28/2019	40406723	4408	\$75.84	PLIERS/DEBURR BITS
KELLY KERR	ILLINOIS CITY COUNTY M	07/01/2019	01401222	4303	\$160.75	ILCMA-CORP ASST/IAMMA-MGR
KELLY KERR	KING CANOPY	06/24/2019	01605324	4562	\$474.24	10X10 POP-UP TENTS
KEVIN D KRAMER	51801 - CUMBERLAND GAR	06/24/2019	01505922	4301	\$6.00	PARKING-CMAP EDC MTG
KEVIN D KRAMER	BISNOW	06/10/2019	01505922	4301	\$89.00	SEMINAR-BELL WORKS
KEVIN D KRAMER	MARRIOTT HOTEL & CONFE	06/21/2019	01505922	4301	\$323.70	HOTEL-IEDA CONFR
KEVIN D KRAMER	MARRIOTT HOTEL & CONFE	06/21/2019	01505922	4301	\$135.08	HOTEL-IEDA CONFR
KEVIN D KRAMER	OTC BRANDS, INC.	06/07/2019	01605824	4575	\$233.85	ARTS COMM SUPPLIES
KEVIN D KRAMER	SPOTHERO 844-356-8054	06/13/2019	01505922	4301	\$15.00	PARKING-CHGO NEXT GEN
KEVIN D KRAMER	VENTRA VENDING 05503	06/24/2019	01505922	4301	\$6.00	PARKING-CMAP EDC MTG
KEVIN D KRAMER	WWW.1AND1.COM	06/21/2019	01605824	4575	\$10.00	ARTS COMM WEBSITE

VILLAGE OF HOFFMAN ESTATES  
Monthly Credit Card Activity

To: 06/06/2019

From: 7/5/2019

Account Name	Merchant Name	Transaction Date	Accounting Code	Accounting Code	Transaction Amount	Expense Description
KEVIN D KRAMER	WWW.1AND1.COM	06/26/2019	01605824	4575	\$239.88	ARTS COMM WEBSITE
MONICA SAAVEDRA	DAIRY QUEEN #19467	06/14/2019	01605824	4559	\$200.00	ICE CREAM SOCIAL
MONICA SAAVEDRA	GFS STORE #1913	06/14/2019	01605824	4559	\$98.06	ICE CREAM SOCIAL
MONICA SAAVEDRA	HAWTHORN SUITES HOFFMA	06/12/2019	01	1408	\$72.32	HOMELESS HE RESIDENT
MONICA SAAVEDRA	HAWTHORN SUITES HOFFMA	06/13/2019	01	1408	\$119.68	HOMELESS HE RESIDENT
MONICA SAAVEDRA	HAWTHORN SUITES HOFFMA	06/14/2019	01	1408	\$64.00	HOMELESS HE RESIDENT
MONICA SAAVEDRA	INT*IN *SECOND CHANCE	06/12/2019	01556523	4413	\$432.00	DEFIBRILLATOR SUPPLIES
MONICA SAAVEDRA	MORETTIS RISTORANTE HO	06/11/2019	01556524	4564	\$100.00	FIT CHALL TEAM PRIZE
MONICA SAAVEDRA	PAPA JOHN'S #3338	06/11/2019	01556524		\$33.73	TEEN CENTER
MONICA SAAVEDRA	SAMS CLUB #6339	06/26/2019	01556524	4556	\$127.06	PRIDE PACKING SNACKS
MONICA SAAVEDRA	TARGET 00021220	06/11/2019	01556524	4564	\$25.00	BLOOD DRIVE PRIZE
MONICA SAAVEDRA	TARGET 00021220	06/11/2019	01605824	4559	\$120.00	SENIOR COMM-BINGO PRIZES
PATRICK FORTUNATO	APPLIANCEPARTSPROS.COM	06/26/2019	01303525	4602	\$160.19	REFRIDGERATOR PARTS
PATRICK FORTUNATO	CDW GOVT #SWC4971	06/28/2019	01303124	4510.15	\$159.18	UPS BATTERIES
PATRICK J SEGER	BUONA HOFFMAN #6	06/25/2019	01101623	4405	\$20.00	ANNIV GC-KOWAL
PATRICK J SEGER	DIBENEDETTO TRATTORIA	06/11/2019	01101623	4405	\$200.00	RETIRE GC-MARTINO
PATRICK J SEGER	HOFFMAN ESTATES GARIBA	06/18/2019	01101623	4414	\$280.28	RETIRE LUNCH-SALERNO
PATRICK J SEGER	HOFFMAN ESTATES GARIBA	06/25/2019	01101623	4414	\$274.08	RETIRE LUNCH-SLAGLE
PATRICK J SEGER	HOFFMAN ESTATES GARIBA	06/28/2019	01101623	4414	\$295.93	RETIRE LUNCH-ANDERSON
PATRICK J SEGER	ID ENHANCEMENTS, INC.	06/12/2019	01101623	4414	\$112.19	VLG ID CARDS
PATRICK J SEGER	IPPFA	06/25/2019	01	1445	\$800.00	PENSION TRAINING
PATRICK J SEGER	JEWEL-OSCO	06/13/2019	01101623	4405	\$42.99	RETIRE CAKE-MARTINO
PATRICK J SEGER	JEWEL-OSCO	06/18/2019	01101623	4405	\$88.48	RETIRE CAKE-SALERNO
PATRICK J SEGER	JEWEL-OSCO	06/25/2019	01101623	4405	\$61.34	RETIRE CAKE-SLAGLE
PATRICK J SEGER	JEWEL-OSCO	06/25/2019	01101623	4405	-\$1.35	TAX CREDIT
PATRICK J SEGER	JEWEL-OSCO	06/26/2019	01101623	4405	\$200.00	RETIRE GC-BUTLER
PATRICK J SEGER	JEWEL-OSCO	06/26/2019	01101623	4405	\$59.99	RETIRE CAKE-BUTLER
PATRICK J SEGER	JEWEL-OSCO	06/28/2019	01101623	4405	\$88.48	RETIRE CAKE-ANDERSON
PATRICK J SEGER	MORETTIS RISTORANTE HO	06/25/2019	01101623	4405	\$200.00	RETIRE GC-ANDERSON
PATRICK J SEGER	NEPELRA	06/05/2019	01101622	4301	\$150.00	TRAINING SESSION
PATRICK J SEGER	NEPELRA	07/02/2019	01101622	4301	\$75.00	TRAINING SESSION
PATRICK J SEGER	NEPELRA	07/02/2019	01101222	4301	\$75.00	TRAINING SESSION
PATRICK J SEGER	NEPELRA	07/02/2019	01102522	4301	\$75.00	TRAINING SESSION
PATRICK J SEGER	PANERA BREAD #204022	06/21/2019	01101623	4405	\$45.98	ANNIV BAGELS-GAWERECKI
PATRICK J SEGER	PANERA BREAD #204022	06/28/2019	01101623	4405	\$25.53	ANNIV BAGLES-LASKEN
PATRICK J SEGER	PANERA BREAD #204022	07/01/2019	01101623	4405	\$45.98	ANNV BAGELS-PLOCINSKI
PATRICK J SEGER	SAMSCLUB.COM	06/12/2019	01101422	4303	\$45.00	MEMBERSHIP RENEWAL
PATRICK J SEGER	TARGET.COM *	06/14/2019	01101623	4414	\$15.00	SPATULAS
PATRICK J SEGER	THE SADDLE ROOM LLC	06/13/2019	01101623	4405	\$100.00	ANNIV GC-GAWERECKI
PAUL W PETRENKO	ID ENHANCEMENTS, INC.	07/01/2019	01404424	4510	\$64.94	PROX KEY FOB
PAUL W PETRENKO	SP * CROAKER, INC	06/26/2019	01404424	4510	\$65.34	ACR RINSE ADDITITVE
PAUL W PETRENKO	THE WEBSTAUANT STORE	06/05/2019	01404424	4518	-\$6.98	TAX CREDIT
PETER GUGLIOTTA	AMERICAN PLANNING A	07/01/2019	01505022	4303	\$400.00	APA MEMBERSHIP
PETER GUGLIOTTA	AMZN MKTP US*M61NH4H61	06/12/2019	01505023	4414	\$11.98	IPHONE CHARGER

VILLAGE OF HOFFMAN ESTATES  
 Monthly Credit Card Activity

To: 06/06/2019

From: 7/5/2019

Account Name	Merchant Name	Transaction Date	Accounting Code	Accounting Code	Transaction Amount	Expense Description
RACHEL E MUSIALA	GROOT INDUSTRIES INCOR	06/24/2019	09	1150	\$196,520.32	VLG REFUSE SERVICE
RACHEL E MUSIALA	ILLINOIS GOVERNMENT FI	06/13/2019	01101422	4301	\$350.00	STATE CONFER REGISTRATION
RACHEL E MUSIALA	ILLINOIS GOVERNMENT FI	06/14/2019	01101422	4301	\$350.00	STATE CONFER REGISTRATION
RACHEL E MUSIALA	SAMSCLUB.COM	06/21/2019	01605324	4562.1	\$439.00	WATER-4TH OF JULY
RICHARD D ENGLUND	IL DPT PUB HEALTH EMS	07/03/2019	01303224	4542	\$153.38	AMBULANCE LICENSE FEE
RICHARD D ENGLUND	ILLINOIS CITY COUNTY M	06/11/2019	01301222	4301	\$107.75	MEMBERSHIP
RICHARD D ENGLUND	INT*IN *CUBICLE CURTAI	06/24/2019	01404424	4518	\$117.85	CURTAIN-STATION 21
RICHARD D ENGLUND	OREILLY AUTO #4018	06/09/2019	01303124	4515.10	\$119.99	UTV BATTERY
RYAN N BEBE	USPS PO BOXES ONLINE	06/15/2019	01	1445	\$106.00	FFIB-MONTHLY FEE
SUZANNE E OSTROVSKY	ILLINOIS CITY COUNTY M	06/25/2019	01101222	4303	\$213.50	ANNUAL MEMBERSHIP
SUZANNE E OSTROVSKY	INTERNATION	06/25/2019	01101222	4303	\$200.00	ANNUAL MEMBERSHIP
TED BOS	AMZN MKTP US*M68XF5RJ2	06/25/2019	01202123	4414	\$229.95	ET POP UP TENT
TED BOS	DD/BR #336651 Q35	07/04/2019	01202223	4414	\$32.97	REFRESHMENTS-4TH OF JULY
TED BOS	FABBRINI S FLOWERS	06/05/2019	01201223	4414	\$232.00	BEREAVEMENT FLOWERS
TED BOS	SAMSCLUB #6487	07/03/2019	01202223	4414	\$105.30	WATER-4TH OF JULY
TED BOS	SQ *SQ *PETERSON'S TAS	06/19/2019	01107123	4414	\$41.78	REFRESHMENTS-FEMA EXERCISE
THOMAS MACKIE	AVETA INSTITUTE	06/13/2019	01301222	4301	\$299.00	LEAN 6 SIGMA CERT
WILLIAM D MCLEOD	APPLE VILLA PANCAKE HO	06/10/2019	01101122	4301	\$41.82	LUNCH MTG
WILLIAM D MCLEOD	BP#9508060COLES BROQPS	06/22/2019	01101122	4301	\$22.14	GAS PURCHASE
WILLIAM D MCLEOD	CASEYS GEN STORE2907	06/13/2019	01101122	4301	\$26.65	GAS PURCHASE
WILLIAM D MCLEOD	CIRCLE K # 01332	06/16/2019	01101122	4301	\$32.44	GAS PURCHASE
WILLIAM D MCLEOD	HILTON HOTELS	07/02/2019	01101122	4301	\$1,772.38	USCM CONFERENCE
WILLIAM D MCLEOD	PILOT 00004689	06/16/2019	01101122	4301	\$30.54	GAS PURCHASE
WILLIAM D MCLEOD	ROAD RANGER #139	06/13/2019	01101122	4301	\$26.97	GAS PURCHASE
WILLIAM D MCLEOD	SHELL OIL 10005152003	06/15/2019	01101122	4301	\$28.77	GAS PURCHASE
WILLIAM D MCLEOD	THE ASSEMBLY AMERICAN	06/21/2019	01101122	4301	\$56.56	LUNCH MTG
<b>Total</b>					<b>\$238,354.52</b>	

VILLAGE OF HOFFMAN ESTATES  
Office of the Mayor

# Memo

**TO:** Village Board of Trustees and the Village Clerk  
**FROM:** Mayor Bill McLeod  
**RE:** *Boards & Commissions Appointment/s and Resignations*  
**DATE:** Wednesday, August 14, 2019

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At the August 19, 2019 Village Board meeting, the following persons will be appointed:

- Karyn Weiland – Arts Commission
- Amy Mueller – Arts Commission
- Pat Bodame – 4<sup>th</sup> of July Commission

Please be advised. The following person has resigned:

- Kannan Ramasamy - Commission for People with Disabilities

Thank you.



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William D. McLeod  
Mayor





VILLAGE OF HOFFMAN ESTATES  
PLANNING AND ZONING COMMISSION  
**FINDING OF FACT**

PROJECT NO.: 2019034R VILLAGE BOARD MEETING DATE: AUGUST 19, 2019  
PETITIONER(S): EMILIA JANISIOU (OWNER)  
PROJECT ADDRESS: 660 PERRY LANE ZONING DISTRICT: R-3, ONE FAMILY RESIDENTIAL

Does the Planning and Zoning Commission find that this request meets the Standards for a Variation (Section 9-1-15 of the Zoning Code)?  YES  NO

Recommendation: **DENIAL** Vote: 5 Ayes 5 Nays 1 Absent

PZC MEETING DATE: AUGUST 07, 2019 STAFF ASSIGNED: **PARTH JOSHI**

**Approval of a Request by Emilia Janisiow (owner) for a five (5) foot corner side yard setback variation from Section 9-3-3-C-2-b to allow a six (6) foot high fence to be zero (0) feet from the western property line instead of the minimum required five (5) feet at 660 Perry Lane.**

AUDIENCE COMMENTS

None.

FINDING

The Commission heard from Emilia Janisiow (owner) who presented her request to replace the existing five (4') feet high chain link fence with a new six (6') feet high, privacy fence in the same location on their property due to safety and privacy reasons. The subject property sits on a corner lot whose rear yard is adjacent to the neighbor's driveway, hence the petitioner requested for a variation to allow a six (6') feet high privacy fence on their property to be built zero (0') foot from the west lot line instead of being set back the required five (5') feet. The petitioner stated the new fence will meet the sight triangle requirement as the neighbor's driveway in the rear is approximately sixty (60') away from the subject property's rear lot line. The petitioner also stated she had talked with the neighbor (115 Princeton St) and they are in support of the request. Mrs. Janisiow stated that the unique orientation of her lot, matured greenspace in the rear and concern of losing unused side yard space were the reasons for the request.

Section 9-1-15 of the Zoning Code (Standards for Variation) states that no variation shall be recommended by the Planning and Zoning Commission unless it finds that the Standards for Variation set forth in the Zoning Code are met.

The Planning & Zoning Commission considered the Standards for Variation as outlined in Section 9-1-15 of the Zoning Code, which state that the Planning and Zoning Commission shall not recommend the adoption of a proposed variation unless it finds that the variation meets the Standards for Variations as set forth in the Zoning Code.

1. The Planning and Zoning Commission shall not recommend the variation of the regulations of the Code unless it shall first make a finding based upon the evidence presented to it in each specific case that:
  - a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located;
  - b. The plight of the owner is due to unique circumstances;
  - c. The variation, if granted, will not alter the essential character of the locality.
  
2. For the purpose of implementing the above rules, the Planning and Zoning Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the applicant have been established by the evidence;
  - a. The particular physical surroundings, shape of topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
  - b. The conditions upon which the petition for a variation is based would not be applicable, generally, to other property within the same zoning classification;
  - c. The purpose of the variation is not based exclusively upon a desire to increase the value of the property;
  - d. The alleged difficulty or hardship has not been based exclusively upon a desire to increase the value of property;
  - e. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
  - f. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fires, or endanger the public safety, or substantially diminish or impair property values in the neighborhood.
  
3. The Planning and Zoning Commission may recommend to the Village Board that such conditions and restrictions be imposed upon the premises benefited by a variation as may be necessary to comply with the standards set forth in this section to reduce or minimize the injurious effect of such variation upon other property in the neighborhood, and better to carry out the general intent of this Code.

The Commission had several concerns regarding the proposed fence due to the lack of evidence to prove a particular hardship exists on the subject property. Chairperson Combs mentioned there were no six (6') feet high privacy fences in the neighborhood and the area lacks pedestrian traffic, therefore the reason to request the variation for safety concerns was not applicable in her opinion. Staff mentioned visibility at the location was considered acceptable and the proposed fence will not have any adverse effect in terms of its prominence or appearance. However, the commission felt that moving the fence five (5') feet in from the western property line will not result in a significant amount of dead yard space and recommended denial by a vote of 5-5.

PLANNING AND ZONING COMMISSIONERS

Chairperson Eva Combs	Minerva Milford
Vice-Chairman Greg Ring	Tom Burnitz
Adam Bauske	Nancy Trieb
Lenard Henderson	Sohita Patel
Myrene Iozzo	Denise Wilson
Lon Harner	

ROLL CALL VOTE

5 Ayes (Bauske, Henderson, Iozzo, Burnitz, Milford)  
5 Nays (Harner, Trieb, Wilson, Ring, Combs)  
1 Absent (Patel)

**MOTION FAILED**

Planning and Zoning Commission Finding of Fact  
660 Perry Ln - Fence Variation  
Village Board Meeting Date: August 19, 2019

The following attachments are hereby incorporated as part of this Finding of Fact:

- Petitioner Application & Submittals
- Legal Notice
- Location Map
- Staff Exhibit – Location Photos, Aerial Photo



VILLAGE OF HOFFMAN ESTATES  
PLANNING AND ZONING COMMISSION  
STAFF REPORT

PROJECT NO.: 2019034R PROJECT NAME: 660 PERRY LANE FENCE VARIATION

PROJECT ADDRESS/LOCATION: 660 PERRY LANE

PUBLIC HEARING    
YES NO

REZONING  MASTER SIGN PLAN  SPECIAL USE  VARIATION   
SITE PLAN  PLAT

MEETING DATE: AUGUST 07, 2019

STAFF ASSIGNED: PARTH JOSHI

**REQUESTED MOTION**

Request by Emilia Janisiow (owner) for a five (5) foot corner side yard setback variation from Section 9-3-3-C-2-b to allow a six (6) foot high fence to be zero (0) feet from the western property line instead of the minimum required five (5) feet at 660 Perry Lane.

INCLUDES RECOMMENDED CONDITION(S)    
YES NO

ZONING DISTRICT: R-3, ONE-FAMILY RESIDENTIAL

ADJACENT	NORTH: R-3, ONE-FAMILY RESIDENTIAL	SOUTH: R-3, ONE FAMILY RESIDENTIAL
PROPERTIES:	EAST: R-3, ONE-FAMILY RESIDENTIAL	WEST: R-3, ONE-FAMILY RESIDENTIAL

**APPLICABLE ZONING CODE SECTION**

Section 9-3-3-C-2-b of the Zoning Code states that fences shall be set back five (5) feet from the side lot line, on those lots adjacent to a street where the rear yard adjoins a neighboring property's driveway.

**BACKGROUND**

The property was originally built around 1960's and currently includes a ranch house with an attached garage and has an existing 4 foot high chain link fence in the back and side yards.

**PROPOSAL**

The petitioner is proposing to replace the existing 4 foot high chain link fence on their property with a 6 foot high solid design fence. Due to alignment of the petitioner's corner side yard being adjacent to a street and the rear yard adjacent to the neighbor's driveway, the Zoning Code requires a 5 foot minimum setback from the property line for a privacy fence. The petitioner's intention is to maximize the size of their backyard and

avoid having unused property located outside of the fence. The petitioner is requesting the variation due to the need for more privacy and security of their son.

### **VARIATION STANDARDS**

Section 9-1-15 of the Zoning Code – *Standards for a Variation* - states that the Planning and Zoning Commission shall not recommend the adoption of a proposed variation unless it finds that the variation meets the Standards for Variations as set forth in the Zoning Code.

1. The Planning and Zoning Commission shall not recommend the variation of the regulations of the Code unless it shall first make a finding based upon the evidence presented to it in each specific case that:
  - a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located;
  - b. The plight of the owner is due to unique circumstances;
  - c. The variation, if granted, will not alter the essential character of the locality.
  
2. For the purpose of implementing the above rules, the Planning and Zoning Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the applicant have been established by the evidence;
  - a. The particular physical surroundings, shape of topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
  - b. The conditions upon which the petition for a variation is based would not be applicable, generally, to other property within the same zoning classification;
  - c. The purpose of the variation is not based exclusively upon a desire to increase the value of the property;
  - d. The alleged difficulty or hardship has not been based exclusively upon a desire to increase the value of property;
  - e. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
  - f. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fires, or endanger the public safety, or substantially diminish or impair property values in the neighborhood.
  
3. The Planning and Zoning Commission may recommend to the Village Board that such conditions and restrictions be imposed upon the premises benefited by a variation as may be necessary to comply with the standards set forth in this section to reduce or minimize the injurious effect of such variation upon other property in the neighborhood, and better to carry out the general intent of this Code.

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

### **NOTIFICATION**

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

### **STAFF SUMMARY**

The Zoning Code requirement for a shorter or open design fence in a corner side yard is intended to encourage visibility at street corners for pedestrians and drivers; as well as for neighboring properties when

Meeting Date: August 07, 2019

backing out of their driveway. Planning staff has reviewed the fence location for safety and determined it to be acceptable for vehicle visibility based on the current conditions. The proposed fence is an adequate distance from the neighbor's driveway and meets the new 'sight triangle' area requirement. The proposed fence is not expected to interfere with vehicle or pedestrian traffic or visibility at the intersection.

Another purpose of the Zoning Code requirement is to preserve the front yard streetscape. This lot is a unique situation because the house is situated on a corner lot and regardless of the design of the house, it will create a situation whose rear yard will always be adjacent to the neighbor's driveway, whether on Princeton St or Perry Ln. Because of the distinctive corner lot situation, there is no front yard streetscape to maintain. The fence would be visible entering and exiting Princeton St, however this would look similar even if the fence is setback five (5) feet from the property line. The Village has previously approved requests for fences on corner lots where there is adequate visibility around the fence for drivers and for neighboring properties.

