

AGENDA

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

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

Board Room

August 2, 2021

(Immediately Following General Administration & Personnel Committee)

1. **CALL TO ORDER/ROLL CALL**
2. **PLEDGE OF ALLEGIANCE TO THE FLAG**
3. **RECOGNITION OF AUDIENCE**
4. **APPROVAL OF MINUTES - July 19, 2021**
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 2, 2021 - \$2,150,944.08.
6. **REPORTS (INFORMATION ONLY)**
 - A. **President's Report**
 - ... Swearing-In
 - Kasia Cawley (Police Chief)
 - ... Proclamations
 - Donald Richter Day (30 Years' Service)
 - Richard Trentacoste Day (30 Years' Service)
 - Elizabeth Dianovsky Day (20 Years' Service)
 - National Immunization Awareness Month
 - National Book Lover's Day
 - ... Boards and Commissions Appointments and Resignations
 - Patrick Seger - Police Pension Board (Appointment)
 - Ken Griffith - Capital Improvements Board (Resignation)
 - B. **Trustee Comments**
 - C. **Village Manager's Report**
 - D. **Village Clerk's Report**
7. **PLANNING & ZONING COMMISSION RECOMMENDATIONS**
 - A. Request Board concurrence with the Planning and Zoning Commission recommendation and Board approval of an Ordinance granting a variation for the property located at 1195 Basswood Street.
Voting: 6 Ayes, 4 Absent
Motion carried.

7. PLANNING & ZONING COMMISSION RECOMMENDATIONS - Cont'd

- B. Request Board concurrence with the Planning and Zoning Commission recommendation and Board approval of an Ordinance granting a site plan amendment and special use to Jiffy Corsa LLC (applicant and contract purchaser DBA Dog Training Now) for the property located at 2160 Stonington Avenue.

Voting: 6 Ayes, 4 Absent

Motion carried.

- C. Request Board concurrence with the Planning and Zoning Commission recommendation and Board approval of an Ordinance for a Master Sign Plan for the Bell Works property located at 2000 Center Drive.

Voting: 6 Ayes, 4 Absent

Motion carried.

8. ADDITIONAL BUSINESS

- A. Request Board approval of a plat of easement and acceptance of a grant of easement for watermain on the Bystronic property located at 2200 West Central Road.
- B. Request Board approval of an Ordinance deleting Sub-Section 905.12 Fire Equipment Box System (FEBS) from Section 11-1-2 (Additions, Insertions, Deletions and Changes) of the Hoffman Estates Municipal Code.
- C. Request Board approval of the Community Development Block Grant (CDBG) Annual Action Plan for Program Year 16 (2021-2022).
- D. Request Board approval of an Intergovernmental Agreement with the Village of Schaumburg for Bode Road maintenance.
- E. Request Board approval of a Letter of Understanding with the Village of Schaumburg for the Bode Road Resurfacing Project.
- F. Request Board approval to dispose of Village records that have exceeded their State-required retention period.
- G. Request approval of an Ordinance amending Chapter 12, Water and Sewer System, of the Hoffman Estates Municipal Code (Article 3, Waterworks System Provisions and Article 4, Rates, Charges, Billing).
- H. Request Board approval of an Ordinance amending Section 7-5-1, Drinking in Public, of the Hoffman Estates Municipal Code.
- I. Request Board approval of an Ordinance amending Section 8-3-15, Closing Hours, Section 8-3-21, License Classification, and Section 8-3-24, Employment of Minors, of Article 3, Alcoholic Liquors, of the Hoffman Estates Municipal Code.

9. ADJOURNMENT

MEETING:
DATE:
PLACE:

HOFFMAN ESTATES VILLAGE BOARD
JULY 19, 2021
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 7:47 p.m. The Village Clerk called the roll. Trustees present: Gary Pilafas, Gary Stanton, Karen Arnet, Karen Mills, Anna Newell

A quorum was present.

ADMINISTRATIVE PERSONNEL PRESENT:

E. Palm, Village Manager
D. O'Malley, Deputy Village Manager
A. Janura, Corporation Counsel
P. Cross, Asst. Corporation Counsel
K. Cawley, Police Chief
A. Wax, Fire Chief
R. Musiala, Finance Director
F. Besenhoffer, IS Director
J. Nebel, PW Director
M. Saavedra, H&HS Director
R. Signorella, CATV Director
S. Ostrovsky, Asst. to the Village Manager
A. Wenderski, Village Engineer
B. Gibbs, NOW Arena GM

2. PLEDGE OF ALLEGIANCE TO THE FLAG:

The Pledge was led Trustee Pilafas.

3. RECOGNITION OF AUDIENCE:

Mitchell Brown, representative from the office of Representative Martin McLaughlin, spoke about a Secretary of State Mobile Event that Representative McLaughlin is having.

4. APPROVAL OF MINUTES:

Motion by Trustee Arnet, seconded by Trustee Stanton, to approve Item 4. Voice vote taken. All ayes. Motion carried.

Approval of Minutes

Minutes from July 6, 2021.

5. CONSENT AGENDA/OMNIBUS VOTE:

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve Item 5.A. with the removal of Item 7.B.

5.A. Approval of Agenda.

Roll Call:

Aye: Pilafas, Newell, Mills

Nay: Stanton, Arnet

Mayor McLeod voted aye.

Motion carried.

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

5.B. Approval of the schedule of bills for July 19, 2021 - \$3,948,701.68.

Roll Call:

Aye: Pilafas, Stanton, Arnet, Mills, 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 Mills, seconded by Trustee Pilafas, to concur with the proclamation proclaiming Monday, July 26, 2021 as Americans with Disabilities Act Awareness Day. Voice vote taken. All Ayes. Motion carried.

Ed Matone, Chairman for the Commission for People with Disabilities, accepted the proclamation.

Mayor McLeod read a letter from a resident praising the Village and our Health and Human Services Department on their thoughtfulness to our seniors, that we offered Covid-19 shots to them and followed up on them with their appointments. He stated that he attended a Rotary Club meeting, the Unplug and Play event, the Evergreen Subdivision fishing derby, a WINGS leadership meeting, a Barrington-Higgins TIF meeting, had dinner with other local Mayors and a transportation infrastructure meeting. He thanked the Board members who attended the Economic Development Roundtable, Coffee with the Board and the Sunderlage Farmhouse Open House in his absence.

6.B. Trustee Comments

Trustee Pilafas reminded everyone that the Summer Concerts are starting Thursday, that the Commission is working hard on planning the Platzkonzert event, he thanked the liaisons' of those two commissions for all of the work that they do for them and he stated that he attended Coffee with the Board.

Trustee Arnet stated that she attended the Coffee with the Board, the Sunderlage Open House, she sent her compliments to our H&HS Department for their work on the Unplug and Play program and she congratulated Chiefs Cawley and Wax.

Trustee Stanton stated that he attended the Evergreen fishing derby, the Economic Development Roundtable and Coffee with the Board.

Trustee Mills stated that she was on vacation celebrating her and her husband's birthdays and anniversary.

Trustee Newell stated that she attended the Evergreen Subdivision fishing derby, the Unplug and Play event where she enjoyed playing with the hula hoops and sliding down a slide, Coffee with the Board and the Sunderlage Open House, she congratulated Chief Cawley on her promotion and Trustee Mills on her anniversary.

6. C. Village Manager's Report

Village Manager Palm announced that Chief Cawley will be sworn in on August 2, 2021.

6.D. Village Clerk's Report

The Village Clerk had no report.

6.E. Treasurer's Report

Mrs. Musiala stated that during the month of May 2021, for Operating funds, cash receipts and transfers-in exceeded cash disbursements and transfers-out by \$3.1 million, primarily due to property tax receipts and receipt of the American Rescue Plan Act Grant. After including these receipts and disbursements, the balance of cash and investments for the operating funds is \$47.4 million.

For the Operating, Debt Service and Capital Projects funds, cash receipts and transfers-in exceeded cash disbursements and transfers-out by \$1.4 million, primarily due to property tax receipts and receipt of the American Rescue Plan Act Grant.

For the Trust Funds, cash receipts and transfers-in exceeded cash disbursements and transfers-out by \$6 million, primarily due to pension fund investment activity. The total for cash and investments for all funds increased to \$281.6 million.

6.F. Committee Reports**Transportation & Road Improvement**

Trustee Mills stated that they would be meeting review approval of a Letter of Understanding with the Village of Schaumburg for the Bode Road Resurfacing Project and to receive and file the Transportation Division Monthly Report.

Planning, Building & Zoning

Trustee Stanton stated that they would be meeting request by Bystronic Manufacturing Americas, LLC (owner) for approval of a plat of easement and acceptance of a grant of easement for watermain on the Bystronic property located at 2200 West Central Road; request approval of an Ordinance to delete Sub-Section 905.12 Fire Equipment Box System (FEBS) from Section 11-1-2 of the Hoffman Estates Municipal Code; request approval of the Community Development Block Grant (CDBG) Annual Action Plan for Program Year 16 (2021-2022) and to receive and file the Planning Division monthly report, the Code Enforcement Division monthly report and the Economic Development and Tourism monthly report.

General Administration & Personnel

Trustee Arnet stated that they would be meeting to receive and file the Cable TV Monthly Report, the Human Resources Management Monthly Report and the Legislative Operations & Outreach Monthly Report.

7. ADDITIONAL BUSINESS:

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve Items 7.A. and 7.C. through 7.F. by omnibus vote. Voice vote taken. All ayes. Motion carried.

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

7.A. Request Board approval of Ordinance No. 4866-2021 amending Section 8-3-22, Number of Licenses, of Article 3, Alcoholic Liquors, of the Hoffman Estates Municipal Code (decrease in number of Class "A" Licenses for Blackhawk Restaurant Group LLC Series FVP Hoffman d/b/a Penny's Place, 1728 W. Algonquin Road; and Chipotle Mexican Grill Inc., d/b/a Chipotle Mexican Grill, 15 E. Golf Road, Hoffman Estates, IL.

Roll Call:

Aye: Pilafas, Newell, Stanton, Arnet, Mills

Nay:

Mayor McLeod voted aye.

Motion carried.

This Item was pulled from the agenda.

7.B. Request Board approval of an Ordinance accepting the public improvements within the Amber Meadows subdivision for Village maintenance.

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve Item 7.C.

7.C. Request Board approval for the Village to enter into an Intergovernmental Agreement with School District 54 regarding the School Resource Officer Program.

Roll Call:

Aye: Pilafas, Newell, Stanton, Arnet, Mills

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve Item 7.D.

7.D. Request Board approval of an Intergovernmental Master Agreement with IDOT for State maintained traffic signals on State highways within the corporate limits of the Village.

Roll Call:

Aye: Pilafas, Newell, Stanton, Arnet, Mills

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve Item 7.E.

7.E. Request Board approval of a temporary increase to the pay rates in the Andy Frain Agreement.

Roll Call:

Aye: Pilafas, Newell, Stanton, Arnet, Mills

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve Item 7.F.

7.F. Request Board authorization to enter into a Professional Services Agreement with Azavar Solutions, Inc. for a municipal revenue audit; and enter into an Agreement with Troy & Banks, Inc. for a municipal utility and telecommunication expense audit.

Roll Call:

Aye: Pilafas, Newell, Stanton, Arnet, Mills

Nay:

Mayor McLeod voted aye.

Motion carried.

8. ADJOURNMENT:

Motion by Trustee Arnet, seconded by Trustee Pilafas, to adjourn the meeting. Voice vote taken. All ayes. Motion carried. Time: 8:16 p.m.

Bev Romanoff Village Clerk

Date Approve

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

BILL LIST AS OF 08/02/2021	\$	838,082.75
MANUAL CHECKS 07/16 - 07/28/2021	\$	26,042.11
PAYROLL 07/30/21	\$	<u>1,286,819.22</u>
TOTAL	\$	2,150,944.08

VILLAGE OF HOFFMAN ESTATES

August 2, 2021

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
GENERAL FUND			
01 0302	ADVANCE AUTO PARTS	REPAIR PARTS	\$56.67
CASH AND INVENTORIES			\$56.67
01 1432	DIXON ENGINEERING INC	ENGINEERING SERVICES	\$3,200.00
01 1450	PAT CHLOPEK	C-PAL	\$1,200.00
PAYMENTS FROM DEPOSITS ON HAND			\$4,400.00
01 1222	AFLAC	DED:1027 AFLAC-INS	\$11,541.63
01 1223	AFLAC	DED:2027 AFL-AF TAX	\$2,697.99
PAYROLL DEDUCTION			\$14,239.62
01000010 3107	CPA OF HOFFMAN ESTATES LLC	RFD FOR OVER PYMT OF F&B	\$26.22
01000011 3203	ILLINOIS STATE POLICE	LIQUOR CONTROL # 4365	\$56.50
GENERAL-REVENUE ACCOUNTS			\$82.72
01101223 4402	WAREHOUSE DIRECT	OFFICE SUPPLIES	\$57.12
ADMINISTRATIVE			\$57.12
01101323 4404	P F PETTIBONE & CO	PAPER MINUTE BOOK	\$184.95
01101323 4404	WAREHOUSE DIRECT	OFFICE SUPPLIES	\$37.48
01101324 4542	RICHARD A KAVITT ATTORNEY AT LAW	PROFESSIONAL SERVICES	\$2,000.00
01101324 4567	CLARK BAIRD SMITH LLP	IAFF NEGOTIATIONS	\$4,930.00
01101324 4567	FRANCZEK RADELET	PROFESSIONAL SERVICES	\$1,157.00
01101324 4567	KLEIN, THORPE, & JENKINS LTD	PROFESSIONAL SERVICES	\$1,379.00
01101324 4567	PAMELA G KARAHALIOS	PROFESSIONAL SERVICES	\$800.00
LEGAL			\$10,488.43
01101422 4303	COOK COUNTY CLERK	NOTARY FEE 2021	\$10.00
01101423 4401	FEDERAL EXPRESS CORP	SHIPPING	\$105.90
FINANCE			\$115.90
01101523 4403	THE FINER LINE	CORPORATE DECALS	\$272.65
VILLAGE CLERK			\$272.65

VILLAGE OF HOFFMAN ESTATES

August 2, 2021

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
01101624 4507	PERSONNEL STRATEGIES LLC	PROFESSIONAL SERVICES	\$1,200.00
HUMAN RESOURCES			\$1,200.00

TOTAL GENERAL GOVERNMENT DEPARTMENT **\$12,134.10**

POLICE DEPARTMENT

01201223 4402	CLASS PRINTING	CASE FILE SUPPORTS	\$435.00
01201223 4402	OFFICE DEPOT	OFFICE SUPPLIES	\$251.29
01201223 4402	OFFICE DEPOT	RTN SUPPLIES	(\$45.99)
01201223 4405	THE FINER LINE	ENGRAVING	\$437.00
ADMINISTRATIVE			\$1,077.30

01202122 4301	JAMES THOMAS	REIM FOR MEALS TRAINING	\$1,225.00
01202122 4301	NORTHWESTERN UNIV CTR PUBLIC SAFETY	SUPERVISION OF POLICE PER	\$1,000.00
01202122 4301	SCOTT MELZER	PER DIEM 8/16-8/20 MEALS	\$170.00
01202122 4304	J.G. UNIFORMS, INC.	ARMOR PROTECTION	\$1,500.00
01202123 4414	CRIMETECH	VARIOUS SUPPLIES	\$169.24
01202124 4510	CHICAGO COMMUNICATIONS,LLC	AUGUST MAINTENANCE	\$873.25
01202124 4542	SECOND CHANCE CARDIAC SOLUTIONS	AED PROTRACKER	\$594.00
PATROL & RESPONSE			\$5,531.49

01202322 4301	NORTH EAST MULTI-REGIONAL TRAINING	TRAINING	\$310.00
01202322 4303	MAJOR CASE ASSISTANCE TEAM	MCAT ANNUAL DUES	\$3,000.00
01202323 4403	PLUM GROVE PRINTERS INC	BUSINESS CARDS	\$32.50
INVESTIGATIONS			\$3,342.50

TOTAL POLICE DEPARTMENT **\$9,951.29**

FIRE DEPARTMENT

01301223 4403	PLUM GROVE PRINTERS INC	BUSINESS CARDS	\$102.50
ADMINISTRATIVE			\$102.50

01303122 4304	TODAYS UNIFORMS	UNIFORMS	\$895.10
01303122 4304.16	AIR ONE EQUIPMENT INC	WHITE 1044 HELMETS	\$558.00
01303122 4304.16	AIR ONE EQUIPMENT INC	WHITE 880 HELMETS	\$937.00
01303123 4408.13	AIR ONE EQUIPMENT INC	VARIOUS SUPPLIES	\$57.00
01303124 4510.11	AIR ONE EQUIPMENT INC	VARIOUS SUPPLIES	\$38.95
SUPPRESSION			\$2,486.05

VILLAGE OF HOFFMAN ESTATES

August 2, 2021

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
01303222 4301	MATTHEW BRACKEN	PARAMEDIC RECERTIFICATION	\$41.00
01303223 4419	AIRGAS USA, LLC	MEDICAL OXYGEN	\$1,167.43
01303223 4419	EMERGENCY MEDICAL PRODUCTS INC	IV EXTENSIONS	\$46.50
01303223 4419	EMERGENCY MEDICAL PRODUCTS INC	LARGE SHARPS CONTAINERS	\$50.00
01303223 4419	EMERGENCY MEDICAL PRODUCTS INC	PATIENT TRANSPORTER	\$58.50
01303223 4419	EMERGENCY MEDICAL PRODUCTS INC	SMALL SHARPS CONTAINERS	\$67.25
01303223 4419	EMERGENCY MEDICAL PRODUCTS INC	SUCTION CANISTERS	\$33.48
01303223 4419	EMERGENCY MEDICAL PRODUCTS INC	TRAUMA SHEARS	\$44.50
01303224 4510	STRYKER MEDICAL	LUCAS SUCTION CUP	\$11.54
01303224 4510	STRYKER MEDICAL	SPO2 PATIENT CABLE	\$700.40
01303224 4510	STRYKER MEDICAL	SPO2 SENSOR CABLE	\$1,162.80
01303225 4602	EMERGENCY MEDICAL PRODUCTS INC	BATTERY	\$251.80
EMERGENCY MEDICAL SERVICES			\$3,635.20
01303322 4301	ILL.OFFICE STATE FIRE MARSHAL	SEPT 16 & 17 TRAINING	\$100.00
01303323 4414	SIRCHIE	ESTIMATED SHIPPING/HANDLI	\$31.50
01303323 4414	SIRCHIE	NOMAD NOW SPOT LIGHT W/DU	\$1,434.00
01303324 4507	JOHNSON CONTROLS SECURITY SOLUTIONS	MONTHLY SERVICES MAY	\$45.00
01303324 4507	JOHNSON CONTROLS SECURITY SOLUTIONS	MONTHLY SERVICES JUL	\$46.36
01303324 4507	JOHNSON CONTROLS SECURITY SOLUTIONS	MONTHLY SERVICES JUNE	\$45.00
PREVENTION			\$1,701.86
01303523 4412	CASE LOTS	CLEANING SUPPLIES	\$968.13
FIRE STATIONS			\$968.13
TOTAL FIRE DEPARTMENT			\$8,893.74
PUBLIC WORKS			
01401222 4301	JEREMY JAHNKE	REIM FOR FUEL 7/11 - 7/16	\$94.58
01401223 4414	CANTEEN REFRESHMENT SERVICES	BEVERAGES	\$82.40
ADMINISTRATIVE			\$176.98
01404124 4507	DTN, LLC	PROFESSIONAL SERVICES	\$216.00
SNOW & ICE REMOVAL			\$216.00
01404224 4521	HEALY ASPHALT CO., LLC.	SURFACE MATERIALS	\$339.04
PAVEMENT MAINTENANCE			\$339.04

VILLAGE OF HOFFMAN ESTATES

August 2, 2021

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
01404423 4408	MENARDS - HNVR PARK	VARIOUS SUPPLIES	\$62.95
01404423 4412	GRAINGER INC	REPAIR PARTS	\$113.11
01404423 4412	MCMASTER CARR SUPPLY CO	LIQUID SOAP	\$100.09
01404424 4501	COMCAST BUSINESS	INTERNET SERVICES	\$173.10
01404424 4503	NICOR GAS	GAS 1700 MOONLAKE	\$259.17
01404424 4503	NICOR GAS	GAS 1900 HASSELL	\$44.43
01404424 4503	NICOR GAS	GAS 225 FLAGSTAFF	\$182.93
01404424 4503	NICOR GAS	GAS 2305 PEMBROKE	\$144.53
01404424 4503	NICOR GAS	GAS 2405 PEMBROKE	\$177.76
01404424 4503	NICOR GAS	GAS 411 W HIGGINS	\$2,513.11
01404424 4503	NICOR GAS	GAS 5775 BEACON POINTE	\$327.29
01404424 4509	CINTAS #22	FLOOR MAT RENTAL AND CLEAN	\$34.48
01404424 4510	FACILITY GATEWAY CORPORATION	EMERGENCY REPAIRS	\$500.00
01404424 4510	FOX VALLEY FIRE & SAFETY	INSPECTIONS 2305 PEMBROKE	\$175.00
01404424 4510	FOX VALLEY FIRE & SAFETY	INSPECTIONS 2405 PEMBROKE	\$150.00
01404424 4510	GRAINGER INC	CARTRIDGE	\$9.00
01404424 4510	GRAINGER INC	REPAIR PARTS	\$67.56
01404424 4510	GRAINGER INC	VARIOUS SUPPLIES	\$190.02
01404424 4510	MENARDS - HNVR PARK	VARIOUS SUPPLIES	\$13.64
01404424 4510	SIEMENS INDUSTRY INC	MAINTENANCE EQUIPMENT	\$2,102.82
01404424 4510	WOLF ELECTRIC SUPPLY CO	REPAIR PARTS	\$270.00
01404424 4516	AMLINGS INTERIOR LANDSCAPE	INTERIOR LANDSCAPING	\$435.81
01404424 4518	ACTION LOCK & KEY, INC	REPAIR PARTS	\$175.00
01404424 4518	CINTAS #22	FLOOR MAT RENTAL AND CLEAN	\$62.73
01404424 4518	FOX VALLEY FIRE & SAFETY	ANUAL SPRINLER SYSTEM	\$200.00
01404424 4518	FOX VALLEY FIRE & SAFETY	EMERGENCY REPAIRS	\$2,648.16
01404424 4518	FOX VALLEY FIRE & SAFETY	INSPECTIONS 1700 MOONLAKE	\$350.00
01404424 4518	GRAINGER INC	AIR FILTERS	\$53.28
01404424 4518	MENARDS - HNVR PARK	VARIOUS SUPPLIES	\$128.92
01404424 4520	MENARDS - HNVR PARK	VARIOUS SUPPLIES	\$152.24

FACILITIES

\$11,817.13

01404522 4304	CINTAS #22	UNIFORM AND MAT RENTAL	\$83.04
01404524 4509	AIRGAS USA, LLC	MEDICAL SUPPLIES	\$235.06
01404524 4510	GRAYBAR ELECTRIC CO INC	LIGHTING	\$1,030.87
01404524 4510	MENARDS - HNVR PARK	VARIOUS SUPPLIES	\$127.43
01404524 4513	FRIENDLY FORD	REPAIR PARTS	\$89.40
01404524 4513	RT 62 WASH & LUBE	VEHICLE WASHES	\$125.00
01404524 4514	ACME TRUCK BRAKE & SUPPLY CO.	REPAIR PARTS	\$50.26
01404524 4514	ADVANCE AUTO PARTS	REPAIR PARTS	\$60.18
01404524 4514	AEC FIRE-SAFETY & SECURITY INC	REPAIR PARTS	\$856.85
01404524 4514	AMAZON CAPITAL SERVICES INC	AIR PRESSURE SWITCH	\$181.15
01404524 4514	AMAZON CAPITAL SERVICES INC	FOOD GRADE GREASE	\$130.90
01404524 4514	AMAZON CAPITAL SERVICES INC	REPAIR PARTS	\$13.27

VILLAGE OF HOFFMAN ESTATES

August 2, 2021

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
01404524 4514	BRISTOL HOSE & FITTING	REPAIR PARTS	\$5.00
01404524 4514	MACQUEEN EMERGENCY GROUP	AIR CLEANER	\$225.24
01404524 4534	ADVANCE AUTO PARTS	REPAIR PARTS	\$10.10
01404524 4534	BUMPER TO BUMPER/ LEE AUTO	REPAIR PARTS	\$56.47
01404524 4534	BUMPER TO BUMPER/ LEE AUTO	RTN REPAIR PARTS	(\$10.29)
01404524 4534	MIDWEST FUEL INJECTION SERVICE	ESTIMATED REPAIRS TO UNIT	\$4,935.63
01404524 4534	O'REILLY AUTO PARTS	REPAIR PARTS	\$20.18
01404524 4534	RUSH TRUCK CENTER OF ILLINOIS, INC	FILTER	\$36.90
01404524 4534	RUSH TRUCK CENTER OF ILLINOIS, INC	REPAIR PARTS	\$815.40
FLEET SERVICES			\$9,078.04

01404824 4502	COMMONWEALTH EDISON	ELECTRIC GOLF/RED LIGHT	\$20.32
01404824 4502	COMMONWEALTH EDISON	ELECTRIC STREET LIGHTS	\$235.18
TRAFFIC CONTROL			\$255.50

TOTAL PUBLIC WORKS DEPARTMENT **\$21,882.69**

DEVELOPMENT SERVICES

01501223 4402	OFFICE DEPOT	OFFICE SUPPLIES	\$156.40
ADMINISTRATIVE			\$156.40

01505023 4403	THE SIDWELL CO.	PROFESSIONAL SERVICES	\$140.00
01505024 4546	PADDOCK PUBLICATIONS INC	PUBLIC HEARING NOTICES	\$73.50
PLANNING			\$213.50

01505122 4301	JOHN SHOGREN	REIM FOR ILPHCC CLASSES	\$50.00
01505124 4507	GILIO LANDSCAPE CONTRACTORS	CODE MOWING	\$140.00
01505124 4507	GILIO LANDSCAPE CONTRACTORS	MOWING 200 FLAGSTAFF	\$70.00
01505124 4507	THOMPSON ELEVATOR INSPECTION INC	INSPECTONS	\$40.00
CODE ENFORCEMENT			\$300.00

01505224 4507	CIVILTECH ENGINEERING, INC.	BRIDGE INSPECTIONS	\$898.70
TRANSPORTATION AND ENGINEERING			\$898.70

01505924 4546	FRANCE MEDIA, INC	ADVERTISEMENT	\$2,000.00
ECONOMIC DEVELOPMENT			\$2,000.00

TOTAL DEVELOPMENT SERVICES DEPARTMENT **\$3,568.60**

VILLAGE OF HOFFMAN ESTATES

August 2, 2021

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
HEALTH & HUMAN SERVICES DEPARTMENT			
01556523 4402	OFFICE DEPOT	OFFICE SUPPLIES	\$113.39
01556524 4507	CASSANDRA IRIZARRY	PRESENTATION	\$200.00
TOTAL HEALTH & HUMAN SERVICES DEPARTMENT			\$313.39
BOARDS AND COMMISSION			
01605724 4507	ALEXIAN BROTHERS CORPORATE HEALTH	COMPLETE FULL PHYSICAL	\$765.00
FIRE & POLICE COMMISSION			\$765.00
01605824 4575	PAINT ON ME	KIDS SHOW AUG 14	\$395.00
MISCELLANEOUS B & C			\$395.00
TOTAL BOARDS & COMMISSIONS DEPARTMENT			\$1,160.00
TOTAL GENERAL FUND			\$76,682.82
PRAIRIE STONE CAPITAL FUND			
29000025 4606	PLOTE INC	2021 STREET REVITALIZATION	\$662,682.17
29000025 4606	V3 COMPANIES, LTD	JONES RD SALEM DR STP RES	\$4,298.72
TOTAL PRAIRIE STONE CAPITAL FUND			\$666,980.89
CAPITAL VEHICLE AND EQUIPMENT FUND			
37000025 4603	ULTRA STROBE COMMUNICATIONS	FEDERAL SIGNAL SPECTRALUX	\$2,175.00
37000025 4603	ULTRA STROBE COMMUNICATIONS	HAVIS 2020 FORD INTERCEPT	\$171.99
37000025 4603	ULTRA STROBE COMMUNICATIONS	HAVIS 8.5 INCH HEAVY DUTY	\$993.65
37000025 4603	ULTRA STROBE COMMUNICATIONS	SETINA PARTITION TRANSFER	\$1,535.30
37000025 4603	ULTRA STROBE COMMUNICATIONS	SETINA REPLACEMENT SEAT W	\$4,999.75
37000025 4603	ULTRA STROBE COMMUNICATIONS	SOUND OFF REPLACEMENT COL	\$63.20
37000025 4603	ULTRA STROBE COMMUNICATIONS	WHELEN CENCOM SAPPHIRE RE	\$1,360.00
37000025 4603	ULTRA STROBE COMMUNICATIONS	WHELEN LIBERTY II LIGHTBA	\$3,900.00
37000025 4603	ULTRA STROBE COMMUNICATIONS	WHELEN SUPER LED LIGHT	\$991.20
37000025 4603	ULTRA STROBE COMMUNICATIONS	WHELEN VERTEX SUPER LED	\$991.20
TOTAL CAPITAL VEHICLE AND EQUIPMENT FUND			\$17,181.29

VILLAGE OF HOFFMAN ESTATES

August 2, 2021

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
WATERWORKS AND SEWERAGE FUND			
40406723 4408	MENARDS - HNVR PARK	VARIOUS SUPPLIES	\$109.73
40406723 4414	CANTEEN REFRESHMENT SERVICES	BEVERAGES	\$82.41
40406723 4414	MENARDS - HNVR PARK	VARIOUS SUPPLIES	\$69.96
40406723 4414	PROVEN IT	COPIER SERVICES	\$26.98
40406724 4503	NICOR GAS	GAS 1775 ABBEYWOOD	\$50.05
40406724 4503	NICOR GAS	GAS 2550 PRAIRIE STONE	\$41.88
40406724 4503	NICOR GAS	GAS 95 ASTER	\$67.10
40406724 4507	PDC LABORATORIES INC	TESTING OF ALL WATER SAMP	\$613.50
40406724 4526	MENARDS - HNVR PARK	VARIOUS SUPPLIES	\$131.66
40406724 4528	MENARDS - HNVR PARK	CHIP BRUSH	\$249.76
WATER DIVISION			\$1,443.03
40406824 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 5400 W GOLF	\$1,457.06
40406824 4507	FEDERAL EXPRESS CORP	SHIPPING	\$33.53
SEWER DIVISION			\$1,490.59
40407023 4403	CLASS PRINTING	WATER NOTICES	\$202.00
BILLING DIVISION			\$202.00
40407325 4608	PLOTE INC	2021 STREET REVITALIZATIO	\$4,580.00
TOTAL CAPITAL PROJECTS			\$4,580.00
TOTAL WATERWORKS AND SEWERAGE FUND			\$7,715.62
NOW ARENA OPERATING FUND			
41000024 4542	PAYNE SPARKMAN MFG INC	2ND PYMT LIGHTING CONTROL	\$26,372.10
TOTAL NOW ARENA OPERATING FUND			\$26,372.10
STORMWATER MANGEMENT FUND			
42000025 4613	PLOTE INC	2021 STREET REVITALIZATIO	\$40,000.00
TOTAL STORMWATER MANAGEMENT			\$40,000.00

