

This meeting is being held via telephonic attendance.

**AGENDA
PLANNING, BUILDING AND ZONING COMMITTEE
Village of Hoffman Estates
April 13, 2020**

Immediately Following the Transportation & Road Improvement Committee

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

I. Roll Call

II. Approval of Minutes - March 16, 2020

NEW BUSINESS

1. Request by Walnut Pond Estates, LLC for approval of a Subdivision Improvement and Release Agreement for Airdrie Estates Subdivision located at the northeast corner of Rohrsen Road and McDonough Road.

REPORTS (INFORMATION ONLY)

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

III. President's Report

IV. Other

V. Items in Review

VI. Adjournment

(Further details and information can be found in the agenda packet attached hereto and incorporated herein and can also be viewed online at www.hoffmanestates.org and/or in person in the Village Clerk's office).

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

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

March 16, 2020

I. Roll Call

Members in Attendance:

**Gary Stanton, Chair (Via Electronic Attendance)
Karen Arnet, Vice Chair
Karen Mills, Trustee
Anna Newell, Trustee
Gary Pilafas, Trustee
Michael Gaeta, Trustee
William D. McLeod, Village President**

**Management Team Members
in Attendance:**

**James Norris, Village Manager
Dan O'Malley, Deputy Village Manager
Arthur Janura, Corporation Counsel
Peter Gugliotta, Director of Dev. Services
Rachel Musiala, Director of Finance
Bev Romanoff, Village Clerk
Patti Cross, Asst. Corporation Counsel
Suzanne Ostrovsky, Asst. to the Village Mgr.**

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

II. Approval of Minutes

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve the Planning, Building & Zoning Committee meeting minutes of February 10, 2020. Voice vote taken. All ayes. Motion carried.

NEW BUSINESS

- 1. Request authorization to waive bidding and purchase replacement Code Enforcement Division vehicle Unit C92 through Northwest Municipal Conference Suburban Purchasing Cooperative from Currie Motors in an amount not to exceed \$21,846.**

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

Motion by Trustee Gaeta, seconded by Trustee Pilafas to defer this item. Voice vote taken. All ayes. Motion carried.

- 2. Request approval of a Resolution adopting the 2020 zoning map.**

An item summary sheet from Pete Gugliotta and Jim Donahue was presented to Committee.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve a resolution adopting the 2020 zoning map. Voice vote taken. All ayes. Motion carried.

REPORTS (INFORMATION ONLY)

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

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

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

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

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

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

III. President's Report

IV. Other

V. Items in Review

VI. Adjournment

Motion by Mayor McLeod, seconded by Trustee Pilafas, to adjourn the meeting at 7:03 p.m. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

Debbie Schoop, Executive Assistant

Date

**COMMITTEE AGENDA ITEM
VILLAGE OF HOFFMAN ESTATES**

SUBJECT: Request by Walnut Pond Estates, LLC for approval of a Subdivision Improvement and Release Agreement for Airdrie Estates Subdivision located at the northeast corner of Rohrssen Road and McDonough Road

MEETING DATE: April 13, 2020

COMMITTEE: Planning, Building and Zoning

FROM: Arthur Janura/Jim Norris/Peter Gugliotta/Jim Donahue

RG

REQUEST: Request by Walnut Pond Estates, LLC for approval of a Subdivision Improvement and Release Agreement for Airdrie Estates Subdivision located at the northeast corner of Rohrssen Road and McDonough Road.

BACKGROUND: The subject property was annexed into the Village in 1991 as part of the Kelley Farm annexation. It received final plat and site plan approval for a 21 lot single-family subdivision in 2005, with the intent that individual lots would be sold to custom home builders. The subdivision has streets in place, as well as water and sewer that were installed in 2005-2006.

The petitioner (Walnut Pond Estates, LLC) bought the property in 2019 and is looking to sell off lots to builders. In keeping with the original subdivision intent, the property ownership has been marketing the property to a variety of single lot purchasers and builders seeking to develop the subdivision. The petitioner (who represented the previous owners) stated that they worked diligently to market the site over the last several years and had little success in finding a master developer/builder to restart the project. They believe the current housing market will now support homes by individual builders in this subdivision.

The original approval did not include specific house models or dictate certain size homes, but instead anticipated custom homes designed based on the pre-recession housing market to fit each unique lot due to the tree preservation, topography, and design of the subdivision. Based on differences in the market today versus 2005, it is anticipated homes may be somewhat different than originally expected, however, each home will still need to be custom designed to accommodate the specific lot on which it is located. Current custom housing trends are geared toward more efficient, reasonably sized homes with high-end interiors, as opposed to the "bigger is better" approach of the early 2000s.

BACKGROUND: (Cont'd)

As part of the 3rd Amendment to the Kelly Farm Annexation Agreement and final plat of subdivision, Lots 17, 18, and 19 in Airdrie Estates were prohibited from being offered for sale, lease, or rent as the Village had an option to acquire title to all or a portion of those lots for the purpose of constructing a realigned extension to Rohrssen Road, if the Village determined that such an extension was necessary.

Shoe Factory Road Alignment History

As part of residential development in the western part of the Village dating back to the 1990s, there was discussion about how to improve the Shoe Factory/Beverly/Rohrssen intersections, including one that contemplated Rohrssen Road being extended straight north to align with Beverly Road (see attached 2007 exhibit). This option was still considered a viable choice in 2005/2006 when the Airdrie Estates Agreement was approved.

During the ensuing years, a different option was identified as the most achievable due to factors involving land acquisition, grading, cost, private property impacts, and other issues. The current planned design of Shoe Factory Road that has been approved by Cook County includes a flattening of the curve west of Beverly Road, as well as keeping the separate Beverly and Rohrssen intersections, with significant improvements for traffic flow. The Shoe Factory Road project currently moving forward minimizes many of the issues and impacts present in the older Rohrssen Road north extension option. This design does not include the northern extension of Rohrssen Road and that option is no longer considered viable. A significant amount of time and money has been invested in the current Shoe Factory Road project design and the project could possibly commence construction in 2021 or soon thereafter.

PROPOSAL:

Due to the fact that the scope of the Shoe Factory Road reconstruction no longer includes a Rohrssen Road realignment, the petitioner is requesting that the Village release its rights to Lots 17, 18, and 19 on the subject property so the petitioner can make them available for sale. Certainty about the future of these lots is also valuable for marketing the adjacent lots within the subdivision so buyers will know if they may be next to a collector road or just another home site.

To accomplish the request, using a format directed by the Village Corporation Counsel, the petitioner is seeking approval of the attached Subdivision Improvement and Release Agreement. Highlights of this agreement include:

- ◆ Release of Rohrssen Road Extension Rights on Lots 17, 18, and 19 by the Village.
- ◆ Increasing the amount of subdivision security to \$343,000 for remaining public improvements based on the amount of subdivision work yet to be completed and updated construction cost estimates.
- ◆ Completing all remaining public improvements by the issuance of the 10th Certificate of Occupancy for a home or by January 1, 2023, whichever comes first.

PROPOSAL: (Cont'd)

- ◆ Installation of sidewalks along McDonough Road within 12 months of the effective date of the agreement.
- ◆ Inclusion of existing fees and donations included in previous Annexation Agreements.
- ◆ Recording the agreement against title and an effective date of 10 years.

The petitioner is not proposing any other work except what was previously approved. The original conditions of approval, including the Lot Development Standards adopted as part of the final site plan and final plat approvals from October 3, 2005, will remain in effect.

RECOMMENDATION:

Approval of a request by Walnut Pond Estates, LLC for approval of a Subdivision Improvement and Release Agreement for Airdrie Estates Subdivision located at the northeast corner of Rohrssen Road and McDonough Road, subject to the following condition:

1. All original conditions of approval, including the Lot Development Standards adopted as part of the final site plan and final plat approvals from October 3, 2005, will remain in effect.

Attachments

cc: Planning and Zoning Commission Members
Patrick Mazza (Walnut Pond, LLC)
Greg Jones (Ancel Glink P.C.)

