

AGENDA

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

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

Board Room	7:00 p.m.	November 21, 2022
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1. **CALL TO ORDER/ROLL CALL**
2. **PLEDGE OF ALLEGIANCE TO THE FLAG**
3. **RECOGNITION OF AUDIENCE**
4. **APPROVAL OF MINUTES - November 7, 2022**
5. **CONSENT AGENDA/OMNIBUS VOTE (Roll Call Vote)**
(All items under the Consent Agenda are considered to be routine in nature and will be enacted by one motion. There will be no separate discussion of these items unless a Trustee so requests. In that event, the discussion will be the first item of business after approval of the Consent Agenda.)
 - A. Approval of Agenda.
 - B. Approval of the schedule of bills for November 21, 2022 - \$4,011,431.19.
 - C. Request Board approval of an Ordinance proposing the establishment of a Special Service Area in the Village of Hoffman Estates, Illinois, and providing for a public hearing and other related procedures for Special Service Area 2023-1 (Plum Farms).
 - D. Request Board approval of an Ordinance proposing the establishment of a Special Service Area in the Village of Hoffman Estates, Illinois, and providing for a public hearing and other related procedures for Special Service Area 2023-2 (Higgins Road and Barrington Road).
 - E. Request Board approval of an Ordinance authorizing the sale of personal property owned by the Village of Hoffman Estates (auction items).
 - F. Request Board approval of an Ordinance amending Section 6-2-1-HE-11-1302-A of the Hoffman Estates Municipal Code (Haddam Place handicapped parking space).
 - G. Request Board approval for engineering plan approval for utility work at Thomas Jefferson Elementary School (3805 Winston Drive).
 - H. Request Board approval of a Subrecipient Agreement with North West Housing Partnership (NWHP) to administer the Community Development Block Grant (CDBG) Single-Family Rehabilitation Program.
 - I. Request Board approval of the 2022 Economic Development Strategic Plan for the Village of Hoffman Estates.
 - J. Request Board approval of legal updates and policy revisions to the Village Personnel Policy Manual.

6. REPORTS (INFORMATION ONLY)**A. President's Report**

... Proclamation(s)

-- Giving Tuesday

... Boards & Commissions Appointments/Resignations

-- Daniel Jedrzejak to Economic Development Commission

B. Trustee Comments**C. Village Manager's Report****D. Village Clerk's Report****E. Treasurer's Report****F. Committee Reports**

-- Finance

-- Public Works & Utilities

-- Public Health & Safety

7. PLANNING & ZONING COMMISSION RECOMMENDATIONS

- A. Request Board concurrence with the Planning and Zoning Commission recommendation and Board approval of an Ordinance granting a preliminary and final site plan, including a variation from the Zoning Code for height for the Microsoft Data Center Substation located at 2210 Lakewood Boulevard.

Voting: 6 Ayes, 5 Absent

Motion carried.

- B. Request Board concurrence with the Planning and Zoning Commission recommendation and Board approval of an Ordinance granting a map amendment (rezoning) from B-2 (Community Business) to M-2 (Manufacturing District) for Lots 6, 8, and 9 in Fountain Crossing Subdivision at 2625 N. Barrington Road.

Voting: 6 Ayes, 5 Absent

Motion carried.

8. ADDITIONAL BUSINESS**9. ADJOURNMENT**

MEETING:
DATE:
PLACE:

HOFFMAN ESTATES VILLAGE BOARD
NOVEMBER 7, 2022
COUNCIL CHAMBERS
MUNICIPAL BUILDING COMPLEX
1900 HASSELL ROAD
HOFFMAN ESTATES, ILLINOIS

1. CALL TO ORDER:

Village President William McLeod called the meeting to order at 7:14 p.m. The Village Clerk called the roll. Trustees present: Gary Pilafas, Gary Stanton, Michael Gaeta, Karen Arnet, Karen Mills, Anna Newell
A quorum was present.

ADMINISTRATIVE PERSONNEL PRESENT:

E. Palm, Village Manager
D. O'Malley, Deputy Village Manager
A. Janura, Corporation Counsel
G. Poulos, Asst. Police Chief
A. Wax, Fire Chief
J. Nebel, Public Works Director
D. Raszka, IT Director
R. Musiala, Finance Director
P. Seger, HRM Director
S. Ostrovsky, Asst. Village Manager
P. Gugliotta, Development Services Director
K. Kramer, Economic Development Director
R. Signorella, Multimedia Production Manager
M. Brito, Communications Manager

2. PLEDGE OF ALLEGIANCE TO THE FLAG:

The Pledge of Allegiance was led Trustee Pilafas.

3. RECOGNITION OF AUDIENCE:

No one wished to be recognized.

4. APPROVAL OF MINUTES:

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

Approval of Minutes
Minutes from October 17, 2022.

5. CONSENT AGENDA/OMNIBUS VOTE:

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

5.A. Approval of Agenda

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.B. Approval of the schedule of bills for November 7, 2022 - \$4,932,525.83.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.C. Request Board authorization to waive formal bidding; and award the police department training room audio/visual project to Key Code Media Inc., Schaumburg, IL, in an amount not to exceed \$59,186.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.D. Request Board authorization to purchase two (2) Horton Type 1 Ambulances on 2024 Freightliner M2 chassis from Foster Coach Sales of Sterling, IL, in a total amount not to exceed \$864,354 (Suburban Purchasing Cooperative pricing); and authorization to the Village Manager for change orders not to exceed \$30,000, if necessary.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve Item 5.E.

5.E. Request Board authorization to award contract to Engineered Services, dba Powerlink Electric, IL, for the purchase and installation of a 300 kW generator and automatic transfer switch at Westbury Lift Station in an amount not to exceed \$139,958.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve Item 5.F.

5.F. Request Board authorization to award contract to Baxter & Woodman Consulting Engineers (B&W), Crystal Lake, IL, for engineering services to study and evaluate the Village's water distribution systems for advanced infrastructure capital project planning in a total amount not to exceed \$90,600.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve Item 5.G.

5.G. Request Board authorization to waive bidding; and award a contract to CDW Government (CDW-G) for the renewal of the Fortinet Endpoint Detection and Response System in an amount not to exceed \$43,900.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

6. REPORTS:

6.A. President's Report

Proclamation(s)

Trustee Newell read the following proclamation.

Motion by Trustee Gaeta, seconded by Trustee Mills, to concur with the proclamation proclaiming Monday, November 15, 2022 as America Recycles Day. Voice vote taken. All ayes.

Motion carried.

Ms. Ostrovsky accepted the proclamation.

Trustee Stanton read the following proclamation.

Motion by Trustee Gaeta, seconded by Trustee Stanton, to concur with the proclamation proclaiming Sunday, November 20, 2022 as Universal Children's Day. Voice vote taken. All ayes. Motion carried.

Mayor McLeod asked that the proclamation get posted.

Trustee Pilafas read the following proclamation.

Motion by Trustee Gaeta, seconded by Trustee Arnet, to concur with the proclamation proclaiming November 26, 2022 as Small Business Saturday. Voice vote taken. All ayes. Motion carried.

Mr. Kramer accepted the proclamation.

Mayor McLeod stated that he attended the retirement celebration for Mona Morrison, the Business Appreciation event at Bell Works, a NWMC Transportation Committee meeting, a Mayor's Round Table, a NLC meeting, a block party, a Cook County Transportation meeting representing Pace, a NWMC Executive Board meeting, a CAC Leadership meeting, the CIB meeting, a SBA Dinner, the Public Works Open House, the Windy City Bulls game, an Economic Development meeting, the Community Pride Awards and welcomed Santa at Cabela's.

6.B. Trustee Comments

Trustee Pilafas congratulated the Community Pride Award winners, he thanked staff for putting together the CIB materials, congratulated Mona on her retirement and Kevin Kramer on the Business Appreciation event, he congratulated Joe Nebel on the success of the open house, he stated that he attended an Economic Development meeting and he reminded everybody that Veterans Day is this Friday with an event at the Police Station at 10:45.

Trustee Arnet stated that she attended Mona's retirement celebration, the CIB meeting, the Public Works Open House and thanked Mr. Nebel for having the horns turned off, attended the WCB game and congratulated the Community Pride Award winners.

Trustee Stanton stated that he attended the ribbon cutting for the Forest Preserve Single Track Trail, the ribbon cutting for Vibrant Fusion, Mona's retirement celebration, the Business Appreciation event, a block party, the CIB meeting the Public Works Open House, the WCB game, an Economic Development meeting and he congratulated the Community Pride Award recipients.

Trustee Mills stated that she attended Mona's retirement celebration, the CIB meeting, the Public Works Open House and she relayed suggestions that were asked of her- to have better parking or have someone directing people on where to park and a table the girls may be interested in, she congratulated the Community Pride winners and reminded everyone to get out and vote tomorrow.

Trustee Gaeta stated that he attended multiple O'Hare Noise Compatibility functions, two meetings and a luncheon, the ribbon cutting for the Forest Preserve Trail, Wine Wednesday, the Hoffman Estates/ Schaumburg meeting, the ribbon cutting for Vibrant Fusion, Mona's retirement celebration, the Business Appreciation event, Fire Station #24 Open House, a block party, the Public Works Open House and he welcomed Santa at Cabela's.

Trustee Newell stated that she attended the Cupcakes with Friends event, the Open House at Station #24, the ribbon cutting for Vibrant Fusion, Mona's retirement celebration, a block party, a Sustainability Commission meeting, a CIB meeting, the Public Works Open House, welcomed Santa at Cabela's and congratulated the Community Pride Award winners.

6.C. Village Manager's Report

Mr. Palm introduced our new Communications Manager Missy Brito.

Ms. Brito gave us a quick background on herself and stated that she was looking forward to serving Hoffman Estates.

6.D. Village Clerk's Report

The Village Clerk stated that during the month of October 243 FOIA requests were received and 30 passport applications were processed. She reminded people to vote if they haven't already done so and stated that we had around 4,000 people who early voted here.

6.E. Committee Reports

Transportation & Road Improvement

Trustee Mills stated that they would be meeting to review a request for handicapped parking space on Haddam Place and to receive and file the Transportation Division Monthly Report

Planning, Building & Zoning

Trustee Stanton stated that they would be meeting to review a request by Community Consolidated School District 15 for site plan approval for utility and other site work at Thomas Jefferson Elementary School (3805 Winston Drive); request direction for the Planning and Zoning Commission to hold a public hearing to consider amendments to the Zoning Code regarding temporary planned development regulations; request approval of the Hoffman Estates Economic Development Strategic Plan and to receive and file the Planning Division monthly report, the Code Enforcement Division monthly report and the Economic Development and Tourism monthly report.

General Administration & Personnel

Trustee Arnet stated that they would be meeting to request approval of an ordinance authorizing the sale of personal property owned by the Village of Hoffman Estates (auction items); review and approval of legal updates and policy revisions of the Village Personnel Policy Manual and to receive and file the Cable TV Monthly Report, the Human Resources Management Monthly Report and the Legislative Operations & Outreach Monthly Report.

7. PLANNING & ZONING COMMISSION:

Motion by Trustee Pilafas, seconded by Trustee Gaeta, to concur with the Planning & Zoning Commission's recommendation and approve the petitioners' request.

7.A. Request Board concurrence with the Planning and Zoning Commission recommendation and Board approval of Ordinance No. 4973-2022 granting a corner side yard fence setback variation for the property at 360 Glendale Lane. Subject to the following conditions:

1. The building permit shall be obtained within twelve (12) months of the Village Board action on this request.
2. The fence shall significantly conform to the attached plans except as such plans may be changed to conform to Village Codes and Ordinances.

Discussion

Trustee Stanton asked if this fence was taking the place of the existing fence. Commission Chairwomen Combs replied that yes it was but that it would be a six-foot fence.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Stanton, to concur with the Planning & Zoning Commission's recommendation and approve the petitioners' request.

7.B. Request Board concurrence with the Planning and Zoning Commission recommendation and Board approval of Ordinance No. 4974-2022 granting a preliminary and final plat of subdivision for Prairie Crossing located at 4700 Hoffman Boulevard.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

8. ADDITIONAL BUSINESS:

Motion by Trustee Mills, seconded by Trustee Gaeta, to approve Item 8.A.

8.A. Request Board approval of Ordinance No. 4975-2022 amending Section 8-2-1, License Fees, and Section 8-3-21, License Classification, of Article 3, Alcoholic Liquors, of the Hoffman Estates Municipal Code.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Arnet, to approve Item 8.B.

8.B. Request authorization to purchase up to 4,800 tons of road salt at a cost of \$76.53 per ton (\$367,344 in total) through the 2022/23 State of Illinois joint purchasing contract with Morton Salt Inc., Chicago, IL.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Arnet, to approve Item 8.C.

