

AGENDA
PLANNING, BUILDING AND ZONING COMMITTEE
Village of Hoffman Estates
December 13, 2021

Immediately Following Village Board meeting

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

I. Roll Call

II. Approval of Minutes - November 8, 2021

NEW BUSINESS

1. Request approval of a term sheet for a Development Agreement for the Microsoft Data Center property located at 2190-2200 Lakewood Boulevard.
2. Request approval of a Redevelopment Agreement between the Village of Hoffman Estates, Ala Carte Entertainment, Inc., and the Higgins and Barrington Commercial District Association to complete certain public improvements and redevelopment of the properties at 2575 West Higgins Road and 1795 Barrington Road.
3. Request direction for the Planning and Zoning Commission to hold a public hearing to consider amendments to the Zoning Code regarding data center uses.

REPORTS (INFORMATION ONLY)

1. Planning Division monthly report.
2. Code Enforcement Division monthly report.
3. Economic Development and Tourism monthly report.
4. Development Services/CDBG monthly report.

III. President's Report

IV. Other

V. Items in Review

VI. Adjournment

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

November 8, 2021

I. Voice

Members in Attendance:

**Gary Stanton, Chair
Karen Arnet, Vice-Chair
Karen Mills, Trustee
Anna Newell, Trustee
Gary Pilafas, Trustee
Michael Gaeta, Trustee
Mayor William D. McLeod**

**Management Team Members
in Attendance:**

**Eric Palm, Village Manager
Dan O'Malley, Deputy Village Manager
Patti Cross, Asst. Corporation Counsel
Peter Gugliotta, Director of Dev. Services
Jennifer Horn, Director of Trans. & Eng.
Bryan Ackerlund, Director of Building & Code
Kevin Kramer, Director of Economic Dev.
Alan Wenderski, Director of Eng.
Fred Besenhoffer, Director of IT
Patrick Seger, Director of HRM
Suzanne Ostrovsky, Asst. Village Mgr.
Ric Signorella, CATV Coordinator**

The Planning, Building & Zoning Committee meeting was called to order at 7:05 p.m.

II. Approval of Minutes

Motion by Trustee Gaeta, seconded by Mayor McLeod, to approve the Planning, Building & Zoning Committee meeting minutes of October 11, 2021. Voice vote taken. All ayes. Motion carried.

NEW BUSINESS

- 1. Request by Brennan Investment Group for:
 - a) A courtesy review for a proposed speculative industrial building in the Huntington 90 Business Park; and**
 - b) Approval of an ordinance supporting a Cook County Class 6B classification application for property tax assessment purposes for the proposed development to be located east of Eagle Way and south of the Bell Works west ring road.****

An item summary sheet from Kevin Kramer was presented to Committee.

Matthew Holmes, attorney with Storino, Ramello & Durkin, addressed the Committee and provided an overview of a proposed speculative industrial building in the Huntington 90 Business Park. The petitioner indicated it is necessary to also obtain a Cook County Class 6B

property tax incentive for the site in order to purchase and reoccupy the space with new tenants. If a 6B is supported, the Brennan Investment Group would purchase this site and develop a 201,600 square foot building on 17 acres north of Bystronic and south of Bell Works in the Huntington 90 Business Park. The site is zoned O-3 and the developer would seek permitted uses with a similar flex-tech component with at least two or more uses.

Trustee Mills confirmed that the 6B classification does not kick in until there is a tenant.

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve an ordinance supporting a Cook County Class 6B classification application for property tax assessment purposes for the proposed development to be located east of Eagle Way and south of the Bell Works west ring road. Voice vote taken. All ayes. Motion carried.

2. Request by Dar-UI-Ilm Foundation for a courtesy review for a proposed community center and mosque at 1260 W. Higgins Road.

An item summary sheet from Jennifer Horn was presented to Committee.

Mohammed Khan with Dar-ul-Ilm Foundation addressed the Committee and provided an overview of the proposed community center and mosque. They are a not-for-profit organization serving the Muslim community in and around Hoffman Estates. They have seen significant growth and they are looking to establish a permanent mosque and community center. The Foundation is proposing to purchase and occupy the existing building and desires to occupy the existing building and site without substantial renovations. The petitioner expects to initially hold daily prayers for small groups between 15-24 congregants at various times throughout the day, two Friday prayer services between 12 p.m. and 3 p.m. for 75-150 congregants and special Ramadan services for one month in the sprint between 8:45 and 10:45 p.m. for 125-150 congregants. The facility will service as a community center during non-prayer service hours.

The Committee had concerns about parking at the facility as well as water detention on this site.

3. Request by CRG Residential for a courtesy review of a mixed-use development located at the northwest corner of Higgins Road and Old Sutton Road (Plum Farms).

An item summary sheet from Jennifer Horn and Jim Donahue was presented to Committee.

John Lassaux with CRG Residential addressed the Committee and reported on a proposed mixed-use development at the northwest corner of Higgins Road and Old Sutton Road (Plum Farms). The property is 13 acres and includes a portion of Lots 1 and 2 in the larger development in Plum Farms. Lot 2 is zoned C-MU and Lot 1 is zoned TN. The proposal consists of six, 3-story apartment buildings with 310 units. A portion of the buildings directly fronting on Higgins Road and Old Sutton Road will feature retail/restaurant space. Plans include a 5,000 square foot community room/leasing area and a 5,000 square foot clubhouse with a pool and lounge area.

4. Request approval of an extension of the temporary site plan authorization procedures for outdoor dining areas and moratorium on the enforcement of certain temporary sign requirements through May 31, 2022.

An item summary sheet from Jennifer Horn was presented to Committee.

Motion by Mayor McLeod, seconded by Trustee Pilafas, to approve an extension of the temporary site plan authorization procedures for outdoor dining areas and moratorium on the enforcement of certain temporary sign requirements through May 31, 2022. Voice vote taken. All ayes. Motion carried.

5. Request approval of an ordinance amending Section 10-5-2.B, Parking Spaces, of the Hoffman Estates Municipal Code.

An item summary sheet from Jennifer Horn and Peter Gugliotta was presented to Committee.

In response to the results of a referendum asking “Should the Village require electric car charging stations for new commercial buildings?”, a proposed Subdivision Code amendment is provided. The ordinance includes language that mirrors the wording of the referendum requiring all new commercial buildings to include an electric vehicle charging station. The proposed text would permit vehicle charging stations to be counted as part of the total number of required parking spaces.

Motion by Mayor McLeod, seconded by Trustee Arnet, to approve an ordinance amending Section 10-5-2.B, Parking Spaces, of the Hoffman Estates Municipal Code. Voice vote taken. All ayes. Motion carried.

6. Request authorization to waive bidding and award a contract for elevator inspections and plan review services to Thompson Elevator Inspection Service, Inc., Mt. Prospect, IL.

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

Motion by Trustee Gaeta, seconded by Mayor McLeod, to waive bidding and award a contract for elevator inspections and plan review services to Thompson Elevator Inspection Service, Inc., Mt. Prospect, IL. Voice vote taken. All ayes. Motion carried.

REPORTS (INFORMATION ONLY)

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

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

Trustee Pilafas asked about reviewing areas without street lights and also asked about the increasing building permits and how that could be addressed. Mr. Palm replied that a full-time permit tech will be hired to process permits.

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

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

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

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

4. Department of Development Services monthly report for CDBG

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

III. President's Report

IV. Other

V. Items in Review

VI. Adjournment

Motion by Trustee Gaeta, seconded by Mayor McLeod, to adjourn the meeting at 8:00 pm. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

Debbie Schoop, Executive Assistant


Date

**COMMITTEE AGENDA ITEM
VILLAGE OF HOFFMAN ESTATES**

SUBJECT: Request approval of a term sheet for a Development Agreement for the Microsoft Data Center property located at 2190-2200 Lakewood Boulevard

MEETING DATE: December 13, 2021

COMMITTEE: Planning, Building & Zoning

FROM: Jennifer Horn, Director of Planning and Transportation 
Peter Gugliotta, Director of Development Services

REQUEST: Request approval of a term sheet for a Development Agreement for the Microsoft Data Center property located at 2190-2200 Lakewood Boulevard.

BACKGROUND: Microsoft received development approvals earlier this year to construct a two-phased data center on the 53-acre property located at 2190-2200 Lakewood Boulevard. Construction is currently underway on the first phase of the development.

Upon full buildout, the project will require sanitary sewer capacity at a level that exceeds the designed availability in the existing public sanitary system. The required off-site improvements to accommodate the development are shown conceptually on the attached exhibit and include: (a) upsizing of an existing Village sanitary sewer main from the subject property to an existing lift station located on Central Road, and (b) upgrading the Village sanitary sewer lift station located on Central Road to accommodate the planned sanitary flow volume.

DISCUSSION: Utility improvements required to serve private developments are traditionally the responsibility of the developer to complete. However, Microsoft is seeking a Development Agreement with the Village in which the Village would bid and complete the off-site improvements, and all costs related to the design, permitting, construction, and management of the improvement projects would be paid for by Microsoft. These projects are included in the Village's 2022 Capital Improvement Budget with the developer providing the fund source.

Attached is the draft term sheet for a future Development Agreement. If the term sheet is acceptable to the Committee, the next step would be to finalize the Development Agreement. The final form of the Development Agreement would be considered by the Village Board only **after** the Village has completed the bid for the off-site sanitary sewer upgrade project and the final project cost is known. The construction contract would not be awarded until the final Development Agreement is executed by both parties and Microsoft has tendered the non-refundable payment as outlined in the term sheet.

RECOMMENDATION:

Request approval of a term sheet for a Development Agreement for the Microsoft Data Center property located at 2190-2200 Lakewood Boulevard.

