

AGENDA
PLANNING, BUILDING AND ZONING COMMITTEE
Village of Hoffman Estates
March 14, 2022

7:00 P.M. - Helen Wozniak Council Chambers

Members: Gary Stanton, Chairman
Karen Arnet, Vice-Chairman
Karen Mills, Trustee

Anna Newell, Trustee
Gary Pilafas, Trustee
Michael Gaeta, Trustee
William McLeod, Mayor

I. Roll Call

II. Approval of Minutes - February 14, 2022

NEW BUSINESS

1. Request approval by homeowner for release of a portion of open space easement at 775 Jody Lane (driveway and walkway expansion).
2. Request by Harvest Community Church for a courtesy review of an assembly use with accessory Sunday school for the property located at 2060-2080 Stonington Avenue.
3. Request by Prairie Ridge Acquisitions, LLC (owner) for approval of a site plan amendment for the property located at 3125 N. Barrington Road.
4. Request approval of Barrington Square Town Center TIF Reimbursement Request #7 in the amount of \$882,140.01.

REPORTS (INFORMATION ONLY)

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

III. President's Report

IV. Other

V. Items in Review

VI. Adjournment

PLANNING, BUILDING & ZONING
COMMITTEE MEETING MINUTES

February 14, 2022

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
Kevin Kramer, Director of Econ. Dev.
Patrick Seger, Director of HRM
Kasia Cawley, Police Chief
Joe Weesner, Senior Transportation Engineer
Ric Signorella, CATV Coordinator
Suzanne Ostrovsky, Asst. Village Manager
Trisha O'Donnell, Communications Mgr.**

The Planning, Building & Zoning Committee meeting was called to order at 7:08 p.m.

II. Approval of Minutes

Motion by Trustee Gaeta, seconded by Trustee Mills, to approve the Planning, Building & Zoning Committee meeting minutes of January 10, 2022. Voice vote taken. All ayes. Motion carried.

NEW BUSINESS

- 1. Request by HMC PT Poplar Creek Crossing, LLC for approval of a Redevelopment and Sales Tax Rebate Agreement for the redevelopment and occupancy of the building at 2780 Sutton Road (former World Market).**

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

Kevin Kramer addressed the Committee and reported that World Market vacated their space in Poplar Creek Crossing Shopping Center in 2021 and the owners worked with staff to find a replacement tenant. In order for Home Goods to move from their location at the Arboretum in South Barrington, the center owner will need to add 3,716 square feet to the rear of the space and remodel. All improvements will cost a significant amount of money and the owner has requested the assistance of the Village via a sales tax rebate agreement. Home Goods is estimated to generate more than \$6.5 million in sales annually.

Mr. Brian Page with Pine Tree Commercial Realty addressed the Committee and stated that Home Goods will stay open in South Barrington until they open in Hoffman Estates. They are hoping to open by October of this year. Trustee Mills requested that Home Goods show proof that they have cancelled their lease at the Arboretum.

Motion by Trustee Pilafas, seconded by Mayor McLeod, to approve a Redevelopment and Sales Tax Rebate Agreement for the redevelopment and occupancy of the building at 2780 Sutton Road. Voice vote taken. All ayes. Motion carried.

2. Request approval of an Ordinance terminating the designation of the Hoffman Estates Barrington/Higgins Tax Increment Financial Redevelopment Project Area and dissolving the Hoffman Estates Barrington/Higgins Special Tax Increment Allocation Fund.

An item summary sheet from Eric Palm, Peter Gugliotta and Kevin Kramer was presented to Committee.

Eric Palm addressed the Committee and reported that the Barrington/Higgins TIF is ending. Taxes will be collected one more time for 2021 and there will be two more allocations.

Motion by Mayor McLeod, seconded by Trustee Mills, to approve an ordinance terminating the designation of the Hoffman Estates Barrington/Higgins Tax Increment Financial Redevelopment Project Area and dissolving the Hoffman Estates Barrington/Higgins Special Tax Increment Allocation Fund. Voice vote taken. All ayes. Motion carried.

3. Request approval to:
a) Recommend the establishment of a new TIF District at Stonington Avenue, Pembroke Avenue, and Hassell Road; and
b) Contract with Teska Associates to provide TIF consulting services.

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

Kevin Kramer addressed the Committee and reported that the Village has a contract with Teska Associates to determine if the parcels would qualify for TIF designation and it was determined that the area qualifies. Teska can now create the Redevelopment Plan and guide the Village through the required statutory steps necessary prior to and leading up to the Village Board's vote to approve or not approve the TIF.

Motion by Trustee Gaeta, seconded by Trustee Mills to recommend the establishment of a new TIF District at Stonington Avenue, Pembroke Avenue and Hassell Road; and contract with Teska Associates to provide TIF consulting services. Voice vote taken. All ayes. Motion carried.

4. Request approval of an ordinance adopting the 2022 zoning map.

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

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve an ordinance adopting the 2022 zoning map. Voice vote taken. All ayes. Motion carried.

5. Update on the Economic Development Strategic Plan process.

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

Kevin Kramer addressed the Committee and reported that staff is halfway through the process of updating the Economic Development Strategic Plan, having finished the existing conditions, data analysis and stakeholder input sections of the plan. Staff will develop goals, objectives, strategies, and metrics to create the plan, which should be ready for approval in the second quarter of this year.

The Committee requested copies of the strategic plan presentation.

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 Stanton requested information on the open space release for Jody Lane.

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

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

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

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

III. President’s Report

IV. Other

V. Items in Review

VI. Adjournment

Motion by Trustee Mills, seconded by Trustee Arnet, to adjourn the meeting at 7:45 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 by homeowner for release of a portion of open space easement at 775 Jody Lane (driveway and walkway expansion)

MEETING DATE: March 14, 2022

COMMITTEE: Planning, Building & Zoning

FROM: Jennifer Horn, Director of Planning and Transportation 
Daisy Dose, Assistant Planner 

PURPOSE: Request approval by homeowner for release of a portion of open space easement at 775 Jody Lane (driveway and walkway expansion).

BACKGROUND: The homeowner for the property located at 775 Jody Lane is requesting a release of a portion of an open space easement to construct a driveway expansion towards the southern side yard property line along the homeowner’s existing driveway. In the fall of 2021, the homeowner began constructing the driveway expansion without a permit. This was brought to Code Enforcement’s attention and the homeowner applied for a building permit. At that time, the open space easement was identified and the homeowner was notified that they were required to obtain an open space release.

DISCUSSION: The property owner has indicated a need for additional parking to accommodate their vehicles and to reduce the need to park on the street. The property is zoned R-7, which regulates a zero lot line side yard setback for homes and a minimum 15-foot separation between homes. The purpose for the open space easement that exists in this district, as well as similar zoning districts, is to preserve green space and maintain open views. There is limited street parking directly available to the property owner as the property is adjacent to the intersection of Jody Lane and Randi Lane. There are also multiple designated on-street “No Parking” areas located around the property.

The existing driveway is 16’ wide and the homeowner is requesting to expand it by 6’9” towards the southern side yard property line that will taper at a 45-degree angle to match the existing apron. The driveway will not extend alongside the homeowner’s house. The total width of the driveway will be 22’9”, which will be compliant with our Zoning Code maximum driveway width of 30’. This proposal will also include a 2’8” walkway along the northern side of the driveway. Both of the improvements would be constructed using pavers with a concrete edge to mitigate any paver movement.

DISCUSSION: (Cont'd)

A review by staff of other properties in the neighborhood found 8 properties with driveways wide enough to accommodate 3 vehicles in width, however, the vast majority of properties include driveways that accommodate 2 vehicles in width, similar to the subject property. The homes in the neighborhood are all of a similar size and have attached 2-car garages.

If the release is approved, staff recommends releasing only the 6'9" wide by 25'14" long portion of the open space easement for the driveway expansion area and the 2'8" wide by 16'8" long portion of the open space easement for the walkway. The improvements shall be constructed according to the submitted plans.

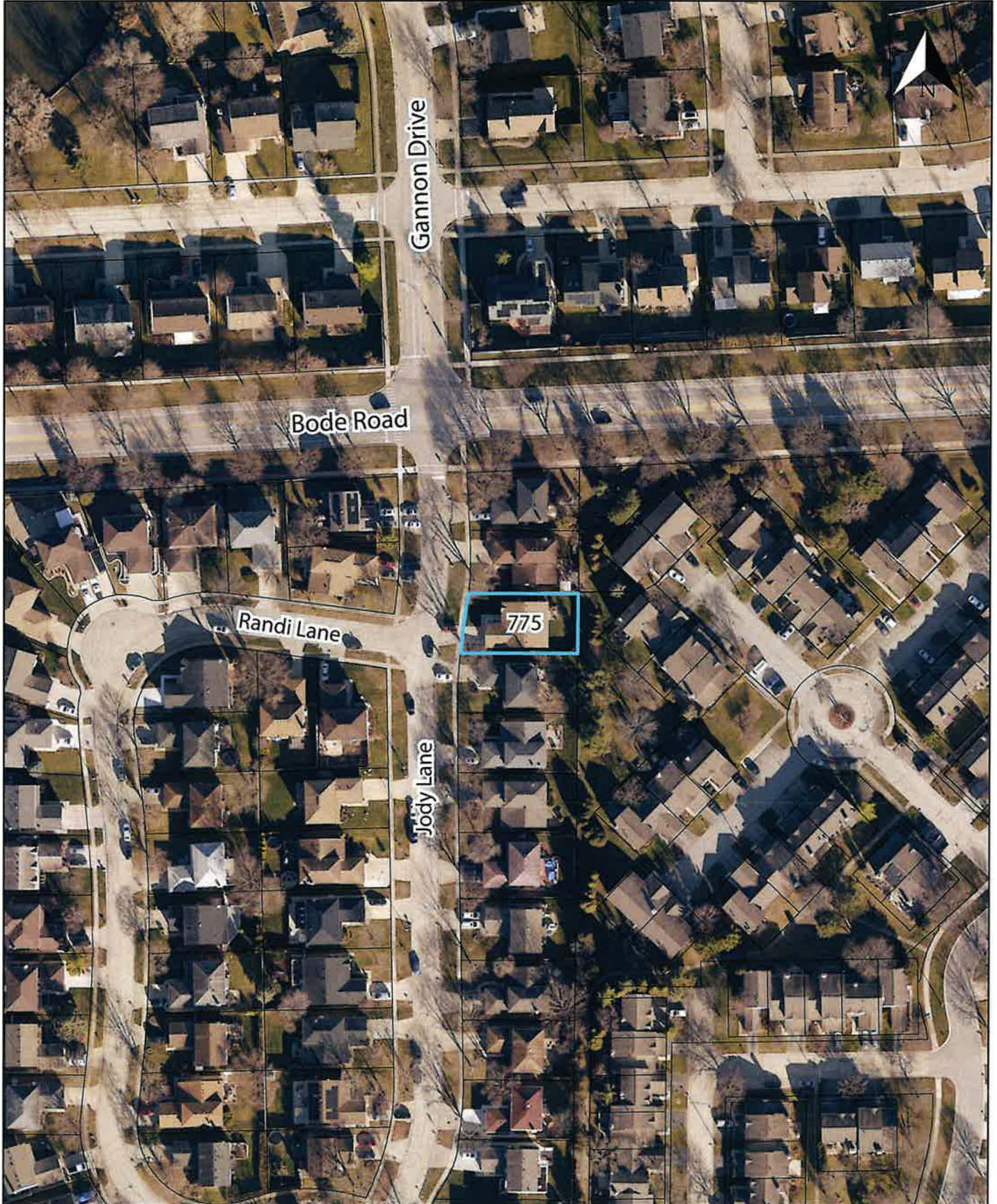
RECOMMENDATION:

Request approval by homeowner for release of a portion of open space easement at 775 Jody Lane (driveway and walkway expansion).