Conceptual Alignments Shoe Factory Road: Beverly to Essex



1 inch equals 400 feet

Planning Division
Village of Hoffman Estates
April 2007

Airdrie Estates

Subdivision Improvement and Release Agreement

Village of Hoffman Estates

Committee Meeting

April 13, 2020

Applicant

Applicant: Walnut Pond Estates LLC

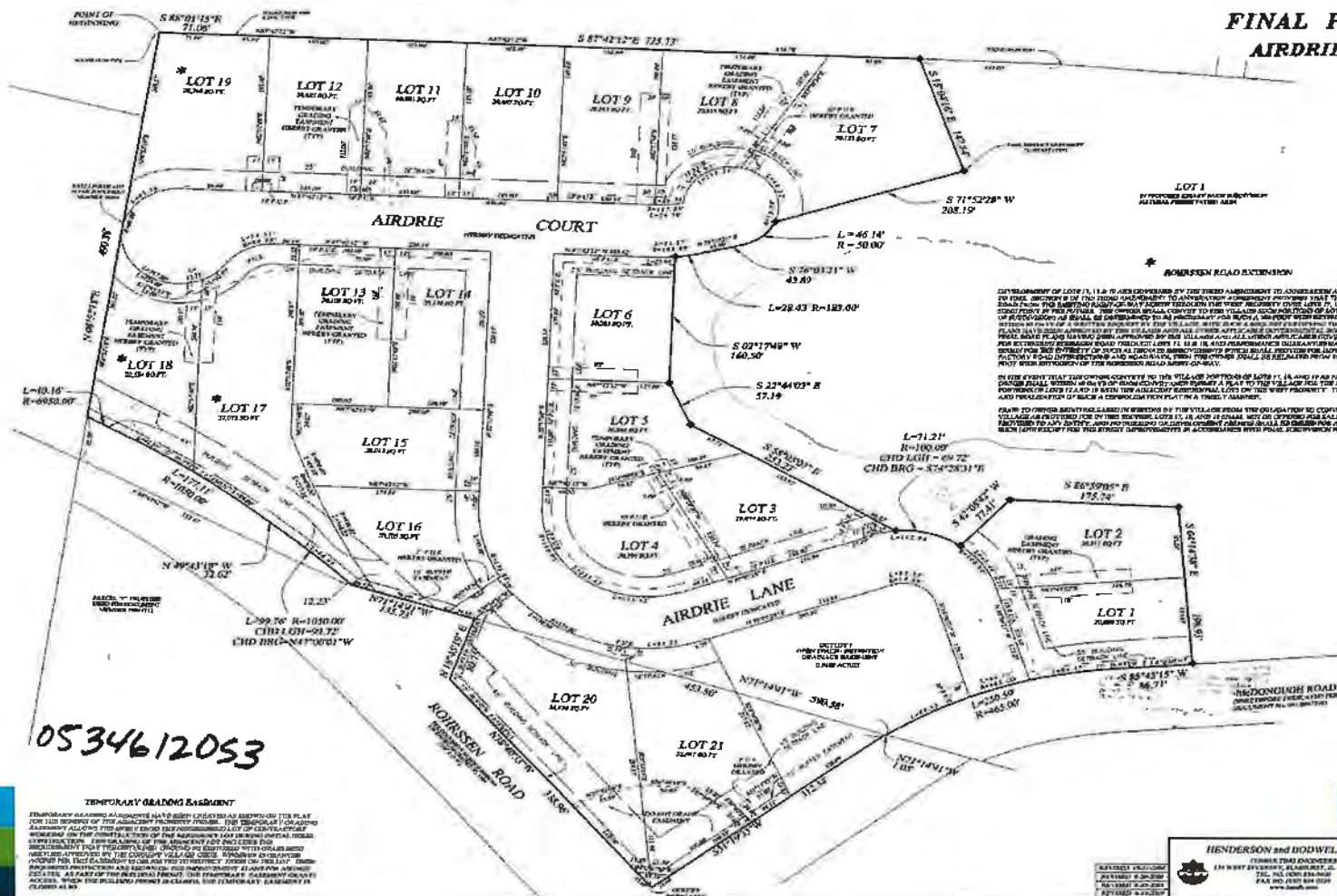
Engineer: Jason E. Green, WT Group

Counsel: Gregory W. Jones, Ancel Glink, P.C.

Goals

- **Restart stalled Airdrie Estates development**
- **Complete public improvements:**
 - Streets
 - Sidewalks
 - Landscaping
- **Construct new single-family homes**

Location



0534612053

Ancel Glink

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History

- **2005: Village approves development**
 - 21 buildable lots
 - 2 new streets – Airdrie Court and Airdrie Lane
 - Stormwater infrastructure
 - Street lights, sidewalks, and related public improvements

History Contd.

- **2005: Village secures rights for future Rohrssen Road extension, if necessary**
 - Village could acquire Lots 17, 18, and 19
 - Construct new 100' wide road over those lots
 - No development until Village releases rights
- **2006: Developer begins constructing development's public improvements**

Recent History

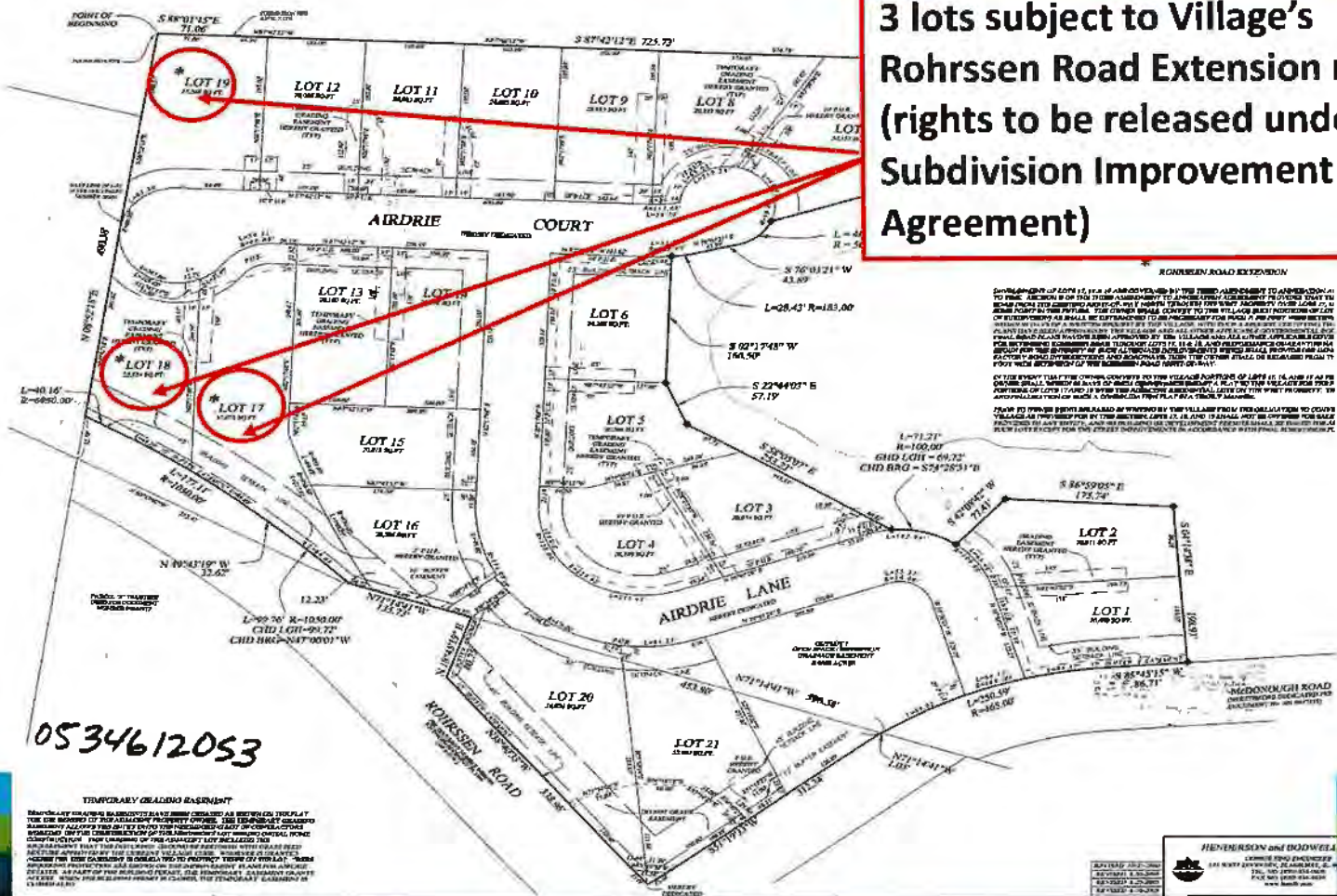
- **Financial crisis halts development**
- **Public improvements partially completed**
- **No homes built**
- **Walnut Pond Estates LLC acquires property from original developer**
- **Applicant and Village staff engage in discussions to restart the development**

Subdivision Improvement Agreement

- **Applicant agrees to:**
 - Nearly double financial surety held by Village from \$175,000 to \$343,000
 - Complete public improvements by a firm date
 - Pay impact fees supporting Village emergency services and municipal operations
- **Village agrees to:**
 - Release Rohrssen Road extension rights for Lots 17-19, as Village doesn't plan to extend road

Lots 17, 18, and 19

3 lots subject to Village's Rohrssen Road Extension rights (rights to be released under Subdivision Improvement Agreement)



0534612053

Development of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 as shown on this plan shall be subject to the terms and conditions of the Subdivision Improvement Agreement. The temporary grading easement shall be used for the purpose of grading the lots hereunder and for the purpose of grading the roads hereunder. The temporary grading easement shall be used for the purpose of grading the lots hereunder and for the purpose of grading the roads hereunder.

HENDERSON and BODWELL
 Licensed Professional Surveyors
 10000 10th Street, Suite 100
 Houston, Texas 77036
 Phone: 281-410-1000
 Fax: 281-410-1001
 www.hendersonandbodwell.com



Next Steps

- **Immediately pursue home construction and timely delivery of public improvements**
- **Building permit currently pending with Village**
- **Fielding interest in several lots**

Questions?

Gregory W. Jones

Ancel Glink, P.C.

www.ancelglink.com

SUBDIVISION IMPROVEMENT AND RELEASE AGREEMENT
AIRDRIE ESTATES SUBDIVISION

3-11-20

THIS SUBDIVISION IMPROVEMENT AND RELEASE AGREEMENT (“Agreement”) is dated as of ~~March~~ ^{April} __, 2020 (“Effective Date”) is by and between the Village of Hoffman Estates, an Illinois municipal corporation and home rule unit of local government with offices located at 1900 Hassell Road, Hoffman Estates, IL 60169 (“Village”), and Walnut Pond Estates LLC, an Illinois limited liability company with offices located at 1500 N. Main Street, 2nd Floor, Wheaton, Illinois 60187 (“Owner/Developer”) (collectively, the Village and Owner/Developer are the “Parties”).