8.C. Request Board authorization to waive formal bidding; and purchase a 2023 Ford Utility Police Interceptor AWD administrative vehicle from Terry's Ford of Peotone, IL, for the Fire Department in the amount of \$43,589.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

9. ADJOURNMENT:

Motion by Trustee Mills, seconded by Trustee Stanton, to adjourn the meeting into Executive Session to discuss - Land Acquisition (5 ILCS 120/2-(c)-(5)); Collective Bargaining (5 ILCS 120/2-(c)-(2)) and Personnel (5 ILCS 120/2-(c)-(1)). Time: 7:55 p.m.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Arnet, to adjourn the meeting. Time: 8:57 p.m.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Bev Romanoff
Village Clerk

Date Approved

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



BILL LIST SUMMARY

BILL LIST AS OF 11/21/2022	\$	718,547.93
MANUAL CHECKS 11/04 - 11/17/2022	\$	5,766.00
PAYROLL 11/18/2022	\$	1,396,522.32
CREDIT CARDS 09/06/22 - 10/05/2022	\$	251,376.94
WIRES 10/01 - 10/31/22	\$	1,639,218.00
TOTAL	\$	4,011,431.19

VILLAGE OF HOFFMAN ESTATES

NOVEMBER 21, 2022

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
GENERAL FUND			
01 0301	DEDICATED GRAPHICS, INC	15,000 WINDOWED ENVELOPES	\$1,175.85
01 0301	DEDICATED GRAPHICS, INC	FREIGHT COSTS FOR THE 15	\$65.00
01 0302	ADVANCE AUTO PARTS	REPAIR PARTS	\$43.05
01 0302	ADVANCE AUTO PARTS	RTN STOCK REPAIR PARTS	(\$120.05)
01 0302	ADVANCE AUTO PARTS	STOCK REPAIR PARTS	\$503.15
01 0302	BRISTOL HOSE & FITTING	STOCK REPAIR PARTS	\$74.74
01 0302	BUMPER TO BUMPER/ LEE AUTO	RTN STOCK REPAIR PARTS	(\$50.00)
01 0302	BUMPER TO BUMPER/ LEE AUTO	STOCK REPAIR PARTS	\$514.29
01 0302	CAR-ONE TIRE AND AUTO	STOCK REPAIR PARTS	\$1,473.39
01 0302	FACTORY MOTOR PARTS CO	STOCK REPAIR PARTS	\$33.91
01 0302	FRIENDLY FORD	STOCK REPAIR PARTS	\$95.04
01 0302	KELLEY WILLIAMSON COMPANY	STOCK REPAIR PARTS	\$448.40
01 0302	MONROE TRUCK EQUIPMENT	STOCK REPAIR PARTS	\$848.76
01 0302	RUSH TRUCK CENTER OF ILLINOIS, INC	STOCK REPAIR PARTS	\$148.89
01 0303	IMPACT NETWORKING LLC	40 CASES OF 8.5 X 11 #20	\$2,040.00
01 0303	IMPACT NETWORKING LLC	FREIGHT CHARGES FOR THE 4	\$30.00
CASH AND INVENTORIES			\$7,324.42
01 1432	COMMERCIAL ASPHALT GROUP LLC	PERMIT DEPOSIT REIM	\$1,000.00
01 1432	ROSE PAVING LLC	PERMIT DEPOSIT REIM	\$1,320.00
01 1432	THE PATCHING PEOPLE	REIMB ENGINEERING DEPOSIT	\$3,496.00
01 1445	UNLIMITED VENDING INC	REIMB ENGINEERING DEPOSIT	\$1,150.00
PAYMENTS FROM DEPOSITS ON HAND			\$6,966.00
01 1214	NCPERS-IL IMRF	DED:2030 IMRF LIFE	\$832.00
01 1218	INT'L BROTHERHOOD TEAMSTERS LCL 700	DED:2034 PW DUES	\$3,957.00
01 1218	METROPOLITAN ALLIANCE OF POLICE	DED:2033 MAP 96	\$3,750.00
01 1218	METROPOLITAN ALLIANCE OF POLICE	DED:2038 MAP 97	\$540.00
01 1222	AFLAC	DED:1027 AFLAC-INS	\$7,324.84
01 1223	AFLAC	DED:2027 AFL-AF TAX	\$1,813.62
01 1226	PRE PAID LEGAL SERVICE INC	DED:2035 LEGAL	\$919.96
01 1232	LYDIA S. MEYER TRUSTEE	DED:0021 CT ORDER	\$1,230.00
PAYROLL DEDUCTION			\$20,367.42
01000010 3104	JASON & LAURA CARTWRIGHT	TRANSFER STAMP REFUND	\$2,015.00
01000013 3405	ANDRES MEDICAL BILLING, LTD.	PARAMEDIC BILLING/ OCT22	\$5,060.52
01000014 3502	RAFAL PISZCZEK	TICKET OVERPAYMENT REFUND	\$50.00
01000014 3502	RUMANA SIDDIQUI	CODE TICKET OVERPMNT REFUND	\$370.00
GENERAL-REVENUE ACCOUNTS			\$7,495.52
01101124 4504	ILLINOIS MUNICIPAL LEAGUE	2023 MEMBERSHIP DUES	\$3,500.00
LEGISLATIVE			\$3,500.00

01101223	4402	WAREHOUSE DIRECT	OFFICE SUPPLIES	\$61.56
01101223	4404	CHICAGO TRIBUNE	SUBSCRIPTION	\$128.12
01101224	4542	LANGUAGE LINE SERVICES INC	INTERPRETATION	\$150.00

ADMINISTRATIVE

\$339.68

01101324	4542	ARTHUR L JANURA JR	PROF SERVIES OCTOBER 22	\$12,000.00
01101324	4542	RICHARD A KAVITT ATTORNEY AT LAW	PROFESSIONAL SERVICES	\$1,000.00
01101324	4547	THOMSON REUTERS-WEST	SOFTWARE SUBSCRIPTION	\$690.65
01101324	4567	CLARK BAIRD SMITH LLP	PROFESSIONAL SERVICES	\$9,161.25
01101324	4567	FRANCZEK PC	PROFESSIONAL SERVICES	\$457.50
01101324	4567	GUY M KARM	PROFESSIONAL SERVICES	\$400.00
01101324	4567	SAUL EWING ARNSTEIN & LEHR LLP	PROFESSIONAL SERVICES	\$7,531.00

LEGAL

\$31,240.40

01101522	4303	BEVERLY ROMANOFF	MCI DUES	\$170.00
01101524	4548	COOK COUNTY CLERK	5 RECORDINGS FEE	\$495.00

VILLAGE CLERK

\$665.00

01101621	4212	JEFF NORTHRUP	TUITION REIMBURSEMENT	\$2,104.80
01101621	4212	NICOLE LOWDEN	TUITION REIMBURSEMENT	\$1,800.00
01101623	4402	WAREHOUSE DIRECT	OFFICE SUPPLIES	\$42.72
01101624	4507	WEX HEALTH INC	FSA MONTHLY	\$425.00
01101624	4545	PARTY PLUS EVENTS	TABLES & CHAIRS SAFETY LUNC	\$785.00

HUMAN RESOURCES

\$5,157.52

01107123	4414	SARAH MARCUCCI	REIMB VOLUNTEER GIFTS	\$146.60
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EMERGENCY OPERATIONS

\$146.60

TOTAL GENERAL GOVERNMENT DEPARTMENT

\$41,049.20

POLICE DEPARTMENT

01201223	4403	PLUM GROVE PRINTERS INC	BUSINESS CARDS	\$41.25
01201223	4414	ACTION LOCK & KEY, INC	KEY SERVICE	\$41.25
01201223	4422	CAMIC JOHNSON LTD	PROFESSIONAL SERVICES	\$350.00

ADMINISTRATIVE

\$432.50

01202122	4301	COLLEGE OF DUPAGE	TRAINING - BASIC EVIDENCE	\$975.00
01202122	4301	ILLINOIS TACTICAL OFFICER'S ASSOC.	CONF REGIST - PHILLIP GIACONE	\$350.00
01202122	4301	ILLINOIS TACTICAL OFFICER'S ASSOC.	CONF REGIST -TIMOTHY KUBAT	\$390.00
01202122	4301	ILLINOIS TACTICAL OFFICER'S ASSOC.	CONF REGIST - JOSEPH MEYER	\$215.00
01202122	4301	JOHN BENDING	REIMB INSTRUCTOR TOOL KIT	\$125.00
01202122	4304	ENTENMANN ROVIN CO.	VARIOUS SUPPLIES	\$1,575.50
01202123	4408	MIDWEST INDUSTRIES INC	ESTIMATED SHIPPING/HANDLING	\$55.00
01202123	4408	MIDWEST INDUSTRIES INC	G4M SERIES HANDGUARD M-LO	\$517.50
01202123	4408	MIDWEST INDUSTRIES INC	LOW PROFILE GAS BLOCK .75	\$112.50
01202123	4408	MIDWEST INDUSTRIES INC	QD 30 SCOPE MOUNT HIGH	\$702.00
01202123	4414	ORION SAFETY PRODUCTS	30 MINUTE FLARE SPIKELESS	\$1,624.48
01202123	4414	ORION SAFETY PRODUCTS	ESTIMATED SHIPPING/HANDLING	\$221.25

01202123 4414	ORION SAFETY PRODUCTS	LIFTGATE SERVICE	\$129.00
01202124 4510	CHICAGO COMMUNICATIONS,LLC	DECEMBER MAINTENANCE	\$927.20
PATROL & RESPONSE			\$7,919.43

01202322 4301	NORTH EAST MULTI-REGIONAL TRAINING	TRAINING 10/19-10/21/22	\$50.00
01202324 4542	TRANSUNION RISK & ALTERNATIVE	PROFESSIONAL SERVICES	\$93.40
INVESTIGATIONS			\$143.40

01202423 4403	CREATIVE PRODUCT SOURCING INC DARE	10" DAREN LION	\$63.25
01202423 4403	CREATIVE PRODUCT SOURCING INC DARE	6" DAREN LION	\$61.20
01202423 4403	CREATIVE PRODUCT SOURCING INC DARE	COLOR MEDALLION	\$87.00
01202423 4403	CREATIVE PRODUCT SOURCING INC DARE	ENGLISH ELEM KIR WORKBOOK	\$330.00
01202423 4403	CREATIVE PRODUCT SOURCING INC DARE	ESTIMATED SHIPPING/HANDLING	\$153.30
01202423 4403	CREATIVE PRODUCT SOURCING INC DARE	FANNY PACK	\$36.25
01202423 4403	CREATIVE PRODUCT SOURCING INC DARE	FOAM STRESS BALL	\$25.00
01202423 4403	CREATIVE PRODUCT SOURCING INC DARE	HEAVY DUTY BACKPACK	\$46.00
01202423 4403	CREATIVE PRODUCT SOURCING INC DARE	KEEPIN IT REAL NAME CARDS	\$103.50
01202423 4403	CREATIVE PRODUCT SOURCING INC DARE	MULTI PURPOSE PLAYGROUND	\$48.00
01202423 4403	CREATIVE PRODUCT SOURCING INC DARE	NYLON REFLECTIVE SNAP BAN	\$48.75
01202423 4403	CREATIVE PRODUCT SOURCING INC DARE	SOCCER BALL	\$40.00
01202423 4403	CREATIVE PRODUCT SOURCING INC DARE	SQUEEZE BOTTLE	\$29.70
01202423 4403	CREATIVE PRODUCT SOURCING INC DARE	STACKABLE COLORED PENCIL	\$18.75
01202423 4403	CREATIVE PRODUCT SOURCING INC DARE	STRESS POP KEYCHAIN	\$26.50
01202423 4403	CREATIVE PRODUCT SOURCING INC DARE	WIRELESS CHARGER	\$180.00
01202423 4414	CLUB COLORS BUYER, LLC	UNIFORMS	\$586.70
COMMUNITY RELATIONS			\$1,883.90

01202524 4542	NORTHWEST CENTRAL DISPATCH SYSTEM	DECEMBER MEMBER ASSESSMENT	\$41,028.20
COMMUNICATIONS			\$41,028.20

01202922 4304	APPAREL 2000	PD - CSO 60 EMBLEMS	\$339.95
01202924 4508	GOLF ROSE PET LODGE	ANIMAL CARE OCT 12 - NOV 3 2022	\$1,729.00
ADMINISTRATIVE SERVICES			\$2,068.95

TOTAL POLICE DEPARTMENT **\$53,476.38**

FIRE DEPARTMENT

01303122 4304	ON TIME EMBROIDERY INC	UNIFORMS	\$563.00
01303122 4304	TODAYS UNIFORMS	UNIFORMS	\$1,433.25
01303123 4408.13	AIR ONE EQUIPMENT INC	SURVIVOR LED FLASHLIGHT	\$350.00
01303124 4510.12	DAVID CLARK COMPANY INC	REFURBISH 5 BROKEN HEADSETS	\$368.25
01303124 4510.14	JJS TECHNICAL SERVICES	BUMP GAS	\$360.00
01303124 4510.14	JJS TECHNICAL SERVICES	ESTIMATED SHIPPING/HANDLING	\$60.00
01303124 4510.17	DJS SCUBA LOCKER INC	ANNUAL REGULATOR SERVICE	\$3,854.47
01303124 4515.10	EBY GRAPHICS	VARIOUS SUPPLIES	\$52.89
01303124 4515.10	UL LLC	VEHICLE SERVICES	\$2,190.90
01303124 4542.13	FOX VALLEY FIRE & SAFETY	SERVICE CALL	\$146.40
SUPPRESSION			\$9,379.16

01303224	4510	STRYKER MEDICAL	LUCAS SUCTION CUP DISP	\$522.77
01303224	4542	AIRGAS USA, LLC	MEDICAL SUPPLIES	\$2,112.71
EMERGENCY MEDICAL SERVICES				\$2,635.48

01303322	4301	NORTHERN ILL.FIRE INSPEC.ASSOC.INC.	CRAIG SOLICK - CONF REGIST	\$100.00
01303322	4301	NORTHERN ILL.FIRE INSPEC.ASSOC.INC.	CRAIG SOLICK - MEMBERSHIP FEE	\$50.00
PREVENTION				\$150.00

TOTAL FIRE DEPARTMENT **\$12,164.64**

PUBLIC WORKS

01401224	4507	PHYSICIANS IMMEDIATE CARE CHICAGO	AUDIOGRAM	\$444.00
01401224	4545	EMERGENT SAFETY SUPPLY	CBA SAFETY VEST WITH VOHE	\$106.08
01401224	4545	EMERGENT SAFETY SUPPLY	VARIOUS SUPPLIES	\$352.61
01401224	4545	ODP BUSINESS SOLUTIONS, LLC	OFFICE SUPPLIES	\$18.94
ADMINISTRATIVE				\$921.63

01404123	4410	ARLINGTON POWER EQUIPMENT	ICE MELT, MELTCO PREMIUM	\$2,009.04
01404123	4414	USA BLUE BOOK	BULKHEAD FITTING GASKET	\$270.40
01404124	4507	MURRAY & TRETTEL INC/ WEATHER COMMA	WEATHER SERVICES	\$400.00
SNOW & ICE REMOVAL				\$2,679.44

01404223	4414	ODP BUSINESS SOLUTIONS, LLC	OFFICE SUPPLIES	\$42.92
TRAFFIC OPERATIONS				\$42.92

01404323	4414	MENARDS - HNVK PARK	VARIOUS SUPPLIES	\$111.76
01404324	4507	ADVANCED TREE CARE	TREE REMOVAL & DISPOSAL	\$1,640.00
01404324	4507	MIDWEST COMPOST-ELGIN	WOOD CHIP DISPOSAL	\$150.00
01404324	4507	MIDWEST COMPOST-ELGIN	WOOD CHIP DISPOSAL	\$50.00
01404324	4507	V CARDENAS LANDSCAPING	2022 CONTRACTED SEASONAL	\$5,466.76
01404324	4510	VERMEER MIDWESTVERMEER-IL	REPAIR PARTS	\$536.12
01404325	4610	ST AUBIN NURSERY	2022 TREE PLANTING PROGRAM	\$225.00
FORESTRY				\$8,179.64