Attachments

cc: Sylwester Kmiec & Joanna Piotrowska

775 Jody Lane
PIN#: 07-16-319-003-000



- Legend
- Subject Property
 - Parcels



**VILLAGE OF HOFFMAN ESTATES
REQUEST FOR RELEASE OF OPEN SPACE**

FOR VILLAGE USE ONLY

Hearing Fee \$ \$75 Date Paid _____ Received By DD
Hearing Date: 3/14/22 Zoning District R7 Project No. PLAT22-0004
Receipt Number _____ Check No. _____ Variations Required? NO

INSTRUCTIONS:

All requests for a release of open space before the Planning, Building and Zoning Committee must be accompanied by the items required according to the nature of the request. All fees must be paid before the Planning, Building and Zoning Committee can hear any case.

PLEASE PRINT OR TYPE

1. Name of Owner(s) SYLWESTER KMIEC
Owner's Address 775 JODY LN Phone 773-520-4441
City HOFFMAN ESTATES State IL Zip 60169
E-Mail Address SYLWESTERKMIEC@GMAIL.COM

2. Person applying if other than owner:

Name _____ Company _____
Address _____ Phone _____
City _____ State _____ Zip _____
E-Mail Address _____

3. Location of Property if different than #1 above: _____

4. Property Index Number (PIN) 07-16-319-003-0000

5. Plat Original Document Number _____

6. Purpose of Request BUILD/INSTALL PAVERS WALKWAY

7. Required Easement and Present/Proposed Encroachment

	Present	Required	Proposed
Side Yard			
Rear Yard			
Front Yard		23'8" long by 6'9" wide	23'8" long by 6'9" wide by 10'6" S

8. Estimated Cost of Proposal

\$ _____

\$ _____

\$ _____

\$2,000-2,500

Building _____

Driveway _____

Other _____

Total _____

(Please see drawing)

9. Why is the release of open space being requested? This statement should include sufficient detail to justify this request.

I am requesting the release of open space to install a walkway from pavers on both sides of the driveway.

The driveway is 16 ft wide which is very narrow to park two cars. With both walkways installed on Left and Right side

I would like to extend it to 25ft,8in total. I have a pickup that is 7ft wide and an SUV that is 6 ft wide. (mirror space not included)

With both cars parked on the driveway by garage door there is minimal space between them not to mention any walking space. It is difficult to open the door comfortably. (continued on additional page)

10. Describe existing construction materials and proposed materials indicating if proposed construction will match or blend with the existing structure.

please see additional page for response.

please see additional page for response.

please see additional page for response.

11. Who will construct the proposed use?

owner- SylwesterKmiec

continued.

9. When I step out of the car I was stepping into grass causing damage over time. In fall/winter months it is muddy, wet and slippery. This walkway would make it more convenient to pull anything from the car, garage or back yard, especially garbage bins or stroller. It would also be more convenient to access the back yard as the gate is located on the right side of the garage when looking at the house. Please note that I am unable to park my pickup or SUV between the street and sidewalk because I am blocking the walkway risking tickets/fines from police. Attached you will find proof that people are getting warnings/fines for blocking the sidewalk even a bit. Also, it would look better visually if both sides of the driveway would have walkways. Please note that there are no utility lines or access that we are blocking by building these walkways. In fact, it would be more convenient for anyone trying to get to our front door by using the walkway instead of walking through grass causing damage.

The proposed walkway on the right side of the driveway would be 6'9" wide by 14'10" long by 10'6" long by 2'8" wide by 23'8" long. Please see attached drawing. The left side walkway of the driveway is 16'8" in length and 2'8" wide. Please note that I would like to install the bottom part of the right side walkway 2'8" wide just like on the left side. This would help with maneuvering the car when parking.

10. Materials used will be gravel (3/4"), sand and pavers. On the right side of the driveway, I have also installed narrow concrete along the property to block pavers from moving/separating towards the neighbors property over time, if ever. Please see this on the pictures attached. The process to install the driveway is as follows: remove 18-20 inches of dirt, then place 3/4 in gravel 16 in deep. Then, place 1.5 in of sand followed by 2 in 3/8 pavers.

12. Describe all alternatives considered in locating the proposed construction and describe why they were not selected (i.e. construction of detached garage instead of an attached garage because of steep grades).

Pavers are easily removable compared to concrete if there ever is a need to.

Pavers also look nicer, they are more decorative.

13. Will the proposed construction require removal/relocation of trees, driveway apron, utilities, other? If yes, please describe.

No - Existing Tree to remain

14. Is the applicant the original owner? Yes How long has the applicant resided at this address? 3 yrs Did the condition that instituted this request for a release of open space exist at the time the applicant purchased this property? If yes, please describe.

No

15. ACKNOWLEDGMENT

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.

7. Signature *[Signature]*
Applicant

01-26-22
Date

LEGEND

ASSUMED	AM - NORTHWEST
CALCULATED	P.O.B. - POINT OF BEGINNING
CHORD	P.O.C. - POINT OF COMMENCEMENT
CONTROL LINE	R - RECORD
DEED	RAD - RADIUS
DEED	R.O.W. - RIGHT OF WAY
DEED	S - SOUTH
F.P. - FOUND IRON PIPE	S.L.P. - SET IRON PIPE
F.P. - FOUND IRON PIPE	S.L.R. - SET IRON ROD
AND LENGTH	SE - SOUTHEAST
WALFORD	SW - SOUTHWEST
NORTH	W - WEST
NORTHEAST	

—X—X—	CHAIN LINK FENCE
—O—O—	WOOD FENCE
—•—•—	METAL FENCE
—○—○—	VINYL FENCE
—•••••	EASEMENT LINE
—•••••	SETBACK LINE
—•••••	INTERIOR LOT LINE

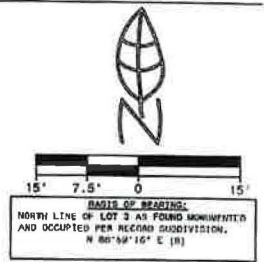
PLAT OF SURVEY

LOT 3 IN PART OF HILL PHASE II, BEING A SUBDIVISION OF PART OF SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 10, EAST

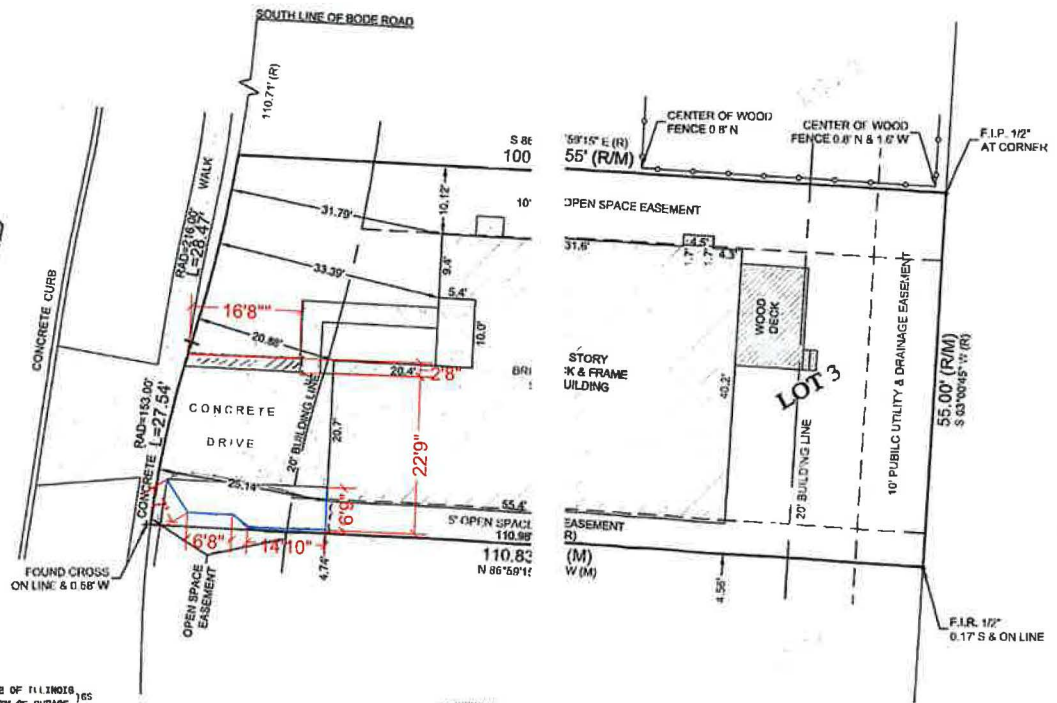
THE WEST 17 ACRES OF THE EAST 80 ACRES OF THE NORTH HALF OF THE WEST 1/4 OF THE TILRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SURVEY:
OR 0.3 ACRES MORE OR LESS

AREA OF
CONTAINING 6,824 SQ. FT.



JODY LANE
(65' R.O.W.)



MEI
MORRIS ENGINEERING, INC.
WARRENVILLE ROAD, LISLE, IL 60532
PHONE: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS, 65
COUNTY OF DUPAGE, 65
I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR "BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.
DATED, THIS 17TH DAY OF APRIL, A.D. 2019, AT LISLE, ILLINOIS.



ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 056-3253
LICENSE EXPIRATION DATE NOVEMBER 30, 2020
ILLINOIS BUSINESS REGISTRATION NO. 184-001245

NOTE: SOME IMPROVEMENTS MAY NOT BE SHOWN HEREON DUE TO SHOW COVER AT TIME OF SURVEY.

- NOTE:
1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
 2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
 3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
 4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.



ADDRESS COMMONLY KNOWN AS 775 JODY LANE
HOFFMAN ESTATES, ILLINOIS
CLIENT: PAMPAS & BELL LLC
FIELDWORK DATE (CREW) 04/15/2019 (JPM/MS)
DRAWN BY: RT 11/21/2019 JOB NO. 19-04-0107

**COMMITTEE AGENDA ITEM
VILLAGE OF HOFFMAN ESTATES**

SUBJECT: Request by Harvest Community Church for a courtesy review of an assembly use with accessory Sunday school for the property located at 2060-2080 Stonington Avenue

MEETING DATE: March 14, 2022

COMMITTEE: Planning, Building & Zoning

FROM: Jennifer Horn, Director of Planning and Transportation 
Daisy Dose, Assistant Planner 

REQUEST: Request by Harvest Community Church for a courtesy review of an assembly use with accessory Sunday school for the property located at 2060-2080 Stonington Avenue.

BACKGROUND: The subject property was developed as part of the Barrington Square Industrial Park in 1973. The property is currently zoned M-1 (Manufacturing District). Bright Hope International, a not-for-profit organization, purchased the property in 1999 and was granted a special use to partially redevelop the existing building and site for use as an office and a warehouse for donated goods and crafts. The current uses in the 37,500 square foot building include:

- ◆ **2060 Stonington Avenue** (11,300 sf): Bright Hope International (office and warehouse space) and Harvest Community Church (offices only)
- ◆ **2070 Stonington Avenue** (12,000 sf): Northwest Travelers and Rage baseball training facility
- ◆ **2080 Stonington Avenue** (14,200 sf): Waterfront Church

In 2015, a special use was granted to permit an assembly space, including a congregation room for Waterfront Church in the 2080 Stonington Avenue space. As part of this approval, the church was required to submit a parking study which concluded that the building, with only 62 parking spaces on-site, would be heavily reliant on street parking as the church congregation grows or if the assembly space was ever to be used to its full capacity. This approval also acknowledged that Bright Hope would expand their offices to the 2070 Stonington Avenue space. A concept plan for the parking lot expansion was designed and considered at the time, however, due to the unknown parking numbers and costs associated with the parking lot expansion, it was requested that the expansion be completed at a later date. Several conditions of approval were included to help avoid potential parking problems, which included a requirement for the applicant to submit for site plan approvals for a parking lot expansion by the end of 2017 and a 225-person capacity limit for the assembly use space.