Attachment

**Village of Hoffman Estates
Microsoft Data Center Development Agreement Terms
December 13, 2021**

The following is proposed to establish the framework for a Development Agreement by and between the VILLAGE OF HOFFMAN ESTATES (the "Village") and MICROSOFT CORPORATION (the "Developer"). The Village and Developer are each hereinafter referred to as a "Party" and collectively as the "Parties".

*The final form of the Development Agreement would be considered by the Village Board **after** the bid for the off-site sanitary sewer upgrade project has closed and the final project cost is known. The construction contract would not be awarded until the final Development Agreement is executed by both Parties and the Developer has submitted the non-refundable payment as outlined in 2b below.*

- The Parties desire that the site be improved with two buildings totaling approximately 400,000 square feet to be used as a high technology data center ("Project") generally in accordance with the approved site plans.
- **Off-site Public Sanitary Sewer Upgrade:** In order to accommodate the projected sanitary sewer discharge from the Project, the Developer is required to pay to increase the capacity of the existing Village public sanitary sewer pipe off-site as reasonably necessary to accommodate such discharge ("Sanitary Sewer Upgrade").
 - **Sanitary Sewer Upgrade Design.** The Developer shall complete the engineering design process for the Sanitary Sewer Upgrade, including paying applicable fees and obtaining permits from Cook County, the Village, Illinois Environmental Protection Agency, and Metropolitan Water Reclamation District of Greater Chicago. The Village shall assist with coordination of all necessary permitting and design decisions at no cost to the Developer. The final design plans shall include identification and preparation of complete bid documents and an engineer's estimate of cost for the Sanitary Sewer Upgrade in a manner reasonably acceptable to the Village.

Upon completion of the Sanitary Sewer Upgrade plans and the engineer's estimated cost for the Sanitary Sewer Upgrade (collectively, the "Sewer Plans"), the Developer shall deliver the Sewer Plans to the Village electronically, accompanied by written consent from the Developer's Engineer transferring all ownership and rights to use the Sewer Plans to the Village for use as it deems necessary to completed the Sanitary Sewer Upgrade.

- **Sanitary Sewer Upgrade Installation.** Following receipt of the Sewer Plans, the Village shall retain a construction contractor through a competitive bidding process, as well as a construction management and inspection consultant through the Village selection process to complete the Sanitary Sewer Upgrade. Prior to the Village entering into contracts for construction and construction management and inspection services, Developer shall pay the Village a non-refundable amount of [TBD Bid Price], plus ten percent (10%) administrative fee and fifteen percent (15%) contingency fee. After making payment in full, the Developer shall have no further obligation related to the Sanitary Sewer Upgrade.
- **Sanitary Sewer Upgrade Completion.** The Village shall cause the Sanitary Sewer Upgrade to be constructed within ten (10) months of execution of the Development Agreement.

- **Developer's Discharge Rights.** Should the Village Default in meeting the 10-month completion date, the Developer shall have the right to discharge into the existing sewer up to 50,000 gallons per day, subject to prior issuance of a Watershed Management Permit from the Metropolitan Water Reclamation District of Greater Chicago.
- **Public Sanitary Lift Station Upgrade:** In order to accommodate the projected sanitary sewer discharge from the Project, the Developer is required to pay to increase the capacity of the existing Village public sanitary lift station off-site as reasonably necessary to accommodate such discharge ("Sanitary Lift Station Upgrade").
 - **Sanitary Lift Station Upgrade Design.** The Village shall complete the preliminary and final engineering design for the Sanitary Lift Station Upgrade, including paying applicable fees and obtaining all required permits from Cook County, Illinois Environmental Protection Agency, and Metropolitan Water Reclamation District of Greater Chicago.
 - **Sanitary Lift Station Installation.** The Village shall retain a construction contractor, as well as a construction management and inspection consultant through the Village selection process to complete the Sanitary Lift Station Upgrade. To accommodate full buildout of the Project, the Village shall complete the Sanitary Lift Station Upgrade no later than December 31, 2023.
 - **Sanitary Lift Station Upgrade Cost.** Prior to March 1, 2022, the Developer shall pay to the Village \$1,200,000 for the Sanitary Lift Station Upgrade. The full payment shall be used by the Village to perform the following work associated with the Sanitary Lift Station Upgrade: 1) preliminary and final engineering design; 2) permitting; 3) permanent and temporary easements; 3) construction; 4) construction management and inspections; and 5) contract administration. After making payment in full, the Developer shall have no further obligation related to the Sanitary Lift Station Upgrade.

Microsoft Off-Site Sanitary Sewer and Lift Station Upgrade Exhibit



**COMMITTEE AGENDA ITEM
VILLAGE OF HOFFMAN ESTATES**

SUBJECT: Request approval of a Redevelopment Agreement between the Village of Hoffman Estates, Ala Carte Entertainment, Inc., and the Higgins and Barrington Commercial District Association to complete certain public improvements and redevelopment of the properties at 2575 West Higgins Road and 1795 Barrington Road

MEETING DATE: December 13, 2021

COMMITTEE: Planning, Building and Zoning

FROM: Kevin Kramer, Director of Economic Development *KK*

REQUEST: Request approval of a Redevelopment Agreement between the Village of Hoffman Estates, Ala Carte Entertainment, Inc., and the Higgins and Barrington Commercial District Association to complete certain public improvements and redevelopment of the properties at 2575 West Higgins Road and 1795 Barrington Road.

BACKGROUND: In 1986, the Village Board approved the first TIF in the Village for the 22 acres along Higgins Road, just east of Barrington Road (the Barrington/Higgins TIF). Over the years, the TIF was amended four times to change the redevelopment plan and budget, the latest being in 2014 when Ala Carte Entertainment purchased the former Metropolis and Lone Star buildings to redevelop into Moretti’s Ristorante and Moretti’s Unique Events, respectively.

The TIF was extended in 2009 for an additional 12 years, as per the TIF Act. This allows for the 2021 property taxes, collected in 2022, to go into the TIF Fund. However, the remaining funds, including the increment to be added in 2022, must be committed for TIF eligible expenses by December 31, 2021, via a Redevelopment Agreement, except for administrative costs and tax appeals, which can be held back.

DISCUSSION: *Ala Carte & Association Redevelopment Agreement*
The Redevelopment Agreement for consideration is with Ala Carte Entertainment, owners of the Moretti’s, Moretti’s Unique Events, the former TGI Friday’s site on Barrington Road, and the former Macaroni Grill site on Higgins Road, and with the property owners association, managed by owners of Ala Carte Entertainment.

The agreement itself follows the format of the previous Redevelopment Agreement with Ala Carte, approved in 2014, with modifications due to the specific and unique nature of the improvements. Below is a summary of key sections:

DISCUSSION: (Cont'd)

Recital A: Both vacant parcels owned by Ala Carte Entertainment (the former TGI Friday’s and the former Macaroni Grill) are included in this agreement.

Recital E: The Association is included as some of the improvements will be on their property such as the roadway and the signage in dedicated outlots.

Section 3.03: Developer must complete the resurfacing of the roadway by November 1, 2022.

Section 3.04: The Village is committing up to \$600,000 to Ala Carte for improving the private road, constructing up to two monument signs on Barrington and Higgins Roads, improving the former TGI Friday’s parcel, and the former Macaroni Grill parcel. The \$600,000 is broke down as follows, but savings in one area may be transferred to another project provided the public improvements, like the sign and road, are completed first:

1. Roadway Improvements	\$200,000
2. Higgins Parcel Allocation	\$170,000
3. Barrington Parcel Allocation	\$136,000
4. Signs	<u>\$ 94,000</u>
Total	\$600,000

Section 5.01: Ala Carte and the Association will not object to the Village creating a backup SSA for the area in case either party fails to maintain the TIF improvements and the Village needs to make improvements to the roadway, pond area, landscaped areas, or any other improvements. The Village will create this SSA but not enact it unless it is needed.

Section 6.01: Ala Carte and the Association will not appeal any taxes from prior years.

Section 6.16: If Ala Carte has failed to commence construction of the TIF Improvements on or before August 1, 2022, the Parties have an absolute right to cancel this agreement

FINANCIAL IMPACT:

The current balance in the TIF fund is \$978,824 at the end of 2021. Staff expects additional revenue in 2022 when the 2021 taxes are paid. Thus, after committing this \$600,000, there will be an extra \$378,824 remaining, plus next year’s revenues, available for administrative costs and tax appeals.

RECOMMENDATION:

Request approval of a Redevelopment Agreement between the Village of Hoffman Estates, Ala Carte Entertainment, Inc., and the Higgins and Barrington Commercial District Association to complete certain public improvements and redevelopment of the properties at 2575 West Higgins Road and 1795 Barrington Road

Attachment

cc: Mary Riordan (Mary Riordan, Ltd)
 Johnny Terzakis (Hoffmann Development Group)

REDEVELOPMENT AGREEMENT

THIS REDEVELOPMENT AGREEMENT (“Agreement”) is made and entered into as of the ____ day of December, 2021 by and among the Village of Hoffman Estates, an Illinois home rule municipal corporation located in Cook County, Illinois (the “Village”), and Ala Carte Entertainment, Inc., an Illinois corporation, its nominee or assigns (the “Developer”) and the Higgins and Barrington Owner’s Association, an Illinois not-for-profit corporation (“Association”). Developer, Village and Association are sometimes referred to herein as a “Party” or “Parties.”

RECITALS

A. The Developer is the owner of certain parcels of real property, generally described as 2575 W. Higgins Road (“Higgins Parcel”) and 1795 Barrington Road (“Barrington Parcel”). The Higgins Parcel and the Barrington Parcel are collectively referred to herein as the “Properties,” both of which are legally described in **Exhibit A** attached hereto.