01404424	4502	NICOR GAS	GAS 2305 PEMBROKE	\$1,552.21
01404424	4503	NICOR GAS	GAS 1700 MOON LAKE BLVD	\$558.37
01404424	4503	NICOR GAS	GAS 1775 VISTA LN	\$226.89
01404424	4503	NICOR GAS	GAS 225 FLAGSTAFF LN	\$390.99
01404424	4503	NICOR GAS	GAS 2405 PEMBROKE	\$1,004.41
01404424	4503	NICOR GAS	GAS 411 W HIGGINS RD	\$8,318.27
01404424	4503	NICOR GAS	GAS 5775 BEACON POINTE DR	\$1,301.15
01404424	4507	ACCURATE DOCUMENT DESTRUCTION INC	SHREDDING SERVICES	\$931.69
01404424	4507	MIDWEST ENVIRONMENTAL CONSULTING	ASBESTOS BULK SAMPLING	\$1,038.00
01404424	4507	SOUND INC.	MONTHLY CONTROL PANEL	\$1,003.87
01404424	4509	CINTAS #22	FLOOR MAT RENTAL AND CLEAN	\$36.34
01404424	4510	ADVANTAGE MECHANICAL INC.	REPAIRS TO LEAKING VALVE	\$2,303.00
01404424	4510	FERGUSON ENTERPRISES LLC	DELIVER 2-199MBH DOMESTIC	\$16,457.88
01404424	4510	FERGUSON ENTERPRISES LLC	ESTIMATED SHIPPING/HANDLING	\$400.00
01404424	4510	GRAINGER INC	VARIOUS SUPPLIES	\$322.42

01404424	4510	ILLINI POWER PRODUCTS GEN POWER	PREVENTATIVE MAINTENANCE	\$2,366.00
01404424	4510	MENARDS - HNVK PARK	VARIOUS SUPPLIES	\$94.35
01404424	4510	TEMPERATURE EQUIPMENT CORPORATION	REPAIR PARTS	\$29.04
01404424	4510	THE SHERWIN-WILLIAMS CO	PAINT SUPPLIES	\$17.81
01404424	4516	WOLF ELECTRIC SUPPLY CO	REPAIR PARTS	\$546.10
01404424	4518	CINTAS #22	FLOOR MAT RENTAL AND CLEAN	\$73.63
01404424	4518	GRAINGER INC	VARIOUS SUPPLIES	\$140.55
01404424	4518	ILLINI POWER PRODUCTS GEN POWER	PREVENTATIVE MAINTENANCE	\$1,724.00
01404424	4518	SOUND INC.	MONTHLY CONTROL PANEL	\$155.11
01404424	4520	MENARDS - HNVK PARK	VARIOUS SUPPLIES	\$222.60
FACILITIES				\$41,214.68

01404522	4304	CINTAS #22	UNIFORM AND MAT RENTAL	\$94.18
01404523	4408	AMAZON CAPITAL SERVICES INC	VEHICLE BATTERY CHARGER	\$76.73
01404523	4411	AL WARREN OIL CO INC	FUEL BIO-DIESEL	\$5,801.25
01404523	4411	AL WARREN OIL CO INC	FUEL REGULAR	\$19,334.19
01404523	4414	AMAZON CAPITAL SERVICES INC	VEHICLE BATTERY CHARGER	\$13.88
01404523	4414	ODP BUSINESS SOLUTIONS, LLC	OFFICE SUPPLIES	\$9.15
01404524	4507	VERIZON CONNECT NWF INC	WIRELESS SERVICES	\$1,915.28
01404524	4509	AIRGAS USA, LLC	MEDICAL SUPPLIES	\$355.95
01404524	4513	CAR-ONE TIRE AND AUTO	REPAIR PARTS	\$129.60
01404524	4513	FRIENDLY FORD	REPAIR PARTS	\$195.67
01404524	4513	RT 62 WASH & LUBE	VEHICLE WASH	\$173.40
01404524	4514	ACME TRUCK BRAKE & SUPPLY CO.	REPAIR PARTS	\$5,059.27
01404524	4514	BUMPER TO BUMPER/ LEE AUTO	REPAIR PARTS	\$375.49
01404524	4514	FOSTER COACH SALES INC	VARIOUS SUPPLIES	\$484.26
01404524	4514	INTERSTATE POWER SYSTEMS INC.	ANNUAL AERIAL INSPECTION	\$1,160.00
01404524	4514	MACQUEEN EMERGENCY	REPAIR PARTS	\$1,306.37
01404524	4514	POMP'S TIRE	SCRAP DISPOSAL FEE	\$200.00
01404524	4514	RUSH TRUCK CENTER OF ILLINOIS, INC	REPAIR PARTS	\$51.54
01404524	4514	SPRING ALIGN	REAR SPRINGS	\$2,873.09
01404524	4534	BRISTOL HOSE & FITTING	REPAIR PARTS	\$73.75
01404524	4534	BUMPER TO BUMPER/ LEE AUTO	REPAIR PARTS	\$12.39
01404524	4534	BUMPER TO BUMPER/ LEE AUTO	RTN REPAIR PARTS	(\$12.39)
01404524	4534	INTERSTATE BATTERIES-NORTH CHICAGO	VEHICLE BATTERIES	\$496.04
01404524	4534	INTERSTATE POWER SYSTEMS INC.	ANNUAL AERIAL INSPECTION	\$1,402.23
01404524	4534	LINDCO EQUIPMENT SALES INC	REPAIR PARTS	\$983.38
01404524	4534	MONROE TRUCK EQUIPMENT	REPAIR PARTS	\$511.10
01404524	4534	O'REILLY AUTO PARTS	REPAIR PARTS	\$121.07
01404524	4534	RUSH TRUCK CENTER OF ILLINOIS, INC	REPAIR PARTS	\$817.45
01404524	4534	ULTRA STROBE COMMUNICATIONS	LED FLASHER AMBER	\$358.86
01404524	4535	ADVANCE AUTO PARTS	REPAIR PARTS	\$34.39
01404524	4535	CAR-ONE TIRE AND AUTO	REPAIR PARTS	\$299.90
FLEET SERVICES				\$44,707.47

01404624	4519	MENARDS - HNVK PARK	VARIOUS SUPPLIES	\$250.20
01404624	4545	FULLIFE SAFETY CENTER	SAFETY SUPPLIES	\$57.48
01404624	4545	JSN CONTRACTORS SUPPLY	THERMAL LINED GLOVE	\$81.60
F.A.S.T.				\$389.28

01404723	4414	MENARDS - HNVR PARK	VARIOUS SUPPLES	\$217.05
01404723	4414	MENARDS - HNVR PARK	VARIOUS SUPPLIES	\$58.53
01404724	4522	MULTIPLE CONCRETE	WOOD STAKES	\$305.20
STORM SEWERS				\$580.78

TOTAL PUBLIC WORKS DEPARTMENT **\$98,715.84**

DEVELOPMENT SERVICES

01505022	4301	PHIL GREEN	REIMB UBER NAPA GOVT	\$31.82
01505024	4507	TESKA ASSOCIATES INC.	ZONING & SUBDIVISION CODE	\$1,076.25
01505024	4542	UNITED DISPATCH	SENIOR COUPONS	\$560.00
PLANNING AND TRANSPORTATION				\$1,668.07

01505224	4542	GOVTEMPSUSA LLC	ADMIN SERVICES	\$4,891.43
ENGINEERING				\$4,891.43

01505924	4542	TESKA ASSOCIATES INC.	PROFESSIONAL SERVICES	\$1,175.00
ECONOMIC DEVELOPMENT				\$1,175.00

TOTAL DEVELOPMENT SERVICES DEPARTMENT **\$7,734.50**

HEALTH & HUMAN SERVICES DEPARTMENT

01556522	4301	CATHY DAGIAN STANTON	MILEAGE REIMB AUG-OCT	\$86.88
01556522	4301	GINA MCCAULEY	REIMB MILEAGE AUG-OCT	\$78.75
01556523	4402	ODP BUSINESS SOLUTIONS, LLC	OFFICE SUPPLIES	\$85.34
01556524	4507	MANUEL X ZAMARRIPA	PRESENTATION PSYCHOLOGY	\$500.00
01556524	4564	ODP BUSINESS SOLUTIONS, LLC	OFFICE SUPPLIES	\$26.98
TOTAL HEALTH & HUMAN SERVICES DEPARTMENT				\$777.95

BOARDS & COMMISSIONS DEPARTMENT

01605324	4562	M.W. HOPKINS & SONS, INC.	GREASE SERVICE - REMOVAL	\$800.00
FOURTH OF JULY				\$800.00

01605722	4303	ILLINOIS FIRE & POLICE COMMISSIONER	2022 MEMBERSHIP DUES	\$375.00
01605724	4507	PHYSICIANS IMMEDIATE CARE CHICAGO	PHYSICAL EXAM	\$515.00
FIRE & POLICE COMMISSION				\$890.00

01605824	4555	SISTER CITIES INTERNATIONAL	2022 MEMBERSHIP DUES	\$810.00
01605824	4573	MINERVA MILFORD	SUPPLIES HISPANIC HERITAGE	\$127.51
01605824	4573	SANDRA LAHOZ	SUPPLIES HISPANIC HERITAGE	\$28.59
01605824	4575	JAMES HOJNACKI	PHOTOGRAPHY SEMINAR	\$200.00
01605824	4599	STEVE BRANDT	PEOPLE DISABILITIES DANCE	\$150.00
MISCELLANEOUS B & C				\$1,316.10

TOTAL BOARDS & COMMISSIONS DEPARTMENT **\$3,006.10**

TOTAL GENERAL FUND**\$259,077.97****MFT FUND**

03400024 4512	COOK COUNTY DEPT TRANS & HIGHWAYS	TRAFFIC SIGNAL MAINTENANCE	\$3,798.24
TOTAL MFT FUND			\$3,798.24

ROAD IMPROVEMENT FUND

29000025 4606	DOLAND ENGINEERING, LLC	2022 GENERAL SURVEYING	\$9,345.00
29000025 4606	PATRIOT PAVEMENT MAINTENANCE	2022 PREVENTATIVE MAINTENANCE	\$199,855.44
29000025 4610	CIVILTECH ENGINEERING, INC.	PROFESSIONAL SERVICES	\$362.25
TOTAL ROAD IMPROVEMENT FUND			\$209,562.69

CAPITAL IMPROVEMENTS FUND

36000025 4615	CIVILTECH ENGINEERING, INC.	BEVERLY RD BICYCLE FACILITY	\$14,423.75
TOTAL CAPITAL IMPROVEMENTS FUND			\$14,423.75

CAPITAL VEHICLE AND EQUIPMENT FUND

37000025 4603	EBY GRAPHICS	VARIOUS SUPPLIES	\$1,033.17
TOTAL CAPITAL VEHICLE AND EQUIPMENT FUND			\$1,033.17

WATERWORKS AND SEWERAGE FUND

40 1445	NAVEED AHMED & SAKINA KISAT	WATER DEPOSIT REFUND	\$285.00
WATER MISCELLANEOUS PAYMENT			\$285.00

40406723 4402	ODP BUSINESS SOLUTIONS, LLC	OFFICE SUPPLIES	\$37.06
40406723 4414	EMERGENT SAFETY SUPPLY	CBA SAFETY VEST WITH VOHE	\$106.09
40406723 4414	EMERGENT SAFETY SUPPLY	VARIOUS SUPPLIES	\$352.61
40406723 4414	MENARDS - HNVK PARK	VARIOUS SUPPLIES	\$144.79
40406723 4414	ODP BUSINESS SOLUTIONS, LLC	OFFICE SUPPLIES	\$37.62
40406723 4414	PLUM GROVE PRINTERS INC	BUSINESS CARDS	\$41.25
40406724 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 1355 WESTBURY	\$71.28
40406724 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 1775 ABBEY WOOD	\$1,634.25
40406724 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 1790 CHIPPENDALE	\$743.38
40406724 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 2150 STONINGTON	\$112.72
40406724 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 2550 BEVERLY RD	\$272.37
40406724 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 3451 N WILSHIRE	\$508.32
40406724 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 3990 HUNTINGTON	\$48.09
40406724 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 4140 CRIMSON	\$589.66
40406724 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 4690 OLMSTEAD	\$45.77
40406724 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 780 HASSELL RD	\$93.24
40406724 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 95 ASTER LN	\$519.88
40406724 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC S/HIGGINS W/OLD	\$312.85
40406724 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC S/S HIGGINS	\$153.03
40406724 4503	NICOR GAS	GAS 1775 ABBEYWOOD LN	\$55.42
40406724 4503	NICOR GAS	GAS 2550 PRAIRIES STONE	\$49.55
40406724 4507	PACE ANALYTICAL SERVICES LLC	SERVICES FOR WATER SAMPLE	\$683.64
40406724 4507	SOUND INC.	MONTHLY CONTROL PANEL	\$353.69

40406724	4507	USA BLUE BOOK	HACH FREE CHLORINE TEST	\$313.30
40406724	4507	VERIZON CONNECT NWF INC	WIRELESS SERVICES	\$820.83
40406724	4524	AMPERAGE ELECTRICAL SUPPLY	VARIOUS SUPPLIES	\$155.01
40406724	4524	MENARDS - HNVR PARK	VARIOUS SUPPLIES	\$207.46
40406724	4524	USA BLUE BOOK	MECHANICAL FLOAT SWITCH	\$775.80
40406724	4524	USA BLUE BOOK	STAINLESS STEEL NIPPLE	\$126.79
40406724	4526	GODING ELECTRIC CO	VEHICLE REPAIR SERVICES	\$7,950.00
40406724	4526	PREMIER SPECIALTIES	3 SETS OF VALVE PACKING	\$203.65
40406724	4529	BEVERLY MATERIALS, L.L.C.	CLEAN FILL SEMI	\$151.50
40406724	4529	MENARDS - HNVR PARK	VARIOUS SUPPLIES	\$128.30
40406724	4529	OZINGA READY MIX, CONCRETE INC	CONCRETE	\$1,884.26
40406724	4529	UNDERGROUND PIPE & VALVE CO	REPAIR PARTS	\$1,186.00
40406724	4529	WATER PRODUCTS CO.	REPAIR PARTS	\$626.00
40406724	4529	ZIEBELL WATER SERVICE	REPAIR PARTS	\$893.02
40406724	4545	MENARDS - HNVR PARK	VARIOUS SUPPLIES	\$44.93
WATER DIVISION				\$22,433.41