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



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

Special Use for \_\_\_\_\_  Rezoning from \_\_\_\_\_ to \_\_\_\_\_

Variation:  Commercial  Residential  Sign

Plat (Subdivision & Others):  Preliminary  Final

Site Plan:  Amendment  Concept  Preliminary  Final

Master Sign Plan:  Amendment

Other: \_\_\_\_\_

**\* ADDENDUM MATERIALS ARE REQUIRED FOR SPECIFIC REQUESTS**  
**Posting of Notification Sign(s) may be required.**  
**Specific requirements will be provided when your request is scheduled.**

### FOR VILLAGE USE ONLY

Hearing Fee 175.00 Check No. 93591261 Date Paid 07/09/19

Project Number: 2019034R

Staff Assigned: Joshi

Meeting Date: 08/07/19

Public Hearing: Yes  No

Sign Posting Required: Yes  No

Date Sign Posted na

### PLEASE PRINT OR TYPE

Date: 7/9/19

Project Name: 660 Perry Lane Fence Variation

Project Description: wood fence

Project Address/Location: 660 PERRY LANE Hoffman Estates  
IL 60169

Property Index No. 07-21-220-012

Acres: 0.27 Zoning District: R-3

**I. Owner of Record**

Name Emilia Janislow Company \_\_\_\_\_  
 Street Address 660 Perry Lane City \_\_\_\_\_  
 State Hoffman Estates IL Zip Code 60169 Telephone Number 773-2164848  
 Fax Number n/a E-Mail Address ejanislow23@gmail.com

**II. Applicant (Contact Person/Project Manager)**

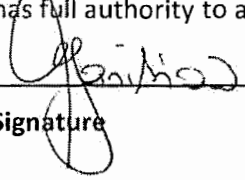
Name \_\_\_\_\_ Company \_\_\_\_\_  
 Street Address \_\_\_\_\_ City \_\_\_\_\_  
 State \_\_\_\_\_ Zip Code \_\_\_\_\_ Telephone Number \_\_\_\_\_  
 Fax Number \_\_\_\_\_ E-Mail Address \_\_\_\_\_

Applicant's relationship to property: \_\_\_\_\_

**III. Owner Consent for Authorized Representative**

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

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

  
 \_\_\_\_\_  
 Owner Signature

EMILIA JANISLOW  
 \_\_\_\_\_  
 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: Janisio

Owner's Name (Please Print): Emilia Janisio

Applicant's Signature: \_\_\_\_\_  
(If other than Owner)

Applicant's Name (Please Print): Emilia Janisio

Date: 7/9/19

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

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

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

**Addendums Attached:**

- Special Use
- Rezoning
- Variation
- Plat
- Site Plan
- Master Sign Plan
- Other \_\_\_\_\_



# VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION VARIATION ADDENDUM

Commercial  Residential  Sign

## REQUIRED SUBMITTALS

- General Application
- Variation Hearing Fee: (Checks payable to the Village of Hoffman Estates)  
Commercial: \$500.00 per Variation\*  
Residential: \$175.00  
Sign: \$500.00 per Sign
- Legal Description  
(Typically found on a tax bill, survey, mortgage documents or deed)
- Current Plat of Survey drawn to scale showing the proposed improvement(s) and distance(s) from existing structures and property lines. For sign variations, ALL signs should be shown and labeled on the plat including the sign(s) for which the variation is being requested.
- A scale drawing of the floor plan and elevations, including windows and door locations.
- A Project Narrative detailing the variation request including whether there are other options that would not require a variation, proposed construction materials, whether removal/relocation of trees, utilities will be required and the estimated total project cost. Include any relevant plans, documents, photos to support the request.
- If any part of your existing and/or proposed use is located in any part of a utility easement, written release(s) from the Village or utility company may be required; contact the Planning Division for information.
- For residential variations only:** You are encouraged to discuss your variation request with your neighbors and have them a Statement of Awareness acknowledging their awareness of your proposal. Statement of Awareness forms can be found on the Village's Planning Documents & Applications webpage or can be provided by Staff.

\* ***Some commercial requests require the posting of a notification sign(s) on the property 10 days before the Planning & Zoning Commission hearing and removal of the sign(s) 10 days after final Village Board action. Should your request require a notification sign, the specific requirements will be provided by Planning Staff.***

**Zoning Code Section 9-1-15-C-2 of the Municipal Code requires that the Planning and Zoning Commission shall, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the applicant have been established by the evidence. (Respond to each standard as it applies to your request either below or address on a separate sheet)**

1. The particular physical surroundings, shape of topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

yes we have hardship because we are on the corner lot and our neighbors driveway is in our rear yard

2. The conditions upon which the petition for a variation is based would not be applicable, generally, to other property within the same zoning classification.

yes, the other houses in the area would not be required to go through a variation process for a 6 foot high fence

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

we have 18 month loan we want privacy and safety for our son.

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

no

5. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

as we installing fence in our property  
so it's not going to bother the neighbours

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

no the neighbours privacy will not have any  
visual obstruction because it's located  
further from our property line.

7/11/2019

Emilia Janisiow  
660 Perry Lane  
Hoffman Estates, IL 60169

Village of Hoffman Estates  
Department of Development Services  
1900 Hassell Rd  
Hoffman Estate IL 60169

To whom it may concern

Please consider my request of placing 6 'tall fence around property located at the address 660 Perry Lane in Hoffman Estates. Chain-link fence that we have currently is only 4' tall, and it doesn't give us security and privacy that we want. We have 18-month-old son, and we are planning to buy small dog. This kind of fence doesn't give 100% security, anybody can easily open gate and walk into our yard. We area always very careful and we are constantly watch our son playing when he is outside but sometimes when we work in the garden within the matter of second he is on the other side of the yard. It really takes those few seconds for tragedy to happen.... We want to be 100% sure that our fence is safe and secured.

Also, my husband and I want to have privacy when our friends, family visit us. Because this corner lot, everybody can see what we are doing. Any person who passes can see what we are doing on the yard; it really feels awkward at times when people are staring at you. Our neighbors are lovely, and kind but we still want a little bit more privacy and security especially that we have little son now.

Another main reason why we want to remove old chain-link fence are bushed with poison ivy growing on our neighbor yard that are coming over and through the fence. August of last year, when I was cutting bushes/ branches, not

knowing how poison ivy look at that time, I end up with bad rash on my entire body with severe itching that lasted 2 weeks, mark form poison ivy stayed with me till the end of summer. I also took 2 series of steroid, and antibiotic to prevent any infection due to severe scratching. I cant' even imagine what would happen if my son was playing in those small bushes and got poison ivy rash. With that being said, the wood, horizontal 6' fence will allows us to separate us from any possible contact with poison ivy that goes through and above 4 ' link- chain fence. Wood fence would also allow us to give more security and privacy.

My husband and my father will install fence in law, approximate cost will about 2500\$. Our house is on the corner lot, my neighbor driveway is in our rear yard and 6' fence will not bother our neighbor and will not visually obstruct them because it's located further from our property line.

I really appreciate your time in reading this letter. I am looking forward to hear from you regarding this matter. If your have any questions please call me (773-216-4848), or email [ejanisiow23@gmail.com](mailto:ejanisiow23@gmail.com).

Sincerely,

Emilia Janisiow

# PLAT OF SURVEY of

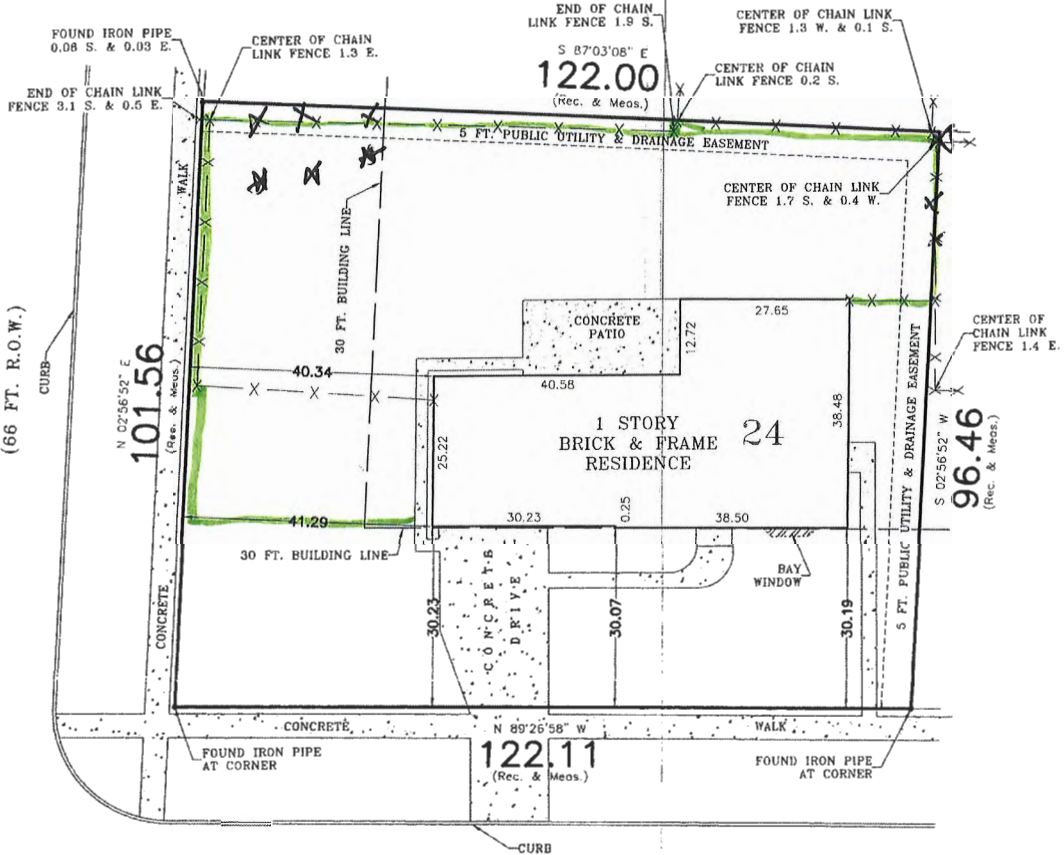
LOT 24 IN BLOCK 81 OF HOFFMAN ESTATES VI, A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 660 PERRY LANE, HOFFMAN ESTATES, ILLINOIS  
P.I.N. 07-21-220-012



SCALE: 1"=20'

PRINCETON STREET  
(66 FT. R.O.W.)



PERRY LANE

(66 FT. R.O.W.)

**GENERAL NOTES:**

- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
- 2) THIS SURVEY SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.
- 3) BASIS OF BEARING FOR THIS SURVEY IS HOFFMAN ESTATES VI SUBDIVISION, RECORDED APRIL 3, 1968 AS DOCUMENT 17171637.
- 4) MONUMENTS, WERE NOT SET PER CLIENTS REQUEST.
- 5) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.
- 6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.



STATE OF ILLINOIS )  
                          ) S.S.  
COUNTY OF COOK )

SURVEY ORDERED BY: MASSARI LAW

I, MICHAEL J. LOPEZ, AS AN EMPLOYEE OF PREFERRED SURVEY, INC., DO HEREBY STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY. PROPERTY CORNERS HAVE BEEN SET OR NOT IN ACCORDANCE WITH CLIENT AGREEMENT. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL THIS  
19TH DAY OF SEPTEMBER A.D. 2017

MY LICENSE EXPIRES ON 11/30/18

P.S.I. NO. 172675

Professional Design Registration #184-002796



**Preferred**  
SURVEY, INC

7845 W. 79TH STREET, BRIDGEVIEW, IL, 60455  
Phone 708-458-7845 / Fax 708-458-7855  
www.psisurvey.com

Field Work Completed	09/15/17	FLD CREW: CVD/CA/TI
Land Area Surveyed	12,079.1 Sq. Ft.	CAD: MO
Drawing Revised		



**NOTICE OF  
PUBLIC HEARING**

Notice is hereby given that the Planning & Zoning Commission of the Village of Hoffman Estates will hold a public hearing at the request of Emilia Janislow (owner) for a variation from the Zoning Code to permit the construction of a fence on the property located at 660 Perry Lane, P.O. Box 10000.

The hearing will be held on Wednesday, August 7, 2019 at 7:00 p.m. in the Hoffman Estates Municipal Building, 1900 Hassell Road, Hoffman Estates, IL.

Eva Combs, Chairperson  
Planning and Zoning  
Commission  
Published in Daily Herald  
July 23, 2019 (4529102).

**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 23-JUL-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 # 4529102



660 Perry Ln

PIN: 07-21-220-012-0000



July 2019  
Village of Hoffman Estates  
Planning Division





# 660 Perry Ln



0 25 50 Feet



-  Fence as proposed
-  Meets 5 ft Setback Requirement

Planning Division  
Village of Hoffman Estates  
July 2019



VILLAGE OF HOFFMAN ESTATES  
PLANNING AND ZONING COMMISSION  
**FINDING OF FACT**

PROJECT NO.: 2017043P

VILLAGE BOARD MEETING DATE: August 19, 2019

PETITIONER(S): Robert Kirk (Applicant) and Sam Akmakjian (Owner)

PROJECT ADDRESS: 1180 & 1190 Apple St. ZONING DISTRICT: B-2, Community Business

Recommendation: **APPROVAL**

Vote: 9 Ayes 1 Nays 1 Absent

PZC MEETING DATE: August 7, 2019

STAFF ASSIGNED: MO KHAN

- A. Approval of request by Robert Kirk (Applicant) as representative of Sam Akmakjian (Owner) for a Map Amendment (Rezoning) from R-2, One-Family Residential, to B-2, Community Business, Zoning in accordance with Section 9-1-17 for the properties located at 1180 and 1190 Apple Street with the following conditions:
1. All use of the existing structure shall cease and the existing structure shall be demolished (in accordance with applicable permit requirements) within twelve (12) months from the date of Village Board approval.
- B. Approval of request by Robert Kirk (Applicant) as representative of Sam Akmakjian (Owner) for a Concept Site Plan for the development of a retail/office building in accordance with Section 10-2-1 for the properties located at 1180 and 1190 Apple Street with the following conditions:
1. The Concept Site Plan approval is valid for twelve (12) months from the date of Village Board approval.
  2. Concept Site Plan approval does not authorize any development or construction activity. Future development of this property is subject to approval of a Final Site Plan in accordance with the Village's Municipal Code requirements. The owner may choose to sell the property and any subsequent purchaser or developer shall be bound by the conditions of this approval.
  3. This Concept Site Plan approval is only illustrative and very general in nature, and reflects the fact that a +/-5,200 square foot retail/office building with a drive-through and outdoor seating can likely be accommodated on this property. All plan details are subject to further review and revision through the formal Final Site Plan process. In order to comply with all standards for the Final Site Plan review, changes may be required to access, circulation, landscaping, site layout, lighting, building appearance, and any other site detail.
  4. The Concept Site Plan does not represent any technical engineering information, such as the geometric layout/dimensions, grading, drainage, utilities, stormwater detention or other details. Approval of all engineering plans will be required as part of the Final Site Plan process in accordance with Village Code.
  5. No zoning variances or development waivers are granted with this approval. All details of the site plan are conceptual in nature and do not imply that any waivers or variations will be approved.
  6. Development of this property is subject to meeting all requirements of IDOT and MWRD and such approvals shall be incorporated into the Final Site Plan review process.
  7. A Plat of Consolidation request shall be submitted prior to or concurrently with a request for a Preliminary and Final Site Plan approval.
  8. The use of the site shall be limited to office/retail without a drive-thru or restaurant.

### AUDIENCE COMMENTS

Resident at 240 Aster Lane. The resident stated the address for the maintenance building under the water tower is Aster Lane and not Commercial Drive.

Michael Larsen, 1140 N. Bluebonnet Lane. Mr. Larsen states he does not agree that rental property cannot exist on the site, and would like to see a 3 or 4 plex townhomes. Mr. Larsen would like ingress and egress to the site entirely from Golf Road and not on Apple Street.

Mike Anzalone, 1065 Ash Rod. Mr. Anzalone stated rezoning the property will cause problems in the neighborhood. Mr. Anzalone disagrees with the property not being viable for residential.

Peter Osuch, 900 Basswood Street. Mr. Osuch stated if there were two residential properties on the site, the Village would receive more taxes and the site would be kept up. With more children in the neighborhood, the traffic is a huge problem, with cars not stopping at the stop sign.

Dawn Larsen, 1140 N. Bluebonnet Lane. Ms. Larsen stated residential homes could be built on this site. Ms. Larsen stated there are several empty lots in the area that could be turned into commercial lots.

Mark Van De Linde, 1020 Apple Street. Mr. Van De Linde stated traffic has increased since Burlington opened. The cars that go to the car wash drive onto Apple Street and dry their cars.

Dominik Padlo, 1165 Apple Street. Mr. Padlo stated IDOT piles snow onto the corner of Apple Street and Golf Road and then the intersection is blocked until someone removes the snow.

Gunther Klauss, 140 Aster Lane. Mr. Klauss commented on the traffic at the corner of Apple Street Golf Road. Mr. Klauss likes the change with the left turn only leaving the site onto Apple Street, but it is a negative, because the distance that that exit drive to Golf Road will only allow at maximum 3 cars. If there is traffic from a restaurant on the site, that will be a problem. Mr. Klauss sees the value of having a dental office on the site.

Wayne Korecky, 1140 Apple Street. Mr. Korecky is concerned if the two lots are not desirable for residential, then what would be the value of the houses in the area. Mr. Korecky also has a problem with the traffic in the area.

Steven Dumpman, 1060 Apricot Street. Mr. Dumpman does not feel that a curb at the exit on Apple Street will prevent cars from turning right onto Apple Street. Mr. Dumpman does not feel a restaurant on this site is good. Mr. Dumpman stated Parcel A floods now after Schaumburg put in the car dealer on the north side of Golf Road.

Bill Pulvermacher, 825 Basswood Street. Mr. Pulvermacher stated Google and Waze will direct drivers to turn on Apple Street because that is the shortest and fastest distance. Adding any traffic to Apple Street would be a danger to children on bikes and pets.

### FINDING

The Planning & Zoning Commission heard from the petitioners who explained they are requesting a rezoning of the properties located at 1180 and 1190 Apple Street from R-2, One-Family Residential, to B-2, Community

Business, in order to redevelop the property for a commercial use. They are also requesting approval for a Concept Site Plan.

The Petitioners stated that they were in front of the Planning & Zoning Commission and the Village Board with the same request in 2018 and withdrew their request to reconsider their request and proposed concept site plan based on the comments provided by the public, Planning & Zoning Commission and the Village Board.

The Petitioners stated they are requesting a rezoning for the property from residential to commercial zoning because the property cannot be properly utilized as a residential property due to its proximity to other commercial uses and its proximity to Golf Road, which is a heavily trafficked commercial corridor. The Petitioners stated that the subject property is surrounded by either commercial zoned property or roadways and does not directly border a residential zoned property. The Petitioner stated that at this point the existing residential structure at 1180 Apple Street has become dilapidated and the rental income that would be generated from the property would not be enough to cover the cost of reinvestment into the property.

The Concept Site Plan proposes to construct an approximately 5,200 ft.<sup>2</sup> two-tenant building. Dr. Sam Akmakian, the petitioner and owner, will occupy approximately 3,200 ft.<sup>2</sup> of the building for his dental practice/office. A commercial use that may be a restaurant, retail, or office tenant will occupy the remaining 2,000 ft.<sup>2</sup> of the building. The petitioners stated that they have not identified a second tenant for the building because it is too early to begin marketing the building without approval for the rezoning. The petitioner stated that they are not tied to having a restaurant user with a drive-through for the site but that would be the most intense use for the site traffic wise.

The petitioners presented a modified Concept Site Plan from previous iterations that proposes an egress from the site via Apple Street that would be restricted to a left turn by a concrete barrier that would discourage vehicles from heading southbound on Apple Street. The Petitioners believe that by constructing a right-turn barrier will adequately address the concerns of the residents regarding traffic going through their neighborhood.

Staff reviewed how the proposal addresses the technical standards for rezoning. Staff further informed the Commission that since the residential area was originally constructed in the 1950s, Golf Road has become a major commercial corridor for multiple. Staff stated that the Concept Site Plan is purely conceptual at this point and it is provided to give the Commission a general idea of what could be potentially constructed at the subject properties. Staff stated that if the project moves forward the Petitioners would have to submit a formal Site Plan Application and go through the formal review process, where the Village would conduct a full site plan review and that aspects of the Concept Site Plan will most likely change as the site plan review process occurs.

Staff further informed the Planning & Zoning Commission that if they believe the requests meets the standards of approval for a rezoning, they could vote to recommend approval of the rezoning request and still vote to recommend denial of the concept site plan if they are not in favor of the proposed conceptual plan.

The Planning & Zoning Commission raised the following concerns/points regarding the proposed requests:

1. Concerned regarding a restaurant use with a drive-through window being proposed at the site since that will result in heavy amount of traffic.
2. Would be more comfortable recommending approval for the Rezoning and Concept Site Plan requests if the property could not be used for a restaurant business and without a drive-through.

3. Concerned regarding the impact on nearby residential properties to the east and south of the subject properties.
4. Concerned regarding the traffic on Apple Street being increased due to a commercial development
5. Concerned whether a restricted turn barrier would be possible and sufficient to prevent right-turns out of the property in order to head southbound on Apple St.
6. Concerned there is no right-out onto Golf Rd. from the site.

Staff stated that if the Planning & Zoning Commission wanted to prevent a restaurant use and a use with a drive-through, they could add a condition onto the Concept Site Plan approval stating such. The Commission decided to add this as a condition to the Concept Site Plan Approval as Condition #8

Staff also stated as part of the Final Site Plan process they would work with the Traffic Division to determine if a turn barrier as proposed by the Petitioners would work. It is something that is rarely seen for commercial properties but that does not meet it cannot work.

Staff stated at this point the owner has worked with IDOT and IDOT has preliminary approved a right-in only onto the site from Golf Rd. IDOT's concern is the close proximity between the proposed curb-cut and the existing curb-cuts for the car wash and Apple Street intersection.

The Planning & Zoning Commission found that the proposed project meets the standards of approval for the Map Amendment (Rezoning) and Concept Site Plan, with conditions.

PLANNING AND ZONING COMMISSIONERS

Chairperson Eva Combs	Vice-Chair Ring
Minerva Milford	Tom Burnitz
Adam Bauske	Nancy Trieb
Myrene Iozzo	Denise Wilson
Lon Harner	Lenard Henderson

ROLL CALL VOTE

9 Ayes  
1 Nay (Combs)  
1 Absent (Patel)

**MOTION PASSED**

The following attachments are hereby incorporated as part of this Finding of Fact:

Staff's Report  
General Application  
Rezoning Addendum  
Project Narrative  
Plat of Survey  
Concept Site Plan  
Legal Notice Publication  
Aerial Location Map



# VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT NO.: **2017043P**

PROJECT NAME: **GOLF-APPLE CENTER**

PROJECT ADDRESS/LOCATION: **1180-1190 APPLE STREET**

PUBLIC HEARING    
YES NO

REZONING  MASTER SIGN PLAN  SPECIAL USE  VARIATION

CONCEPTUAL SITE PLAN  PRELIMINARY & FINAL PLAT

MEETING DATE: **AUGUST 7, 2019**

STAFF ASSIGNED: **MO KHAN**

## REQUESTED MOTIONS

Request by Robert Kirk (Applicant) as representative of Sam Akmakjian (Owner) to consider the following requests for the property located at 1180 and 1190 Apple Street (PINs: 07-15-200-005; -004)

- A. Map Amendment (Rezoning) from R-2, One-Family Residential, to B-2, Community Business, Zoning in accordance with Section 9-1-17.
- B. Concept Site Plan approval for the development of a retail/office building in accordance with Section 10-2-1.

INCLUDES RECOMMENDED CONDITIONS    
YES NO

ACRES: 2.07 (APPROXIMATE)	EXISTING ZONING DISTRICT: R-2, One-Family Residential	
	PROPOSED ZONING DISTRICT: B-2, Community Business	
ADJACENT PROPERTIES:	NORTH: Commercial/Restaurant, Zoned B-2 (Schaumburg, IL)	SOUTH: Residential, Zoned R-3
	EAST: Residential, Zoned R-3	WEST: Car Wash; Zoned B-2
PIN:	07-15-200-004; -005	

## BACKGROUND

The subject properties were originally platted in 1955 in unincorporated Cook County. The original Plat of Subdivision, commonly known as "Parcel A," created the adjacent commercial properties, Hoffman Plaza and outlots on the east side of Roselle between Golf and Higgins Road, and approximately two-hundred and fifty (250) lots for detached single-family homes. The subject properties are located on the southwest corner of Golf Road and Apple Street. The subject properties abut properties that are commercial zoned and used to the west and south.