VILLAGE OF HOFFMAN ESTATES

August 2, 2021

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
INSURANCE FUND			
46700024 4579	ALEXIAN BROTHERS CORPORATE HEALTH	PHYSICAL	\$190.00
TOTAL INSURANCE FUND			\$190.00
INFORMATION SYSTEMS FUND			
47001223 4406	SOUTHERN COMPUTER WAREHOUSE	HP 125A ORIGINAL TONER CA	\$251.42
47001223 4406	SOUTHERN COMPUTER WAREHOUSE	HP 14X ORIGINAL TONER CAR	\$201.82
47001223 4406	SOUTHERN COMPUTER WAREHOUSE	HP 26X ORIGINAL TONER CAR	\$641.66
47001223 4406	SOUTHERN COMPUTER WAREHOUSE	HP 64A ORIGINAL TONER CAR	\$156.10
47001223 4406	SOUTHERN COMPUTER WAREHOUSE	HP 711 ORIGINAL INK CARTR	\$209.03
ADMINISTRATIVE			\$1,460.03
47008625 4619	SUPERION LLC	COMMUNITY PRO CONSULTING	\$1,000.00
47008625 4619	SUPERION LLC	HAYNES, DANIEL	\$500.00
CAPITAL ASSETS			\$1,500.00
TOTAL INFORMATION SYSTEMS FUND			\$2,960.03
BILL LIST TOTAL			\$838,082.75

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VILLAGE OF HOFFMAN ESTATES
 CHECK REGISTER - DISBURSEMENT FUND

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FUND - 01 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT	
0102	122890	V 07/20/21	16576	ACTION LOCK & KEY, INC	01404424	KEY SERVICE	0.00	-30.00	
0102	122923	V 07/20/21	12341	CHICAGO METRO FIRE PREVE	40406724	VARIOUS SUPPLIES	0.00	-232.76	
0102	122923	V 07/20/21	12341	CHICAGO METRO FIRE PREVE	01404524	VARIOUS SUPPLIES	0.00	-10.58	
0102	122923	V 07/20/21	12341	CHICAGO METRO FIRE PREVE	40406824	VARIOUS SUPPLIES	0.00	-253.09	
TOTAL CHECK								0.00	-496.43
0102	123002	V 07/20/21	16049	RUSH TRUCK CENTER OF ILL	01404524	REPAIR PARTS	0.00	-89.70	
0102	123002	V 07/20/21	16049	RUSH TRUCK CENTER OF ILL	01404524	REPAIR PARTS	0.00	-142.38	
0102	123002	V 07/20/21	16049	RUSH TRUCK CENTER OF ILL	01505224	ANNUAL DUES STORMWATER	0.00	-1,000.00	
0102	123002	V 07/20/21	16049	RUSH TRUCK CENTER OF ILL	01404524	REPAIR PARTS	0.00	-156.58	
0102	123002	V 07/20/21	16049	RUSH TRUCK CENTER OF ILL	01404524	REPAIR PARTS	0.00	-116.65	
0102	123002	V 07/20/21	16049	RUSH TRUCK CENTER OF ILL	01404524	REPAIR PARTS	0.00	-343.16	
TOTAL CHECK								0.00	-1,848.47
0102	123038	07/16/21	12989	JEFF NORTHRUP	01	C-PAL LOAN	0.00	819.16	
0102	123039	07/16/21	19424	MARLIN BUSINESS BANK	37000025	COPIER LEASING	0.00	1,261.00	
0102	123039	07/16/21	19424	MARLIN BUSINESS BANK	01201224	COPIER LEASING	0.00	688.00	
0102	123039	07/16/21	19424	MARLIN BUSINESS BANK	01303124	COPIER LEASING	0.00	186.00	
TOTAL CHECK								0.00	2,135.00
0102	123040	07/19/21	4496	VERIZON WIRELESS	01101124	WIRELESS SERVICES	0.00	833.60	
0102	123040	07/19/21	4496	VERIZON WIRELESS	01101224	WIRELESS SERVICES	0.00	120.83	
0102	123040	07/19/21	4496	VERIZON WIRELESS	01101324	WIRELESS SERVICES	0.00	60.42	
0102	123040	07/19/21	4496	VERIZON WIRELESS	01101424	WIRELESS SERVICES	0.00	171.31	
0102	123040	07/19/21	4496	VERIZON WIRELESS	01101524	WIRELESS SERVICES	0.00	60.42	
0102	123040	07/19/21	4496	VERIZON WIRELESS	01101624	WIRELESS SERVICES	0.00	120.83	
0102	123040	07/19/21	4496	VERIZON WIRELESS	01102524	WIRELESS SERVICES	0.00	125.69	
0102	123040	07/19/21	4496	VERIZON WIRELESS	01106224	WIRELESS SERVICES	0.00	60.42	
0102	123040	07/19/21	4496	VERIZON WIRELESS	01107124	WIRELESS SERVICES	0.00	60.42	
0102	123040	07/19/21	4496	VERIZON WIRELESS	01201224	WIRELESS SERVICES	0.00	1,526.24	
0102	123040	07/19/21	4496	VERIZON WIRELESS	01301224	WIRELESS SERVICES	0.00	241.67	
0102	123040	07/19/21	4496	VERIZON WIRELESS	01303124	WIRELESS SERVICES	0.00	60.42	
0102	123040	07/19/21	4496	VERIZON WIRELESS	01303124	WIRELESS SERVICES	0.00	65.52	
0102	123040	07/19/21	4496	VERIZON WIRELESS	01303224	WIRELESS SERVICES	0.00	1,214.69	
0102	123040	07/19/21	4496	VERIZON WIRELESS	01303324	WIRELESS SERVICES	0.00	262.87	
0102	123040	07/19/21	4496	VERIZON WIRELESS	01401224	WIRELESS SERVICES	0.00	109.96	
0102	123040	07/19/21	4496	VERIZON WIRELESS	01404224	WIRELESS SERVICES	0.00	55.84	
0102	123040	07/19/21	4496	VERIZON WIRELESS	01404324	WIRELESS SERVICES	0.00	321.14	
0102	123040	07/19/21	4496	VERIZON WIRELESS	01404424	WIRELESS SERVICES	0.00	441.73	
0102	123040	07/19/21	4496	VERIZON WIRELESS	01404524	WIRELESS SERVICES	0.00	60.42	
0102	123040	07/19/21	4496	VERIZON WIRELESS	01404624	WIRELESS SERVICES	0.00	101.23	
0102	123040	07/19/21	4496	VERIZON WIRELESS	01404724	WIRELESS SERVICES	0.00	91.29	
0102	123040	07/19/21	4496	VERIZON WIRELESS	01404824	WIRELESS SERVICES	0.00	254.00	
0102	123040	07/19/21	4496	VERIZON WIRELESS	01501224	WIRELESS SERVICES	0.00	120.83	
0102	123040	07/19/21	4496	VERIZON WIRELESS	01505024	WIRELESS SERVICES	0.00	60.42	
0102	123040	07/19/21	4496	VERIZON WIRELESS	01505124	WIRELESS SERVICES	0.00	1,034.30	
0102	123040	07/19/21	4496	VERIZON WIRELESS	01505224	WIRELESS SERVICES	0.00	695.70	
0102	123040	07/19/21	4496	VERIZON WIRELESS	01505924	WIRELESS SERVICES	0.00	159.50	
0102	123040	07/19/21	4496	VERIZON WIRELESS	01556524	WIRELESS SERVICES	0.00	120.83	
0102	123040	07/19/21	4496	VERIZON WIRELESS	40406724	WIRELESS SERVICES	0.00	1,780.99	

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VILLAGE OF HOFFMAN ESTATES
 CHECK REGISTER - DISBURSEMENT FUND

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FUND - 01 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
0102	123040	07/19/21	4496	VERIZON WIRELESS	41000024	WIRELESS SERVICES	0.00	50.48
0102	123040	07/19/21	4496	VERIZON WIRELESS	47008524	WIRELESS SERVICES	0.00	81.62
0102	123040	07/19/21	4496	VERIZON WIRELESS	47001224	WIRELESS SERVICES	0.00	3,006.61
TOTAL CHECK							0.00	13,532.24
0102	123041	07/19/21	18792	MR ACE LLC	01303124	VARIOUS SUPPLIES	0.00	25.16
0102	123041	07/19/21	18792	MR ACE LLC	01303224	VARIOUS SUPPLIES	0.00	13.99
0102	123041	07/19/21	18792	MR ACE LLC	01303524	VARIOUS SUPPLIES	0.00	101.12
0102	123041	07/19/21	18792	MR ACE LLC	01404424	VARIOUS SUPPLIES	0.00	107.76
0102	123041	07/19/21	18792	MR ACE LLC	01404424	VARIOUS SUPPLIES	0.00	142.12
0102	123041	07/19/21	18792	MR ACE LLC	01404424	VARIOUS SUPPLIES	0.00	7.59
0102	123041	07/19/21	18792	MR ACE LLC	01404524	VARIOUS SUPPLIES	0.00	5.99
0102	123041	07/19/21	18792	MR ACE LLC	01404524	VARIOUS SUPPLIES	0.00	13.29
0102	123041	07/19/21	18792	MR ACE LLC	01404524	VARIOUS SUPPLIES	0.00	18.98
0102	123041	07/19/21	18792	MR ACE LLC	01404623	VARIOUS SUPPLIES	0.00	13.17
0102	123041	07/19/21	18792	MR ACE LLC	01404724	VARIOUS SUPPLIES	0.00	17.62
0102	123041	07/19/21	18792	MR ACE LLC	01505123	VARIOUS SUPPLIES	0.00	6.59
0102	123041	07/19/21	18792	MR ACE LLC	40406723	VARIOUS SUPPLIES	0.00	39.99
TOTAL CHECK							0.00	513.37
0102	123042	07/19/21	4457	ILLINOIS EPA FISCAL SERV	01505224	MEMBERSHIP	0.00	1,000.00
0102	123043	07/19/21	16049	RUSH TRUCK CENTER OF ILL	01404524	SENSOR GAUGE	0.00	89.70
0102	123043	07/19/21	16049	RUSH TRUCK CENTER OF ILL	01404524	REPAIR PARTS	0.00	156.58
0102	123043	07/19/21	16049	RUSH TRUCK CENTER OF ILL	01404524	REPAIR PARTS	0.00	142.38
0102	123043	07/19/21	16049	RUSH TRUCK CENTER OF ILL	01404524	REPAIR PARTS	0.00	343.16
0102	123043	07/19/21	16049	RUSH TRUCK CENTER OF ILL	01404524	REPAIR PARTS	0.00	116.65
TOTAL CHECK							0.00	848.47
0102	123044	07/20/21	12421	MENARDS - HNVR PARK	40406724	VARIOUS SUPPLIES	0.00	232.76
0102	123044	07/20/21	12421	MENARDS - HNVR PARK	40406824	VARIOUS SUPPLIES	0.00	253.09
0102	123044	07/20/21	12421	MENARDS - HNVR PARK	01404524	VARIOUS SUPPLIES	0.00	10.58
TOTAL CHECK							0.00	496.43
0102	123045	07/21/21	4065	THE HOME DEPOT #1904	01303123	VARIOUS SUPPLIES	0.00	448.11
0102	123045	07/21/21	4065	THE HOME DEPOT #1904	01303123	VARIOUS SUPPLIES	0.00	15.84
0102	123045	07/21/21	4065	THE HOME DEPOT #1904	01303124	VARIOUS SUPPLIES	0.00	95.55
0102	123045	07/21/21	4065	THE HOME DEPOT #1904	01303524	VARIOUS SUPPLIES	0.00	27.92
0102	123045	07/21/21	4065	THE HOME DEPOT #1904	01303525	VARIOUS SUPPLIES	0.00	767.00
0102	123045	07/21/21	4065	THE HOME DEPOT #1904	01404325	VARIOUS SUPPLIES	0.00	98.82
0102	123045	07/21/21	4065	THE HOME DEPOT #1904	01404423	VARIOUS SUPPLIES	0.00	608.58
0102	123045	07/21/21	4065	THE HOME DEPOT #1904	01404423	VARIOUS SUPPLIES	0.00	39.92
0102	123045	07/21/21	4065	THE HOME DEPOT #1904	01404424	VARIOUS SUPPLIES	0.00	85.77
0102	123045	07/21/21	4065	THE HOME DEPOT #1904	01404424	VARIOUS SUPPLIES	0.00	8.20
0102	123045	07/21/21	4065	THE HOME DEPOT #1904	01404424	VARIOUS SUPPLIES	0.00	64.01
0102	123045	07/21/21	4065	THE HOME DEPOT #1904	01404524	VARIOUS SUPPLIES	0.00	240.67
0102	123045	07/21/21	4065	THE HOME DEPOT #1904	01404623	VARIOUS SUPPLIES	0.00	18.97
0102	123045	07/21/21	4065	THE HOME DEPOT #1904	01404623	VARIOUS SUPPLIES	0.00	145.06
0102	123045	07/21/21	4065	THE HOME DEPOT #1904	01404624	VARIOUS SUPPLIES	0.00	121.60
0102	123045	07/21/21	4065	THE HOME DEPOT #1904	01404823	VARIOUS SUPPLIES	0.00	24.95
0102	123045	07/21/21	4065	THE HOME DEPOT #1904	01404824	VARIOUS SUPPLIES	0.00	1,229.52
0102	123045	07/21/21	4065	THE HOME DEPOT #1904	40406723	VARIOUS SUPPLIES	0.00	240.36

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VILLAGE OF HOFFMAN ESTATES
 CHECK REGISTER - DISBURSEMENT FUND

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FUND - 01 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
0102	123045	07/21/21	4065	THE HOME DEPOT #1904	40406723	VARIOUS SUPPLIES	0.00	91.21
0102	123045	07/21/21	4065	THE HOME DEPOT #1904	40406724	VARIOUS SUPPLIES	0.00	92.90
0102	123045	07/21/21	4065	THE HOME DEPOT #1904	40406724	VARIOUS SUPPLIES	0.00	84.44
0102	123045	07/21/21	4065	THE HOME DEPOT #1904	40406824	VARIOUS SUPPLIES	0.00	72.94
TOTAL CHECK							0.00	4,622.34
0102	123046	07/22/21	14929	SHERWIN INDUSTRIES, INC	01404824	28" 7LBS. RECESSED ALL	0.00	2,550.00
0102	123047	07/22/21	20743	JEFF BIBIK	01605824	JULY 31 10 A.M. ARTS	0.00	400.00
0102	123048	07/28/21	20748	DAVIDE PEZZINI	01605824	SUMMER CONCERT JULY29	0.00	1,500.00
TOTAL CASH ACCOUNT							0.00	26,042.11
TOTAL FUND							0.00	26,042.11
TOTAL REPORT							0.00	26,042.11

ORDINANCE NO. _____ - 2021

**VILLAGE OF HOFFMAN ESTATES
AN ORDINANCE GRANTING A VARIATION FOR THE PROPERTY LOCATED AT
1195 BASSWOOD STREET, HOFFMAN ESTATES, ILLINOIS**

WHEREAS, the Planning and Zoning Commission, at a public hearing duly called and held according to law on July 21, 2021, considered the request by Martin Finder (owner) and Marni Finder (applicant) for a variation from Section 9-3-2-C-2 to permit a driveway that does not lead to an approved parking structure for the property at 1195 Basswood Street, and shown on Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, the Planning and Zoning Commission made certain Finding of Fact attached hereto and made a part hereof as Exhibit "B" and recommended approval of a variation to the Board of Trustees; and

WHEREAS, the Corporate Authorities have received and considered said recommendation; and

WHEREAS, the proposed variation has met the standards of Section 9-1-15 of the Zoning Code of the Hoffman Estates Municipal Code; and

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: The Corporate Authorities hereby find that the facts and statements contained in the preamble of this Ordinance are true.

Section 2: A variation authorized under Section 9-3-2-C-2 of the Zoning Code is hereby granted to permit a driveway that does not lead to an approved parking structure for the property at 1195 Basswood Street.

Section 3: The variation is granted based on the plans included in Exhibit B and upon the following conditions:

- a) The building permit shall be obtained within twelve (12) months of the Village Board action on this request.
- b) The construction shall significantly conform to the plans attached hereto except as such plans may be changed to conform to Village Codes and Ordinances and the following conditions.
- c) All gravel surfaces which have been placed in the right-of-way shall be removed and this area returned to a stand of grass.
- d) Landscaping will be required to be installed. A landscape plan shall be provided with the building permit application.
- e) The driveway will have to match the existing grade of the property as close as possible to avoid drainage impacts on any structures.
- f) The Village's standard construction detail for the apron must be added to the plan.

Section 4: The Village Clerk is hereby authorized to publish this Ordinance in pamphlet form.

Section 5: This Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS _____ day of _____, 2021

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 _____, 2021

Village President

ATTEST:

Village Clerk

Published in pamphlet form this _____ day of _____, 2021.




EXHIBIT "A"

1195 Basswood Street

P.I.N.: 07-14-106-001-0000



Legend

-  Parcel
-  Subject Property
-  Village Boundary



Planning and Transportation
The Village of Hoffman Estates
July 2021

EXHIBIT "B"



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION FINDING OF FACT

PROJECT NUMBER: 2021-0018P
PROJECT NAME: 1195 Basswood Street – Variation for Driveway
ADDRESS/LOCATION: 1195 Basswood Street
OWNER / PETITIONER: Martin Finder / Marni Finder
REQUEST: Variation for Driveway
ZONING / LAND USE: R-2 One-Family Residential
PZC MEETING DATE: July 21, 2021
PZC RECOMMENDATION: **APPROVAL** (6 Ayes, 0 Nays, 4 Absent)
VILLAGE BOARD MEETING DATE: August 2, 2021
STAFF ASSIGNED: Kevin Anderson, Associate Planner

MOTION

Request for a Variation from Section 9-3-2-C-2 to permit a driveway that does not lead to an approved parking structure for the property at 1195 Basswood Street. Approval shall be subject to the following conditions:

1. The building permit shall be obtained within twelve (12) months of the Village Board action on this request.
2. The construction shall significantly conform to the plans attached hereto except as such plans may be changed to conform to Village Codes and Ordinances and the following conditions.
3. All gravel surfaces which have been placed in the right-of-way shall be removed and this area returned to a stand of grass.
4. Landscaping will be required to be installed. A landscape plan shall be provided with the building permit application.
5. The driveway will have to match the existing grade of the property as close as possible to avoid drainage impacts on any structures.
6. The Village's standard construction detail for the apron must be added to the plan.

FINDING

The Planning & Zoning Commission heard the request from Marni and Martin Finder. Ms. Finder provided an overview of the proposal noting the difficulty of accessing their residence from the sole driveway on Golf

Road. The condition is confusing for guests and deliveries. The current apron is frequently plowed-in during the winter storms and becomes impassable.

Staff noted this is the only residential driveway on Golf Road in the Village.

The Commissioners had questions regarding landscaping and on-street parking conditions.

AUDIENCE COMMENTS

There were no audience comments.

PLANNING AND ZONING COMMISSION VOTE

Commissioner	Roll Call Vote
Chairperson Eva Combs	Aye
Vice-Chairman Greg Ring	Absent
Adam Bauske	Absent
Tom Burnitz	Aye
Lon Harner	Aye
Lenard Henderson	Aye
Myrene Iozzo	Absent
Minerva Milford	Aye
Nancy Trieb	Aye
Denise Wilson	Absent
6 Ayes, 0 Nays, 4 Absent	MOTION APPROVED

ATTACHMENTS

The Planning and Zoning Commission Staff Report dated July 21, 2021 and all associated attachments are hereby made a part of this Finding.

ORDINANCE NO. _____ - 2021

**VILLAGE OF HOFFMAN ESTATES
AN ORDINANCE GRANTING A VARIATION FOR THE PROPERTY LOCATED AT
1195 BASSWOOD STREET, HOFFMAN ESTATES, ILLINOIS**

WHEREAS, the Planning and Zoning Commission, at a public hearing duly called and held according to law on July 21, 2021, considered the request by Martin Finder (owner) and Marni Finder (applicant) for a variation from Section 9-3-2-C-2 to permit a driveway that does not lead to an approved parking structure for the property at 1195 Basswood Street, and shown on Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, the Planning and Zoning Commission made certain Finding of Fact attached hereto and made a part hereof as Exhibit "B" and recommended approval of a variation to the Board of Trustees; and

WHEREAS, the Corporate Authorities have received and considered said recommendation; and

WHEREAS, the proposed variation has met the standards of Section 9-1-15 of the Zoning Code of the Hoffman Estates Municipal Code; and

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: The Corporate Authorities hereby find that the facts and statements contained in the preamble of this Ordinance are true.

Section 2: A variation authorized under Section 9-3-2-C-2 of the Zoning Code is hereby granted to permit a driveway that does not lead to an approved parking structure for the property at 1195 Basswood Street.

Section 3: The variation is granted based on the plans included in Exhibit B and upon the following conditions:

- a) The building permit shall be obtained within twelve (12) months of the Village Board action on this request.
- b) The construction shall significantly conform to the plans attached hereto except as such plans may be changed to conform to Village Codes and Ordinances and the following conditions.
- c) All gravel surfaces which have been placed in the right-of-way shall be removed and this area returned to a stand of grass.
- d) Landscaping will be required to be installed. A landscape plan shall be provided with the building permit application.
- e) The driveway will have to match the existing grade of the property as close as possible to avoid drainage impacts on any structures.
- f) The Village's standard construction detail for the apron must be added to the plan.

Section 4: The Village Clerk is hereby authorized to publish this Ordinance in pamphlet form.

Section 5: This Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS _____ day of _____, 2021

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 _____, 2021

Village President

ATTEST:

Village Clerk

Published in pamphlet form this _____ day of _____, 2021.

EXHIBIT "A"
1195 Basswood Street
P.I.N.: 07-14-106-001-0000



Legend

- Parcel
- Subject Property
- Village Boundary



Planning and Transportation
The Village of Hoffman Estates
July 2021

EXHIBIT "B"



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION FINDING OF FACT

PROJECT NUMBER:	2021-0018P
PROJECT NAME:	1195 Basswood Street – Variation for Driveway
ADDRESS/LOCATION:	1195 Basswood Street
OWNER / PETITIONER:	Martin Finder / Marni Finder
REQUEST:	Variation for Driveway
ZONING / LAND USE:	R-2 One-Family Residential
PZC MEETING DATE:	July 21, 2021
PZC RECOMMENDATION:	APPROVAL (6 Ayes, 0 Nays, 4 Absent)
VILLAGE BOARD MEETING DATE:	August 2, 2021
STAFF ASSIGNED:	Kevin Anderson, Associate Planner

MOTION

Request for a Variation from Section 9-3-2-C-2 to permit a driveway that does not lead to an approved parking structure for the property at 1195 Basswood Street. Approval shall be subject to the following conditions:

1. The building permit shall be obtained within twelve (12) months of the Village Board action on this request.
2. The construction shall significantly conform to the plans attached hereto except as such plans may be changed to conform to Village Codes and Ordinances and the following conditions.
3. All gravel surfaces which have been placed in the right-of-way shall be removed and this area returned to a stand of grass.
4. Landscaping will be required to be installed. A landscape plan shall be provided with the building permit application.
5. The driveway will have to match the existing grade of the property as close as possible to avoid drainage impacts on any structures.
6. The Village's standard construction detail for the apron must be added to the plan.

FINDING

The Planning & Zoning Commission heard the request from Marni and Martin Finder. Ms. Finder provided an overview of the proposal noting the difficulty of accessing their residence from the sole driveway on Golf

Road. The condition is confusing for guests and deliveries. The current apron is frequently plowed-in during the winter storms and becomes impassable.

Staff noted this is the only residential driveway on Golf Road in the Village.

The Commissioners had questions regarding landscaping and on-street parking conditions.

AUDIENCE COMMENTS

There were no audience comments.

PLANNING AND ZONING COMMISSION VOTE

Commissioner	Roll Call Vote
Chairperson Eva Combs	Aye
Vice-Chairman Greg Ring	Absent
Adam Bauske	Absent
Tom Burnitz	Aye
Lon Hamer	Aye
Lenard Henderson	Aye
Myrene Iozzo	Absent
Minerva Milford	Aye
Nancy Trieb	Aye
Denise Wilson	Absent
6 Ayes, 0 Nays, 4 Absent	MOTION APPROVED

ATTACHMENTS

The Planning and Zoning Commission Staff Report dated July 21, 2021 and all associated attachments are hereby made a part of this Finding.



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT NUMBER: 2021-018P
PROJECT NAME: 1195 Basswood Street – Variation for Driveway
ADDRESS/LOCATION: 1195 Basswood St.
PROPERTY SIZE: ~ 20,900 sf.
OWNER / PETITIONER: Martin Finder / Mami Finder
REQUEST: Variation for Driveway
PUBLIC HEARING: Yes
ZONING / LAND USE: R-2 One-Family Residential
ADJACENT PROPERTIES: NORTH: Village of Schaumburg, Commercial strip center
SOUTH: R-2 One-Family Residential
EAST: Village of Schaumburg, Commercial bridal shop
WEST: R-2 One-Family Residential
PZC MEETING DATE: July 21, 2021
STAFF ASSIGNED: Kevin Anderson, Associate Planner

REQUESTED MOTION

Request for a Variation from Section 9-3-2-C-2 to permit a driveway that does not lead to an approved parking structure for the property at 1195 Basswood Street.

INCLUDES RECOMMENDED CONDITIONS: YES

BACKGROUND

The subject property is currently zoned R-2 One-Family Residential and is improved with one single-family residence and one detached garage. Access to the site is provided via driveway access from Golf Road. The Petitioner is proposing to construct a new driveway off of Basswood Street which would not lead to an approved parking structure. This requires a Variation.

STAFF ANALYSIS

- The subject property includes one existing residence located at the southeast corner of Golf Road and Basswood Street. The house was constructed with access from Golf Road to a detached garage prior to the Road being widened to the size it is today.
- The property has no vehicular access from Basswood Street currently. It is clear that guests have been parking on an informal gravel area along the Street.

- The Petitioner has indicated it can be difficult to get in and out of the driveway on Golf due to traffic volumes and speed. The Petitioner has indicated it is cost prohibitive to reorient the existing garage to be accessed by a driveway off of Basswood Street.
- The Petitioner is proposing to construct a driveway/parking pad on the southwest portion of the property with access from Basswood. The parking pad would be approximately 14.5' wide and 80' long.
- The driveway would be setback 4 feet from the south property line.
- The Petitioner has indicated that they would provide landscaping along the new driveway but no plans have been submitted. Landscaping will remain as a condition of approval.

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 variation ordinance would be granted to the property in perpetuity or until otherwise amended or dissolved by a future ordinance.

NOTIFICATION

Letter notices were sent to all surrounding properties within 150 feet of the development. No objections have been received.

RECOMMENDED CONDITIONS

If the Planning and Zoning Commission finds that the standards for a Special Use have been met, staff recommends the following conditions:

1. The building permit shall be obtained within twelve (12) months of the Village Board action on this request.
2. The construction shall significantly conform to the plans attached hereto except as such plans may be changed to conform to Village Codes and Ordinances and the following conditions.
3. All gravel surfaces which have been placed in the right-of-way shall be removed and this area returned to a stand of grass.
4. Landscaping will be required to be installed. A landscape plan shall be provided with the building permit application.
5. The driveway will have to match the existing grade of the property as close as possible to avoid drainage impacts on any structures.
6. The Village's standard construction detail for the apron must be added to the plan.

Attachments: Location Map
 Application and Petitioner Exhibits



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING GENERAL APPLICATION*

- Special Use for _____ Rezoning from _____ to _____
- Variation: Commercial Residential Sign
- Plat (Subdivision & Others): Preliminary Final
- Site Plan: Amendment Concept Preliminary Final
- Master Sign Plan: Amendment
- Other: _____

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

FOR VILLAGE USE ONLY	
Hearing Fee _____	Check No. _____
Date Paid _____	
Project Number: _____	
Staff Assigned: _____	
Meeting Date: _____	Public Hearing: Yes <input type="checkbox"/> No <input type="checkbox"/>
Sign Posting Required: Yes <input type="checkbox"/> No <input type="checkbox"/>	Date Sign Posted _____

PLEASE PRINT OR TYPE

Date: 5-31-21

Project Name: 1195 Basswood Parking Pad

Project Description: Parking Pad added to front of home where no parking is currently

Project Address/Location: 1195 Basswood Street

Property Index No. 07-14-106-001-0000

Acres: 0.47 acres Zoning District: _____

I. Owner of Record

Martin Finder
 Name _____ Company _____
1195 Basswood Street, Hoffman Estates
 Street Address _____ City _____
IL 60169 773-501-8500
 State _____ Zip Code _____ Telephone Number _____
N/A ~~XXXXXXXXXXXXXXXXXXXX~~ finder.marni@
 Fax Number _____ E-Mail Address _____
 Yahoo.com

II. Applicant (Contact Person/Project Manager)

Marni Finder
 Name _____ Company _____
1195 Basswood Street, Hoffman Estates
 Street Address _____ City _____
IL 60169 773-988-5037
 State _____ Zip Code _____ Telephone Number _____
 _____ finder.marni@yahoo.com
 Fax Number _____ E-Mail Address _____

Applicant's relationship to property: Part-owner

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 **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): Martin Finder
Applicant's Signature: 
(If other than Owner)
Applicant's Name (Please Print): Marni Finder
Date: 6-1-21

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 _____

EXHIBIT A
1195 Basswood Street
P.I.N.: 07-14-106-001-0000



Legend

- Parcel
- Subject Property
- Village Boundary



Planning and Transportation
The Village of Hoffman Estates
July 2021

@ 1195 Basswood Parking Pad
Proposal

LEGAL DESCRIPTION

Order No.: 18PNW282072RM

For APN/Parcel ID(s): 07-14-106-001-0000

LOT 1 IN BLOCK 10 OF HOFFMAN ESTATES I, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER AND THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF HIGGINS ROAD, TOGETHER WITH THAT PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF HIGGINS ROAD ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES, COOK COUNTY ILLINOIS, ON AUGUST 5, 1955, AS DOCUMENT 1612242.

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.

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 based exclusively upon a desire to increase the value of property.

Please see attached pages

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.

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.

Please see attached pages

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, it would most definitely. If we had tried to have a driveway in the front of our home, the driveway by the strict letter of the regulations would have to lead to a garage. This would involve the removal of a very large, gorgeous shade tree that we do not want to part with. It would also involve a very tight, narrow passageway that would make it very complicated to more than one car at a time on and off of it. This would also destroy much of the green area in our backyard and require the upheaval and relocation of our air conditioning units and be in too close of proximity to the electric that is connected to our solar panels on the south side of our home. Not only would following this strict regulation to the letter be expensive, it would destroy much of the tranquility and green space of our backyard. And in the end, this driveway would still not be able to connect to the side of our garage that has a car door opening. It would be a very costly and futile endeavor to adhere to in the end. This is why we are content to merely place a parking pad in front (side) of our home. This solution would solve MANY, MANY problems and would not take away from the beauty of the home or green space. It would mirror the asphalted entrance of our neighbor's home at 1185 Basswood Street, and the only vegetation that needs to be removed is a couple of straggly shrubs that are not very healthy to begin with. This parking pad would also reside inconspicuously on the side of our house so that the front can be landscaped beautifully with the addition of some new shrubs and fresh floral plantings.

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.

Our property is rather unique compared to other Parcel A properties which have the same zoning classification. The fact that our property borders a very busy 6 laned road makes our back driveway a unique situation for exiting our property. We also have no available parking whatsoever in the front of our home. This is unlike any home in the zoning classification area.

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

The value of our property was not even a consideration when requesting this variance of allowing a parking pad. It is a vital addition in order to provide safety, convenience and even practicality to our unique property. Our family has no intention of selling our property. We want to pass our home down to our children and for generations to come. This variance would provide a better quality of life as we reside in this home.

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

No. Neither the difficulty or hardship of living in a home with basically no front car entry is not based on the value of the property. The value of the property may not even

be affected by the addition of a parking pad. It would strictly be necessary to keep cars from double-parking on Basswood and interfering with traffic that is exiting Basswood Street onto Golf Road. It would be a quick in and out parking spot for guests that come to our home, and it would provide easier access for transporting groceries into a home of 4 growing boys. It also would provide a safe haven for the newest driver in our household which would limit him from exiting onto Golf Road by waiting for the traffic going eastward on Golf Rd. to slow, or the light at Basswood to turn red and then waiting for all traffic to exit the north entrance of the Basswood/Golf intersection that are also going eastward. There is a very small window to exit this back driveway. The parking pad would also provide an oasis for two of our cars in the winter when the snow and ice from the snow plows on Golf builds up at the end of our back driveway. It makes it nearly impossible to exit, and we can not park on the west side of Basswood when the snow is flying due to the ordinance that inhibits overnight parking because of it blocking the snow removal on Basswood Street.