WITNESSETH:

WHEREAS, the Owner/Developer owns the property legally described on Exhibit A (“Subject Property”), which comprises substantially all of Airdrie Estates Subdivision, including Lots 17, 18, and 19 of Airdrie Estates Subdivision, as stated in the ownership affidavit attached as Exhibit B; and

WHEREAS, the Village approved the Final Plat of Subdivision of Airdrie Estates Subdivision, which the Village recorded with the Cook County Recorder of Deeds on or about December 12, 2005 as Document Number 0534612053 (“Airdrie Plat”); and

WHEREAS, the Airdrie Plat divided Airdrie Estates Subdivision into 21 lots and 1 outlot, and provided for the future construction of various improvements thereon; and

WHEREAS, the Owner/Developer is the Developer of the Airdrie Estates Subdivision; and

WHEREAS, among other things, the Village has an option to acquire title to all or a portion of Lots 17, 18 and 19 of the Subject Property for the purpose of constructing an extension to Rohrssen Road, should the Village determine that such an extension is necessary; and

WHEREAS, the Village's option concerning Lots 17, 18, and 19 was granted by the Third Amendment, as defined below, and was also included on the Airdrie Plat under the caption "*Rohrssen Road Extension;" and

WHEREAS, the Annexation Agreement has been amended 3 times (collectively, the "Amendments"), with the Village most recently approving an amendment on or about October 3, 2005, and subsequently recording the amendment with the Cook County Recorder of Deeds on or about November 18, 2005 as Document Number 0532249095 ("Third Amendment"); and

WHEREAS, the Third Amendment prohibits the Owner/Developer from offering Subject Property Lots 17, 18 and 19 for sale, lease, or rent, or otherwise developing Lots 17, 18 and 19 in any manner inconsistent with the Third Amendment; and

WHEREAS, the Village has determined that it has no need or plan to construct the Rohrssen Road extension as described in the Third Amendment and on the Airdrie Plat, and the Village is willing to release its rights concerning Subject Property Lots 17, 18, and 19 in accordance with this Agreement's terms; and

WHEREAS, Airdrie Estates Subdivision has established a Home Owners Association ("HOA") pursuant to Document Number 0533927001 recorded with the Cook County Recorder of Deeds on or about December 5, 2005; and

WHEREAS, information concerning the HOA and its officers as of the Effective Date is attached as Exhibit C; and

WHEREAS, the Parties find that the terms of this Agreement are necessary and desirable to promote the Subject Property's ongoing and successful development; and

WHEREAS, the Village and the Owner/Developer have materially changed their respective positions in reliance upon the Parties' execution and performance of this Agreement.

NOW, THEREFORE, in consideration of the foregoing recitals and of the mutual covenants set forth herein, the Parties agree as follows:

1. Recitals. The foregoing recitals are a material part of this Agreement and are hereby incorporated into this Section 1 by reference.
2. Rohrssen Road Extension Rights Released.

A. Upon the Owner/Developer delivering surety in the amount of \$343,000.00 to the Village in accordance with Section 3(B), the Village, on behalf of itself and its successors and assigns, will forever release, waive, and terminate any and all rights, interest, or claims, including, without limitation, any rights, privileges, and purchase or acquisition option(s) granted by the Third Amendment and the Airdrie Plat, concerning Subject Property Lots 17, 18 and 19, and any portion thereof, for the purposes of extending the Rohrssen Road right-of-way by construction or any other means. The Village will further and release, waive, and terminate any and all limitations, restrictions, or prohibitions imposed on the Owner/Developer's sale, lease, rent, development, or use of Subject Property Lots 17, 18 and 19 as it relates to the extension of Rohrssen Road upon Owner/Developer delivering surety in accordance with Section 3(B). Within 5 days of the Owner/Developer delivering surety in accordance with Section 3(B), the Village shall execute and deliver to Owner/Developer the release attached as Exhibit D.

B. The Owner/Developer acknowledges it has no claims or rights against the Village related to previous real estate taxes assessed against the Subject Property or any portion of the Subject Property.

3. Public Improvements.

A. The Owner/Developer shall complete all improvements listed in Exhibit E ("Subdivision Improvements") in conformance with the Village of Hoffman Estates Municipal Code ("Village Code").

B. No later than fifteen (15) days after the Village Board passes an ordinance approving the Agreement, the Owner/Developer shall deliver surety to the Village Clerk in the amount of \$343,000.00, such amount equaling 110% of the estimated cost of completing the Subdivision Improvements ("New Surety"), in a form acceptable to the Village Attorney in accordance with the Village Code. The Owner/Developer's New Surety shall be comprised of a cash deposit in the amount of \$168,000.00 and the Letter of Credit dated April 18, 2006 issued by Lakeside Bank in the amount of \$175,000 (LOC hereinafter referred to as "Existing Surety"). Upon Owner/Developer delivering the cash deposit, the Village shall, immediately

draw down the Existing Surety and deposit the Existing Surety's proceeds into the same bank account holding the Owner/Developer's cash deposit, which account shall be governed by the terms of the Parties' Subdivision Cash Deposit Agreement. The Existing Surety shall ensure compliance with this agreement until released. The New Surety's expiration date shall be November 1, 2027. The Parties agree that the Owner/Developer may reduce the amount of the New Surety as Subdivision Improvements, or any portion thereof, are constructed, inspected and accepted by the Village, all in accordance with the Village Code, as amended, and the Village's rules, regulations, and procedures.

C. The Owner/Developer shall complete all Subdivision Improvements by no later than the first of the following to occur: 1) the Village's issuance of a certificate of occupancy for the 10th single-family home located on the Subject Property; or 2) the third anniversary of the Village's issuance of the first certificate of occupancy for a single-family home located on any portion of the Subject Property; or 3) by January 1, 2023. Within 90 days of the Village accepting all Subdivision Improvements in accordance with the Village Code and the Owner/Developer depositing a Maintenance Bond securing the Subdivision Improvements in accordance with Village Code Section 10-7-1(B), as amended, the Village will release any remaining balance of the New Surety being held. The Village agrees to exercise its best efforts to timely inspect and approve Owner/Developer's Subdivision Improvement acceptance requests.

D. Subsequent to acceptance of all Subdivision Improvements and prior to the release of any remaining balance of the New Surety, the Owner/Developer shall provide Maintenance Surety to secure the Subdivision Improvements pursuant to Village Code Section 10-7-1(B), as amended.

E. Notwithstanding any other provisions of this Agreement, the Owner/Developer shall construct and install all sidewalks on McDonough Road identified on Exhibit F within twelve (12) months of the Effective Date, as defined below, and, in accordance with Section 3(B), the Village shall timely process

Owner/Developer's request that the Village accept the same and proportionally reduce the New Surety amount.

4. Binding Effect and Term. The Parties intend that the terms and conditions of this Agreement shall be a covenant running with the land. This Agreement shall be recorded against the Subject Property and shall be binding upon and inure to the benefit of the Parties hereto, their grantees, successors in interest, assignees, heirs, executors, or lessees, and upon any successor Village officials and successor municipalities for a period of ten (10) years from the Effective Date.

5. Captions and Headings. Captions and Section Headings are for convenience only and are not a part of this Agreement and shall not be used in construing it.

6. Entire Agreement. This Agreement sets forth all the covenants, conditions and promises between the Parties with regard to the subject matter set forth herein and there are no covenants, promises, agreements, conditions or understandings between the Parties, either oral or written, other than those contained in this Agreement.

7. Notices. Any notice or demand hereunder from one party to another party or to an assignee or successor in interest of either party or from an assignee or successor in interest of either party to another party, or between assignees or successors in interest of either party shall be in writing and shall be deemed duly served if mailed by prepaid registered, certified, or overnight mail addressed to the individuals specified below:

If to the Village: Village of Hoffman Estates
1900 Hassell Road
Hoffman Estates, IL 60169
Attn: Village Clerk

With a copy to: Arthur L. Janura, Jr., Corporation Counsel
Village of Hoffman Estates
1900 Hassell Road
Hoffman Estates, IL 60169

If to Owner/Developer: Walnut Pond Estates, LLC
1500 N. Main Street, 2nd Floor
Wheaton, IL 60187
Attn: Patrick Mazza

With a copy to: Gregory W. Jones

Ancel Glink, P.C.
140 S. Dearborn Street – 6th Floor
Chicago, IL 60603

The Parties, or any assignee or successor in interest, may substitute names and addresses for notices as appropriate in accordance with the procedures of this Section 7.

8. Exhibits. All exhibits attached to this Agreement are, by this reference, incorporated in, and made a material part of this Agreement.

9. Third Party Beneficiaries. Nothing herein, express or implied, is intended to or shall confer upon any other person, entity, company, or organization, any legal or equitable right, benefit or remedy of any nature whatsoever under or by reason of this Agreement except the Parties hereto and their grantees, successors in interest, assignees, heirs, executors or lessees.

10. Counterparts. This Agreement may be executed in counterparts, each of which shall constitute an original document, which together shall constitute one and the same instrument.

11. Interpretation. This Agreement shall be construed without regard to the identity of the party who drafted the various provisions of this Agreement. Each and every provision of this Agreement shall be construed as though all Parties to this Agreement participated equally in the drafting of this Agreement. Any rule or construction that a document is to be construed against the drafting party shall not apply to this Agreement.

12. Waiver. No failure of the Parties to exercise any power given to it hereunder or to insist upon strict compliance by the other party with its obligations hereunder, and no custom or practice of the Parties at variance with the terms hereof, shall constitute a waiver or either party's right to demand compliance with the terms hereof.

13. Severability. If any of the provisions of this Agreement are determined by a court of competent jurisdiction to be invalid or unenforceable, such provisions shall be deemed to be stricken, and such adjudication shall not affect the validity of the remainder of the terms of this Agreement as a whole or of any section, subsection, sentence or clause not adjudged to be invalid.