The Village of Hoffman Estates and the general regional area has seen a vast amount of development since the 1950s when the properties were originally platted and Golf Road has been transformed into a major commercial corridor for a large variety of retail, restaurant, and entertainment establishments both within the Village of Hoffman Estates and its neighboring communities.

Approximately 20 years ago, the Village established a Tax Increment Financing (TIF) and Business Districts that included the properties immediately adjacent to the west of the subject properties. The Village over the years has taken several steps over the past years to enhance the commercial viability of these properties. These steps have led to a major renovation of the Hoffman Plaza Center, which included opening of a Burlington Store in 2017, and to the Golf Road Car Wash, which is immediately adjacent to the subject properties. The direction of the Village and with private investment occurring on the adjacent properties represent long term investments into the area's success as commercial development.

The residential structure located at 1190 Apple Street was demolished in 2017 and the lot is currently vacant. The owner of the subject property had a difficulty in finding a tenant for the property, which made investments in upgrades and repairs to the property impractical. The property at 1180 Apple is currently vacant.

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

When Parcel A was being originally platted, the owner/developer recorded private covenants against all the land in the subdivision. The private covenant stated that the residential lots could only be used for residential purposes and had other stipulations such as limiting homes to single-story structure and limited garage sizes.

Once Parcel A was included as part of the original incorporation of the Village, the Village's Code began to apply. The Village is not responsible or required to enforce the private covenant. Over the years, the Village has issued many permits for improvements to the residential properties in Parcel A that meet Village Code requirements but do not conform to the private covenant regulations.

The process to remove the private covenant regulations is clouded, as there is no Homeowner's Association for such a process to occur through thus making any changes to the private covenant difficult. In addition, since there is no Homeowner's Association the private covenants have been minimally effective since there is no body that enforces those regulations.

The owner's legal counsel is confident that development of a commercial building can occur if the Village grants approvals.

*Prior Application*

The owner submitted a previous application for an approval of a request for a Map Amendment (Rezoning), Concept Site Plan, and Preliminary & Final Plat of Consolidation. The request was heard by the Planning & Zoning Commission on July 18, 2018 and the Planning & Zoning Commission recommended approval by a vote of 5-4. The Village Board heard the request on August 6, 2018 and voted to remand the item back to the Planning & Zoning Commission by a vote of 6-0 due to changes in the item since the Planning & Zoning Commission meeting. The owner withdrew the request after the Village Board meeting on August 6, 2018.



## **REZONING**

In considering a Map Amendment (Rezoning), the Planning & Zoning Commission shall only recommend approval of a request if it finds that the request for the Map Amendment (Rezoning) is in the public interest and is not solely in the interest or benefit of the applicant. The Planning & Zoning Commission shall specifically consider the following code section when evaluating the requests and evidence provided by the applicant and/or other members of the public. Section 9-1-17-E-2 of the Municipal Code states:

Where the purpose and effect of the proposed amendment is to change the zoning classification of a particular property, the Planning and Zoning Commission, shall make findings based upon the evidence presented to it in each specific case with respect to the following:

- a. Existing uses of property within the general area of the property in question;
- b. The zoning classification of property within the general area of the property in question;
- c. The suitability of the property in question for the uses permitted under the existing zoning classification;
- d. The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was placed in its present zoning classification.

The proposed B-2 District is compatible with the B-2 Zoning for the properties adjacent to the west and the commercial properties located to the north in Schaumburg. The subject property abuts a car wash to the west, a private commercial drive that services the Hoffman Plaza Shopping Center to the south, Apple Street to the east and Golf Road to the north, which is considered a major regional commercial corridor.

The Village's 2007 Comprehensive Plan designate the subject properties as residential on the Future Land Use Map. However, the designation was made primarily to reflect the existing use of the properties. It is generally appropriate to consider if the Map Amendment (Rezoning) of the subject properties from residential to commercial is suitable when conditions have changed since the adoption of the 2007 Comprehensive Plan. The Map Amendment (Rezoning) of the subject properties to a commercial zoning would not be considered inconsistent with the Comprehensive Plan, if the Village determines that the standards in Section 9-1-17-E-2 of the Municipal Code are met.

In regards to the standards listed in the Section 9-1-17-E-2, Village Staff provide the following analysis:

- a. The properties to the west and north of the subject property are currently used for a variety of commercial purposes, including retail, car wash, and restaurants. The properties to the south and east of the subject property are currently used for residential purposes. The subject property, however, does not directly abut any residential used or zoned property.
- b. The properties to the west and north are zoned commercial, while the properties to the south and east are zoned residential. Since the subject property borders two different zoning classification, either zoning designation (B-2, Commercial Business, or R-2, One-Family Residential) would be allowed.
- c. The subject property with frontage along Golf Road, a major regional commercial corridor, and a private commercial drive to the south, and being immediately adjacent to a car wash to the west, the subject property is not suitable for a residential use due to it being adjacent to heavy commercial traffic. Furthermore, the subject property is not immediately adjacent to any residential property, which makes for a commercial use at the subject property more appropriate.

Meeting Date: August 7, 2019

- d. When the property was originally classified as a residential zoned property, the general area was sparsely developed with limited amount of commercial activity occurring in the area and along Golf Road. Since the incorporation of the Village in the 1959, the northwest suburb region has seen robust development. Gold Road has become a major regional commercial corridor for not only the Village but for the northwest suburb region as a whole. This trend in commercial development and re-development continues to occur with actions by the Village Board to support the commercial properties in the adjacent area as well as private investments that are being made.

The request to rezone the subject properties from R-2, One-Family Residential, to B-2, Community Business meets the technical criteria for a Map Amendment (Rezoning). However, the Village Board still has discretion to determine if a Map Amendment (Rezoning) for the subject properties is appropriate. As part of the Site Plan review process, the subject properties will have to be designed in a manner to mitigate any negative impacts on the residential areas to the east and south of the subject properties.

### **CONCEPT SITE PLAN**

The Concept Site Plan proposes to consolidate the two lots and construct an approximately 5,200 ft.<sup>2</sup> building for a retail/restaurant and office use with possibly an outdoor seating area. The retail/restaurant tenant space will be approximately 2,000 ft.<sup>2</sup> and includes drive-through window. The potential office tenant space could roughly be approximately 3,200 ft.<sup>2</sup>. The Concept Site Plan proposes to provide 42 standard parking stalls and 2 handicap accessible stalls. The site will be accessible by a right-in only on Golf Road and a full access curb-cut on Apple Street. Stormwater Detention area is proposed in the southeast corner of the lot and landscaping is to be provided along the perimeter of the site to provide buffering between the subject property and the residential areas to the east and south.

Staff has verified that utility connections for water, sewer and storm sewer are available adjacent to the site and there should be no issues with connecting to these utilities. Staff has not reviewed the Concept Site Plan for code compliance, as the plan is concept in nature and may change as the formal review process occurs.

If the proposed project moves forward, the owner will have to submit a Site Plan Application for full review for compliance with Village Code by Staff and review and approval by the Planning & Zoning Commission and Village Board. As part of the Site Plan review process, Staff will review for compliance with code requirements including but not limited to bulk regulations (setback, height, FAR, etc.), transportation/ site access, utility and stormwater regulations, site lighting, and landscaping.

### **MOTION**

- A. Approval of request by Robert Kirk (Applicant) as representative of Sam Akmakjian (Owner) for a Map Amendment (Rezoning) from R-2, One-Family Residential, to B-2, Community Business, Zoning in accordance with Section 9-1-17 for the properties located at 1180 and 1190 Apple Street with the following conditions:
  1. All use of the existing structure shall cease and the existing structure shall be demolished (in accordance with applicable permit requirements) within twelve (12) months from the date of Village Board approval.

- B. Approval of request by Robert Kirk (Applicant) as representative of Sam Akmakjian (Owner) for a Concept Site Plan for the development of a retail/office building in accordance with Section 10-2-1 for the properties located at 1180 and 1190 Apple Street with the following conditions:
1. The Concept Site Plan approval is valid for twelve (12) months from the date of Village Board approval.
  2. Concept Site Plan approval does not authorize any development or construction activity. Future development of this property is subject to approval of a Final Site Plan in accordance with the Village's Municipal Code requirements. The owner may choose to sell the property and any subsequent purchaser or developer shall be bound by the conditions of this approval.
  3. This Concept Site Plan approval is only illustrative and very general in nature, and reflects the fact that a +/-5,200 square foot retail/office building with a drive-through and outdoor seating can likely be accommodated on this property. All plan details are subject to further review and revision through the formal Final Site Plan process. In order to comply with all standards for the Final Site Plan review, changes may be required to access, circulation, landscaping, site layout, lighting, building appearance, and any other site detail.
  4. The Concept Site Plan does not represent any technical engineering information, such as the geometric layout/dimensions, grading, drainage, utilities, stormwater detention or other details. Approval of all engineering plans will be required as part of the Final Site Plan process in accordance with Village Code.
  5. No zoning variances or development waivers are granted with this approval. All details of the site plan are conceptual in nature and do not imply that any waivers or variations will be approved.
  6. Development of this property is subject to meeting all requirements of IDOT and MWRD and such approvals shall be incorporated into the Final Site Plan review process.
  7. A Plat of Consolidation request shall be submitted prior to or concurrently with a request for a Preliminary and Final Site Plan approval.

Attachments:    General Application  
                     Rezoning Addendum  
                     Project Narrative  
                     Plat of Survey  
                     Concept Site Plan  
                     Legal Notice Publication  
                     Aerial Location Map



RECEIVED  
JUN 21 2019  
PLANNING DIVISION

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

Special Use for \_\_\_\_\_  Rezoning from R-2 to B-2

Variation:  Commercial  Residential  Sign

Plat (Subdivision & Others):  Preliminary  Final

Site Plan:  Amendment  Concept  Preliminary  Final

Master Sign Plan:  Amendment

Other: \_\_\_\_\_

\* ADDENDUM MATERIALS ARE REQUIRED FOR SPECIFIC REQUESTS  
Posting of Notification Sign(s) may be required.  
Specific requirements will be provided when your request is scheduled.

### FOR VILLAGE USE ONLY

Hearing Fee N/A Check No. COMPARISON OF PREVIOUS Date Paid REQUEST

Project Number: 2017043P

Staff Assigned: MO KHAN

Meeting Date: August 7<sup>th</sup>, 2019

Public Hearing: Yes  No

Sign Posting Required: Yes  No

Date Sign Posted July 20<sup>th</sup>, 2019

### PLEASE PRINT OR TYPE

Date: JUNE 19, 2019

Project Name: GOLF / APPLE CENTER

Project Description: MEDICAL OFFICE AND COFFEE

Project Address/Location: 1180 / 1190 APPLE STREET

Property Index No. 07152000050000 / 07152000040000

Acres: 90,000 S.F.

Zoning District: R-2, Single-Family Residential

2.07 Acres

**I. Owner of Record**

**DR. SAM AKMAKJIAN      LONG GROVE DENTAL**

Name		Company
4160 MCHENRY RO, SUITE 102		LONG GROVE
Street Address		City
ILLINOIS 60047		847-778-0463
State	Zip Code	Telephone Number
		drsam001@aol.com
Fax Number	E-Mail Address	

**II. Applicant (Contact Person/Project Manager)**

**ROBERT W. KIRK      GROUP A ARCHITECTURE INC.**

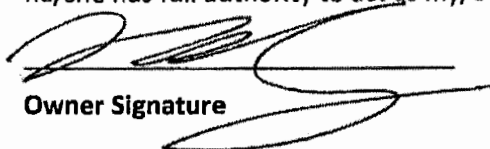
Name		Company
1100 LANDMEIER ROAD		ELK GROVE VILLAGE
Street Address		City
ILLINOIS 60007		847-952-1100
State	Zip Code	Telephone Number
847-952-1158		rkirk@groupaarch.com
Fax Number	E-Mail Address	

Applicant's relationship to property: ARCHITECT

**III. Owner Consent for Authorized Representative**

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

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

  
Owner Signature

DR. SAM AKMAKJIAN  
Print Name

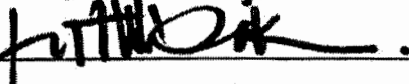
**IV. Acknowledgement(s)**

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

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

Owner's Signature: 

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

Applicant's Signature:   
(If other than Owner)

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

Date: JUNE 19, 2019

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

**Addendums Attached:**

- Special Use
- Rezoning
- Variation
- Plat
- Site Plan
- Master Sign Plan
- Other \_\_\_\_\_



# VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION REZONING/MAP ADDENDUM

Commercial  Residential

## REQUIRED SUBMITTALS

- General Application
- Rezoning Hearing Fee: (Checks payable to the Village of Hoffman Estates)
  - 0 - 4.99 acres: \$500.00
  - 5.0 - 9.99 acres: \$750.00
  - 10.00 acres & above: \$1,000.00
- Legal Description  
(Typically found on a tax bill, survey, mortgage documents or deed)
- Current Plat of Survey drawn to scale showing existing structures and distances to property lines.
- Zoning Exhibit – graphic representation of the rezoning area.
- A Project Narrative detailing the rezoning request.

**Zoning Code Section 9-1-17-A-E of the Municipal Code requires that** where the purpose and effect of the proposed amendment is to change the zoning classification of a particular property, the Planning and Zoning Commission, shall make findings based upon the evidence presented to it in each specific case with respect to the following (Respond to each standard as it applies to your request either below or address on a separate sheet)

1. Existing uses of property within the general area of the property in question.

THE PROPERTIES TO THE WEST AND NORTH OF THE SUBJECT PROPERTY  
 ARE COMMERCIAL, INCLUDING A CAR WASH THAT ABUTS THE PROPERTY. THE  
 PROPERTIES TO THE EAST AND SOUTH ARE SINGLE FAMILY HOMES. APPLE  
 ST. TO THE EAST AND A PRIVATE DRIVE TO THE SOUTH WILL SERVE AS  
 BUFFERS BETWEEN THE PROPERTY AND ADJACENT RESIDENTIAL AREAS.  
 THERE IS NO RESIDENTIAL PROPERTY ABUTTING THE PROPERTY.

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

THE PROPERTIES TO THE WEST ARE ZONED AS B-2. THE PROPERTIES TO THE  
EAST AND SOUTH ARE ZONED AS R-2. THE PROPERTIES TO THE NORTH ARE  
PART OF THE VILLAGE OF SCHAUMBURG AND ARE ZONED AS B-2.

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

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

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4. The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was placed in its present zoning classification.

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

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## NARRATIVE IN SUPPORT OF PETITION FOR REZONING

### 1180 & 1190 APPLE STREET VILLAGE OF HOFFMAN ESTATES

Sam Akmakjian (“Owner” or “Petitioner”) is the owner of approximately 40,000 sq. feet (.9 acres) of real property, generally located at the southwest corner of Golf Road and Apple Street (the “Property”) in the Village of Hoffman Estates (“Village”), which is more fully described in Exhibit A attached hereto. The Property consists of two different PINs (07-15-200-004-0000 and 07-15-200-005-0000) and is currently zoned R-2. The Petitioner is requesting that the Village rezone the Property to a B-2 Neighborhood Business District in accordance with Section 9-8-1 of the Village’s Zoning Code (the “Code”) for the development of professional office and a restaurant (collectively the “Project”). Petitioner is further requesting that the Village approve the attached site plan and a plat of consolidation to combine the existing two tax parcels into one. The Project as proposed will not have a deleterious impact on surrounding properties or on the Village as a whole. Petitioner is not requesting any variances from the Code.

**Surrounding Land Uses.** The proposed Project will be consistent with surrounding land uses. The Property is located on Golf Road, which is a major commercial corridor in the Village. The properties to the west and north of the subject Property are all zoned, developed and operated as commercial, including a car wash that abuts the Property. The properties to the east and south of the Property are improved with single family homes and are zoned R-2. However, Apple St. to the east and a private drive to the south will act as a buffer between the subject property and the adjacent residential areas. There will be no residential properties abutting the Project.

The Property is currently improved with a single family home which consists of approximately 1,000 sq. feet and a framed garage that were built before the Village was

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

**Site Plan.** In addition to rezoning of the Property, Petitioner is asking the Village to approve a Conceptual Site Plan attached hereto as Exhibit B. The plan provides for the demolition of the single family home and the construction of a new building consisting of 3,200 sq. feet of office space and approximately 2,000 sq. ft. of restaurant space with a drive-thru. If the request for rezoning is approved, the Petitioner plans to work with the Village Staff to create a Site Plan that complies with Village Code and is harmonious with the surrounding commercial and residential properties and will submit a formal Site Plan Application for review and approval.

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

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

The proposed new building will have a 30 foot set back to the east and, as depicted on the Conceptual Site Plan, the Project will be heavily buffered to the east with landscaping and the decorative pedestrian walkway. Landscaping will be provided to act

as screening along Apple Street and to screen the building, drive-thru, trash enclosure, and other site improvements from the residential area and will be in compliance with the Village Code requirements. Landscaping will consist of shrubs, shade trees, and evergreens.

**Traffic.** The proposed Project envisions professional offices and a restaurant. These will be destination uses, will have limited operating hours, and will have limited impact on the southbound traffic heading south on Apple Street from the Property. The residential properties to the south and nearby sites will have minimal impact by the proposed uses of the Property. As depicted on the Conceptual Site Plan, the traffic improvements to handle the ingress and egress of vehicular traffic in and out of the Property have been designed to minimize traffic southbound through the residential neighborhood, traffic will primarily flow from the Property northbound on Apple Street and onto Golf Road. In developing the Project, Petitioner retained the KLOA, a recognized traffic engineering firm, which has opined that upon full submission of the appropriate documents, IDOT will approve a right-in access point from Golf Road. A full access driveway will be located on Apple Street as an exit and to serve westbound traffic from Golf Road. A letter from KLOA so stating has been submitted to staff along with other supporting documents.

**Parking.** In compliance with Section 10-5-2 of the Code, the Site Plan provides a total of 44 parking spaces, which allows for a parking ratio of 14:5 for the restaurant and 3.4:1 parking ratio for the professional offices. These ratios are guidelines and are only providing an estimate of the required parking spaces. During the formal Site Plan Application a parking/traffic analysis will be submitted to determine the total number of parking spaces required for the Project.

**Drive-Through Lane.** As depicted on the Conceptual Site Plan, the drive-through lane being provided for the restaurant meets the requirements of Section 10-5-2 (8). The

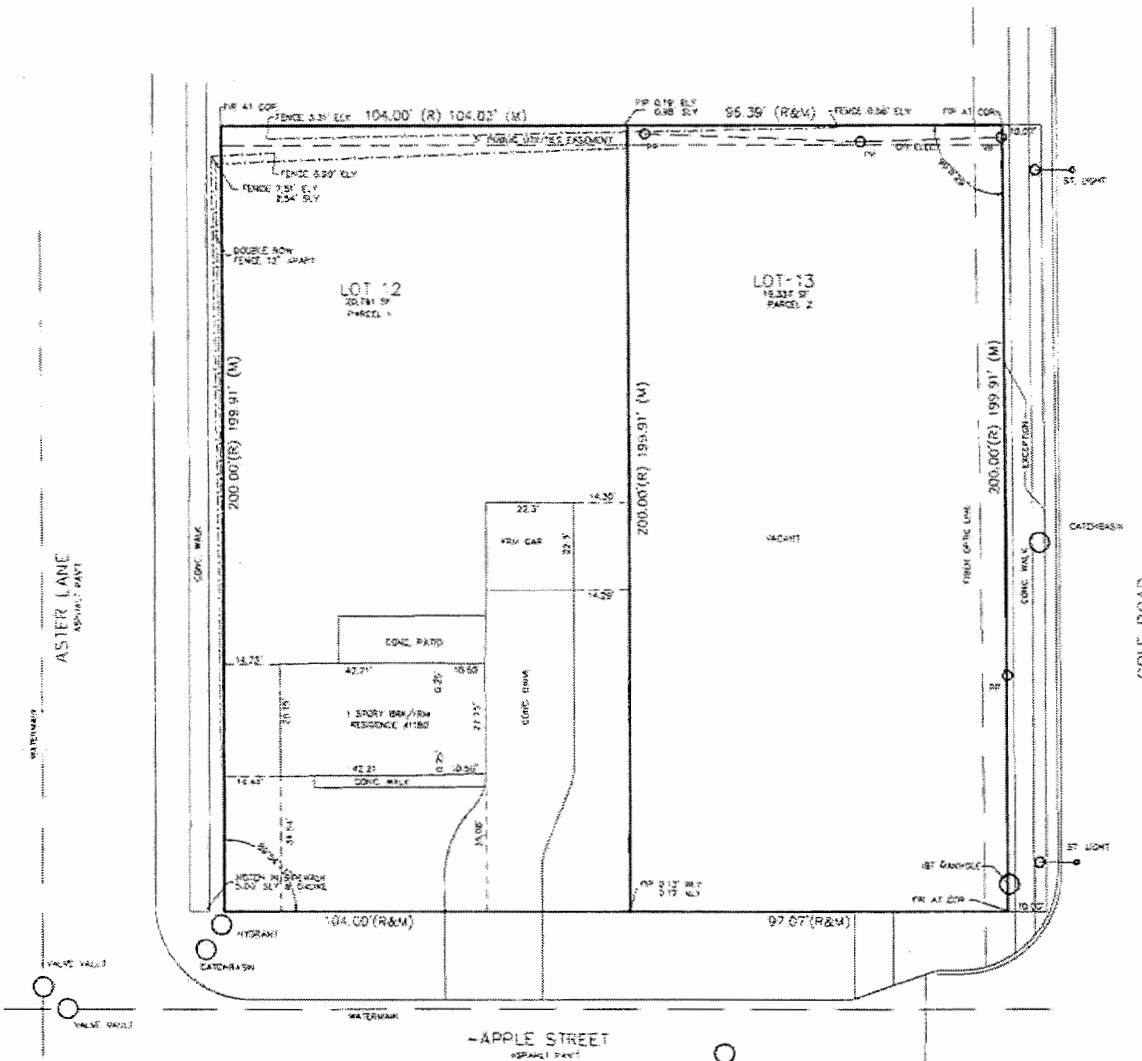
drive-through lane allows for adequate stacking for the vehicles projected to use the lane and adequate lane widths and turning radii. The drive-through lane will be accessible from Golf Road and the northern end of Apple Street.

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

**Summary.** The Project as proposed and laid out on the attached Conceptual Site Plan will be a positive change for the Property and neighborhood. As proposed, the Project will not have a deleterious impact on the Village's health, safety or welfare. The traffic and stormwater will be managed so as to have no deleterious impact on neighboring residential properties or on surrounding land values but will have a positive financial impact for the Village. Rezoning the Property to a B-2 Community Business District and approving the Project as depicted on the Conceptual Site Plan will be a benefit to the Village, removing blight and providing a neighborhood amenity.

# ALTA SURVEY

MORRISON SURVEYING CO., INC.  
2710 N. H. St. of Morris, Illinois 60438



PARCEL 1  
LOT 12 IN BLOCK 1 IN NORTHMAN ESTATES BEING A SUBDIVISION OF THAT PART OF THE WEST HALF (S) OF THE NORTHWEST QUARTER (S) AND THAT PART OF THE NORTHWEST QUARTER (S) OF THE NORTHWEST QUARTER (S) OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF HISSING ROAD, TOGETHER WITH THAT PART OF THE NORTHWEST QUARTER (S) OF SECTION 15, TOWNSHIP 14 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF HISSING ROAD, TOGETHER WITH THAT PART OF THE NORTHWEST QUARTER (S) OF SECTION 15, TOWNSHIP 14 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF HISSING ROAD, ACCORDING TO THE PLAT THEREON RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF COOK COUNTY, ILLINOIS, ON AUGUST 21, 1983 AS DOCUMENT NUMBER 14742524E, IN COOK COUNTY, ILLINOIS.