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.

It will definitely not be detrimental in any way to any of the neighbors in the area. It actually would serve as a help to the community because it would result in less cars being parked on the west side of Basswood near our home. Our home is located the closest to the interaction of Basswood Street and Golf Rds. and therefore, any time that we do park on the west side of Basswood, our cars seem to be in the way because they are so close to an intersection that many turn onto going south on Basswood from Golf Road. It is a great fear of mine that our cars will be sideswiped when cars buzz southward down Basswood Street. A variation approval for our parking pad will get our cars off this park of the street on the end of Basswood and keep them tucked safely on a parking pad located in the far southern corner of our yard. Even exiting our parking pad would be quite convenient and safe since it is very easy to see if a car is approaching from the south or north side of Basswood Street.

6. The proposed variation will not impair an adequate supply of light and air 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.

Our proposed variation will not impair or be a danger in any way, shape or form. Our parking pad request would not affect any surrounding neighbors in a negative way. As a matter of fact, it would allow fewer cars to even be parked on the far northern end of Basswood where many exit onto Golf or enter onto Basswood Street. This would eliminate our cars being something that needs to be driven around or perhaps to even slow down to allow another car to pass. Getting our cars off the street in this area would only eliminate the congestion of parking too many cars on this far side of Basswood. The few cars that we would park on our parking pad would be out of harm's way, and would not be a hindrance to anyone driving on Basswood Street whatsoever. No

Project Narrative for Variation Request at 1195 Basswood Street, Hoffman Estates, IL 60169

Our variation request is for a parking pad to be located in front of our house.

Our corner lot is at the busy intersection of Golf Road and Basswood Street, and even though we are permitted to park on the west side of Basswood, the cars that quickly turn and dart down Basswood going south from Golf can easily clip a car parked too close to the intersection. The double yellow lines off of the Golf and Basswood intersection go beyond the frontage of our property that faces Basswood. For our family to park in front of our house, we have to go all the way down to the Basswood and Aspen intersection to get past the double yellow lines. This is not in front of our house.

We currently have no where to park in the front of our home for when we have company or even have a delivery dropped off at our house. It is very confusing to most that come to our address without an option to park a car. Parking in the gravel in front of our house is not permitted and parking on the east side of Basswood also is not permitted. It is also a long haul to transport groceries from our back driveway through our entire backyard and into our house. In the winter, our cars can not always get out of the end of our back driveway that exits onto Golf Road due to the buildup of hard ice and snow from the snow plows on Golf Road, and also a full momentum is needed to get over any wall of ice and snow left by the snow plows. It is impossible to exit our back driveway without having to stop to look for oncoming traffic that is going east on Golf Road. My family can not park on Basswood Street overnight when there is snow due to the ordinance that does not allow the snow routes to be blocked.

Ordinance that does not allow the snow routes to be blocked overnight.

We are seeking a variance of a simple parking pad on the southern side of the front of our house that runs parallel with our neighbor's driveway at 1185 Basswood Street. The parking pad would exit off of Basswood Street and stop at our fence line in front of the house. The street sign that is currently on Basswood would not need to be relocated. We would asphalt the parking pad in order to match the asphalt project that was completed in our back driveway and passed all Hoffman Estates inspections. We would use the same asphalt company which was very professional in order to complete the surface of our parking pad variance if permitted (S&H Paving). A proposed estimate has been provided by S&H Paving. Two shrubs and a very old tree stump that remains would need to be removed in order to complete this intended parking pad. The shrubs are not in the best condition and would have needed to be removed regardless of the parking pad addition.

Upon approval of this parking pad proposal, we would finally be able to landscape and apply for permits to have sidewalks and a porch poured to beautify the front of the home. The gravel in the front of the home would be replaced with grass, and many of the boulders would be placed in a fashionable manner throughout the design of the front yard. Since 1195 Basswood is a corner anchor of the Parcel A community, it is our goal as residents to restore this home to shine once again as it may have years ago in its prime.

Approximate cost for carrying out the project of this parking pad;

\$6,600.00 for excavating grass/dirt and installing gravel according to code plus the cost of a Village Permit (see S&H Paving Proposal #794)

\$500 to remove the two shrubs and stump that are currently obstructing the parking pad area.

Village of Hoffman Estates permit for concrete pour of sidewalks and porch to be determined after completion of parking pad variance approval and completion.

Plat of Survey for 1195 Basswood St.

GEORGE
KENTON

PLAT OF SURVEY

OF

BY
W
O

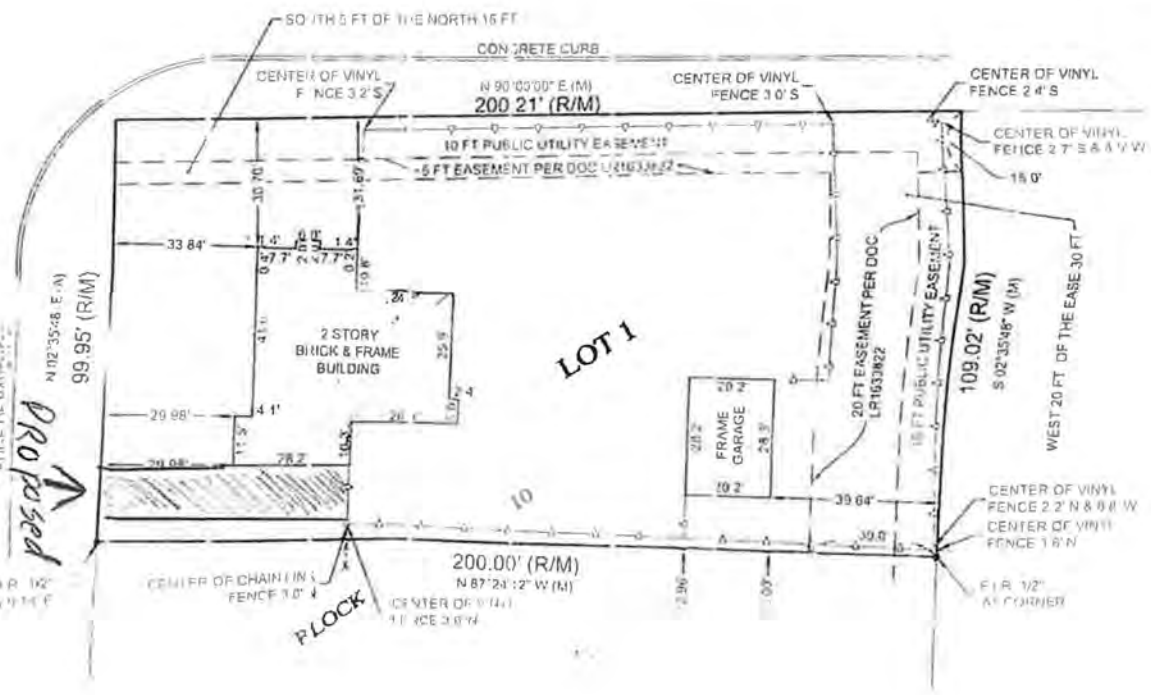
LOT 1 IN BLOCK 10 OF HOFFMAN ESTATES I, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER AND THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF HIGGINS ROAD, TOGETHER WITH THAT PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF HIGGINS ROAD ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES, COUNTY OF ILLINOIS, ON AUGUST 5, 1955, AS DOCUMENT 1612242.

AREA OF SURVEY:

CONTAINING 29.97 30. FT (4 0.48 ACRES MORE OR LESS)

(100 R.O.W.)

GOLF ROAD



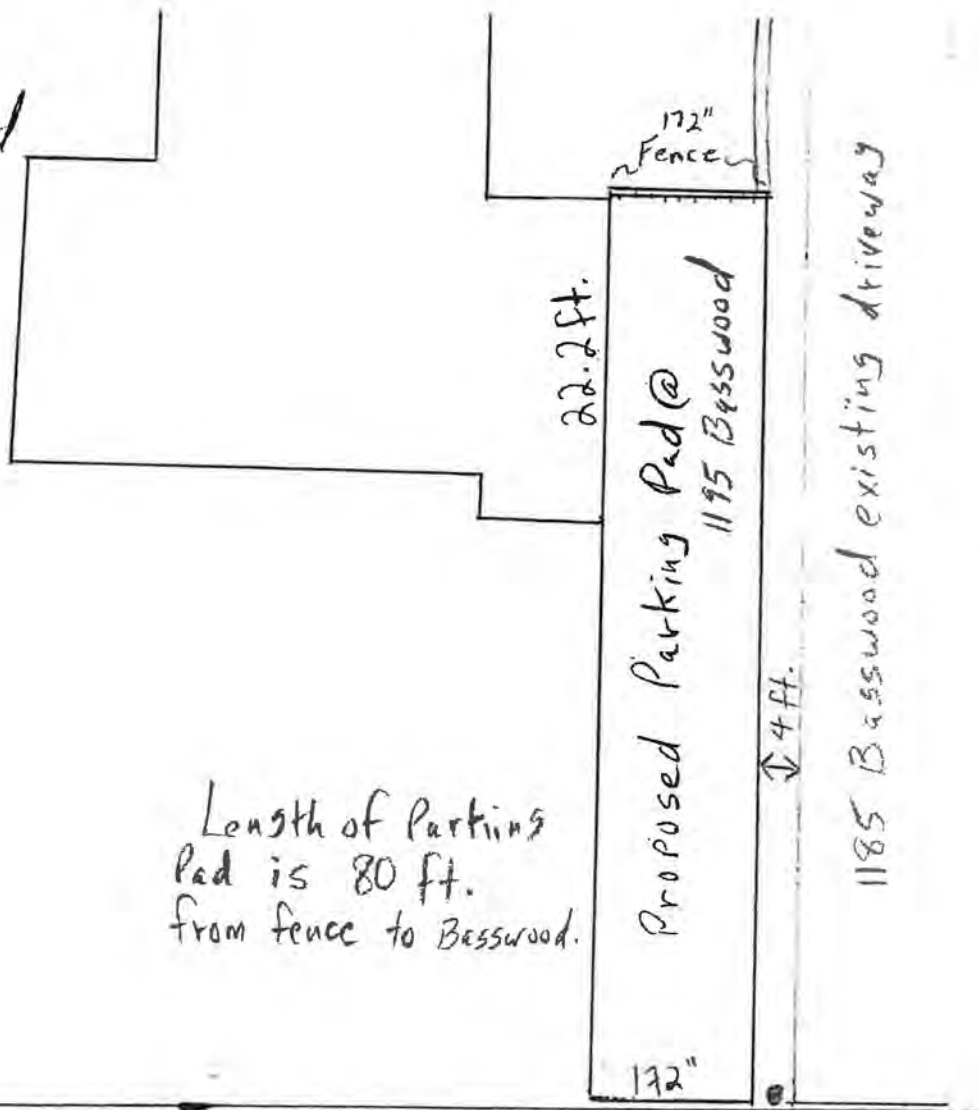
(Proposed Parking Pad is 172" width by 80' length)

BASSWOOD STREET

Proposed Parking Pad

asphalt

Scale Drawing
of 1195 Basswood
Proposed Parking
Pad Variance



Length of Parking
Pad is 80 ft.
from fence to Basswood.

↑ 73 ft
Basswood Street

↗
● above is a sign
(the sign is 15 inches
from proposed
parking pad edge)

S&H Paving, Inc
 PO Box 68473
 Schaumburg, IL 60168
 (847) 884-0303
 office@shpaving.com
 www.shpaving.com



Proposal 794

ADDRESS

Martin Finder
 1195 Basswood St.
 Hoffman Estates, IL 60169
 773-501-8500

SHIP TO

1195 Basswood St
 Hoffman Estates, IL 60169

DATE
 06/01/2021

TOTAL
 \$6,600.00

EXPIRATION DATE
 07/01/2021

S&H P.O. NUMBER

794

ACTIVITY

AMOUNT

Driveway: Addition

6,600.00

1. Pending Village Approval: Excavate grass/dirt area and install 6" inches of CA-6 gravel
 2. Re grade and compact gravel. Check low and high areas prior to paving.
 3. Pave area with 3" inches of Mod-1-11 bituminous mix, compact and roll
 4. Any exposed edges will be tamped at a 45 degree angle.
 5. All dirt debris will be properly disposed of by the contractor.
 6. Village of Hoffman Estates will have other specifications and/or conditions
- Approx: 1,200 sq. ft.

A plat of survey is required for permit

*Note: Price does not include Village, City or County permits and/or cash bonds.
 A \$40 service fee will be added if S&H Paving applies for the permit

TOTAL

\$6,600.00

Credit cards will have an extra processing fee

THANK YOU

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted per standard prices. Reflective cracking may occur in pavement due to natural forces and is not a result of improper design or installation. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. *Owing to safety laws, workers need other mandatory insurance. Our workers are fully covered by Workmans Compensation Insurance.*

Accepted By

Accepted Date

TERMS: 30% down payment due with signed proposal/ Balance due upon completion.

ORDINANCE NO. _____ - 2021

**VILLAGE OF HOFFMAN ESTATES
AN ORDINANCE GRANTING A SITE PLAN AMENDMENT AND SPECIAL USE TO
JIFFY CORSA LLC (APPLICANT AND CONTRACT PURCHASER DBA DOG
TRAINING NOW) FOR THE PROPERTY LOCATED AT
2160 STONINGTON AVENUE, HOFFMAN ESTATES, ILLINOIS**

WHEREAS, the Planning and Zoning Commission, at a public hearing duly called and held according to law on July 21, 2021, considered the request by Jiffy Corsa LLC (applicant and contract purchaser DBA Dog Training Now) for a site plan amendment and special use to permit a dog training business (Dog Training Now) for the property at 2160 Stonington Avenue, and shown on Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, the Planning and Zoning Commission made certain Finding of Fact attached hereto and made a part hereof as Exhibit "B" and recommended approval of the site plan amendment and special use to the Board of Trustees; and

WHEREAS, the Corporate Authorities have received and considered said recommendation; and

WHEREAS, the proposed special use has met the standards of Section 9-1-18 of the Zoning Code of the Hoffman Estates Municipal Code; and

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: The Corporate Authorities hereby find that the facts and statements contained in the preamble of this Ordinance are true.

Section 2: A site plan amendment authorized under Section 10-2-2 of the Subdivision Code is hereby granted for property located at 2160 Stonington Avenue.

Section 3: A special use authorized under Section 9-9-1-C-1 of the Zoning Code is hereby granted to Jiffy Corsa LLC (DBA Dog Training Now) to permit a dog training business for the property located at 2160 Stonington Avenue.

Section 4: The site plan amendment and special use are granted based upon the plans incorporated in Exhibit B and the following conditions:

- a) The building permit shall be obtained within twelve (12) months of the Village Board action on this request.
- b) The special use is granted solely to Jiffy Corsa LLC (DBA Dog Training Now) and may not be transferred to a different operator without the review and approval of the Village Board.
- c) The special use shall substantially conform to the business operations plan attached to the Staff Report dated July 21, 2021.
- d) Outside storage shall not be permitted on the subject property.
- e) The dumpster enclosure shall be provided in a location which does not impact any parking stalls or drive aisles.
- f) No grooming, kenneling, boarding, or overnight stays will occur at this facility.

Section 5: The Village Clerk is hereby authorized to publish this Ordinance in pamphlet form.

Section 6: This Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS _____ day of _____, 2021

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 _____, 2021

Village President

ATTEST:

Village Clerk

Published in pamphlet form this _____ day of _____, 2021.

EXHIBIT "A"
2160 Stonington Ave
P.I.N.: 07-06-102-013



Legend

- Parcel
- Subject Property



Planning and Transportation
The Village of Hoffman Estates
July 2021

EXHIBIT "B"



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION FINDING OF FACT

PROJECT NUMBER: 2021-0019P

PROJECT NAME: 2160 Stonington Ave. – Site Plan Amendment and Special Use for Dog Training Now

ADDRESS/LOCATION: 2160 Stonington Ave.

OWNER / PETITIONER: Peter Lineal (owner) / Jiffy Corsa LLC (dba Dog Training Now, applicant)

REQUEST: Site Plan Amendment
Special Use to allow a dog training business

ZONING / LAND USE: R-2 One-Family Residential

PZC MEETING DATE: July 21, 2021

PZC RECOMMENDATION: **APPROVAL** (6 Ayes, 0 Nays, 4 Absent)

VILLAGE BOARD MEETING DATE: August 2, 2021

STAFF ASSIGNED: Kevin Anderson, Associate Planner

MOTION

Request for a Site Plan Amendment and Special Use to permit a dog training business, Dog Training Now, for the property located at 2160 Stonington Ave. Approval shall be subject to the following conditions:

1. The building permit shall be obtained within twelve (12) months of the Village Board action on this request.
2. The Special Use is granted solely to Jiffy Corsa LLC (dba Dog Training Now) and may not be transferred to a different operator without the review and approval of the Village Board.
3. The Special Use shall substantially conform to the business operations plan attached hereto.
4. Outside storage shall not be permitted on the subject property.
5. The dumpster enclosure shall be provided in a location which does not impact any parking stalls or drive aisles.
6. No grooming, kenneling, boarding, or overnight stays will occur at this facility.

FINDING

The Planning & Zoning Commission heard the request from Dan Hobbs with Dog Training Now. Mr. Hobbs provided an overview of the proposal indicating that his business has outgrown their existing space in

Schaumburg. Mr. Hobbs gave an overview of the business operations and the floor plan improvements. He explained training in the outdoor area is 1 on 1 and no dogs are unattended.

Staff noted the proposed parking ratio would be acceptable for this use.

The Commissioners asked how much Mr. Hobbs expects the business to grow. Mr. Hobbs indicated growth of up to 20% for a total of 50 dogs but this is dependent on having trained staff.

The Commissioners asked if the Petitioner would have special events or adoptions drives. The Mr. Hobbs stated no.

AUDIENCE COMMENTS

There were no audience comments.

PLANNING AND ZONING COMMISSION VOTE

Commissioner	Roll Call Vote
Chairperson Eva Combs	Aye
Vice-Chairman Greg Ring	Absent
Adam Bauske	Absent
Tom Burnitz	Aye
Lon Harner	Aye
Lenard Henderson	Aye
Myrene Iozzo	Absent
Minerva Milford	Aye
Nancy Trieb	Aye
Denise Wilson	Absent
6 Ayes, 0 Nays, 4 Absent	MOTION APPROVED

ATTACHMENTS

The Planning and Zoning Commission Staff Report dated July 21, 2021 and all associated attachments are hereby made a part of this Finding.



PART I: SUMMARY OF CDBG-CV RESOURCES

01 CDBG-CV GRANT	145,053.00
02 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
03 FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
04 TOTAL AVAILABLE (SUM, LINES 01-03)	145,053.00

PART II: SUMMARY OF CDBG-CV EXPENDITURES

05 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	16,640.00
06 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	0.00
07 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
08 TOTAL EXPENDITURES (SUM, LINES 05 - 07)	16,640.00
09 UNEXPENDED BALANCE (LINE 04 - LINE8)	128,413.00

PART III: LOWMOD BENEFIT FOR THE CDBG-CV GRANT

10 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
11 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
12 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	16,640.00
13 TOTAL LOW/MOD CREDIT (SUM, LINES 10 - 12)	16,640.00
14 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 05)	16,640.00
15 PERCENT LOW/MOD CREDIT (LINE 13/LINE 14)	100.00%

PART IV: PUBLIC SERVICE (PS) CALCULATIONS

16 DISBURSED IN IDIS FOR PUBLIC SERVICES	0.00
17 CDBG-CV GRANT	145,053.00
18 PERCENT OF FUNDS DISBURSED FOR PS ACTIVITIES (LINE 16/LINE 17)	0.00%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

19 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	0.00
20 CDBG-CV GRANT	145,053.00
21 PERCENT OF FUNDS DISBURSED FOR PA ACTIVITIES (LINE 19/LINE 20)	0.00%



LINE 10 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 10

Report returned no data.

LINE 11 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 11

Report returned no data.

LINE 12 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 12

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2020	6	72	6503566	Clearbrook CV	03B	LMC	\$16,640.00
Total							\$16,640.00

LINE 16 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 16

Report returned no data.

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Report returned no data.



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT NUMBER: 2021-019P
PROJECT NAME: 2160 Stonington Ave. – Site Plan Amendment and Special Use for Dog Training Now
ADDRESS/LOCATION: 2160 Stonington Ave.
PROPERTY SIZE: ~ 50,000 sf.
OWNER / PETITIONER: Peter Lineal (owner) / Jiffy Corsa LLC (dba Dog Training Now, applicant)
REQUEST: Site Plan Amendment
Special Use to allow a dog training business
PUBLIC HEARING: Yes
ZONING / LAND USE: M-1 Manufacturing
ADJACENT PROPERTIES: NORTH: M-1 Manufacturing
SOUTH: M-1 Manufacturing
EAST: M-1 Manufacturing
WEST: M-1 Manufacturing
PZC MEETING DATE: July 21, 2021
STAFF ASSIGNED: Kevin Anderson, Associate Planner

REQUESTED MOTION

Request for a Site Plan Amendment and Special Use to permit a dog training business, Dog Training Now, for the property located at 2160 Stonington Ave.

INCLUDES RECOMMENDED CONDITIONS: YES

BACKGROUND

The subject property is zoned M-1 Manufacturing. The property was previously occupied by Plum Grove Printers. The applicant is seeking approvals to remodel the facility, including minor exterior modifications, so that the site can be operated as a dog training facility.

STAFF ANALYSIS

- The applicant currently operates a dog training facility (Dog Training Now) in Schaumburg. They are seeking a space for expansion of their business. The operations at this location would be similar to the current location.

- The proposed hours would be 7:00 a.m. to 6:00 p.m. Monday – Friday and closed on the weekends. Dog Training Now has 6 employees.
- The primary activities outside of the building are related to animal drop-off and pick-up. The Petitioner indicates the busiest times for the business are between 7:00 and 9:00 in the morning and 4:00 to 6:00 in the evening for drop-off and pick-up.
- The Petitioner offers training services for domestic dogs. No dogs are boarded at the facility and there is no overnight staff on the property.
- The interior of the space would be remodeled to provide for training areas, crate areas, office space, and accessible restrooms. A small retail component is included with this proposal which could be expanded in the future.
- The proposed site plan amendments include a fenced area in the rear yard for outside dog training and a new dumpster enclosure to meet current code requirements.
- The proposed fenced areas in the rear yard will include an open dog training area as well as another smaller enclosure for a puppy training area. The proposed fencing is a 6 foot tall privacy fence. The fenced area would enclose 7 existing parking spaces. The overall parking count would be reduced to 22 parking spaces (including 2 handicap accessible spaces). Staff has no concerns with the parking ratio for this use.

STANDARDS FOR A SPECIAL USE

No special use shall be recommended by the Planning and Zoning Commission unless said Planning and Zoning Commission shall find:

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided;
5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in public streets; and
6. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except in each instance as such regulations may be modified by the Village Board pursuant to the recommendation of the Planning and Zoning Commission.

NOTIFICATION

Letter notices were sent to all surrounding properties within 300 feet of the development and a notification sign was posted. No objections have been received.

RECOMMENDED CONDITIONS

If the Planning and Zoning Commission finds that the standards for a Special Use have been met, staff recommends the following conditions:

1. The building permit shall be obtained within twelve (12) months of the Village Board action on this request.
2. The Special Use is granted solely to Jiffy Corsa LLC (dba Dog Training Now) and may not be transferred to a different operator without the review and approval of the Village Board.
3. The Special Use shall substantially conform to the business operations plan attached hereto.
4. Outside storage shall not be permitted on the subject property.
5. The dumpster enclosure shall be provided in a location which does not impact any parking stalls or drive aisles.
6. No grooming, kenneling, boarding, or overnight stays will occur at this facility.

Attachments: Location Map
 Petitioner's Application and Submittal



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

Special Use for Dog Training Rezoning from _____ to _____

Variation: Commercial Residential Sign

Plat (Subdivision & Others): Preliminary Final

Site Plan: Amendment Concept Preliminary Final

Master Sign Plan: Amendment

Other: _____

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

Posting of Notification Sign(s) may be required.

Specific requirements will be provided when your request is scheduled.

FOR VILLAGE USE ONLY		
Hearing Fee _____	Check No _____	Date Paid _____
Project Number: _____		
Staff Assigned: _____		
Meeting Date: _____	Public Hearing: Yes <input type="checkbox"/> No <input type="checkbox"/>	
Sign Posting Required: Yes <input type="checkbox"/> No <input type="checkbox"/>	Date Sign Posted _____	

PLEASE PRINT OR TYPE

Date: 7/15/21

Project Name: Dog Training New

Project Description: Dog Training Facility

Project Address/Location: 2160 Stonington Ave

Property Index No. 07-06-102-013-0000

Acres: 1.15 Zoning District: M1

I. Owner of Record

Peter Lineal Plum Grove Inc.
 Name Company

2160 Stonington Avenue Hoffman Estates
 Street Address

IL 60169 412201
 State Zip Code Telephone Number

847-882-9168 Peter@PlumGroveInc.com
 Fax Number E-Mail Address

II. Applicant (Contact Person/Project Manager)

Dan Hobbs Jiffy Course LLC
 Name Company

301 John M Beard Gilberts
 Street Address City

IL 60136 (708) 412-3330
 State Zip Code Telephone Number

(815) 450-1215 dan@jiffycourses.com
 Fax Number E-Mail Address

Applicant's relationship to property: Purchaser

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 Dan Hobbs to act on my behalf and advise that he/she has full authority to act as my/our representative

[Signature] Peter Lineal
 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: _____

Owner's Name (Please Print): _____

Applicant's Signature: _____
(If other than Owner)

Applicant's Name (Please Print): _____

Date: _____

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:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Special Use | <input type="checkbox"/> Master Sign Plan |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Variation | |
| <input type="checkbox"/> Plat | |
| <input checked="" type="checkbox"/> Site Plan | |



Dan Hobbs and Melissa Vardy
c/o Dog Training Now
317 S Roselle Rd.
Schaumburg, IL
60193

June 14, 2021

Please accept this document as answers to the 6 Special Use Addendum questions regarding our company's use of 2160 Stonington Ave.

- 1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;**

We see ourselves as an asset to the community. There has been a dramatic increase in the number of dogs and puppies adopted during the pandemic, and as obedience trainers, we help local dogs learn to become good members of the household and the neighborhood, and we help owners understand how to best control their dogs.

We do not train known aggressive dogs, so we will not be bringing dangerous animals into the village.

- 2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;**

Our current Schaumburg location shares a fence line to the rear with a large residential neighborhood, and our location in a strip plaza shares a wall with a tanning salon and a restaurant. Despite all of this, we have never received a noise (or any other type) complaint in 8 years of operation. This new proposed location would create far more distance to all of our neighbors (commercial and residential) than our current location.

- 3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;**

We will not bring excessive traffic to public streets, nor cause parking issues, as we will at most be using half of the available on-site parking. We will not create undue noise or smell. Our dogs will not be outside all day, left to make noise and cause havoc. Instead, they are working 1-on-1 with a trainer and will be inside, in crates, when not working.

- 4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided;**

The current site plan will only be modified slightly. We intend to install a privacy fence on the northern end of the property to allow for an extra layer of security for the dogs, but the existing parking surfaces and grass areas will be left unchanged.

Clients will be at our location for 5 minutes in the mornings between 7:00-9:00am (Mon-Fri). There are rarely more than 3-4 clients at a time at our location in the mornings. In the evenings, clients arrive between 4:00-6:00pm for nightly lessons, and are typically at our location for 15-20 minutes. Again, typically only 3-4 clients are at our location at any one moment. Traffic flow will be more than adequate with the current parking availability.

The building doesn't currently have a dumpster enclosure. This will be built next to the small grass area to the west of the building.

- 5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in public streets; and**

Given our light demands for parking, there will be at all times a minimum of twice as much parking as our business requires.



317 South Roselle Rd, Schaumburg, IL, 60193
(847) 836-2111
www.DogTrainingNow.com
Info@DogTrainingNow.com



We will contract a snow removal service to keep the driveway clear and parking accessible. We will contract a landscaper to maintain the grounds.

- 6. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except in each instance as such regulations may be modified by the Village Board pursuant to the recommendation of the Planning and Zoning Commission.**

We make a point to be good members of the community and valuable additions. Our special use application does not require significant modification to the building or to the land on which it sits. We are simply asking to use the facility for a non-industrial use, and to be able to fence-in a grassed, unused area to allow our dogs a space to relieve themselves safely.

Sincerely,

Dan Hobbs and Melissa Vardy
Owners - Dog Training Now



317 South Roselle Rd, Schaumburg, IL, 60193
(847) 836-2111

www.DogTrainingNow.com

info@DogTrainingNow.com



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: 9600 square feet

D. Height of tallest building (including antennas, hvac, etc.): 25 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: 8/30/21

G. Estimated time to complete development: 60 days
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: 7:00 am/pm to 6:00 am/pm

B. Anticipated number of employees: 6 total 6 per shift 1 number of shifts

C. Estimated number of customers: 40 daily 5:00 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
Estimated \$50,000	X	2%	=	\$ 1,000

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
0	X	2%	=	\$ 0

C. Estimated Annual Hotel Tax: 365 Days X

Estimated Average Room Rate		Number of rooms		Occupancy Percentage		365 Days		Tax Rate		Hotel Tax
	X		X		X		X	6%	=	\$ 0

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

		Rate		Tax
	X		=	\$ 0

E. Estimated Annual Telecommunications (TC) Tax:

Estimated Yearly Phone Bill		Tax Rate		TC tax
	X	6%	=	\$ 0

F. Current assessment of the property: \$83,750

G. Estimated value of Construction: \$50,000

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: 10 Customers/
Visitors: 19 Handicapped: 2 Total: 31

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

4:00pm-6:00pm

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. 25-30

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: 7:00-9:00am

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? Fed-ex every couple of days

2. What is the frequency and time period expected for deliveries? Once daily

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:

- 7 Paws a Week - 1473 Glen Lake Rd, Hoffman Estates
- Pals for Pups - 60 Central Ave, Roselle
- A Closer Bond - 842 W Northwest Hwy, Palatine

- 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

Address: 1900 Hassell Road
Hoffman Estates, IL 60169

Phone: 847.781.2660

Fax: 847.781.2679

EXHIBIT A
2160 Stonington Ave
P.I.N.: 07-06-102-013



Legend

- Parcel
- Subject Property



Planning and Transportation
The Village of Hoffman Estates
July 2021



Dan Hobbs and Melissa Vardy
c/o Dog Training Now
317 S Roselle Rd.
Schaumburg, IL
60193

June 14, 2021

Please accept this document as the narrative regarding our Site Plan changes to 2160 Stonington Ave.

Company Outline

We are a dog and puppy obedience training studio. We focus solely on working with pet dogs to walk nicely on a leash, choose not to jump on people and respond to commands.

We typically welcome between 30-40 dogs in our building each day. The dogs are working with the trainers to which they are assigned, or they are resting in a crate. No dogs are free to roam off-leash without supervision.

Our programs are offered as either a "Day Training" option or a "Board and Train" program. With the "Day Training" program, the dogs are dropped off by their owners each morning and picked up each night. With the "Board and Train" programs, the dogs go home with our trainers each night. No dogs stay overnight in our facility.

Modifications to Current Site

We intend to install a wooden or vinyl 6' or 8' privacy fence capturing the entirety of the grass area to the north of the parking area. It will begin adjacent to the building just north of the existing loading dock, run SW toward the western property line (capturing some of the northernmost parking spaces, which will be re-striped to the south of the new fence). The fence will then turn north to the NW corner of the property, run along the north edge of the existing easement, and then rejoin the building at the NE corner.