BACKGROUND: (Cont'd)

In 2017, Bright Hope was granted an extension for the parking lot expansion submittal due to church membership not expanding and Bright Hope not expanding their offices. Waterfront Church did not see their membership expand as quickly as originally anticipated and was well under the 225-person capacity limit, accommodating all parking on-site with just a few of the closest on-street parking spaces being used on Sundays and during special events. The new approval required that the property owner submit an application for site plan amendment for parking lot expansion by December 2019, to ensure completion by September 2020.

In 2019, Bright Hope received special use approval for an indoor sports training facility for the Northwest Travelers and Rage baseball clubs. The use functions as a drop-off only facility, limiting parking demand to roughly 10 spaces when operating. The tenant agreed to coordinate hours with the church to ensure no conflicts occur. This request also included a special use amendment revoking the 2015 and 2017 conditions that required a parking lot expansion for Waterfront Church, citing that the building is currently for sale and that Waterfront Church, as well as Bright Hope's business operations have decreased since approval, thus not requiring a parking lot expansion.

PROPOSAL:

Harvest Community Church has entered into a purchase contract with Bright Hope International with a desire to purchase the property and eventually convert the entire site into a larger church and Sunday school. Harvest is seeking input from the Village regarding the acceptability of their short-term and long-term plans (both of which require special use approvals) before making a final commitment to purchase the property. Harvest proposes to proceed in a phased approach as noted below:

- ◆ **Phase One:** Allow Bright Hope to maintain their current business offices in 2060 Stonington until December 31, 2022, and allow the current tenants to remain in the building until their current leases expire in 2024 and 2025. *Prior to purchasing the property, Harvest would be required to seek new special use approvals for the existing church and indoor sports training facility to remain in place until those dates.*
- ◆ **Phase Two:** Following the expiration of the Waterfront Church lease in August 2024, Harvest would occupy the 2080 Stonington space to conduct Sunday service with a 225-person maximum, host occasional special event services, meetings, and community based events, and operate a church office. *Prior to occupying the space, Harvest would be required to seek a special use for a new assembly (church) use.*
- ◆ **Phase Three:** Following the expiration of the indoor training facility lease in January 2025, Harvest would renovate the 2070 Stonington space to accommodate a Sunday school for use by the church congregation during church services. *Prior to renovating and occupying the space, Harvest would be required to seek an amendment to the special use for the expanded assembly and Sunday school use.*

PROPOSAL: (Cont'd)

Harvest expects a maximum capacity of 225 individuals, including children in Sunday school, and have expressed that they will add additional service times to mitigate capacity flow if needed. At this time, Harvest does not intend to make any site modifications to accommodate additional parking.

DISCUSSION:

In order for Harvest to occupy this property with the proposed church and Sunday school, a special use review will be required to ensure compatibility of the use within the district and surrounding uses, site ingress and egress requirements, and parking capacity requirements. Further, site plan review will be required to address current exterior parking lot, pavement, lighting, and landscaping code deficiencies and maintenance issues, as well as interior work to meet building and fire code requirements for an assembly use (bathrooms, accessibility, fire alarm/suppression, exits, etc.). The petitioner has not yet developed plans for staff review of these items.

Parking

As part of this review, traffic and parking demands will need to be evaluated in accordance with site plan and special use standards. Parking capacity on the property has been an area of concern with previous approvals and would continue to be a concern with any future expanded assembly use.

Harvest’s intention is to have Sunday service with a 225-person capacity limit. While the current special use for Waterfront Church includes a 225-person capacity limit, the church’s average attendance is 100, which is well below the original estimate. With only 100 attendees, there is little reliance on street or other off-site parking accommodations other than the occasional overflow during special events. As noted in Waterfront’s 2015 traffic study, at the full 225-person capacity, it would be expected that on-street parking would be heavily relied upon and would stretch over 1,800 feet away from the property at peak times, which includes the entire length of Stonington Avenue and southern portions of Pembroke Avenue. Due to this concern, a number of conditions were placed on the 2015 special use approval, including a requirement to expand the parking lot in the future, the ability for the Village to require the church to stripe parking boxes on the public streets, and a requirement for an offsite parking agreement with a neighboring property (Northwest Corporate Centre).

As with any proposed use change or expansion, Village Code would require that on-site parking is provided. Typical parking demand for church uses based on number of attendees per car could range between 1.5 attendees-2.5 attendees per car. Assuming a 225-person limit, the following parking demand would be expected for this site:

Attendee / Car Ratio	Demand
1.5 attendees / car	150 spaces
2 attendees / car	113 spaces
2.5 attendees / car	90 spaces

DISCUSSION: (Cont'd)

With a total of 62 parking spaces on-site, the church expansion would trigger the need for additional on-site parking. A previously submitted parking lot concept plan from 2015 indicates that there is a potential to add approximately 30 spaces. Even with the expanded parking, it is likely that a 225-person capacity would also rely heavily on street parking.

Land Use

The M-1 zoning district does not allow for church uses due to the more intense and industrial nature of the district. Due in part to the fact that Waterfront Church only occupies a portion of the building and its congregation never grew to the expected levels, the existing church use has been able to easily integrate into the existing building and neighborhood and has been acceptable as a temporary transitional use. However, expansion of the use into the remainder of the building on a permanent basis will most likely have a more significant impact on the neighborhood, particularly as it relates to the influx of cars and on-street parking on Sundays. Depending on the scheduling of other services or functions on other days of the week, there may likely be more limited, or even no activity at the site.

It is important to note that the subject property is part of the recently adopted Barrington Road I-90 Sub Area Plan. The plan is intended to help guide the Village with decisions regarding development, land use, and connectivity, with a specific focus on taking advantage of the central location and expanded transportation assets within the Barrington Road and I-90 interchange area of the Village. The subject property is located in the southeast quadrant of the study area, which has been identified in the plan as a key focus area suitable for significant redevelopment activity, including a greater mix of commercial, retail, and multi-family residential uses with greater density and higher activity levels to take advantage of the proximity to the Pace bus station. The plan also recommends coordinated redevelopment on the smaller individually owned properties to encourage more impactful redevelopment.

Harvest has not yet developed specific plans for full occupancy of the existing building as a church; however, they have given the impression they operate similar to many other traditional churches in the area. Assuming this is the case, following are some key points to consider relative to the redevelopment goals of the recently adopted Sub Area Plan.

- ◆ An assembly use that only draws activity for a couple hours once or twice per week means that a majority of the time the 2.4 acre property will essentially be empty and lack vibrancy that might support or interact with other redevelopment properties nearby.
- ◆ Harvest has not yet defined their comprehensive future plans for activities at the church beyond weekly services and classes, but if their future plans were to include uses such as daycare, regular schooling, adult classes or other functions that brought employees, visitors and others to the property during regular weekdays and evenings, the site may have positive impacts on nearby restaurants, stores and residences.

DISCUSSION: (Cont'd)

- ◆ The subject building was built specifically for warehouse/industrial purposes 40+ years ago using economical and utilitarian design. Bright Hope did make some minor enhancements to the south end of the building in 1999, however, the overall appearance would still be considered substandard when considering the redevelopment goals for this area, especially given its prominence along Hassell Road. As the existing uses vacate the building in the next few years, this building and site present an opportunity for significant change to the character of the area.
- ◆ If Harvest were to make major changes to the building architecture or decide to demolish and rebuild a new building, they could create a more modern and aesthetically attractive building at this highly visible location along Hassell Road. This could help enhance to overall appearance of the neighborhood.
- ◆ If the redevelopment of the Bright Hope property relies upon significant on-street parking, even for one or two days per week, it could significantly impact or limit new uses on other redevelopment properties. Even with current uses along Pembroke and Stonington, there have historically been periods when businesses have needed to use on-street parking for short or long-term periods. If a church use is to locate in this area, it would be least impactful if all parking can be accommodated on-site.

Churches offer a number of positive spiritual, volunteer, educational, and community-building opportunities to a community. While churches play an important role in neighborhoods and communities, careful consideration should be given to how an expanded church use in this existing industrial building would integrate with the vision for the Sub Area and specifically nearby redevelopment sites identified within the plan.

RECOMMENDATION:

Material presented for courtesy review only.

Attachments

cc: Planning & Zoning Commission
Lawrence Freedman (Ash, Anos, Freedman & Logan LLC)
Stan Yee (Harvest Community Church)

2060 - 2080 N Stonington Avenue
PIN#: 07-06-102-001-0000
Courtesy Review for Harvest Community Church



- Legend
- Subject Property
 - Parcels



Planning and Transportation Division
The Village of Hoffman Estates
March 2022

VILLAGE OF HOFFMAN ESTATES
1900 Hassell Road
Hoffman Estates, Illinois 60169

REQUEST FOR COURTESY REVIEW
PLANNING, BUILDING AND ZONING COMMITTEE OF THE VILLAGE BOARD

A petitioner may appear before the Planning, Building and Zoning Committee of the Village Board to make a brief "Courtesy" presentation of a proposed project. Expert witnesses, exhibits, etc. are not required, as the appearance is only intended to provide a general overview of the proposed project. The presentation should occur prior to initial Planning and Zoning Commission review of the proposal.

A Courtesy Review allows the applicant to acquaint the Board Committee with the proposal. The Committee may ask questions or make comments on the presentation, however, the presentation does not constitute an official review by the Village Board and any direction to proceed to a hearing review should not be construed as any indication of future project approval. Formal Village Board action will occur only after the appropriate Planning and Zoning Commission public review has occurred.

Electronic copies of a site plan, a brief description of the project, and the *Statement of Understanding* (below) should be submitted to the Director of Planning a minimum of two weeks prior to the meeting. Meetings are typically held on the second Monday of the month, beginning at 7:00 p.m. A Village staff member will work with you regarding the submission of material and the meeting presentation, as well as establishing a meeting date. Should you have any questions regarding this process, please call the Planning Division at 847-781-2660.

Statement of Understanding

I understand my appearance before the Planning, Building and Zoning Committee shall not constitute any Village Board endorsement, support, or implied approval of the subject property. I also understand that final project approval or denial shall only occur through official Village Board action.

Stanley Yee
Stan Yee, Executive Pastor Signature

Harvest Community Church, By: Stan Yee
Name (PLEASE PRINT)

Company/Developer: Harvest Community Church

Address: 2060 Stonington Avenue, Suite 200

City, State, Zip Code: Hoffman Estates, Illinois 60169

Telephone Number: 847-924-8083

Email Address: harvest.p.stan@gmail.com

Name of Project: Harvest Community Church

Date: _____

PROJECT NARRATIVE

In 2015 the Village granted a special use to the current owner of the subject property, Bright Hope International, to permit a multi-purpose assembly use. Bright Hope International proposed a two-phase development envisioning a future expansion of its use of the property. Accordingly, the special use ordinance required that, in conjunction with any subsequent phase of building or site improvements, Bright Hope International submit for review plans for any interior renovation and parking lot expansion by December 31, 2017 in order to ensure that any contemplated parking lot expansion would be completed by September 30, 2018. Bright Hope International then utilized the building as approved by the special use with a portion of the property also being used on a part time basis by Waterfront Church. The special use ordinance further limited the occupation of assembly space to no more than 225 persons based upon the available parking on-site, on-street, and by permission on other properties in the areas of the subject property.

In 2018 the special use was amended to extend the deadline for submission of plans for renovation of the parking lot to December 31, 2019 in order to ensure the completion of such expansion by September 30, 2020. In 2019 the special use was further amended to allow a partial use of the property for youth baseball training.