PARCEL 2  
LOT 13 IN BLOCK 1 IN NORTHMAN ESTATES BEING A SUBDIVISION OF THAT PART OF THE WEST HALF (S) OF THE NORTHWEST QUARTER (S) AND THAT PART OF THE NORTHWEST QUARTER (S) OF THE NORTHWEST QUARTER (S) OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF HISSING ROAD, TOGETHER WITH THAT PART OF THE NORTHWEST QUARTER (S) OF SECTION 15, TOWNSHIP 14 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF HISSING ROAD, ACCORDING TO THE PLAT THEREON RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF COOK COUNTY, ILLINOIS, ON AUGUST 21, 1983 AS DOCUMENT NUMBER 14742524E, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART THEREOF NOW BEING OF USE AS DEVELOPED BY CHRYSLER CREDIT COMPANY OF COOK COUNTY, ILLINOIS, 2005 AND 771 S. 101<sup>ST</sup>, IN COOK COUNTY, ILLINOIS.

BOUNDARY KNOWN AS 1180 AND 1180 APPLE STREET NORTHMAN ESTATES, ILLINOIS

**TABLE A REQUIREMENTS**

1. MONUMENTS ARE SHOWN HEREON
2. THE AREAS ARE AS SHOWN
3. THE PROPERTY IS LOCATED IN ZONE 4, AS SHOWN ON FEMA FIRM 17033D0301 AS OF 09-18-2008
4. THE AREAS ARE AS SHOWN
5. THE PROPERTY IS ZONE R-2 IN THE VILLAGE OF NORTHMAN ESTATES
6. SUBSTANTIAL FEATURES ARE AS SHOWN
7. DOES NOT APPLY
8. UTILITIES ARE AS SHOWN
9. THERE IS NO EVIDENCE OF EARTH MOVING
10. THERE IS NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL
11. SITE IMPROVEMENTS ARE AS SHOWN

WE HAVE REVIEWED THE COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY (COMMITMENT NO. 170781808) DATED OCTOBER 16, 2017. THE FOLLOWING ARE OUR COMMENTS REGARDING THE SCHEDULE B ITEMS:

1. NO COMMENT
2. NO COMMENT
3. AS SHOWN ON SURVEY
4. NO COMMENT
5. NO COMMENT
6. NO COMMENT
7. NO COMMENT
8. NO COMMENT



DATE OF SURVEY: 10/16/2017  
 COUNTY OF COOK, ILL.  
 BY: [Signature]  
 SURVEYOR GENERAL  
 COOK COUNTY, ILLINOIS

THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY PLAT AS FILED IN THE OFFICE OF THE REGISTER OF DEEDS OF COOK COUNTY, ILLINOIS, ON OCTOBER 16, 2017, AT 10:00 AM. THE ORIGINAL SURVEY PLAT IS FILED IN THE OFFICE OF THE REGISTER OF DEEDS OF COOK COUNTY, ILLINOIS, UNDER FILE NO. 170781808.

DATE OF PRINTING: 10/16/2017

[Signature]  
 SURVEYOR GENERAL OF COOK COUNTY, ILLINOIS

**SPICES & ASSOCIATES, INC.**  
 Civil Engineers & Surveyors  
 555 W. 21<sup>ST</sup> STREET, SUITE 100  
 CHICAGO, ILLINOIS 60608  
 TEL: 312.467.1234 FAX: 312.467.1235

ALL SURVEY WORK  
 PERFORMED IN ACCORDANCE WITH  
 THE SURVEYING ACT OF 1984  
 CH. 120. ILCS 120.0/10



**LANDSCAPING LEGEND:**

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



A Professional Corporation  
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 Elk Grove Village, IL 60007

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 Fax: 847.952.1158  
 Web: www.groupaarch.com

**SITE PLAN/LANDSCAPING**

**1180/1190 APPLE STREET**

HOFFMAN ESTATES, ILLINOIS

JOB NUMBER: 18008

DATE: 07/01/19

**A-1**

**ZONING:**

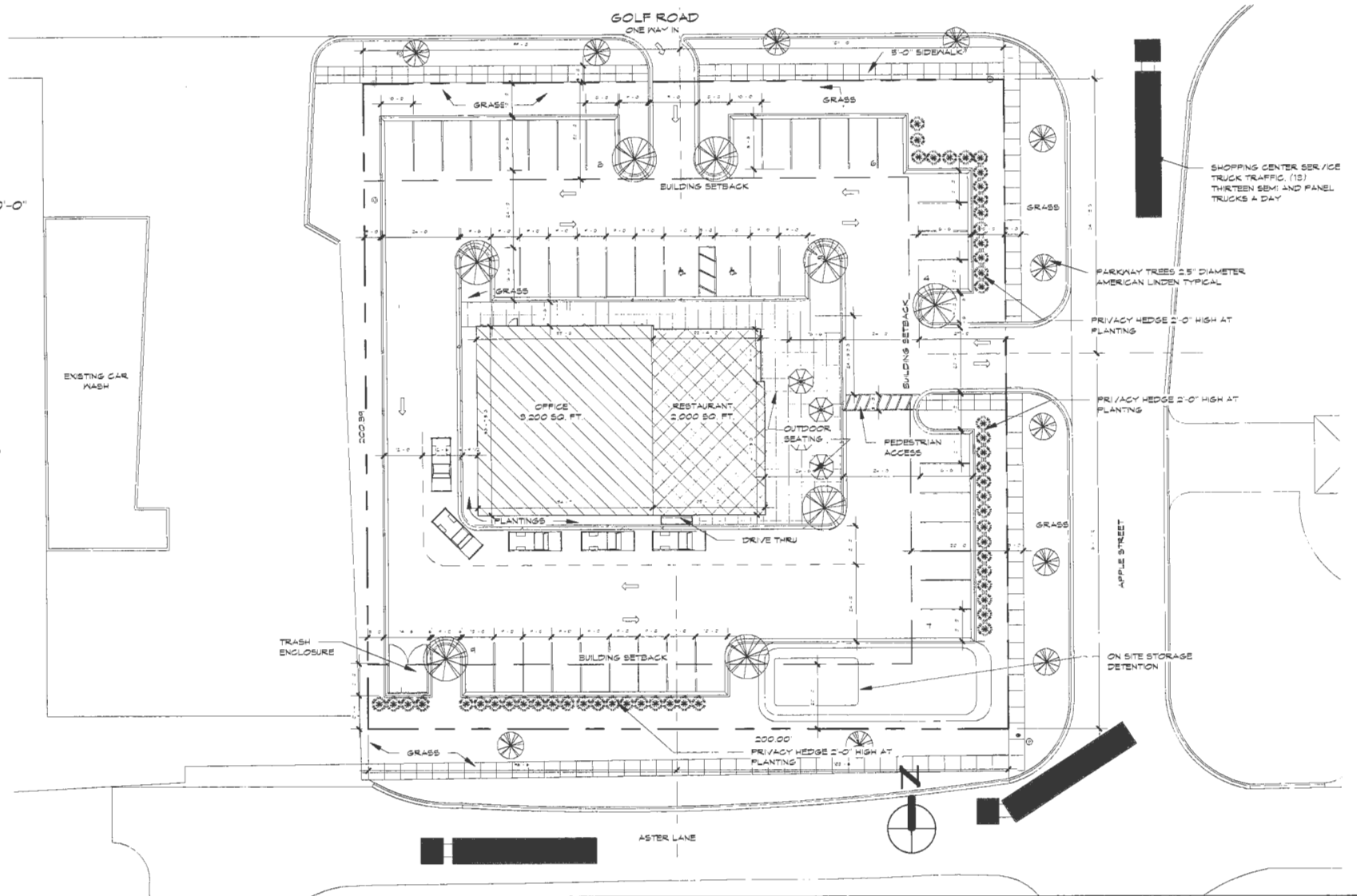
EXISTING ZONING - R2  
 B-2 - NEW ZONING  
 10,000 S.F. MIN.  
 39,000 S.F. EXISTING  
 FRONT YARD 30'-0"  
 SET BACK ON APPLE STREET: 30'-0"  
 REAR YARD 20'-0"  
 F.A.R. = 45, 18,000 S.F.  
 5,900 S.F. PROPOSED

**PARKING:**

OFFICE - 3.4/1000  
 3,200, 11 SPACES

RESTAURANT - 14.3/1000  
 2,000 S.F. = 30 PARKING

41 PARKING SPACES NEEDED  
 44 PARKING SPACES PROVIDED



GROUP



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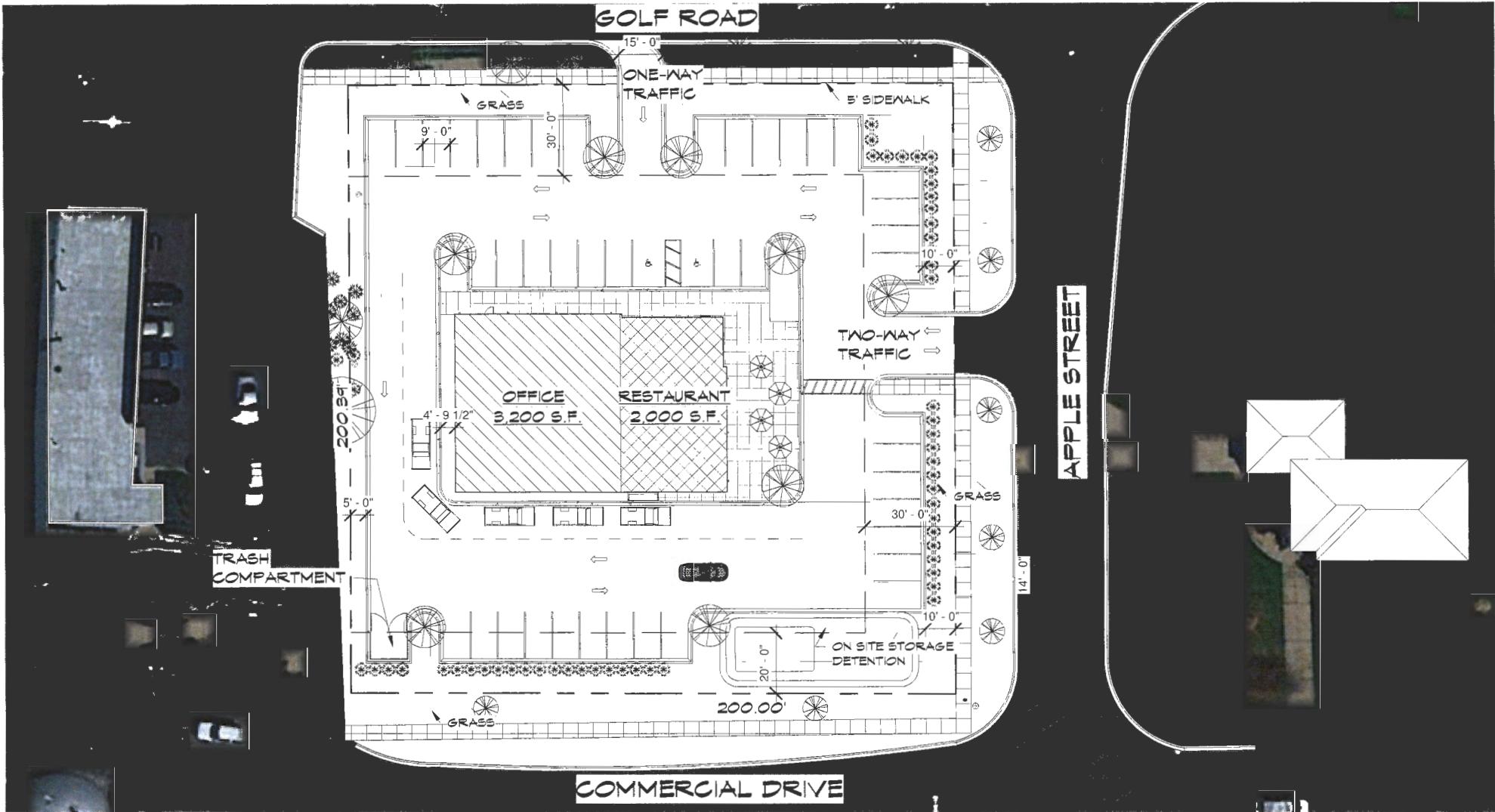
**SITE PLAN**

**1180/1190 APPLE STREET**

HOFFMAN ESTATES, ILLINOIS

JOB NUMBER: 18008  
 DATE: 07/01/19

**A-2**



GROUP



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EARTH MAP

**1180/1190 APPLE STREET**

HOFFMAN ESTATES, ILLINOIS

JOB NUMBER: 18008  
 DATE: 07/01/19

**A-3**







**MATERIAL LEGEND:**

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

**GROUP**



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**FRONT ELEVATION**

**1180/1190 APPLE STREET**

HOFFMAN ESTATES, ILLINOIS

JOB NUMBER: 18008

DATE: 07/01/19

**A-5**



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CORNER APPLE/GOLF RD. PERSPECTIVE

**1180/1190 APPLE STREET**

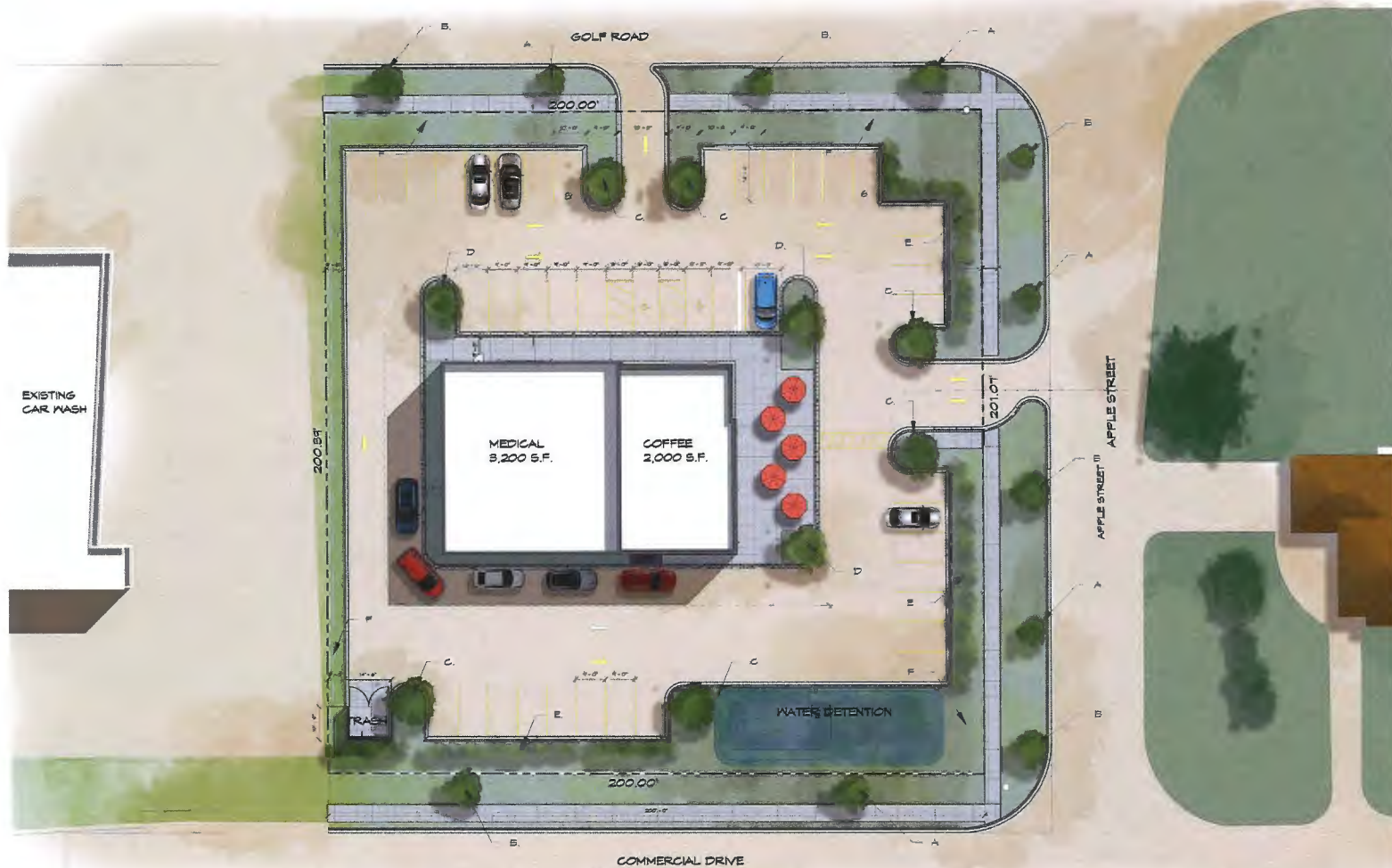
HOFFMAN ESTATES, ILLINOIS

JOB NUMBER: 18008

DATE: 07/01/19

**A-6**

Revised plan submitted to PZC - 08/07/19



**LANDSCAPING LEGEND:**

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



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**SITE PLAN/LANDSCAPING**

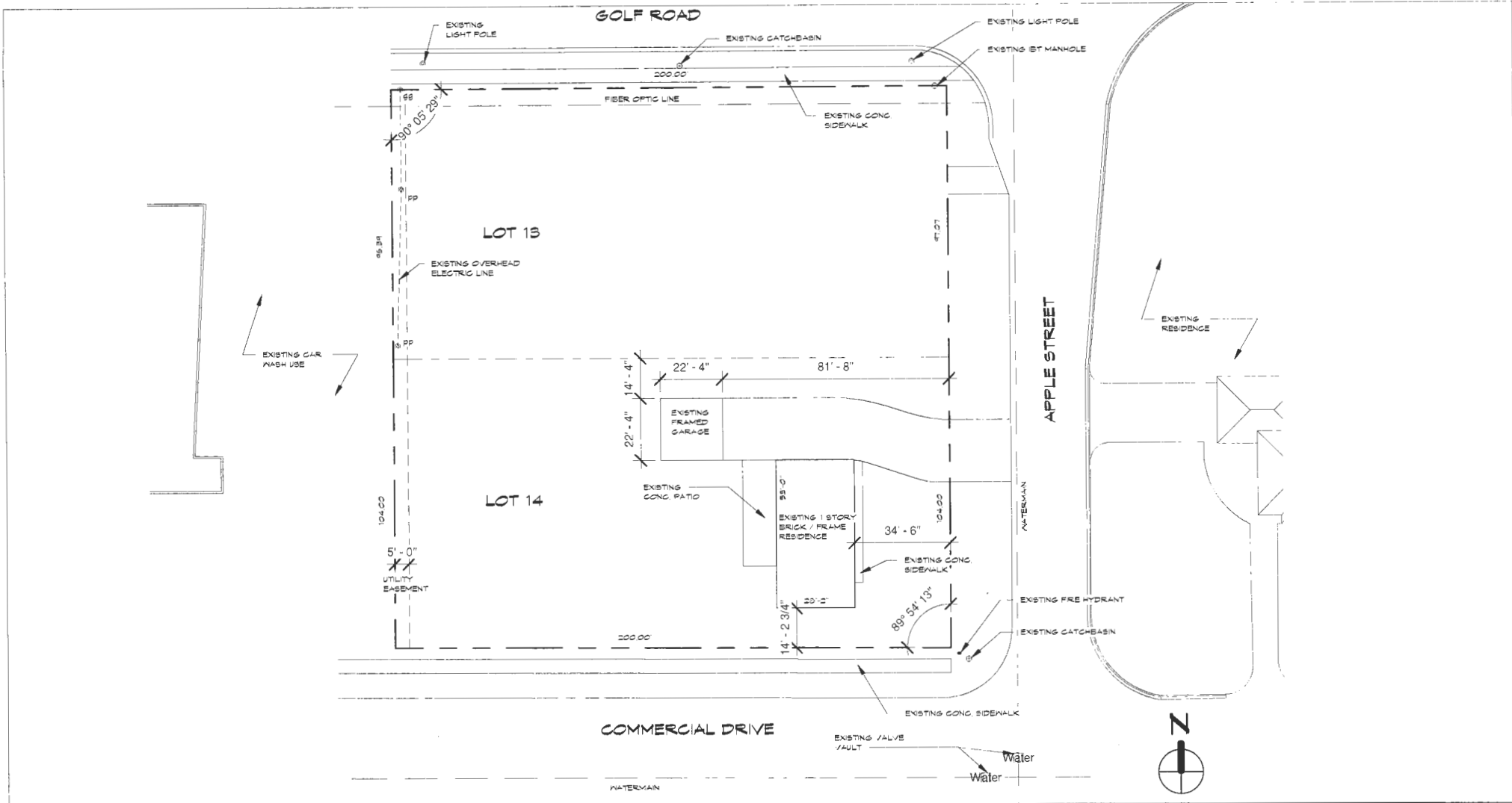
**1180/1190 APPLE STREET**

HOFFMAN ESTATES, ILLINOIS

JOB NUMBER: 18008

DATE: 08/07/19

**A-1**



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EXISTING SITE PLAN

1180/1190 APPLE STREET

HOFFMAN ESTATES, ILLINOIS

JOB NUMBER: 18008

DATE: 08/07/19

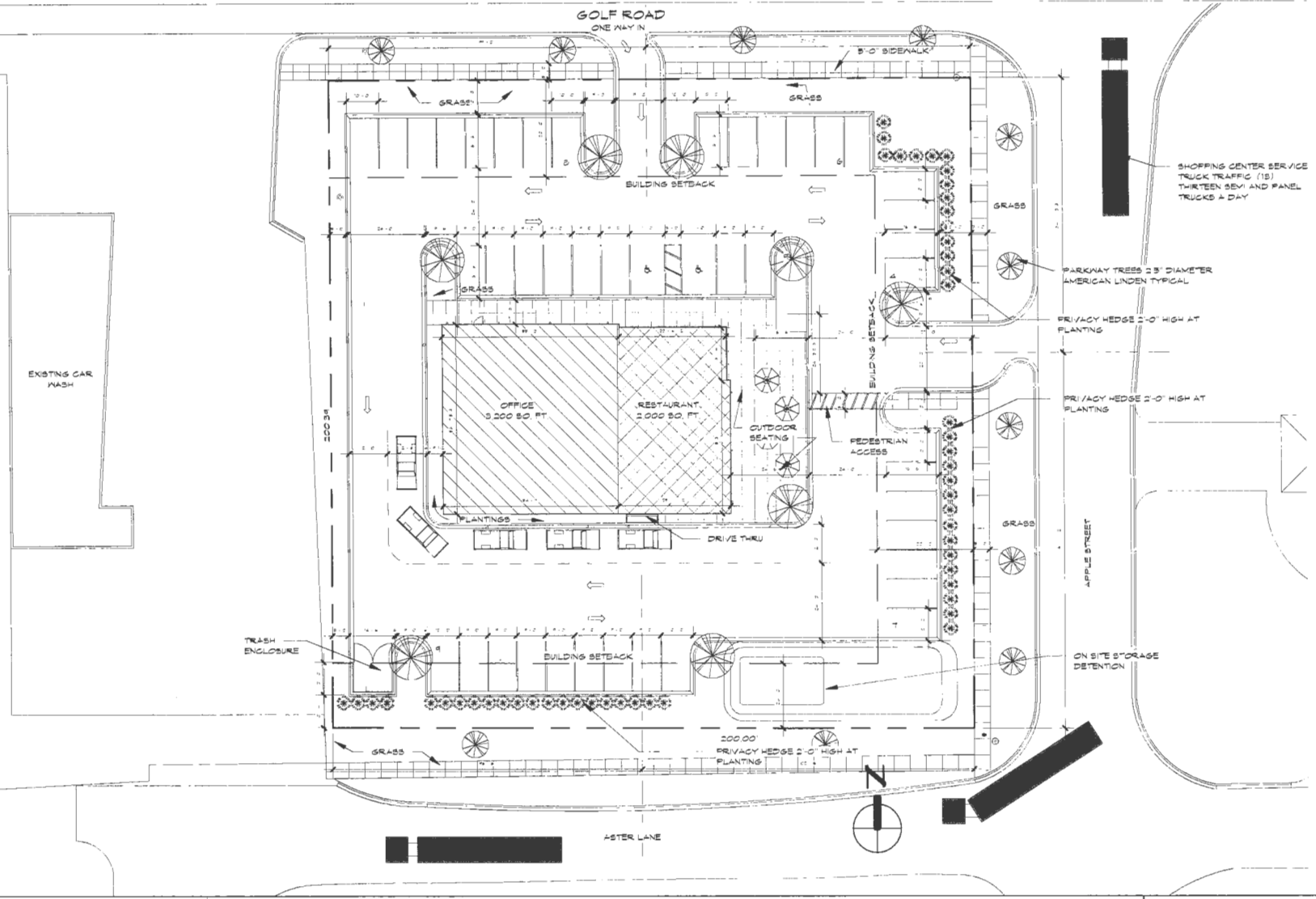
A-2

**ZONING:**

EXISTING ZONING - R2  
B-2 - NEW ZONING  
10,000 S.F. MIN.  
89,000 S.F. EXISTING  
FRONT YARD 30'-0"  
SET BACK ON APPLE STREET: 30'-0"  
REAR YARD 20'-0"  
F.A.R. = 45, 18,000 S.F.  
5,900 S.F. PROPOSED