40406823	4408	MENARDS - HNVR PARK	VARIOUS SUPPLIES	\$110.81
40406824	4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 1101 WESTBURY	\$281.51
40406824	4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 1200 KINGSDALE	\$66.33
40406824	4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 1215 MOON LAKE	\$223.08
40406824	4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 1513 GOLF RD	\$518.17
40406824	4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 1629 CROWFOOT	\$83.04
40406824	4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 1775 HUNTINGTON	\$110.04
40406824	4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 1790 CHIPPENDALE	\$1,115.08
40406824	4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 1869 HAMPTON	\$57.73
40406824	4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 2090 CENTRAL	\$77.84
40406824	4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 2094 CARLING	\$52.46
40406824	4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 2364 HIGGINS	\$493.26
40406824	4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 2380 GOLF RD	\$147.12
40406824	4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 6100 SHOE FACTOR	\$276.47
40406824	4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 897 PARK LN	\$50.15
40406824	4507	SAUL EWING ARNSTEIN & LEHR LLP	PROFESSIONAL SERVICES	\$10,120.40
40406824	4510	AMPERAGE ELECTRICAL SUPPLY	VARIOUS SUPPLIES	\$94.57
40406824	4525	ANDERSON LOCK	VARIOUS SUPPLIES	\$95.48
40406824	4525	LAI LTD	EXCEEDS PO# 22000335	\$85.00
40406824	4525	LAI LTD	SOLE VENDOR FOR REPLACEMENT	\$3,199.20
40406824	4525	MENARDS - HNVR PARK	VARIOUS SUPPLIES	\$246.25
40406824	4530	BEVERLY MATERIALS, L.L.C.	CLEAN FILL SEMI	\$151.50
40406824	4530	OZINGA READY MIX, CONCRETE INC	CONCRETE	\$521.00
SEWER DIVISION				\$18,176.49

40407024	4542	FIRST BILLING SERVICES LLC	BILLING SERVICES	\$6,271.90
BILLING DIVISION				\$6,271.90

40407323	4420	WATER RESOURCES INC	PROVIDE PURCHASE FOR WATER	\$2,915.00
40407324	4528	ZIEBELL WATER SERVICE	5.5' BURY MUELLER A423 FI	\$38,250.00
40407324	4528	ZIEBELL WATER SERVICE	6.0' BURY MUELLER A423 FI	\$34,000.00
40407325	4608	BAXTER & WOODMAN, INC.	PERFORM ENGINEERING SERVICE	\$787.50
40407325	4608	BAXTER & WOODMAN, INC.	PROVIDE ENGINEERING SERVICE	\$9,074.38
40407325	4608	CIORBA GROUP, INC.	EAGLE WAY SEWER REPLACEMENT	\$30,034.60
40407325	4609	GRAY MATTER SYSTEMS LLC	SERVICES & EQUIPMENT	\$31,420.00
40407525	4608	BAXTER & WOODMAN, INC.	ENGINEERING SERVICES	\$10,545.00

CAPITAL PROJECTS DIVISION

\$157,026.48

TOTAL WATERWORKS AND SEWERAGE FUND

\$204,193.28

NOW ARENA OPERATING FUND

41000023	4414	ADVANCE AUTO PARTS	REPAIR PARTS	\$20.99
41000023	4414	AMAZON CAPITAL SERVICES INC	FUEL PUMP SENDING UNIT	\$99.00
41000023	4414	BUMPER TO BUMPER/ LEE AUTO	REPAIR PARTS	\$486.77
41000023	4414	BUMPER TO BUMPER/ LEE AUTO	RTN REPAIR PARTS	(\$54.99)
TOTAL NOW ARENA OPERATING FUND				\$551.77

INSURANCE FUND

46	1101	MICHAEL PLOCINSKI	REIMB SICK INCENTIVE	\$928.68
RISK RETENTION				\$928.68

46700024	4579	PHYSICIANS IMMEDIATE CARE CHICAGO	FITNESS DUTY EXAM	\$443.00
RISK RETENTION				\$443.00

TOTAL INSURANCE FUND

\$1,371.68

INFORMATION TECHNOLOGY FUND

47008524	4507	TKB ASSOCIATES INC	LASERFICHE LICENSING	\$13,123.00
47008524	4510	DELL MARKETING LP	DELL LAPTOP REPAIR	\$285.00
47008525	4602	CDW-GOVERNMENT INC	CISCO 7841 - REPLACEMENT	\$2,594.40
47008525	4619	CDW-GOVERNMENT INC	ADOBE PHOTOSHOP LICENSE	\$137.98
OPERATIONS				\$16,140.38

47008625	4602	ARC IMAGING RESOURCES	LARGE FORMAT SCANNER	\$8,395.00
CAPITAL ASSETS				\$8,395.00

TOTAL INFORMATION TECHNOLOGY FUND

\$24,535.38

BILL LIST TOTAL

\$718,547.93

SUPERION
 DATE: 11/17/2022
 TIME: 09:52:17

VILLAGE OF HOFFMAN ESTATES
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 1
 ACCTPA21

SELECTION CRITERIA: transact.t_c='20' and transact.trans_date between '20221104 00:00:00.000' and '20221117 00:00:00.000'
 ACCOUNTING PERIOD: 11/22

FUND - 01 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
0102	128309	11/08/22	14081	TEST GAUGE INC	40406723	REPAIR PARTS	0.00	-95.00
0102	128335	11/08/22	11121	LYNN RYMARZ	01605824	SISTER CITIES REIM	0.00	300.00
0102	128336	11/11/22	2439	WILLIAM MCLEOD	01101222	NLC- TRAVELING REIM	0.00	184.00
0102	128337	11/11/22	17615	LILY RUDNICK	01605824	SISTER CITIES REIMB	0.00	134.04
0102	128338	11/14/22	4065	THE HOME DEPOT #1904	01303124	VARIOUS SUPPLIES	0.00	254.84
0102	128338	11/14/22	4065	THE HOME DEPOT #1904	01303023	VARIOUS SUPPLIES	0.00	102.53
0102	128338	11/14/22	4065	THE HOME DEPOT #1904	01303123	RTN VARIOUS SUPPLIES	0.00	-79.30
0102	128338	11/14/22	4065	THE HOME DEPOT #1904	01404224	VARIOUS SUPPLIES	0.00	8.76
0102	128338	11/14/22	4065	THE HOME DEPOT #1904	01404224	VARIOUS SUPPLIES	0.00	752.89
0102	128338	11/14/22	4065	THE HOME DEPOT #1904	01404424	VARIOUS SUPPLIES	0.00	376.28
0102	128338	11/14/22	4065	THE HOME DEPOT #1904	01404424	VARIOUS SUPPLIES	0.00	75.52
0102	128338	11/14/22	4065	THE HOME DEPOT #1904	01404623	VARIOUS SUPPLIES	0.00	727.05
0102	128338	11/14/22	4065	THE HOME DEPOT #1904	01404624	VARIOUS SUPPLIES	0.00	23.95
0102	128338	11/14/22	4065	THE HOME DEPOT #1904	40406723	VARIOUS SUPPLIES	0.00	53.95
0102	128338	11/14/22	4065	THE HOME DEPOT #1904	40406723	VARIOUS SUPPLIES	0.00	164.94
0102	128338	11/14/22	4065	THE HOME DEPOT #1904	40406723	VARIOUS SUPPLIES	0.00	83.32
0102	128338	11/14/22	4065	THE HOME DEPOT #1904	40406724	VARIOUS SUPPLIES	0.00	151.65
0102	128338	11/14/22	4065	THE HOME DEPOT #1904	40406724	VARIOUS SUPPLIES	0.00	8.78
TOTAL CHECK							0.00	2,705.16
0102	128339	11/15/22	19229	JEWEL FOOD STORES	01101123	VARIOUS SUPPLIES	0.00	136.92
0102	128339	11/15/22	19229	JEWEL FOOD STORES	01101624	VARIOUS SUPPLIES	0.00	65.88
TOTAL CHECK							0.00	202.80
0102	128340	11/15/22	17755	LUCKY ENTERTAINMENT	01605824	SENIOR COMM NOV ENT	0.00	200.00
0102	128341	11/16/22	19424	MARLIN LEASING CORPORATI	37000025	COPIER LEASING	0.00	1,261.00
0102	128342	11/16/22	19424	MARLIN LEASING CORPORATI	01201224	COPIER LEASING	0.00	688.00
0102	128342	11/16/22	19424	MARLIN LEASING CORPORATI	01303124	COPIER LEASING	0.00	186.00
TOTAL CHECK							0.00	874.00
TOTAL CASH ACCOUNT							0.00	5,766.00
TOTAL FUND							0.00	5,766.00
TOTAL REPORT							0.00	5,766.00

VILLAGE OF HOFFMAN ESTATES
Monthly Credit Card Activity

From: 9/6/2022

To: 10/5/2022

Account Name	Merchant Name	Transaction Date	Accounting Code	Accounting Code	Transaction Amount	Expense Description
ALAN G WAX	ALLS HANDS FIRE EQUIPM	09/01/2022	01303123	4408.13	\$86.98	EQUIPMENT SUPPLIES
ALAN G WAX	AMAZON.COM*1F3P56Y00	09/14/2022	01303123	4414.19	\$382.99	STATION SUPPLIES
ALAN G WAX	AMZN MKTP US*148NP3ZK1	09/29/2022	01303323	4414	\$172.32	INVESTIGATION BOOK/BAG
ALAN G WAX	AMZN MKTP US*1F8OX2ZR1	09/05/2022	01605724	4507	\$85.83	PROMOTION PROCESS SPLS
ALAN G WAX	AMZN MKTP US*1M8MK2IW2	09/22/2022	01301223	4402	\$366.20	IT SUPPLIES
ALAN G WAX	ILLINOIS FIRE CHIEFS A	09/26/2022	01301222	4301	-\$200.00	CONFER CANCELLATION
ALAN G WAX	USFLAGSUPPL	09/12/2022	01303023	4414	\$282.57	HONOR GUARD SUPPLIES
ANTHONY FASHODA	AMZN MKTP US*1F5JV4OLO	09/07/2022	01102523	4414	\$299.00	CAMCORDER-SIGNORELLA
ANTHONY FASHODA	AMZN MKTP US*1F7NZ2P31	09/07/2022	01102523	4414	\$28.28	MEMORY CARD-SIGNORELLA
ANTHONY FASHODA	ILLINOIS GOVERNMENT FI	09/06/2022	01101422	4301	\$95.00	PAYROLL SEMINAR-SUE T
ANTHONY FASHODA	MARRIOTT PEORIA PERE M	09/18/2022	01101422	4301	\$220.80	CONFER HOTEL-FASHODA
ANTHONY FASHODA	MARRIOTT PEORIA PERE M	09/20/2022	01101422	4301	\$220.80	CONFER HOTEL-GILLES
ANTHONY FASHODA	MCDONALD'S F16776	09/20/2022	01101422	4301	\$8.18	CONFER LUNCH
ANTHONY FASHODA	PILOT INSTITUTE	09/21/2022	01102525	4602	\$179.00	DRONE LIC-SIGNORELLA
BEN GIBBS	AGENT FEE 89008275701111	09/22/2022	01	1445	\$30.00	NOW-TRAVEL EXP
BEN GIBBS	BOOKEO PTY LTD	10/01/2022	01	1445	\$39.95	NOW-WEB ASSISTANCE
BEN GIBBS	FORTUNE HOUSE	10/02/2022	01	1445	\$183.43	NOW-LUNCH MTG
BEN GIBBS	GRAFE AUCTION CO	09/28/2022	01	1445	\$1,156.40	NOW-SUPPLIES
BEN GIBBS	HOTELSCOM7238852846361	09/13/2022	01	1445	\$687.96	NOW-LODGING
BEN GIBBS	LEX*CENTER BOX OFFICE	09/29/2022	01	1445	\$406.20	NOW-TRAVEL EXP
BEN GIBBS	MOBILE ROOM ESCAPE	09/23/2022	01	1445	\$347.50	NOW-EVENT EXP
BEN GIBBS	PARKINGMETER3 87724279	09/29/2022	01	1445	\$9.50	NOW-PARKING EXP
BEN GIBBS	PAYPAL *DROPBOX	09/30/2022	01	1445	\$11.99	NOW-SUBSCRIPTION
BEN GIBBS	PENSKE TRK LSG 609010	09/13/2022	01	1445	-\$2.71	NOW-RENTAL CREDIT
BEN GIBBS	ROSATIS PIZZA - CARPEN	10/03/2022	01	1445	\$251.19	NOW-LUNCH MTG
BEN GIBBS	SPOTIFY USA	10/05/2022	01	1445	\$9.99	NOW-SUBSCRIPTION
BEN GIBBS	UNITED 01677910413524	09/22/2022	01	1445	\$492.20	NOW-AIRFARE
BEN GIBBS	UNITED 01698003243790	09/22/2022	01	1445	\$28.00	NOW-TRAVEL EXP
BEN GIBBS	UNITED 01698003243801	09/22/2022	01	1445	\$28.00	NOW-TRAVEL EXP
BEN GIBBS	WRISTBAND.COM	09/27/2022	01	1445	\$116.55	NOW-EVENT EXP
BEN GIBBS	WWW.AFSUPPLY.COM	09/16/2022	01	1445	-\$6.90	NOW-SUPPLIES CREDIT
BEVERLY ROMANOFF	AMAZON.COM*1M77D3KI0	09/20/2022	01101523	4403	\$30.94	PRINTING/BINDING
BEVERLY ROMANOFF	AMZN MKTP US*1M6F98SM0	09/19/2022	01101523	4402	\$8.36	OFFICE SUPPLIES
BEVERLY ROMANOFF	JEWEL OSCO 3486	09/10/2022	01605824	4593	\$74.91	COOKIES/JUICE-SEPT 11TH
BEVERLY ROMANOFF	SQ *PETERSON'S TASTY D	09/24/2022	01101123	4414	\$33.26	DONUTS-BOARD RETREAT
BRYAN ACKERLUND	AMAZON.COM*1M5W79Q12	09/21/2022	01505123	4414	\$44.99	USB DRIVE
BRYAN ACKERLUND	AMZN MKTP US*140PT2BI1	10/03/2022	01505123	4414	\$59.82	OFFICE SUPPLIES
BRYAN ACKERLUND	AMZN MKTP US*1U00H48M2	09/27/2022	01505123	4414	\$349.99	STANDING DESK
BRYAN ACKERLUND	EB IACE-QUARTERLY TRA	09/06/2022	01505122	4301	\$150.00	QUARTERLY MTG
BRYAN ACKERLUND	EB IACE-QUARTERLY TRA	09/12/2022	01505122	4301	\$50.00	QUARTERLY MTG
BRYAN ACKERLUND	HERFF JONES	10/03/2022	01505123	4414	\$183.81	MCP FRAME
BRYAN ACKERLUND	ILLINOIS ENVIRONMENTAL	09/20/2022	01505122	4301	\$175.00	IEHA CONFERENCE
BRYAN ACKERLUND	INT'L CODE COUNCIL INC	09/09/2022	01505123	4403	\$230.00	COMM ELECTRICAL EXAM
BRYAN ACKERLUND	INT'L CODE COUNCIL INC	09/10/2022	01505123	4403	\$230.00	COMM ELECTRICAL EXAM