Harvest Community Church has entered into a contract to purchase the subject property subject to obtaining all required special use approvals for its proposed use. Pursuant to the previous amendment to special use allowing youth baseball training at the property, Bright Hope International entered into a lease with Northwest Travelers and Roselle Rage to operate a combined training facility for local youth. Northwest Travelers and Roselle Rage have utilized a portion of the premises for indoor baseball, softball, and speed training to service their combined programs which are made up primarily of District 54 and District 211 students. Their lease with Bright Hope International runs until January 31, 2025, and as such Harvest Community Church does not propose to change the current use of the subject property until the expiration of the youth baseball training lease on January 31, 2025. After expiration of the youth baseball training lease, Harvest Community Church proposes to commence Sunday services.

After Harvest Community Church acquires the subject property, it is proposed that Bright Hope International would be allowed to continue to utilize a portion thereof for offices for a period of time which is not intended to go beyond December 31, 2022. No other tenant will occupy the space used by Bright Hope International after they cease their use. Waterfront Church currently has a lease which expires August 13, 2024, and it is contemplated that until its lease expires it would continue to be allowed to operate its current use. It is its intention of Harvest Community Church, upon the expiration of the Waterfront Church lease, to utilize the premises for Sunday services and some other church activities. Presently Harvest Community Church holds a Sunday service at a different location from 10:00 am to 11:30 am, which service is attended with an average of 200 attendees including children. It is intended that after the expiration of the current leases after January 31, 2025, Harvest Community Church would hold its Sunday service at the subject property with a maximum capacity of 225 persons including children. To the extent that demand for attendance at the Sunday service exceeded 225, a separate service would be scheduled so that the current limitation of 225 persons assembling any given time would remain. It is also intended, after the expiration of the youth baseball training lease on January 31, 2025, to renovate the area

presently used for youth baseball training to accommodate a Sunday school at 2060 and 2070 Stonington, which would be made available only to those students accompanying their parents to the Sunday service, with the number of students attending to be included in the 225-maximum number of occupants. Upon completion of the Sunday school renovations, its operation will be only at 2070 Stonington. The Sunday school will have separate spaces for different grades and use folding chairs and tables.

Other than Sunday services, Harvest Community Church use of the subject property would be limited to small group meetings throughout the week and after Sunday services, accommodating between 10 and 50 people, operation of a Church office Monday through Friday from 9:00 am to 5:00 pm, and some group meetings on Friday and Saturday evenings from 7:00 pm to 10:00 pm. It is anticipated, that in addition to Sunday services there might also be some other occasional religious events such as a Good Friday service or a baptism service as well as occasional hosting of community based events. There are no proposed exterior changes to the subject property. It is planned to renovate the open space at 2070 Stonington to accommodate some classrooms to be primarily used during the Sunday service.

Inasmuch as Harvest Community Church intends at all times to continue to comply with the maximum allowable capacity of 225 individuals, it does not believe that additional parking is needed. If, however, additional parking were to be required by the Village, or if an increase in the maximum allowable capacity were to be proposed, it believes it could add more than 30 additional spaces to those currently provided in the open area located at the northern portion of the subject property.

Although the proposed changes in assembly use by Harvest Community Church will not expand the number of individuals at any time attending the facility for assembly use, Harvest Community Church is aware that the Village has recently approved the Barrington I-90 Area Plan, and, as such, it is seeking some direction from the Board of Trustees as to whether its proposed use of the property, both now and after the expiration of the current leases, are uses which the Village conceptually considers appropriate for the subject property. Harvest Community Church recognizes that in order to obtain the required approvals, it will need to go through the special use process which may result in the imposition of certain conditions as part of any special use approval. It is, however, seeking guidance from the Trustees as to whether or its proposed uses are conceptually acceptable to the Village before it goes to the time and expense of the special use process and before it purchases the subject property.



ALTA/ACSM LAND TITLE SURVEY

by
JOHN D. REZIK & ASSOCIATES
Legal and Construction Services
95 W 58th Street
Dunbar, Illinois 60118 (617) 428-3456

MEASUREMENTS MADE BY COURTESY OF THE ILLINOIS SURVEYING BOARD COMPANY
BEARING AN EXPIRES DATE OF JAN 10, 1994.



LEGAL DESCRIPTION

ALTA/ACSM SURVEYING BOARD REG. CERTIFICATE NO. 11, ISSUED IN FULL COMPLIANCE WITH THE ILLINOIS SURVEYING BOARD ACT, CHAPTER 120, SECTION 120-1, ILL. COMP. STAT.



FLOOD NOTE

Special Flood Hazard Area (SFHA)
Zone V-2 Areas are shown by the hatched pattern.

2070 - Indoor Sports Training Facility

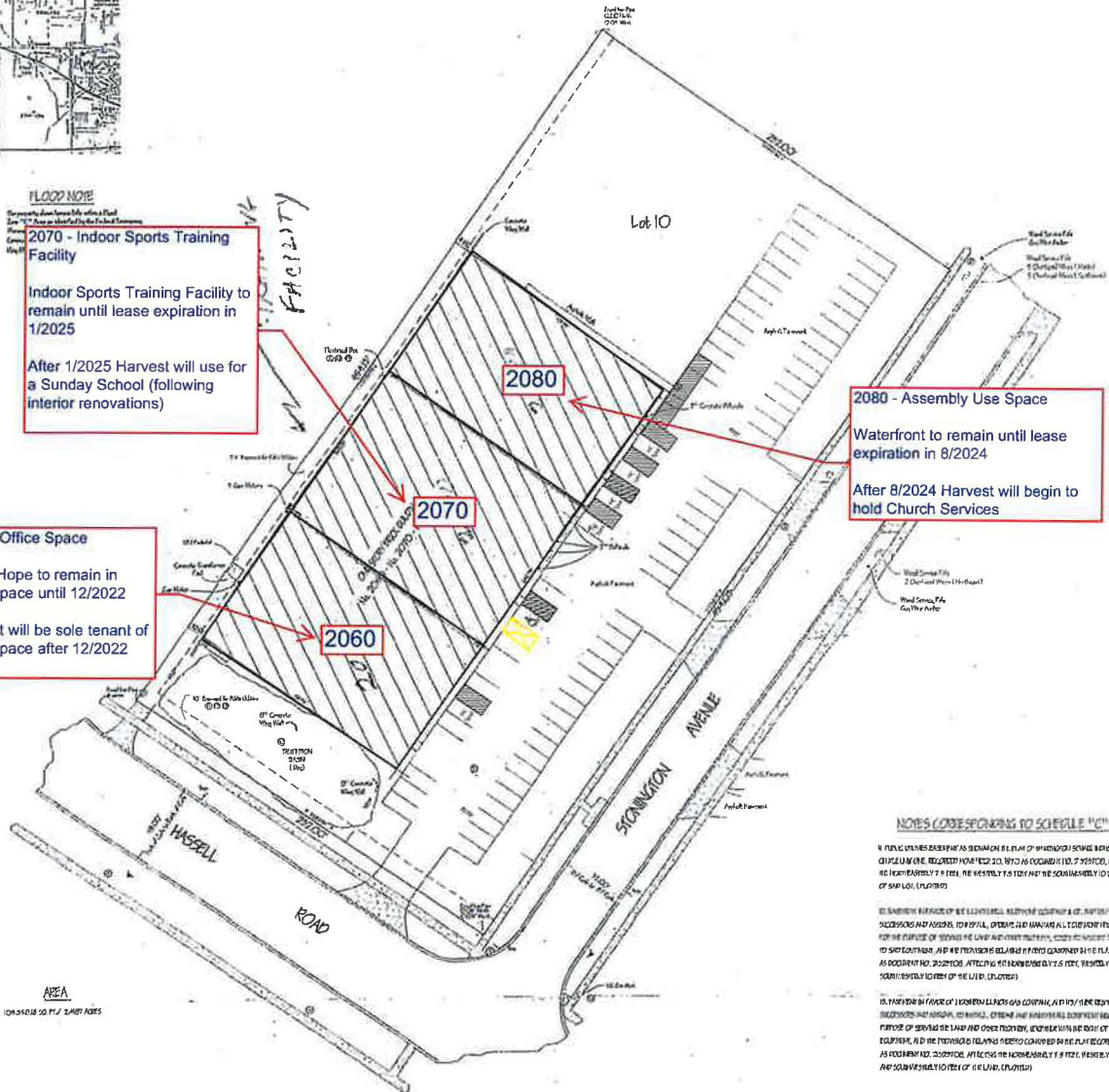
Indoor Sports Training Facility to remain until lease expiration in 1/2025

After 1/2025 Harvest will use for a Sunday School (following interior renovations)

2060 - Office Space

Bright Hope to remain in office space until 12/2022

Harvest will be sole tenant of office space after 12/2022



2080 - Assembly Use Space

Waterfront to remain until lease expiration in 8/2024

After 8/2024 Harvest will begin to hold Church Services

NOTES CORRESPONDING TO SCHEDULE "C"

1. THIS PLAN IS SUBJECT TO THE EXISTING RECORDS OF THE ILLINOIS SURVEYING BOARD... (REPEATED)

2. THE SURVEYOR HAS BEEN ADVISED BY THE OWNER THAT THE PROPERTY IS SUBJECT TO AN EASEMENT... (REPEATED)

3. THIS PLAN IS SUBJECT TO THE EXISTING RECORDS OF THE ILLINOIS SURVEYING BOARD... (REPEATED)

Scale: Not to scale - 20' = 1" (if shown)
Distances are indicated by the hatched pattern.
Checked by: [Signature]
Professional Engineer
Illinois State Board of Surveying
1/1/2023
Please check local ordinances with local authorities
of jurisdiction for any special requirements.
DATE: 01/10/2023

167232

DATE	01/10/2023
PROJECT	ALTA/ACSM SURVEYING BOARD REG. CERTIFICATE NO. 11
OWNER	ALTA/ACSM SURVEYING BOARD
CLIENT	ALTA/ACSM SURVEYING BOARD
PROJECT	ALTA/ACSM SURVEYING BOARD
DATE	01/10/2023



STATE OF ILLINOIS
COUNTY OF DAKE
I, JOHN D. REZIK, Surveyor
My Commission Expires on 12/31/2023
1/10/2023
John D. Rezik
Professional Land Surveyor No. 11707

**COMMITTEE AGENDA ITEM
VILLAGE OF HOFFMAN ESTATES**

SUBJECT: Request by Prairie Ridge Acquisitions, LLC (owner) for approval of a site plan amendment for the property located at 3125 N. Barrington Road

MEETING DATE: March 14, 2022

COMMITTEE: Planning, Building & Zoning

FROM: Jim Donahue, Senior Planner 
Jennifer Horn, Director of Planning & Transportation 

PURPOSE: Request by Prairie Ridge Acquisitions, LLC (owner) for approval of a site plan amendment for the property located at 3125 N. Barrington Road.

BACKGROUND: The subject property appeared before the Planning, Building & Zoning Committee on July 8, 2019, for a courtesy review for a proposed office/manufacturing facility. It was rezoned back to M-2 on October 21, 2019, in anticipation of future office/manufacturing development. The current property owner received approval from the Village Board for a speculative industrial building on December 7, 2020.

The speculative industrial warehouse building was completed in late 2021. The approximately 250,000 square foot building was anticipated to accommodate up to 4 tenants and provide office, warehouse, and associated truck dock parking.

DISCUSSION: In early 2022, the property owner proposed a single user that would use the entire building. The prospective tenant requires exterior and interior site changes to accommodate their operations, which will serve as a mini-fulfillment center delivering goods to customers within an approximately 60-minute drive-time radius.

The proposed exterior changes to the site include modifications to the parking lot to accommodate for workers inside the building and the independent contractors who will utilize their personal vehicles to deliver the packages. Typical delivery vans or trucks normally associated with parcel delivery services are not expected to be utilized at this site. The northeast corner of the building would have dock doors for deliveries of goods. Employee parking is proposed on the west side of the building on both the north and south side.