**PARKING:**

OFFICE - 3.4/1000  
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RESTAURANT - 14.8/1000  
2,000 S.F. = 30 PARKING  
  
41 PARKING SPACES NEEDED  
44 PARKING SPACES PROVIDED



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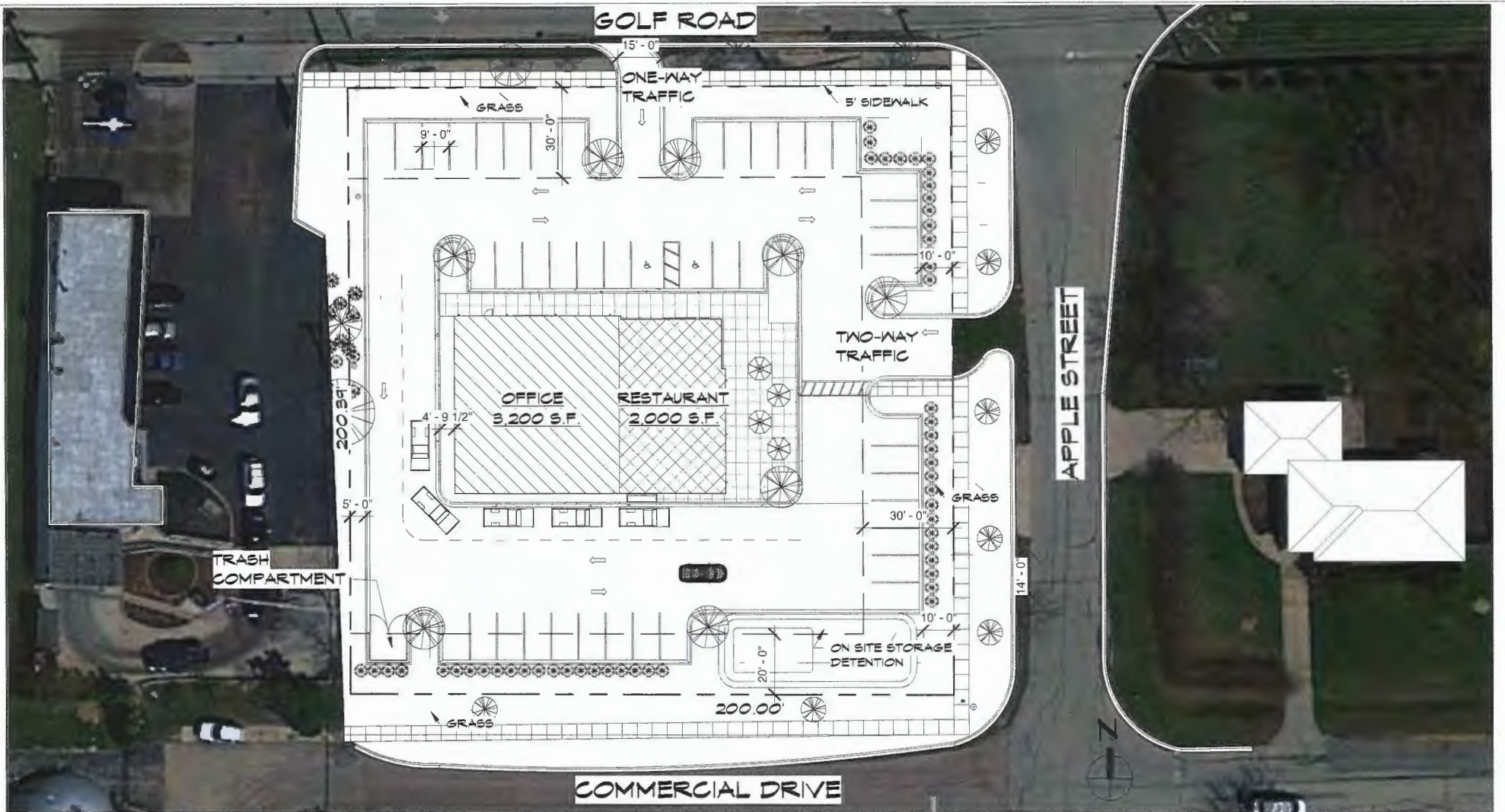
**SITE PLAN**

**1180/1190 APPLE STREET**

HOFFMAN ESTATES, ILLINOIS

JOB NUMBER: 18008  
DATE: 08/05/19

**A-3**



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EARTH MAP

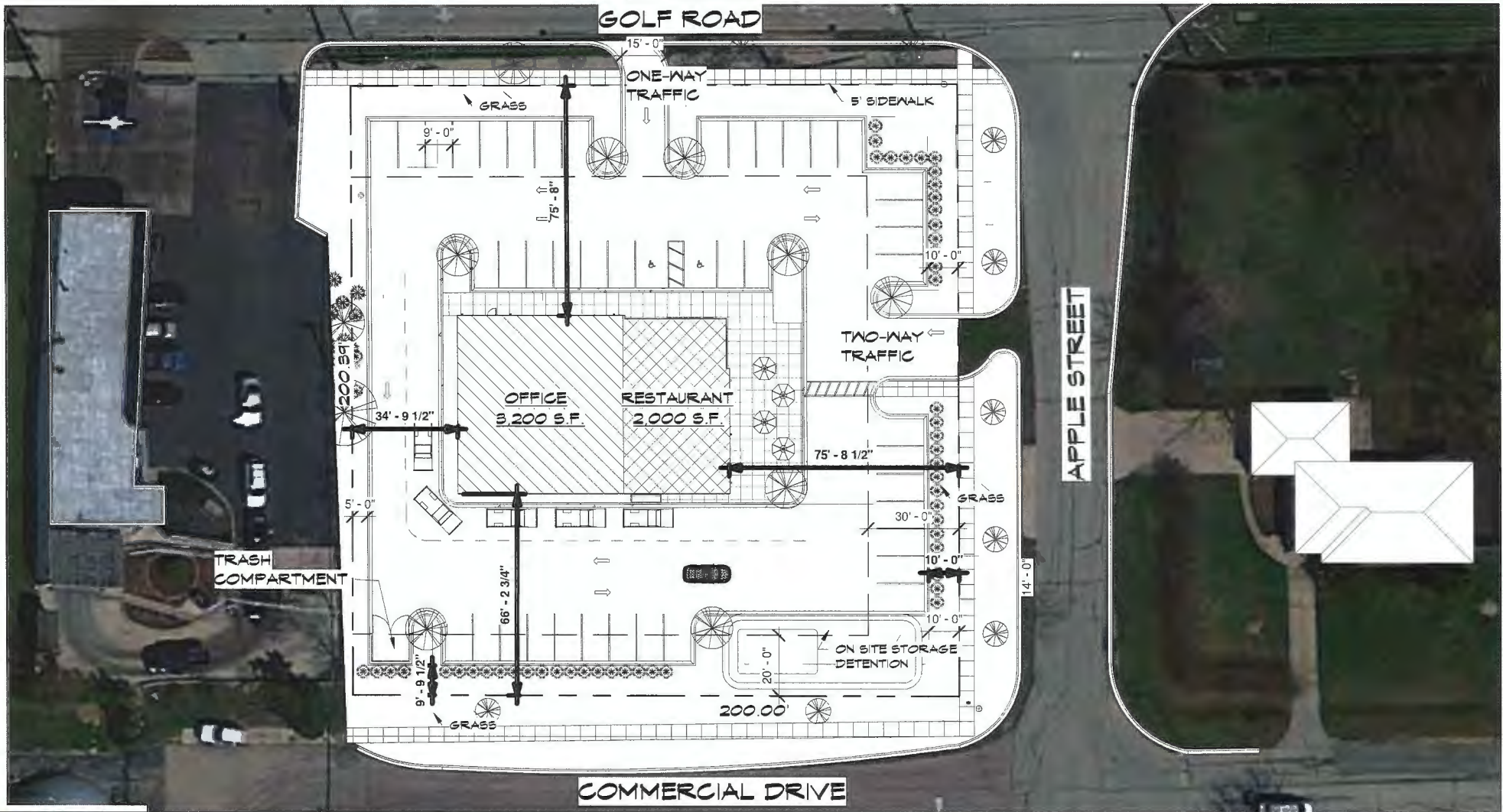
**1180/1190 APPLE STREET**

HOFFMAN ESTATES, ILLINOIS

JOB NUMBER: 18008

DATE: 08/05/19

**A-4**



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**DIMENSIONED SITE PLAN**

**1180/1190 APPLE STREET**

HOFFMAN ESTATES, ILLINOIS

JOB NUMBER: 18008  
 DATE: 08/07/19

**A-5**





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

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FRONT ELEVATION

**1180/1190 APPLE STREET**

HOFFMAN ESTATES, ILLINOIS

JOB NUMBER: 18008

DATE: 08/05/19

**A-6**



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CORNER APPLE/GOLF RD. PERSPECTIVE

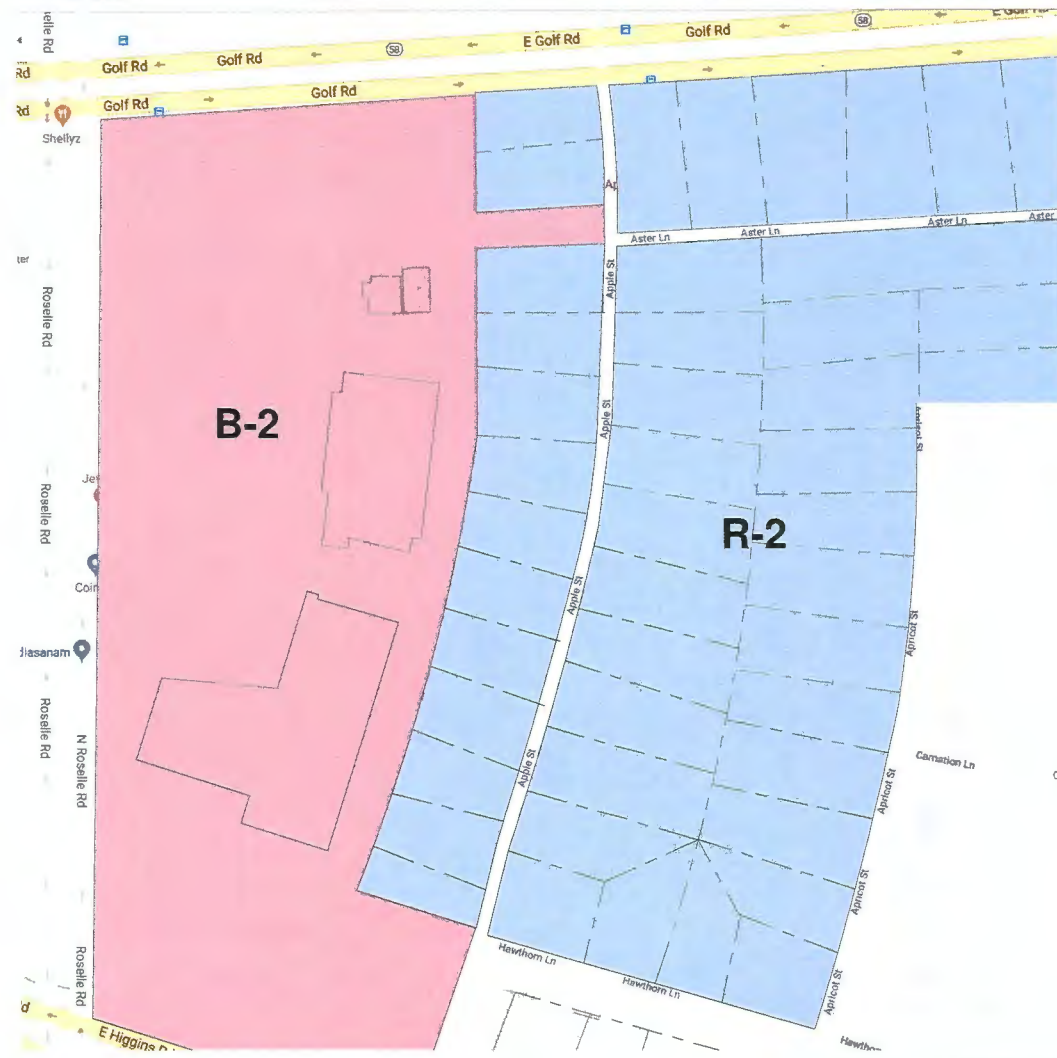
**1180/1190 APPLE STREET**

HOFFMAN ESTATES, ILLINOIS

JOB NUMBER: 18008

DATE: 08/05/19

**A-7**



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ZONING SITE PLAN

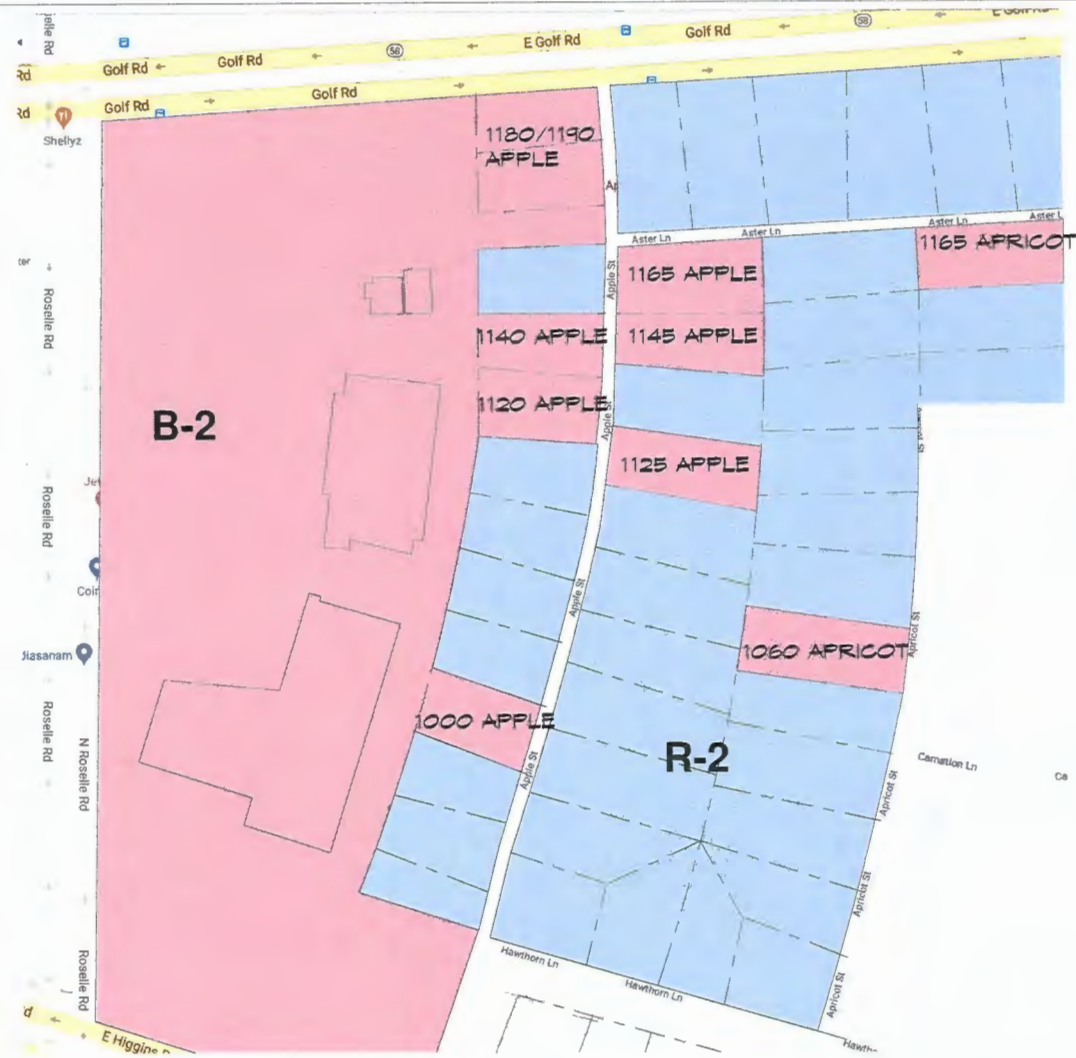
**1180/1190 APPLE STREET**

HOFFMAN ESTATES, ILLINOIS

JOB NUMBER: 18008

DATE: 08/07/19

**A-8**



GROUP



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ZONING PROPOSED SITE PLAN

**1180/1190 APPLE STREET**

HOFFMAN ESTATES, ILLINOIS

JOB NUMBER: 18008

DATE: 08/07/19

**A-9**

**NOTICE OF PUBLIC HEARING**  
 Notice is hereby given that the Planning & Zoning Commission of the Village of Hoffman Estates will hold a public hearing at the request of Sam Akmakjian (Owner) for a Zoning Map Amendment request in accordance with Section 9-1-17 of the Municipal Code to allow for rezoning of properties located at 1180 & 1190 Apple Street from R-2, One-Family Residential, to B-2, Community Business.  
 P.I.N.: 07-15-200-004; -005  
 The hearing will be held on Wednesday, August 7, 2019 at 7:00 p.m. in the Hoffman Estates Municipal Building, 1900 Hassell Road, Hoffman Estates, IL.  
 Eva Combs, Chairperson  
 Planning and Zoning Commission  
 Published in Daily Herald July 16, 2019 (4528717).

**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, Hoffinan 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 16-JUL-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.

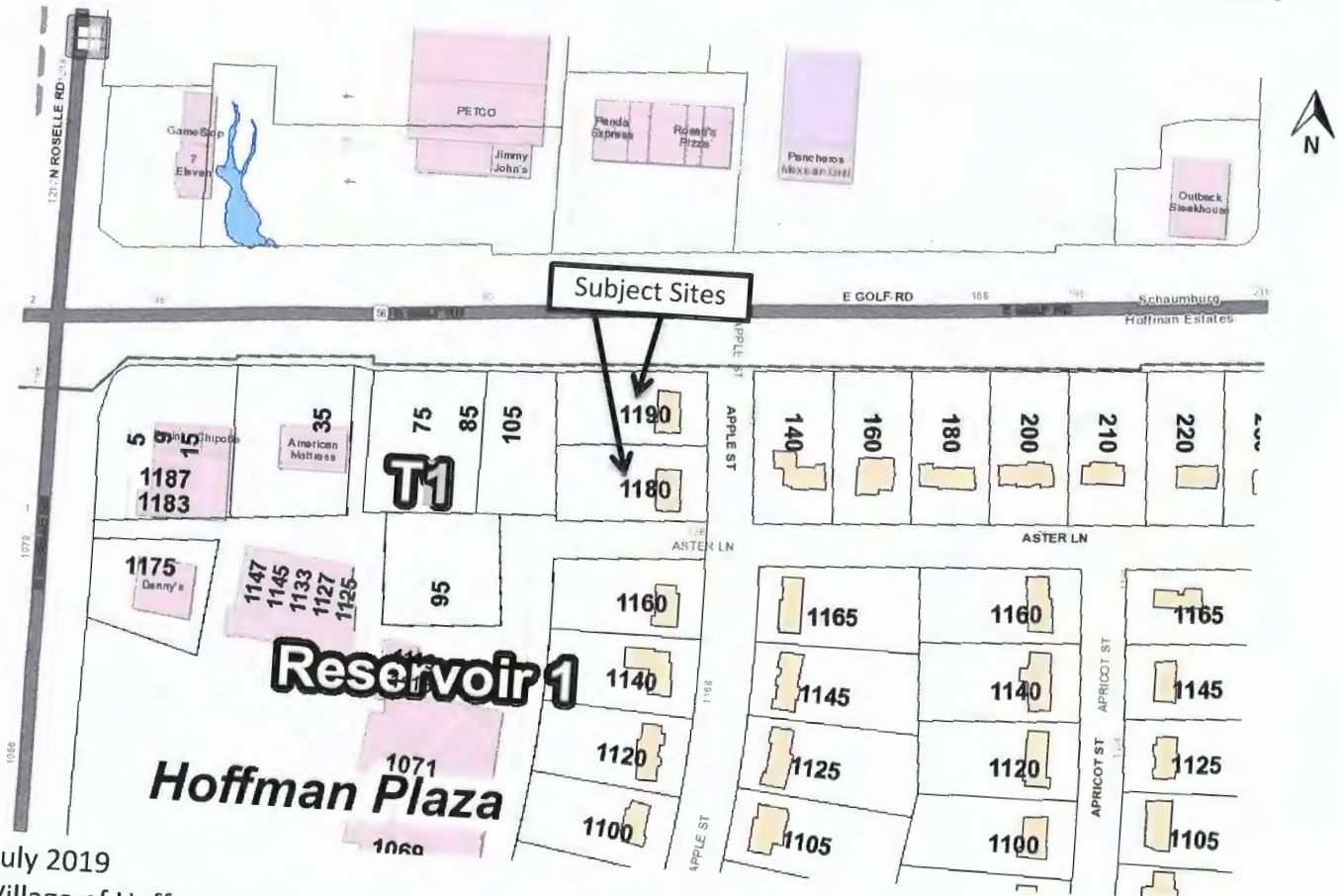
**PADDOCK PUBLICATIONS, INC.**  
**DAILY HERALD NEWSPAPERS**

BY Daula Baltz  
 Authorized Agent

Control # 4528717

1180-1190 Apple St

P.I.N. 07-15-200-004-0000  
07-15-200-005-0000



July 2019  
Village of Hoffman Estates  
Planning Division



# 1180 - 1190 Apple St Rezoning



0 25 50 Feet



Planning Division  
Village of Hoffman Estates  
July 2019



VILLAGE OF HOFFMAN ESTATES  
PLANNING AND ZONING COMMISSION  
**FINDING OF FACT**

PROJECT NO.: 2017007P

VILLAGE BOARD MEETING DATE: August 19, 2019

PETITIONER(S): 2595 W. Golf, LLC (owner)

PROJECT ADDRESS: 2595 W. Golf Rd.