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BRYAN ACKERLUND	INT'L CODE COUNCIL INC	09/28/2022	01505123	4404	\$1,400.70	2021 COSE SET
BRYAN ACKERLUND	INT'L CODE COUNCIL INC	09/28/2022	01505123	4403	\$141.00	2020 NEC
BRYAN ACKERLUND	STARVED ROCK LODGE N C	09/20/2022	01505122	4301	\$143.83	IEHA CONFER LODGING
BRYAN ACKERLUND	THOMPSON LEARNING	09/13/2022	01505123	4403	\$199.00	ELECTR EXAM STUDY GUIDE
BRYAN ACKERLUND	THOMPSON LEARNING	09/13/2022	01505123	4403	\$52.00	ELECTRICAL CODE TABS
DAVID P GANZIANO	NCH CARE PACKAGE	09/14/2022	01303023	4414.21	\$170.00	CPR CARDS
DEBRA SCHOOP	MARIANOS #506	09/28/2022	01101624	4545	\$300.00	GC-EMPLOYEE SAFETY LUNCH
DEBRA SCHOOP	MARIANOS #506	09/28/2022	01605824	4555	\$347.52	WINE-FRENCH EVENING
DEBRA SCHOOP	WALGREENS #3433	09/22/2022	01101624	4545	\$700.00	GC-EMPLOYEE SAFETY LUNCH
DR AUDRA MARKS	DUNKIN #351868 Q35	09/06/2022	01556523	4405	\$62.71	ORIENTATION BREAKFAST
DR AUDRA MARKS	IL PROF LICENSE FEE	09/28/2022	01556522	4303	\$163.60	PSYCHOLOGY LIC RENEWAL
DR AUDRA MARKS	RED ROOF PLUS 0199	09/17/2022	01	1408	\$49.99	HE HOMELESS RESIDENT
DR AUDRA MARKS	ZOOM.US 888-799-9666	09/19/2022	01556524	4507	\$1,349.10	ZOOM ANN SUBSCRIPTION
ERIC J PALM	AE SUPPLY LLC	09/04/2022	37000025	4602	\$485.79	MONITOR MOUNTS
ERIC J PALM	MARIANOS #506	09/23/2022	01101222	4301	\$40.46	VBOT RETREAT
ERIC J PALM	MORETTI'S	09/08/2022	01101222	4301	\$59.46	BUSINESS LUNCH
ERIC J PALM	RENAISSANCE HOTELS COL	09/18/2022	01101222	4301	\$578.10	ICMA CONFERENCE
GREGORY POULOS	BESTBUYCOM806677475526	09/13/2022	01201224	4510	\$999.98	SMART TV
GREGORY POULOS	BESTBUYCOM806677475526	09/14/2022	01201224	4510	\$499.99	SMART TV
GREGORY POULOS	SAFE KIDS WORLDWIDE	09/29/2022	01202222	4301	\$95.00	CERTIF COURSE-JABLONSKI
GREGORY POULOS	SAFE KIDS WORLDWIDE	09/29/2022	01202222	4301	\$95.00	CERTIF COURSE-NUNEZ
JAMES THOMAS	BESTBUYCOM806677576950	09/13/2022	01201224	4510	\$53.99	TV WALL MOUNT
JENNIFER DJORDJEVIC	AMZN MKTP US*1V4MJ3RR0	09/06/2022	01101122	4301	\$127.23	SISTER CITIES DONATION
JENNIFER DJORDJEVIC	HOO*HOOTSUITE INC	09/08/2022	01101123	4404	\$75.00	SUBSCRIPTION
JENNIFER DJORDJEVIC	JEWEL OSCO 3425	09/12/2022	01101123	4414	\$183.78	TRUSTEE OFFICES
JENNIFER DJORDJEVIC	NATIONAL LEAGUE OF	09/13/2022	01101122	4301	\$845.00	CITY SUMMIT 2022
JENNIFER DJORDJEVIC	POPLAR CREEK BOWL	09/19/2022	01101123	4414	\$143.20	TRUSTEE DINNER
JENNIFER DJORDJEVIC	WWW.VOLGISTICS.COM	09/29/2022	01101123	4404	\$48.00	SUBSCRIPTION
JOHN JANICKI	ADOBE ACROBAT STD	09/09/2022	01	1445	\$13.80	NOW-SUBSCRIPTION
JOHN JANICKI	ADOBE ACROPRO SUBS	09/29/2022	01	1445	\$15.93	NOW-SUBSCRIPTION
JOHN JANICKI	AMZN MKTP US*1F0BU13L0	09/08/2022	01	1445	\$79.80	NOW-SUPPLIES
JOHN JANICKI	AMZN MKTP US*1M1WY5ES0	09/16/2022	01	1445	\$357.90	NOW-SUPPLIES
JOHN JANICKI	AMZN MKTP US*1M9IE1MG1	09/16/2022	01	1445	\$228.48	NOW-SUPPLIES
JOHN JANICKI	AMZN MKTP US*1U4CW7NA1	09/21/2022	01	1445	\$18.97	NOW-SUPPLIES
JOHN JANICKI	AUTODESK ADY	09/27/2022	01	1445	\$18.71	NOW-WEB ASSISTANCE
JOHN JANICKI	EIG*CONSTANTCONTACT.CO	09/21/2022	01	1445	\$125.00	NOW-WEB ASSISTANCE
JOHN JANICKI	ENDICIA	09/20/2022	01	1445	\$14.57	NOW-POSTAGE
JOHN JANICKI	FACEBK *6AB3TG7TB2	09/18/2022	01	1445	\$900.00	NOW-ADVERTISING
JOHN JANICKI	FACEBK *AX5CPG3TB2	09/28/2022	01	1445	\$900.00	NOW-ADVERTISING
JOHN JANICKI	FACEBK *RVVYRGXSB2	09/11/2022	01	1445	\$900.00	NOW-ADVERTISING
JOHN JANICKI	FACEBK *TQT85HKT2	09/23/2022	01	1445	\$900.00	NOW-ADVERTISING
JOHN JANICKI	FACEBK *YFGSWGPTB2	09/30/2022	01	1445	\$463.92	NOW-ADVERTISING
JOHN JANICKI	FACEBK *YMEXUGXSB2	09/15/2022	01	1445	\$900.00	NOW-ADVERTISING
JOHN JANICKI	GOOGLE *ADS6015163255	10/01/2022	01	1445	\$259.90	NOW-ADVERTISING

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JOHN JANICKI	GOOGLE ADS6015163255	09/20/2022	01	1445	\$500.00	NOW-ADVERTISING
JOHN JANICKI	INDESTRUCTO RENTAL COM	09/21/2022	01	1445	\$1,050.00	NOW-RENTAL
JOHN JANICKI	INDESTRUCTO RENTAL COM	09/28/2022	01	1445	\$157.50	NOW-RENTAL
JOHN JANICKI	KULTURECITY	09/28/2022	01	1445	\$250.00	NOW-EVENT EXP
JOHN JANICKI	WIX.COM*1017380295	09/25/2022	01	1445	\$24.85	NOW-WEB ASSISTANCE
JOHN JANICKI	WIX.COM, INC.	09/09/2022	01	1445	\$4.99	NOW-WEB ASSISTANCE
JOSEPH CAPIGA	ABC AUTOMOTIVE	09/21/2022	01404524	4514	\$300.00	PARTS
JOSEPH CAPIGA	ABC AUTOMOTIVE	09/21/2022	01404524	4514	\$80.00	PARTS
JOSEPH CAPIGA	APPLE.COM/BILL	09/12/2022	01404524	4501	\$0.99	50GB STORG PLAN-CAPIGA
JOSEPH CAPIGA	BENDPAK, INC	09/06/2022	01404525	4602	\$3,088.80	DEPT EQUIPMENT
JOSEPH CAPIGA	ILLINOIS FIRE CHIEFS A	09/30/2022	01404522	4301	\$275.00	TRAINING
JOSEPH CAPIGA	ILLINOIS FIRE CHIEFS A	10/03/2022	01404522	4301	\$275.00	TRAINING
JOSEPH CAPIGA	ROCK AUTO	09/06/2022	01	3002	\$180.57	PARTS
JOSEPH NEBEL	APPLE.COM/BILL	10/03/2022	40406722	4301	\$0.99	50GB STORAGE PLAN-NEBEL
JOSEPH NEBEL	COMCAST CHICAGO	09/15/2022	40406724	4501	\$111.85	BUSINESS INTERNET-XIAO
JOSEPH NEBEL	IL TOLLWAY-AUTOREPLENI	09/10/2022	40406722	4301	\$40.00	REPLENISH IPASS
KATHRYN CAWLEY	AMAZON.COM*141N91L41	09/29/2022	01201223	4402	\$233.07	BLU-RAY DRIVE/DVDS-RECRD
KATHRYN CAWLEY	AMAZON.COM*1425E8FLO	09/29/2022	01107123	4414	\$159.97	LABEL MAKER/TAPE
KATHRYN CAWLEY	AMZN MKTP US	09/21/2022	01	1442	-\$39.57	HEADSET RETURN
KATHRYN CAWLEY	AMZN MKTP US	09/21/2022	01	1442	-\$48.80	EARPIECE RETURN
KATHRYN CAWLEY	AMZN MKTP US*1423R1O01	09/28/2022	01107123	4408	\$191.88	STROBE WARNING LIGHTS
KATHRYN CAWLEY	AMZN MKTP US*1F0HL9HU1	09/08/2022	01	1442	\$48.80	EARPIECES-CADETS
KATHRYN CAWLEY	AMZN MKTP US*1F1556A30	09/09/2022	01202124	4510	\$47.49	PORTABLE KEY CASE
KATHRYN CAWLEY	AMZN MKTP US*1F57Q86Z0	09/12/2022	01	1442	\$39.57	HEADSET-CADETS
KATHRYN CAWLEY	AMZN MKTP US*1M09T5UV2	09/22/2022	01201223	4402	\$43.49	OFFICER SUPPLIES
KATHRYN CAWLEY	AMZN MKTP US*1M1R22480	09/15/2022	01202122	4304	\$164.56	LOCK GUN SAFE
KATHRYN CAWLEY	AMZN MKTP US*1M2DZ3GZ0	09/17/2022	01201223	4403	\$49.49	SPINNING PRIZE WHEEL
KATHRYN CAWLEY	AMZN MKTP US*1U61P2U72	09/29/2022	01107123	4414	\$38.00	MEASURING TAPE
KATHRYN CAWLEY	AMZN MKTP US*1U6389UW1	09/27/2022	01202123	4403	\$318.00	THERMAL PAPER-ETICKETS
KATHRYN CAWLEY	AMZN MKTP US*1U6731RJ2	09/29/2022	01107122	4304	\$287.84	ALL WEATHER GLOVES
KATHRYN CAWLEY	FABBRINISFLOWERSGIFTSH	09/30/2022	01201223	4405	\$235.00	BEREAVEMENT EXP
KATHRYN CAWLEY	SAMSClub.COM	09/12/2022	01201223	4417	\$105.88	PRISONER MEALS
KELLY KERR	AMAZON.COM*1M7JV22P2	09/21/2022	01404424	4501	\$234.87	OTTERBOX IPAD CASES
KELLY KERR	AMZN MKTP US*140VM2B81	10/03/2022	01401223	4402	\$17.70	LAPTOP SLEEVE
KELLY KERR	AMZN MKTP US*140VM2B81	10/03/2022	40406723	4402	\$16.80	LAPTOP SLEEVE
KELLY KERR	AMZN MKTP US*1U4XQ3KN0	09/27/2022	01404624	4510	\$51.81	PEST CNTRL OIL/MAGNETS
KELLY KERR	APPLE.COM/BILL	09/30/2022	40406724	4529	\$2.99	50GB STOR PLAN-WTR DVCS
KELLY KERR	APPLE.COM/BILL	10/03/2022	40406723	4408	\$0.99	50GB STORAGE PLAN-KERR
KELLY KERR	BEST BUY MHT 00003053	09/22/2022	40406724	4524	\$890.91	MONITORS-SCADA SYS
KELLY KERR	FUN EXPRESS	09/07/2022	01404623	4414	\$120.40	TRUNK & TREAT CANDY
KELLY KERR	IL ARBORIST ASSOC.	09/15/2022	01404322	4301	\$435.00	CERT ARBORIST WRKSHp
KEVIN D KRAMER	AIRE BROKERS	09/29/2022	01505922	4303	\$35.00	MEMBERSHIP DUES
KEVIN D KRAMER	ALLEGRA PRINT AND IMAG	09/09/2022	01505922	4301	\$140.53	FLYERS
KEVIN D KRAMER	AMAZON.COM*1U6WS76V0	09/26/2022	01505922	4301	\$24.75	BOOK