C. The Association is comprised of representatives of the owners of the approximately 22.5 acres as depicted on the map Attached hereto as **Exhibit B**. The Association has responsibility to fund and maintain the private road serving the parcels, the pond and any common areas.

B. The Property is located in the Barrington Higgins Tax Increment Financing Redevelopment Project Area, as defined by the Illinois Tax Increment Relocation Act (65 ILCS 11-74.4-1 *et seq.*) (the “Act”). This Agreement shall be construed to comply with the requirements and limitations of the Act.

C: The Higgins Parcel is improved with a vacant Macaroni Grill restaurant building that has been vacant for more than two years.

D. The Barrington Parcel is improved with a vacant TGI Friday's restaurant, vacant for at least five years.

E. In addition to redeveloping the Properties, Developer has agreed to improve certain roadways, construct new signage and install new landscaping ("Public Improvements"). The Association consents to allow the Developer to complete all portions of the Public Improvements located on property managed by the Association. The redevelopment of the Properties and the Public Improvements are collectively referred to herein as the "Project."

F. Intentionally Left Blank.

G. The Village, after due and careful consideration, has concluded that the construction and development of the Project as provided herein will further the growth of the Village, increase the assessed valuation of the real estate within the Village, generate increased utility taxes, enhance the aesthetics and appearance of the applicable business park, foster increased economic activity within the Village, and otherwise be in the best interests of the Village and the overlapping taxing districts by furthering the health, safety, and welfare of its residents and taxpayers.

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants and agreements herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties do hereby agree as follows:

I
RECITALS PART OF AGREEMENT

The recitations set forth in the foregoing recitals are material to this Agreement and are hereby incorporated into and made a part of this Agreement as though they were fully set forth in this Article I.

II **MUTUAL ASSISTANCE**

The Parties agree to take such actions, including the execution and delivery of such documents, instruments, petitions and certifications (and, in the Village's case, the adoption by the Village of such ordinances and resolutions), as may be necessary or appropriate to carry out the terms, provisions and intent of this Agreement and to aid and assist each other in carrying out said terms, provisions and intent.

III **REDEVELOPMENT PROJECT**

3.01. Private Investment. Developer has represented to the Village that it is prepared to invest or cause to be invested private funds in an amount of approximately Nine Million Dollars (\$9,000,000) as may be required to attract tenants and users to the Project.

3.02. Developer's Plan. . Attached as **Exhibit C** is a Sign Plan depicting the two new monument signs ("Signs") that Developer hereby agrees to construct as a part of the Project; if either or both of the Signs have a digital component, approximately ten percent (10%) of the slide time of the digital portion shall be reserved for the Village to promote the activities and services of the Village.

3.03 Commencement of Construction. Developer shall complete of the roadway improvements by November 1, 2022. Developer shall obtain necessary permits from the Village and the Illinois Department of Transportation ("IDOT") for the roadway improvements.

3.04 Redevelopment Project Costs. The Village has agreed to reimburse the Developer for not more than Six Hundred Thousand Dollars (\$600,000) (“TIF Funds”) of TIF eligible improvements (“TIF Improvements”) as defined by the Act as follows:

1. Roadway Improvements	\$200,000
2. Higgins Parcel Allocation	\$170,000
3. Barrington Parcel Allocation	\$136,000
4. Signs	\$ 94,000
TOTAL	\$600,000

In the event there are savings in the cost of any of the foregoing items, Developer can reallocate those savings to another line item or; in the event Developer completes the Public Improvements, Developer shall have the right to use the remaining funds for tenant improvements or other site improvements; provided that all costs are “eligible costs” as defined by the Act.

3.05 Developer Reimbursement.

Upon completion of any of the TIF Improvements but not more frequently than quarterly, Developer shall submit a reimbursement request seeking reimbursement for the TIF Improvements. Said request shall be accompanied by the agreed upon contracts, contractor's sworn statements, waivers of lien, paid receipts and invoices. The Village shall have fifteen (15) business days to notify Developer that its request has been approved or denied for payment. Developer, before receiving any payment, shall be in good standing with the Village and shall not have any outstanding code violations on the Higgins Parcel and/or the Barrington Parcel.

IV
Entitlements and Construction

4.01 Project Entitlements.

A. Developer, before commencing construction, shall petition the Village for approval of building and zoning matters, including but not limited to:

- 1) Site Plan and design approval for the Project; Developer shall submit a plan depicting the Project;
- 2) Any and all site and building variations, if any;
- 3) Resubdivision; and
- 4) Any rezoning, variance and special uses.

B. Developer, before commencing construction, shall petition for and obtain all required permits and approvals from all other governmental bodies having jurisdiction over the Parcels, including but not limited to the Metropolitan Water Reclamation District (“MWRD”) and IDOT.

4.02 Village Approval of Building Plans and Issuance of Permits.

Before commencing construction, the Developer shall submit construction plans to the Village to obtain the required permits necessary to improve the Properties and said plans shall conform to all applicable codes and ordinances. The Village will review the construction plans to determine compliance with the Plan and applicable codes and ordinances within a time period no longer than is typical for said review and thereupon, the Village will approve said plans, or provide a written description detailing with specificity any portion of the Developer’s plans which the Village has determined to be not in compliance with the Village’s applicable codes. Developer shall correct the construction plans if required and the Village shall have fifteen (15) days to review the re-submitted plans.

4.03. Insurance.

The Developer agrees to obtain or cause its agents and contractors to obtain workmen's compensation and employer's liability insurance coverage as required by applicable law and in commercially reasonable amounts with respect to construction of the Project. Developer shall also obtain property insurance for all structures on the Property and shall rebuild if damaged.

4.04. Delay.

For the purposes of any of the provisions of this Agreement, neither the Village nor Developer nor any successor in interest, shall be considered in breach of, or default in its obligations under this Agreement in the event of any delay. For the avoidance of doubt, abnormal delays in the processing and issuing of permits and approvals and delays associated with seasonal or weather related limitations on or interference with construction activities, other than those caused by Developer or its contractors, shall constitute delays to which this Section 4.06 applies.

4.05. Utilities and Fees.

The Village hereby agrees that the Developer shall have the right to connect any and all on-site water lines, sanitary and storm sewer lines constructed in the Redevelopment Project Area to Village controlled utility lines existing at or near the perimeter of the Redevelopment Project Area in accordance with all approved plans for the Parcels. The Parties agree that the Developer shall be obligated to pay water, sanitary sewer, building permit, engineering, inspection, connection, and all other fees of general applicability.

4.06. Building, Subdivision Codes.

The Parties agree that construction of the Project, and the contemplated uses and occupancies thereof, shall comply with all Federal, State and Village building codes subject

to modifications approved by the Village pursuant to subdivision, zoning, environmental and other developmental regulations.

4.07. Assistance to Developer.

The Village agrees to provide the Developer with assistance with respect to obtaining any permits or approvals required from any governmental agency, whenever reasonably requested to do so; provided, however, that all requests for assistance are in compliance with approved building plans and specifications, and all applicable codes. Developer shall notify Village staff of all meetings scheduled with other government agencies to which the Developer shall have the right to send a Village representative.

V

Special Service Area

5.01. Special Service Area Creation

In the event Developer or Association fails to maintain the TIF Improvements and the adjacent detention pond, the Village may create a Special Service Area (the “SSA”) encompassing the Properties, the Association-owned property and other surrounding parcels, pursuant to 35 ILCS 200/27, et. seq. (the “SSA Act”). The purpose of the SSA is to act as a backup to the Association for any common area maintenance or improvements including but not limited to: roadways, detention areas, landscape areas, etc. The Developer and Association agrees not to object to the creation of an SSA. The Village agrees that it will not impose an SSA levy without providing the Developer and the Association prior written notice specifying the work that needs to be completed and a thirty day time period to commence remedying the issues identified by the Village.

VI
General Provisions

6.01 Covenant to Pay Taxes.

Developer and Association hereby covenants to pay or cause to be paid all ad valorem taxes levied against the Property before they become delinquent and shall not appeal any prior tax years until the expiration of the TIF. Developer and Association further agrees that it shall include this covenant in any lease pursuant to which the tenant is responsible for paying the property taxes.

6.02. Village Default. Provided Developer is not in default of its obligations under this Agreement, the Village shall be deemed to be in default if the Village:

- a. fails to consider the financial assistance set forth herein available to Developer;
- b. fails to perform any of its other material obligations under this Agreement

In the event of a default by Village, Developer's sole and exclusive remedy shall be the remedy of specific performance.

6.03 Developer's Default. Developer shall be in default of this Agreement in the event Developer fails:

a. to begin the Public Improvements, the Village's sole remedy shall be to withhold reimbursement for those improvements;

b. In the event Developer fails to complete the Public Improvements, the Village shall have the right to enter onto the Properties to complete those improvements;

c. to pay or cause to be paid the real estate taxes on the Property before they become delinquent.

6.04. Powers.

The Village hereby represents and warrants that the Village has full constitutional and lawful right, power and authority, under current applicable law, to execute and deliver and perform the terms and obligations of this Agreement, and all of the foregoing have been or will be duly and validly authorized and approved by all necessary Village proceedings, findings and actions.

6.05. Authorized Parties.

Whenever under the provisions of this Agreement and other related documents and instruments or any supplemental agreement, if any request, demand, approval, notice or consent of the Village or the Developer is required, the Village's approval shall be granted by the Mayor or his designee; and for the Developer, by any officer or managing member as designated in writing from time to time.

6.06. Time of Essence.

Time is of the essence of this Agreement. The Parties will make every reasonable effort to expedite the subject matters hereof and acknowledge that the successful performance of this Agreement requires their continued cooperation.