ZONING DISTRICT: B-2, Community Business

Recommendation: **APPROVAL**

Vote: 10 Ayes 0 Nays 0 Absent

PZC MEETING DATE: August 7, 2019

STAFF ASSIGNED: MO KHAN

- A. Approval of a request by 2595 W. Golf, LLC (Owner) for Preliminary and Final Site Plan approval in accordance with Section 10-2-1-E for the construction of a retail building; Variation to Section 9-8-2-D-6 to allow for a Rear-Yard Setback of 12.28 feet for the principal structure versus the minimum required twenty feet (20'); and Preliminary and Final Plat of Subdivision approval in accordance with Section 10-6-3 for the property located at 2595 W. Golf Road with the following conditions:
1. The following waivers to Section 10-4-4-B-2-a regarding the minimum ten feet (10') landscape buffer shall be granted:
    - a. Landscape Buffer of 7.28 ft. along the East property line;
    - b. Landscape Buffer of 8 ft. along the North property line; and
    - c. Landscape Buffer of 4.5 ft. along the South property line.
  2. Building Permit(s) shall be obtained within twelve (12) months of Village Board approval.
  3. Final Plat of Subdivision shall be recorded by the Village prior to issuance of Building Permit(s).
  4. Performance Guarantee based on approved Engineer's Estimate shall be submitted and accepted by the Village prior to issuance of Building Permit(s).
  5. Per NFR Letter, a Safety Plan is required for construction activities within the contaminated soil area and must be submitted as part of the Building Permit Application(s).
  6. A copy of the issued permit by the Illinois Department of Transportation (IDOT) shall be submitted to the Village prior to construction commencing in Golf and Barrington Roads rights-of-way.
  7. A copy of the issued permit by the Metropolitan Water Reclamation District (MWRD) shall be submitted prior to construction commencing on the site.
  8. The following conditions relate to the site construction:
    - a. A pre-construction meeting shall be conducted with Village staff prior to construction commencing.
    - b. Fire Department and emergency access to the property shall be maintained at all times. Petitioner shall make any adjustments on the site as needed for access as per direction by the Village.
    - c. In accordance with Village Code, construction hours shall be limited to 7 a.m. to 7 p.m. Monday through Friday, and 8 a.m. to 6 p.m. Saturday and Sunday.
- B. Approval of request by 2595 W. Golf, LLC (Owner) for a Master Sign Plan approval in accordance with Section 9-3-8-M-13 for the property located at 2595 W. Golf Rd.



### AUDIENCE COMMENTS

No audience comments.

### FINDING

The Planning & Zoning Commission heard from the petitioner and the project engineer who explained they are proposing to building an approximately 6,200 ft.2 multi-tenant retail building at the southeast corner of Barrington and Golf Roads. The site is currently vacant and was previously used as a gas station, the building for the gas station demolished in early 2019. As part of the proposal they are requesting approval for a Site Plan, Variation, Plat of Subdivision, and Master Sign Plan.

The Project Engineer stated that site will be providing ample amount of parking that exceeds the Village's Parking Guidelines and the findings of their Parking Study that was commissioned for the proposed development. Staff stated that the Village's Transportation Division reviewed the Parking Study and approved it.

The Project Engineer stated the building is situated further back from Barrington Road to allow for as much space for on-site parking and thus the reason for the request for a variation to the rear-yard setback requirement. They are also asking for waivers to the landscape buffer requirement to allow for a smaller landscape buffer along the north, south and east property lines. Staff stated that the Village recommended to provide smaller landscape buffer in order to provide enough pavement space for fire truck and delivery trucks to maneuver on-site without jumping the curb or driving over green space. Staff further added that a larger right-of-way is provided than is typical along Barrington and Golf Road so there will still be ample amount of green space between the roadway and the parking lot.

Staff informed the Commission the proposed building meets the bulk requirements regarding setback, height, floor area ratio except for the rear-yard setback where a variation is being requested. Landscaping, lighting, and engineering aspects of the project have been reviewed by Village Staff and approved. Staff further stated the building's façade would incorporate brick and stone veneer and will be consistent in design to the Mariano Shopping Center

Staff informed the Commission that Plat of Subdivision is being requested since the original lot was never properly platted. The proposed Plat of Subdivision meets the minimum lot requirements for B-2 Zoning and the Plat was reviewed and approved by the Village's Legal and Planning Staff.

Staff informed the Commission that a Master Sign Plan is also being proposed. The Master Sign Plan is consistent with previous Master Sign Plans approved for previous commercial/retail developments. The project is asking for additional signage along the east and south façade to provide more exposure to those in Mariano's Shopping Center. Staff further informed the Commission the other provisions of the Master Sign Plan are generally in line and consistent with what the current Sign Code permits.

Commission asked about a cross-site connection with the Mariano Shopping Center. Staff stated that currently that all the parties could not come to an agreement about a cross-site connection. However, the proposed plans show a potential cross-site connection location if an agreement was made in the future.

Planning and Zoning Commission Finding of Fact  
Site Plan, Plat of Subdivision, and Master Sign Plan – Retail Development  
Village Board Meeting Date: August 19, 2019

Commission stated concern regarding constructing on a contaminated site and disrupting the containment barrier. Staff and the Project Engineer stated that a Safety Plan will have to be submitted as part of the Building Permit and approved by the Village Engineer. The barrier constructed is supposed to last indefinitely. Project Engineer stated if they compromise the barrier there are extra steps they will be required to take to ensure contaminants are removed and sealed.

Commission wanted to be ensured that east and south side of the building would be maintained. The petitioner stated it would be.

Commission asked if the signs are only for tenants, the Petitioner stated yes. Commission also stated a concern about where snow would be plowed. Project Engineer stated there is green space provided on-site for snow removal.

The Planning & Zoning Commission found that the proposed project meets the standards of approval for the Preliminary & Final Site Plan, Variation, Plat of Subdivision and Master Sign Plan.

<u>PLANNING AND ZONING COMMISSIONERS</u>		<u>ROLL CALL VOTE</u>
Chairperson Eva Combs	Vice-Chair Ring	10 Ayes
Minerva Milford	Tom Burnitz	0 Nay
Adam Bauske	Nancy Trieb	1 Absent (Patel)
Myrene Iozzo	Denise Wilson	
Lon Harner	Lenard Henderson	

**MOTION PASSED**

The following attachments are hereby incorporated as part of this Finding of Fact:

Staff's Report  
General Application  
Site Plan Addendum  
Variation Addendum  
Master Sign Plan Application  
Project Narrative  
Plat of Survey  
Plat of Subdivision  
Civil Engineering Site Plans  
Site Lighting Photometric Plan  
Vehicle Turning Exhibits  
Stormwater Report  
Landscape Plan  
Architectural Renderings  
Master Sign Plan – 2595 W. Golf Road  
Legal Notice Publication  
Aerial Location Map



VILLAGE OF HOFFMAN ESTATES  
PLANNING AND ZONING COMMISSION  
STAFF REPORT

PROJECT NO.: 2017007P

PROJECT NAME: HEIDNER RETAIL REDEVELOPMENT

PROJECT ADDRESS/LOCATION: 2595 W. GOLF ROAD

PUBLIC HEARING    
YES NO

REZONING  MASTER SIGN PLAN  SPECIAL USE  VARIATION   
PRELIMINARY & FINAL SITE PLAN  PRELIMINARY & FINAL PLAT

MEETING DATE: JUNE 5, 2019

STAFF ASSIGNED: MO KHAN

**REQUESTED MOTIONS**

Request by 2595 W. Golf, LLC (Owner) to consider the following requests for the property located at 2595 W. Golf Road (PIN 07-18-100-005):

- A. Preliminary and Final Site Plan approval in accordance with Section 10-2-1-E for the construction of a retail building; Variation to Section 9-8-2-D-6 to allow for a Rear-Yard Setback of 12.28 feet for the principal structure versus the minimum required twenty feet (20'); and Preliminary and Final Plat of Subdivision approval in accordance with Section 10-6-3.
- B. Master Sign Plan approval in accordance with Section 9-3-8-M-13.

INCLUDES RECOMMENDED CONDITIONS    
YES NO

ACRES: 0.81 (APPROXIMATE)	ZONING DISTRICT: B-2, Community Business	
ADJACENT	NORTH: Gas Station, Zoned B-2	SOUTH: Shopping Center, Zoned B-2
PROPERTIES:	EAST: Shopping C, Zoned B-2	WEST: Forest Preserve; Zoned F-P

**BACKGROUND**

The subject property is located on the southeast corner of Barrington and Golf Roads. The subject property is currently vacant; the building was demolished in early 2019. The site was previously used a gas station. The site is currently on the Illinois Environmental Protection Agency's Leaking Underground Storage Tank (LUST) list. After required improvements were made, the Illinois EPA issued a No Further Remediation (NFR) Letter on May 24, 2002. The NFR Letter states no further actions have to be taken if certain conditions are met and the concrete barrier installed to contain the contamination are left undisturbed.

## **PROPOSAL**

The owner is proposing to construct an approximately 6,200 ft.<sup>2</sup> multi-tenant retail building with a maximum of five tenant spaces. Tenants for the proposed building are not known at this time but the owner expects a mix of retail and food users for the site. The construction of the building as proposed will require a variation approval to the rear-yard setback requirement. Furthermore, the original lot was never properly platted thus the owner is requesting a Preliminary and Final Plat of Subdivision approval. Lastly, the owner is proposing a Master Sign Plan for the property to allow signage to be cohesive and consistent between the multiple tenant spaces in regards to location on the building, size and design.

## **STANDARDS**

### ***VARIATION***

The Planning & Zoning Commission shall only recommend approval of a Variation request if it finds that the following standards listed in Section 9-1-15-C-1 are met:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located;
2. The plight of the owner is due to unique circumstances;
3. The variation, if granted, will not alter the essential character of the locality.

When evaluating if the Standards of Approval for a Variation are met, the Planning & Zoning Commission shall consider the following:

1. The particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
2. The conditions upon which the petition for a variation is based would not be applicable, generally, to other property within the same zoning classification;
3. The purpose of the variation is not based exclusively upon a desire to increase the value of the property;
4. The alleged difficulty or hardship has not been created by any person presently having an interest in the property;
5. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
6. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fires, or endanger the public safety, or substantially diminish or impair property values in the neighborhood.

### ***MASTER SIGN PLAN***

The Planning & Zoning Commission shall only recommend approval of a Master Sign Plan request if it finds that the following standards listed in Section 9-3-8-M-13-a-3 are met:

1. Result in architecture and graphics of a scale appropriate for the subject development and the surrounding area;
2. Provide signage consistent with the site plan and architecture of the project;
3. Avoid visual clutter;
4. Allow visitors, employees and consumers to readily identify the business entrances, while addressing the community's need for attractive, unobtrusive architecture and commercial graphics; and

5. Result in a unified theme of signage for the project.

## **ANALYSIS**

### ***PRELIMINARY & FINAL SITE PLAN***

#### ***B-2 Zoning Bulk Requirements – Zoning Code Section 9-8-2-D***

	<b><i>Required</i></b>	<b><i>Proposed</i></b>
<b><i>Front-Yard Setback</i></b>	≥ 20'	120.3'
<b><i>Side-Yard Setback</i></b>	≥ 0'	13.4'
<b><i>Corner Side-Yard Setback</i></b>	≥ 20'	42'
<b><i>Rear-Yard Setback</i></b>	≥ 20'	12.28'*
<b><i>Floor Area Ratio (FAR)</i></b>	≤ 0.45	0.19
<b><i>Height</i></b>	≤ 45'	20.33'

\* Variation Requested

A variation to allow for a 12.28' rear-yard setback as opposed to the minimum of 20' has been requested. The rear-yard setback variation setback has been requested to allow the building to be set closer to the rear property line in order to accommodate the parking lot and to provide sufficient traffic access and circulation for passenger vehicles, fire safety vehicles, and truck delivery vehicles. The rear of the property abuts additional parking space for the Mariano Shopping Center and thus the reduced rear-yard setback would not have an adverse impact on the adjacent property.

The building's proposed location is done to accommodate for a potential widening of Barrington Road by IDOT in the future.

#### ***Vehicular Access and Circulation – Subdivision Code Section 10-5***

The site currently has four curb cuts, two on each Barrington and Golf Roads. The proposed plan is to remove the two curb cuts closest to the intersection of Barrington and Golf and to reconstruct the other two curb cuts. The curb cut on Golf Road will be relocated further east to allow for additional transition space between the intersection and the curb cut. Though the new curb cut on Golf Road will not have a median, it will be restricted to right-in/ right-out due to the raised road median along Golf Road. The new curb cut on Barrington Road will have a mountable "pork-chop" median installed to direct access to right-in/ right-out only. "Right-Turn Only" Signs will be posted on both Golf and Higgins Road access.

The owner has submitted the proposed site plan to IDOT for review and have incorporated the comments into the design. The owner will be required to obtain IDOT permits prior to construction beginning in the right-of-way and submit a copy of the permit to Village.

Vehicle Turn Diagrams/Exhibits demonstrate that sufficient access and circulation paths will be provided for both Fire Safety Apparatus and Delivery Truck vehicles.

#### ***Off-Street Parking – Subdivision Code Section 10-5-2***

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The following is the off-street parking dimension requirements:

	<b>Required</b>	<b>Proposed</b>
<b>Standard Stall Dimension</b>	18' L x 9' W	18' L x 9' W
<b>ADA Stall Dimension</b>	18' L x 16' W	18' L x 16' W
<b>Drive-Aisle Width</b>	≥ 24 ft.	24'

The Village's Off-Street Parking Guidelines in Sec. 10-5-2-B-1 suggests a minimum of 24 parking stalls be provided for retail buildings.

Based on the parking analysis provided by the Applicant a minimum of 31 parking spaces must be provided for the site. The site is proposing to provide 31 parking stalls of which two will be ADA stalls as required by Sec. 10-5-2-B-5 and the Illinois Accessibility Code.

The Village's Transportation Division has reviewed the proposed off-street parking design and found the design acceptable and concurred with the findings of the Applicant's Parking Analysis for the proposed development.

Engineering – Subdivision Code Section 10-3

The Village's Engineering Division has reviewed the proposed engineering, grading, utility and erosion control plans and found the design acceptable. Engineering Division has noted that the conditions of the No Further Remediation (NFR) Letter issued by the Illinois Environmental Protection Agency (IEPA) must be adhered to at all times during and after construction. Conditions have been attached as part of the requested motion.

Site plans will need to be submitted to MWRD for approval. The owner will be required to obtain MWRD permits prior to beginning construction on the site and submit a copy of the permit to the Village.

Landscaping – Subdivision Code Section 10-4

The proposed landscape plan meets the code requirements for right-of-way and on-site landscaping. Shade trees are being provided in the required locations, including in parking landscape islands, around the site perimeter, and in the right-of-way. Shrubs and hedges are also being provided around the site perimeter. Various perennials and other low-growth plantings are being provided in the planter boxes, parking landscape islands, and around the site perimeter.

Landscape buffers are being provided on-site, however, the landscape buffer do not meet the minimum width requirements. Landscape buffer dimensions for the site are provided in the table below:

<b>Ten Feet (10') Landscape Buffer</b>	<b>Proposed</b>
North Property Line	8'*
South Property Line	4.5'*
East Property Line	7.28'*
West Property Line	10'

\* Waiver Requested

Site constraints do not allow the minimum landscape buffers to be provided without affecting the building and parking layout on the site. If the minimum landscape buffers were to be provided, the minimum number of

parking could not have been provided and there would not be sufficient circulation and access for Fire Safety and Truck Delivery vehicles on the site.

Deviations to the landscape buffer requirements In Section 10-4-4-B-2-a is requested to allow for the smaller landscape buffer widths. Conditions have been added on to the requested motion regarding the landscape buffer deviation requests.

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

The building is proposed to be a combination of brick and stone veneers. As shown in the provided renderings, Unit A, C, and E will have a red brick/stone façade and Unit 2, 4 and will have a gray brick/stone façade. Unit B and D will also be setback further from the front and have a lower roof line than Unit A, C, and E. The building design provides visual interest to building by including a combination of exterior façade colors, tenant space footprint, and an alternating roofline. Utility meters and boxes will be located on the east/south façade of the building to decrease the visibility from the public way. A parapet wall is being installed to provide screening for any rooftop units installed from the public way.

The proposed building design is consistent with the building design of the Mariano's Shopping Center creating a sense of uniformity between the two buildings.

*Site Lighting – Subdivision Code Section 10-5-3-G*

New light poles and light fixtures will be provided per Code Requirements to provide the minimum required parking lot illumination with limited light spillage onto the public right-of-way and adjacent properties. The lighting levels and downcast fixtures comply with Site Lighting requirements.

**PRELIMINARY & FINAL PLAT OF SUBDIVISION**

The subject property was never properly platted previously and thus as part of the Site Plan review have been required to create a Plat of Subdivision for the single lot. Section 9-8-2-D provides the minimum lot standards for lots located within the B-2, Community Business, Zoning District:

	<b>Required</b>	<b>Proposed</b>
<b>Lot Area</b>	≥ 10,000 ft. <sup>2</sup>	34,003 ft. <sup>2</sup>
<b>Lot Width</b>	≥ 70'	166.63'

The Village's Corporation Counsel and Planning Division has reviewed the Plat of Subdivision and found it to meet the requirements as prescribed in Section 10-6-3.

**MASTER SIGN PLAN**

The Master Sign Plan proposed for the project allows for signage that will be consistent between the individual tenant spaces and be similar in design to other signage located on adjacent properties. The Master Sign Plan proposes to allow the following signage for the site:

1. One (1) Monument Sign located at the northwest corner of the property with the following dimensions. The Monument Sign will be a maximum of twenty feet (20') in height and with a maximum surface area of one-hundred twenty-five square feet (125 ft.<sup>2</sup>) per sign face. The monument sign can also

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incorporate an electronic message center (EMC) as part of the monument sign. The EMC portion of the sign cannot exceed a total surface area of fifty square feet (50 ft.<sup>2</sup>). Year-round landscaping will be required to be provided around the perimeter of the sign base. The base of the sign will consist of brick/ masonry that will match the color and design of the materials used for the building.

2. Two wall signs will be allowed per tenant spaces on the east and west façades of the building. These signs can be maximum of fifty-six square feet (56 ft.<sup>2</sup>) with a dimension of four feet (4') in height and fourteen feet (14') in width. All wall signs must centered horizontally on the portion of the building leased by tenant. The sign must also be installed in a manner that the distance between multiple wall signs are proportionate. Unit A and E will be allowed one (1) additional wall sign on the respective north and south façades. The additional wall sign will have the same surface area and wall sign placement requirements as the other wall signs permitted as stated above.
3. One (1) Directional Sign will be permitted per street frontage. The directional sign can include commercial copy or logo of building tenants. Directional signs are limited to five square feet (5 ft.<sup>2</sup>) in surface area, a maximum height of three feet (3') and must be setback a minimum of five feet (5') from any property line.
4. All other signage as permitted by the Sign Code in Section 9-3-8 will be allowed.

## **MOTION**

- A. Approval of a request by 2595 W. Golf, LLC (Owner) for Preliminary and Final Site Plan approval in accordance with Section 10-2-1-E for the construction of a retail building; Variation to Section 9-8-2-D-6 to allow for a Rear-Yard Setback of 12.28 feet for the principal structure versus the minimum required twenty feet (20'); and Preliminary and Final Plat of Subdivision approval in accordance with Section 10-6-3 for the property located at 2595 W. Golf Road with the following conditions:
  1. The following waivers to Section 10-4-4-B-2-a regarding the minimum ten feet (10') landscape buffer shall be granted:
    - a. Landscape Buffer of 7.28 ft. along the East property line;
    - b. Landscape Buffer of 8 ft. along the North property line; and
    - c. Landscape Buffer of 4.5 ft. along the South property line.
  2. Building Permit(s) shall be obtained within twelve (12) months of Village Board approval.
  3. Final Plat of Subdivision shall be recorded by the Village prior to issuance of Building Permit(s).
  4. Performance Guarantee based on approved Engineer's Estimate shall be submitted and accepted by the Village prior to issuance of Building Permit(s).
  5. Per NFR Letter, a Safety Plan is required for construction activities within the contaminated soil area and must be submitted as part of the Building Permit Application(s).
  6. A copy of the issued permit by the Illinois Department of Transportation (IDOT) shall be submitted to the Village prior to construction commencing in Golf and Barrington Roads rights-of-way.
  7. A copy of the issued permit by the Metropolitan Water Reclamation District (MWRD) shall be submitted prior to construction commencing on the site.
  8. The following conditions relate to the site construction:
    - a. A pre-construction meeting shall be conducted with Village staff prior to construction commencing.
    - b. Fire Department and emergency access to the property shall be maintained at all times. Petitioner shall make any adjustments on the site as needed for access as per direction by the Village.



Meeting Date: August 7, 2019

- c. In accordance with Village Code, construction hours shall be limited to 7 a.m. to 7 p.m. Monday through Friday, and 8 a.m. to 6 p.m. Saturday and Sunday.

B. Approval of request by 2595 W. Golf, LLC (Owner) for a Master Sign Plan approval in accordance with Section 9-3-8-M-13 for the property located at 2595 W. Golf Rd.

Attachments:

- General Application
- Site Plan Addendum
- Variation Addendum
- Master Sign Plan Application
- Project Narrative
- Plat of Survey
- Civil Engineering Site Plans
- Landscape Plan
- Architectural Renderings
- Master Sign Plan – 2595 W. Golf Road
- Legal Notice Publication
- Aerial Location Map



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

Special Use for \_\_\_\_\_  Rezoning from \_\_\_\_\_ to \_\_\_\_\_

Variation:  Commercial  Residential  Sign

Plat (Subdivision & Others):  Preliminary  Final

Site Plan:  Amendment  Concept  Preliminary  Final

Master Sign Plan:  Amendment

Other: \_\_\_\_\_

**\* ADDENDUM MATERIALS ARE REQUIRED FOR SPECIFIC REQUESTS**  
**Posting of Notification Sign(s) may be required.**  
**Specific requirements will be provided when your request is scheduled.**

### FOR VILLAGE USE ONLY

Hearing Fee <sup>3250</sup> ~~3000~~ <sup>us</sup> Check No. \_\_\_\_\_ Date Paid 3-13-19; 5-22-19; 6-17-19  
Project Number: 2017007P  
Staff Assigned: MO KHAN  
Meeting Date: AUG. 7<sup>TH</sup>, 2019 Public Hearing: Yes  No   
Sign Posting Required: Yes  No  Date Sign Posted \_\_\_\_\_

### PLEASE PRINT OR TYPE

Date: 5/17/19

Project Name: 2595 W. Golf Road

Project Description: New Retail Building

Project Address/Location: 2595 Golf Road

Property Index No. 07-18-100-005

Acres: 0.78 Zoning District: B-2 Community

**I. Owner of Record**

Rick Heidner		2595 W Golf LLC
Name		Company
5277 Trillium Blvd.		Hoffman Estates
Street Address		City
IL	60192	630-894-0099
State	Zip Code	Telephone Number
630-894-0485		eric@heidnerinc.com
Fax Number		E-Mail Address

**II. Applicant (Contact Person/Project Manager)**

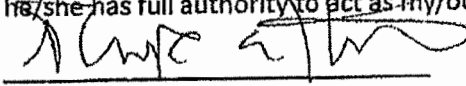
Joe Elias		Planned Development & Construction
Name		Company
21660 W Field Pkwy		Deer Park
Street Address		City
IL	60010	847-802-0700
State	Zip Code	Telephone Number
		joeelias@pdcibuild.com
Fax Number		E-Mail Address

Applicant's relationship to property: \_\_\_\_\_

**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 Joe Elias to act on my behalf and advise that he/she has full authority to act as my/our representative.