14. As a condition of the Village issuing a Building Permit for construction of a single-family home on a lot in the Subject Property, the Owner/Developer or its successors

or assigns shall pay the Village an Emergency Service Fee of \$4,058.26 and a Municipal Code Donation of \$1,690.94, both amounts indexed for inflation, utilizing the Consumer Price Index on an annual basis beginning on the Effective Date's first anniversary. The Emergency Service Fee and Municipal Code Donation shall only be due and payable upon the Village's issuance of a building permit to construct a single-family home on the lot at issue, and an Emergency Service Fee and Municipal Code Donation shall be due for each lot for which the Village issues a permit for a single-family home. This provision shall survive the term of this Agreement.

15. Effect and Enforcement.

A. This Agreement shall be governed by the laws of the State of Illinois both as to interpretation and performance, and any legal proceeding of any kind arising from or relating to this Agreement shall be filed in the Cook County Circuit Court.

B. This Agreement is subject to Village resolutions, ordinances, rules, regulations, or procedures, or any Village interpretation of the same. This Agreement shall control in the event of a conflict between this Agreement and any Village resolution, ordinance, rule, regulation, or procedure, or any interpretation of the same, including, without limitation, the Amendments.

C. It is understood and agreed by the Parties that time is of the essence of this Agreement. Upon a breach of this Agreement, including, without limitation, Owner/Developer's failure to provide New Surety in accordance with Section 3(B), any of the complaining Parties may file in any court of competent jurisdiction, by an appropriate suit, action, mandamus or other proceeding at law or in equity, may secure specific performance of the covenants and agreements herein contained, may be awarded damages for failure of performance or both, and may have such other relief which by law or in equity is available to them. Before any failure of any Party to this Agreement to perform its obligations under this Agreement shall be deemed to be a breach of this Agreement, the Party claiming such failure shall notify, in writing and specifying such default or breach, the Party alleged to have failed to perform the alleged failure and demand performance. No breach of this Agreement

may be found to have occurred if such alleged breach is cured within forty five (45) days of the receipt of such notice.

D. Upon a breach of this Agreement by the Owner/Developer, the Village shall have the right, in addition to all other rights, to use the posted surety to complete all Owner/Developer obligations.

E. Any delay by either Party in instituting or prosecuting any actions or proceedings or otherwise asserting its rights under this Agreement shall not operate to act as a waiver of such rights or to deprive it of or limit such rights in any way (it being the intent of this provision that neither Party should be deprived of or limited in the exercise of the remedies provided in this Agreement because of concepts of waiver, laches or otherwise); nor shall any waiver in fact made with respect to any specific Event of default be considered or treated as a waiver of the rights by the waiving Party of any future Event of default hereunder, except to the extent specifically waived in writing. No waiver made with respect to the performance, or the manner of time thereof, of any obligation or any condition under the Agreement shall be considered a waiver of any rights except if expressly waived in writing. The rights and remedies of the Parties to this Agreement, whether provided by law or by this Agreement, shall be cumulative, and the exercise of any one or more of such remedies shall not preclude the exercise by such Party, at that time or different times, of any other such remedies for the same Event of Default.

F. The Parties shall do all things reasonably necessary or appropriate to carry out the terms and provisions of this Agreement and to aid and assist each other in carrying out the terms and objectives of this Agreement and the intentions of the Parties as reflected by said terms.

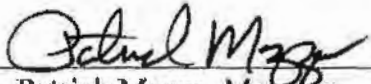
[Signature page follows]

IN WITNESS WHEREOF, the Parties hereto have caused this instrument to be executed on the date first above written.

VILLAGE OF HOFFMAN ESTATES,
an Illinois municipal corporation

By: _____
William D. McLeod, Village President

WALNUT POND ESTATES, LLC
an Illinois limited liability company

By:  _____
Patrick Mazza, Manager

ATTEST:

By: _____
Bev Romanoff, Village Clerk

Exhibit A

Subject Property

LOT 1 AND LOTS 3 THROUGH 21 BOTH INCLUSIVE AND OUTLOT 1, ALL IN AIRDRIE ESTATES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 9 AND THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING IN COOK COUNTY, ILLINOIS.

P.I.N.s: 06-09-103-002
06-09-103-003
06-09-103-004
06-09-104-001
06-09-104-002
06-09-104-003
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06-09-105-009
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06-09-105-011
06-09-105-012
06-09-105-013

Exhibit C

HOA Information

Name: Airdrie Estates Homeowners Association, Inc., an Illinois not-for-profit corporation

Address: 290 S. Main Place, Carol Stream, Illinois 60188

Registered Agent: Stephane Chodera

President: Donald Opperman

Incorporation date: September 2, 2005

File No.: 64448102

Exhibit D

Release as Required by Title Company

Prepared by and return to:

Gregory W. Jones
Ancel Glink, P.C.
140 S. Dearborn Street, 6th Floor
Chicago, Illinois 60603

[Above space reserved for recorder]

RELEASE OF RIGHTS

THIS RELEASE OF RIGHTS hereby certifies and affirms that the Village of Hoffman Estates, an Illinois municipal corporation and home rule unit of local government with offices located at 1900 Hassell Road, Hoffman Estates, Illinois 60169, on behalf of itself and its successors and assigns, hereby forever releases, waives, discharges, and terminates all rights, interest, and claims contained in paragraphs (a) and (b) herein as they relate to the property commonly known as Airdrie Estates Subdivision Lots 17, 18, and 19, legally described in Exhibit 1 attached hereto and incorporated herein by reference, as set forth in the following provisions:

- (a) The language captioned “*Rohrsen Road Extension” on the Final Plat of Subdivision of Airdrie Estates Subdivision recorded with the Cook County Recorder of Deeds as Document Number 0534612053 on or about December 12, 2005, including the 3 paragraphs of text immediately following the caption (collectively, “Plat Language”); and
- (b) Section D of the Third Amendment to Annexation Agreement recorded with the Cook County Recorder of Deeds as Document Number 0532249095 on or about November 18, 2005 (“Amendment Language”).

The Plat Language and Amendment Language is hereby released, waived, discharged, and terminated.

Dated this ____ of _____, 2020.

Village of Hoffman Estates

By _____

Its: _____

STATE OF ILLINOIS)

) ss:

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that _____, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Subscribed and sworn to before me this ____ day of _____, _____.

Notary Public

My commission expires _____, 20__.

Exhibit 1

Legal Description

LOTS 17 THROUGH 19, ALL IN AIRDRIE ESTATES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 9 AND THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING IN COOK COUNTY, ILLINOIS.

P.I.Ns.: 06-09-104-005
 06-09-104-006
 06-09-105-013

Exhibit E
Subdivision Improvements

**Subdivision Guarantee Calculations
for
AIRDRIE ESTATES
10/16/2019**

ITEM		ORIGINAL COST	APPROVED REDUCTION AMOUNT	BALANCE
Sanitary Sewer	Public	\$ 155,156	90%	\$ 15,516
Storm Sewer	Public	\$ 199,391	90%	\$ 19,939
Watermain	Public	\$ 94,600	90%	\$ 9,460
Pavement	Public	\$ 213,650	0%	\$ 213,650
Site Grading	Private	\$ 20,000	90%	\$ 2,000
Parkway Sod	Public	\$ 18,000	0%	\$ 18,000
Landscaping	Private	\$ 50,000	0%	\$ 50,000
Tree Preservation	Public	\$ 50,000	100%	\$ -
Erosion Control	Public	\$ 21,810	0%	\$ 21,810
Retaining Wall	Private	\$ 10,000	100%	\$ -
Tree Protection Fencing	Public	\$ 10,800	100%	\$ -
Street Lights	Public	\$ 18,000	90%	\$ 1,800
Per Section 10-10-1:				
Public Improvements	\$ 300,175	multiply by	1.1	\$ 330,192
Private Improvements	\$ 52,000	multiply by	0.25	\$ 13,000
				\$ 343,192