6.07. Amendment.

This Agreement, and any exhibits attached hereto, may be amended only by the mutual consent of the Parties, by the adoption of an ordinance or resolution of the Village approving said amendment, as provided by law, and by the execution of said amendment by the Parties or their successors in interest.

6.08. No Other Agreement.

Except as otherwise expressly provided herein, this Agreement supersedes all prior agreements, negotiations and discussions between the Parties relative to the development of the Project.

6.09. Severability.

If any provision, covenant, agreement or portion of this Agreement, or its application to any person, entity or property, is held invalid, such invalidity shall not affect the application or validity of any other provisions, covenants or portions of this Agreement and, to that end, any provisions, covenants, agreements or portions of this Agreement are declared to be severable.

6.10. Illinois Law; Cook County Jurisdiction.

This Agreement shall be construed in accordance with the laws of the State of Illinois. Any claim or action brought by either Party shall be filed and adjudicated in the Circuit Court of Cook County, Illinois.

6.11. Notice.

All notices and requests required pursuant to this Agreement shall be sent as follows:

To the Developer:

Ala Carte Entertainment, Inc.
Attn:
2330 Hammond Dr. Suite G
Schaumburg, IL 60173
Attn: Fred Hoffman
Email: jdiller@aceplaces.com

To the Village:

Village of Hoffman Estates
Attn: Eric Palm, Village Manager
1900 Hassell Road
Hoffman Estates, Illinois 60169
Email: Eric.Palm@vohe.org

With copies to:

Village of Hoffman Estates
Attn: Arthur Janura, Corporation Counsel
1900 Hassell Road
Hoffman Estates, Illinois 60169
Email: Arthur.Janura@vohe.org

Village of Hoffman Estates
Attn: Bev Romanoff, Village Clerk
1900 Hassell Road
Hoffman Estates, Illinois 60169
Email: Bev.Romanoff@vohe.org

Or at such other addresses as the Parties may indicate in writing to the other either by electronic mail, personal delivery, courier, or by registered mail, return receipt requested, with proof of delivery thereof. All notices shall be effective when delivered (or when delivery is rejected).

6.12 Partnership; No Third Party Beneficiaries.

Nothing contained herein shall be construed as creating a partnership between the Village and Developer or as creating or conferring any interest or benefit upon any third party.

6.13. Counterparts.

This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same agreement.

6.14 Exhibits.

The exhibits attached to this agreement are hereby incorporated into and made a part of this Agreement.

6.15 Intentionally Left Blank

6.16 Termination.

Notwithstanding any other provision of this Agreement, in the event Developer has failed to commence construction of the TIF Improvements on or before August 1, 2022, the Parties have an absolute right to cancel this agreement upon notice to the other Party. If this Agreement is cancelled, all rights contained in the Agreement will be null and void and held for naught.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, the Parties have duly executed this Agreement pursuant to all requisite authorizations as of the date first above written.

**VILLAGE OF HOFFMAN ESTATES,
COOK COUNTY, ILLINOIS**, an
Illinois municipal corporation

BY: _____
Mayor

ATTEST:

Village Clerk

ALA CARTE ENTERTAINMENT, INC.
An Illinois corporation

BY _____
Its:

ATTEST:

(Assistant) Secretary

**THE HIGGINS AND BARRINGTON
COMMERCIAL DISTRICT ASSOCIATION**
An Illinois not-for-profit corporation

BY _____
Its: Agent

ATTEST:

EXHIBITS

Exhibit A	Legal Descriptions of Properties
Exhibit B	Map of Association Parcels
Exhibit C	Preliminary Concept Sign Plan

Exhibit A
Legal Descriptions of Properties

2575 W Higgins Road Legal Description

PARCEL 1:

LOT 1 IN RESTAURANT MALL BEING A SUBDIVISION OF PART OF THE NORTHWEST TIONAL 1/4 OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 04016244, IN COOK COUNTY, ILLINOIS;

EXCEPTING THEREFROM THAT PART CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION, BY WARRANTY DEED RECORDED MARCH 6, 2003 AS DOCUMENT 0030313197, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1 AFORESAID; THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 47 MINUTES 22 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 3,353 METERS 11.00 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 38 SECONDS EAST, 30.908 METERS, 101.40 FEET, TO THE SOUTHWESTERLY LINE OF LOT 1 AFORESAID; THENCE NORTH 54 DEGREES 06 MINUTES 10 SECONDS WEST ALONG SAID SOUTHWESTERLY LINE OF LOT 1, A DISTANCE OF 4.150 METERS, 13.62 FEET, TO THE WEST LINE OF LOT 1 AFORESAID; THENCE NORTH 00 DEGREES 12 MINUTES 38 SECONDS WEST ALONG SAID WEST LINE OF LOT 1, A DISTANCE OF 28.462 METERS, 93.38 FEET, TO THE POINT OF BEGINNING.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS OVER OUTLOT D FOR THE BENEFIT OFR PARCEL 1 AS CREATED BY THE RESTAURANT MALL SUBDIVISION AND DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED AS DOCUMENT NO. 04071137.

1795 Barrington Road Legal Description

PARCEL I:

LOT 3 IN RESTAURANT MALL BEING A SUBDIVISION OF PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 04016244, IN COOK COUNTY, ILLINOIS.

EXCEPT THAT PART OF LOT 3 CONVEYED BY CNL/TGIF JOINT VENTURE X, A FLORIDA GENERAL PARTNERSHIP CONSISTING OF TGI FRIDAYS, INC. AND CNL INCOME & GROWTH FUND V, LTD., OF THE COUNTY OF ORANGE, STATE OF FLORIDA AND THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION, BY WARRANTY DEED RECORDED JULY 17, 2003 AS DOCUMENT 0319819053.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS OVER OUTLOT D FOR THE BENEFIT OFR PARCEL 1 AS CREATED BY THE RESTAURANT MALL SUBDIVISION AND DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED AS DOCUMENT NO. 04071137.

Exhibit B
Map of Association Parcels



Exhibit C Preliminary Concept Sign Plan

A D/F CABINET SIGN w/NEON ILLUMINATION AND SAMSUNG 8mm RGB EMU



OMEGA
Sign & Lighting Inc.
630.237.4397
OMEGASIGNCHICAGO.COM

MORETTI'S

2476 W. Higgins Rd.
Hoffman Estates, IL 60189

Date: 9/23/21
Acct. Executive: S. Menna
Page No.: 001
Revision Number: _____ Date: _____
(Rev. 1) 09/28/21
(Rev. 2) 12/08/21
(Rev. 3) _____
(Rev. 4) _____
(Rev. 5) _____
(Rev. 6) _____
Drawn By: J. Richmond
Drawing Scale: _____

PERMIT INFO

Sign Sq. Ft. _____
No. of Lamps/LEDs _____
Total Voltage _____
No. of Power Supplies _____
Total Amperage _____
Est. 20 Amp Toggle Switch w/Rubber Boot Yes _____

Signature	Date
Cust. Approved	Date
Signature	Date
Landlord Approval	Date

This document and the information contained in it are the property of Omega Sign & Lighting Inc. (Omega Sign). By receipt of this document, the holder agrees not to distribute to any other parties, nor reproduce the document and the information contained, without the prior written approval by the Company. The Company agrees that Omega Sign & Lighting Inc. will not be liable for any damage, loss or injury to any person or property, or any other person, arising out of the use of the information contained in this document, whether or not such damage, loss or injury is caused in whole or in part by the negligence of the Company or any other person. The entire responsibility for the use of the information contained in this document shall remain with the user. The entire responsibility for the use of the information contained in this document shall remain with the user. The entire responsibility for the use of the information contained in this document shall remain with the user.

630.237.4397
OMEGASIGNCHICAGO.COM

ELECTRICAL NOTES
Sign structure meets NEC 2017 Article 605.4.1
Power to sign must be done by a licensed electrical contractor or licensed electrician.

Each Sign Must Have:
1. A minimum of 20' (6.1m) clearance from the ground.
2. 20' (6.1m) clearance from any building.
3. Three (3) Wire: Live, Ground, and a Neutral.

**COMMITTEE AGENDA ITEM
VILLAGE OF HOFFMAN ESTATES**

SUBJECT: Request direction for the Planning and Zoning Commission to hold a public hearing to consider amendments to the Zoning Code regarding data centers

MEETING DATE: December 13, 2021

COMMITTEE: Planning, Building & Zoning

FROM: Peter Gugliotta, Director of Development Services *PK*
Jennifer Horn, Director of Planning and Transportation *JH*

REQUEST: Request direction for the Planning and Zoning Commission to hold a public hearing to consider amendments to the Zoning Code regarding data centers.

BACKGROUND: In May 2021, the Village approved a data center use for Microsoft in the M-2 Manufacturing District. While the specific “data center” term is not explicitly stated within the permitted use listing, it was interpreted that the use was permitted as it is generally consistent with some of the more generic manufacturing type uses listed in the M-2 District, which is a common approach for zoning review.

Subsequent to the Microsoft approval, there have been other data center developers exploring sites within the Village in different zoning districts. Often during the site selection process, developers and brokers look for definitive Zoning Code language to identify in which district a data center may locate. Staff has found that only the M-2 District may be interpreted to allow data centers, yet there are several other districts where a data center use may be appropriate.

DISCUSSION: Data center uses are unique, for example, they generate very little traffic and activity for their size, they can have a significant positive financial impact through property and utility taxes, and they can attract other similar uses to nearby parcels. These benefits make it desirable to try and attract data centers to appropriate parcels within the Village. Having clear language in the Zoning Code will communicate to the development community that these are desirable uses and will identify where we prefer they locate.