We will be adding two external doors from interior of the building leading into this fenced enclosure.

We will also be adding a fence to the grass area to the west of the building, creating an enclosure for the dumpster.

These fences are the only proposed changes to the current site plan.

Sincerely,

Dan Hobbs and Melissa Vardy
Owners - Dog Training Now



317 South Roselle Rd, Schaumburg, IL, 60193
(847) 836-2111
www.DogTrainingNow.com
Info@DogTrainingNow.com



Ian Hobbs and Melissa Vardy
c/o Dog Training Now
317 S Roselle Rd.
Schaumburg, IL
60193

June 14, 2021

Please accept this document as a brief narrative regarding our company's use of 2160 Stonington Ave.

Company Outline

We are a dog and puppy obedience training studio. We focus solely on working with pet dogs to walk nicely on a leash, choose not to jump on people and respond to commands.

We typically welcome between 30-40 dogs in our building each day. The dogs are working with the trainers to which they are assigned, or they are resting in a crate. No dogs are free to roam off-leash without supervision.

Our programs are offered as either a "Day Training" option or a "Board and Train" program. With the "Day Training" program, the dogs are dropped off by their owners each morning and picked up each night. With the "Board and Train" programs, the dogs go home with our trainers each night. No dogs stay overnight in our facility.

What we don't do

- We are not a daycare facility. We do not have any large adult dog play groups, and that is not the intended use of the fenced outdoor area. The outdoor area will be used for one-on-one training sessions between trainer and dog, and the fence is providing a layer of security between the dog and freedom. We will not have dogs housed in the outdoor area, so dogs will not be outside barking all day.
- We are not a boarding facility. No dogs stay overnight in our facility, they go home with their trainers at night.
- We are not a grooming facility. We have a grooming tub in case dogs need baths due to any accidents or a muddy day.
- We currently don't work with any "aggressive" dogs. Dogs with known bite histories are referred out. We also don't offer any protection or police K9 training. The dogs in our training programs can best be described as loveable, but goofy pet dogs.
- We are not currently open on weekends, and no dogs will be in our studio. We are open Mon-Fri 7:00-6:00pm.
- We don't offer any group classes, so the number of clients in our facility at any one time is limited.

What we intend for the exterior of the facility

- We will use the outdoor grassed area for one-on-one training sessions between trainers and dogs. Our typical training hours are from 8:30am-3:00pm each weekday.
- We will add a wood or vinyl privacy fence capturing the northern end of the building. This fence will capture much of the grass area to the north of the building as well as a small area of asphalt parking lot. Please excuse the hand drawing, but this fence is shown in red in the snapshot below. We intend to re-stripe at least 4 of the 6 lost parking spaces, directly south of the new fence.
- We will add a small fenced in enclosure as shown in red for a dumpster.



317 South Roselle Rd, Schaumburg, IL, 60193
(847) 836-2111

www.DogTrainingNow.com
info@DogTrainingNow.com



What we intend for the interior of the facility

- We intend for the northern two-thirds of the building to be left as open warehouse space, however with a major facelift in the form of paint and epoxy floors. The majority of our training will occur inside in this area.
- There will not be dogs running free inside these training spaces. Trainers will be working one-on-one with dogs on their commands.
- When the dogs are not working with trainers, they will be returned to the "Crate Rooms". The 3 crate rooms will be built at the far northern end of the warehouse, and the rooms filled with traditional "airline style" kennels.
- The southern third will be left as open warehouse/office space, which will serve as "Lesson Rooms" for when our clients arrive to pick up their dogs.
- We have very little equipment or inventory to store, and all storage will be in the upstairs offices. We will also use the upstairs offices for owner offices.
- We do not offer grooming services, but we do own a grooming tub that is used to clean dogs as necessary. This tub will be located next to the existing laundry tubs. We will also add a dishwasher in this area to properly sanitize dishes.
- At the far southern end of the building, we will build a "waiting area" that will also have a large wall of retail offerings, pertaining to dog training and related dog care.
- The existing restroom in the warehouse area will be converted into two, ADA compliant, restrooms.

Clients and Staff at the facility

- Our facility is open 7:00am-6:00pm Monday through Friday. We have no offerings on weekends, and are unlikely to offer any.
- Between the hours of 7:00-9:00am clients are dropping their dogs off for the day. Typically, at most we have 3-4 clients arriving at the same time, and two staff are present while clients are dropping their dogs off. In the morning, clients are in our facility for less than 5 minutes typically.
- Between the hours of 9:00am and 4:00pm, the remainder of our staff arrives (6 total employees) the only clients coming to our facility are our pre-scheduled trainer consultations (for new prospective clients) which last 30-45 minutes and are scheduled one at a time. Typically during these hours, the parking lot will largely be empty aside from our staff.
- Between 4:00-6:00pm our owners are welcome to start pickup. Just like in the morning, we typically have 3-4 clients at a time in the facility, and they're with us for an average of 15-20 minutes (some clients are simple hand-offs, and will be in studio for mere minutes). 2 of our employees leave at 3:00pm, so we only have 4 staff in the building at this time.
- We have at most 6 trainers in the building at one time, so parking will be more than ample. We expect to use less than half of the available parking at all times.



Why we're good for the community

- A massive number of dogs and puppies have been adopted during the COVID-19 Pandemic, and as such the potential for unruly dogs in your neighborhood has increased. We help pet owners gain and maintain control of their pups, even in public. Our clients often are complimented for how well behaved their dogs are after training with us. We would love for Hoffman Estates' sidewalks to be populated with well-behaved dogs!
- Our clients are not strictly locals. We regularly draw clients from all over the Chicagoland area as well as downstate, Wisconsin, Iowa, Indiana, Michigan, and beyond who come to the area strictly for us!
- We draw 30-40 clients into the area twice daily. We have trained nearly 4,000 dogs in our history.
- On Google, Yelp, and Facebook, we have over 450 5-Star Reviews from previous clients, and a 4.8 rating on Google Maps, and a 5.0 rating on Facebook. We also draw an audience of 4,000+ followers on Facebook/Instagram.
- In our current Schaumburg location, we occupy 3,000 square feet in a strip plaza on Roselle Rd. Despite sharing a wall with a restaurant and a tanning facility, and being only a few feet from a large residential area, we have never had a single noise complaint in 8 years in our current location. We make a point to be good neighbors, and even pick up the left over poop from the general public's dogs!
- With the village's approval, we would love to add a retail area to main entry, something which we do not have space for in our current location.

We look forward to your review!

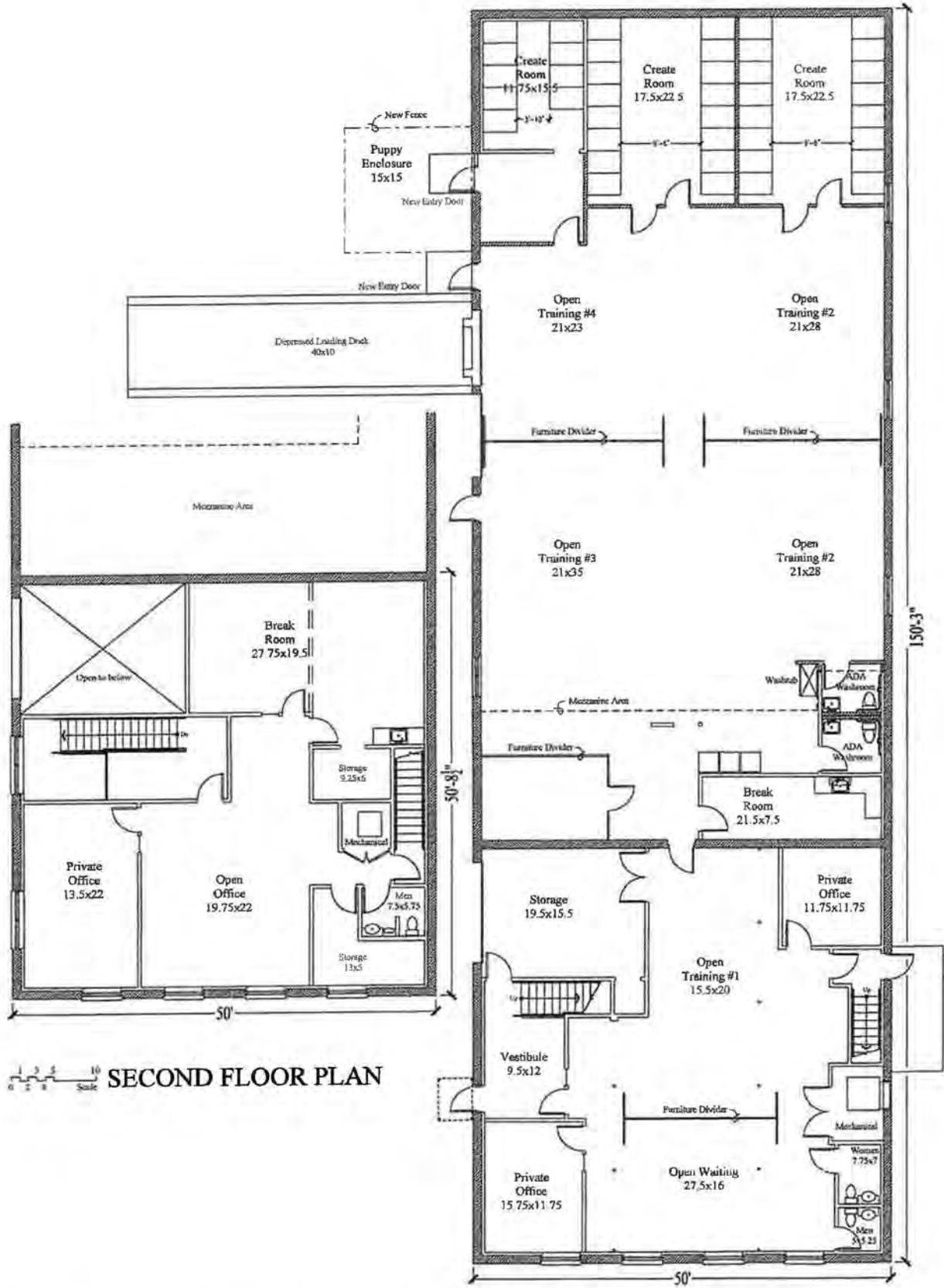
Sincerely,

Dan Hobbs and Melissa Vardy
Owners - Dog Training Now



317 South Roselle Rd, Schaumburg, IL, 60193
(847) 836-2111

www.DogTrainingNow.com
Info@DogTrainingNow.com



Scale 0 1 2 3 4 5 10
SECOND FLOOR PLAN

Scale 0 1 2 3 4 5 10
FIRST FLOOR PLAN

2160 Stonington Avenue
 Hoffman Estates, Illinois

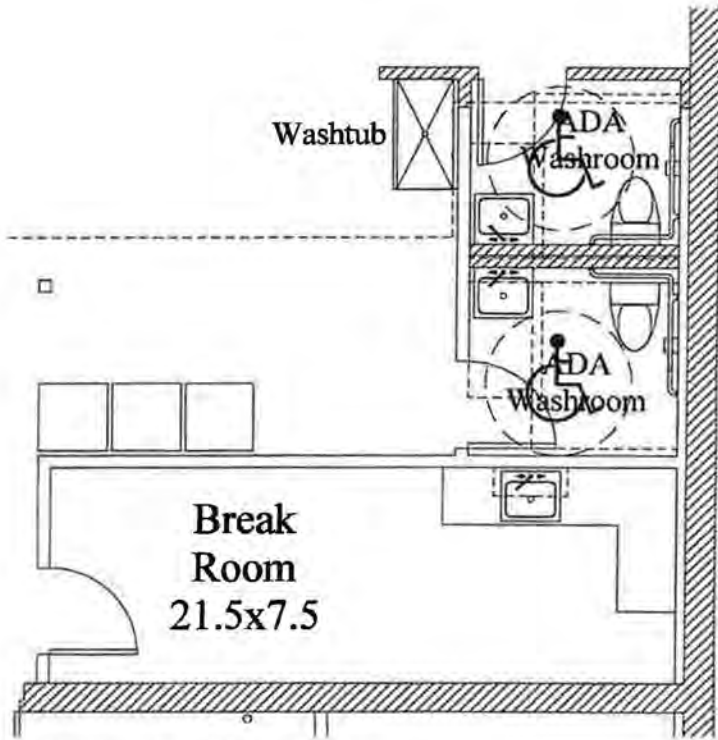
SS-4

SPACE STUDY - Option 4

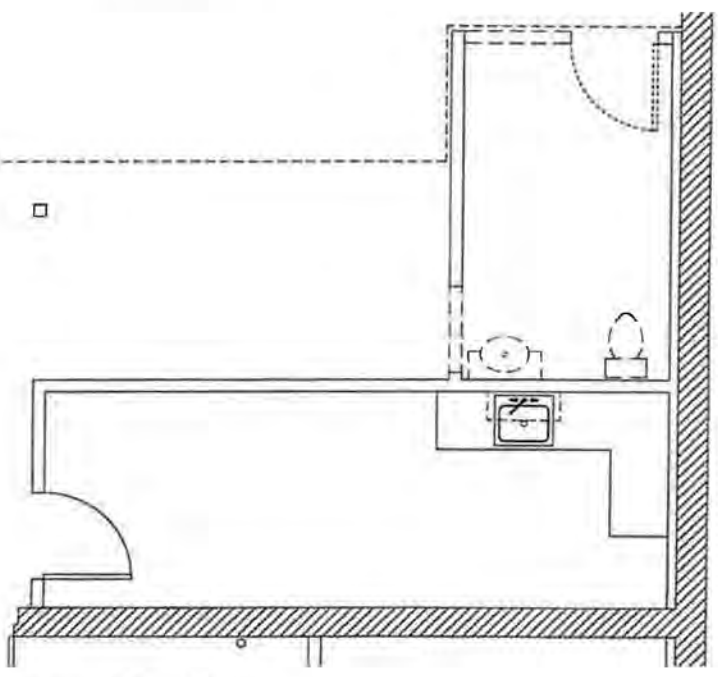


invirospace, inc. + 21040 North 18th Street + Barrington, Illinois 60010





Construction Plan



Demolition Plan

WAREHOUSE ENLARGED ADA WASHROOM PLANS

2160 Stonington Avenue
Hoffman Estates, Illinois

SS-4



invirospace, inc. + 21040 North 18th Street + Barrington, Illinois 60010

SPACE STUDY - Option 3

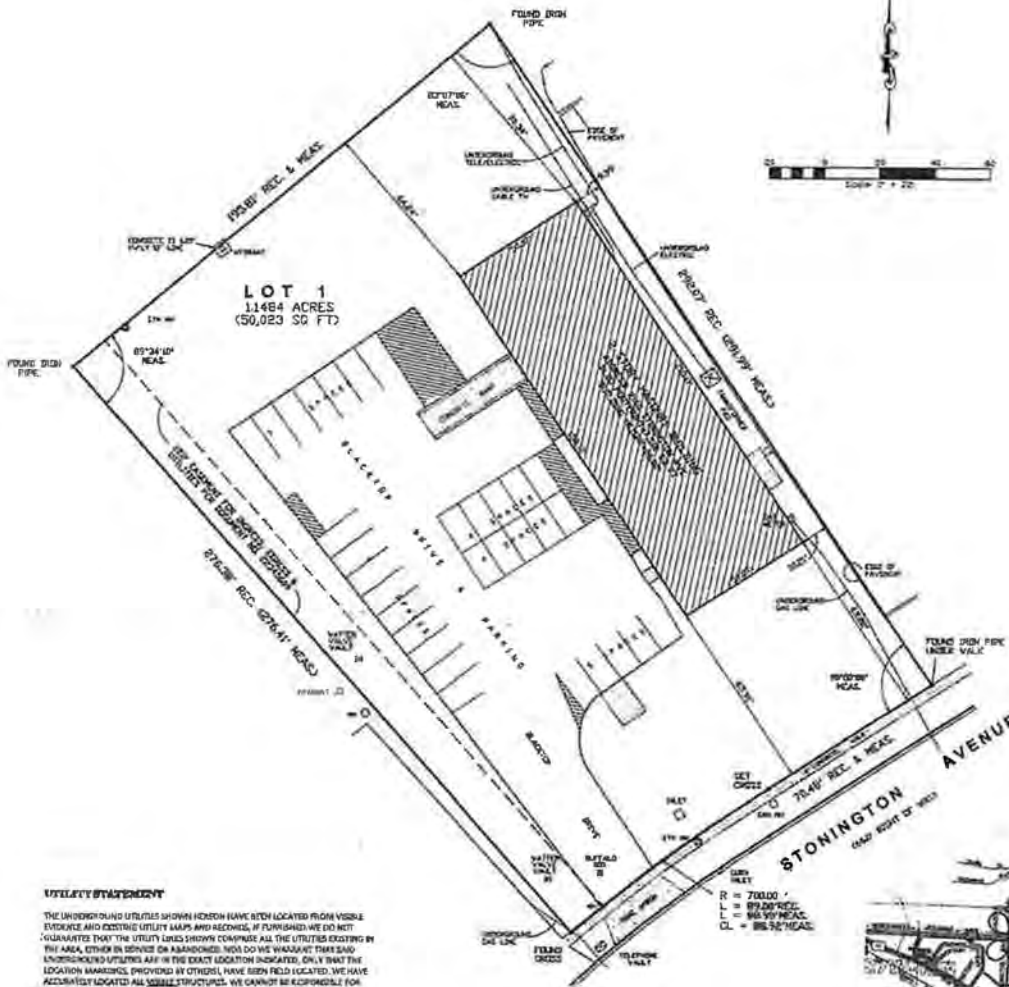


Alan J. Coulson, P.C. PROFESSIONAL LAND SURVEYORS PLAT OF SURVEY

OF PROPERTY DESCRIBED AS FOLLOWS:

Lot 1 in the re-subdivision of part of Lot 12 and all of Lot 13 in Barrington Square Industrial Center Unit No. 1, and all of Lot 14 in Barrington Square Industrial Center Unit No. 2, being both subdivisions of part of Fractional Section 8, Township 41 North, Range 10 East Principal Meridian, in Cook County, Illinois.

ALTA/NSPS LAND TITLE SURVEY



UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE EITHER LOCATED FROM VISIBLE EVIDENCE AND EXISTING UTILITY MAPS AND RECORDS, IF FURNISHED, WE DO NOT GUARANTEE THAT THE UTILITY LINES SHOWN COMPRISE ALL THE UTILITIES EXISTING IN THE AREA, OTHER IN SERVICE OR ABANDONED, NOR DO WE WARRANT THAT SAID UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED, ONLY THAT THE LOCATION INDICATED, PROVIDED BY OTHERS, HAVE BEEN FIELD LOCATED. WE HAVE ACCURATELY LOCATED ALL EXISTING STRUCTURES. WE CANNOT BE RESPONSIBLE FOR UTILITY NOT VISIBLE, SUCH AS STRUCTURES BASED ON UNDERGROUND DRAWINGS, FOR LINES NOT LOCATED BY THE RESPECTIVE UTILITY COMPANIES OR THEIR AGENTS.

SURVEYOR'S NOTES:
Dimensions shown are given in feet and decimal parts thereof.
We do not certify to underground drain lines or utilities not shown by surface indications.
Underground utility lines shown herein were located by the respective utility companies or their agents, J.U.L.I.E. was called on Dec. 25, 2000. Dig No. A2000100.
Easements and abutments shown herein are based on a file commitment issued by Fidelity National Title Insurance Company as identified by Commitment No. SC20044000 and dated October 14, 2002.
No part of this subject property falls within the 100 year flood hazard area as determined by the Federal Emergency Management Agency (FEMA) and as shown on the Flood Insurance Rate Map, Community Flood No. 1701C011542 revised date of July 18, 2006 (Zone X - areas of minimal flooding).



COUNTY OF KANE Illinois

To: Fidelity National Title Insurance Company
Miss. McManis

This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 14, 19, 20(1), 22, 3, 8, 9, 11, 12, 13 and 20(2) of Table A thereof. (\$1,000,000.00)

The field work was completed on 3/11/20

Date of Plat of Map 3/11/20

Alan J. Coulson
P.L.S. #2700
My license expires on November 30, 2022

There is no evidence of the plat used as a base for this survey, either as a boundary or as a utility map.
There is no evidence of a boundary survey on the ground.
There are no party walls on the property.
There were no encroachments observed on the property.
There is no evidence of recent earth moving work, building, construction or building additions.
There is no evidence of right of way encroachments.

STATE OF ILLINOIS
COUNTY OF KANE } ss. Notar Public 10/20/20

I hereby certify that I have surveyed the property described in the above caption according to the official record, and that the above plat is a true and correct representation of said survey.

Alan J. Coulson
Alan J. Coulson, Professional Land Surveyor (No. 20-2700)
(My license expires Nov. 30, 2022)

Any discrepancy in measurement should be promptly reported to the customer for verification or adjustment.

WE DO NOT CERTIFY AS TO THE LOCATION OF UNDERGROUND UTILITIES OR UNDERGROUND ENCROACHMENTS.

FIELD WORK COMPLETED Nov 12, 2020

THIS SURVEY IS VALID ONLY WITH RESPECT TO THE PROPERTY DESCRIBED IN THE INSTRUMENT.
This professional service conforms to the contract. Please obtain standards for a boundary survey.

Professional Design Firm Land Surveying Corporation, Ullin, IL 61255

Alan J. Coulson, P.C.
PROFESSIONAL LAND SURVEYORS
645 S. 8th St. (Rte. 91) West Dundee, IL 60185
Phone: (847) 426-2911 Fax: (847) 426-5074
E-MAIL: SURV@ALANJCOULSON.COM

Site: 11000
Address: MARSHALL DR
City: West Dundee
County: Will
State: Ill
Date: 3/11/20
By: Alan J. Coulson

Consent to the location of this plat with respect to the lot, easements and building lines.

DATE	BY	REVISIONS
09/15/06	AK	ISSUED FOR PERMIT
08/15/06	AK	REVISED FOR PERMIT
07/15/06	AK	REVISED FOR PERMIT
06/15/06	AK	REVISED FOR PERMIT
05/15/06	AK	REVISED FOR PERMIT
04/15/06	AK	REVISED FOR PERMIT
03/15/06	AK	REVISED FOR PERMIT
02/15/06	AK	REVISED FOR PERMIT
01/15/06	AK	REVISED FOR PERMIT

- VEGETATION CODE**
1. ALL TREES SHALL BE MAINTAINED AS NOTED.
 2. ALL TREES SHALL BE MAINTAINED AS NOTED.
 3. ALL TREES SHALL BE MAINTAINED AS NOTED.
 4. ALL TREES SHALL BE MAINTAINED AS NOTED.
 5. ALL TREES SHALL BE MAINTAINED AS NOTED.
 6. ALL TREES SHALL BE MAINTAINED AS NOTED.
 7. ALL TREES SHALL BE MAINTAINED AS NOTED.

PROPOSED EROSION CONTROL MEASURES

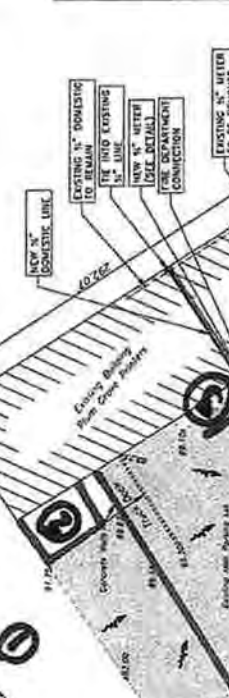
NO.	DESCRIPTION	DATE
1	INSTALL SILT SACKS AT ALL EROSION CONTROL MEASURES	09/15/06
2	INSTALL SILT SACKS AT ALL EROSION CONTROL MEASURES	08/15/06
3	INSTALL SILT SACKS AT ALL EROSION CONTROL MEASURES	07/15/06
4	INSTALL SILT SACKS AT ALL EROSION CONTROL MEASURES	06/15/06
5	INSTALL SILT SACKS AT ALL EROSION CONTROL MEASURES	05/15/06
6	INSTALL SILT SACKS AT ALL EROSION CONTROL MEASURES	04/15/06
7	INSTALL SILT SACKS AT ALL EROSION CONTROL MEASURES	03/15/06
8	INSTALL SILT SACKS AT ALL EROSION CONTROL MEASURES	02/15/06
9	INSTALL SILT SACKS AT ALL EROSION CONTROL MEASURES	01/15/06

- EROSION CONTROL MEASURES NOTES**
1. ALL TREES SHALL BE MAINTAINED AS NOTED.
 2. ALL TREES SHALL BE MAINTAINED AS NOTED.
 3. ALL TREES SHALL BE MAINTAINED AS NOTED.
 4. ALL TREES SHALL BE MAINTAINED AS NOTED.
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 7. ALL TREES SHALL BE MAINTAINED AS NOTED.
 8. ALL TREES SHALL BE MAINTAINED AS NOTED.
 9. ALL TREES SHALL BE MAINTAINED AS NOTED.

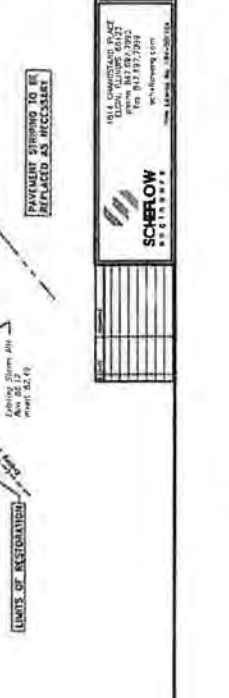
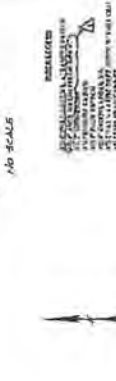
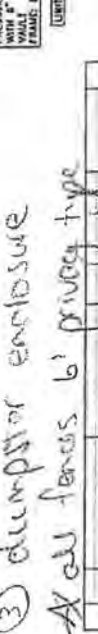
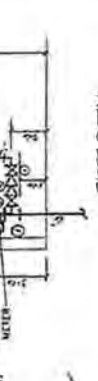
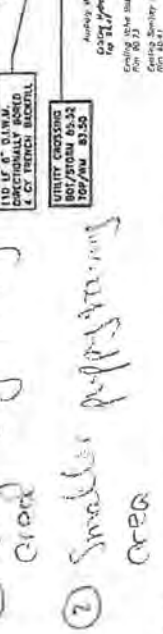


STANDARD LEGEND

SYMBOL	DESCRIPTION
(C)	CONCRETE SURFACE
(S)	STON STRUCTURE
(V)	VALVE
(B)	BOX
(A)	ADJUTANT VALVE
(Q)	PIE TIGHT
(F)	BUFFALO EDG
(S)	SANITARY MANHOLE
(R)	RAISED MANHOLE SECTION
(E)	EXISTING 6" D.I.W.M.
(P)	PROPOSED 6" D.I.W.M.
(E)	EXISTING 8" D.I.W.M.
(P)	PROPOSED 8" D.I.W.M.
(E)	EXISTING 10" D.I.W.M.
(P)	PROPOSED 10" D.I.W.M.
(E)	EXISTING 12" D.I.W.M.
(P)	PROPOSED 12" D.I.W.M.
(E)	EXISTING 15" D.I.W.M.
(P)	PROPOSED 15" D.I.W.M.
(E)	EXISTING 18" D.I.W.M.
(P)	PROPOSED 18" D.I.W.M.
(E)	EXISTING 24" D.I.W.M.
(P)	PROPOSED 24" D.I.W.M.
(E)	EXISTING 30" D.I.W.M.
(P)	PROPOSED 30" D.I.W.M.
(E)	EXISTING 36" D.I.W.M.
(P)	PROPOSED 36" D.I.W.M.



- Fencing proposal**
1. Large dog training area
 2. Smaller puppy training area
 3. dumpster enclosure
- All fences to privacy type*



SCHFLOW

ENGINEERS & ARCHITECTS

1111 COMMERCIAL BLVD

EL PASO, TEXAS 79902

PH: 915.772.7999

FAX: 915.772.7998

www.schflow.com

License No. 4436-001831

HOFFMAN ESTATES

1800 STOKINGTON AVENUE

SUITE 200 STOKINGTON AVENUE

SITE PLAN

DATE 9/15/06

SCALE 1"=20'

PROJECT PCS 5413

DRAWN BY AK

CHECKED BY AK

DATE 9/15/06

SHEET 2 of 2

ORDINANCE NO. _____ - 2021

**VILLAGE OF HOFFMAN ESTATES
AN ORDINANCE FOR A MASTER SIGN PLAN
FOR THE BELL WORKS PROPERTY LOCATED AT
2000 CENTER DRIVE, HOFFMAN ESTATES, ILLINOIS**

WHEREAS, the Planning and Zoning Commission, at a public hearing duly called and held according to law on July 21, 2021, considered the request by Hoffman Estates Acquisitions LLC (owner and applicant) for a Master Sign Plan (dated July 21, 2021) in accordance with Section 9-3-8-M-13 of the Zoning Code for the Bell Works property at 2000 Center Drive, and shown on Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, the Planning and Zoning Commission made certain Finding of Fact attached hereto and made a part hereof as Exhibit "B" and recommended approval of variations to the Board of Trustees; and

WHEREAS, the Corporate Authorities have received and considered said recommendation; and

WHEREAS, the proposed Master Sign Plan has met the standards of Section 9-3-8-M-13 of the Zoning Code of the Hoffman Estates Municipal Code; and

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: The Corporate Authorities hereby find that the facts and statements contained in the preamble of this Ordinance are true.

Section 2: A Master Sign Plan (dated July 21, 2021), attached hereto and made a part hereof as Exhibit "C", as authorized under Section 9-3-8-M-13 of the Zoning Code is hereby granted for the property at 2000 Center Drive, with the following conditions:

- a) Sign permits shall be obtained for all exterior ground and wall signage, with the exception of wall directional signage as outlined in the Master Sign Plan.
- b) The Temporary Real Estate Sign approved by Ordinance 4798-2020 shall be removed prior to the final inspection of the Electronic Message Center sign (as outlined in Section C-5 of the Master Sign Plan), or by the expiration date of July 20, 2023, whichever occurs first.
- c) The existing non-permitted signs and associated lighting located on Center Drive shall be removed prior to the final inspection of the Electronic Message Center sign (as outlined in Section C-5 of the Master Sign Plan), or by November 1, 2021, whichever occurs first.
- d) Landscaping shall be provided around the base of all ground signs in a manner acceptable to the Director of Development Services. A landscape plan or statement shall be provided with each freestanding sign application.
- e) Any sign facing Huntington Boulevard shall be low level illumination to minimize any impact on the adjacent Forest Preserve and future residential units.

Section 3: The Village Clerk is hereby authorized to publish this Ordinance in pamphlet form.

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

PASSED THIS _____ day of _____, 2021

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 _____, 2021

Village President

ATTEST:

Village Clerk

Published in pamphlet form this _____ day of _____, 2021.