DISCUSSION: (Cont'd)

The southeast portion of the parking lot will be designated for independent contractors that will utilize their own vehicles to pick up packages and make deliveries. The site supports one-way flow with outbound dispatch traffic physically separated from both inbound trailer traffic and employee traffic.

Vehicular access to the site would remain unchanged from the original approvals with trucks only utilizing the recently built roadway connecting the subject property to Lakewood Boulevard. An original condition of approval restricting trucks from entering or exiting the site from the northern access road at Barrington Road will be part of this approval as well.

Per the applicant, the site will be utilized by three vehicle types: employees, trucks, and delivery partners. Employee vehicles are passenger vehicles used by employees working in the building (shown as yellow spaces on the plan). Trucks are 53-foot heavy vehicles which make large deliveries to stock the warehouse (shown in red on the plan). Delivery partner vehicles are owned by their drivers and used for local deliveries, similar to the way food delivery apps operate. Upon arrival, delivery partner vehicles park in the designated parking spaces (shown in green on the plans). Packages are then carted from the building to the parked delivery partner vehicle and loaded. The delivery partner vehicle then departs to make deliveries. Delivery partner vehicles do not spend an extended period of time at the site and rarely return to the site after completing their delivery route.

The traffic analysis submitted by the petitioner provided the anticipated trips generated by the site based on the proposed operational schedule of the facility and past experience. Over 90% of all the expected traffic generation will be from passenger vehicles of the delivery partners (3,440 total trips inbound and outbound a day). The remainder of the passenger vehicle trips will be employee passenger vehicles (230 total trips inbound and outbound a day). Heavy truck traffic will be limited with an anticipated total of 30 trips inbound and outbound a day.

As part of the site improvements, the petitioner is proposing fencing with gates to segregate various parking areas (i.e. trucks from employee parking, employee parking from delivery vehicles). The Fire Department has reviewed these changes and is satisfied that fire truck access will not be impeded and proper locking mechanisms will be used as approved by the Fire Department.

Engineering staff review of the site determined that further MWRD permit revisions would not be required. Staff reviewed the new sidewalk proposed on the west side of the building and all parking lot changes and confirmed that proper sloping and drainage were in place.

The existing facade is not proposed to be changed except for the addition of two flex loading access doors on the southern facade. The doors are similar to a sliding patio door and measure 8' wide x 7' high and have an awning over them that is approximately 12' wide x 6' deep. One of the doors would replace an existing man door and the other would be newly installed as shown on the plans.

RECOMMENDATION:

Approval of a request by Prairie Ridge Acquisitions, LLC (owner) for approval of a site plan amendment for the property located at 3125 N. Barrington Road, subject to the following conditions:

1. A performance guarantee for all exterior building and site work shall be submitted to the Village prior to issuance of a building permit.
2. No exterior signage is approved with these plans. Site and building signage will be required to meet current Village code.
3. The petitioner acknowledges that an impact fee will be due in accordance with the Village's Road Improvement Impact Fee Program (currently estimated at \$269,816.80).
4. Additional signage shall be added at the northwest corner of Lot 7b to restrict semi-truck access direct to Barrington Road. In addition, there shall be signage off of Barrington Road at the northwestern access point to restrict semi-truck access traveling to the warehouse from Barrington Road.
5. The following conditions relate to the site construction:
 - a. A pre-construction meeting shall be conducted with the Village staff prior to construction commencing.
 - b. Fire Department and emergency access to the property shall be maintained at all times. Petitioner shall make any adjustments on the site, as needed, for access as per direction by the Village.
 - c. In accordance with Village code, construction hours shall be limited to 7AM to 7PM, Monday through Friday; and 8AM to 6PM, Saturday and Sunday.

Attachments

cc: Peter Harmon (Prairie Ridge Acquisitions, LLC)

3125 N Barrington Road
PIN#: 01-36-102-010-0000



Legend
— Subject Property
— Parcels



Planning and Transportation Division
The Village of Hoffman Estates
March 2022



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING GENERAL APPLICATION

PROJECT NAME: 3125 N Barrington Rd. Tenant Improvement

ADDRESS: 3125 N Barrington Rd., Hoffman Estates, IL

PROPERTY INDEX NO.: _____

PROPERTY ACRES: 14.94 (EXISTING) **ZONING:** M2 - Manufacturing

PROJECT DESCRIPTION: Tenant Improvement for new industrial tenant - Site Plan Amendment for Exterior Renovations

REQUESTS BEING MADE (check all that apply):

Application Type	Subtype	Addendum
<input type="checkbox"/> ANX - Annexation	N/A	N/A
<input type="checkbox"/> MSP - Master Sign Plan	<input type="checkbox"/> New <input type="checkbox"/> Amendment	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> PLAT - Subdivision	<input type="checkbox"/> Non-Residential Preliminary <input type="checkbox"/> Non-Residential Final <input type="checkbox"/> Non-Residential Preliminary/Final	<input type="checkbox"/> Residential Preliminary <input type="checkbox"/> Residential Final <input type="checkbox"/> Residential Preliminary/Final
<input type="checkbox"/> PLAT - Other	Type _____	N/A
<input type="checkbox"/> RPD Amendment	N/A	N/A
<input type="checkbox"/> REZ - Rezoning	From _____ to _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> SPR - Site Plan Review	<input type="checkbox"/> Preliminary Concept <input type="checkbox"/> Preliminary	<input type="checkbox"/> Final <input type="checkbox"/> Preliminary/Final
<input checked="" type="checkbox"/> SPA - Site Plan Amendment	<input type="checkbox"/> Staff Review <input checked="" type="checkbox"/> Administrative Review	<input checked="" type="checkbox"/> Minor Amendment <input type="checkbox"/> Major Amendment
<input type="checkbox"/> SU - Special Use	<input type="checkbox"/> Listed Use (please list) _____	<input type="checkbox"/> Use Not Cited (please list) _____
<input type="checkbox"/> TA - Text Amendment	<input type="checkbox"/> Subdivision Code <input type="checkbox"/> Zoning Code	<input type="checkbox"/> Other (please list) _____
<input type="checkbox"/> VAR - Variation	<input type="checkbox"/> Non-Residential <input type="checkbox"/> Residential <input type="checkbox"/> Sign	<input type="checkbox"/> Yes <input type="checkbox"/> No

I. Owner of Record

Peter Harmon

Prairie Ridge Acquisitions, LLC.

Name

Company

533 S. Division Street, Suite A

Elmhurst

Street Address

City

IL

60126

(630) 561-6600

ph@yampainvestments.com

State

Zip Code

Telephone Number

Email

II. Applicant (if not the owner)

Admir Salihovic

CESO Inc.

Name

Firm/Company

3601 Rigby Rd. Suite 300

Miamisburg

Street Address

City

OH

45342

937.375.9482

admir.salihovic@cesoinc.com

State

Zip Code

Telephone Number

Email

Applicant's relationship to property: Owner/tenant rep

III. Authorized Agent on Behalf of the Owner or Applicant

Name

Firm/Company

Street Address

City

State

Zip Code

Telephone Number

Email

IV. Owner Consent for Authorized Representative

It is required that the **property owner or 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 the following person(s)/firm(s) to act on my behalf and advise that he/she has full authority to act as my/our representative.

Name/Firm

Name/Firm

Name/Firm

Name/Firm

Owner Signature

Print Name

IV. Acknowledgement(s)

- Owner, applicant and authorized representatives may include other team members (consultants, brokers, tenants, etc.) that may be called upon to present at public meetings before the Planning and Zoning Commission and Village Board.
- 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): Peter Harmon

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

Applicant's Name (Please Print): Admir Salihovic

Date: 2/4/2022

IV. Application and Document Submittals

All required application materials should be submitted to the Planning & Transportation Division in electronic format via email to planning@hoffmanestates.org. Staff will notify the applicant if full size plan submittals are also required for a particular project review. Submittal requirements can be found in Subdivision Code, Section 10-6 of the Village's Municipal Code.

All applications fees must be paid before the Planning and Zoning Commission can hear any case.

Please contact the Planning & Transportation Division with any questions:

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

**COMMITTEE AGENDA ITEM
VILLAGE OF HOFFMAN ESTATES**

SUBJECT: Request approval of Barrington Square Town Center TIF Reimbursement Request #7 in the amount of \$882,140.01

MEETING DATE: March 14, 2022

COMMITTEE: Planning, Building and Zoning

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

REQUEST: Request approval of Barrington Square Town Center TIF Reimbursement Request #7 in the amount of \$882,140.01.

BACKGROUND: The Village Board previously approved:

- ◆ The initial phase of the redevelopment of the Barrington Square Town Center in 2009 (consisting of demolition of the vacant Menards store, rebuilding the retaining wall, and some cosmetic work on the remaining structures).
- ◆ An inducement resolution to consider the cost of the initial redevelopment phase TIF eligible should the Village decided to adopt a TIF (Resolution 1417-2009, June 15, 2009).
- ◆ Site plan approval for the second redevelopment phase (consisting of realignment of the main entry road, underground detention, and new parking in front of the bowling alley) (April 2, 2012).
- ◆ On May 7, 2012, Ordinances officially adopting a TIF District for the Barrington Square Town Center project and area (Ordinance #4307-2012).
- ◆ On May 14, 2012, a Redevelopment Agreement for the Barrington Square Town Center allocating a portion of TIF revenues to a specific redevelopment project (Ordinance #4307-2012).
- ◆ Approval of the original TIF Note also on May 14, in an amount not to exceed \$9 million, reflecting the first pay application (\$1,133,414.73) (Ordinance #4307-2012).

DISCUSSION: The developer previously submitted:

- ◆ Reimbursement Request #1 in the amount of \$3,778,049.09
- ◆ Reimbursement Request #2 in the amount of \$2,375,105.73
- ◆ Reimbursement Request #3 in the amount of \$3,682,677.31
- ◆ Reimbursement Request #4 in the amount of \$9,002,544.97
- ◆ Reimbursement Request #5 in the amount of \$4,703,954.84
- ◆ Reimbursement Request #6 in the amount of \$1,494,765.36

DISCUSSION: (Cont'd)

These amounts (at 30% of total project costs) were incorporated into the TIF Note upon approval. The Development Agreement TIF Note (which reflected Reimbursement Application #1) was approved by the Board on May 14, 2012, in an amount not to exceed \$9 million of eligible TIF Redevelopment Costs. With Reimbursement Request #2-6, the amount of the TIF Note increased to \$7,511,129.19, to be reimbursed, if and when revenues are available and will increase again with this sixth submittal.

The developer has now submitted Reimbursement Application #7 for improvements made to the facade and interior tenant spaces during 2021. Staff reviewed, discussed with the developer, and can substantiate the amount of \$882,140.01 with all of those costs being eligible for TIF reimbursement (see below).

The Ordinance approving the Development Agreement and the TIF Note stipulates that the Corporate Authorities approve Reimbursement Requests, and directs the Finance Director to update the TIF Note to the new amount (which cannot exceed the \$9 million cap).

The amount of the TIF Note is governed by the \$9 million cap of eligible TIF Redevelopment Costs and a limitation to 30% of the approved Total Project Costs, which, upon approval of #7, equals \$25,919,237.31 cumulatively for Reimbursement Requests #1-6, whichever is lower. So, the proposed TIF Note would be increased to \$7,775,771.19 to reflect reimbursements #1-7. The Finance Director is authorized to increase the TIF Note upon Village Board approval of the Reimbursement Request.

The owner continues to market the former Burger King site, the former Menards site and has a contract with Popeye's for the outlot between McDonald's and Buona Beef. Additional TIF eligible costs may be submitted in the future.

FINANCIAL IMPACT:

TIF financing is based on the principal that new development or redevelopment will increase the tax base. That increase in tax base, over time, generates additional property taxes. Those property taxes are directed to the TIF increment fund over the 23 year life of the TIF. Thus, the development itself generates a pool of money which can be used to pay for TIF eligible costs, and provide an incentive for the developer or others to redevelop the site.