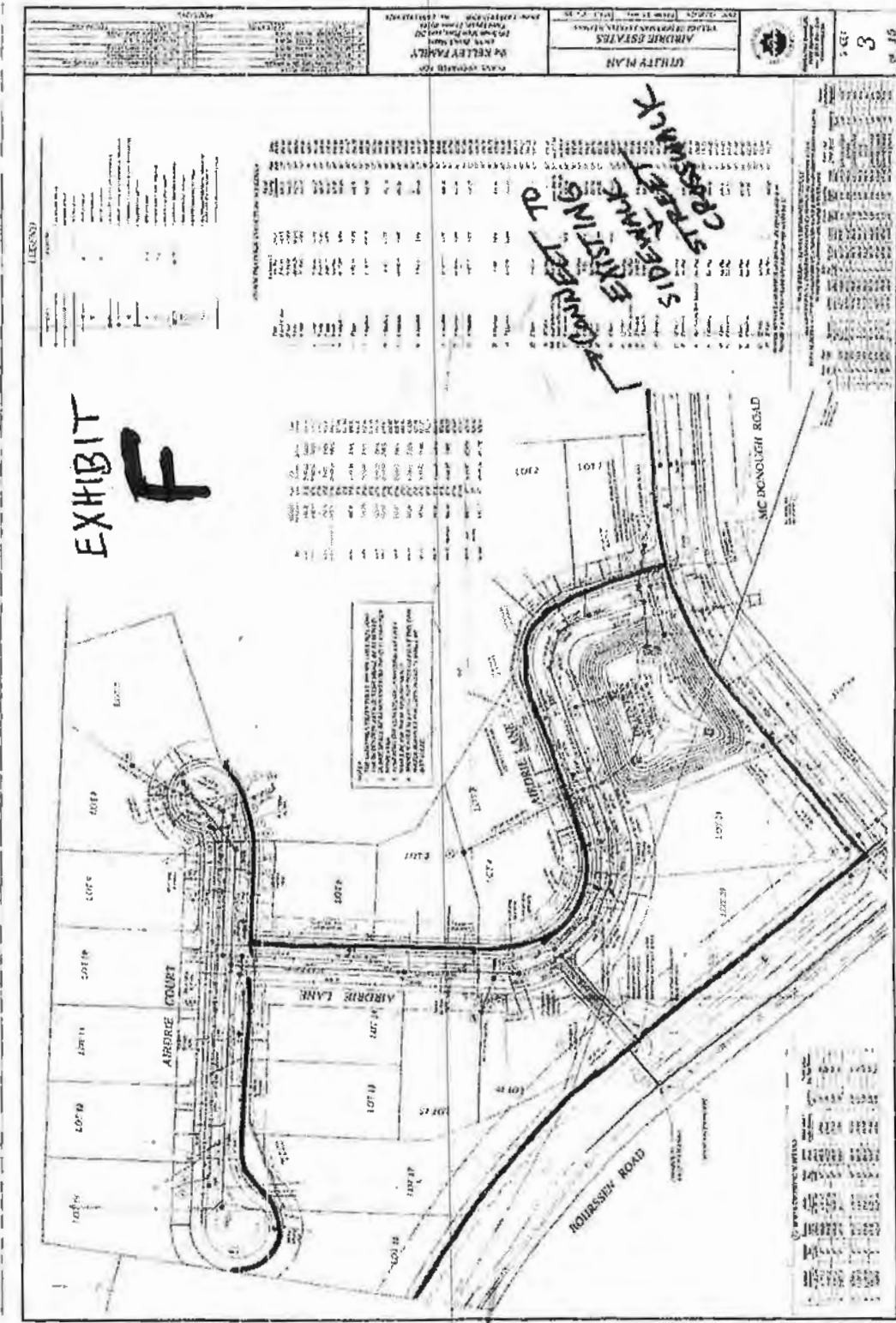
NEW GUARANTEE AMOUNT: \$ 343,000

TO WHOM IT MAY CONCERN:

The Village of Hoffman Estates authorizes the reduction of the subject subdivision guarantee to the new amount of \$ 343,000

Alan Wenderski, PE
Village Engineer
Village of Hoffman Estates

Exhibit F Sidewalk Plan





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

**SUBMITTED TO: PLANNING, BUILDING & ZONING COMMITTEE
BY: Peter Gugliotta, Director of Development Services** *PG*

April 13, 2020

PLANNING AND ZONING COMMISSION MEETINGS

March 18, 2020 Meeting

- o Meeting Cancelled no Petitioners

April 1, 2020 Meeting

- o Resident, 740 Hillcrest Blvd., Variation for a deck addition (**Postponed to May 6 due to COVID-19**)

Upcoming April 15, 2020 Meeting

- o Meeting Cancelled due to COVID-19

Upcoming May 6, 2020 Meeting

- o Resident, 740 Hillcrest Blvd., Variation for a deck addition (**continued from April 1**)

CURRENT ACTIVE PROJECT REVIEWS

- SEC Rohrssen Road & Golf Road – Annexation, Zoning, Plat, Site Plan for Hindu Wellness Center & Temple and single family
- Walnut Pond/Airdrie Estates – Individual lot review for new homes on existing platted lots, Subdivision Agreement
- BK Equities/Hoffman Technology Park, North side of Lakewood Blvd. – Concept plan for multi-lot Business Park or possibly a new single-user data center
- Mariano's/Hoffman Village – Site Plan to add new gas station
- 5a7, LLC, IL Rt. 72 near Old Sutton Rd – Water and Sanitary Sewer Crossing of Rt. 72
- WT Engineering, 2601 Pratum– Special Use and Site Plan Amendment for parking lot expansion office/brewery
- Adesa Expansion (Beverly Road & PSP) – site plan, plat, rezoning for parking storage lot expansion
- ComEd, 2480 Pembroke – Site Plan for new small equipment building at existing substation
- Zoning Code Text Amendments –Uses, Accessory Structures, Signs, etc.

POTENTIAL UPCOMING PROJECTS

- Ala Carte Entertainment, 2575 Higgins Road (former Macaroni Grill) – concept plan for new restaurants/gas station
- Bell Works – Site Plan and Subdivision to construct new townhomes and apartments
- Bell Works – Site Plan for Phase 2 building re-occupancy
- Vequity, 2 E. Higgins Rd – Site plan for new gas station and convenient store
- WT Properties, 80 W Higgins Rd, former Hoffman Lanes – Site Plan and Subdivision for redevelopment
- BP Gas Station – 2598 W Higgins Rd – Site Plan Amendment for redevelopment
- Quality Inn, 2075 Barrington Rd – Special use for change in ownership and site plan amendment for building addition
- WT Properties, Roselle Road area (east side) storm sewer replacement – Site Plan and Plat
- Moretti's Restaurant Mall, Barrington/Higgins – Master Sign Plan
- Fulcrum Bioenergy, SW corner Higgins/Beverly – Site Plan for new industrial building
- Hoffman Plaza, East Side Roselle Road (outlot 3)– site plan for new outlot building
- Beacon Pointe Phase 2, Beverly/Shoe Factory – discussions on potential development
- 2354 - 2360 Hassell Rd. Offices – Site plan amendment for retail uses sidewalks, landscaping and other site changes

GENERAL ACTIVITIES

- The Planning Division processed 0 FOIAs and 2 Zoning Verification Letters in March.
- The Planning Division continues to review development applications and process permits and daily zoning requests to the best of its ability with some timing delays due to the current COVID-19 situation. Developers with active projects are generally continuing to move forward with the hope that normal activity will be able to resume during this current construction season.
- The consultant continues to work on the new Community Development software upgrade, however, the 5-day on-site training event for multiple staff members scheduled for late April is being postponed due to COVID-19.
- Village Green Ad Hoc Committee. The anticipated March Committee meeting to review the consultant’s first draft of the plans has been postponed due to COVID-19.
- Barrington Road & I-90 Area Plan. The multi-day public input charrette event that was scheduled for early April has been postponed due to COVID-19. Staff and the consultant continue to do background preparation work as feasible during this time.
- Recruitment is proceeding to replace the vacant Planning and Transportation Director position, however, review of applicants for the vacant Development Services Technician Position has been slightly delayed.

Site Plan Review Process	March		1 st Quarter		Year to Date	
Number of administrative site plan cases completed	0	N/A completed	0	N/A completed	0	N/A completed
Number of PZC site plan cases completed	0	administratively	0	administratively	0	administratively
Annual goal is to complete at least 65% of site plan cases through administrative review process						

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

Coordinating Planning & Code Efforts	March	1 st Quarter	Year to Date	Year Target
Number of staff coordination meetings held	2	10	10	48

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

- Drafted an article about the Village’s single family rehabilitation (SFR) program for the April Citizen newsletter.
- Worked with NWHP to finalize the subordination of an existing single family rehabilitation loan, a process that was approved by the Village Board on February 17th.
- Planning for the 5-year Consolidated Plan remained underway.
- Staff continued to review and discuss documents that have been created by Assessment of Fair Housing (AFH) consultant Enterprise Partners. Staff participated in webinars and conference calls.
- Continued discussions with the Northwest Suburban CDBG Network regarding Consolidated Plans.
- Attended the annual HUD Partner Forum in Chicago on March 11th and 12th.
- Staff reviewed Davis-Bacon labor relations language for the CDBG-funded portion of the annual Street Project.
- Remained in frequent communication with HUD and the Northwest Suburban CDBG Network regarding the COVID-19 situation and funds that may become available to the Village.
- Prepared semi-annual reports.

The information below is for the 2019 CDBG Program Year (October 1, 2019 through September 30, 2020):

CDBG Expenditures and Reporting Ratio	March	2 nd Quarter*	Year to Date	Current Reporting Ratio
	\$0	\$0	\$192,211.22	1.44
*Current Reporting Ratio equals ratio of unspent funds to total allocated funds in program year. Permitted to hold up to 1.5 of yearly allocation.				

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

*The 1st quarter of the CDBG Program Year runs from January 1 through March 31.



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

SUBMITTED TO: PLANNING, BUILDING & ZONING COMMITTEE
BY: Bryan Ackerlund, Director of Building & Code Enforcement *BA*

April 2020

GENERAL ACTIVITIES / COVID-19 RESPONSE

- On March 10, 2020, David Banaszynski switched from his main inspection duties to an emergency response as part of COVID-19. As part of enforcing the executive order of the Governor, all of the Village's facilities that have health permits needed to be visited. With the help from the Code Enforcement Officers available, roughly 250 of the 300 facilities have been checked so far.
- On March 12, 2020, David Banaszynski attended his State Board of Health meeting and was elected chair of the Rules Committee
- On March 12 & 13, 2020 Bryan Ackerlund attended the FEMA ICS-400 course in Arlington Heights and has now completed all six courses in FEMA Emergency Management.
- On March 13, 2020, David Banaszynski, Kathleen Kuffer, Kiley Gardner & Kala Kuttentberg attended the SBOC training institute on Providing Insights on How to Respond to Difficult People, People Suffering from Mental Illness & Brain Disorders in Woodridge.
- Residential Rental License inspections were suspended March 17th through April 30th. Division staff coordinated a team approach and contacted rental owners to reschedule their appointments and extend deadlines.
- On March 19, 2020 Village Hall was closed to the public resulting in the coordinated effort of developing a system to accept physical permit documents through a dropbox area.
- On March 20, 2020 Governor Pritzker initiated the Stay At Home Order which signaled a reduction in some permit submittals and inspections. Staff has been rotating in-office time and working remotely to follow social distancing procedures. The Division remains operational and is able to provide steady service to the public while remaining fully equipped to ramp up functions as needed.
- On March 29, 2020, David Banaszynski supervised the decontamination of an apartment building.
- David Banaszynski continues his involvement in daily, multi-agency meetings and webinars related to COVID-19. He has also been communicating with local schools, long term care facilities, and grocery stores on best practices and their level of preparedness for any future scenarios.
- Bryan Ackerlund created several temporary policies to increase efficiency in the department including: digital permitting, workflow procedures, and handouts for the inspectors and permit applicants.
- As time allows, Administrative and Building Inspection staff have been working to close numerous open permits from the prior construction season that never had final inspections called in by the applicants.
- Administrative staff continues purging pre-2013 paper building permit files for minor permits, in accordance with State records retention and disposal requirements. All appropriate permit record information for these files will remain available in electronic form.
- A total of 26 new single family homes are in various stages of construction.