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KEVIN D KRAMER	COSTAR GROUP INC	10/04/2022	01505924	4507	\$450.00	ED ADVERTISEMENT
KEVIN D KRAMER	EB 80S PARTY IN THE S	09/23/2022	01	1445	\$27.75	CHARGE TO BE CREDITED
KEVIN D KRAMER	EB 80S PARTY IN THE S	09/27/2022	01	1445	-\$27.75	CHARGE CREDIT
KEVIN D KRAMER	EB LAI ELY CHAPTER 20	09/06/2022	01505922	4301	\$59.98	REG LAMBDA ALPHA LUNCH
KEVIN D KRAMER	GLOBAL EXPERIENCE SPEC	09/21/2022	01505922	4301	\$139.25	ICSC-TABLE/ELECTRIC
KEVIN D KRAMER	GLOBAL EXPERIENCE SPEC	09/21/2022	01505922	4301	\$542.00	ICSC-TABLE/ELECTRIC
KEVIN D KRAMER	PANERA BREAD #204022 P	09/14/2022	01505922	4301	\$34.40	BREAKFAST MTG
KEVIN D KRAMER	SPOTHERO 844-356-8054	09/12/2022	01505922	4301	\$21.40	PARKING-IMTS SHOW
KEVIN D KRAMER	SPOTHERO 844-356-8054	09/19/2022	01505922	4301	\$23.90	PARKG-LAMBDA ALPHA EVNT
KEVIN D KRAMER	SPOTHERO 844-356-8054	09/21/2022	01505922	4301	\$19.40	PARKING-BISNOW EVENT
KEVIN D KRAMER	WEB*REGISTERWEBSITE	09/09/2022	01505924	4507	\$14.00	REG HOFFMANESTATES.COM
KEVIN D KRAMER	WWW.1AND1.COM	09/09/2022	01605824	4575	\$119.91	ARTS COMM WEBSITE
KEVIN D KRAMER	WWW.1AND1.COM	09/21/2022	01605824	4575	\$10.00	ARTS COMM WEBSITE
KEVIN D KRAMER	WWW.1AND1.COM	10/02/2022	01605824	4575	\$20.00	ARTS COMM WEBSITE
MONICA SAAVEDRA	AMZN MKTP US*1M1A035D1	09/16/2022	01556524	4564	\$209.50	BENE OF WLN FOOTBALLS
MONICA SAAVEDRA	AMZN MKTP US*1M2KL22Z1	09/18/2022	01556524	4564	\$53.93	BALLOONS
MONICA SAAVEDRA	AMZN MKTP US*1M2KL22Z1	09/18/2022	01605824	4560	\$9.99	BALLOONS
MONICA SAAVEDRA	MARIANOS #506	09/06/2022	01556523	4414	\$164.78	ORIENTATION LUNCH
MONICA SAAVEDRA	SP APPREC AT WORK	10/04/2022	01556523	4414	\$135.00	MBA INVENTORIES
MONICA SAAVEDRA	TARGET 00021220	09/19/2022	01605824	4559	\$100.00	SR COMM BINGO GC
MONICA SAAVEDRA	THERANEST MONTHLY SUB	09/15/2022	01556524	4507	\$81.50	ACTIVE CLEINTS PLAN
PATRICK J CLARKE	EAGLE ENGRAVING	09/20/2022	01301222	4305	\$140.00	PODIUM SIGN
PATRICK J CLARKE	HOMEDEPOT.COM	09/22/2022	01303523	4412	\$157.49	STATION SUPPLIES
PATRICK J CLARKE	HOMEDEPOT.COM	09/22/2022	01303523	4412	\$77.80	STATION SUPPLIES
PATRICK J CLARKE	SAMSLUB.COM	09/29/2022	01303523	4412	\$490.03	STATION SUPPLIES
PATRICK J SEGER	BHN*GIFTCARDS	09/08/2022	01101623	4405	\$78.60	ANNV GC-MELZER
PATRICK J SEGER	CS *ALBERTSONSGCARDS	09/20/2022	01101623	4405	\$20.00	ANNV GC-COLLIN
PATRICK J SEGER	DT *DULUTH TRADING CO	09/09/2022	01101623	4405	\$125.00	ANNV GC-CAMPBELL
PATRICK J SEGER	FABBRINISFLOWERSGIFTSH	09/30/2022	01101623	4405	\$230.00	SYMPATHY FLOWERS
PATRICK J SEGER	JEWEL OSCO 3316	09/06/2022	01101623	4405	\$67.83	ANNV CAKE-ANDERSON
PATRICK J SEGER	JEWEL OSCO 3316	09/18/2022	01301222	4305	\$66.99	FIRE PROMOTION CAKE
PATRICK J SEGER	JEWEL OSCO 3316	09/28/2022	01101623	4405	\$51.99	ANNV CAKE-CIOPER
PATRICK J SEGER	JIMMY JOHNS - 424 - EC	09/15/2022	01101624	4546	\$237.42	LUNCH-IT DIRECTOR
PATRICK J SEGER	SOCIETYFORHUMANRESOURC	09/21/2022	01101622	4303	\$229.00	SHRM MBRSHIP DUES-CATHY
PATRICK J SEGER	TARGET.COM *	09/07/2022	01101624	4564	\$53.82	SNACKS-IT DIRECTOR
PATRICK J SEGER	TARGET.COM *	09/20/2022	01101623	4405	\$75.00	ANNV GC-STOPKA
PAUL W PETRENKO	AMZN MKTP US*147H66S70	10/03/2022	01404424	4510	\$67.99	REPLACE AC ADAPTER
PAUL W PETRENKO	AMZN MKTP US*1M0OC0ZW0	09/15/2022	01404424	4520	\$21.15	INSECT DUST-SUNDERLAGE
PAUL W PETRENKO	AMZN MKTP US*1M24T5I2Z	09/22/2022	01404424	4510	\$27.95	SALT REMVR CONCNTN-VH
PAUL W PETRENKO	AMZN MKTP US*1U3VA0U2Z	09/29/2022	01404424	4510	\$92.11	DURACELL D BATTERIES
PAUL W PETRENKO	APPLE.COM/BILL	10/04/2022	01404424	4510	\$0.99	50GB STORAGE PLAN-PAUL
PAUL W PETRENKO	NPC*NEW PIG CORP	10/01/2022	01404424	4510	\$67.93	X-TREME TAPE
PAUL W PETRENKO	SP SCANDINAVIANDESIG	09/15/2022	01404425	4628	\$1,048.00	HHS
PAUL W PETRENKO	SUPPLYHOUSE.COM	09/19/2022	01404424	4510	\$135.22	THERMISTOR SENSOR

VILLAGE OF HOFFMAN ESTATES
Monthly Credit Card Activity

From: 9/6/2022

To: 10/5/2022

Account Name	Merchant Name	Transaction Date	Accounting Code	Accounting Code	Transaction Amount	Expense Description
PAUL W PETRENKO	WWP*ROSE PEST SOLUTION	09/14/2022	01404424	4507	\$141.00	PEST SERVICE-VH
PAUL W PETRENKO	WWP*ROSE PEST SOLUTION	09/29/2022	01404424	4507	\$114.00	PEST SERVICE-DP
PAUL W PETRENKO	WWW.MIELEUSA.COM	09/09/2022	01404424	4518	\$80.45	RELAY
PETER GUGLIOTTA	AMERICAN PLANNING A	10/04/2022	01501222	4301	\$255.00	AICP TRAINING-PHIL
PETER GUGLIOTTA	AMERICAN PLANNING A	10/04/2022	01501222	4301	\$255.00	AICP TRAINING-DAISY
PETER GUGLIOTTA	AMZN MKTP US*143F521E1	10/01/2022	01501223	4402	\$32.77	PPE SUPPLIES-CDBG-HHS
PETER GUGLIOTTA	AMZN MKTP US*144CY5DQ1	10/04/2022	01501223	4402	\$14.99	PPE SUPPLIES-CDBG-HHS
PETER GUGLIOTTA	COOK COUNTY RECORDER O	09/13/2022	01505023	4414	\$6.50	DOWNLND LEGAL DOCUMENT
PETER GUGLIOTTA	U OF I ONLINE PAYMENT	09/16/2022	01501222	4303	\$50.00	CNTR QUANTS CLS-TOMMY
PETER GUGLIOTTA	WWW.CGIRERESULTS.COM	09/13/2022	01501222	4301	\$220.00	APA-IL CONFER-JENNY
RACHEL E MUSIALA	GOVERNMENT FINANCE OFF	10/03/2022	01101422	4303	\$595.00	VLG MEMBERSHIP
RACHEL E MUSIALA	MARRIOTT PEORIA PERE M	09/17/2022	01101422	4301	\$331.20	IGFOA CONFER LODGING
RACHEL E MUSIALA	WCI*GROOT EAST	09/16/2022	09000024	4542	\$9,090.00	YARD WASTE STICKERS
RACHEL E MUSIALA	WCI*GROOT EAST	09/21/2022	09000024	4542	\$193,144.13	VLG REFUSE SERVICE
SUZANNE E OSTROVSKY	AMAZON PRIME*1V6IV0YJ2	09/09/2022	47001222	4303	\$14.99	PRIME MEMBERSHIP
SUZANNE E OSTROVSKY	AMAZON.COM*1M0DU0302	09/18/2022	47001224	4501	\$559.98	IPADS-PW
SUZANNE E OSTROVSKY	AMZN MKTP US*1F7EC4A02	09/12/2022	47008625	4602	\$1,047.75	USB, SPEAKERS, BATTERIES
SUZANNE E OSTROVSKY	AMZN MKTP US*1K5WT6OK0	10/05/2022	47008525	4602	\$329.93	TOOLS, CONNECTORS, HDD
SUZANNE E OSTROVSKY	AMZN MKTP US*1U9JN0T00	09/23/2022	47008525	4602	\$10.98	TOOLS, CONNECTORS, HDD
SUZANNE E OSTROVSKY	AMZN MKTP US*1V9US4GN2	09/06/2022	01605824	5502	\$134.85	PLATZKONZERT SUPPLIES
SUZANNE E OSTROVSKY	COMCAST CHICAGO	09/08/2022	47008524	4542	\$314.85	INTERNET SERVICE
SUZANNE E OSTROVSKY	COMCAST CHICAGO	09/09/2022	47008524	4542	\$346.89	INTERNET SERVICE
SUZANNE E OSTROVSKY	COMCAST CHICAGO	09/28/2022	47008524	4542	\$299.85	INTERNET SERVICE
SUZANNE E OSTROVSKY	COMCAST CHICAGO	09/29/2022	47008524	4542	\$81.90	INTERNET SERVICE
SUZANNE E OSTROVSKY	DLS INTERNET SERVICES	09/23/2022	47008524	4542	\$432.48	INTERNET SERVICE
SUZANNE E OSTROVSKY	DYN*DYN.COM/CHARGE	09/11/2022	41000024	4507	\$20.00	NOW ARENA DNS SERVICE
SUZANNE E OSTROVSKY	FS *TECHSMITH	09/29/2022	47008524	4507	\$50.00	SOFTWARE SUPPORT
SUZANNE E OSTROVSKY	FSP*BELLA'S BOUNCIES	09/09/2022	01605824	5502	\$1,832.25	INFLATABLES-PLATZKNZERT
SUZANNE E OSTROVSKY	GOEBBERTS FARM	09/09/2022	01605824	5502	\$399.87	PLATZKONZERT DECOR
SUZANNE E OSTROVSKY	GOTOCOM*GOTOMEETING	09/12/2022	47008524	4542	\$68.10	SUBSCRIPTION
SUZANNE E OSTROVSKY	HOLIDAY INN EXPRESS &	09/11/2022	01605824	5502	\$223.74	HOTEL-PLATZKONZERT
SUZANNE E OSTROVSKY	TARGET 00021220	09/09/2022	01605824	5502	\$98.31	PLATZKONZERT SUPPLIES
SUZANNE E OSTROVSKY	ZOOM.US 888-799-9666	09/23/2022	47008524	4542	\$1,549.90	ANNUAL FEE
WILLIAM D MCLEOD	THE ASSEMBLY AMERICAN	09/13/2022	01505922	4301	\$63.42	LUNCH MEETING
WILLIAM D MCLEOD	THE ASSEMBLY AMERICAN	09/26/2022	01505922	4301	\$63.96	LUNCH MEETING
Total					\$251,376.94	

Detail of Wire/ACH Activity
For the Period 10/01/22 - 10/31/22

Date	Vendor	Description	Source of Funds	Amount
10/03/22	IPBC	Insurance Premium	General	\$ 669,788.39
10/03/22	Payment Express	Credit Card Merchant Fees 09/22	General, Water & Sewer	\$ 71.50
10/03/22	Neopost	Replenish Postage Machine	General, Water & Sewer	\$ 1,600.00
10/04/22	Bestco Benefit Plans	Monthly Retiree Premiums	General	\$ 14,124.00
10/04/22	Employer's Claim Service	Workers Comp Claims	Insurance	\$ 5,344.71
10/07/22	DataProse LLC	Printing & Postage for Water Bills	Water & Sewer	\$ 8,625.29
10/07/22	IMRF	IMRF September 2022 Payroll Costs	Various	\$ 122,931.66
10/14/22	JAWA	Monthly Water Usage	Water & Sewer	\$ 732,054.00
10/14/22	SWANCC	Monthly Tipping Fees	Municipal Waste System	\$ 58,978.00
10/17/22	Neopost	Replenish Postage Machine	General, Water & Sewer	\$ 1,600.00
10/20/22	CCMSI	General Liability Claims	Insurance	\$ 19,818.73
10/27/22	CCMSI	General Liability Claims	Insurance	\$ 2,681.72
10/28/22	Neopost	Replenish Postage Machine	General, Water & Sewer	\$ 1,600.00
	TOTAL			\$ 1,639,218.00

VILLAGE OF HOFFMAN ESTATES

**AN ORDINANCE PROPOSING THE ESTABLISHMENT
OF A SPECIAL SERVICE AREA IN THE VILLAGE OF HOFFMAN ESTATES,
ILLINOIS AND PROVIDING FOR A PUBLIC HEARING
AND OTHER RELATED PROCEDURES
SPECIAL SERVICE AREA 2023-1 (PLUM FARMS)**

WHEREAS, the Village of Hoffman Estates, Cook and Kane Counties, Illinois (the "Village") is a home rule municipality within Article VII, Section 6(a) of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals and welfare; and

WHEREAS, pursuant to the power granted to the Village in item (2) of subsection (1) of Section 6 of Article VII of the 1970 Constitution of the State of Illinois and pursuant to the provisions of the Illinois Special Service Area Tax Law, 35 ILCS 200/27-5 et seq. (the "Tax Law"), the Village is authorized to create special service areas in and for the Village and to levy taxes in order to pay for the provision of special services to said special service areas within the boundaries of the Village; and

WHEREAS, on May 1, 2017, the President and Board of Trustees of the Village approved a Development Agreement for the 16-acre property at the northwest corner of State Route 72 and Old Sutton Road, a Development Agreement for the 24-acre property at the northwest corner of State Routes 59 and 72, and an Annexation Agreement for the 145-acre property west of State Route 59 (collectively the "185-acre Property Agreements"); and

WHEREAS, the 185-acre Property Agreements govern the development of the properties legally described in Exhibit 1 which is attached hereto and made a part hereof (the "Area"); and

WHEREAS, the Area is accurately depicted on the map marked as Exhibit 2 which is attached hereto and made a part hereof; and

WHEREAS, the 185-acre Property Agreements contemplate a backup mechanism for the payment of any and all costs associated with maintaining, repairing, and reconstructing stormwater improvements, including all storm sewers, detention systems, stormwater detention or retention basins, and compensatory storage facilities that are necessary or desirable to convey stormwater drainage from, or store stormwater drainage (collectively the "Services"), in the Area only as reasonably necessary to abate any failure by the owner or an owners association to maintain said stormwater improvements; and

WHEREAS, it is in the public interest that the President and Board of Trustees of the Village consider the establishment of a special service area to provide the Services for the Area; and

WHEREAS, the Area is compact and contiguous, and totally within the corporate limits of the Village; and

WHEREAS, the provision of the Services pertains to the government and affairs of the Village; and

WHEREAS, the Area will benefit specially from the Services to be provided in the event the special service area is established, and the Services are unique and in addition to the municipal services provided generally throughout the Village, and it is, therefore, in the best interests of the Village that the establishment of the Area be considered; and

WHEREAS, it is in the public interest that levy of a direct annual *ad valorem* tax upon all taxable property within the Area being considered for the purpose of paying the cost of providing the Services; and

WHEREAS, the revenue from such tax shall be used solely and only for Services for which the Village is authorized under the provisions of the Illinois Municipal Code, as amended, to levy taxes or special assessments or to appropriate the funds of the Village, all of the Services to be in and for the Area and all of the necessary Services to be on property now owned or to be acquired by the Village, or property in which the Village will obtain an interest sufficient for the provision of the Services used for the special service area and all of the necessary construction.