In order to improve the Village’s ability to communicate effectively with the development community regarding preferred data center locations, it is recommended that the Planning, Building and Zoning Committee authorize staff to proceed with amendments to the Zoning Code text specifically to:

DISCUSSION: (Cont'd)

- ◆ Add a definition of “Data Center”
- ◆ Consider adding a definition of “Sub-station”
- ◆ Consider specifically which Zoning Districts would be appropriate for a Data Center to be a permitted or special use (i.e. M-1, M-2, O-3, O-5, AG, CMU, B-4, etc.)

When considering whether a data center should be a permitted or special use in a particular district, it will be important to keep in mind that all new projects must follow the site plan review process and adhere to Subdivision Code development standards, as well as meeting any Zoning Code requirements. In addition to data center use characteristics, part of the text amendment review process will include consideration of economic development goals. Also as part of the review, other minor related changes may be recommended.

The Village is planning a comprehensive update to the Zoning Code during 2022. However, this specific issue has come up repeatedly in the past few months and is critical to address in a more expedited manner so staff can be responsive to active development requests. Planning staff is prepared to move forward with a potential text amendment within 30 to 60 days if authorized by the Committee.

RECOMMENDATION:

Direct the Planning and Zoning Commission to hold a public hearing to consider amendments to the Zoning Ordinance regarding data centers and related items.

cc: Planning and Zoning Commission



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

SUBMITTED TO: PLANNING, BUILDING & ZONING COMMITTEE

BY: Jennifer Horn, Director of Planning and Transportation *Jennifer Horn*

December 2021

PLANNING AND ZONING COMMISSION MEETINGS

November 17, 2021 Meeting – CANCELLED

December 1, 2021 Meeting

- 2825 Greenspoint Parkway – Hampton Inn Special Use (**APPROVED**)

December 15, 2021 Meeting

- Hilldale Condominiums – Master Sign Plan

CURRENT ACTIVE PROJECT REVIEWS

- SEC Rohrsen / Golf Road – Annex./Zoning/Plat/Site Plan for Hindu Wellness Center, Temple and SF sub.
- Bell Works Residential, 2000 Lakewood Blvd. – Site Plan and Plat to construct new townhomes and apartments
- Plum Farms Utilities, Rt. 72 near Old Sutton Rd – Site Plan for water and sanitary sewer crossing of Rt. 72
- U-Haul, 2475 Pembroke Ave. – Special Use and Site Plan Amendment for redevelopment with 3-story building
- Popeyes, Barrington Square Town Center – Site Plan for new fast food restaurant
- Roselle/Higgins Road Regional Storm Sewer Project (WT Properties) – Site Plan and Plat
- Tollway Maintenance Facility, Central Road south of Ela – Site Plan and Plat
- Dispensary 33, 5 E. Golf Rd. – Special Use for a cannabis dispensary
- 2601 Pratum – Site Plan Amendment for parking lot expansion
- Huntington Club Condominiums, 2400 Huntington Blvd. – Site plan amendment for pool removal
- Hilldale Condominiums – Master Sign Plan
- Barrington Pointe Office Building (Vistex), 2300 N. Barrington Road – Master Sign Plan Amendment
- Seasons at Hoffman Estates, SEC Higgins/Moon Lake Blvd – RPD Amendment, Preliminary Concept Plan for apartment development
- The Herbal Care Center, 1225-1249 N. Barrington Road – SU and Text Amendment for cannabis dispensary and lounge

POTENTIAL UPCOMING PROJECTS

- Hoffman Lanes Redevelopment, 80 W Higgins Rd (WT Properties) – Site Plan and Plat
- Moretti's Restaurant Mall, Barrington/Higgins – Master Sign Plan
- 2575 Higgins Road (former Macaroni Grill) – Special Use and Site Plan for new restaurants/gas station
- Adesa Expansion, 2785 Beverly Road – Site Plan, Plat, Rezoning for parking storage lot expansion
- Beacon Pointe Phase 2, Beverly/Shoe Factory Road – discussions on potential development
- Autumn Woods, NEC Golf / Berner – Annexation Agreement Amendment, Plat and Site Plan for SF subdivision
- Casey's Gas station, 1700 Algonquin – Site Plan Amendment and Special Use for tear down and rebuild
- Casey's Gas station, 615 W. Higgins – Site Plan Amendment and Special Use for tear down and rebuild
- Casey's Gas Station, 1 W. Golf Rd. – Site Plan Amendment and Special Use for tear down and rebuild
- Belle Tire, Prairie Stone Lot 23 – Site Plan and Special Use for Tire Store
- Plum Farms Mixed Use (CRG Residential), NWC Higgins/Old Sutton Road – Rezoning, Plat, Site Plan
- Dar-ul-Ilm Foundation, 1260 W. Higgins Rd – Site Plan Amendment and Special Use for mosque and community center

KEY ACTIVITIES

Central Square (Community Development) Software Transition

The new Central Square software successfully launched the week of December 6 after years of preparation. The initial phase mainly transitions Planning staff's behind the scenes processing to a new digital tracking system. The full public roll out of an eTRAKiT electronic submittal and review portal is expected to launch in early 2022. With the launch of the new software and internal hardware upgrades, all planning and zoning projects have transitioned to a streamlined paperless process.

Planning Project Reviews

Planning project submittals processed for the month of November are outlined below:

Planning Projects Submitted for Review		
Project Type	November	2021 YTD
Concept Review (Staff)	1	11
Courtesy Review	0	6
Site Plan - New	1	8
Site Plan Amendment – Staff Review	0	5
Site Plan Amendment – Administrative	0	4
Site Plan Amendment – Minor	1	3
Site Plan Amendment – Major	0	2
Special Use	0	7
Variation – Residential	0	15
Variation – Commercial	0	0
Master Sign Plan	1	5
Plat	0	2
Rezoning	0	0
Annexation	0	0
Text Amendment	0	1
Total	4	68
FOIA Processed	0	53
Zoning Verification Letters	0	12
Building Permits Processed by Planning	19	502

PLANNING PERFORMANCE MEASURES

Site Plan Review Process	November		Year to Date	
Number of administrative/staff review site plan cases completed	0	0%	10	43%
Number of PZC site plan cases processed	1		13	
Annual goal is to complete at least 65% of site plan cases through administrative review process				

Site Plan Review Timing	November		Year to Date	
Number of cases processed within 105 days	1	100%	18	100%
Annual goal is to complete 100% of cases within 105 days				



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

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

December 2021

GENERAL ACTIVITIES

- On November 5, 2021, Alex Zaborowski, Jeff Mattes, John Shogren, John Staschke, Kala Kuttenberg, Kathleen Kuffer, Kiley Gardner, Ray Norton & Tony Knuth attended the NWBOCA fall school webinar on Accessibility.
- On November 8-9, 2021, David Banaszynski & Kathleen Kuffer attended the IEHA Annual Conference at Starved Rock.
- On November 12, 2021, Alex Zaborowski, Jeff Mattes, John Shogren, John Staschke, Kala Kuttenberg, Kathleen Kuffer, Kiley Gardner, Ray Norton & Tony Knuth attended the NWBOCA fall school webinar on Assessment of Existing Buildings for Building & Fire Safety Professionals.
- The building permit for the 2nd home in the Walnut Pond subdivision has completed its foundation.
- The new **speculative warehouse** building in Fountain Crossing is close to completion. Exterior work on the building and site are wrapping up and the interior slab floor is almost complete. The initial corner build-out is also nearing completion.
- The exterior work on the new **Banfield** in Hoffman Plaza is complete and the interior build out will begin soon.
- **Microsoft** has mobilized their equipment and quickly begun foundation work on the first building. The site will begin seeing heavy activity as construction continues, with around 250 crew members on-site daily.
- The re-occupancy of **Stonegate** is in its final stages. They expect to be receiving occupancy in early 2022.
- Construction is set to begin on the **Amita Health** addition.
- Construction of the new driving range at **Bridges of Poplar Creek** is complete and will soon be open for business.
- Division staff assisted in website upgrade discussions of relative sections.
- The Village Board approved a new 3-year contract with Thompson Elevator Inspection Services.

Bell Works Construction Update:

- Reconstruction of the east vestibule, road crossing, and garage is complete with a few minor outstanding items left to address. A temporary Certificate of Occupancy has been issued for these spaces.
- The build outs for Platinum Mortgage are nearing completion and the tenants are expected to occupy the space shortly after the beginning of the 2022.
- Several other tenant build-outs are in the design and permitting stages with respective building permits to follow.

Central Square Community Development Software Conversion (formerly TRAKiT)

- Community Development officially went live to Village staff on December 6 and 7. During this 2-day go-live process, consultants and staff from Central Square provided support as we came across any issues. Staff is now able to accept and review permits electronically, drastically increasing efficiency and productivity.
- Development Services staff, along with IT, Finance, and Fire took part in a weeklong end-user training session at the beginning of November. This allowed staff at all levels to engage in the product and run through real-life scenarios.
- A comprehensive public rollout is being established and is expected in mid-January. This includes the public portal where applicants will be able to create a profile and electronically submit building permits, projects, and property issues.