Central Square Community Development Software Conversion (formerly TRAKiT)

- Central Square is continuing their process of data integration utilizing the workbooks created by Village staff. The first round of implementation and training scheduled for the end of April is being postponed to a later date.

Bell Works Construction Update:

- Construction remains active on phase 1 of the project, which includes about 90,000 square feet of two tenant spaces and the main East atrium. Interior demolition has concluded and trades continue to make progress as new spaces are being defined. Regular construction status meetings are being held with the contractors and staff to monitor progress and address issues that arise in the field.

2020 Code Enforcement Freedom of Information Act Requests Processed

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
49	52	37	0	0	0	0	0	0	0	0	0	138

2020 Code Enforcement GovQA Questions & Complaints Processed

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
4	13	8	0	0	0	0	0	0	0	0	0	25

2020 Construction Inspections

Inspection	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2020 YTD	2019 Total
Structural	76	103	149	0	0	0	0	0	0	0	0	0	328	1313
Electrical	99	107	59	0	0	0	0	0	0	0	0	0	265	543
Plumbing	69	99	33	0	0	0	0	0	0	0	0	0	201	741
Mechanical	48	102	27	0	0	0	0	0	0	0	0	0	177	333
Other	130	184	53	0	0	0	0	0	0	0	0	0	367	663
Fence	12	12	11	0	0	0	0	0	0	0	0	0	35	172
Roof/Siding	163	141	229	0	0	0	0	0	0	0	0	0	533	400
Patio/Driveway	63	44	41	0	0	0	0	0	0	0	0	0	148	841
Deck	6	3	2	0	0	0	0	0	0	0	0	0	11	298
Shed	2	2	8	0	0	0	0	0	0	0	0	0	12	41
Sewer	5	5	7	0	0	0	0	0	0	0	0	0	17	42
2020 Total	673	802	619	0	0	0	0	0	0	0	0	0	2094	
2019 Total	340	285	309	406	447	476	560	656	544	582	438	344		5387

RENTAL HOUSING LICENSE AND INSPECTION PROGRAM

- Residential Rental License inspections were suspended March 17th through April 30th.
- There are currently 2,049 rental properties registered. This includes 1,400 single family and townhome units (68%) and 649 condominium units (32%).
- Renewal notifications were mailed on November 26th to all 2,083 rental properties. The deadline to submit payment and update registration information was January 17, 2020.
- As of April 1st, 2,015 properties (98%) have renewed.

2020 Rental Inspections

Inspection	Jan	Feb	Mar*	Apr*	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Annual	161	243	212	0	0	0	0	0	0	0	0	0	616
Reinspections	86	85	71	0	0	0	0	0	0	0	0	0	242
Total	247	328	283	0	0	0	0	0	0	0	0	0	858

***Rental Inspection suspended March 17th through April 30th.**

There are approximately 2,049 total rental properties subject to annual inspections (this number fluctuates based on new registrants and owners who choose to no longer rent their properties).

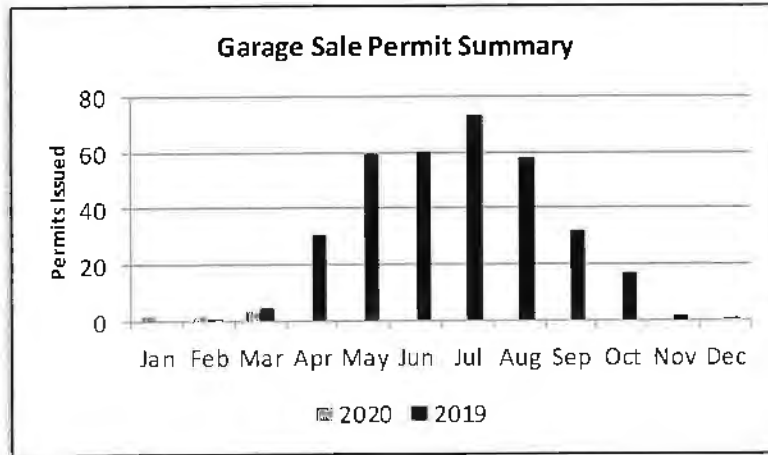
Inspection Services Performance	March**	1 st Quarter**	Year to Date**	Year Target
Percentage of building inspections within 24 hr. notice	97%	97%	97%	95% within 24 hr. notice
Percentage of annual rental inspections completed	10.3%	19.8%	30.1%	100% of total*

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

** Note: Rental inspections suspended March 17th through April 30th

Garage Sales

Year	2020	2019
Jan	2	0
Feb	2	1
Mar	4	5
Apr	0	31
May	0	59
Jun	0	60
Jul	0	73
Aug	0	58
Sep	0	32
Oct	0	17
Nov	0	2
Dec	0	1
Total	8	339



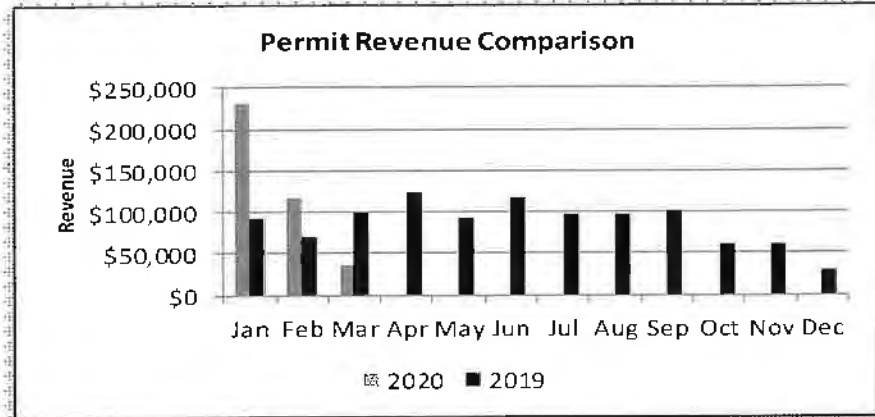
2020 Building and Fire Permits Issued

Permit	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2020 YTD	2019 Total
Building Permits														
Commercial Remodeling	12	7	6	0	0	0	0	0	0	0	0	0	25	85
Community Residence	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Demolition	3	0	2	0	0	0	0	0	0	0	0	0	5	13
Driveways	0	0	3	0	0	0	0	0	0	0	0	0	3	297
Electrical	68	94	7	0	0	0	0	0	0	0	0	0	169	227
Fences	6	3	9	0	0	0	0	0	0	0	0	0	18	203
Mechanical	6	12	11	0	0	0	0	0	0	0	0	0	29	257
Miscellaneous Permits	28	18	16	0	0	0	0	0	0	0	0	0	62	458
Multi-Family Remodeling	1	0	0	0	0	0	0	0	0	0	0	0	1	6
New Commercial	0	3	0	0	0	0	0	0	0	0	0	0	3	4
Plumbing	13	13	21	0	0	0	0	0	0	0	0	0	47	220
Pools	0	0	0	0	0	0	0	0	0	0	0	0	0	14
Residential Decks & Patios	1	1	9	0	0	0	0	0	0	0	0	0	11	539
Residential Garages	0	0	0	0	0	0	0	0	0	0	0	0	0	5
Residential Remodeling	8	8	10	0	0	0	0	0	0	0	0	0	26	154
Residential Sheds	0	0	2	0	0	0	0	0	0	0	0	0	2	46
Roofs/Siding	8	7	57	0	0	0	0	0	0	0	0	0	72	472
Signs	7	2	3	0	0	0	0	0	0	0	0	0	12	100
Solar Panel System	7	6	4	0	0	0	0	0	0	0	0	0	17	119
New Single Family Residences	2	0	0	0	0	0	0	0	0	0	0	0	2	61
Fire Permits														
Automatic Fire Alarms	5	3	3	0	0	0	0	0	0	0	0	0	11	51
Fuel Storage Tanks	0	1	0	0	0	0	0	0	0	0	0	0	1	1
Hood & Duct	0	3	0	0	0	0	0	0	0	0	0	0	3	10
Automatic Sprinklers	15	8	7	0	0	0	0	0	0	0	0	0	30	117
Lock Boxes	3	0	1	0	0	0	0	0	0	0	0	0	4	14
Other	0	1	1	0	0	0	0	0	0	0	0	0	2	32
2020 Total	193	190	172	0	0	0	0	0	0	0	0	0	555	
2019 Total	143	108	169	318	312	322	487	470	361	399	248	168		3505