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

Section 1: *Incorporation of Preambles.* The preambles of this ordinance constitute legislative findings and are hereby incorporated into this text as if set out herein in full.

Section 2: *Findings.* The President and Board of Trustees of the Village of Hoffman Estates make the following findings of fact:

- A. The approximate location is the 185-acre property at the northwest corner of State Routes 59 and 72. The legal descriptions, common addresses, and Property Identification numbers for the property which will comprise the Special Service Area 2023-1 (hereinafter "Area") is attached hereto as Exhibit 1.
- B. It is in the public interest that the President and Board of Trustees of the Village consider the establishment of a special service area to provide the Services for the Area.
- C. The Area is compact and contiguous, and totally within the corporate limits of the Village as evidenced by the proposed map of Special Service Area 2023-1 attached hereto as Exhibit 2.
- D. The provision of the Services pertains to the government and affairs of the Village.
- E. The proposed Services are for maintenance and other purposes as set forth in the preambles.
- F. The Area will benefit specially from the Services to be provided in the event the special service area is established, and the Services are unique and in addition to the municipal services provided generally throughout the Village, and it is, therefore, in the best interests of the Village that the establishment of the Area be considered.
- G. It is in the public interest that levy of a direct annual *ad valorem* tax upon all taxable property within the Area be considered for the purpose of paying the cost of providing the Services.
- H. The revenue from such tax shall be used solely and only for Services for which the Village is authorized under the provisions of the Illinois Municipal Code, as amended, to levy taxes or special assessments or to appropriate the funds of the Village, all of the Services to be in and for the Area and all of the necessary Services to be on property now owned or to be acquired by the Village, or property in which the Village will obtain an interest sufficient for the provision of the Services used for the special service area and all of the necessary construction.

Section 3: *Proposal.* The Village hereby proposes the establishment of a special service area for the Area to be known as "Special Service Area 2023-1" for the purpose of providing the Services and providing funding for the costs incurred by the Village in connection with said Services.

Section 4: *Public Hearing.* A public hearing shall be held on the 23rd day of January, 2023, at 6:55 p.m. or as soon thereafter as possible, at the Village Hall for the Village of Hoffman Estates, Cook and Kane Counties, Illinois, 1900 Hassell Road, Hoffman Estates, IL 60169 (the "Hearing"), to consider the following:

- A. The establishment of Special Service Area 2023-1 of the Village of Hoffman Estates in the Area which is legally described in Exhibit 1 and depicted on the map marked Exhibit 2.

The levy of an annual *ad valorem* tax based upon the whole equalized assessed value on each parcel of property in the proposed Special Service Area 2023-1 by the Village, sufficient to produce revenues to provide the Services. Initial tax will be imposed when the need arises to provide needed Services. The initial amount of taxes to be levied within the proposed Special Service Area No. 2023-1 shall be \$500,000.00. The maximum rate of taxes to be extended within the proposed Special Service Area No. 2023-1 any year thereafter shall not to exceed two percent (2%, being \$2.00 for every \$100.00) of the whole equalized assessed value of the property within the proposed Special Service Area No. 2023-1. Said taxes shall be imposed for an indefinite period of time after the date of the ordinance establishing the proposed Special Service Area 2023-1. Said taxes shall be in addition to all other taxes provided by law and shall be levied pursuant to the provisions of the Illinois Property Tax Code. Notwithstanding the foregoing, taxes shall not be levied hereunder and said Area shall be "dormant", and shall take effect only if the owners association or property owner(s) fails to maintain, repair or replace the stormwater improvements.

Section 5: Notice of the Hearing. The Village Clerk is directed to provide notice of the public hearing ("Notice") in accordance with the requirements of Section 27-25 of 35 ILCS 200, aforesaid, and this Ordinance.

- A. **Form of Notice.** The Notice shall be substantially in the form of Exhibit 3 attached hereto and made a part hereof.
- B. **Manner of Notice.** The Notice shall be given by publication and mailing.
1. Notice by publication shall be given by publication at least once not less than fifteen (15) days prior to the hearing in a newspaper of general circulation within the Village.
 2. Notice by mailing shall be given by depositing the notice in the United States mails addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each property lying within the proposed special service area. In the event taxes for the last preceding year were not paid, the notice shall be sent to the person last listed on the tax rolls prior to that year as the owner of the property. The notice shall be mailed not less than 10 days prior to the time set for the public hearing.

Section 6: Conduct of Hearing. At the public hearing, any interested person, including all persons owning taxable property located within the proposed special service area, may file with the Village Clerk written objections to and may be heard orally in respect to any issues embodied in the notice of public hearing. The Village shall hear and determine all protests and objections at the hearing and the hearing may be adjourned to another date without further notice other than a motion to be entered upon the minutes fixing the time and place it will reconvene. At the public hearing or at the first regular meeting of the corporate authorities thereafter, the Village may delete area from the proposed special service area so long as it remains a contiguous area as defined in Section 27-5 of the Tax Law.

Section 7: Objection Petition. If a petition signed by at least 51% of the electors residing within the proposed Special Service Area 2023-1 and by at least 51% of the owners of record of the land included within the boundaries of the proposed Special Service Area 2023-1 is filed with the Village Clerk within 60 days following the final adjournment of the public hearing objecting to the creation of the proposed Special Service Area 2023-1, the enlargement thereof, the levy or imposition of a tax for the provision of special services to the proposed Special Service Area 2023-1,

then the proposed Special Service Area 2023-1 shall not be created or enlarged, or the tax shall not be levied or imposed. Each resident of the proposed Special Service Area 2023-1 registered to vote at the time of the public hearing held with regard to the proposed Special Service Area 2023-1 shall be considered an elector. Each person in whose name legal title to land included within the boundaries of the proposed Special Service Area 2023-1 is held according to the records of the county in which the land is located shall be considered an owner of record. Owners of record shall be determined at the time of the public hearing held with regard to proposed Special Service Area 2023-1. Land owned in the name of a land trust, corporation, estate or partnership shall be considered to have a single owner of record.

Section 8: Effective Date. This Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS _____ day of _____, 2022

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

APPROVED THIS _____ DAY OF _____, 2022

Village President

ATTEST:

Village Clerk

Published in pamphlet form this _____ day of _____, 2022.

EXHIBIT 1
Boundaries of Area

LEGAL DESCRIPTION:

LOTS 1 THROUGH 3, INCLUSIVE, FINAL PLAT OF PLUM FARMS SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28 LYING EAST OF THE EAST RIGHT OF WAY LINE OF ELGIN, JOLIET AND EASTERN RAILROAD AND THAT PART OF THE NORTHEAST 1/4 OF SECTION 32 AND THE NORTHWEST 1/4 OF SECTION 33, ALL IN TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 8, 2017 AS DOCUMENT NO. 1712813021, IN THE OFFICIAL RECORDS OF COOK COUNTY, ILLINOIS.

BOUNDARIES BY STREET LOCATION

The Area is generally located within an area approximately bounded by Sutton Road to the East and West Higgins Road to the South, all within the Village of Hoffman Estates, County of Cook, Illinois.

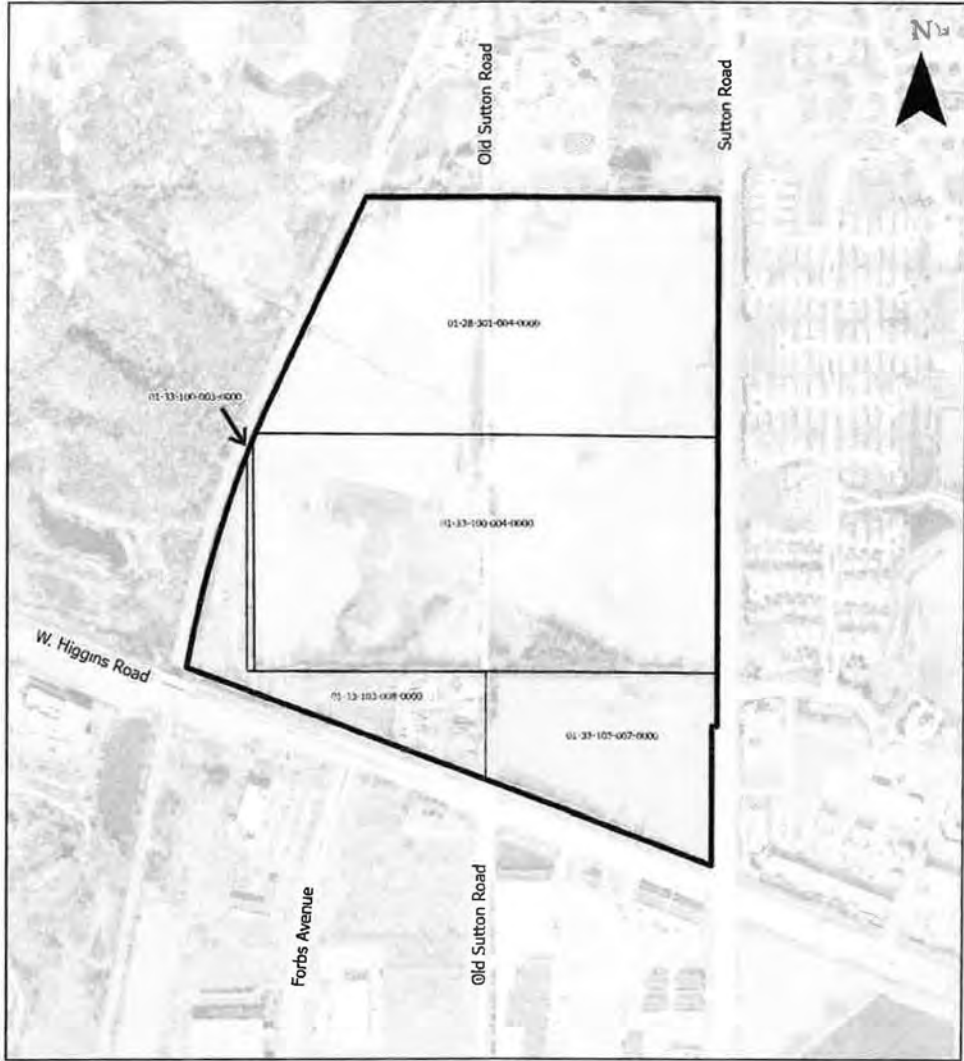
APPLICABLE PROPERTY INDEX NUMBERS (PINs) & COMMON ADDRESSES:

Lot Identifier	Site Address	PIN
1	344 N Old Sutton Road	01-33-100-003-0000
		01-33-100-004-0000
		01-28-301-004-0000
2	280 Higgins Road	01-33-103-008-0000
3	276 Higgins Road	01-33-103-007-0000



EXHIBIT 2

Map

Proposed SSA - Plum Farms



Legend

-  Plum Farms SSA Parcels
-  Plum Farms Special Service Area

Village of Hoffman Estates
November 2022

EXHIBIT 3

**NOTICE OF HEARING
VILLAGE OF HOFFMAN ESTATES, COOK AND KANE COUNTIES, ILLINOIS
THE PROPOSED CREATION OF SPECIAL SERVICE AREA NO. 2023-1**

NOTICE IS HEREBY GIVEN that on the 23rd day of January, 2023 at 6:55 p.m., or as soon thereafter as possible, in the Village Hall for the Village of Hoffman Estates, Cook and Kane Counties, Illinois, 1900 Hassell Road, Hoffman Estates, IL 60169, a hearing will be held by the President and Board of Trustees of the Village of Hoffman Estates, Cook and Kane Counties, Illinois, to consider the establishment of a special service area to be called "Special Service Area No. 2023-1" consisting of the real property legally described as attached hereto on Notice Exhibit A and incorporated herein (the "Area"). The Area is accurately depicted on the map attached hereto on Exhibit B and incorporated herein.

All interested persons, including all persons owning taxable real property located within the proposed Special Service Area No. 2023-1, may file written objections with the Village Clerk and will be given an opportunity to be heard at the hearing regarding the formation of and the boundaries of the proposed Special Service Area No. 2023-1, and the tax levy and an opportunity to file objections to the amount of the tax levy.

The purpose for the formation of the proposed Special Service Area No. 2023-1, in general, is to provide special governmental services for maintaining, repairing, and reconstructing stormwater improvements, including all storm sewers, detention systems, stormwater detention or retention basins, and compensatory storage facilities that are necessary or desirable to convey stormwater drainage from, or store stormwater drainage (collectively the "Services"), in the Area. The proposed Services are for maintenance and other purposes as required to provide the Services.

It is proposed that to pay for such services, the Village shall levy an annual *ad valorem* tax based upon the whole equalized assessed value on each parcel of property in the proposed Special Service Area 2023-1 by the Village, sufficient to produce revenues to provide the Services. Initial tax will be imposed when the need arises to provide needed Services. The initial amount of taxes to be levied within the proposed Special Service Area No. 2023-1 shall be \$500,000.00. The maximum rate of taxes to be extended within the proposed Special Service Area No. 2023-1 any year thereafter shall not to exceed two percent (2%, being \$2.00 for every \$100.00) of the whole equalized assessed value of the property within the proposed Special Service Area No. 2023-1. Said taxes shall be imposed for an indefinite period of time after the date of the ordinance establishing the proposed Special Service Area 2023-1. Said taxes shall be in addition to all other taxes provided by law and shall be levied pursuant to the provisions of the Illinois Property Tax Code. Notwithstanding the foregoing, taxes shall not be levied hereunder and said Area shall be "dormant", and shall take effect only if the owners association or property owner(s) fails to maintain, repair or replace the stormwater improvements.