2021 Code Enforcement Freedom of Information Act Requests Processed

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
34	30	60	46	59	55	72	60	48	48	40	0	552

2021 Code Enforcement GovQA Questions & Complaints Processed

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
12	9	20	18	18	13	18	9	16	15	11	0	159

2021 Construction Inspections

Inspection	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2021 YTD	2020 Total
Structural	104	50	56	56	55	68	71	78	66	127	68	0	799	1136
Electrical	90	47	40	35	46	57	44	53	56	70	55	0	593	647
Plumbing	31	28	42	19	31	40	26	43	36	47	36	0	379	538
Mechanical	48	39	27	11	17	26	17	18	20	19	19	0	261	301
Other	90	80	90	89	73	57	64	79	91	62	76	0	851	932
Fence	34	33	45	22	22	23	19	14	17	19	17	0	265	261
Roof/Siding	71	27	90	49	27	39	43	54	54	59	34	0	547	1210
Patio/Driveway	42	27	85	102	155	173	169	189	177	163	135	0	1417	1245
Deck	17	5	16	12	14	6	11	9	8	9	14	0	121	131
Shed	4	1	8	2	4	6	6	6	4	7	4	0	52	61
Sewer	6	5	6	2	8	3	6	10	11	13	6	0	76	60
2021 Total	537	342	505	399	452	498	476	553	540	595	464	0	5361	
2020 Total	673	802	619	460	257	449	464	576	616	642	516	448		6522

* Note: Construction inspections include review and closure of older permits that had not yet had a final inspection.

RENTAL HOUSING LICENSE AND INSPECTION PROGRAM

- Code Enforcement staff are created a modified inspection process for properties that did not have an interior inspection in 2020. This new process allows for continued inspections to avoid compiling issues while keeping the safety of staff and residents as a top priority.
- There are currently 1,979 rental properties registered. This includes 1,313 single family and townhome units (66%) and 666 condominium units (34%). This number fluctuates based on new registrants and owners who choose to no longer rent their properties.
- Renewal notifications were mailed on November 17, 2021 to all rental properties. The deadline to submit payment and update registration information is January 17, 2022.
- As of December 2nd, 547 properties have renewed.

2021 Rental Inspections

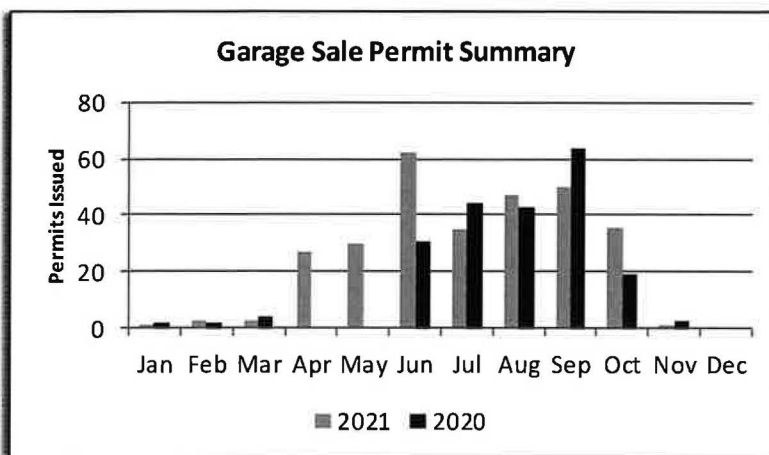
Inspection	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Annual	12	73	317	210	122	153	162	196	249	201	220	0	1915
Reinspections	45	23	45	125	89	64	97	100	113	147	108	0	956
Total	57	96	362	335	211	217	259	296	362	348	328	0	2871

Inspection Services Performance	November	4 th Quarter	Year to Date**	Year Target
Percentage of building inspections within 24 hr. notice	98%	98%	98%	95% within 24 hr. notice
Percentage of annual rental inspections completed	11%	21%	97%	100% of total*

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

Garage Sales

Year	2021	2020
Jan	1	2
Feb	3	2
Mar	3	4
Apr	27	0
May	30	0
Jun	62	31
Jul	35	44
Aug	47	43
Sep	50	64
Oct	36	19
Nov	1	3
Dec	0	0
Total	295	212

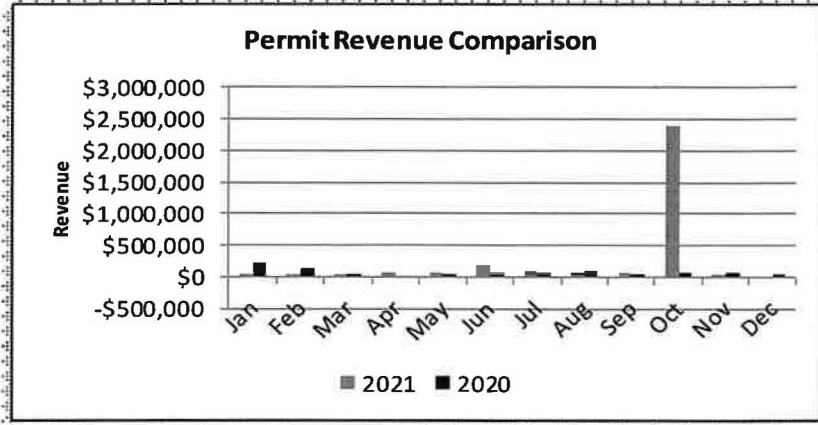


2021 Building and Fire Permits Issued

Permit	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2021 YTD	2020 Total
Building Permits														
Commercial Remodeling	6	3	7	3	3	7	12	6	8	13	3	0	71	76
Community Residence	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Demolition	0	0	1	0	1	1	1	0	0	1	0	0	5	11
Driveways	1	2	39	52	63	80	84	77	115	59	9	0	581	386
Electrical	5	6	5	8	10	10	2	9	6	5	6	0	72	228
Fences	5	5	31	49	46	31	19	25	26	20	9	0	266	264
Land Development	0	0	0	0	0	1	0	0	0	0	0	0	1	0
Mechanical	11	16	10	29	24	22	25	20	25	24	18	0	224	160
Miscellaneous Permits	34	22	36	44	52	56	51	47	52	56	57	0	507	457
Multi-Family Remodeling	0	0	0	1	0	0	0	0	0	0	0	0	1	2
New Commercial	0	0	0	0	0	2	0	1	0	0	0	0	3	6
Plumbing	18	10	27	12	20	14	19	33	33	27	15	0	228	184
Pools	0	0	0	7	5	1	5	1	2	1	0	0	22	24
Residential Decks & Patios	4	1	23	53	88	46	38	35	57	32	9	0	386	340
Residential Garages	0	1	0	0	0	0	2	0	0	0	0	0	3	1
Residential Remodeling	3	7	17	10	20	10	20	11	5	11	10	0	124	112
Residential Sheds	0	0	1	11	9	10	5	5	8	6	6	0	61	51
Roofs/Siding	10	7	42	65	87	83	90	102	109	79	50	0	724	585
Signs	4	10	5	6	11	10	5	2	4	14	11	0	82	69
Solar Panel System	3	1	3	5	4	2	6	4	7	8	5	0	48	78
New Single Family Residences	0	0	0	0	0	0	0	0	0	1	0	0	1	4
Fire Permits														
Automatic Fire Alarms	5	2	3	1	3	5	7	2	3	4	10	0	45	39
Fuel Storage Tanks	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Hood & Duct	0	0	1	1	0	0	0	0	1	1	0	0	4	9
Automatic Sprinklers	2	2	4	1	3	1	9	5	5	4	5	0	41	56
Lock Boxes	1	0	0	0	1	0	1	1	2	1	0	0	7	13
Other	1	1	1	1	0	0	0	1	1	1	2	0	9	36
2021 Total	113	96	256	359	450	392	401	387	469	368	225	0	3516	
2020 Total	193	190	172	189	192	420	427	403	326	308	238	134		3192

Permit Revenue

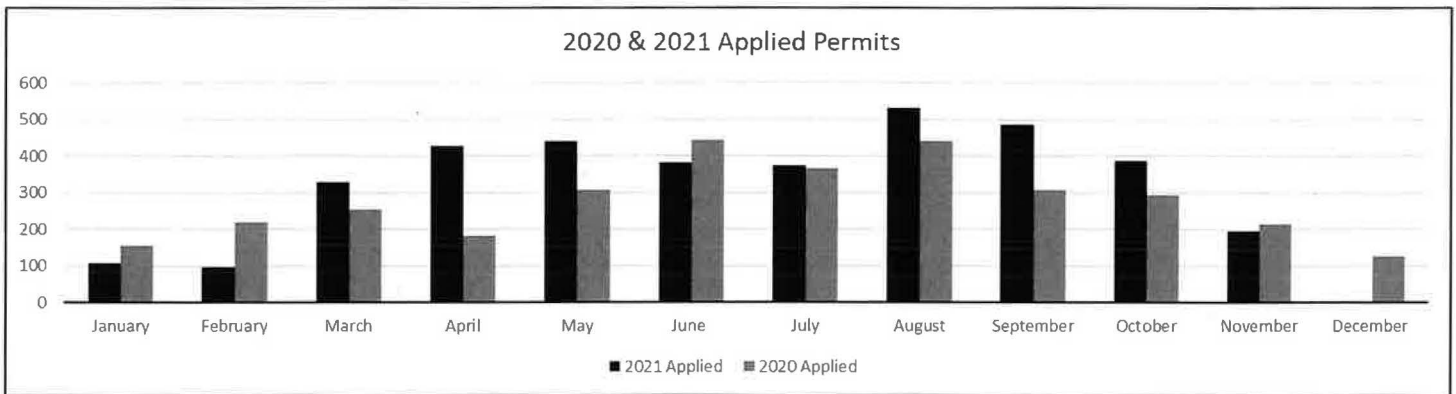
Year	2021	2020
Jan	\$47,073	\$231,652
Feb	\$2,687	\$117,478
Mar	\$50,059	\$37,374
Apr	\$61,109	-\$17,604
May	\$69,400	\$32,761
Jun	\$187,474	\$68,056
Jul	\$104,287	\$72,829
Aug	\$72,843	\$99,114
Sep	\$59,863	\$51,245
Oct	\$2,381,009	\$63,902
Nov	\$38,116	\$66,960
Dec	\$0	\$30,577
Total	\$3,073,920	\$854,344