EXHIBIT "A"

Bell Works - 2000 Center Drive

P.I.N.: 01-36-401-005, 01-36-301-013, 01-36-401-006, 02-36-402-014



Legend

- Parcel
- Subject Property
- Village Boundary



Planning and Transportation
The Village of Hoffman Estates
July 2021

EXHIBIT "B"



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION FINDING OF FACT

PROJECT NUMBER:	2021-0016P
PROJECT NAME:	Bell Works – Master Sign Plan
ADDRESS/LOCATION:	2000 Center Dr.
OWNER / PETITIONER:	Hoffman Estates Acquisitions LLC
REQUEST:	Master Sign Plan
ZONING / LAND USE:	CMU Commercial Mixed Use
PZC MEETING DATE:	July 21, 2021
PZC RECOMMENDATION:	APPROVAL (6 Ayes, 0 Nays, 4 Absent)
VILLAGE BOARD MEETING DATE:	August 2, 2021
STAFF ASSIGNED:	Kevin Anderson, Associate Planner

MOTION

Request approval for a Master Sign Plan in accordance with Section 9-3-8-M-13 of the Zoning Code for the Bell Works property at 2000 Center Drive. Approval shall be subject to the following conditions:

1. Sign permits shall be obtained for all exterior ground and wall signage, with the exception of wall directional signage as outlined in the Master Sign Plan.
2. The Temporary Real Estate Sign approved by Ordinance 4798-2020 shall be removed prior to the final inspection of the Electronic Message Center sign (as outlined in Section C-5 of the Master Sign Plan), or by the expiration date of July 20, 2023, whichever occurs first.
3. The existing non-permitted signs and associated lighting located on Center Drive shall be removed prior to the final inspection of the Electronic Message Center sign (as outlined in Section C-5 of the Master Sign Plan), or by November 1, 2021, whichever occurs first.
4. Landscaping shall be provided around the base of all ground signs in a manner acceptable to the Director of Development Services. A landscape plan or statement shall be provided with each freestanding sign application.
5. Any sign facing Huntington Boulevard shall be low level illumination to minimize any impact on the adjacent Forest Preserve and future residential units.

FINDING

The Planning & Zoning Commission heard the request from Ken Gold from Somerset Development and Clint Buttoni with Union signs. Mr. Buttoni provided an overview of the proposal. He noted the size of the property and the low profile of the building. This sign package is designed to let the public know they are there and that the public is welcome. Mr. Buttoni presented the proposed sign package.

Staff noted the Master sign Plan is written to be applied to any future use of the property. The signs being presented this evening would be allowed by the Master Sign Plan as it is written.

The Commissioners had questions and concerns regarding future signage along Huntington Boulevard. Staff noted that no digital component would be allowed on Huntington. The Commissioners requested a condition #5 be included in the recommendation to minimize lighting or glare from any signs adjacent to the Forest Preserve.

The Commissioners had concerns with signs being placed above the roof line. This is not allowed by the Code and they do not want this to appear as a precedent for other business to request the same type of signage. Staff verified the Master Sign Plan regulations are specific to this property and are unique due to the unique nature of the property. The conditions that apply here would not apply elsewhere.

AUDIENCE COMMENTS

There were no audience comments.

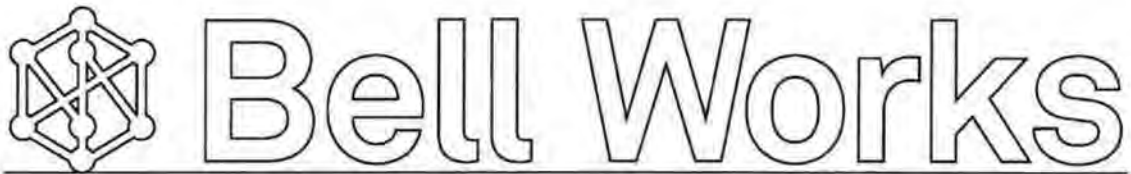
PLANNING AND ZONING COMMISSION VOTE

Commissioner	Roll Call Vote
Chairperson Eva Combs	Aye
Vice-Chairman Greg Ring	Absent
Adam Bauske	Absent
Tom Burnitz	Aye
Lon Harner	Aye
Lenard Henderson	Aye
Myrene Iozzo	Absent
Minerva Milford	Aye
Nancy Trieb	Aye
Denise Wilson	Absent
6 Ayes, 0 Nays, 4 Absent	MOTION APPROVED

ATTACHMENTS

The Planning and Zoning Commission Staff Report dated July 21, 2021 and all associated attachments are hereby made a part of this Finding.

Exhibit “C”



Master Sign Plan

July 21, 2021

Bell Works
Master Sign Plan
July 21, 2021

Introduction

These Master Sign Plan requirements have been developed based on the signage that is unique to the Bell Works development. This plan has been designed to include signage typical of a large complex with numerous entrances and buildings, and directional and instructional signage needs unique to a large mixed use development with multiple tenants. Sign requirements for all building and parcels are included in this Master Sign Plan to promote cohesion among all signs.

A. Area Included in Master Sign Plan

This Master Sign Plan applies to the entirety of the Bell Works property commonly referred to as 2000 Center Drive, 2001 Lakewood Boulevard, and 2501 Eagle Way, including several buildings on approximately 150 acres. The area included is shown in the Overall Master Sign Plan Exhibit included in this plan, herein referred to as the "property".

B. General Provisions

1. 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 Development Services Department.
2. Illumination. Signs shall only be internally illuminated unless otherwise indicated in this Master Sign Plan.
3. Landscaping. Landscaping shall be provided at the base of all monument ground signs, unless determined to be unsafe or not feasible by the Village Department of Development Services.
4. Sign Design. Colors and letter graphic styles on the signs shall be determined by the owners of the property. Signs shall be of a consistent design for similar sign types so that signage throughout the property share a cohesive style.
5. Calculation of Sign Area. The area of each sign shall be calculated in accordance with the Village Code requirements, 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.
6. Permits. Sign permits shall be required in accordance with Section 9-3-8-A of the Zoning Code.
7. 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

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July 21, 2021

Sign Plan regulations shall apply. Any previous zoning relief granted for signage related to this property is no longer valid except as specifically identified in this plan.

8. Master Sign Plan. This document and the attached exhibit represent the entire Master Sign Plan.

C. Ground Signs

1. Entrance Ground Signs. One entrance ground sign shall be permitted at each entrance from a public right-of-way into the property, including Central Road, Eagle Way, Lakewood Boulevard, and Huntington Boulevard. Such entrance signs shall be permitted as follows:
 - a. Main Entrance Signs. One Main Entrance Sign shall be permitted at each of the Center Drive intersections with Central Road and Lakewood Boulevard (3 total). Such signs shall not exceed a maximum of 10 feet in height and a total surface area of 300 square feet per side. Each Main Entrance Sign shall be setback a minimum of 10 feet from any property line, drive aisle, or pedestrian path, and shall not impact visibility for pedestrians or motorists. Each Main Entrance Sign may have an electronic message center component so long as it does not exceed 50% of the total surface area of the sign face. The messages and images displayed on the electronic portion of the sign shall be limited to promotion of the property, tenants within the property, and events held at the property. Messages shall not change more frequently than once every 5 seconds.
 - b. Minor Entrance Signs. One Minor Entrance Sign shall be permitted at all intersections that do not have a Main Entrance Sign. Such Minor Entrance Sign shall not exceed a maximum of 10 feet in height and a total surface area of 150 square feet per side. Each Minor Entrance Sign shall be setback a minimum of 10 feet from any property line, drive aisle, or pedestrian path, and shall not impact visibility for pedestrians or motorists.
2. Building Ground Signs. Two Building Ground Signs shall be permitted at the main entrances to each commercial building on the property. Such signs shall not exceed a maximum of 6 feet in height and a total surface area of 150 square feet. Building Ground Signs shall be setback a minimum of 5 feet from a drive aisle, parking lot, or pedestrian path or access and shall not impact visibility for pedestrians or motorists. Each Building Ground Sign may have an electronic message center component so long as it does not exceed 30% of the total surface area of the sign face. The messages and images displayed on the electronic portion of the sign shall be limited to promotion of the property, tenants

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July 21, 2021

within the property, and events held at the property. Messages shall not change more frequently than once every 5 seconds.

3. Monolith Ground Signs. Six Monolith Ground Signs shall be permitted along Center Drive. Such signs shall not exceed a maximum of 13 feet in height and a total surface area of 65 square feet per side. Each Monolith Ground Sign may include digital screen(s) for display of names and/or logos of tenants within the property or otherwise display the development name and/or logo, or the display of campus wide or seasonal events. The intent of these signs is not to provide a constant scrolling messaging and 'daily specials' and tenant specific product and service promotions are not allowed. Messages shall not change more frequently than once every 60 seconds.
4. Sculptural Placemaking Sign. Two Sculptural Placemaking signs shall be permitted on the property. Such signs shall not exceed a maximum of 16 feet in height and a total surface area of 250 square feet per side.
5. Electronic Message Center. One Electronic Message Center sign shall be permitted along the Central Road frontage of the property in conformance with the following standards:
 - a. A maximum of two sign faces shall be permitted with a maximum surface area of 1200 square feet each.
 - b. A development logo may be placed above each sign face and shall not exceed a maximum surface area of 200 square feet.
 - c. The total height of the sign shall not exceed 50 feet, inclusive of the support, electronic message center, and development logo.
 - d. The sign base shall be located a minimum of 20 feet from the property line. No portion of the sign shall extend over the property line.
 - e. The message on the electronic portion of the sign shall not change more frequently than once every 5 seconds.
 - f. The messages and images displayed on the electronic portion of the sign shall be limited to promotion of the property, tenants located within the property, or events held at the property.
 - g. Signs shall be subject to surface luminosity limits consistent with the recommendations of the Illuminating Engineering Society (IES). Illuminance should be adjusted per the IES recommendations for daylight and nighttime illuminance. Incremental luminance limits shall be considered for overcast or foggy days.

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July 21, 2021

h. The sign shall comply with all applicable State regulations.

D. Wall Signs – Commercial Buildings

1. Building Wall Signs. One wall sign shall be permitted on each commercial building wall that faces a public street, parking lot, or private access drive throughout the property. Such signs shall be building or roof mounted and shall not exceed a maximum surface area of 180 square feet each. There shall be no limit on the height of a Building Wall Sign, provided that the sign does not extend more than five feet above the roof of the building. The total permitted surface area for an individual building may be combined for a larger sign, provided that a single Building Wall Sign does not exceed 500 square feet.
2. Building Entrance Wall Signs. In addition to Building Wall Signs, one sign shall be permitted above or to the side of each building entrance that is used for customer or employee access. Such signs shall be building or canopy mounted and shall not exceed a maximum surface area of 50 square feet per sign.
3. All permitted wall signs shall be internally illuminated and shall consist of channel letters. If mounted to a wall, the signs may be mounted to a raceway or directly to the building. If mounted to the roof or canopy, the signs shall be directly mounted to the roof without a raceway. All wall signs shall be of a consistent design.

E. Directional Signs.

1. Ground Directional Signs. Signs shall be permitted to direct visitors to different portions of the property. Such signs shall have a maximum height of 6 feet and total surface area of 50 square feet. There shall be no specific limit to the number of Ground Directional Signs, but such signs shall be located in manner which does not impede driver or pedestrian line of sight. Ground Directional Signs shall be of consistent design.
2. Wall Directional Signs. Signs shall be permitted on building façades and interior walls to direct visitors throughout the property, provided the signs do not exceed a maximum surface area of 12 square feet. Wall Directional Signs shall be of consistent design. No permits shall be required for Wall Directional Signs.
3. Parking Lot Directional Signs. Signs shall be permitted at parking lot and garage entrances, walls, pedestrian areas, and on light poles to direct pedestrian and vehicular traffic within the parking lots and garages and identify parking levels and sections. Such signs shall be of consistent design. No permits shall be required for wall Parking Lot Directional Signs. Ground signs located outside of a parking garage shall require a sign permit.

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G. Existing Signs

1. Temporary Real Estate Sign. Ordinance 4798-2020 granted a variation to allow a temporary real estate sign to be placed along the Central Road frontage of the property. The variation included relief for the size and height and was conditioned on a three-year time limit with an expiration date of July 20, 2023. Such Temporary Real Estates Sign shall be removed prior to the final inspection of the sign permit for the Electronic Message Center (as outlined in Section C-5 of this Master Sign Plan), or by the expiration date of July 20, 2023, whichever occurs first.
2. Existing Non-permitted Ground Signs. Existing non-permitted signs and associated lighting located on Center Drive shall be removed prior to the final inspections of the sign permit for the Electronic Message Center (as outlined in Section C-5 of this Master Sign Plan), or by November 1, 2021, whichever occurs first.

H. Miscellaneous Signs

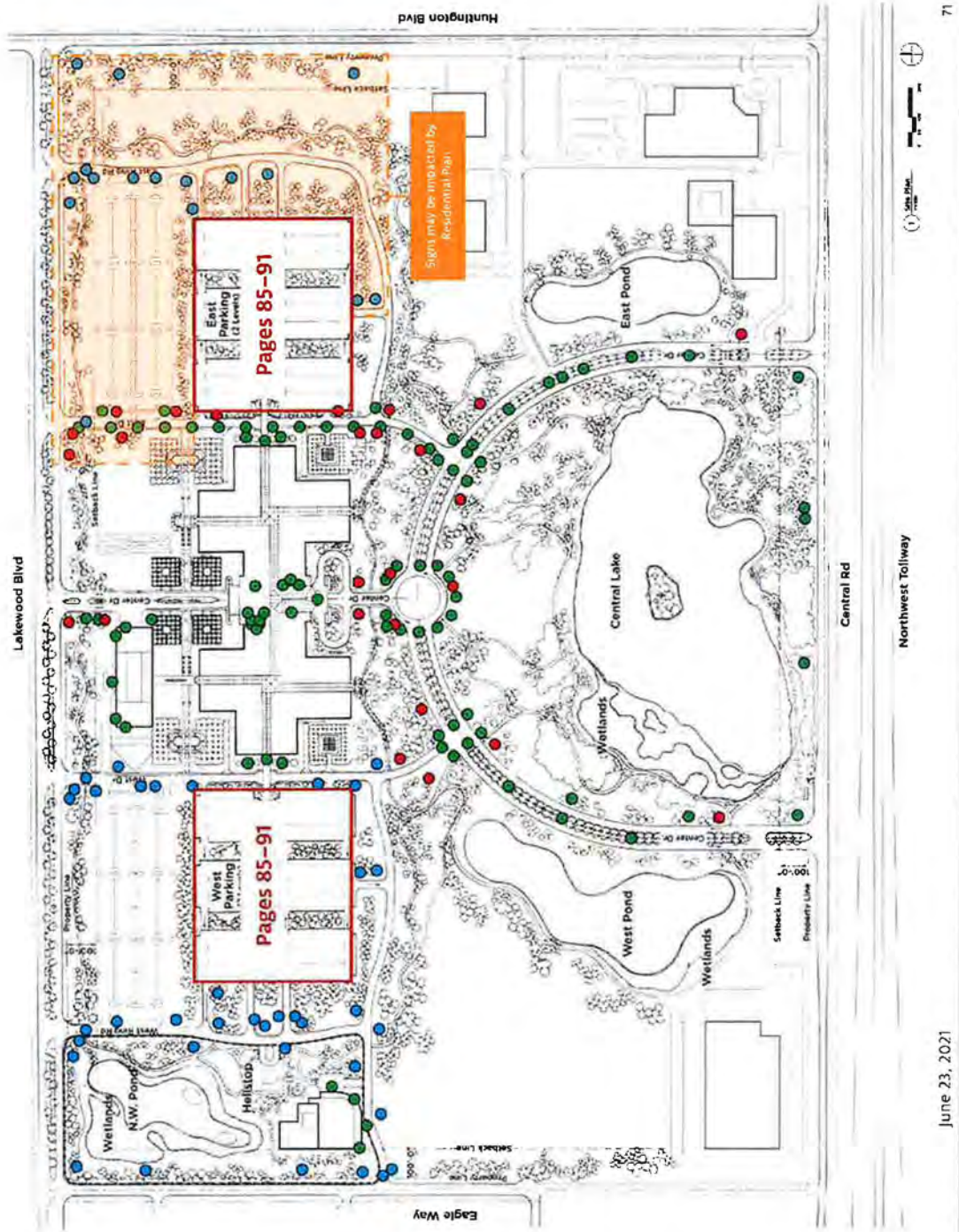
1. Light Pole Banner Signs. Signs shall be permitted to be affixed to light poles throughout the property. Such signs shall be affixed securely to each light pole and constructed of durable, weather resistant materials. The bottom of the sign shall be installed at a height of at least 8 feet above grade if it is located within 2 feet of a pedestrian travel area and 14 feet of a vehicular travel area. Each sign may contain up to 4 sides, with each sign being no greater than 10 square feet. Display brackets must be removed or folded against the pole when not in use. Such signs shall be of consistent design. No permits shall be required for Light Pole Banner Signs.
2. Flag Poles. Each commercial building on the property may have up to 6 poles to display official flags of any nation, state or political subdivision, or corporate flags. Flag poles shall not require a sign permit, but any associated lighting must obtain all required permits.
3. Temporary Traffic Control Signs. During construction and special events, temporary signs in accordance with MUTCD standards may be permitted as determined necessary by the Village Department of Development Services.
4. Temporary Promotional Signs. Temporary signs for special events, grand openings, or other promotional efforts related to the property or the tenants of the property shall be permitted, provided it has received prior approval by the Village Development Services Department. Approval for such signs shall be granted with a specific timeframe. Sign and/or other Village permits may be required for such signs at the determination of the Village Development Services Department.

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July 21, 2021

I. 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 similar design and colors.
2. Interpretations. Signs that are not explicitly addressed in the provisions of this plan, but that meet the intent of the plan may be permitted through approval by the Village Development Services Department.
3. New Signs. The addition of new signs or relocation of existing signs shall not require a formal amendment to this plan, provided the signs meet all requirements of this plan. Any amendment to make substantial changes to the approved signs in this plan shall be subject to review by the Planning & Zoning Commission and approval by the Village Board through the process outlined in the Zoning Code for variations.

Bell Works
Master Sign Plan
 July 21, 2021



Overall Master Sign Plan Exhibit



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT NUMBER: 2021-016P
PROJECT NAME: Bell Works – Master Sign Plan
ADDRESS/LOCATION: 2000 Center Dr.
PROPERTY SIZE: 150 Acres
OWNER / PETITIONER: Hoffman Estates Acquisitions LLC
REQUEST: Master Sign Plan
PUBLIC HEARING: Yes
ZONING / LAND USE: CMU Commercial Mixed Use
ADJACENT PROPERTIES: NORTH: M-2 Manufacturing, industrial building and vacant land
SOUTH: O-3 Office, Central Road and I-90 right-of-way
EAST: FP Forest Preserve, Huntington Blvd. right-of-way
WEST: M-2 Manufacturing, Industrial building
PZC MEETING DATE: July 21, 2021
STAFF ASSIGNED: Kevin Anderson, Associate Planner

REQUESTED MOTION

Request approval for a Master Sign Plan in accordance with Section 9-3-8-M-13 of the Zoning Code for the Bell Works property at 2000 Center Drive.

INCLUDES RECOMMENDED CONDITIONS: YES

BACKGROUND

In 2018, the Village approved a Redevelopment Agreement, a Concept Site Plan, and rezoned the property to CMU Commercial Mixed Use District for the Bell Works mixed-used project. In 2019, the Village approved the Phase 1 plans which include renovation of the interior lobby and build-out of office and retail space in the eastern half of the main building.

Additional Site Plan Amendments were granted in February and May 2021 to allow modifications to the eastern vestibule, reconfiguration of the drive aisles, and reconfiguration of pedestrian access to and around the building.

The exterior improvements and interior tenant space buildout are ongoing and the initial tenants have occupancy in the building. The Petitioner is proposing a sign package to advertise the development and its tenants at this time.

PROPOSAL

The proposed Master Sign Plan is intended to outline parameters for the quantity, location, and maximum sign area for signage throughout the entirety of the 150 acre Bell Works property, but not the actual sign design or content, which may change from time to time. The Petitioner has provided a sample sign package that is included for reference. Individual signs are required to obtain a sign permit prior to installation. The Master Sign Plan provides the flexibility to accommodate the current sign package and potential future signage needs as future phases of the development proceed.

The property is unique given the size and geometry of the site. There are several primary structures and ancillary parking structures oriented around an interior private street system. There are also multiple frontages and points of entry from Lakewood Blvd., Central Rd, and Huntington Blvd. The Master Sign Plan incorporates the following sign parameters:

- *Monument Entrance Ground Signs:* The Plan provides for a monument signs at each entrance from a public right-of-way into the property. Larger main entrance signs would be permitted at each of the Center Drive intersections with Central Road and Lakewood Boulevard (3 total). Smaller minor entrance signs would be permitted at any other entrance into the property. The main entrance signs would be permitted to have an electronic message component of up to 50% of the sign surface area.
- *Building Ground Signs:* The Plan includes allowances for up to two building ground signs at the main entrance to each of the commercial buildings on the property. These signs would be permitted to have an electronic message component of up to 30% of the sign surface area.
- *Monolith Ground Signs:* Six signs would be permitted along Center Drive to showcase tenant names. These signs may include a digital display. The intent of these signs is not to scroll general advertising but to display tenant names.
- *Sculptural Placemaking Sign:* Due to the unique, mixed-use nature of the development, the plan provides for two placemaking signs the property.
- *Electronic Message Center:* The Plan provides for one large electronic message center sign along the Central Road frontage. The messages and images displayed on the electronic portion of the sign would be limited to promotion of the property, tenants located within the property, or events held at the property. The Petitioner intends to install A new digital billboard is proposed along the Central Road frontage. This would be placed in approximately the same location as the existing temporary billboard which was approved in 2020. The Petitioner has verified that this sign does not require IDOT review. There are several operational restrictions included in the MSP for this sign.
- *Wall Signs:* The Plan provides for all commercial buildings within the property to have wall signage on any elevation facing a street or internal parking area. The signage limited in size and can be located either on the façade or extend up to five feet above the roof of the building. Additional wall or canopy signage would also be permitted at each building entrance where customer or employees would enter the building.

- *Directional Signage:* There are existing directional signs throughout the property that were modified as part of the Phase 1 approval and preliminary occupancy for the main building. The Master Sign Plan provides for the flexibility to maintain the existing signs and to allow for additional directional signage as needed to direct vehicular and pedestrian traffic throughout the property and within the parking lots and garages. The signs would be limited in size and height and must be located in a manner which does not impede driver or pedestrian line of sight. The Plan also would ensure that these signs are consistent in design.
- *Other Promotional and Temporary Signage:* The Plan provides significant flexibility in the use promotional signage such as light pole banners and signage for special events, grand openings and other promotional efforts. Temporary signage would not need a formal sign permit, but would require prior written approval by Village staff and would only be granted approval for a limited timeframe.
- *Existing Signage:* The Plan provides for the removal of existing temporary signage that has been installed on the property along Central Road and Lakewood Blvd. As outlined in the Plan, these existing temporary signs must be removed prior to the final inspection for the Electronic Message Center sign that would be permitted along Central Road as outlined in the Master Sign Plan.

STAFF ANALYSIS

The Master Sign Plan process has allowed property owners to have larger signs and more signs than would otherwise be permitted in the Zoning Code. As a trade-off for this, the Village has required that signs be of a higher quality design and to use elements and materials that complement the buildings in the area. This compromise has resulted in a higher quality of signs, which mutually benefits the property owner, tenants, and residents.

The Master Sign Plan covers the entirety of the 150 acre Bell Works property, inclusive of the residential component to the development which is under preliminary review at this time. The Plan accommodates the unique characteristics of a large mixed-use development with a significant number of tenants and different uses. The plan requires a cohesive set of design standards for all similar sign types throughout the property. The Plan should allow enough flexibility to prevent the need for amendments in the future for minor changes or additions.

MASTER SIGN PLAN STANDARDS

Section 9-3-8-M-13 of the Zoning Code requires that in instances where the Zoning Code cannot be strictly followed, that the owner may propose a Master Sign Plan to accommodate the signs on the property and to set standards and restrictions on the signs. The Village requires a Master Sign Plan in lieu of sign variations except where a Master Sign Plan is not feasible or warranted (for a very minor request where a variation is deemed acceptable to request). The Zoning Code lists the goals that a Master Sign Plan should achieve as follows:

- Result in architecture and graphics of a scale appropriate for the subject development and the surrounding area;
- Provide signage consistent with the site plan and architecture of the project:

- Avoid visual clutter;
- 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
- Result in a unified theme of signage for the project.

Petitioners are encouraged to take a comprehensive approach to each master sign plan proposal because the plan will provide guidelines for signs that are desired both today, and into the future. The Plan functions as a "mini-sign code" for the property. The creation of a Master Sign Plan involves merging and considering several perspectives, including:

- Current Code requirements.
- Prior variation history on the subject property, as well as similar properties.
- Existing signage on the property.
- Specific current signage requests by the property owner.
- Likely possible signage requests in the future (consider the type use of the property and its location).
- Unique characteristics of the subject property.

NOTIFICATION

Letter notices were sent to all surrounding properties within 300 feet of the development. No objections were received.

RECOMMENDED CONDITIONS

If the Planning and Zoning Commission finds that the standards for a Master Sign Plan have been met, Staff recommends the following conditions:

1. Sign permits shall be obtained for all exterior ground and wall signage, with the exception of wall directional signage as outlined in the Master Sign Plan.
2. The Temporary Real Estate Sign approved by Ordinance 4798-2020 shall be removed prior to the final inspection of the Electronic Message Center sign (as outlined in Section C-5 of the Master Sign Plan), or by the expiration date of July 20, 2023, whichever occurs first.
3. The existing non-permitted signs and associated lighting located on Center Drive shall be removed prior to the final inspection of the Electronic Message Center sign (as outlined in Section C-5 of the Master Sign Plan), or by November 1, 2021, whichever occurs first.
4. Landscaping shall be provided around the base of all ground signs in a manner acceptable to the Director of Development Services. A landscape plan or statement shall be provided with each freestanding sign application.

Attachments: Location Map
 Application
 Master Sign Plan
 Bell Works Sample Sign Package



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING GENERAL APPLICATION*

Special Use for _____ Rezoning from _____ to _____

Variation: Commercial Residential Sign

Plat (Subdivision & Others): Preliminary Final

Site Plan: Amendment Concept Preliminary Final

Master Sign Plan: Amendment

Other: _____

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

Posting of Notification Sign(s) may be required.

Specific requirements will be provided when your request is scheduled.

FOR VILLAGE USE ONLY

Hearing Fee _____ Check No. _____ Date Paid _____

Project Number: _____

Staff Assigned: _____

Meeting Date: _____

Public Hearing: Yes No

Sign Posting Required: Yes No

Date Sign Posted _____

PLEASE PRINT OR TYPE

Date: 7/13/21

Project Name: Bell Works Chicagoland

Project Description: Mixed-use campus

Project Address/Location: 2000 Center Drive, Hoffman Estates IL

Property Index No. 01-36-301-013, 01-36-402-014, 01-36-401-005, 1-36-401-006

Acres: 152.738

Zoning District: _____ CML-Mixed Use contingent on closing

I. Owner of Record

Hoffman Estates Acquisitions, LLC Somerset Development, LLC

Name		Company
101 Crawfords Corner Road		Holmdel
Street Address		City
NJ	07733	732-367-2828
State	Zip Code	Telephone Number
		ralph@sdnj.com
Fax Number		E-Mail Address

II. Applicant (Contact Person/Project Manager)

Ralph Zucker Somerset Development, LLC

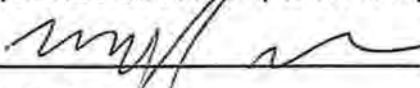
Name		Company
101 Crawfords Corner Road		Holmdel
Street Address		City
NJ	07733	732-367-2828
State	Zip Code	Telephone Number
		ralph@sdnj.com
Fax Number		E-Mail Address

Applicant's relationship to property: Owner

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:**

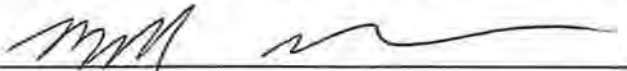
I understand the requirement for the owner or an authorized representative to be present at the meeting with full authority to commit to requests, conditions and make decisions on behalf of the owner. I hereby authorize Ken Gold to act on my behalf and advise that he/she has full authority to act as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

	<u>Ralph Zucker</u>
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: _____ 

Owner's Name (Please Print): Ralph Zucker

Applicant's Signature: _____
(If other than Owner)

Applicant's Name (Please Print): _____

Date: 7/13/21

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:

- | | |
|--------------------------------------|--|
| <input type="checkbox"/> Special Use | <input checked="" type="checkbox"/> Master Sign Plan |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Variation | |
| <input type="checkbox"/> Plat | |
| <input type="checkbox"/> Site Plan | |

EXHIBIT A

Bell Works - 2000 Center Drive

P.I.N.: 01-36-401-005, 01-36-301-013, 01-36-401-006, 02-36-402-014



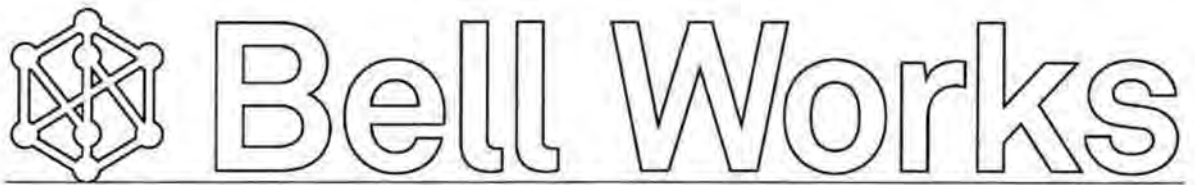
Legend

	Parcel
	Subject Property
	Village Boundary



Planning and Transportation
The Village of Hoffman Estates
July 2021

Exhibit C



Master Sign Plan

July, 2021

Bell Works
Master Sign Plan
July, 2021

Introduction

These Master Sign Plan requirements have been developed based on the signage that is unique to the Bell Works development. This plan has been designed to include signage typical of a large complex with numerous entrances and buildings, and directional and instructional signage needs unique to a large mixed use development with multiple tenants. Sign requirements for all building and parcels are included in this Master Sign Plan to promote cohesion among all signs.

A. Area Included in Master Sign Plan

This Master Sign Plan applies to the entirety of the Bell Works property commonly referred to as 2000 Center Drive, 2001 Lakewood Boulevard, and 2501 Eagle Way, including several buildings on approximately 150 acres. The area included is shown in the Overall Master Sign Plan Exhibit included in this plan, herein referred to as the “property”.

B. General Provisions

1. 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 Development Services Department.
2. Illumination. Signs shall only be internally illuminated unless otherwise indicated in this Master Sign Plan.
3. Landscaping. Landscaping shall be provided at the base of all monument ground signs, unless determined to be unsafe or not feasible by the Village Department of Development Services.
4. Sign Design. Colors and letter graphic styles on the signs shall be determined by the owners of the property. Signs shall be of a consistent design for similar sign types so that signage throughout the property share a cohesive style.
5. Calculation of Sign Area. The area of each sign shall be calculated in accordance with the Village Code requirements, 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.
6. Permits. Sign permits shall be required in accordance with Section 9-3-8-A of the Zoning Code.
7. 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

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Sign Plan regulations shall apply. Any previous zoning relief granted for signage related to this property is no longer valid except as specifically identified in this plan.

8. Master Sign Plan. This document and the attached exhibit represent the entire Master Sign Plan.

C. Ground Signs

1. Entrance Ground Signs. One entrance ground sign shall be permitted at each entrance from a public right-of-way into the property, including Central Road, Eagle Way, Lakewood Boulevard, and Huntington Boulevard. Such entrance signs shall be permitted as follows:
 - a. Main Entrance Signs. One Main Entrance Sign shall be permitted at each of the Center Drive intersections with Central Road and Lakewood Boulevard (3 total). Such signs shall not exceed a maximum of 10 feet in height and a total surface area of 300 square feet per side. Each Main Entrance Sign shall be setback a minimum of 10 feet from any property line, drive aisle, or pedestrian path, and shall not impact visibility for pedestrians or motorists. Each Main Entrance Sign may have an electronic message center component so long as it does not exceed 50% of the total surface area of the sign face. The messages and images displayed on the electronic portion of the sign shall be limited to promotion of the property, tenants within the property, and events held at the property. Messages shall not change more frequently than once every 5 seconds.
 - b. Minor Entrance Signs. One Minor Entrance Sign shall be permitted at all intersections that do not have a Main Entrance Sign. Such Minor Entrance Sign shall not exceed a maximum of 10 feet in height and a total surface area of 150 square feet per side. Each Minor Entrance Sign shall be setback a minimum of 10 feet from any property line, drive aisle, or pedestrian path, and shall not impact visibility for pedestrians or motorists.
2. Building Ground Signs. Two Building Ground Signs shall be permitted at the main entrances to each commercial building on the property. Such signs shall not exceed a maximum of 6 feet in height and a total surface area of 150 square feet. Building Ground Signs shall be setback a minimum of 5 feet from a drive aisle, parking lot, or pedestrian path or access and shall not impact visibility for pedestrians or motorists. Each Building Ground Sign may have an electronic message center component so long as it does not exceed 30% of the total surface area of the sign face. The messages and images displayed on the electronic portion of the sign shall be limited to promotion of the property, tenants

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within the property, and events held at the property. Messages shall not change more frequently than once every 5 seconds.