Owner Signature

Print Name

**IV. Acknowledgement(s)**

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

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

Owner's Signature: [Signature]

Owner's Name (Please Print): Rick Hercher

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

Applicant's Name (Please Print): Joe Elias

Date: 2/27/19

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

**Addendums Attached:**

- Special Use
- Rezoning
- Variation
- Plat
- Site Plan
- Master Sign Plan
- Other \_\_\_\_\_



**VILLAGE OF HOFFMAN ESTATES  
PLANNING AND ZONING COMMISSION  
SITE PLAN ADDENDUM – NON-RESIDENTIAL**

Amendment  Concept  Preliminary  Final

**I. DESCRIPTION OF PROJECT:**

**A. ATTACH A NARRATIVE FOR THE PROPOSED PROJECT ON A SEPARATE SHEET**

- ✓ Article 10-6 of the Subdivision Code details the application process and required submittal documents. For relevant items, provide detailed information as part of the project narrative.

B. Total Number of Buildings: 1

C. Total Gross Floor Area: 6,184 square feet

D. Height of tallest building (including antennas, hvac, etc.): 21 feet

- E. With respect to this project's compatibility with adjacent land uses, address the following in the Project Narrative: Building Scale, architectural Materials, Coordinated Color Scheme, Existing and Planned Areas of Visual Interest, Design Concept and Relationship of Building Materials to one another.

F. Estimated start of construction: 6/1/2019

G. Estimated time to complete development: 6 months  
Attach a phasing schedule, if applicable.

- H. Does the property contain flood plain lands or wetlands? Yes  No   
If yes, please address as part of the narrative.

- I. Is there any historical or archeological significance to the existing structures or features of this site or the surrounding sites? Yes  No   
If yes, please address as part of the narrative.

- J. Are there any endangered, threatened, or unique plants or animals located in or near the area?  
Yes  No   
If yes, please address as part of the narrative.

**II. OPERATIONAL CONSIDERATIONS**

A. Anticipated hours of operation: 8 am am/pm to 10 pm am/pm

- B. Anticipated number of employees: 5 total 5 per shift 1 number of shifts
- C. Estimated number of customers: 289 daily 27 peak hour
- D. If there is any additional information about the proposed development or its operation that may affect the site development, address as part of the narrative.

### III. FINANCIAL CONSIDERATIONS

- A. Estimated annual gross sales of general merchandise subject to sales tax for this project (includes 1% local share of state tax and 1% home rule tax):

Gross Sales (General)		Tax Rate		General Sales Tax
1 Million	X	2%	=	\$ 20,000.00

- B. Estimated annual gross sales subject to food and beverage (F & B) tax for this project (food prepared on premises and alcoholic beverages consumed on premises). See article 13-7 of the Hoffman Estates Municipal Code for detailed definition:

Gross Sales (F & B)		Tax Rate		F & B Tax
100,000.00	X	2%	=	\$ 2,000.00

- C. Estimated Annual Hotel Tax: 365 Days X

Estimated Average Room Rate		Number of rooms		Occupancy Percentage		365 Days		Tax Rate		Hotel Tax
N/A	X	N/A	X	N/A	X	N/A	X	6%	=	\$ N/A

- D. Other tax/revenue:  
(Entertainment tax = 6%, etc.)

		Rate		Tax
N/A	X	N/A	=	\$ N/A

- E. Estimated Annual Telecommunications (TC) Tax:

Estimated Yearly Phone Bill		Tax Rate		TC tax
1000	X	6%	=	\$ 60.00

- F. Current assessment of the property: \$138,973
- G. Estimated value of Construction: 1.5 Million

H. Will this project result in any unusual expenditure of public funds or requirements for public services in anyway?  Yes  No

If yes, please address as part of the narrative.

#### IV. TRAFFIC CONSIDERATIONS

##### A. Parking

1. Total number of parking spaces to be provided:

Employees: 5 Customers/  
Visitors: 23 Handicapped: 2 Total: 30

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

Saturday afternoon

3. Will this project share parking spaces with other businesses?  Yes  No

If yes, please address as part of the narrative.

##### B. Traffic

1. Estimated number of vehicles entering and exiting this site during the peak one hour period between 4:00 p.m. and 6:00 p.m. 23

2. Will there be any other peak traffic times for this project?  Yes  No

If yes, give the time(s) of day and traffic volume: Saturday, mid-day, 27

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

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

##### C. Deliveries

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

2. How often will deliveries be made on site? twice daily

2. What is the frequency and time period expected for deliveries? 15 mins. max, early AM

3. What is the largest delivery vehicle to be used and its size?

Vehicle Type	Size	check
Single Unit truck	30 ft.	<input checked="" type="checkbox"/>
Intermediate Semitrailer	50 ft.	<input type="checkbox"/>
Large Semitrailer	55 ft.	<input type="checkbox"/>
Other		<input type="checkbox"/>

If the delivery truck used fits into the "Other" category, please specify type, size and turning radius: \_\_\_\_\_

D. Any additional site related traffic information not covered above?  Yes  No  
If yes, please address as part of the narrative.

**V. RECYCLING AND GREEN INITIATIVES**

- A. Article 9 of The Municipal Code of the Village of Hoffman Estates requires that businesses maintain an effective recycling program. Address any unique recycling plans as part of the project narrative.
- B. The Village supports and promotes sustainability. Please address any planned green or sustainability initiatives as part of the narrative.
- C. Do you anticipate submitting this project for LEED certification (or any other similar certifications)?  Yes  No  
If yes, please address as part of the narrative.

**VI. GENERAL CONSIDERATIONS**

A. Please list examples of similar uses (including name and location) in the area that can be used for comparison by the Village:

1. Sprint/Shelby's - southeast corner Golf & Roselle Rds
2. \_\_\_\_\_
3. \_\_\_\_\_

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



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

Yes  No

If yes, please address as part of the narrative.

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

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

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

If yes, please address as part of the narrative.

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

Please contact the Planning Division with any questions:

Email: [planning@hoffmanestates.org](mailto:planning@hoffmanestates.org)

Address: 1900 Hassell Road  
Hoffman Estates, IL 60169

Phone: 847.781.2660

Fax: 847.781.2679



# VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION VARIATION ADDENDUM

Commercial  Residential  Sign

## REQUIRED SUBMITTALS

- General Application
- Variation Hearing Fee: (Checks payable to the Village of Hoffman Estates)  
Commercial: \$500.00 per Variation\*  
Residential: \$175.00  
Sign: \$500.00 per Sign
- Legal Description  
(Typically found on a tax bill, survey, mortgage documents or deed)
- Current Plat of Survey drawn to scale showing the proposed improvement(s) and distance(s) from existing structures and property lines. For sign variations, ALL signs should be shown and labeled on the plat including the sign(s) for which the variation is being requested.
- A scale drawing of the floor plan and elevations, including windows and door locations.
- A Project Narrative detailing the variation request including whether there are other options that would not require a variation, proposed construction materials, whether removal/relocation of trees, utilities will be required and the estimated total project cost. Include any relevant plans, documents, photos to support the request.
- If any part of your existing and/or proposed use is located in any part of a utility easement, written release(s) from the Village or utility company may be required; contact the Planning Division for information.
- For residential variations only: You are encouraged to discuss your variation request with your neighbors and have them a Statement of Awareness acknowledging their awareness of your proposal. Statement of Awareness forms can be found on the Village's Planning Documents & Applications webpage or can be provided by Staff.

\* ***Some commercial requests require the posting of a notification sign(s) on the property 10 days before the Planning & Zoning Commission hearing and removal of the sign(s) 10 days after final Village Board action. Should your request require a notification sign, the specific requirements will be provided by Planning Staff.***

**Zoning Code Section 9-1-15-C-2 of the Municipal Code requires that** the Planning and Zoning Commission shall, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the applicant have been established by the evidence. **(Respond to each standard as it applies to your request either below or address on a separate sheet)**

1. The particular physical surroundings, shape of topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

**The property is essentially a retail outlet, surrounded  
by an existing commercial parking lot. The rearyard  
does not back to another building or use, just parking.**

2. The conditions upon which the petition for a variation is based would not be applicable, generally, to other property within the same zoning classification.

**There are other retail outlets in this shopping center  
which do not provide a compliant rearyard setback  
(two bank buildings - 2555 W. Golf Rd, 2497 W. Golf Rd)**

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

**The variation request is to allow a typical outlet-  
style development on the property.**

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

**The variation request is to allow a typical outlet-  
style development on the property.**

5. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

**No surrounding properties will be affected by the  
requested variance.**

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

**The surrounding land uses are existing parking lot area  
which will not be affected by this development.**

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# VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION MASTER SIGN PLAN ADDENDUM

Amendment (Check if amending an Master Sign Plan)

## REQUIRED SUBMITTALS:

- General Application
- The hearing fee of \$500.00 plus \$250.00 per sign type (Checks should be made payable to the Village of Hoffman Estates)
- Legal Description (Typically found on a tax bill, survey, mortgage documents or deed)
- Plat of Survey drawn to scale: ALL signs should be shown and labeled on the plat. Also show all existing improvements, e.g. buildings, etc., and distance between the property line, interior roadway(s) and the proposed sign(s).
- A narrative and graphic explanation of the following: *SEE MASTER SIGN PLAN DOCUMENT*
  - ✓ Number, location, type and placement of signs on the property;
  - ✓ Sign materials and methods of illumination; and
  - ✓ Height and size of signs and sign band areas.
- A written response addressing the following Standards for a Master Sign Plan: *SEE MASTER SIGN PLAN DOCUMENT*

The Village Board of Trustees is authorized to approve the Master Sign Plan if it is determined that implementation of the Master Sign Plan will:

  1. Result in architecture and graphics of a scale appropriate for the subject development and the surrounding area;
  2. Provide signage consistent with the site plan and architecture of the project;
  3. Avoid visual clutter;
  4. Allow visitors, employees, and consumers to readily identify the business entrances, while addressing the community's need for attractive, unobtrusive architecture and commercial graphics; and
  5. Result in a unified theme of signage for the project.

5/17/19

**Village of Hoffman Estates  
Planning and Zoning Commission**

**Narrative for Proposed Project at 2595 Golf Rd, Hoffman Estates**

**We are proposing to redevelop the site at 2595 W. Golf Road with a 6,184 square foot single-story retail building with 29 parking stalls. One driveway on Golf Road and one driveway on Barrington Road. The retail building will accommodate up to 5 tenants. We are marketing this site to local, regional and national neighborhood general retail, service and restaurant tenants.**

**The proposed structure is comprised of exterior masonry walls with bronze anodized store front system, as manufactured by YKK AP of America. The fenestration will include 1" thermal, low "E" glazing in a 2" X 4" extruded aluminum grid & 2X4 LED light fixtures. The individual spaces will be fully sprinkled via an automatic sprinkler system. Spaces will be designed with individual HVAC units. The facility will have required ADA compliant toilet facilities. Floor finish will be installed to meet the prospective tenants' requirements.**

**The site provides a total of 30 parking spaces to be shared between the building tenants. We have included a parking study with our submittal which provides detail for the parking total based on the anticipated mix of tenants. The study finds that 27 parking spaces are adequate for the project. We note that the provided parking study takes into consideration a mix of different retail uses and the employee parking numbers are only estimated.**

**A Variation to Section 9-8-2-D-6 to allow for a rear yard setback distance of 12.28 feet is requested. We note that the property is surrounded by an existing parking lot field for the adjacent retail development and as such we believe the rear yard setback is not relevant and does not affect the adjacent property.**

**A Variation from the Subdivision Code Section 10-4-4-B-2-a regarding a ten foot landscape buffer is requested for the East property line (7.28-ft requested) and South property line (6.5-ft requested). We note that at each of these locations there is a pedestrian sidewalk adjacent to the landscaped area. As mentioned above the surrounding land use is a parking field which itself does not provide a 10-ft landscaped area, but the combined landscape setback between the two properties in the developed condition would exceed the 10-ft requirement at each location.**

**Owner \_\_\_\_\_  
Rick Heidner**

## 2595 W. GOLF ROAD – MASTER SIGNAGE PLAN

This Master Sign Plan applies to proposed retail development at the southeast corner of Barrington Road and Golf Road. The development of the property will include five retail units in a single building.

The Master Sign Plan requirements have been developed based on the signage that is unique to the proposed development. Sign requirements for all buildings are included in this Plan to promote cohesion among all signs.

### ***A. Area Included in Master Sign Plan***

This Master Sign Plan applies to all five retail units in the property. See also the attached legal description of the property.

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

1. Definition. For the purposes of this master sign plan, the following definition is hereby incorporated.
  - a. *Property* - "Property" shall mean both lots on the southeast corner of Barrington Road and Golf Road and shall apply to all units constructed on the lots. In the event that any resubdivision is done to the property in the future, the definition of property shall also apply to future lots.
2. Driver Sight Visibility. No sign shall be placed in a manner that will obstruct driver or pedestrian sight lines and create an unsafe condition based on analysis by the Village Transportation Division.
3. Landscaping. Landscaping shall be provided at the base of all ground signs, unless determined to be unsafe or not feasible by the Village Department of Development Services.
4. Illumination. All signs permitted by this Master Sign Plan may be illuminated in accordance with Section 9-3-8-F of the Zoning Code unless otherwise indicated in the approved Master Sign Plan documents.
5. Sign Design. Colors and letter graphic styles on the signs shall be determined by the owners of the property; however, signs that are of a similar type shall be of a consistent color and graphic style.
6. Calculation of Sign Area. Such signs shall meet the requirements of Section 9-3- 8-D, except that the architectural base and support structure of a ground sign shall not be included in the total sign area if these areas do not contain text, logos or any other graphics.
7. Permits. Sign permits shall be required in accordance with Section 9-3-8 of the Zoning Code.
8. Coordination with Village Sign Code. All regulations of the Zoning Code shall apply unless specifically stated otherwise in this master sign plan. In the event of a conflict between this

Master Sign Plan and the Zoning Code, the Master Sign Plan regulations shall apply.

9. Master Sign Plan. This document and the attached exhibits represent the entire Master Sign Plan.

### **C. Ground Signs**

The locations of all ground signs governed by this Master Sign Plan are depicted on the Master Signage Plan attached hereto and made part hereof.

#### 1. Ground Sign

- a. Type. A monument sign that will identify the units in the development and will also include a 5' X 10' electronic message board. Sign messages shall not change more frequently than once every 10 seconds. The change shall be a full screen replacement without fading, motion or other action techniques. No movement, flashing, animation or scrolling messages shall be permitted. The brightness level of the electronic message board portion of the sign shall not exceed 3,250 NITs. From dusk to dawn, the brightness level shall not exceed 812.5NITs.
- b. Number and size. One Ground Sign A shall be permitted on the property. The sign shall be a maximum of 20 feet in height. The maximum square footage of the sign copy shall be a maximum of 125 square feet per side, inclusive of the size of the electronic message board. Size of the sign shall not include the sign base as long it does not include any type of commercial copy.
- c. Location. Ground Sign A shall be located at the northwest corner of the property and shall be a minimum of five feet (5') from any property line.
- d. Sign Design. The sign shall be designed with a brick and/or masonry base to match the building material used on the building along with metal sides and an architecturally designed top, as shown on attached plan.
- e. Year-round landscaping must be provided around the base of the sign.

### **D. Wall Signs**

#### 1. Multi-tenant retail spaces Tenant signs shall be in accordance with the following:

- a. Type. Tenant wall signs shall be individually mounted, internally lighted channel letters or logos mounted along a raceway.
- b. Number and Size. Two wall signs shall be permitted for each tenant, on the east and west walls. The exterior units (A and E) shall be allowed a third wall sign on the respective north and south walls as shown on the attached plan. The size shall be a maximum of fifty-six square feet (56 ft.<sup>2</sup>) per sign.



- c. Location. Each wall sign shall be centered horizontally within the front facade of the portion of the building leased by the tenant; or over an architectural entry feature of such front facade; provided, however, that if there are multiple tenant wall signs on the same facade, then they shall be located on the facade so that they are visually proportional in relation to each other and in relation to the architectural features of the building.
- d. Sign Design. The material and design of all wall signage shall all be internally illuminated channel letters and/or logos mounted directly onto the building wall surface, in compliance with Section 9-3-8-F of the Village Zoning Code.

**E. Miscellaneous Signs**

- 1. All signage deemed as "Exempt Signs" by Sec. 9-3-8-B of the Village Of Hoffman Estates' Municipal Code shall be permitted unless otherwise stated within the Master Sign Plan.
- 2. Directional Signs. Directional signs shall be permitted on the property in accordance with Sec. 9-3-8-B-8 of the Village of Hoffman Estates' Municipal Code with the following exceptions:
  - a. Signs shall be a maximum of five square feet (5').
  - b. Signs shall be a maximum of three feet (3') in height.
  - c. Signs shall be setback a minimum of five feet (5') from the property line.
  - d. Signs may include commercial copy or logo of building tenants.

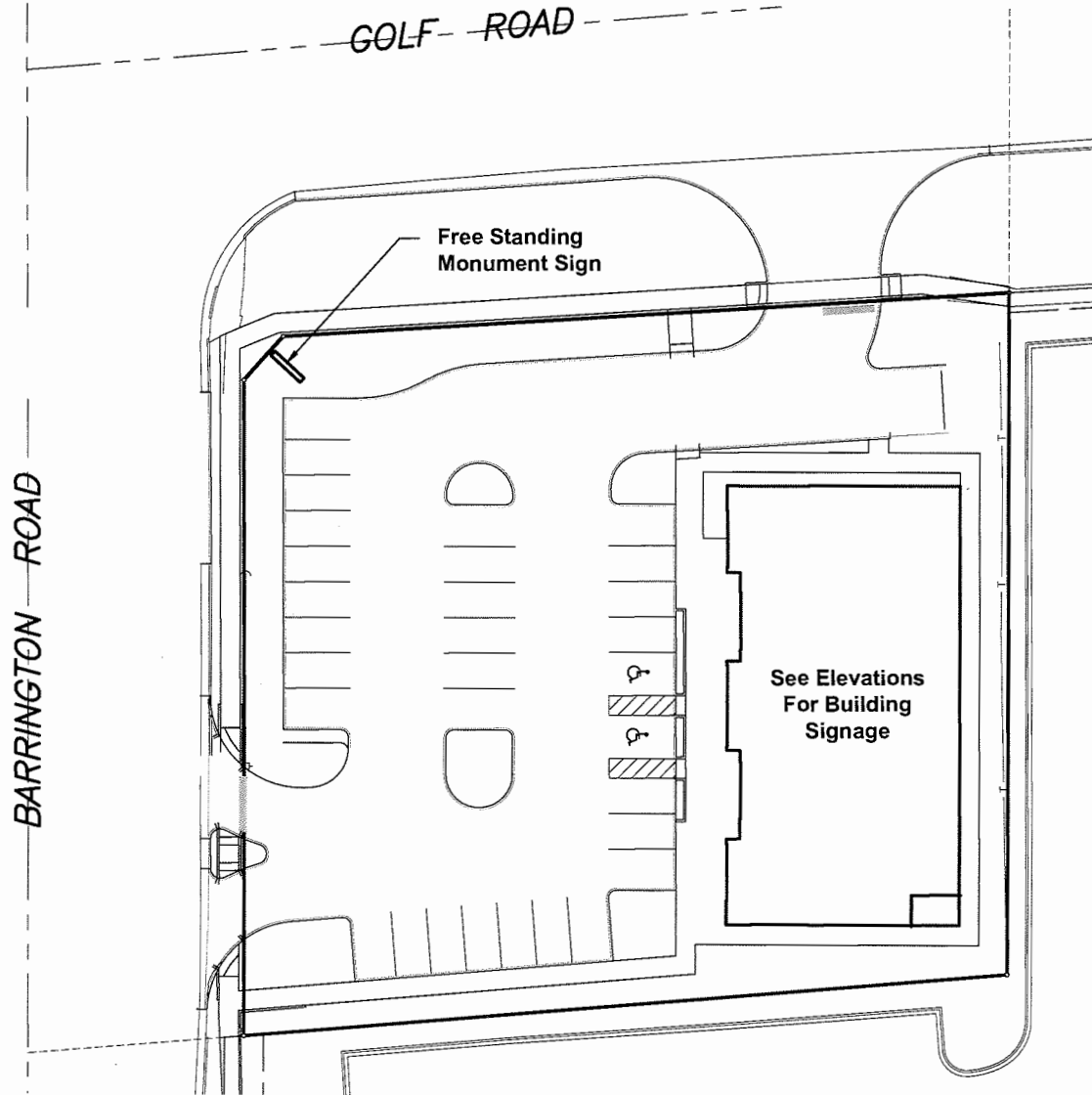
**F. Temporary Signs**

- 1. Coming Soon Signs. Two temporary "Coming Soon" signs shall be permitted on the property during the initial building construction. Each sign shall be a maximum of thirty-two square feet (32 ft.<sup>2</sup>) in size. The signs shall be freestanding or mounted to a building wall and shall be removed when a certificate of occupancy has been issued for the related building.
- 2. Marketing Signs. One marketing or "For Lease" signs per street frontage shall be allowed as provided in the Zoning Code (Section 9-3-8-K-3). Marketing or "For Lease" signs shall be permitted until a certificate of occupancy has been granted for the first tenant in the building on that specific lot. Thereafter, all leasing and marketing information and signage shall be incorporated into the permanent ground signs on the property and/or in the windows of individual vacant tenant spaces.
- 3. Special Event Signs. Special event signs shall be permitted as provided in the Zoning Code (Section 9-3-8-K).

**G. Amendments**

- 1. Changes. Changes to the text, colors, or graphic style of the signs shall not require a formal amendment to this plan, provided the size and all other requirements of this plan are met and all signs of each type have identical design and colors.
- 2. Interpretations. Signs that are not explicitly addressed in the provisions of this plan, but are otherwise permitted by Sec. 9-3-8 of the Village of Hoffman Estates' Municipal Code may be permitted through permit approval, if a permit is required by Code.

3. Revisions. Any revisions to this Master Sign Plan shall require a formal application for a Master Sign Plan Amendment with review by the Planning and Zoning Commission and final approval by the Village Board.