2021 Budget: \$1,075,000

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

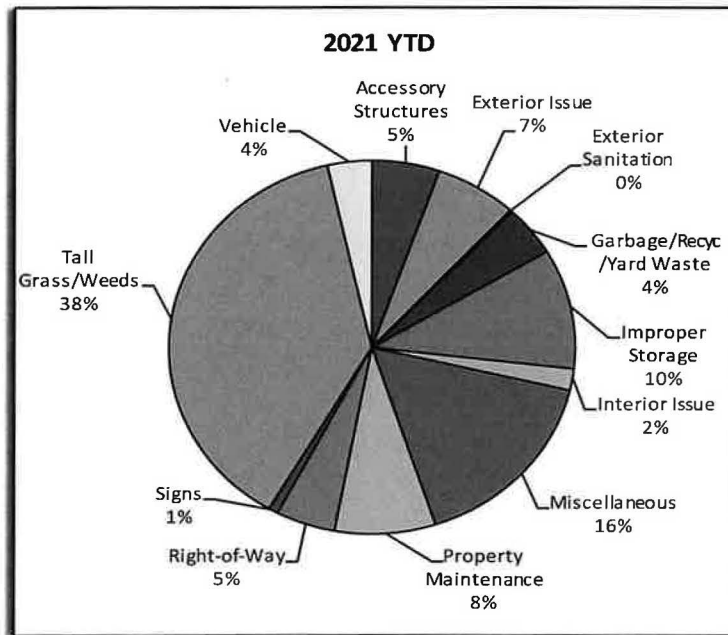
* The October increase is due to the Microsoft building permit revenue



Building Permit Processing Performance	November	4th Quarter	Year to Date	Year Target
Percentage of permits entered in computer within 24 hours of submittal	98%	98%	98%	95% within 24 hours
Percentage of permit plan reviews completed within 10 business days	98%	98%	98%	95% within 10 days
Percentage of permits processed for issue within 48 hours of plan approval	98%	98%	98%	90% within 48 hours

2021 Property Maintenance Summary Report

Violation	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2021 YTD	2020 Total
Accessory Structures	7	2	9	2	7	11	7	3	6	0	0	0	54	50
Exterior Issue	1	1	6	7	16	18	7	7	2	1	0	0	66	79
Exterior Sanitation	0	0	0	0	0	0	1	0	1	0	0	0	2	3
Garbage/Recyc/Yard Waste	6	1	8	3	3	5	4	3	5	2	4	0	44	140
Improper Storage	19	5	18	7	10	9	5	13	8	8	3	0	105	151
Interior Issue	0	4	1	0	0	0	3	4	3	1	3	0	19	12
Miscellaneous	10	11	30	11	19	16	22	7	23	10	5	0	164	232
Property Maintenance	6	20	12	10	4	5	7	7	7	1	2	0	81	77
Right-of-Way	11	1	1	2	1	10	10	4	7	0	1	0	48	40
Signs	2	0	1	1	1	0	1	1	0	0	1	0	8	12
Tall Grass/Weeds	0	0	0	10	212	86	39	18	15	2	2	0	384	215
Vehicle	7	4	3	5	2	4	4	2	3	0	2	0	36	50
2021 Total	69	49	89	58	275	164	110	69	80	25	23	0	1011	
2020 Total	43	57	48	98	185	111	131	134	74	76	44	60		1061



There are several reasons property maintenance activity has decreased during the spring of 2020, including, a seasonal inspector has not been hired (budget limitations) and Code Officers have had to perform numerous inspections supporting COVID-related issues, such as restaurants operations and business re-openings. Primary focus has been on the most significant violations during the COVID-19 Pandemic.

2021 Citations Issued

Violation	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Business License	31	26	5	50	116	63	35	1	49	28	0	0	404
Code	47	34	128	27	41	47	73	15	214	57	14	0	697
Rental	17	29	16	43	55	71	63	41	37	77	0	0	449
Total	95	89	149	120	212	181	171	57	300	162	14	0	1550

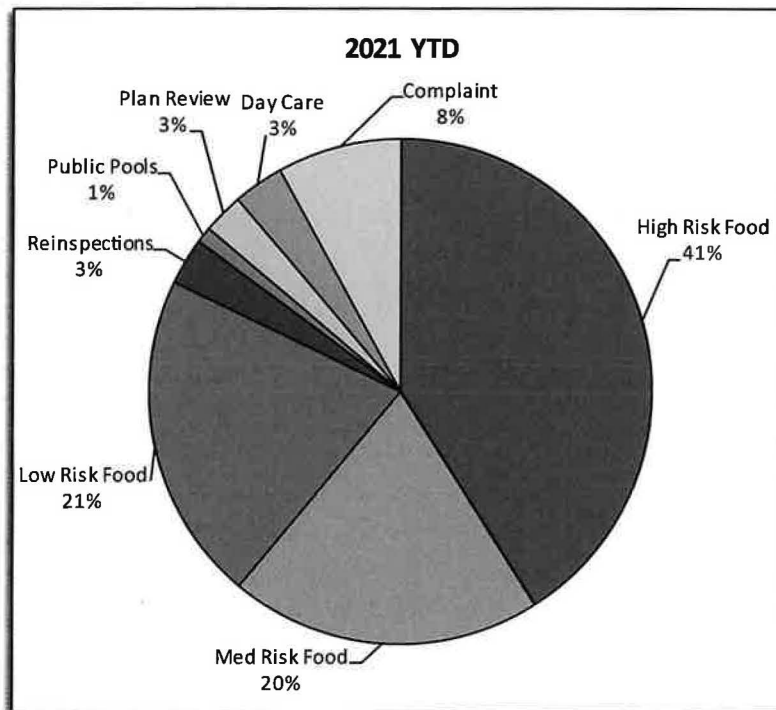
2021 Adjudication Court Dockets - Citations Presented

Court	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Code/Bus. Lic.	38	40	62	50	33	68	97	81	68	85	80	0	702
Rental	25	12	22	21	21	35	45	63	45	59	56	0	404
Total	63	52	84	71	54	103	142	144	113	144	136	0	1106

Inspection Services Performance	November	4 th Quarter	Year to Date	Year Target
Percentage of property maintenance inspections completed within 24 hours of notice	97%	97%	97%	95% within 24 hr. notice

2021 Environmental Health Inspection Report

Activity	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
High Risk Food	31	34	2	1	27	41	2	0	17	47	2	0	204
Med Risk Food	0	0	34	29	1	0	0	0	0	1	35	0	100
Low Risk Food	4	1	2	3	4	0	42	48	0	0	1	0	105
Reinspections	2	1	1	1	1	1	1	1	1	1	2	3	15
Public Pools	0	0	0	0	1	3	1	0	0	0	0	0	5
Plan Review	3	0	0	1	1	1	1	2	2	0	2	0	13
Day Care	0	0	4	7	0	0	0	0	0	0	5	0	16
Complaint	4	3	1	3	2	2	3	5	6	8	3	0	40
Total	44	39	44	45	37	48	50	56	26	58	51	0	498



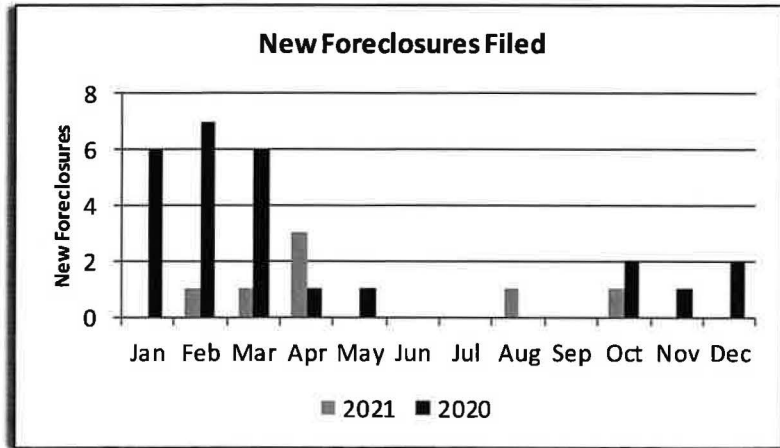
Food establishments are divided into the risk categories of high, moderate or low, and planned inspections are performed three, two, or one time each year respectively. A high risk establishment presents a high relative risk of causing foodborne illness based on the large number of food handling operations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

Health Inspections Performance	November	4 th Quarter	Year to Date	Year Target
Percentage of annual food health inspections completed	10%	21%	95%*	100% of total

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

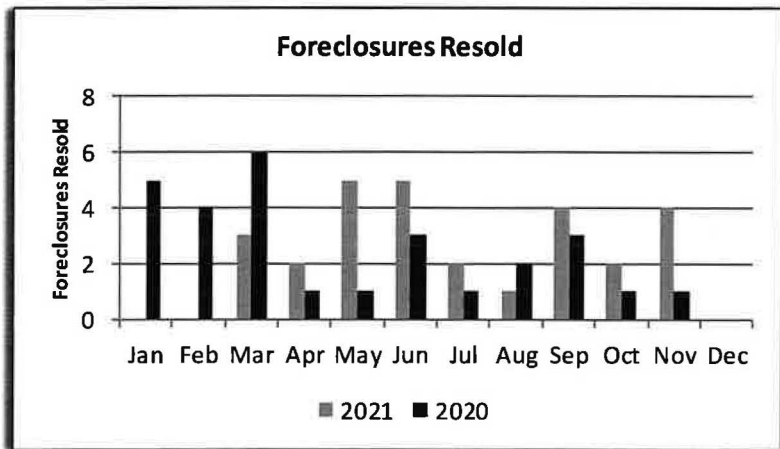
New Foreclosures Filed

Year	2021	2020
Jan	0	6
Feb	1	7
Mar	1	6
Apr	3	1
May	0	1
Jun	0	0
Jul	0	0
Aug	1	0
Sep	0	0
Oct	1	2
Nov	0	1
Dec	0	2
Total	7	26