RECOMMENDATION:

Request approval of Barrington Square Town Center TIF Reimbursement Request #7 in the amount of \$882,140.01.

Attachment

cc: Joe Caruso (Caruso Development Corporation)
Glenn Garfinkel (Timm & Garfinkel)

Request for Reimbursement

March 7, 2022

Village of Hoffman Estates
1900 Hassell Road
Hoffman Estates, Illinois 60169
Attention: Village Manager

Re: · Redevelopment Agreement, dated May 14, 2012
By and Between the Village of Hoffman Estates, Illinois and De Schouw BSM LLC
(the "**Developer**").

You are requested to disburse funds from the Special Tax Allocation Fund pursuant to the Note Ordinance and Article V of the Redevelopment Agreement described above in the amount(s), to the person(s) and for the purpose(s) set forth in this Request for Reimbursement. The terms used in this Request for Reimbursement shall have the meanings given to those terms in the Redevelopment Agreement.

1. REQUEST FOR REIMBURSEMENT **Number 7**
 2. PAYMENT DUE TO: DeSchouw BSM, LLC
 3. FOR THIS REQUEST FOR REIMBURSEMENT, THE DEVELOPER REQUESTS THE VILLAGE TO APPROVE THE FOLLOWING EXPENDITURES AS HAVING BEEN INCURRED BY THE DEVELOPER AND AS CONSTITUTING ELIGIBLE REDEVELOPMENT PROJECT COSTS AND TOTAL PROJECT COSTS, PURSUANT TO SECTION 403 OF THE REDEVELOPMENT AGREEMENT:
 - a. AMOUNT SUBMITTED TO BE APPROVED FOR REIMBURSEMENT AS ELIGIBLE REDEVELOPMENT PROJECT COSTS (AND NOT PREVIOUSLY CERTIFIED AS ELIGIBLE COSTS):

\$ 882,140.01
 - b. AMOUNT SUBMITTED TO BE APPROVED FOR TOTAL PROJECT COSTS (AND NOT PREVIOUSLY CERTIFIED AS TOTAL PROJECT COSTS):

\$ 882,140.01
 4. The Developer certifies that:
 - (i) the amounts to be reimbursed pursuant to this Request for Reimbursement were made or incurred or financed and were necessary for the Project and were made or incurred in accordance with the Construction Plans and Final Project Documents heretofore in effect;
-

(ii) the expenditures representing Eligible Redevelopment Project Costs and Total Project Costs have been properly recorded on the Developer's books, and a correct summary of such costs are set forth in Schedule 1 attached hereto, and the information required in Section 403 is herewith provided to the Village for all sums for which reimbursement is requested;

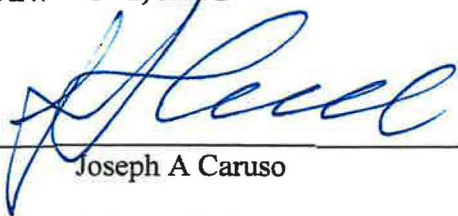
(iii) the Eligible Redevelopment Project Costs set forth in Schedule 1 have been paid by the Developer and are reimbursable under the Act, the Note Ordinance and the Agreement, and each item listed on Schedule 1 has not previously been paid or reimbursed from money derived from the Fund or any money derived from any project fund established pursuant to the Note Ordinance, and no part thereof has been included in any other certificate previously filed with the Village;

(iv) the expenditures for which reimbursement is sought are not greater than those necessary to reimburse the Developer for its funds actually paid for Eligible Redevelopment Project Costs; and

(v) the Developer is not in default under the Redevelopment Agreement and nothing has occurred to the knowledge of the Developer that would prevent the performance of its obligations under Redevelopment Agreement.

DeSchouw BSM, LLC

BY:



Joseph A Caruso

TITLE:

Attorney in Fact

VILLAGE APPROVAL

The aggregate Eligible Redevelopment Project Costs approved by the Village under this Request for Reimbursement No. 7 are a total of: \$ 882,140.01

The aggregate Eligible Redevelopment Project Costs approved by the Village under all approved Requests for Reimbursement (including this Request for Reimbursement) are a total of: \$ 15,498,540.81

The Total Project Costs incurred and documented by the Developer under this Request for Reimbursement are a total of: \$ 882,140.01

The Total Project Costs incurred and documented by the Developer under all approved Requests for Reimbursement (including this Request for Reimbursement) are a total of: \$ 25,919,237.31

The **Maximum Reimbursement Amount**, as of the date of approval below, is equal to (a) all approved Eligible Redevelopment Project Costs, \$15,498,540.81, (b) but not to exceed 30% of all approved Total Project Costs, \$25,919,237.31, whichever is less, and therefore now equals:

Maximum Reimbursement Amount **\$7,775,771.19.**

**APPROVED BY THE
VILLAGE OF HOFFMAN ESTATES, ILLINOIS**

By: _____
Village Manager

Date of Approval by the Village: _____, 2022

Barrington Square TIF Totals and Note Calculations
3/7/2022

	Reimb. Request #1	Reimb. Request #2	Reimb. Request #3	Reimb. Request #4	Reimb. Request #5	Reimb. Request #6	Reimb. Request #7	Total to date
Total Project Costs Submitted	\$3,778,049.09	\$2,375,105.73	\$3,682,677.31	\$9,002,544.97	\$4,703,954.84	\$1,494,765.36	\$882,140.01	\$25,919,237.31
Project Costs submitted but not TIF eligible	\$346,856.29	\$-	\$30,735.72	\$6,197,737.13	\$2,350,602.00	\$1,494,765.36	\$0.00	\$10,420,696.50
Eligible TIF Redevelopment Costs	\$3,431,192.80	\$2,375,105.73	\$3,651,941.59	\$2,804,807.84	\$2,353,352.84	\$0.00	\$882,140.01	\$15,498,540.81
Maximum Reimbursement Amount (30% of Total) Project Costs above)	\$1,133,414.73	\$712,531.72	\$1,104,803.19	\$2,700,763.49	\$1,411,186.45	\$448,429.61	\$264,642.00	\$7,775,771.19
Total Paid Out (as of March 2022)								\$ 929,545.09
Outstanding Principal Amount								\$ 6,846,226.10



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*

March 2022

GENERAL UPDATES

- ◆ Staff continues to test and finalize the public portion of the Central Square software (eTRAKiT) for planning projects
- ◆ Planning staff attended several meetings to discuss current GIS functions and future goals
- ◆ Planning staff attended various development meetings for current and potential development projects, including Bell Works, Autumn Woods, Plum Farms, Fountain Crossing Lot 7b, and others
- ◆ Work continues on the Development Services website overhaul.

ACTIVE PLANNING PROJECTS

Project	Address	Status	PZC or PBZ Meeting	VB Meeting
Data Center Text Amendments	N/A	APPROVED	03/02/2022	03/7/2022
Thrive Vet Clinic	2547 W GOLF RD	APPROVED	03/02/2022	03/7/2022
Harvest Community Church Courtesy Review	2080 STONINGTON AVE	PUBLIC MEETING	03/14/2022	
Open Space Release	775 JODY LN	PUBLIC MEETING	03/14/2022	
Fountain Crossing Lot 7b Exterior Improvements	3125 N BARRINGTON RD	PUBLIC MEETING	03/14/2022	
Barrington Pointe Office Building Signage	2300 N BARRINGTON RD	UNDER REVIEW		
Belle Tire	4801 HOFFMAN BLVD	UNDER REVIEW		
Dar-UI-Illum - Community Center and Mosque	1260 W HIGGINS RD	UNDER REVIEW		
H-90 Speculative Industrial Building	2685 EAGLE WAY	UNDER REVIEW		
Higgins / Roselle Storm Sewer Project (WT)	HIGGINS & ROSELLE RD	UNDER REVIEW		
Hoffman Plaza Lot 2 Subdivision	50 E HIGGINS RD	UNDER REVIEW		
Plum Farms Utilities	HIGGINS / OLD SUTTON	UNDER REVIEW		
Popeyes at Barrington Square	2280 W HIGGINS RD	UNDER REVIEW		
Ricky Rockets & Retail Building Site Modifications	1305 N BARRINGTON RD	UNDER REVIEW		
The Reserve at Bell Works (Townhomes)	1705 LAKEWOOD BLVD	UNDER REVIEW		
Tollway Maintenance Facility	CENTRAL & ELA RD	UNDER REVIEW		
Autumn Woods SF Subdivision	GOLF RD & BERNER RD	UNDER REVIEW		
80 W Higgins Onsite & Offsite Storm Sewer	80 W HIGGINS RD	UNDER REVIEW		
HomeGoods Expansion	2780 W HIGGINS RD	UNDER REVIEW		
Umiya Dham (Hindu Temple and SF Homes)	SEC ROHRSEN / GOLF RD	UNDER REVIEW		
2601 Pratum - Public Utilities Easement	2601 PRATUM AVE	UNDER REVIEW		
Cannabis Dispensary and Lounge	2595 W GOLF RD	INTAKE REVIEW		

PENDING PLANNING PROJECTS

Project	Address	Status
Beacon Pointe Phase 2	NWC BEVERLY / SHOE FACTORY	PENDING
Casey's Gas Station (Bucky's Redevelopment)	1700 ALGONQUIN RD	PENDING
Casey's Gas Station (Bucky's Redevelopment)	615 W HIGGINS	PENDING
Casey's Gas Station (Bucky's Redevelopment)	1 W GOLF RD	PENDING
Hoffman Lanes Redevelopment	80 W HIGGINS RD	PENDING
Macaroni Grill Redevelopment	2575 HIGGINS RD	PENDING
Plum Farms Mixed Use (CRG Residential)	4800 W HIGGINS RD	PENDING
Seasons at Hoffman Estates Final Site Plan	1701 MOON LAKE BLVD	PENDING
U-Haul Redevelopment	2475 PEMBROKE AVE	PENDING

MONTHLY PLANNING PROJECT ACTIVITY

Projects Submitted by Type	February	2022 YTD
Pre-Development		3
Agreement	1	1
Annexation		
Courtesy Review	1	1
Easement	3	3
Master Sign Plan		
Plat of Subdivision	2	3
Other Plat	1	1
RPD Amendment		
Site Plan Review	5	8
Special Use	1	5
Text Amendment		1
Rezoning	1	1
Variation		
Total	15	27
FOIA Processed	4	6
Zoning Verification Letters	1	1
Building Permits Processed by Planning	26	45

PLANNING PERFORMANCE MEASURES

Site Plan Review Process	February		Year to Date	
Number of administrative/staff review site plan cases completed	0	0%	1	25%
Number of PZC site plan cases processed	1		3	
Annual goal is to complete at least 65% of site plan cases through administrative review process				

Site Plan Review Timing	January		Year to Date	
Number of cases processed within 105 days	4	100%	4	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

March 2022

GENERAL ACTIVITIES

- Bryan Ackerlund passed an additional three exams and became a certified **Mechanical Plans Examiner, Commercial Mechanical Inspector, and Residential Mechanical Inspector** through the International Code Council (ICC).
- On February 8, 2022, Jeff Mattes, Anthony Knuth, John Staschke & Kathleen Kuffer attended a webinar on Deck Inspections for New and Existing Decks sponsored by NWBOCA and Simpson Strong Tie Company.
- On February 17, 2022, Jeff Mattes & John Staschke attended a webinar on Mechanical Insulation sponsored by SBOC and Local 17.
- On February 22, 2022, John Shogren attended the IPIA continuing education meeting in Aurora.
- On February 23-25, 2022, David Banaszynski attended the IEHA Board Retreat at Starved Rock.
- Staff began the evaluation of applications to fill several vacancies in the Division.
- The 2nd home in the Walnut Pond subdivision is finalizing the rough construction phase.
- Tenant build-out plans are under review for the new **speculative warehouse** building in Fountain Crossing.
- **Microsoft** continues to make steady progress on the structural framing of the data center. Work continues from west to east as they enclosure the building to get under roof.
- **Stonegate** conference center renovations have been completed are temporary occupancy has been granted.
- Construction continues on the **Amita Health** addition. Temporary entrance and exit routes have been set up to direct the public around the work.
- The build out for **Banfield** in Hoffman Plaza is in its final stages with occupancy expected soon.