3. Monolith Ground Signs. Six Monolith Ground Signs shall be permitted along Center Drive. Such signs shall not exceed a maximum of 13 feet in height and a total surface area of 65 square feet per side. Each Monolith Ground Sign may include digital screen(s) for display of names and/or logos of tenants within the property or otherwise display the development name and/or logo, or the display of campus wide or seasonal events. The intent of these signs is not to provide a constant scrolling messaging and 'daily specials' and tenant specific product and service promotions are not allowed. Messages shall not change more frequently than once every 60 seconds.
4. Sculptural Placemaking Sign. Two Sculptural Placemaking signs shall be permitted on the property. Such signs shall not exceed a maximum of 16 feet in height and a total surface area of 250 square feet per side.
5. Electronic Message Center. One Electronic Message Center sign shall be permitted along the Central Road frontage of the property in conformance with the following standards:
 - a. A maximum of two sign faces shall be permitted with a maximum surface area of 1200 square feet each.
 - b. A development logo may be placed above each sign face and shall not exceed a maximum surface area of 200 square feet.
 - c. The total height of the sign shall not exceed 50 feet, inclusive of the support, electronic message center, and development logo.
 - d. The sign base shall be located a minimum of 20 feet from the property line. No portion of the sign shall extend over the property line.
 - e. The message on the electronic portion of the sign shall not change more frequently than once every 5 seconds.
 - f. The messages and images displayed on the electronic portion of the sign shall be limited to promotion of the property, tenants located within the property, or events held at the property.
 - g. Signs shall be subject to surface luminosity limits consistent with the recommendations of the Illuminating Engineering Society (IES). Illuminance should be adjusted per the IES recommendations for daylight and nighttime illuminance. Incremental luminance limits shall be considered for overcast or foggy days.

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h. The sign shall comply with all applicable State regulations.

D. Wall Signs – Commercial Buildings

1. Building Wall Signs. One wall sign shall be permitted on each commercial building wall that faces a public street, parking lot, or private access drive throughout the property. Such signs shall be building or roof mounted and shall not exceed a maximum surface area of 180 square feet each. There shall be no limit on the height of a Building Wall Sign, provided that the sign does not extend more than five feet above the roof of the building. The total permitted surface area for an individual building may be combined for a larger sign, provided that a single Building Wall Sign does not exceed 500 square feet.
2. Building Entrance Wall Signs. In addition to Building Wall Signs, one sign shall be permitted above or to the side of each building entrance that is used for customer or employee access. Such signs shall be building or canopy mounted and shall not exceed a maximum surface area of 50 square feet per sign.
3. All permitted wall signs shall be internally illuminated and shall consist of channel letters. If mounted to a wall, the signs may be mounted to a raceway or directly to the building. If mounted to the roof or canopy, the signs shall be directly mounted to the roof without a raceway. All wall signs shall be of a consistent design.

E. Directional Signs.

1. Ground Directional Signs. Signs shall be permitted to direct visitors to different portions of the property. Such signs shall have a maximum height of 6 feet and total surface area of 50 square feet. There shall be no specific limit to the number of Ground Directional Signs, but such signs shall be located in manner which does not impede driver or pedestrian line of sight. Ground Directional Signs shall be of consistent design.
2. Wall Directional Signs. Signs shall be permitted on building façades and interior walls to direct visitors throughout the property, provided the signs do not exceed a maximum surface area of 12 square feet. Wall Directional Signs shall be of consistent design. No permits shall be required for Wall Directional Signs.
3. Parking Lot Directional Signs. Signs shall be permitted at parking lot and garage entrances, walls, pedestrian areas, and on light poles to direct pedestrian and vehicular traffic within the parking lots and garages and identify parking levels and sections. Such signs shall be of consistent design. No permits shall be required for wall Parking Lot Directional Signs. Ground signs located outside of a parking garage shall require a sign permit.

Bell Works
Master Sign Plan
July, 2021

G. Existing Signs

1. Temporary Real Estate Sign. Ordinance 4798-2020 granted a variation to allow a temporary real estate sign to be placed along the Central Road frontage of the property. The variation included relief for the size and height and was conditioned on a three-year time limit with an expiration date of July 20, 2023. Such Temporary Real Estates Sign shall be removed prior to the final inspection of the sign permit for the Electronic Message Center (as outlined in Section C-5 of this Master Sign Plan), or by the expiration date of July 20, 2023, whichever occurs first.
2. Existing Non-permitted Ground Signs. Existing non-permitted signs and associated lighting located on Center Drive shall be removed prior to the final inspections of the sign permit for the Electronic Message Center (as outlined in Section C-5 of this Master Sign Plan), or by November 1, 2021, whichever occurs first.

H. Miscellaneous Signs

1. Light Pole Banner Signs. Signs shall be permitted to be affixed to light poles throughout the property. Such signs shall be affixed securely to each light pole and constructed of durable, weather resistant materials. The bottom of the sign shall be installed at a height of at least 8 feet above grade if it is located within 2 feet of a pedestrian travel area and 14 feet of a vehicular travel area. Each sign may contain up to 4 sides, with each sign being no greater than 10 square feet. Display brackets must be removed or folded against the pole when not in use. Such signs shall be of consistent design. No permits shall be required for Light Pole Banner Signs.
2. Flag Poles. Each commercial building on the property may have up to 6 poles to display official flags of any nation, state or political subdivision, or corporate flags. Flag poles shall not require a sign permit, but any associated lighting must obtain all required permits.
3. Temporary Traffic Control Signs. During construction and special events, temporary signs in accordance with MUTCD standards may be permitted as determined necessary by the Village Department of Development Services.
4. Temporary Promotional Signs. Temporary signs for special events, grand openings, or other promotional efforts related to the property or the tenants of the property shall be permitted, provided it has received prior approval by the Village Development Services Department. Approval for such signs shall be granted with a specific timeframe. Sign and/or other Village permits may be required for such signs at the determination of the Village Development Services Department.

Bell Works
Master Sign Plan
July, 2021

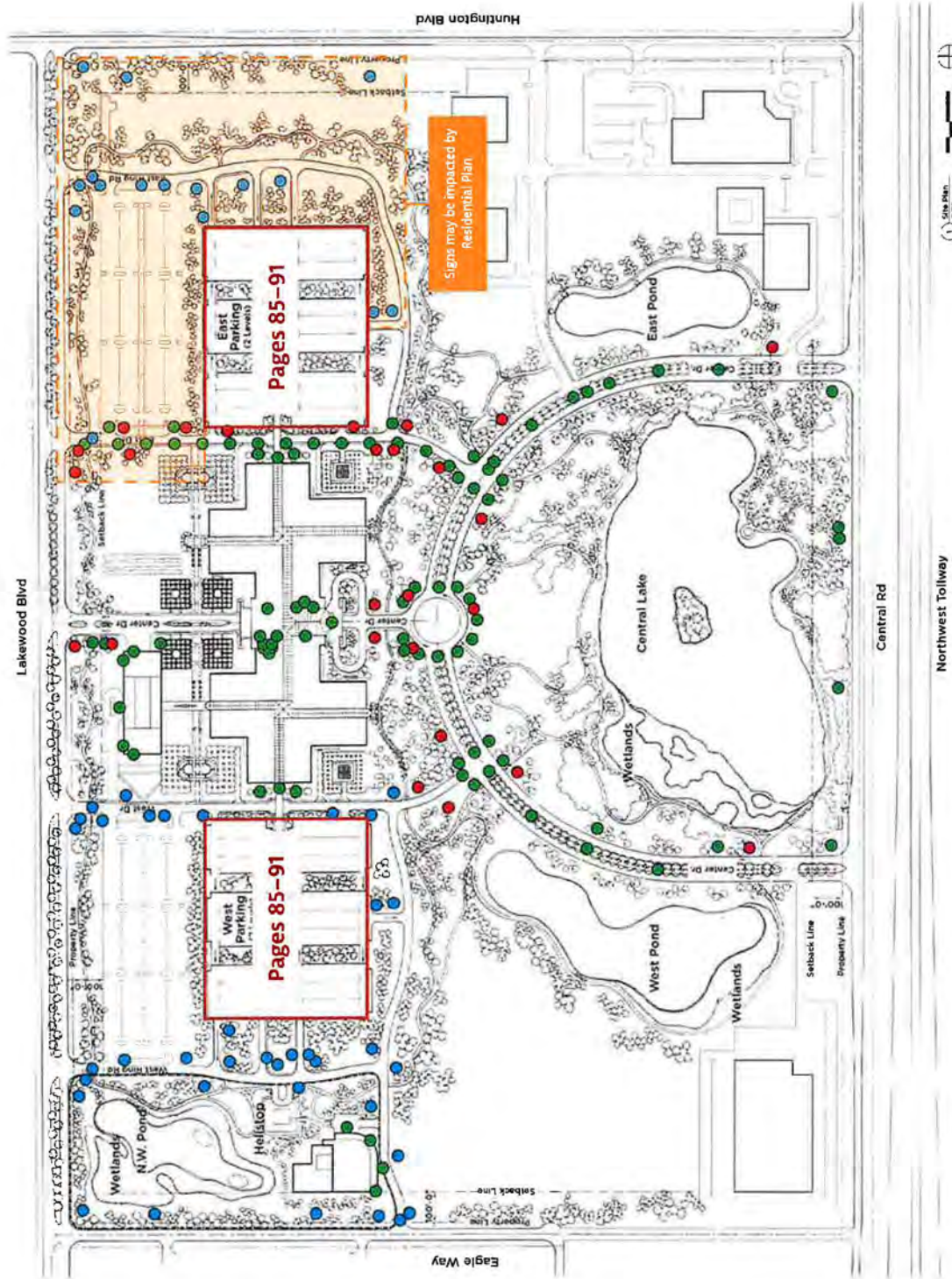
I. Amendments

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 similar design and colors.

2. Interpretations. Signs that are not explicitly addressed in the provisions of this plan, but that meet the intent of the plan may be permitted through approval by the Village Development Services Department.

3. New Signs. The addition of new signs or relocation of existing signs shall not require a formal amendment to this plan, provided the signs meet all requirements of this plan. Any amendment to make substantial changes to the approved signs in this plan shall be subject to review by the Planning & Zoning Commission and approval by the Village Board through the process outlined in the Zoning Code for variations.

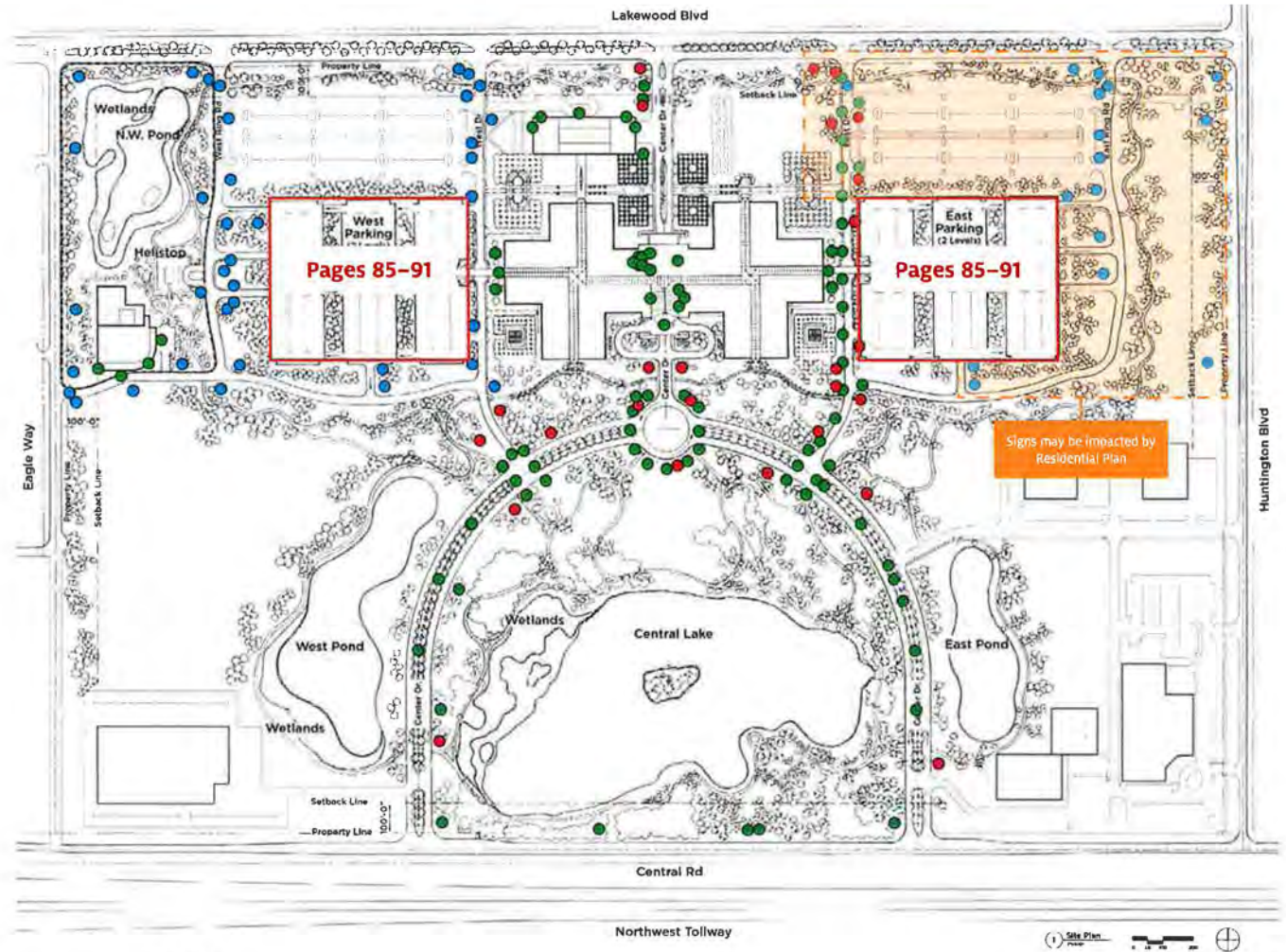
Bell Works
Master Sign Plan
July, 2021



Overall Master Sign Plan Exhibit

Bell Works Chicagoland
Signage Master Plan – Exterior

EXTERIOR SIGNAGE Locations



KEY:

- Existing Signage to be Replaced
- Existing Signage Updated for TCO
- New Proposed Signage

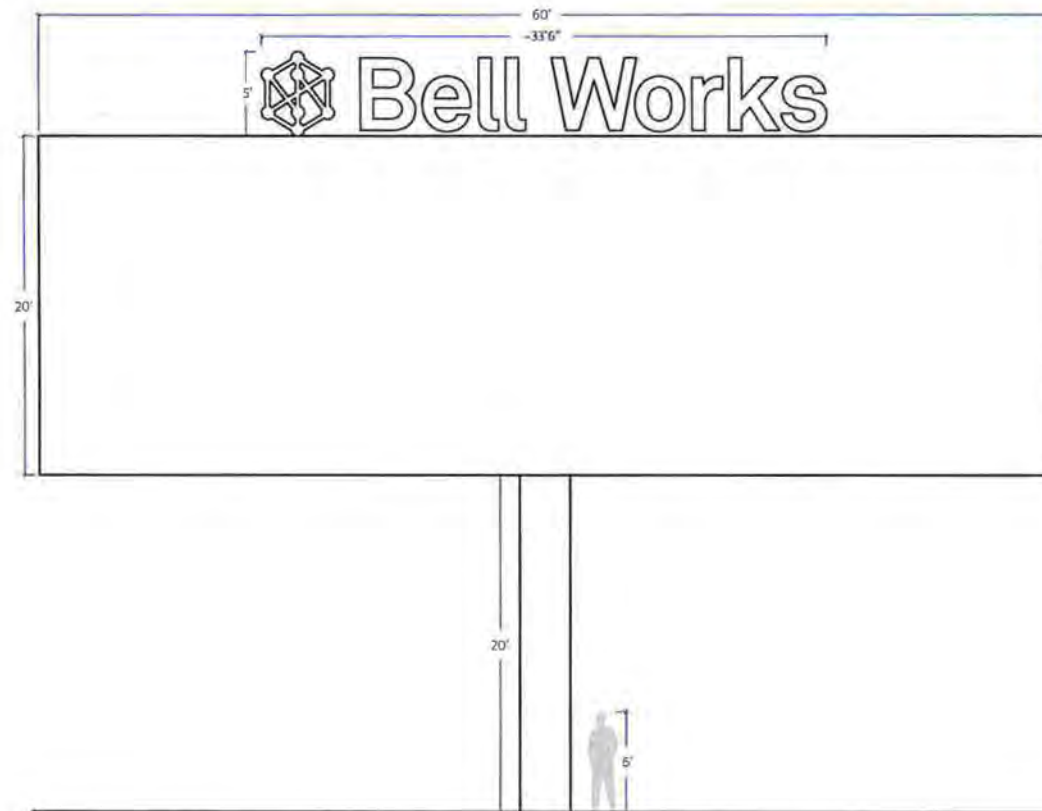
Positions to be confirmed on site

E.ENT.7 – DIGITAL BILLBOARD SIGN Overview



NOTES:

- Digital billboard along Central Road
- Static imagery, minimum length of 8 seconds, only used for tenant and owner on-site marketing
- White Bell Works logo, internally lit
- Billboard illumination settings will adjust based on time of day
- Structure specifics to be confirmed



E.ENT.7 – DIGITAL BILLBOARD SIGN

Context

West View



East View



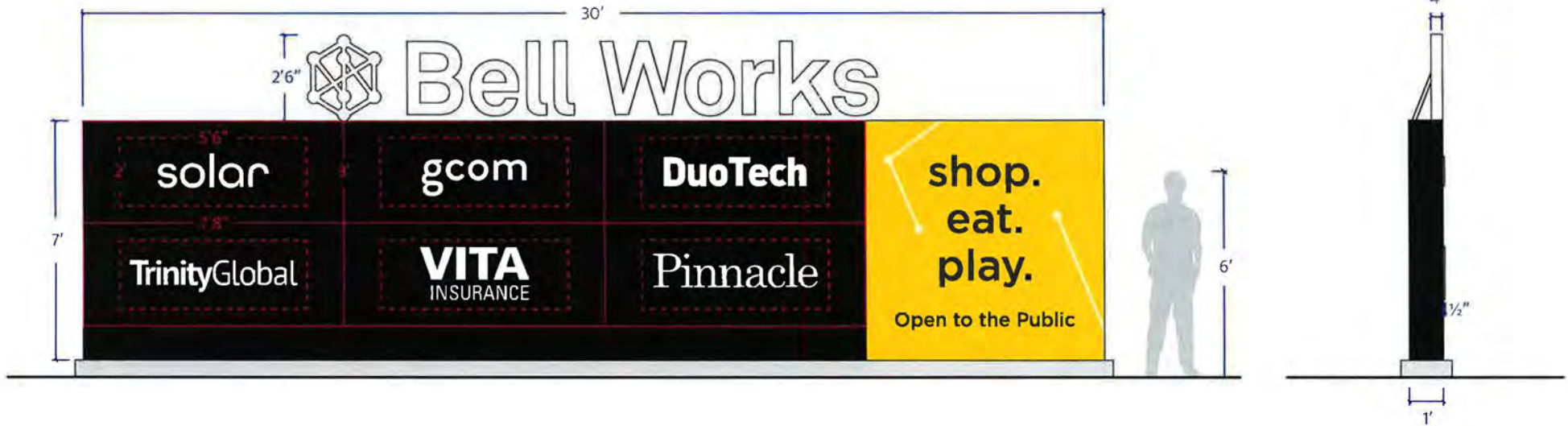
E.ENT.1 – ENTRANCE MONUMENT SIGN

Overview



NOTES:

- Monument signage at property entrances
- Push through 1/8" thick white illuminated copy
- 1/2" thick edge-lit black copy
- Note: Yellow area may be digital display
- Bell Works logo is internally lit
- Landscaping will be required at each entrance
- For sign locations, go to Location Plans section (Pages 70–102)



E.ENT.1 – ENTRANCE MONUMENT SIGN

Overview

West Entrance



East Entrance



NOTES:

- Monument signage at property entrances
- Push through 1/2" thick white illuminated copy
- 1/2" thick edge-lit black copy
- Note: Yellow area may be digital display
- Bell Works logo is internally lit
- Landscaping will be required at each entrance
- For sign locations, go to Location Plans section (Pages 70-102)

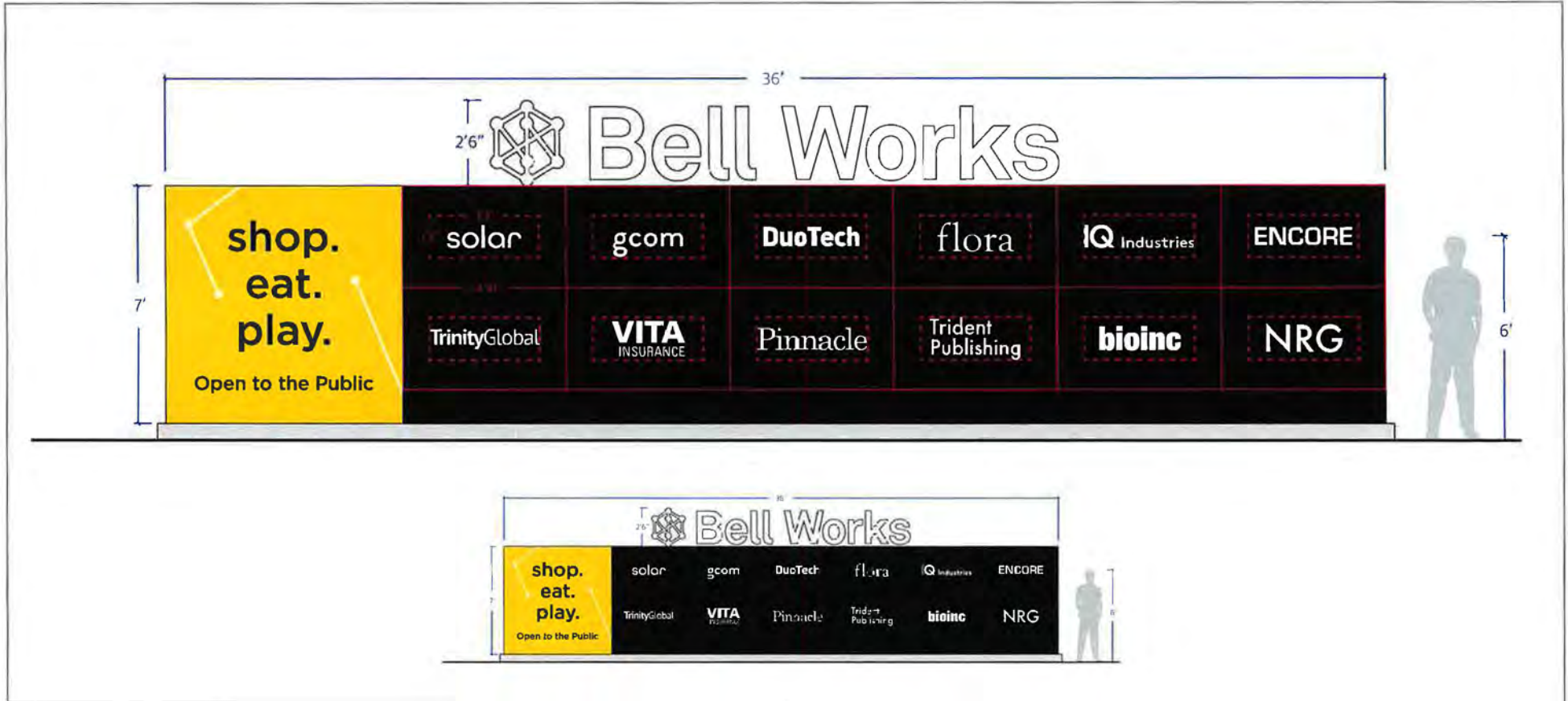
E.ENT.1 – ENTRANCE MONUMENT SIGN

Overview

North Entrance

NOTES:

- Monument signage at property entrances
- Push through 1/8" thick white illuminated copy
- 1/2" thick edge-lit black copy
- Note: Yellow area may be digital display
- Bell Works logo is internally lit
- Landscaping will be required at each entrance
- For sign locations, go to Location Plans section (Pages 70-102)



E.ENT.1 – ENTRANCE MONUMENT SIGN

Context

East Entrance



NOTES:

- Monument signage at property entrances
- Push through 1/8" thick white illuminated copy
- 1/2" thick edge-lit black copy
- Note: Yellow area may be digital display
- Bell Works logo is internally lit
- Landscaping will be required at each entrance
- For sign locations, go to Location Plans section (Pages 70-102)

E.ENT.1 – ENTRANCE MONUMENT SIGN

Context

North Entrance

NOTES:

- Monument signage at property entrances
- Bell Works logo is internally lit
- Push through ½" thick white illuminated copy
- Landscaping will be required at each entrance
- ½" thick edge-lit black copy
- For sign locations, go to Location Plans section (Pages 70–102)
- Note: Yellow area may be digital display



E.ENT.1 – ENTRANCE MONUMENT SIGN Locations

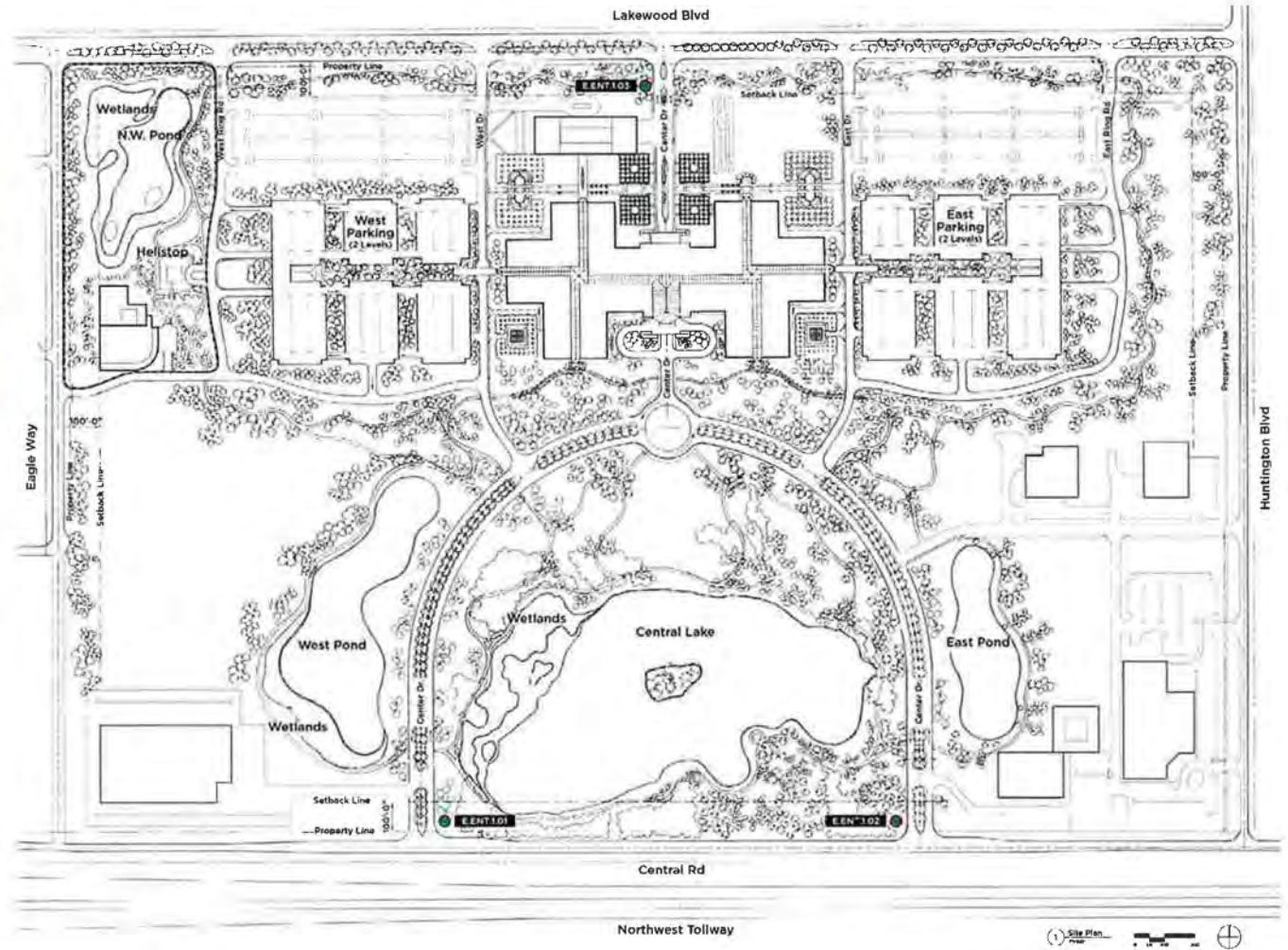


TOTAL: 3

KEY:

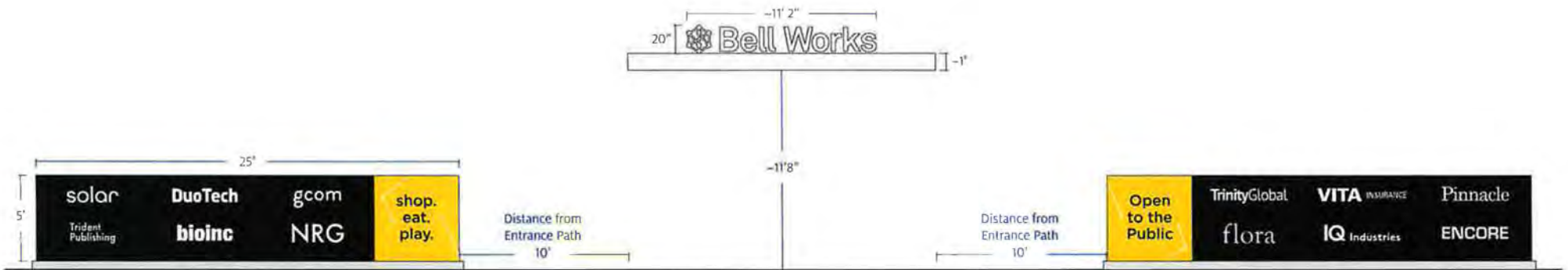
- Existing Signage to be Replaced
- Existing Signage Updated for TCO
- New Proposed Signage

Positions to be confirmed on site



E.ENT.2 + E.ENT.3 – BUILDING ENTRY MONUMENT SIGN + BELL WORKS SIGN (WEST|EAST)