Foreclosures Resold

Year	2021	2020
Jan	0	5
Feb	0	4
Mar	3	6
Apr	2	1
May	5	1
Jun	5	3
Jul	2	1
Aug	1	2
Sep	4	3
Oct	2	1
Nov	4	1
Dec	0	0
Total	28	28



Historical Foreclosure Information

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Foreclosures Filed	312	620	208	139	81	68	90	79	66	26

ECONOMIC DEVELOPMENT & TOURISM MONTHLY REPORT

December 2021



Economic Development

-
- Monthly Reoccurring Tasks:
 - Staff facilitated and participated in calls, emails, social media messages, texts and meetings with land owners, brokers, developers and property owners about potential development in Hoffman Estates.
 - Continued to update the available properties online database on the Village's website.
 - Promoted Hoffman Estates on social media while building a network to share about projects within the Village.
-
- Continued the facilitation of the engagement with Metro Strategies Group to continue the independent third-party public input process that will provide valuable external feedback for the new Economic Development Strategic Plan. Reviewed the results of the public survey and analyzed the data. Finalized the Market and Demographic Analysis portion of the Strategic Plan which will be presented to PB&Z.
 - Continued to promote Bell Works by hosting meetings and planning events in the building.
 - Filmed three new videos informing and promoting developments in Hoffman Estates and why this is a good place to invest.
 - Completed all staff liaison duties for the Arts Commission.
 - Finalized all tradeshow preparations for the ICSC: Here, We Go show in Las Vegas in December. Then attended the show. A full recap report will follow.
 - Work with Corporation Counsel to review potential expenditures and obligations for the Barrington Higgins TIF and create ordinances and agreements which reserve the funds for future projects.
 - Received an application from a company to go through the NLNW program. A pitch night will be scheduled in January '22. Also planned and hosted an annual gala for NLNW celebrating the graduates of the program at Bell Works on November 18th.
 - Designed and completed an Economic Development Annual Report for distribution and promotion.
 - Participated in the Assessment Center for the Communications Manager position.
 - Economic Development staff attended:
 - Quarterly Economic Development Commission Meeting
 - Monthly Next Level Northwest Board and Design Team meetings
 - Monthly Hoffman Estates Membership Committee Meetings
 - Monthly Arts Commission meeting
 - Monthly Chamber Back to Business Series seminar

- Annual NLNW Gala
 - Business Appreciation/Wine Wednesday/Chamber After Hours Event
 - Annual Bell Works Holiday Event
 - Monthly GCAMP/VIA Excellence Forum
 - Monthly Bell Works Status Meeting
 - Bi-Monthly NW Suburban Networking Group Lunch
-

Tourism

Hoffman Highlights - Poplar Creek Bowl/Bar Down, The Assembly, and Vogelei Park Esports Center

- This edition featured businesses in the central portion of the Village for the November Hoffman Highlights. Staff created scripts that captured the essence of each business and identified areas in each business to film based upon the written scripts. Each visit is 30 minutes, with the footage edited down to 30-40 seconds. The completed piece contains three visits linked with animation. Hoffman Highlights is posted on Village social media platforms, Channel 6, LinkedIn, and mentioned in the Citizen.

Ken Kraft Midlands Wrestling Tournament - December 28-31, 2021 - NOW Arena

- Copies of the partnering hotel contracts were delivered by Staff to each hotel. Many properties have had ownership, management company, and on-site sales leader changes so it was important that each hotel understand the agreements that were previously enacted for their property. Teams typically return to the hotel they stayed with previously, but the event was cancelled last year due to COVID, and this year universities have many new contacts in their athletic departments. For the first time this year, the event includes woman's wrestling which may increase occupancy. Each partner hotel agrees to a \$99 rate, a 12% rebate, and 5 complimentary rooms to house staff and officials. Staff monitors the redemption of those complimentary rooms to ensure the hotel has received sizeable occupancy from the event to offset the cost of the free rooms. Even with the concessions, the rate is attractive as there is no other significant demands for lodging during this time period.

Varsity Spirit - Midwest Regional Summit - April 9-10, 2022 - NOW Arena - Team Travel Source

- Team Source (the housing authority) asked for assistance in getting Hoffman Estates hotels to participate in housing teams for this event. Contracts require a \$28 rebate, 12% commission, 3 complimentary rooms to house officials, and additionally, complimentary rooms issued based upon a 1-20 ratio. Staff encouraged hotels to disregard the "requirements" if they were too steep and provide their "best offer" as a response instead. If the event needs/wants rooms closer to the Arena, they will need to agree to their offerings.

Webinars

- Transforming the business travel experience
- Evolving roles in meetings management
- Maximizing sales and savings for restaurants over the holidays
- Top three restaurant trends affecting employment
- Three secrets to partnering with employees for a safe return to travel

Meetings/Activities

- ED check-in meeting
- 4th of July Commission meeting
- Meeting at SHARE addiction center to formally thank the Carpenters Union
- NW Hispanic Chamber of Commerce - meet and greet
- Distributed current economic development project information to all hotels
- Distributed Police incident reports to each hotel manager/owner
- Spoke with Journeys, the road home non-profit, about temporary housing for homeless during the winter
- Spoke to My Hockey Tournament organizers about including Village hotels in their preferred hotels during holiday tournaments
- Spoke to Canlan Sports Center event/tournament organizers to solicit lodging for traveling teams



Kevin Kramer, Director of Economic
Development



Linda Scheck, Director of Tourism & Business
Retention



VILLAGE OF HOFFMAN ESTATES
DEPARTMENT OF DEVELOPMENT SERVICES
DEVELOPMENT SERVICES & CDBG MONTHLY REPORT

SUBMITTED TO: PLANNING, BUILDING & ZONING COMMITTEE

BY: Peter Gugliotta, Director of Development Services

Ryan Johnson, Management Analyst

December 2021

DEVELOPMENT SERVICES ADMINISTRATION

Key Activities

- **Bell Works** –The Village is still awaiting submittal of townhome plans from the developer, while a builder for the apartments is still being contemplated.
- **Microsoft Data Center** – Work has started on the first building foundation. Plan design and discussions continue for the off-site sanitary sewer and lift station plans, as well as a development agreement will come back before the Village Board for consideration. Work continues with ComEd on the location of the off-site electric transmission lines and substation, which will also be presented to the Village Board in the future.
- **Community Development Software Upgrade** – Staff began using the new system internally through a December 6 & 7 “go live” period with the consultant. Staff is also beginning to develop a timeline and communications plan for the public roll-out (early 2022).
- **Barrington Road I-90 Area Plan** – Staff has begun work on various implementation steps including ITEP Hassell Road Phase 1, evaluating potential land acquisition options, and discussing the whether a TIF District might be eligible as an option for facilitating desirable changes in the Southeast Quadrant of the study area.
- **Cellular Antenna Leases** – Staff continued to communicate with representatives of T-Mobile and Verizon regarding cellular antenna license renewals.

PROJECT	NEXT STEPS	STATUS
Popeye's Restaurant (65 E. Golf)	Plat of Resubdivision, Sale of Property	Village Corporation Counsel is working to schedule the property sale with the developer
Roselle TIF Storm Sewer	TIF RDA requires plans submitted in July & start work September 2021, with work to be completed September 2022	Plans have been submitted and reviewed by staff. IDOT's review has requested some coordination beyond the initial project scope.
80 W. Higgins (former Hoffman Lanes)	Demolition	Building has been demolished, contractor is working to clean and restore site.

Village Green Project

- Staff worked with the signage contractor selected by the Ad Hoc Committee to find out more about the specific materials of their monument sign proposal, and to request images of several options requested by the Committee. Information will be shared with the Committee in the near future.
- Staff continued work with the consultant/contractor team to wrap up remaining Phase I punch list items.
- Staff worked Tria, HR Green and V3 on a specific plan for storm water drainage. A section of storm pipe will be added near Prairie Stone Parkway and the new central sidewalk.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

Traditional CDBG Program

- Began processing North West Housing Partnership’s (NWHP) administrative invoice for a Single Family Rehabilitation (SFR) project that was completed in September.
- Submitted clarifications in response to HUD’s review of the Village’s Program Year (PY) 2019 CAPER financial report.
- Continued review of PY 2020 paperwork and invoices for CDBG reimbursement, including street projects and administrative time. These draws will be completed in December.
- Continued preparation for the PY 2020 CAPER financial report process.
- Submitted single family rehab (SFR) program story for the December Citizen newsletter.
- Included CDBG projects in the CIB presentation.

The information below is for the 2021 CDBG Program Year (October 1, 2021 through September 30, 2022):

CDBG Expenditures and Reporting Ratio	November	1 st Quarter*	Year to Date	Current Reporting Ratio
		\$0	\$21,350	\$21,350

“Current Reporting Ratio” equals ratio of unspent funds to total allocated funds in program year. Permitted to hold up to 1.5 of yearly allocation.

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

*The quarter of the CDBG Program Year runs from October 1 through December 31, 2021.

CDBG-COVID Response Program (CV)

- Continued work on environmental reviews for the Clearbrook facility rehabilitations projects, in preparation for construction in the coming months. Received historical clearance for all 5 facilities from Illinois Preservation. Reviewed one project’s scope of work and building permit application.
- Continued coordination with the Subrecipient NWHP to establish the Rental Assistance Program. Approved policies and procedures document.
- Reviewing CAC invoice for air purifier purchases. The Village approved CV1 funding for the CAC in 2020, in order to reimburse the CAC for CV-eligible expenses such as PPE and air purifiers.