Bell Works Construction Update:

- Somerset and their architect are finalizing the plans for the building permit of the **Fairgrounds World's Fair** restaurant. Construction on this space is expected to begin in the coming months with occupancy anticipated by fall 2022. Somerset continues efforts to attracts new businesses and actively is in coordination with Village staff to secure tenant build-out permits.
- The Headline solar buildout is progressing well with occupancy expected in the next couple months.
- Somerset Development discussed their plan to initiate the next phase in their build out process, which would be an addition to the "Ready-to-Wear" space on the southeast corner of the main floor.
- 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 at the end of 2021.
- Department staff continues to progress through the software and make necessary adjustments as need.
- Staff has entered into an Early Adopter agreement with Central Square to test and implement their newest application for field employees, called Mobiles. This application will allow inspectors to access plans and enter inspection information while in the field, reducing their office time and increasing efficiency. Testing is set to begin in March and last about 4-6 weeks.
- Department staff, along with IT, continue to make headway on the resolution of the outstanding implementation items.

2022 Code Enforcement Freedom of Information Act Requests Processed

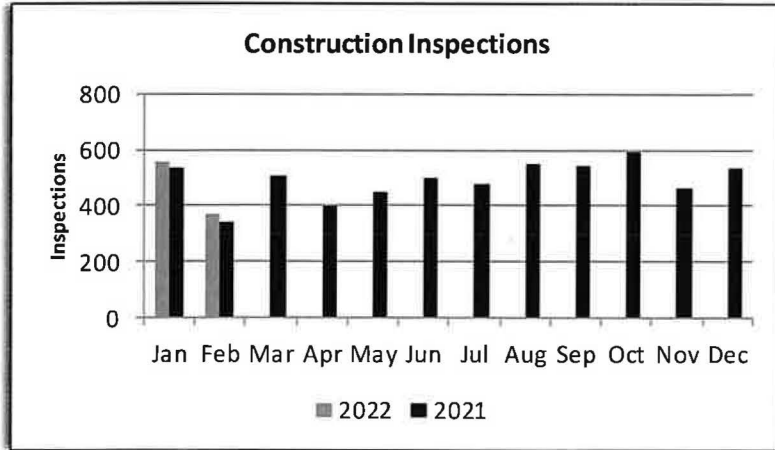
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
43	44	0	0	0	0	0	0	0	0	0	0	87

2022 Code Enforcement GovQA Questions & Complaints Processed

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
6	16	0	0	0	0	0	0	0	0	0	0	22

Construction Inspections

Year	2022	2021
Jan	555	537
Feb	371	342
Mar	0	505
Apr	0	399
May	0	452
Jun	0	498
Jul	0	476
Aug	0	553
Sep	0	540
Oct	0	595
Nov	0	464
Dec	0	537
Total	926	5898



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

RENTAL HOUSING LICENSE AND INSPECTION PROGRAM

- At the start of 2022, Code Enforcement staff resumed normal operation to the Rental Housing Program, which had been modified due to COVID safety measures.
- There are currently 1,933 rental properties registered. This includes 1,265 single family and townhome units (65%) and 668 condominium units (35%). 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 was January 17, 2022.
- As of March 1st, 1,854 properties have renewed.

2022 Rental Inspections

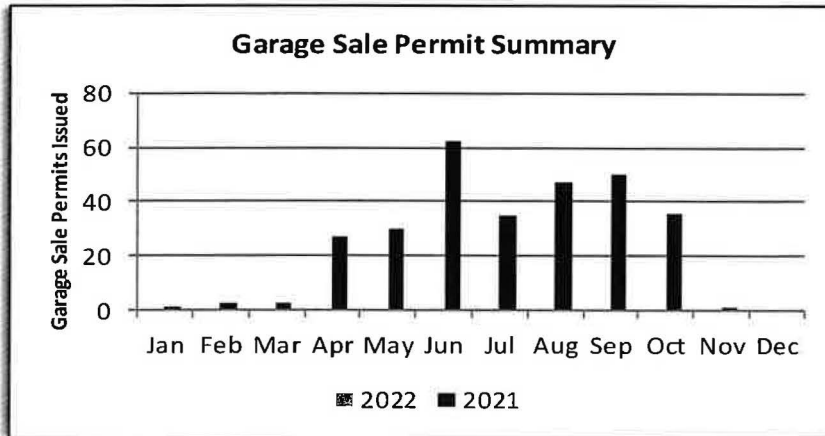
Inspection	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Annual	88	126	0	0	0	0	0	0	0	0	0	0	214
Reinspections	99	69	0	0	0	0	0	0	0	0	0	0	168
Total	187	195	0	0	0	0	0	0	0	0	0	0	382

Inspection Services Performance	February	1 st 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	7%	11%	11%	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	2022	2021
Jan	0	1
Feb	0	3
Mar	0	3
Apr	0	27
May	0	30
Jun	0	62
Jul	0	35
Aug	0	47
Sep	0	50
Oct	0	36
Nov	0	1
Dec	0	0
Total	0	295

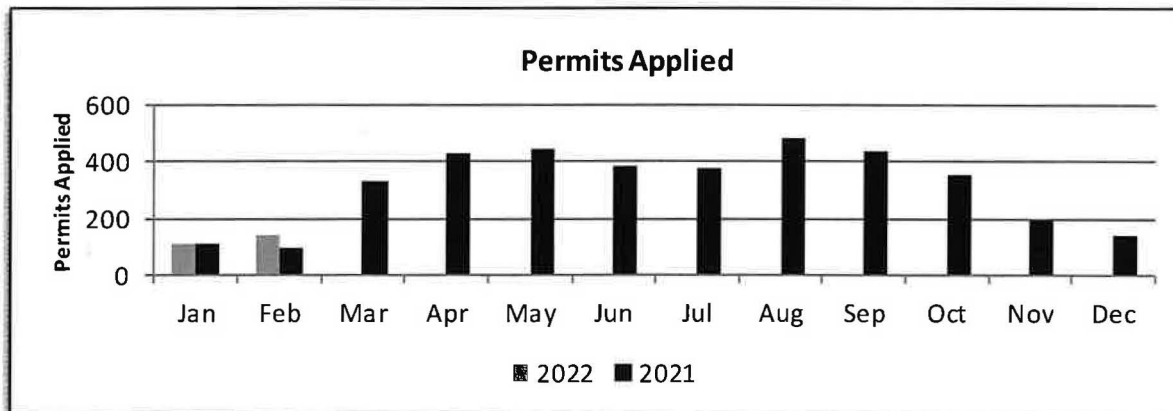


2022 Permits Issued

Permit	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2022 YTD	2021 Total
Commercial New	0	0	0	0	0	0	0	0	0	0	0	0	0	3
Single Family New	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Land Development	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Fire	7	9	0	0	0	0	0	0	0	0	0	0	16	112
All Other Permits	114	110	0	0	0	0	0	0	0	0	0	0	224	3523
2022 Total	121	119	0	0	0	0	0	0	0	0	0	0	240	
2021 Total	113	96	256	359	450	392	401	387	469	368	225	124		3640

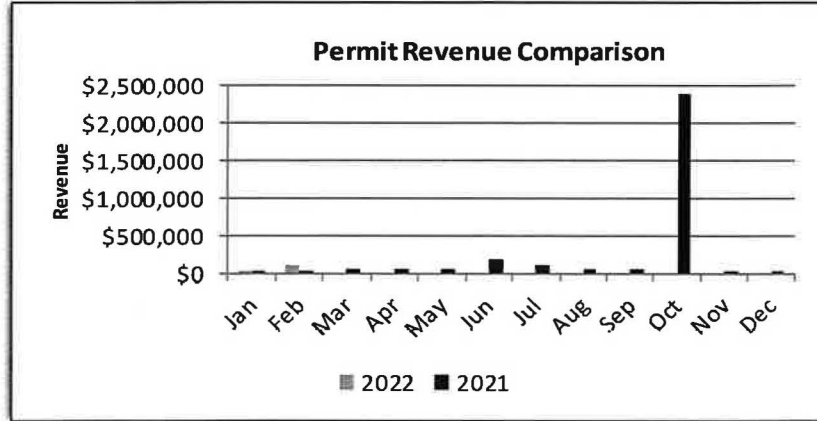
2022 Permits Applied

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2022	113	142	0	0	0	0	0	0	0	0	0	0	255
2021	107	96	328	426	440	383	373	484	436	352	195	143	3763



Permit Revenue

Year	2022	2021
Jan	\$39,197	\$47,073
Feb	\$117,640	\$2,687
Mar	\$0	\$50,059
Apr	\$0	\$61,109
May	\$0	\$69,400
Jun	\$0	\$187,474
Jul	\$0	\$104,287
Aug	\$0	\$72,843
Sep	\$0	\$59,863
Oct	\$0	\$2,381,009
Nov	\$0	\$38,116
Dec	\$0	\$43,184
Total	\$156,837	\$3,117,104



2022 Budget: \$900,000.

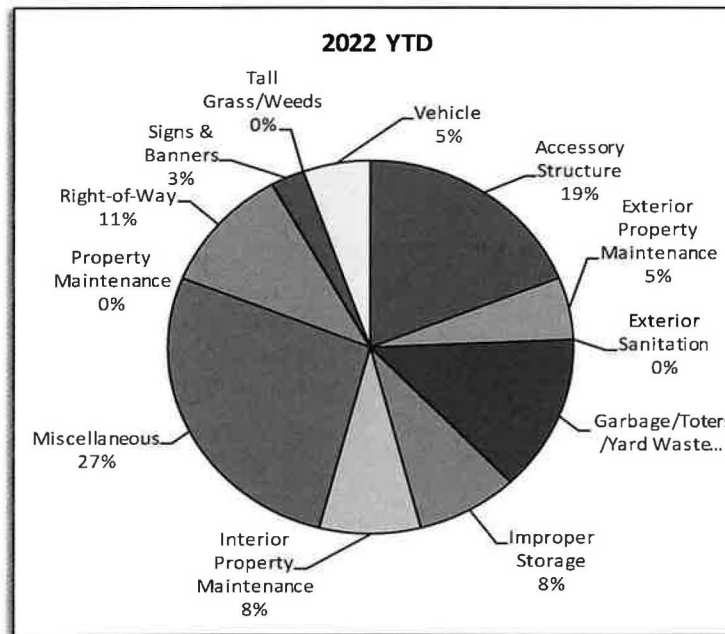
Total Revenue includes building permits, fire permits and Temporary & Full Certificates of Occupancy.

* The October 2021 increase was due to the Microsoft building permit revenue.