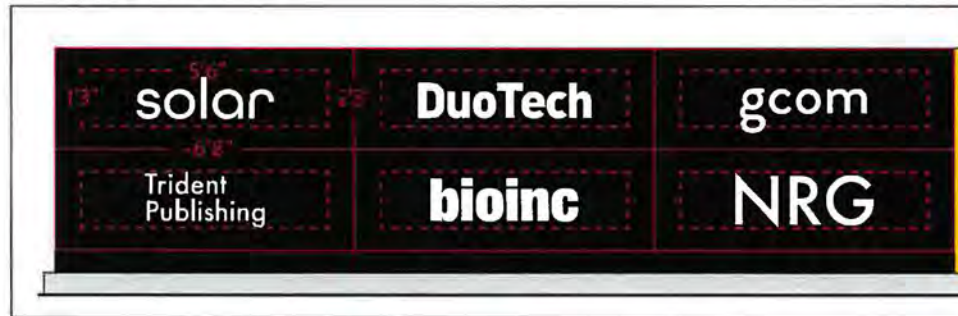
Overview



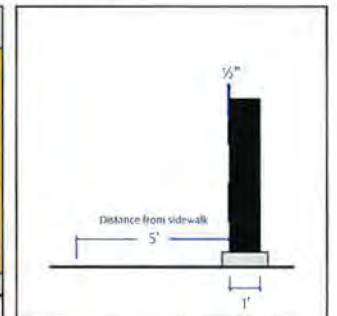
NOTES:

- Same design will be used at both East and West Building entrances. Tenant names will correspond to where they are located in the complex. This allows space for 24 tenant names, 12 at each entrance.
- Push through 1/8" thick white illuminated copy
- 1/2" thick edge-lit black copy
- Note: Yellow area may be digital display
- Landscaping may be required at both East and West Entrances
- Canopy measurement based on latest design from architects
- For sign locations, go to Location Plans section (Pages 70-102)

Tenant Logo Dimensions



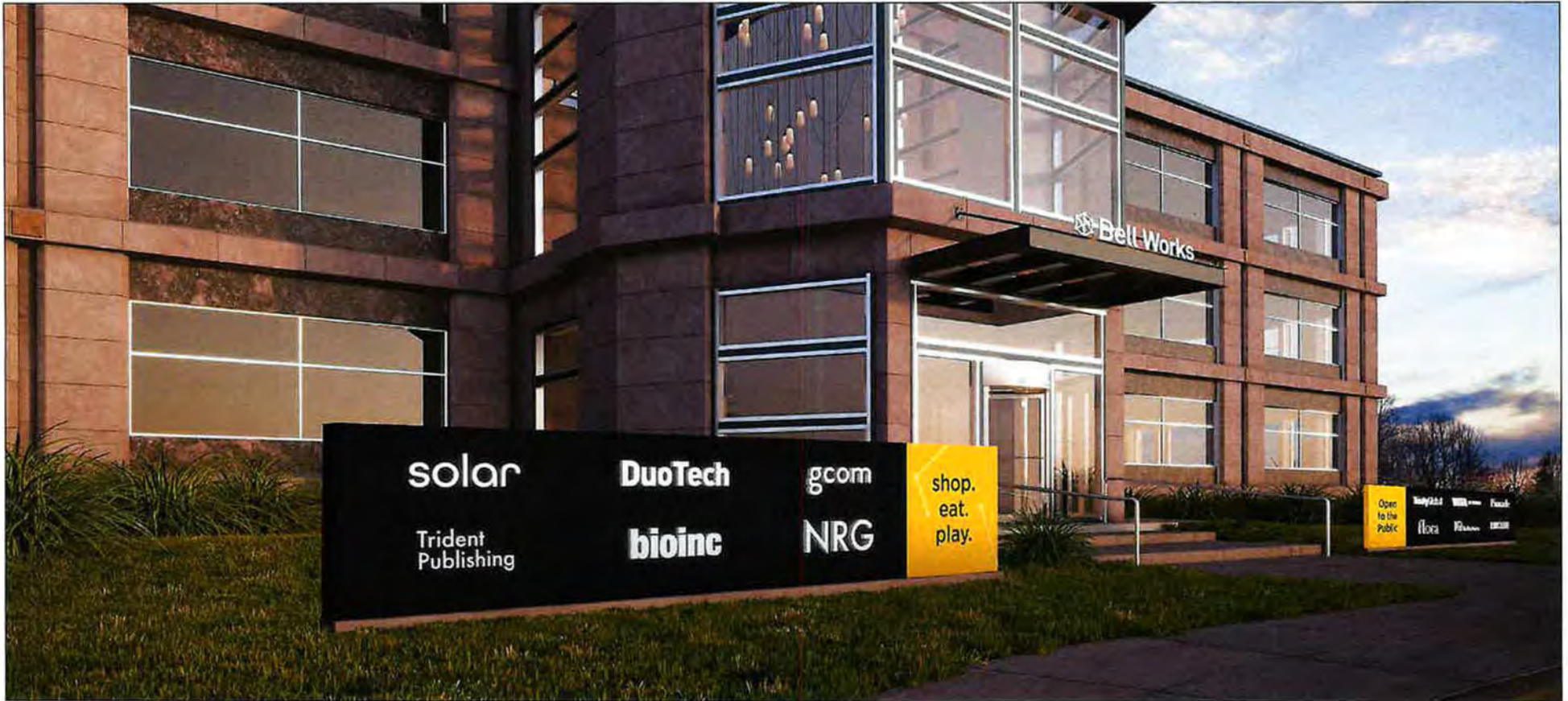
Side View



E.ENT.2 + E.ENT.3 – BUILDING ENTRY MONUMENT SIGN + BELL WORKS SIGN (WEST|EAST)

Context

East Entrance

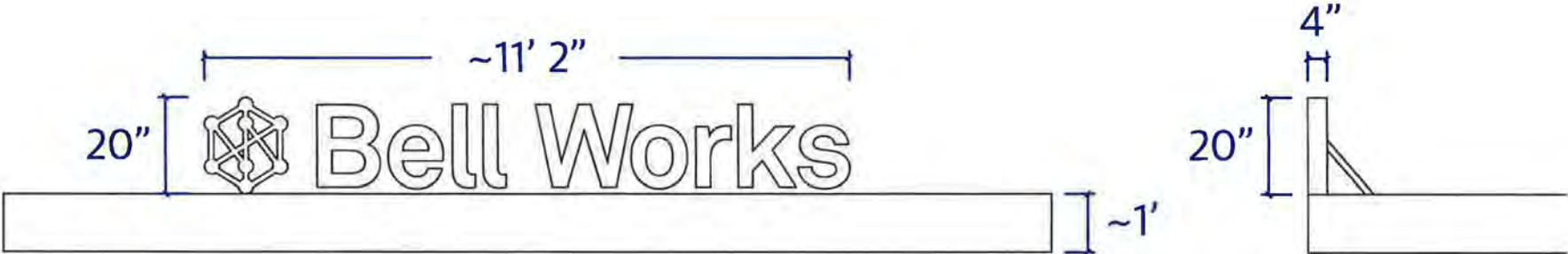


E.ENT.3 - BELL WORKS SIGN (WEST|EAST)

Overview

NOTES:

- Bell Works logo above entryway
- Bell Works logo is internally lit



E.ENT.2 + E.ENT.3 – BUILDING ENTRY MONUMENT SIGN + BELL WORKS SIGN (WEST|EAST)

Locations



E.ENT.2 TOTAL: 4
E.ENT.3 TOTAL: 2

KEY:

- Existing Signage to be Replaced
- Existing Signage Updated for TCO
- New Proposed Signage

Positions to be confirmed on site



E.ENT.4 – BELL WORKS SIGN (SOUTH)

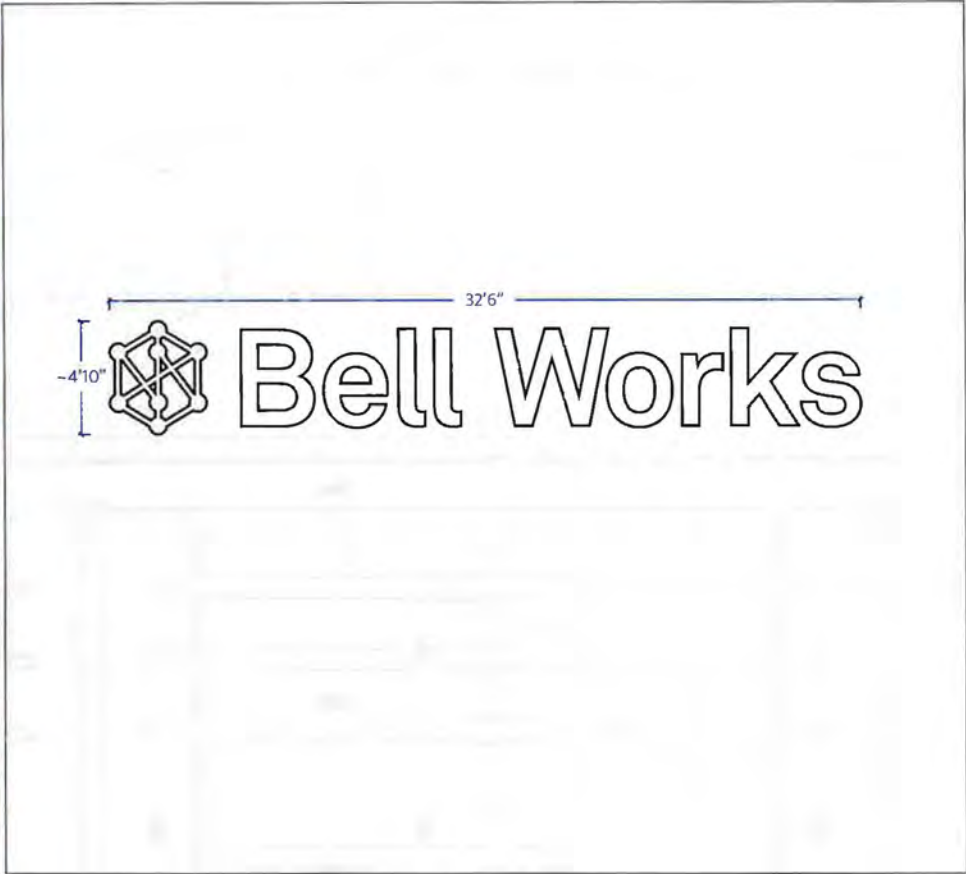
Overview

- NOTES:**
- Bell Works logo above entryway
 - Bell Works logo is internally lit
 - For sign locations, go to Location Plans section (Pages 70–102)

Photo



Elevation



E.ENT.4 – BELL WORKS SIGN (SOUTH)
Locations

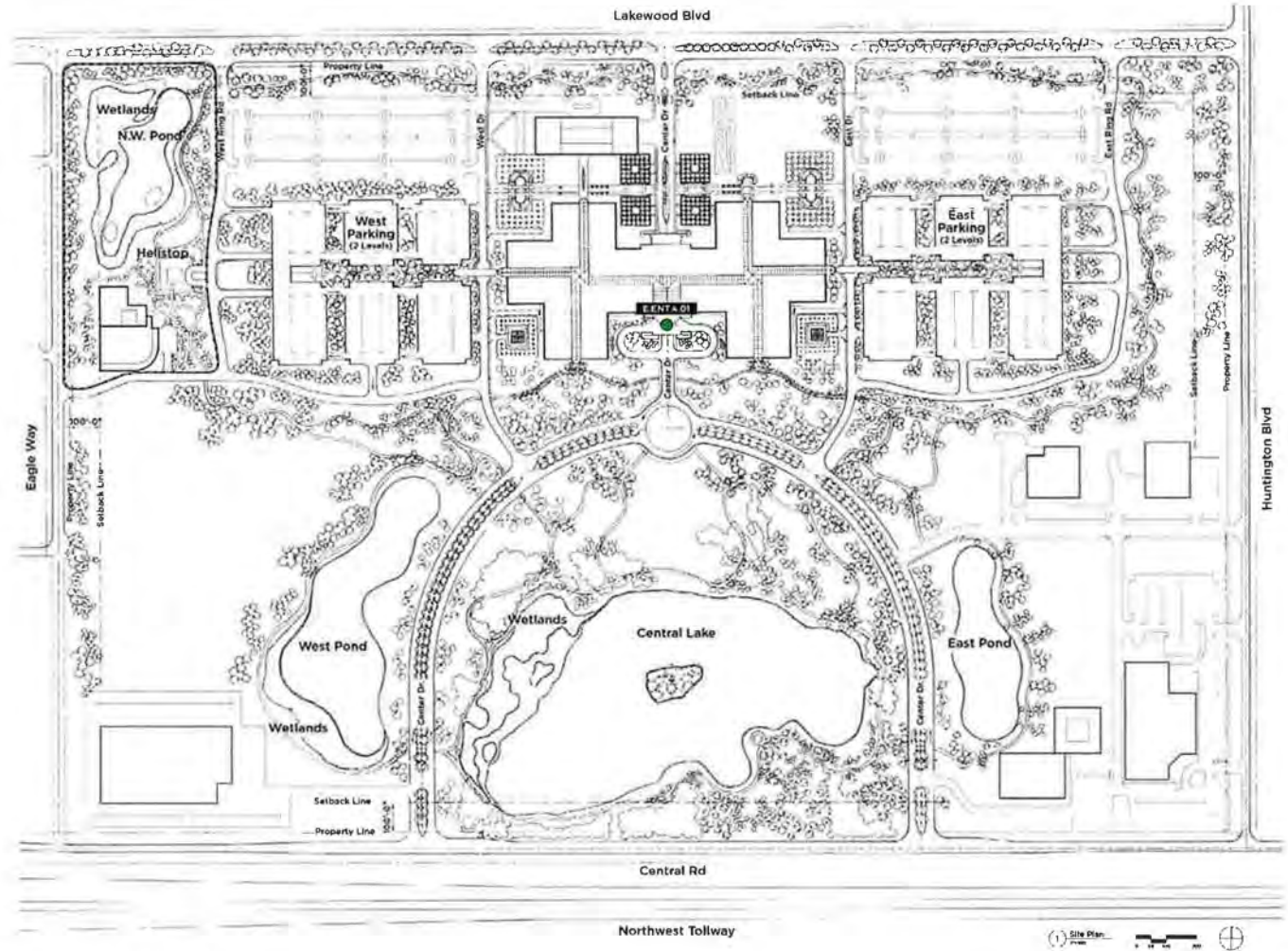


TOTAL: 1

KEY:

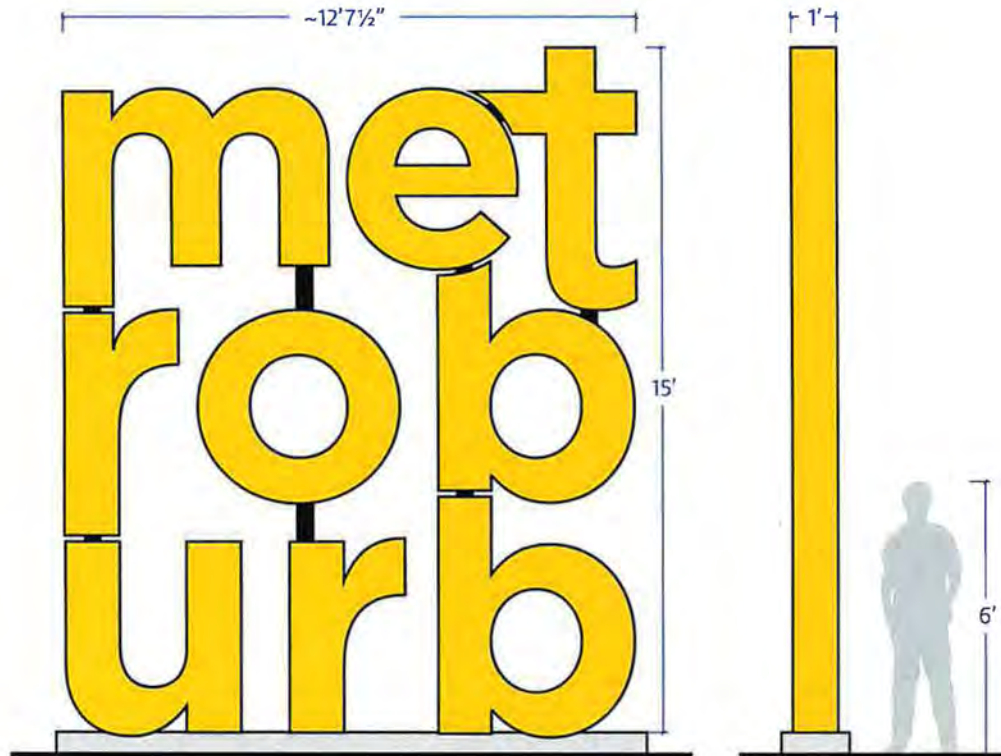
- Existing Signage to be Replaced
- Existing Signage Updated for TCO
- New Proposed Signage

Positions to be confirmed on site



E.ENT.5 – SCULPTURAL PLACEMAKING SIGN (CONCEPT)

Overview



NOTES:

- Monolithic and Iconic Placemaking Sign
- LED lighting with adjustable colors
- For sign locations, go to Location Plans section (Pages 70–102)

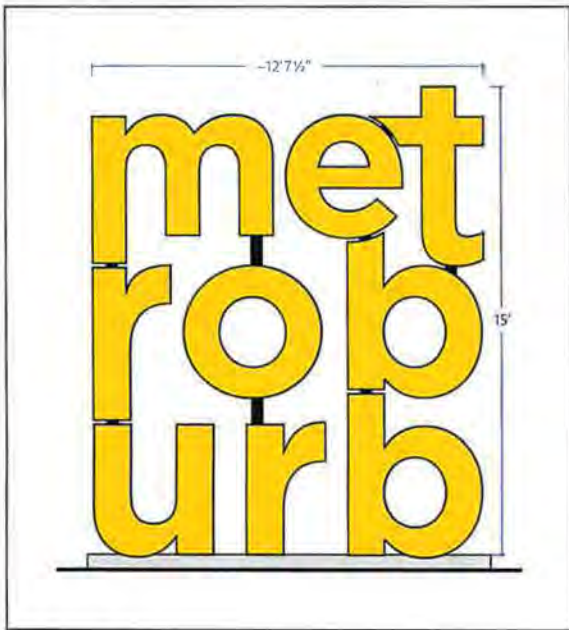
Reference



Location



E.ENT.5 – SCULPTURAL PLACEMAKING SIGN
Locations

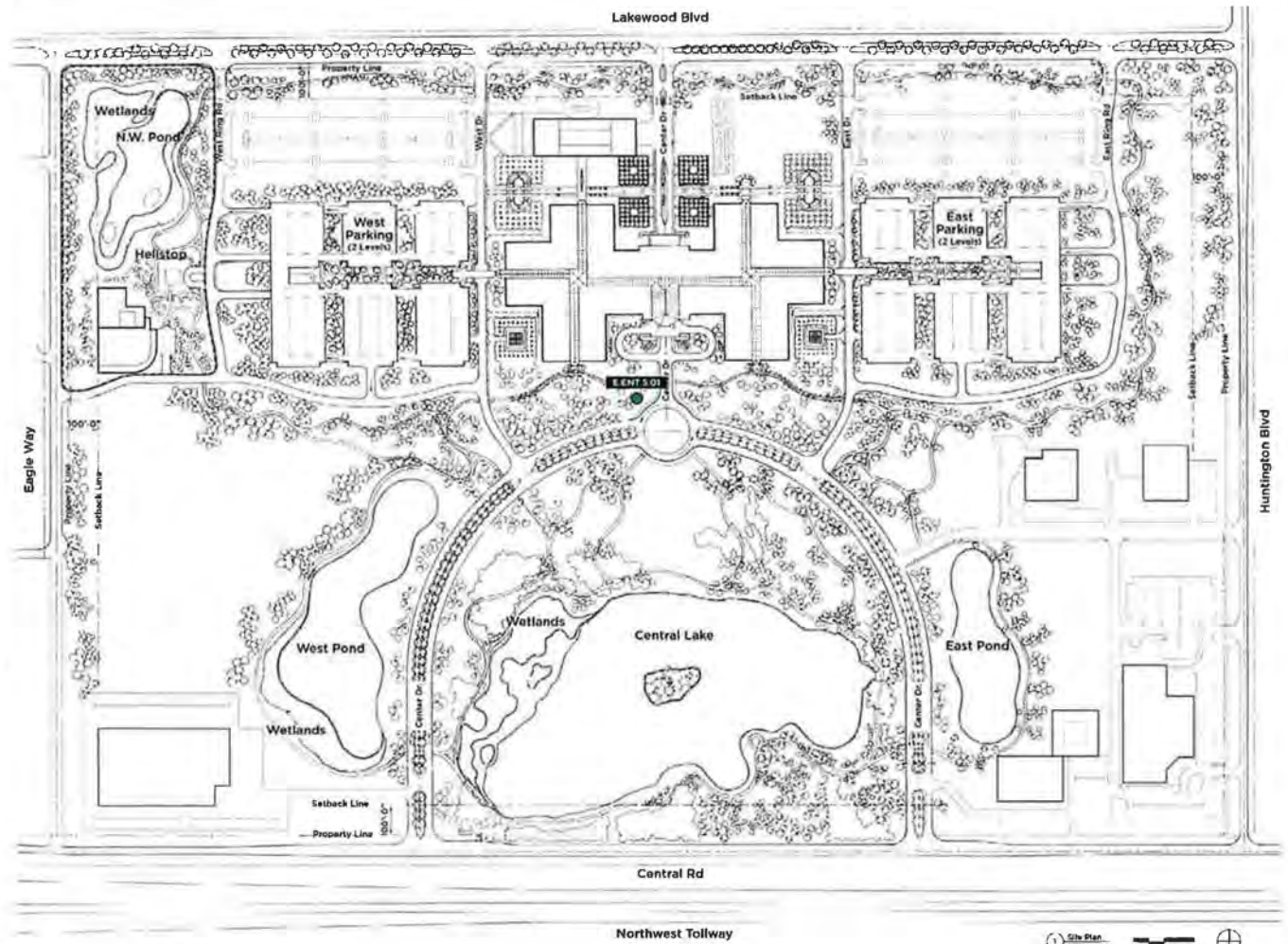


TOTAL: 1

KEY:

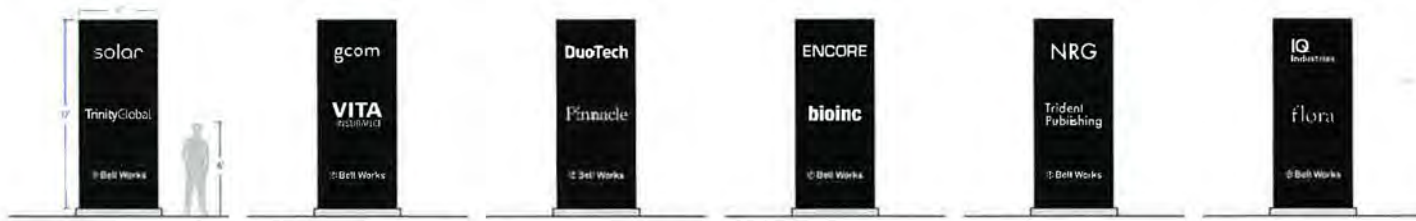
- Existing Signage to be Replaced
- Existing Signage Updated for TCO
- New Proposed Signage

Positions to be confirmed on site



E.ENT.6 – TENANT MONOLITH SIGN (CONCEPT)

Overview



NOTES:

- Tenant signs along the median of Center Drive
- 3 signs on West side, 3 signs on East side
- Push through ½" thick white illuminated copy
- Note: Signage may be digital display
- For sign locations, go to Location Plans section (Pages 70–102)

Reference



Location



E.ENT.6 – TENANT MONOLITH SIGN Locations

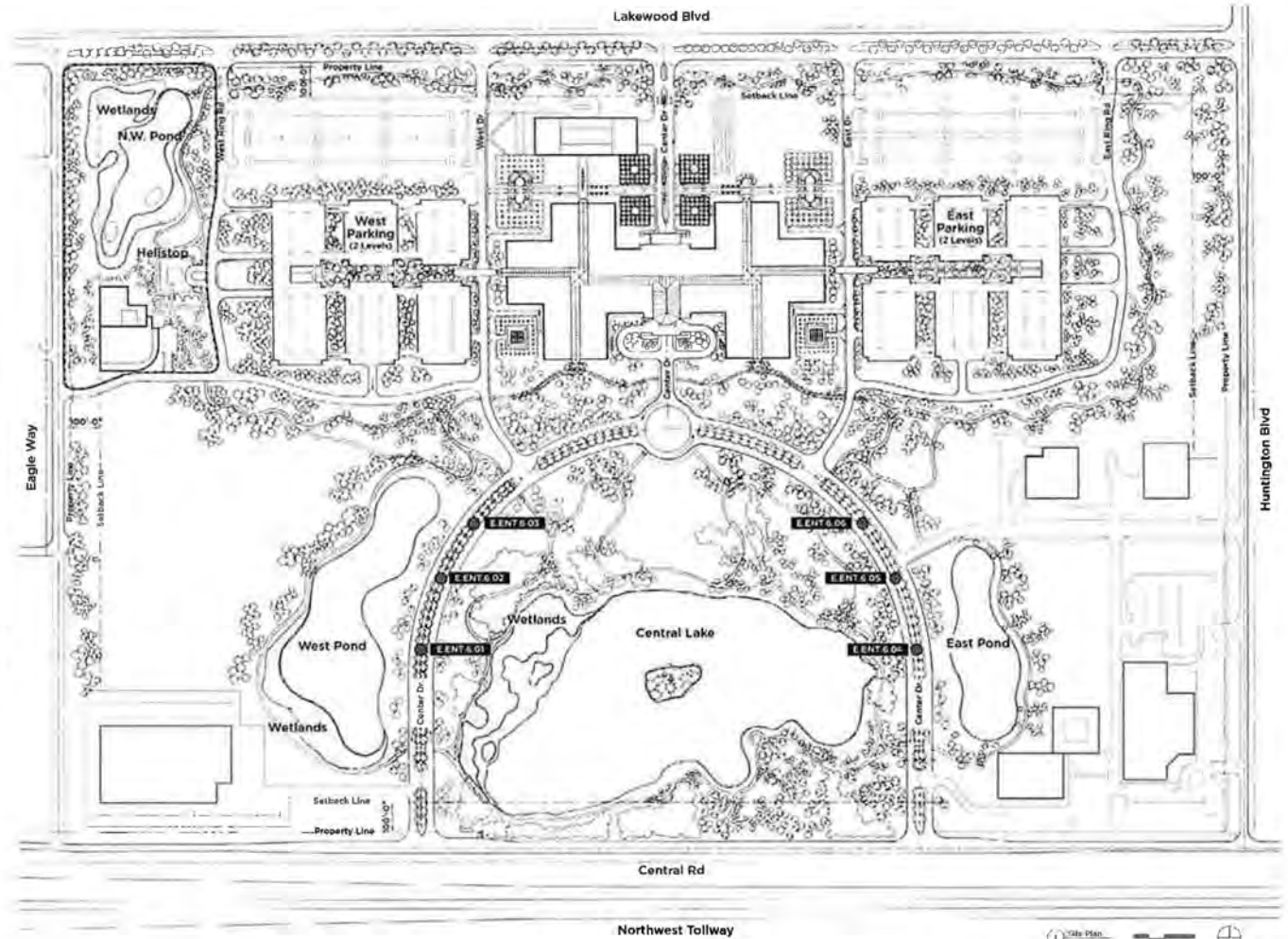


TOTAL: 6

KEY:

- Existing Signage to be Replaced
- Existing Signage Updated for TCO
- New Proposed Signage

Positions to be confirmed on site



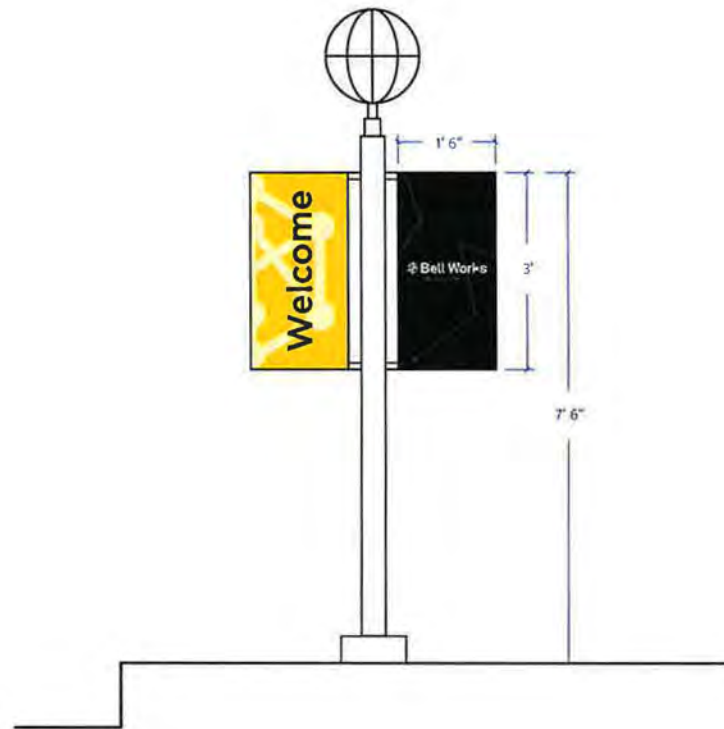
E.RD.4 – STREETLIGHT FLAG (EXISTING LIGHTING)

Overview

Photo



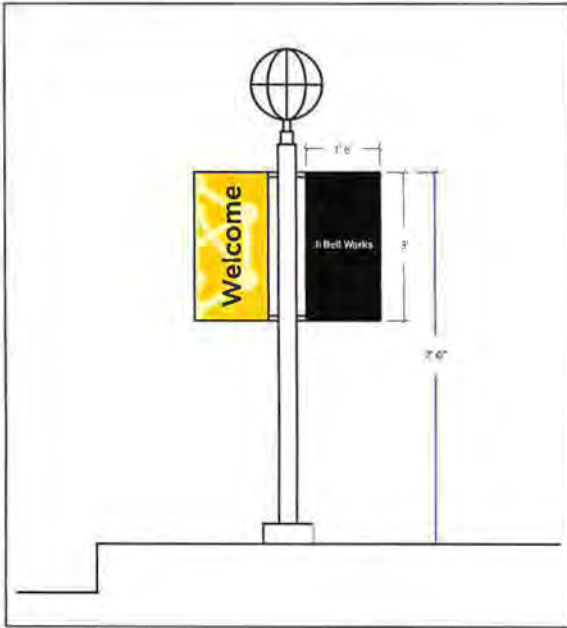
Reference



NOTES:

- Design refinement and specific dimensions will be determined in upcoming design round(s).
- Retrofit for signage mounts.
- Double-sided Fabric
- Specific poles that banners will be hung from will be determined at later date
- For sign locations, go to Location Plans section (Pages 70–102)

E.RD.4 – STREETLIGHT FLAG (EXISTING LIGHTING) Locations



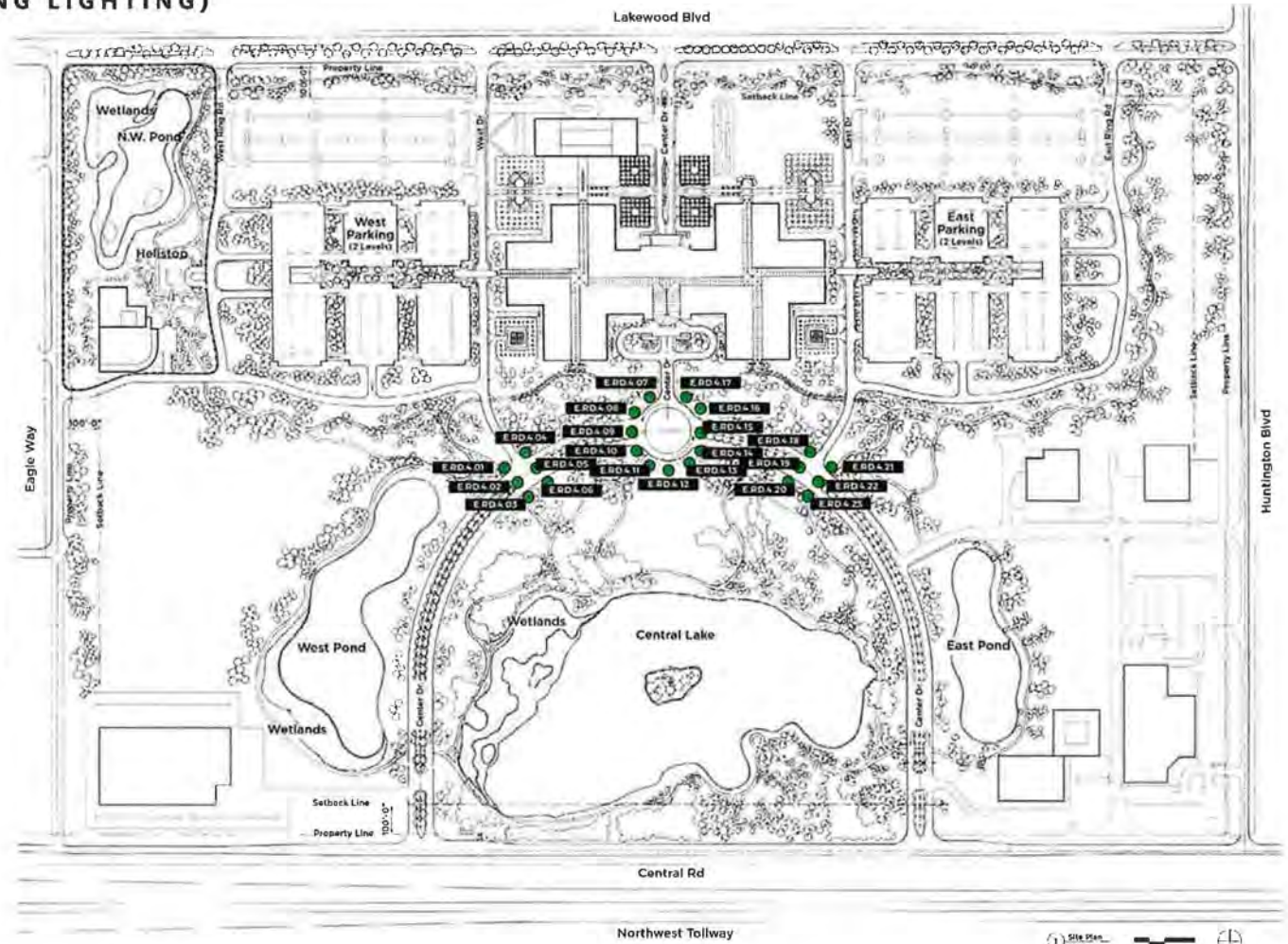
TOTAL: 13

*Specific poles that banners will be hung from will be determined at a later date.