Permit Revenue

Year	2020	2019
Jan	\$231,652	\$93,164
Feb	\$117,478	\$70,614
Mar	\$37,374	\$98,580
Apr	\$0	\$123,746
May	\$0	\$91,454
Jun	\$0	\$116,955
Jul	\$0	\$96,153
Aug	\$0	\$95,839
Sep	\$0	\$101,834
Oct	\$0	\$61,625
Nov	\$0	\$61,622
Dec	\$0	\$28,699
Total	\$386,504	\$1,040,285

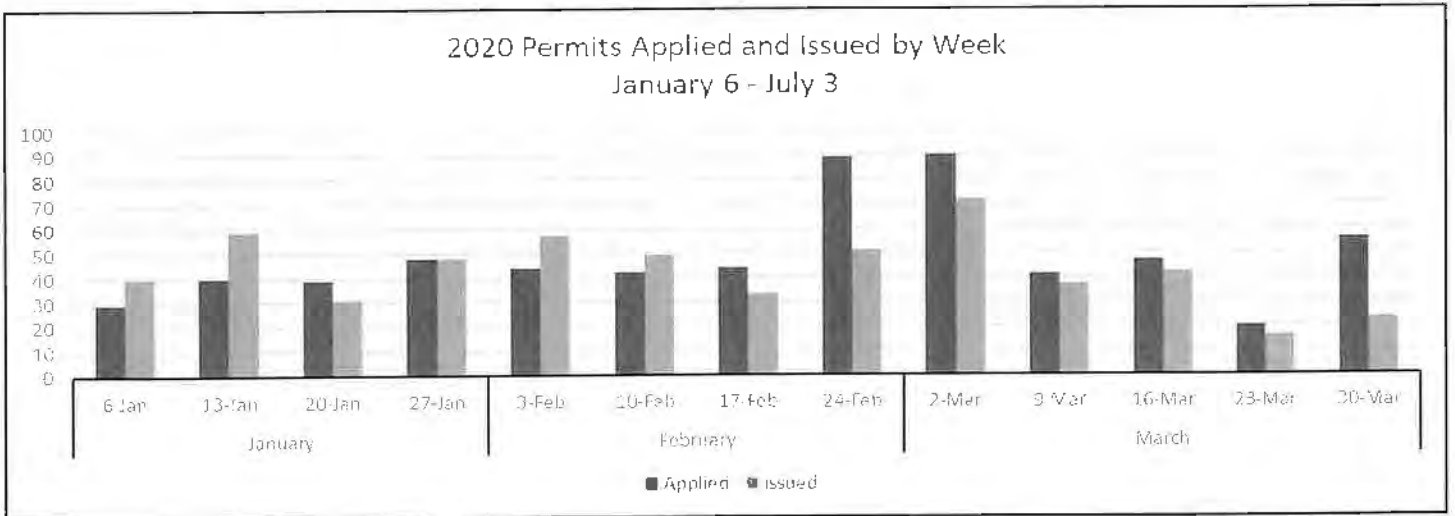
2020 Budget: \$1,075,000



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

**The middle of March did see a reduction in permit submittals due to Governor Pritzker's Stay At Home Order, however, the quantity of permit applications did see an upward trend the last week of March and are expected to increase at the conclusion of the order.*

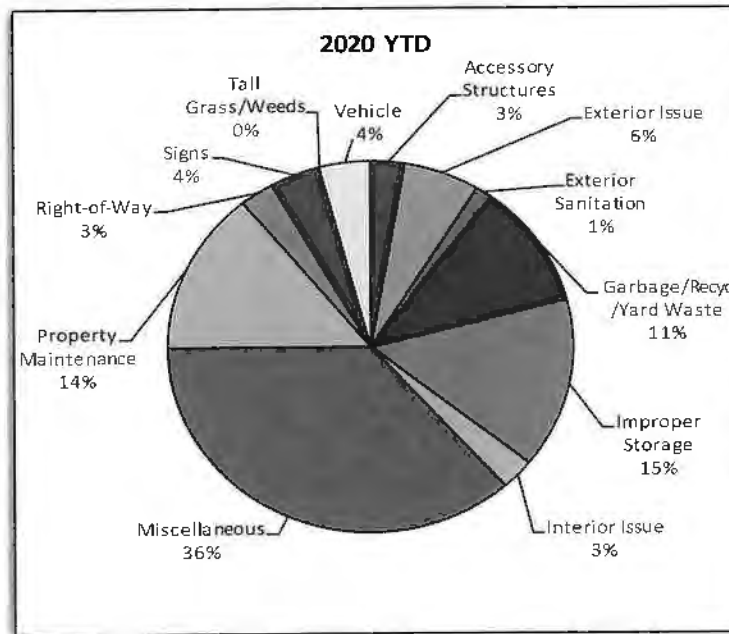
Week of:	January				February				March				
	6-Jan	13-Jan	20-Jan	27-Jan	3-Feb	10-Feb	17-Feb	24-Feb	2-Mar	9-Mar	16-Mar	23-Mar	30-Mar
Applied:	29	40	39	48	44	42	44	89	90	41	47	20	56
Issued:	40	59	31	48	57	49	33	51	72	37	42	16	23



Building Permit Processing Performance	March	1 st Quarter	Year to Date	Year Target
Percentage of permits entered in computer within 24 hours of submittal	98%	98%	98%	95% within 24 hours
Percentage of permit plan reviews completed within 10 business days	98%	98%	98%	95% within 10 days
Percentage of final permits processed within 48 hours of plan approval	98%	98%	98%	90% within 48 hours

2020 Property Maintenance Summary Report

Violation	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2020 YTD	2019 Total
Accessory Structures	1	3	0	0	0	0	0	0	0	0	0	0	4	52
Exterior Issue	2	0	7	0	0	0	0	0	0	0	0	0	9	24
Exterior Sanitation	1	1	0	0	0	0	0	0	0	0	0	0	2	6
Garbage/Recyc/Yard Waste	5	3	8	0	0	0	0	0	0	0	0	0	16	69
Improper Storage	5	7	10	0	0	0	0	0	0	0	0	0	22	139
Interior Issue	2	1	1	0	0	0	0	0	0	0	0	0	4	17
Miscellaneous	21	27	6	0	0	0	0	0	0	0	0	0	54	221
Property Maintenance	3	10	8	0	0	0	0	0	0	0	0	0	21	181
Right-of-Way	1	0	3	0	0	0	0	0	0	0	0	0	4	75
Signs	1	2	3	0	0	0	0	0	0	0	0	0	6	18
Tall Grass/Weeds	0	0	0	0	0	0	0	0	0	0	0	0	0	434
Vehicle	1	3	2	0	0	0	0	0	0	0	0	0	6	51
2020 Total	43	57	48	0	0	0	0	0	0	0	0	0	148	
2019 Total	34	42	107	112	342	238	92	97	108	48	39	28		1287



2020 Citations Issued

Violation	Jan	Feb	Mar*	Apr*	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Business License	20	27	0	0	0	0	0	0	0	0	0	0	47
Code	32	54	41	0	0	0	0	0	0	0	0	0	127
Rental	89	60	0	0	0	0	0	0	0	0	0	0	149
Total	141	141	41	0	0	0	0	0	0	0	0	0	323

**Issuance of new citations were halted due in part to the suspension of rental inspections and hearing postponement.*

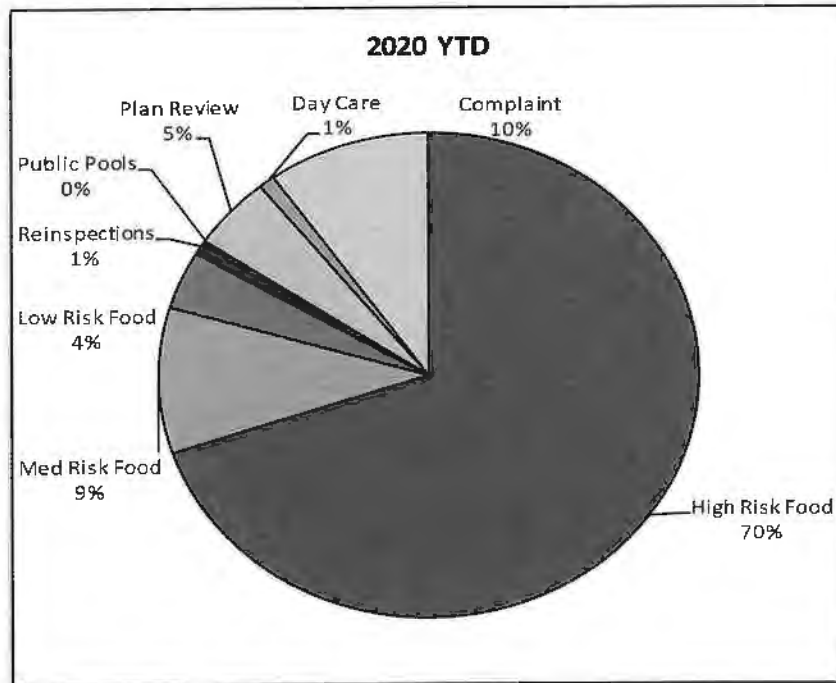
2020 Adjudication Court Dockets - Citations Presented

Court	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Code/Bus. Lic.	84	66	68	0	0	0	0	0	0	0	0	0	218
Rental	29	23	43	0	0	0	0	0	0	0	0	0	95
Total	113	89	111	0	0	0	0	0	0	0	0	0	313

Inspection Services Performance	March	1 st Quarter	Year to Date	Year Target
Percentage of property maintenance inspections completed within 24 hours of notice	98%	98%	98%	95% within 24 hr. notice

2020 Environmental Health Inspection Report

Activity	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
High Risk Food	39	33	0	0	0	0	0	0	0	0	0	0	72
Med Risk Food	1	0	9	0	0	0	0	0	0	0	0	0	10
Low Risk Food	2	1	1	0	0	0	0	0	0	0	0	0	4
Reinspections	1	0	0	0	0	0	0	0	0	0	0	0	1
Public Pools	0	0	0	0	0	0	0	0	0	0	0	0	0
Plan Review	1	1	3	0	0	0	0	0	0	0	0	0	5
Day Care	0	0	1	0	0	0	0	0	0	0	0	0	1
Complaint	5	0	5	0	0	0	0	0	0	0	0	0	10
Total	49	35	19	0	0	0	0	0	0	0	0	0	103



Food establishments are divided into the risk categories of high, moderate or low, and planned inspections are performed three, two, or one time each year respectively. A high risk establishment presents a high relative risk of causing foodborne illness based on the large number of food handling operations typically implicated in foodborne outbreaks and/or the type of population served by the facility. There are approximately 285 facilities that require a total of approximately 525 planned inspections throughout the year (this number fluctuates based on businesses opening/closing).