**MASTER SIGNAGE PLAN  
BAR/58 CONVENIENCE CENTER**

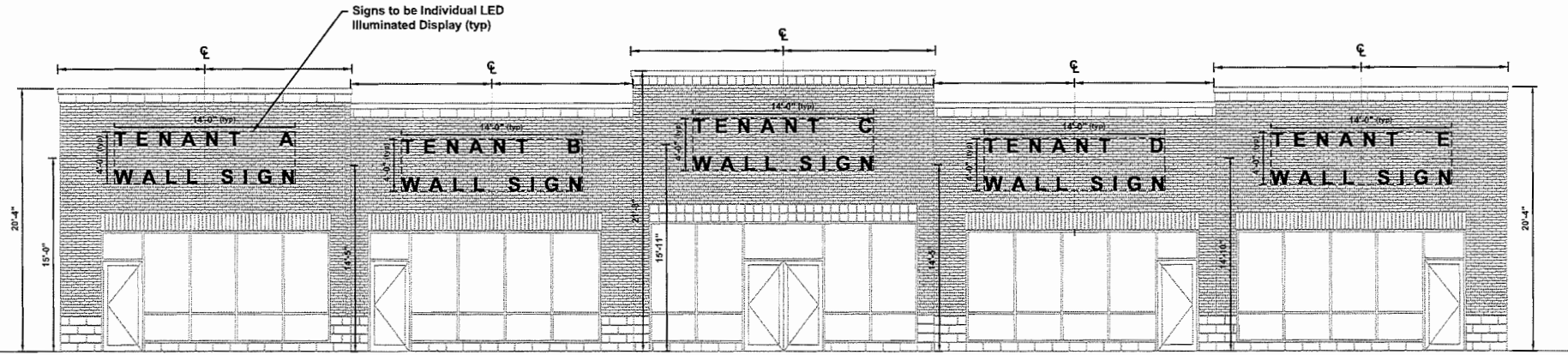
HOFFMAN ESTATES

No.	Date	Revision

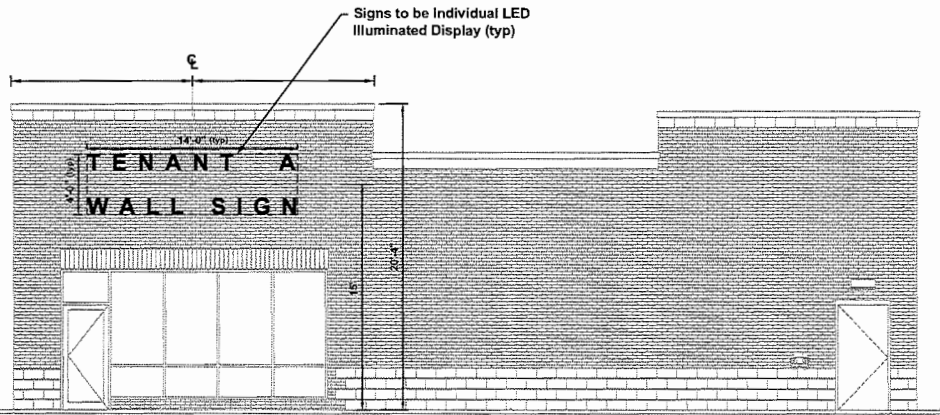
**HAEGER ENGINEERING**  
 consulting engineers • land surveyors  
 100 East State Parkway, Schaumburg, IL 60173 Tel: 847.394.6600 Fax: 847.394.6608  
 Illinois Professional Design Firm License No. 184-003152 www.HaegerEngineering.com

Project Manager: MLA  
 Engineer:  
 Date: 05.06.2019  
 Project No. 18-220  
 Sheet 1 / 3

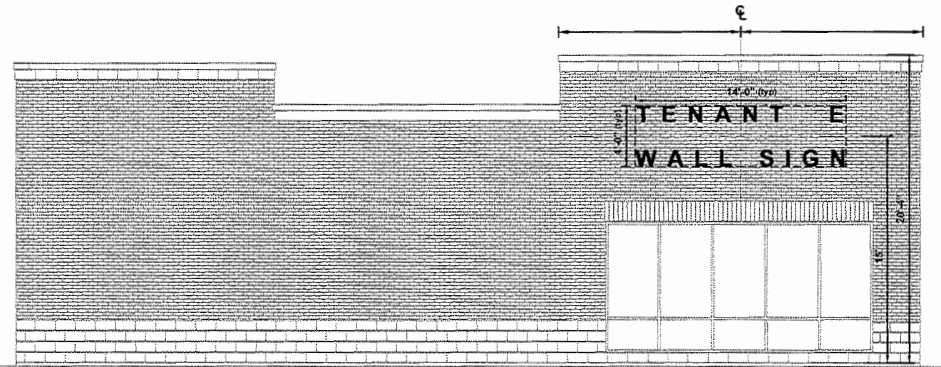
© 2019 Haeger Engineering, LLC



WEST ELEVATION  
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

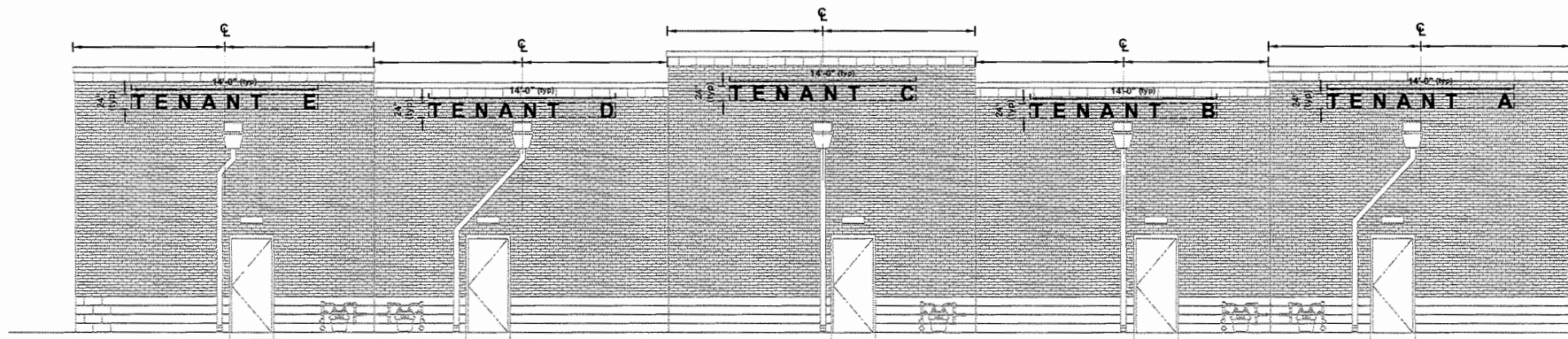
MASTER SIGNAGE PLAN  
BAR/58 CONVENIENCE CENTER

HOFFMAN ESTATES

**HAEGER ENGINEERING**  
consulting engineers • land surveyors  
130 East State Parkway, Schaumburg, IL 60173 Tel: 847.394.6600 Fax: 847.394.6608  
Illinois Professional Design Firm License No. 154-003152 www.haegerengineering.com

Project Manager: MLA  
Engineer:  
Date: 05.06.2019  
Project No. 18-220  
Sheet 2 / 3

No.	Date	Revision



**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

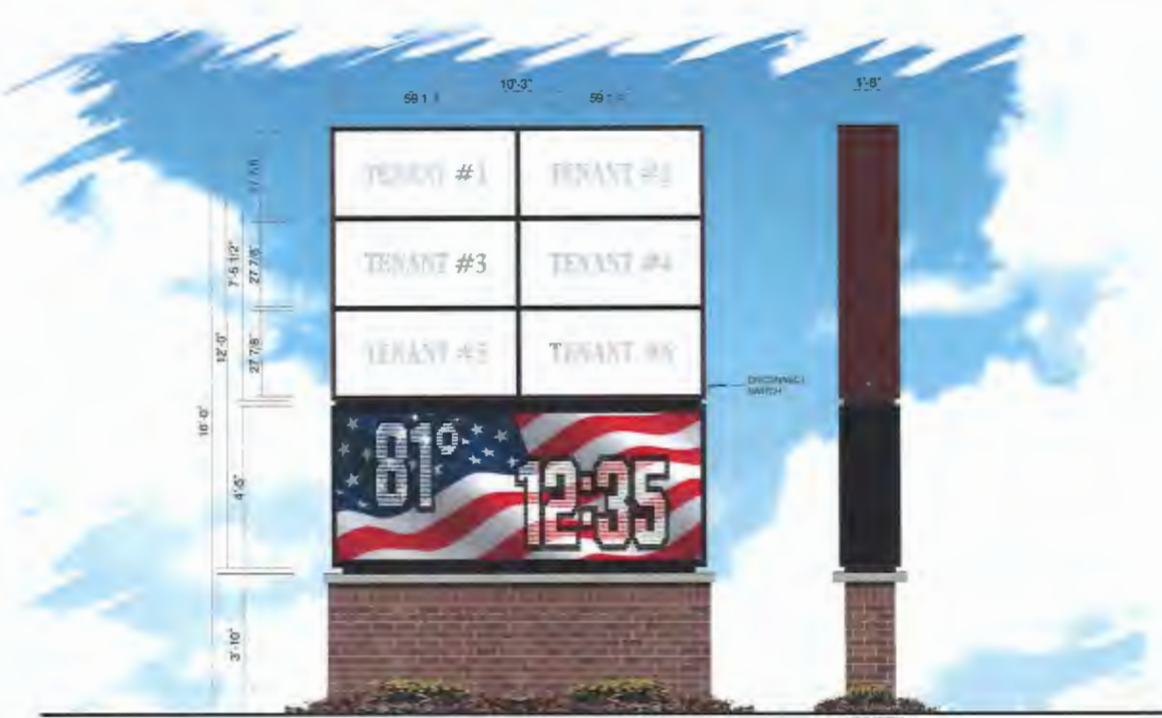
No.	Date	Revision

**MASTER SIGNAGE PLAN**  
**BAR/58 CONVENIENCE CENTER**

HOFFMAN ESTATES

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Project Manager: MLA  
Engineer:                    Date: 05.06.2019  
Project No. 18-220  
Sheet 3 / 3



SIDE VIEW

**(1) ONE D/F LED ILLUMINATED MONUMENT DISPLAY W EMC'S** **1/4" = 1'-0"**

ALUMINUM CABINET, RETURNS, PAINTED PMS #483 BROWN REVEAL AND DIVIDER BARS TO BE BLACK. SUMMITVILLE #15 PROVIDENCE THIN BRICK BASE. TENANT PANELS TO BE WHITE POLYCARBONATE FACES W/ VINYL GRAPHICS. TENANTS T.B.D. EMC'S TO BE FULL COLOR 16MM 72 X 180 MATRX.



account representative: RWJR client: 2595 GOLF ROAD HOFFMAN ESTATES  
 1130 N. Garfield Lombard, IL 60148 Ph.# 630.424.6100 Fx.# 630.424.6120 **WWW.OLYSIGNS.COM**

drawn by: Dan S. job#: 19-7743  
 • 5-15-19  
 • rev.# 5-20-19

Customer's Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Comments: \_\_\_\_\_

THIS IS AN ORIGINAL, UNPUBLISHED DRAWING SUBMITTED BY CONNECTION WITH A PROJECT WE ARE PLANNING FOR YOU. THIS IS NOT TO BE COPIED, REPRODUCED, EXHIBITED OR SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITHOUT THE WRITTEN PERMISSION OF OLYMPIK SIGNS, INC. ARTWORK IS EXCLUSIVE PROPERTY OF OLYMPIK SIGN INC.

**NOTICE OF PUBLIC HEARING**  
 Notice is hereby given that the Planning & Zoning Commission of the Village of Hoffman Estates will hold a public hearing of the request of 2595 W. Golf, LLC (Owner) for a Site Plan Approval in accordance with Section 10-2-1-E, Preliminary and Final Plat of Subdivision Approval in accordance with Section 10-6-3, Master Sign Plan Approval in accordance with Section 9-3-6-M-13 and a Variation Request to Section 9-8-2-D-4 to allow for a Rear-Yard Setback of twelve and 7/25 feet (12.28') for the principal structure, whereas the minimum required is twenty feet (20') of the property located at 2595 W. Golf Road, P.I.N.: 07-18-100-005. The hearing will be held on Wednesday, August 7, 2019 at 7:00 p.m. in the Hoffman Estates Municipal Building, 1900 Hossell Road, Hoffman Estates, IL. Eva Combs, Chairperson Planning and Zoning Commission Published in Daily Herald July 23, 2019 (4529103).

**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 23-JUL-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.

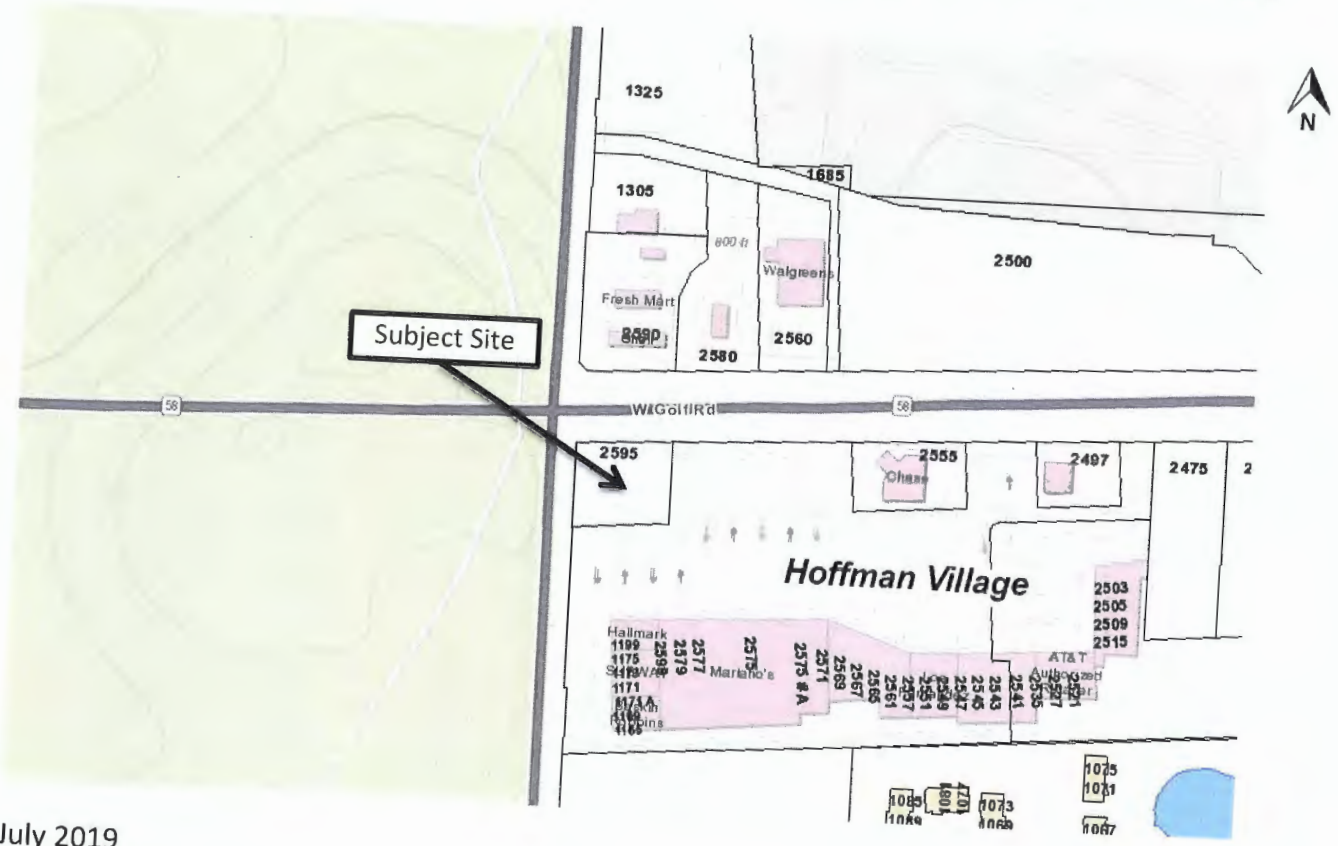
**PADDOCK PUBLICATIONS, INC.**  
**DAILY HERALD NEWSPAPERS**

BY Laurel Baltz  
 Authorized Agent

Control # 4529103

2595 W Golf Rd

PIN: 07-18-100-005-0000



July 2019  
Village of Hoffman Estates  
Planning Division





# 2595 W Golf Rd



0 25 50 Feet



Planning Division  
Village of Hoffman Estates  
July 2019

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE AMENDING SECTION 8-3-22, NUMBER OF LICENSES OF ARTICLE 3, ALCOHOLIC LIQUORS, OF THE HOFFMAN ESTATES MUNICIPAL CODE (INCREASE IN NUMBER OF CLASS "A" LICENSES, JUNES HOFFMAN ESTATES LLC, 2588 W. GOLF ROAD, HOFFMAN ESTATES, IL)

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

Section 1: That Section 8-3-22, NUMBER OF LICENSES, of the Hoffman Estates Municipal Code be and the same is hereby amended to read as follows:

The number of licenses issued to persons for the sale of alcoholic liquors by the Village of Hoffman Estates shall be limited to sixty-four (64) Class "A" licenses, two (2) Class "AA" licenses, fifteen (15) Class "B" licenses, unlimited Class "C" licenses, four (4) Class "D" licenses, two (2) Class "DD" licenses, one (1) Class "F" license, one (1) Class "G" licenses, unlimited Class "H" licenses, one (1) Class "I" license, sixteen (16) Class "LC" licenses, one (1) Class "AC" license and eight (8) Class "J" licenses.

Section 2: That any person, firm or corporation violating any of the provisions of this Ordinance shall be subject to a fine of not less than Ten Dollars (\$10.00) nor more than Five Hundred Dollars (\$500.00) for each offense, and a separate offense shall be deemed committed on each day during or on which a violation occurs or continues.

Section 3: That the Village Clerk is hereby authorized to publish this ordinance in pamphlet form.

Section 4: That this Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS \_\_\_\_\_ day of \_\_\_\_\_, 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	_____	_____	_____	_____
Mayor William D. McLeod	_____	_____	_____	_____

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019

\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk  
Published in pamphlet form this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

ORDINANCE NO. \_\_\_\_\_ - 2019

VILLAGE OF HOFFMAN ESTATES

**AN ORDINANCE AUTHORIZING  
AMENDMENTS TO THE 2019 BUDGET ORDINANCE**

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

Section 1: That pursuant to authority granted by the statutes of the State of Illinois, there is hereby an amendment to the budget ordinance in an amount not in excess of the aggregate of additional revenues or fund reserves available to the Village. The sums of money hereinafter itemized for each of the respective corporate objects specified hereby increase or decrease the amounts included in the original budget ordinance, Ordinance No. 4695 dated December 3, 2018. The appropriate sums shall be received from sources other than the tax levy. The respective sums of money, together with the resulting adjustments and changes in the budget are set out in Section 2 of this Ordinance.

Section 2:

*Village of Hoffman Estates  
2019 Budget Amendment*

		<u>Current Budget</u>	<u>Change</u>	<u>Revised Budget</u>
<b><u>Revenue Budget Revisions</u></b>				
<i>General Fund</i>				
01000010-3117	Entertainment Tax	210,100	152,250	362,350
01000011-3205	Building Permits	800,000	36,000	836,000
01000012-3303	Income Tax	4,950,000	198,500	5,148,500
01000013-3405	Ambulance Fees	1,550,000	26,500	1,576,500
01000015-3601	Interest Income	250,000	143,750	393,750

*Capital Improvements Fund*

36000018-3901	Transfer from General	-	83,750	83,750
36000018-3940	Transfer from Water	18,650	41,250	59,900

*Capital Vehicle & Equipment Fund*

37000018-3901	Transfer from General	783,600	446,750	1,230,350
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*Water & Sewer Fund*

40400015-3601	Interest Income	20,000	41,250	61,250
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TOTAL REVENUES			1,170,000	
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**Expenditure Budget Revisions**

		<u>Current Budget</u>	<u>Change</u>	<u>Revised Budget</u>
<i>General Fund</i>				
01303122-4304.16	Uniforms	103,600	26,500	130,100
01616427-4836	Transfer to Capital Improve.	-	83,750	83,750
01616427-4837	Transfer to Capital V & E	783,600	446,750	1,230,350
<i>Capital Improvements Fund</i>				
36000025-4610	Other Capital Improvements	-	125,000	125,000
<i>Capital Vehicle &amp; Equipment Fund</i>				
37000025-4602	Department Equipment	500,690	96,000	596,690
37000025-4603	Motor Vehicles	858,970	350,750	1,209,720
<i>Water &amp; Sewer Fund</i>				
40406727-4836	Transfer to Capital Improve.	18,650	41,250	59,900
TOTAL EXPENDITURES			1,170,000	

Section 3: That the Village Clerk is hereby authorized to publish this ordinance in pamphlet form.

Section 4: That this ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS \_\_\_\_\_ day of \_\_\_\_\_, 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	_____	_____	_____	_____
Mayor William D. McLeod	_____	_____	_____	_____

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019

\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk

Published in pamphlet form this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

VILLAGE OF HOFFMAN ESTATES

**A RESOLUTION SUPPORTING A COOK COUNTY CLASS 7C  
CLASSIFICATION APPLICATION FOR PROPERTY TAX ASSESSMENT  
PURPOSES FOR THE SITE LOCATED AT THE SOUTHEAST CORNER OF  
GOLF ROAD AND BARRINGTON ROAD**

WHEREAS, the Cook County Real Property Assessment Classification Ordinance requires the Village's support and consent for an application for a 7C real estate classification under Sec. 74-63 (11); and

WHEREAS, Rick E. Heidner d/b/a 2595 W. Golf, LLC ("Owner"), proposes to redevelop, own, and lease space at the parcel on the southeast corner of the intersection of Golf Road and Barrington Road in the Village of Hoffman Estates, Cook County, Illinois, ("Village") and hereinafter legally described on Exhibit A (P.I.N. #07-18-100-005-0000) ("Property"); and

WHEREAS, the Village has deemed this retail corner, which stood 100% vacant for over one (1) year as a redevelopment priority; and

WHEREAS, the redevelopment ("Project") will include an approximate 6,200 square foot, multi-tenant, retail strip center; and

WHEREAS, the Owner cannot make this financial commitment without a commitment of support from the Village for a Cook County 7C real estate classification; and

WHEREAS, the proposed development would result in additional economic and fiscal impacts for the Village of Hoffman Estates and Cook County of nearly \$1,150,000 in investment and ten (10) new full-time jobs and twenty (20) part-time jobs; and

WHEREAS, the Village has received the Owner's completed Class 7C application (Exhibit B), including the identification of persons having an interest in the property, a detailed description of the precise nature of the intended use, and a signed Living Wage Ordinance Affidavit ; and

WHEREAS, the adoption of a resolution by the Corporate Authorities is required and must be filed with Applicant's application in order for the Property to obtain a Class 7C Tax Assessment Classification; and

WHEREAS, it is in the best interests of the Village and its residents to attract new and diverse businesses whom they can support and patronize, and consent to an application for a Cook County 7C real estate classification for the subject property.

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

Section 1: That the above recitals and legislative findings are hereby incorporated herein and made a part hereof, as if fully set forth in their Entirety.

Section 2: That the Village of Hoffman Estates supports and consents to Owner's filing of a Class 7C Application with respect to the Property and finds Class 7C classification under the Cook County Real Estate Classification System necessary for redevelopment to occur on the Property.

Section 3: That this Resolution shall be in full force and effect immediately from and after its passage and approval.

Section 4: If any section, paragraph, clause or provision of this Resolution shall be held invalid, the invalidity thereof shall not affect any other provision of this Resolution.

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	_____	_____	_____	_____
Mayor William D. McLeod	_____	_____	_____	_____

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019

\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk

**Exhibit A**  
**Legal Description of Property**

The North 250 feet (as measured on the West Section line) of the West 250 feet (as measure on the North Section line, the South line of the North 250 feet also being parallel with the said North Section line), of the fractional Northwest Quarter of Section 18, Township 41 North, Range 10 East of the Third Principal Meridian, excepting therefrom roads and highways as per Document No. 10550563 and Document No. 11172680, all in Cook County, Illinois.



**Exhibit B**  
**Owner's 7C Application**