KEY:

- Existing Signage to be Replaced
- Existing Signage Updated for TCO
- New Proposed Signage

Positions to be confirmed on site

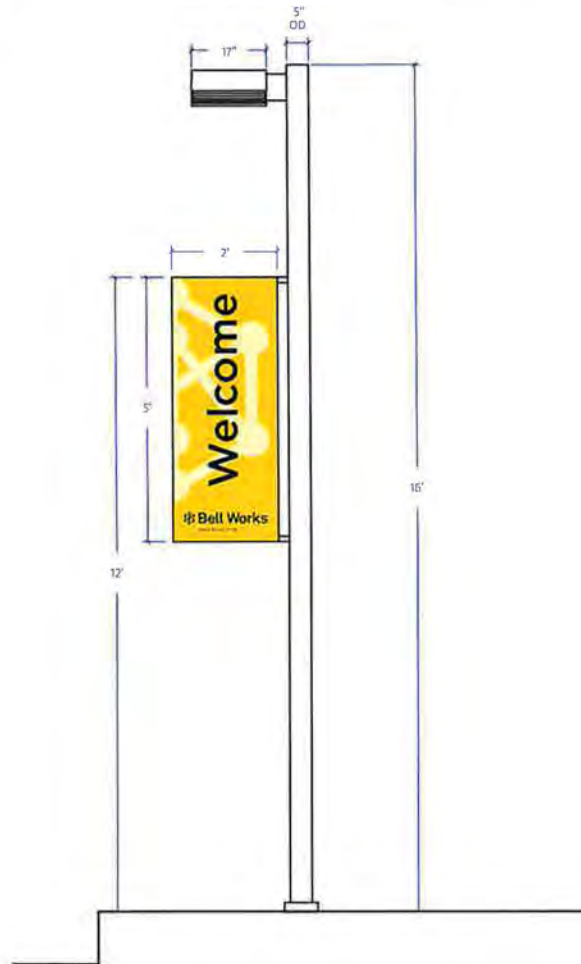


E.RD.5 – STREETLIGHT FLAG (NEW LIGHTING) Overview

Photo



Reference

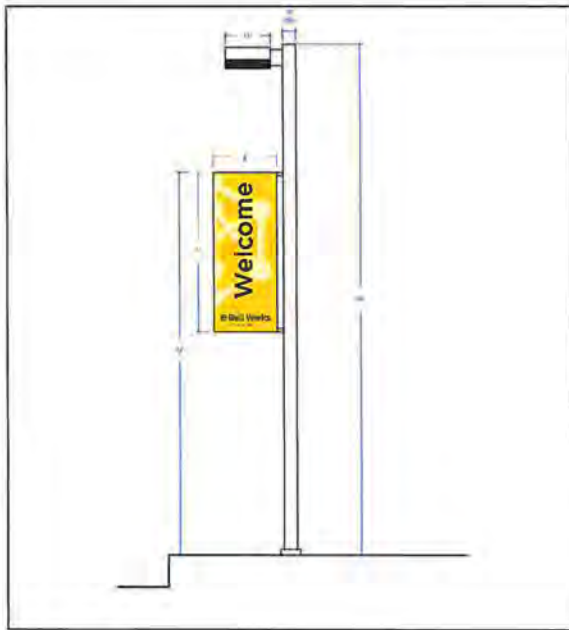


NOTES:

- Design refinement and specific dimensions will be determined in upcoming design round(s).
- Double-sided Fabric
- Specific poles that banners will be hung from will be determined at later date
- For sign locations, go to Location Plans section (Pages 70–102)

E.RD.5 - STREETLIGHT FLAG (NEW LIGHTING)

Locations



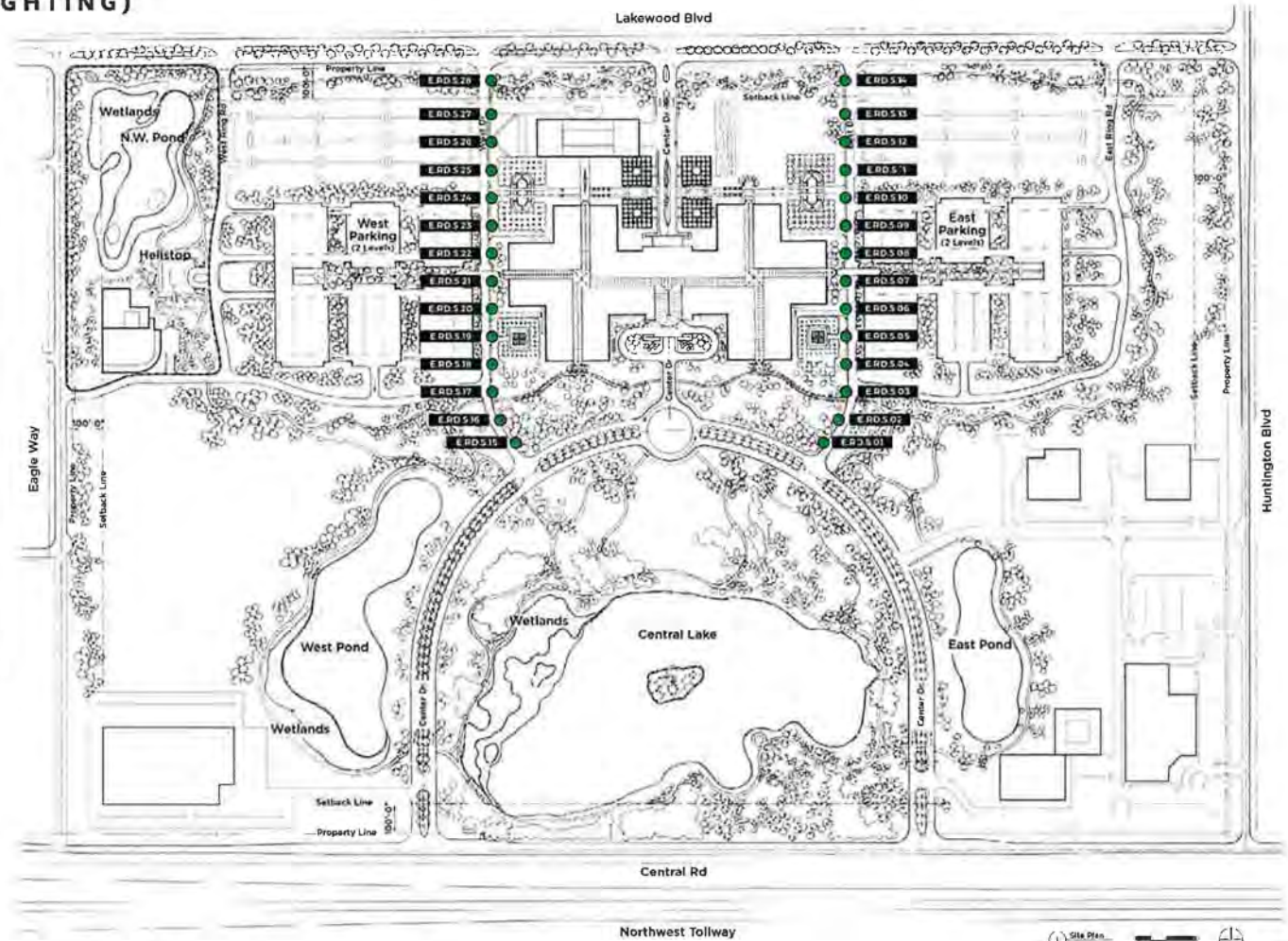
TOTAL: 14

*Specific poles that banners will be hung from will be determined at a later date

KEY:

- Existing Signage to be Replaced
- Existing Signage Updated for TCO
- New Proposed Signage

Positions to be confirmed on site



E.I.1 – “THE INSTITUTE” BUILDING SIGN
South

Photo



- NOTES:**
- Specific dimensions to be determined based on lease agreement
 - Logo signage is internally lit
 - For sign locations, go to Location Plans section (Pages 70–102)

Elevation

Bell Works Option



Tenant Option



E.I.1 – “THE INSTITUTE” BUILDING SIGN
Southeast

Photo



- NOTES:**
- Specific dimensions to be determined based on lease agreement
 - Logo signage is internally lit
 - For sign locations, go to Location Plans section (Pages 70-102)

Elevation

Bell Works Option



Tenant Option



E.I.2 – “THE INSTITUTE” ENTRANCE SIGN
Southeast

Photo



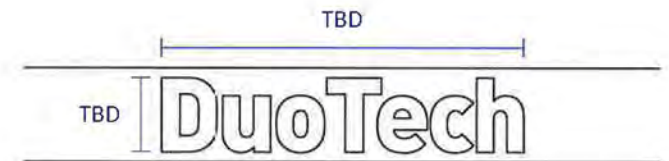
- NOTES:**
- Specific dimensions to be determined based on lease agreement
 - Logo signage is internally lit
 - For sign locations, go to Location Plans section (Pages 70–102)

Elevation

Bell Works Option



Tenant Option



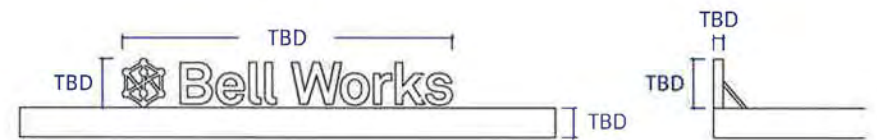
E.I.2 – “THE INSTITUTE” ENTRANCE SIGN
 South

- NOTES:**
- Specific dimensions to be determined based on lease agreement
 - Logo signage is internally lit
 - For sign locations, go to Location Plans section (Pages 70–102)



Elevation

Bell Works Option



Tenant Option



E.1.2 – “THE INSTITUTE” ENTRANCE SIGN Locations

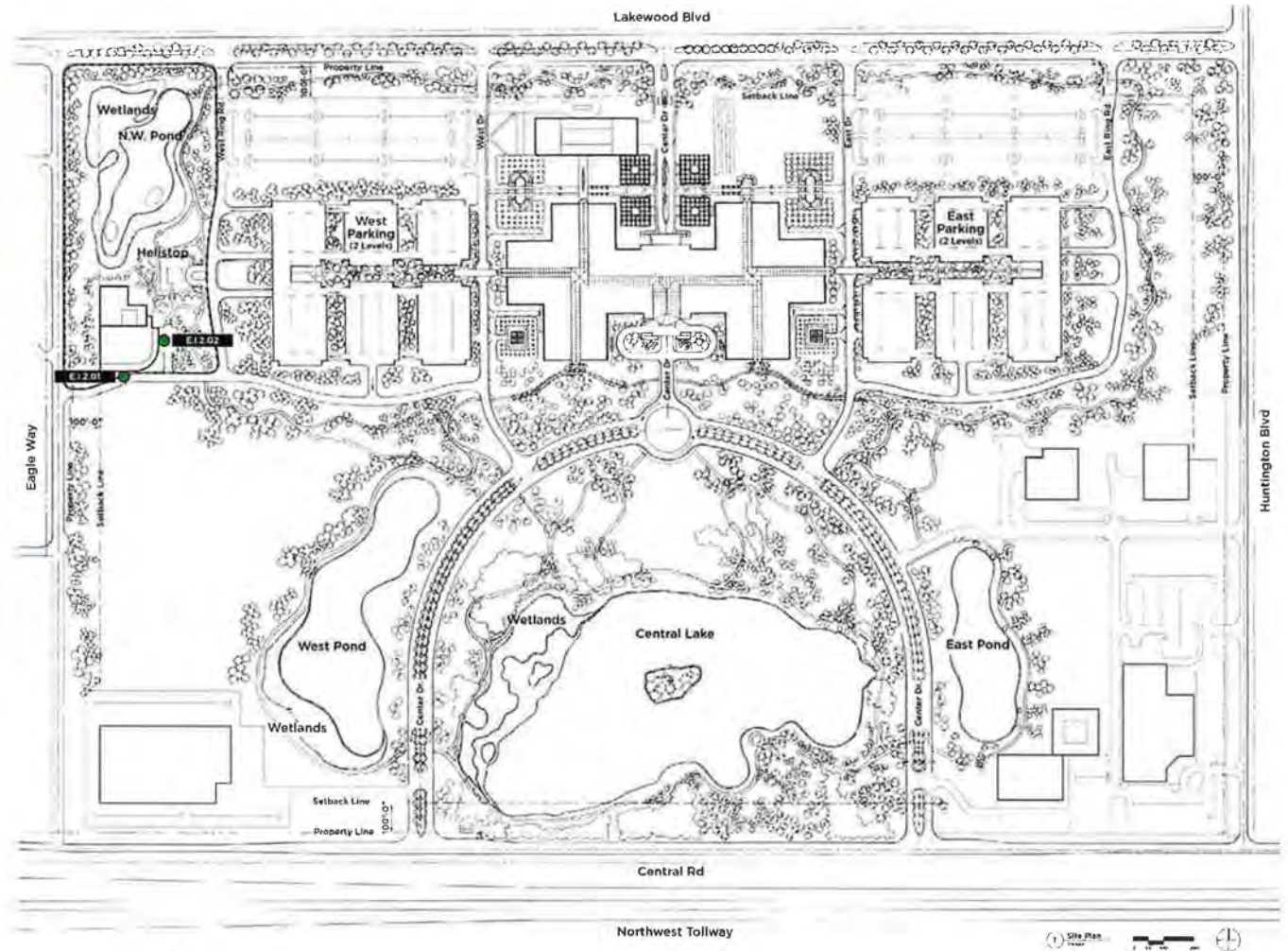


TOTAL: 2

KEY:

- Existing Signage to be Replaced
- Existing Signage Updated for TCO
- New Proposed Signage

Positions to be confirmed on site



E.I.1 – “THE INSTITUTE” BUILDING SIGN Locations

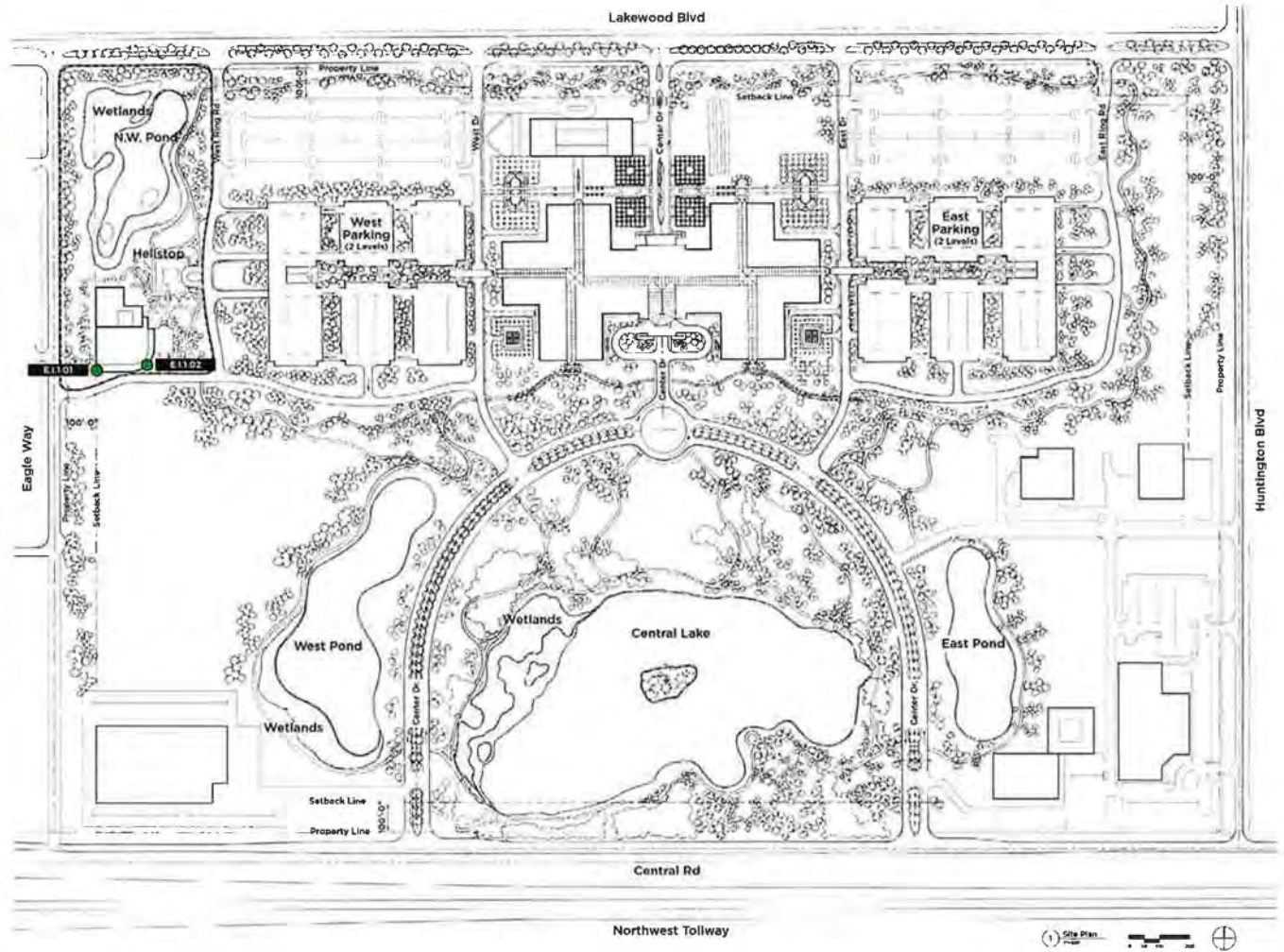


TOTAL: 2

KEY:

- Existing Signage to be Replaced
- Existing Signage Updated for TCO
- New Proposed Signage

Positions to be confirmed on site



E.L.1 – 2001 LAKEWOOD BUILDING SIGN
Northwest Corner

Photo



- NOTES:**
- Specific dimensions to be determined based on lease agreement
 - Logo signage is internally lit
 - For sign locations, go to Location Plans section (Pages 70–102)

Elevation

Bell Works Option



Tenant Option



E.L.2 – 2001 LAKEWOOD ENTRANCE SIGN Overview

Photo



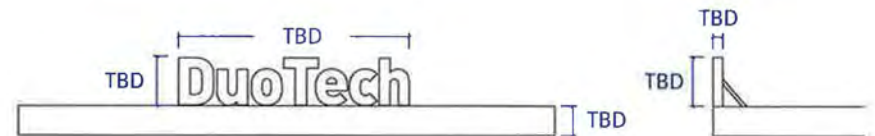
- NOTES:**
- Specific dimensions to be determined based on lease agreement
 - Logo signage is internally lit
 - For sign locations, go to Location Plans section (Pages 70–102)

Elevation

Bell Works Option



Tenant Option



VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE DELETING SUB-SECTION 905.12 FIRE EQUIPMENT BOX SYSTEM (FEBS) FROM SECTION 11-1-2 (ADDITIONS, INSERTIONS, DELETIONS AND CHANGES) OF THE HOFFMAN ESTATES MUNICIPAL CODE

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 Sub-Section 905.12, Fire Equipment Box System (FEBS), of Section 11-1-2, ADDITIONS, INSERTIONS, DELETIONS AND CHANGES, be deleted.

Section 2: That the Village Clerk is hereby authorized to publish this Ordinance in pamphlet form.

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

PASSED THIS _____ day of _____, 2021

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

APPROVED THIS _____ DAY OF _____, 2021

Village President

ATTEST:

Village Clerk

Published in pamphlet form this _____ day of _____, 2021.

VILLAGE OF HOFFMAN ESTATES

**AN ORDINANCE AMENDING SECTION 12-3-2,
METERS, SECTION 12-3-3, RIGHT OF ACCESS, AND
SECTION 12-4-2, RATES FOR WATER AND SEWER SERVICE,
OF CHAPTER 12, WATER AND SEWER SYSTEM,
OF THE HOFFMAN ESTATES MUNICIPAL CODE**

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 12-3-2, METERS, of Chapter 12, WATER AND SEWER SYSTEM, of the Hoffman Estates Municipal Code, by and is hereby amended to read as follows:

Section 12-3-2. METERS

All water consumers supplied by the Village shall be supplied through meters only except that in cases where it is temporarily impractical to set a meter, the use and consumption of water shall be governed by other applicable provisions of this Chapter. All meters used in connection with said waterworks system shall be furnished only by the Village and shall be and remain for all time the property of the Village. After the meter is placed, only officers or employees of the Village shall be allowed to repair, remove or in any manner interfere with the same. A meter stop or valve not less than 3/4" in size shall be placed on each side of the meter. The meter stop or valve installed on the Village side of the meter shall be a bronze ball valve for sizes up to two inches. All meter valves larger than two inches shall be resilient wedge or resilient seat valves. All backflow prevention device valves shall be ball, resilient wedge, or resilient seat valves.

The ordinary cost of keeping each meter in repair shall be paid by the Village. The person upon whose application any meter is installed or the then owner or occupant of the premises served shall be jointly and severally liable for any breakage or damage done to such meter, remote receptacle, or wiring, including damage by freezing, hot water or breakage and also for the theft thereof and the cost of making good such loss or damage shall be paid by the owner as the bill for same is presented and the amount therefor shall be a lien against the premises for which said meter was installed to the extent and with the same effect as water rates.

It shall be unlawful for any person to injure, deface, mar, destroy or in any manner to interfere with any meter, related wiring, and remote devices. It shall be the duty of the owner or occupant to promptly notify the Department of Public Works of defects in any such meter or of its failure to properly register the quantity of water passing through the same.

The Department of Public Works shall in all cases determine the kind and pattern of water meters to be installed and no other kind shall be installed at any time.

Water meters shall be located at such places and in such manner as the Director of Public Works shall direct, within the premises to be served or in boxes or vaults as he shall determine and all such installations shall be made in accordance with the specifications to be prescribed by the Director of Public Works and such meter locations must be so situated as to prevent freezing of water flowing through such meter. All remote reading devices must be accessible from the front of the building being served or within six feet from the front of the building on the left or right side but as such must remain accessible at all times.

In addition to meter installation and wiring, the outside installation shall include a wall mounted meter interface unit. Only personnel authorized by the Director of Public Works shall install and test the device.

Section 2: That Section 12-3-3, RIGHT OF ACCESS, of Chapter 12, WATER AND SEWER SYSTEM, of the Hoffman Estates Municipal Code, by and is hereby amended to read as follows:

Section 12-3-3. RIGHT OF ACCESS

Authorized Village employees shall have ready access to the premises, place or buildings where any Village equipment or any part of the Village's waterworks system is located for the purpose of reading, examining, testing, maintaining, replacing, and operating the same and examining and testing the consumption, use and flow of water and it shall be unlawful for any person or corporation to interfere with, prevent or obstruct said persons or inspectors. Every consumer of water shall take necessary actions to insure proper access to meters per the conditions described in this Chapter. If access to the aforementioned equipment is not granted, the Director of Public Works of the Village of Hoffman Estates public water supply is hereby authorized and directed to discontinue, after reasonable notice to the occupant thereof, the water service to any property wherein access has not been granted in violation of the provisions of this Section. Additionally, continued refusal to allow authorized Village employees access to the aforementioned equipment may result in a monthly service charge of \$200 per month until such access is granted.

Section 3: That sub-section B of Section 12-4-2, RATES FOR WATER AND SEWER SERVICE, of Chapter 12, WATER AND SEWER SYSTEM, of the Hoffman Estates Municipal Code, be and is hereby amended to read as follows:

Section 12-4-2. RATES FOR WATER AND SEWER SERVICE

B. There shall be an established charge for turning on water service and shutting off water service, for the service supplied by the system of the Village of Hoffman Estates as follows:

During Water Department Business Hours: (7:30 a.m. to 4:30 p.m. —Mon.—Fri.):

Charge for collection of delinquent payment by Village staff while at the location of the turn-off\$15.00

Charge for reinstatement of water service as a result of delinquent service termination (for each twelve month period):

- First reinstatement\$30.00
- Second reinstatement\$60.00
- Third reinstatement\$90.00
- Fourth or More reinstatement\$120.00

Charge for reinstatement of water service as a result of delinquent service termination after Water Department Business hours (for each twelve month period):

- First reinstatement\$60.00
- Second reinstatement\$120.00
- Third reinstatement\$180.00
- Fourth or More reinstatement\$240.00

C. A fee of five percent shall be added to any bill for the current billing cycle for water and sewer service if it remains unpaid for a period of 20 days from the date of mailing the bill.

D. A penalty of \$35.00 for any payment returned for any reason shall be added to any bill for which attempted prior payment was made.

E. Residential users of only the sanitary system within the Village of Hoffman Estates shall be charged a rate of \$100.00 per year per unit. Residential users under Section 12-1-2-P of only the sanitary sewer system not within the limits of the Village of Hoffman Estates shall be charged a rate of \$150.00 per year, per unit.

F. The aforementioned water turn off and water reinstatement fees will not apply for turn off/on requests related to private property plumbing work during Water Department business hours.

Section 4: The Village Clerk is hereby authorized to publish this ordinance in pamphlet form.

Section 5: This Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS _____ day of _____, 2021

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

APPROVED THIS _____ DAY OF _____, 2021

Village President

ATTEST:

Village Clerk

Published in pamphlet form this _____ day of _____, 2021.

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE AMENDING SECTION 7-5-1,
DRINKING IN PUBLIC,
OF THE HOFFMAN ESTATES MUNICIPAL CODE

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 7-5-1, DRINKING IN PUBLIC, of the Hoffman Estates Municipal Code be amended to read as follows:

Section 7-5-1. DRINKING IN PUBLIC

A. It shall be unlawful for any person to drink or be in possession of alcoholic liquor in a public street or other public place; unless the alcoholic liquor is in its original container with the seal unbroken or unless the possession is on the premises of an establishment holding a valid Village of Hoffman Estates liquor license or a Village event that a Special Event permit was issued for that location. For the purpose of this subsection, a public place shall include, but not be limited to, all Village streets, Village property, all parking lots and common areas serving commercial establishments and all parking areas and common areas serving multi-family residential structures containing four or more dwelling units, provided that this prohibition shall apply to such multi-family common areas only if the owner, manager or owners association has stated, in writing, that it is the intention of the ownership of such owner of common areas that the prohibition be applied. The written statement may reserve the right of management to give one-day permits for residents or tenants to hold social gatherings in a common area.

B. It shall be unlawful for any person to drink any alcoholic liquor as defined by law in any establishment holding a license under Chapter 8, Article 5 within the Village except for those establishments holding a license under authority of Chapter 8, Article 3 of the Hoffman Estates Municipal Code.

Section 2: That the Village Clerk is hereby authorized to publish this ordinance in pamphlet form.

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

PASSED THIS _____ day of _____, 2021

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

APPROVED THIS _____ DAY OF _____, 2021

Village President

ATTEST:

Village Clerk

Published in pamphlet form this _____ day of _____, 2021.

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE AMENDING SECTION 8-3-15, CLOSING HOURS,
SECTION 8-3-21, LICENSE CLASSIFICATION, AND
SECTION 8-3-24, EMPLOYMENT OF MINORS, OF
ARTICLE 3, ALCOHOLIC LIQUORS, OF THE
HOFFMAN ESTATES MUNICIPAL CODE

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 8-3-15, CLOSING HOURS, of Article 3, ALCOHOLIC LIQUORS, of the Hoffman Estates Municipal Code, be and is hereby amended by amending sub-section A and adding sub-section F to read as follows:

Section 8-3-15. CLOSING HOURS

A. No Class "A", "AA", or "F" licensee shall sell or deliver any alcoholic liquor between the hours of 1:00 a.m. and 8:00 a.m. All patrons and customers shall leave the premises not later than 1:00 a.m.

F. No Class "D", "DD" or "DJ" license shall sell or deliver any alcoholic liquor between the hours of 1:00 a.m. and 8:00 a.m.

Section 2: That Section 8-3-21, LICENSE CLASSIFICATION, of Article 3, ALCOHOLIC LIQUORS, of the Hoffman Estates Municipal Code, be and is hereby amended by adding sub-section S to read as follows:

S. Class "DJ". A Class "DJ" license shall authorize the sale or delivery of alcoholic liquors for consumption on the premises within a hotel for use by a guest or persons accompanied by a guest. The annual fee for such license shall be Two Thousand Four Hundred Dollars (\$2,400.00).

All Alcoholic Liquor pursuant to this sub-section shall be sold from either of two (2) locations within the hotel: A display area if it is behind the sales counter and is inaccessible to all patrons of the hotel; or a locked display cabinet or cooler, which lock is of an electronic manual type, provided, however, that the total floor space devoted to Alcoholic Liquor shall not exceed ten percent (10%) of the total square footage of the retail sales display area. All sales of Alcoholic Liquors shall be made by the liquor license employee who shall be above the age of twenty-one (21). All Alcoholic Liquor display cabinets or coolers shall be secured during hours when sales of Alcoholic Liquor are not permitted. No access to these cabinets or coolers shall be allowed during hours when sales are not permitted except for purposes of restocking inventory.

Section 3: That Section 8-3-24, EMPLOYMENT OF MINORS, of Article 3, ALCOHOLIC LIQUORS, of the Hoffman Estates Municipal Code, be and is hereby amended by amending sub-section B to read as follows:

Section 8-3-24. EMPLOYMENT OF MINORS

B. No holder of a Class "J" and Class "DJ" license shall employ any person under the age of twenty-one (21) to sell, deliver or offer for sale Alcoholic Liquor at retail on the premises specified for such license.

Section 4: The Village Clerk is hereby authorized to publish this ordinance in pamphlet form.

Section 5: This Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS _____ day of _____, 2021

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

APPROVED THIS _____ DAY OF _____, 2021

Village President

ATTEST:

Village Clerk

Published in pamphlet form this _____ day of _____, 2021.