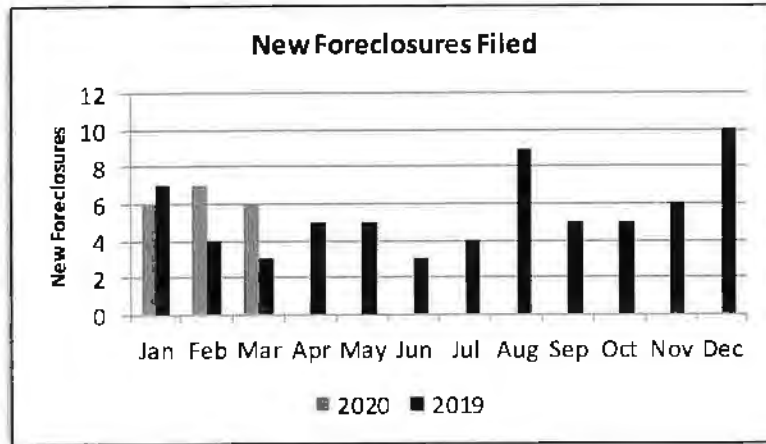
Health Inspections Performance	March**	1 st Quarter**	Year to Date**	Year Target
Percentage of annual food health inspections completed	3%	20%	20%*	100% of total

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

****Due to Governor Pritzker’s Stay At Home Order, routine inspections have been rescheduled to allow for sole focus on enforcement of the COVID-19 response.***

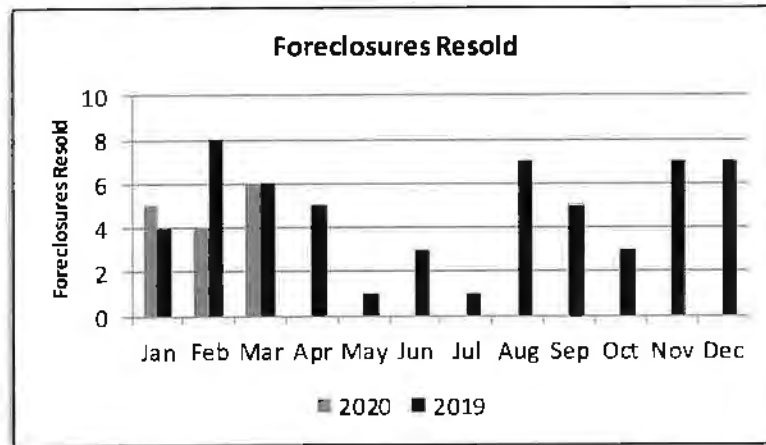
New Foreclosures Filed

Year	2020	2019
Jan	6	7
Feb	7	4
Mar	6	3
Apr	0	5
May	0	5
Jun	0	3
Jul	0	4
Aug	0	9
Sep	0	5
Oct	0	5
Nov	0	6
Dec	0	10
Total	19	66



Foreclosures Resold

Year	2020	2019
Jan	5	4
Feb	4	8
Mar	6	6
Apr	0	5
May	0	1
Jun	0	3
Jul	0	1
Aug	0	7
Sep	0	5
Oct	0	3
Nov	0	7
Dec	0	7
Total	15	57



Historical Foreclosure Information

	2011	2012	2013	2014	2015	2016	2017	2018	2019
Foreclosures Filed	312	620	208	139	81	68	90	79	66

ECONOMIC DEVELOPMENT & TOURISM MONTHLY REPORT

April 2020



Economic Development

Regular Economic Development Duties:

- Continued to update the available properties online database on the Village's website.
- Ongoing calls, emails and meetings with land owners, brokers and property owners about potential development or issues in Hoffman Estates.
- Continued dialogue with three developers regarding the purchase and redevelopment of 75-85 Golf Road.
- The proposed April 1st NLNW pitch night for Apple Villa was cancelled and will be rescheduled when restaurants open and groups can gather again.
- Wrote several articles and created several advertising pieces for periodicals promoting the Village for economic development purposes.
- Worked with members of Development Services and Public Works to hire a new intern who will share time between both departments. Shane Miller, NIU MPA student, began work the first week of April.
- Completed an initial data set for reviewing the possible creation of an SSA for the reconstruction of the private, Hassell Road extension from Barrington Rd to Greenspoint Parkway. This request was brought to Staff by the majority property owner within the POA of Greenspoint. Should this project progress, Staff will bring more detail to PB&Z.
- Began reviewing a reimbursement submittal for the Higgins-Hassell TIF District related to the Poplar Creek Bowl façade renovations, public infrastructure around the Buona Beef rebuild, and other TIF eligible improvements around the site.

COVID-19 Specific Economic Development Duties & Tasks:

- Created a business resource page on the Economic Development page of the Village website to inform our local businesses of the Federal, State, County and local resources available to them.
- Created an open restaurants page on the Economic Development page of the Village website to inform our residents of restaurants open and available for pick up, delivery or drive-thru. Also created a survey form for restaurants to fill out telling Staff if they are still open and operating.
- Engaged in several webinars to educate Staff on the impacts, resource programs and other tips to best support the business community during this pandemic.
- Researched and set up mobile working capabilities for the department and other departments in the Village related to video conference, conference calling and instant messaging and sharing of files.

Tourism

Illinois Recreational Cheerleading Association (IRCA) - December 4-6, 2020 - Sears Centre Arena

- Tourism Office and the SCA Owner's Representative met with IRCA event organizer to discuss bringing Village hotels back into a partnership agreement for their December event (STATE 2020). As a partner, the hotel listing would appear on the event website and require the participating hotel to pay IRCA a \$10 rebate on all room nights they receive from the STATE 2020 event at the SCA. IRCA already partners with hotels in Elgin and Schaumburg and lists them on their website as "Host" hotel and partner hotels but would allow a select few Village hotels the opportunity. Every hotel in the Village submitted their agreement to pay IRCA the \$10 rebate. Rate and feature offerings were prepared and presented to IRCA for their consideration. Staff now waits to see which Village hotels they have selected to include.

Tony Robbins Event - Unleash the Power - July 16, 2020 - Sears Centre Arena

- The Tourism Office is working with the agency handling lodging for this event and provided direct contacts for all Village hotels to ensure Village hotels fill before overflow pushes to Schaumburg and Elgin. The agency asked to tour the SCA in May. Due to the Coronavirus this date has yet to be determined.

COVID-19 – Hotels response and collaborations

- When it was announced that hotels were closing in Chicago, the Tourism Office reached out to all eight Village hotels to determine if they were planning to remain open and be of service to front line defense teams. The listing of Village hotels that wanted to be of service was circulated to the Village COVID-19 task force, Hoffman Estates Chamber, Hoffman Estates Park District, SHARE, WINGS, Fellowship Housing, Hoffman Estates apartment communities, AMITA St. Alexius Hospital, The Woman and Children's Hospital, and AMITA Behavioral Health Hospital. This listing provides immediate response to assist any need coming from FEMA, State, County, or local workforce that need to shelter in place away from their homes or shelters. Six hotels have signed up for the "Hotels for Hope" program, a nationwide database of hotels that any emergency response team could lease for crisis/hospital overflow purposes.

The Tourism Office sends daily reports and informational updates to Village hotels. Staff shares best practices, obtains information on how hotels are handling food services, which restaurants in their immediate area are providing carry out, delivery, or curbside pick-up, and lists of commercial cleaning companies available for service to the hotels. Staff provided direct links to state grants that are now available to financially assist the hotels, information updates on occupancy opportunities such as the teams traveling in to reopen Sherman Hospital in Elgin, and general assistance in answering inquiries and questions that arise in the new hospitality normal.

Meetings/Activities

- Attended Celtic Fest meeting.
- Toured new Hilton Garden Inn Director of Sales.
- Virtual tour/conference call with new Hyatt Place sales manager.
- Attended Senior Commission meeting.
- Completed Client Satisfaction Survey for Soul Harbour to support their grant applications.
- Spoke with MEET Chicago NW regarding Helms Briscoe - Tony Robbins - overall market discussion.
- Assisted Holiday Inn Express with inquiry regarding Fire FEBS box.
- Assisted Clearbrook PALS event (Stonegate booking) to transitioning their event to an online fundraiser.
- Dundee St. Pat's Parade cancelled, but float materials and giveaways will be used for 4th of July parade.
- Conference call with Elgin/Fox Valley CVB regarding leads and general activity levels in their market.

- Virtual tour/conference call with new off-site sales manager for Red Roof Inn Plus.
- Monthly conference call with off-site sales manager for Quality Inn.
- Monthly conference call with off-site sales manager for Hampton Inn and Suites.



Kevin Kramer, Director of Economic
Development



Linda Scheck, Director of Tourism & Business
Retention