Building Permit Processing Performance	February	1st 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%	99%	99%	95% within 10 days
Percentage of permits processed for issue within 48 hours of plan approval	98%	98%	98%	90% within 48 hours

2022 Property Maintenance Summary Report

Violation	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2022 YTD	2021 Total
Accessory Structure	7	0	0	0	0	0	0	0	0	0	0	0	7	57
Exterior Property Maintenance	2	0	0	0	0	0	0	0	0	0	0	0	2	66
Exterior Sanitation	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Garbage/Toters/Yard Waste	4	1	0	0	0	0	0	0	0	0	0	0	5	48
Improper Storage	2	1	0	0	0	0	0	0	0	0	0	0	3	107
Interior Property Maintenance	1	2	0	0	0	0	0	0	0	0	0	0	3	21
Miscellaneous	8	2	0	0	0	0	0	0	0	0	0	0	10	169
Property Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0	82
Right-of-Way	4	0	0	0	0	0	0	0	0	0	0	0	4	48
Signs & Banners	1	0	0	0	0	0	0	0	0	0	0	0	1	10
Tall Grass/Weeds	0	0	0	0	0	0	0	0	0	0	0	0	0	385
Vehicle	2	0	0	0	0	0	0	0	0	0	0	0	2	38
2022 Total	31	6	0	0	0	0	0	0	0	0	0	0	37	
2021 Total	69	49	89	58	275	164	110	69	80	25	23	22		1033



2022 Citations Issued

Violation	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Business License	12	0	0	0	0	0	0	0	0	0	0	0	12
Code	68	97	0	0	0	0	0	0	0	0	0	0	165
Rental	75	121	0	0	0	0	0	0	0	0	0	0	196
Total	155	218	0	0	0	0	0	0	0	0	0	0	373

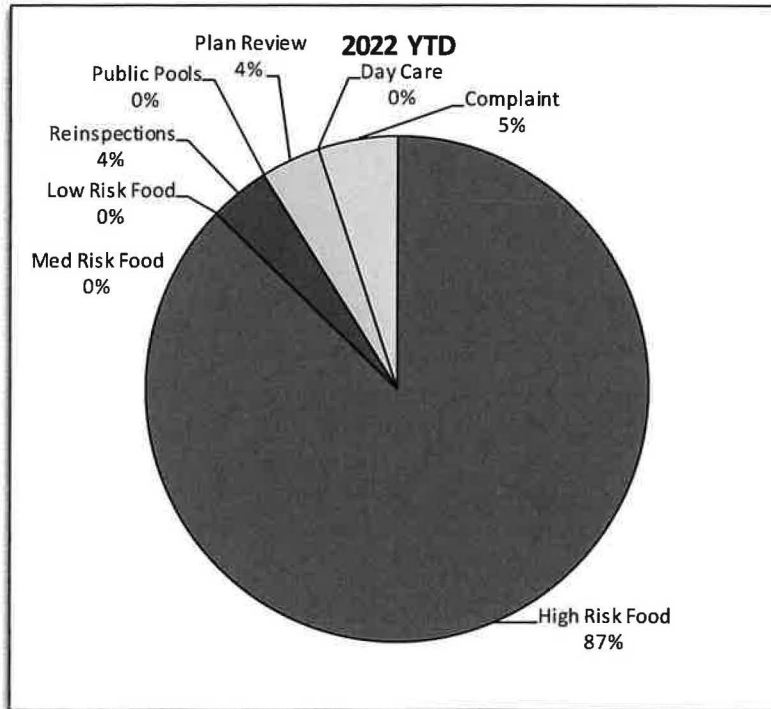
2022 Adjudication Court Dockets - Citations Presented

Court	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Code/Bus. Lic.	79	65	0	0	0	0	0	0	0	0	0	0	144
Rental	46	58	0	0	0	0	0	0	0	0	0	0	104
Total	125	123	0	0	0	0	0	0	0	0	0	0	248

Inspection Services Performance	February	1 st Quarter	Year to Date	Year Target
Percentage of property maintenance inspections completed within 24 hours of notice	97%	98%	98%	95% within 24 hr. notice

2022 Environmental Health Inspection Report

Activity	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
High Risk Food	37	31	0	0	0	0	0	0	0	0	0	0	68
Med Risk Food	0	0	0	0	0	0	0	0	0	0	0	0	0
Low Risk Food	0	0	0	0	0	0	0	0	0	0	0	0	0
Reinspections	1	2	0	0	0	0	0	0	0	0	0	0	3
Public Pools	0	0	0	0	0	0	0	0	0	0	0	0	0
Plan Review	3	0	0	0	0	0	0	0	0	0	0	0	3
Day Care	0	0	0	0	0	0	0	0	0	0	0	0	0
Complaint	4	0	0	0	0	0	0	0	0	0	0	0	4
Total	45	33	0	0	0	0	0	0	0	0	0	0	78



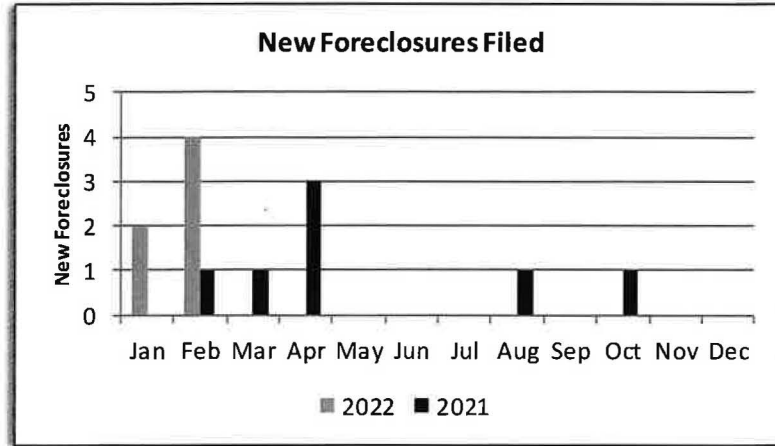
Food establishments are divided into the risk categories of high, moderate or low, and planned inspections are performed three, two, or one time each year respectively. A high risk establishment presents a high relative risk of causing foodborne illness based on the large number of food handling operations 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	February	1 st Quarter	Year to Date	Year Target
Percentage of annual food health inspections completed	6%	15%	15%*	100% of total

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

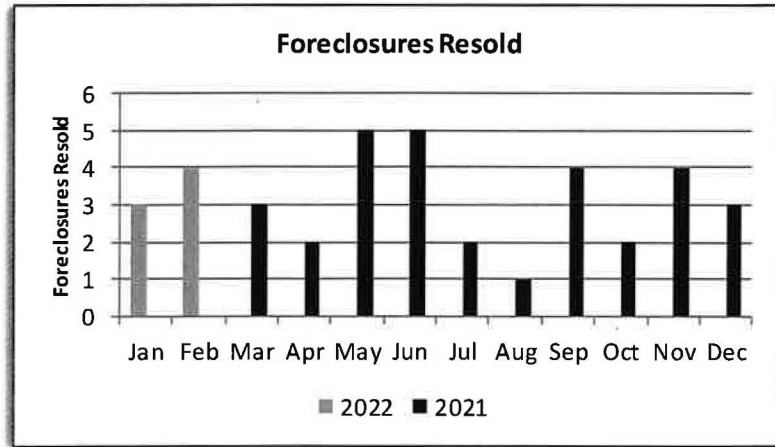
New Foreclosures Filed

Year	2022	2021
Jan	2	0
Feb	4	1
Mar	0	1
Apr	0	3
May	0	0
Jun	0	0
Jul	0	0
Aug	0	1
Sep	0	0
Oct	0	1
Nov	0	0
Dec	0	0
Total	6	7



Foreclosures Resold

Year	2022	2021
Jan	3	0
Feb	4	0
Mar	0	3
Apr	0	2
May	0	5
Jun	0	5
Jul	0	2
Aug	0	1
Sep	0	4
Oct	0	2
Nov	0	4
Dec	0	3
Total	7	31



Historical Foreclosure Information

Foreclosures Filed	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
		312	620	208	139	81	68	90	79	66	26

ECONOMIC DEVELOPMENT & TOURISM MONTHLY REPORT

March 2022



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.
 - Promoted Hoffman Estates on social media while building a network to share about projects within the Village.
-
- Continued making progress on the updated Economic Development Strategic Plan by drafting the 10 strategies for Hoffman Estates Economic Development.
 - Promoted Bell Works by hosting meetings and planning events in the building.
 - Completed all staff liaison duties for the Arts Commission by attending meetings, finalizing contracts for the summer concert series and updating the digital subscriber database.
 - Held a NLNW pitch night on February 24th with CPATAX Services, a tenant in Bell Works, who was recommended for acceptance into the program. This will be the 4th company from Hoffman Estates to go through the program, and the 16th overall.
 - Reviewed the 7th Reimbursement Request for the Higgins-Hassell TIF (Barrington Square Town Center), which is on the agenda for March 2022. Reviewed the 1st Reimbursement Request for the 54" Pipe-Bowling Alley Demo project in the Roselle Road TIF. Review the 2nd Reimbursement Request for the Lakewood TIF.
 - Met, in coordination with the Village Manager's Office, to discuss a future marketing and advertising plan for economic development efforts.
 - Completed all staff liaison duties for the Economic Development Commission.
 - Worked with members of the Economic Development Commission to host a Broker Tour event at the NOW Arena on February 23rd for residential realtors prior to a Windy City Bulls game. The "tour" was attended by 8 brokers but well received by those who attended.
 - Toured a Korean delegate around Hoffman Estates to continue to build relations and foster foreign direct investment.
 - Facilitated meetings with the Village consultant on forming a TIF near Stonington and Pembroke Avenues.
 - Planned and filmed another edition of Hoffman Highlights.

- Began booth design and giveaway planning for the upcoming ICSC Las Vegas show from May 22-24. Also, started booking travel plans.
 - Held three formal business retention visits.
 - Economic Development staff attended the:
 - Annual State of the Village Mayor's Breakfast
 - Monthly Hoffman Estates Chamber Board and Membership Committee Meetings
 - Monthly NLNW Board Meeting
 - Quarterly IEDC Awards Committee Meeting
 - Open house for 2800 Forbs Ave
 - GCAMP meeting discussing workforce issues
 - Monthly Village Networking Group luncheon at Bell Works
 - Monthly Multi-Chamber Business After Hours event hosted in Hoffman Estates
-

Tourism

Hoffman Highlights - Triphahn Center - NOW Arena - Windy City Bulls

- Indoor fun was the topic of the next Hoffman Highlights segment. Visits were arranged to the Triphahn Center, NOW Arena and Windy City Bulls to showcase recreation and entertainment opportunities that could be enjoyed despite the weather. Each venue was asked to provide archived photos and film segments that captured the excitement of past events. Filming occurred March 1.

Midlands Wrestling Tournament - December 28-31, 2022 - NOW Arena

- This prestigious event is returning to the NOW Arena in 2022. Last year, Northwestern University, the host, had to cancel the event weeks before it was to take place due to COVID concerns. Gratefully another group, MadMat, rebooked a wrestling tournament that generated 600+ room nights without any required rebates, commissions, or complimentary rooms required. Staff is working with Midlands's event organizers to seek sponsorships to replace their usual rebate requirements.

Excision - March 4-5, 2022 - NOW Arena

- This mini "Spring Awakening" type music event brought thousands to the area. Each hotel was notified well in advance that the event would bring significant lodging demand allowing them to drive rate and capture occupancy. The Tourism Office worked with the Arena staff to provide updated availability reports to push reservation requests to Barrington Road hotels once Holiday Inn Express and Chicago Marriott NW were filled.

Driving Tour with Hyatt Place

- The Tourism Office offers driving tours to all new sales directors and general managers of Village hotels, which included touring through our market to show them top/targeted account locations and top demand generators. This gives us the opportunity to provide valuable information on pivotal locations to find their next guests in this unique market.

Webinars

- Owning what you can in today's fluid travel environment
- Disruption Management: Best practices to ease the pain for travelers
- Mastering an agile approach to travel technology
- Creating new restaurant customers - Illinois Restaurant Association

Meetings/Activities

- Celtic Fest meeting
- 4th of July meeting
- Mayor's update breakfast
- Fit America Fest 2022 planning meeting
- Researching hotel ordinances in adjacent communities
- Update and circulate hotel management listing
- Circulate and review police incident reports with each Village hotel
- Meet with Comfort Inn to discuss increase in front entrance cut-thru traffic
- Distribute up-to-date event listing for NOW Arena to hotels to ensure they are aware of demand times



Kevin Kramer, Director of Economic
Development



Linda Scheck, Director of Tourism & Business
Retention