The President and Board of Trustees shall hear and determine all protests and objections at the hearing and the hearing may be adjourned to another date without further notice other than a motion to be entered upon the minutes fixing the time and place it will reconvene. At the public hearing or at the first regular meeting thereafter, the President and Board of Trustees may delete area from the proposed Special Service Area No. 20122-1.

In accordance with the provisions of Section 27-55 of 35 ILCS 200, if a petition signed by at least 51% of the electors residing within the special service area and by at least 51% of the owners of record of the land included within the boundaries of the special service area is filed with the Village Clerk within 60 days following the final adjournment of the public hearing, objecting to the creation of the special service district, the enlargement of the area, the levy or imposition of a tax for the provision of special services to the area, or to a proposed increase in the tax rate, the district shall not be created or enlarged, or the tax shall not be levied or imposed nor the rate increased.

Dated this ____ day of _____, 2022

VILLAGE CLERK

EXHIBIT A
Boundaries of Area

LEGAL DESCRIPTION:

LOTS 1 THROUGH 3, INCLUSIVE, FINAL PLAT OF PLUM FARMS SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28 LYING EAST OF THE EAST RIGHT OF WAY LINE OF ELGIN, JOLIET AND EASTERN RAILROAD AND THAT PART OF THE NORTHEAST 1/4 OF SECTION 32 AND THE NORTHWEST 1/4 OF SECTION 33, ALL IN TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 8, 2017 AS DOCUMENT NO. 1712813021, IN THE OFFICIAL RECORDS OF COOK COUNTY, ILLINOIS.

BOUNDARIES BY STREET LOCATION

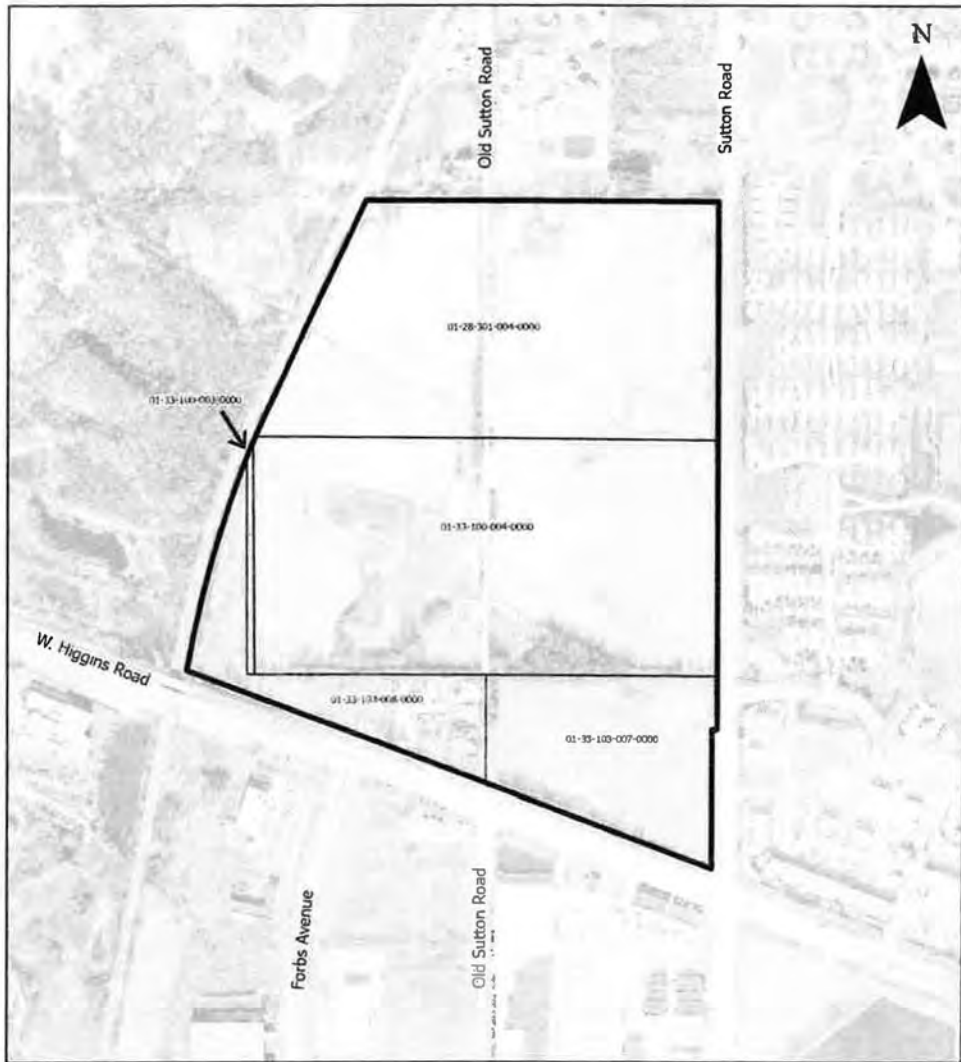
The Area is generally located within an area approximately bounded by Sutton Road to the East and West Higgins Road to the South, all within the Village of Hoffman Estates, County of Cook, Illinois.

APPLICABLE PROPERTY INDEX NUMBERS (PINs) & COMMON ADDRESSES:

Lot Identifier	Site Address	PIN
		01-33-100-003-0000
		01-33-100-004-0000
1	344 N Old Sutton Road	01-28-301-004-0000
2	280 Higgins Road	01-33-103-008-0000
3	276 Higgins Road	01-33-103-007-0000

EXHIBIT B
Map of the Area

Proposed SSA - Plum Farms



Legend

- Plum Farms SSA Parcels
- Plum Farms Special Service Area

Village of Hoffman Estates
November 2022

VILLAGE OF HOFFMAN ESTATES

**AN ORDINANCE PROPOSING THE ESTABLISHMENT
OF A SPECIAL SERVICE AREA IN THE VILLAGE OF HOFFMAN ESTATES,
ILLINOIS AND PROVIDING FOR A PUBLIC HEARING
AND OTHER RELATED PROCEDURES
SPECIAL SERVICE AREA 2023-2 (HIGGINS ROAD & BARRINGTON ROAD)**

WHEREAS, the Village of Hoffman Estates, Cook and Kane Counties, Illinois (the "Village") is a home rule municipality within Article VII, Section 6(a) of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals and welfare; and

WHEREAS, pursuant to the power granted to the Village in item (2) of subsection (1) of Section 6 of Article VII of the 1970 Constitution of the State of Illinois and pursuant to the provisions of the Illinois Special Service Area Tax Law, 35 ILCS 200/27-5 et seq. (the "Tax Law"), the Village is authorized to create special service areas in and for the Village and to levy taxes in order to pay for the provision of special services to said special service areas within the boundaries of the Village; and

WHEREAS, the Village has previously approved a Redevelopment Agreement of real property, generally described as 2575 W. Higgins Road ("Higgins Parcel") and 1795 Barrington Road ("Barrington Parcel"); and

WHEREAS, the Redevelopment Agreement contemplates a backup mechanism for the maintenance of any common area or improvements including but not limited to: roadways, detention areas, landscape areas, etc. ("*Special Services*") ; and

WHEREAS, the creation of the SSA would conform the terms of the Redevelopment Agreement, and is in the best interest of the Village of Hoffman Estates; and

WHEREAS, there are additional properties which are not parties to the Agreement which enjoy the benefits of common areas and improvements located within the proposed SSA; and

WHEREAS, the property outlined in the Redevelopment Agreement and the additional properties which enjoy the benefits of the stormwater improvements and common areas are legally described in Exhibit 1 which is attached hereto and made a part hereof (the "Area"); and

WHEREAS, the Area is accurately depicted on the map marked as Exhibit 2 which is attached hereto and made a part hereof; and

WHEREAS, it is in the public interest that the President and Board of Trustees of the Village consider the establishment of a special service area to provide the Services for the Area; and

WHEREAS, the Area is compact and contiguous, and totally within the corporate limits of the Village; and

WHEREAS, the provision of the Services pertains to the government and affairs of the Village; and

WHEREAS, the Area will benefit specially from the Services to be provided in the event the special service area is established, and the Services are unique and in addition to the municipal services provided generally throughout the Village, and it is, therefore, in the best interests of the Village that the establishment of the Area be considered; and

WHEREAS, it is in the public interest that levy of a direct annual *ad valorem* tax upon all taxable property within the Area being considered for the purpose of paying the cost of providing the Services; and

WHEREAS, the revenue from such tax shall be used solely and only for Services for which the Village is authorized under the provisions of the Illinois Municipal Code, as amended, to levy taxes or special assessments or to appropriate the funds of the Village, all of the Services to be in and for the Area and all of the necessary Services to be on property now owned or to be acquired by the Village, or property in which the Village will obtain an interest sufficient for the provision of the Services used for the special service area and all of the necessary construction.

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

Section 1: *Incorporation of Preambles.* The preambles of this ordinance constitute legislative findings and are hereby incorporated into this text as if set out herein in full.

Section 2: *Findings.* The President and Board of Trustees of the Village finds as follows:

- A. The approximate location is the southeast corner of Barrington Road and Higgins Road in Hoffman Estates. The legal descriptions, common addresses, and property Identification Numbers for the property which will comprise Special Service Area 2023-2 (hereinafter "Area") is attached hereto as Exhibit 1
- B. It is in the public interest that the President and Board of Trustees consider the creation of a special service area for the Area.
- C. The proposed special service area is compact and contiguous as evidenced by the proposed map of Special Service Area 2023-2 attached hereto as Exhibit 2.
- D. The general purpose of the formation of the Village of Hoffman Estates Special Service Area 2023-2 is to provide special municipal services to the area which may include the costs of maintenance, repair and reconstruction of the storm water detention system serving the real property and all amenities and common areas, including, but not limited to, monuments, signage, landscaping, walkways, and other common area elements within the proposed special service area. The services to be provided in the event the special service area is established are in addition to the municipal services provided to the Village as a whole and the proposed special service area will benefit from the special municipal services to be provided.
- E. The provision of the Services pertain to the government and affairs of the Village.
- F. The proposed Services are for maintenance and other purposes as set forth in the preambles.
- G. The Area will benefit specially from the Services to be provided in the event the special service area is established, and the Services are unique and in addition to the municipal services provided generally throughout the Village, and it is, therefore, in the best interests of the Village that the establishment of the Area be considered.
- H. It is in the public interest that levy of a direct annual ad valorem tax upon all taxable property within the Area be considered for the purpose of paying the cost of providing the Services.
- I. The revenue from such tax shall be used solely and only for Services for which the Village is authorized under the provisions of the Illinois Municipal Code, as amended, to levy taxes or special assessments or to appropriate the funds of the Village, all of the Services to be in and for the Area and all of the necessary Services to be on property now owned or to be acquired by the Village, or property in which the Village will obtain an interest sufficient for the provision of the Services used for the special service area and all of the necessary construction.

Section 3: Proposal. The Village hereby proposes the establishment of a special service area and the levying of a tax for an indefinite period of time for the Area to be known as Special Service Area 2023-2 for the purpose of providing funding for the costs incurred by the Village in connection with providing the special services.

Section 4: Public Hearing. A public hearing shall be held on the 23rd day of January, 2023 at 6:55 p.m., or as soon thereafter as possible, at the Village Hall for the Village of Hoffman Estates, Cook and Kane Counties, Illinois, 1900 Hassell Road, Hoffman Estates, IL 60169 (the "Hearing"), to consider the following:

- A. The establishment of Special Service Area 2023-2 of the Village of Hoffman Estates in the Area which is legally described in Exhibit 1 and depicted on the map marked Exhibit 2.

The levy of an annual *ad valorem* tax based upon the whole equalized assessed value on each parcel of property in the proposed Special Service Area 2023-2 by the Village, sufficient to produce revenues to provide the Services. Initial tax will be imposed when the need arises to provide needed Services. The initial amount of taxes to be levied within the proposed Special Service Area No. 2023-2 shall be \$500,000.00. The maximum rate of taxes to be extended within the proposed Special Service Area No. 2023-2 any year thereafter shall not to exceed two percent (2%, being \$2.00 for every \$100.00) of the whole equalized assessed value of the property within the proposed Special Service Area No. 2023-2. Said taxes shall be imposed for an indefinite period of time after the date of the ordinance establishing the proposed Special Service Area 2023-2. Said taxes shall be in addition to all other taxes provided by law and shall be levied pursuant to the provisions of the Illinois Property Tax Code. Notwithstanding the foregoing, taxes shall not be levied hereunder and said Area shall be "dormant", and shall take effect only if the owners association or property owner(s) fails to maintain, repair or replace the stormwater improvements or other common area improvements including, but not limited to, monuments, signage, landscaping, walkways, and other common area elements within the proposed special service area.

Section 5. Notice of Public Hearing. The Village Clerk is directed to provide notice of the public hearing ("Notice") in accordance with the requirements of Section 27-25 of 35 ILCS 200, aforesaid, and this Ordinance.

- A. **Form of Notice.** The Notice shall be substantially in the form and content of Exhibit 3 attached hereto and made a part hereof.
- B. **Manner of Notice.** The Notice shall be given by publication and mailing.
 - 1. Notice by publication shall be given by publication at least once not less than fifteen (15) days prior to the hearing in a newspaper of general circulation within the Village.
 - 2. Notice by mailing shall be given by depositing the notice in the United States mails addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each property lying within the proposed special service area. In the event taxes for the last preceding year were not paid, the notice shall be sent to the person last listed on the tax rolls prior to that year as the owner of the property. The notice shall be mailed not less than 10 days prior to the time set for the public hearing.

Section 6: Conduct of Hearing. At the public hearing, any interested person, including all persons owning taxable property located within the proposed special service area, may file with the Village Clerk written objections to and may be heard orally in respect to any issues embodied in the notice of public hearing. The Village shall hear and determine all protests and objections at the hearing and the hearing may be adjourned to another date without further notice

other than a motion to be entered upon the minutes fixing the time and place it will reconvene. At the public hearing or at the first regular meeting of the corporate authorities thereafter, the Village may delete area from the proposed special service area so long as it remains a contiguous area as defined in Section 27-5 of the Tax Law.

Section 7: Objection Petition. If a petition signed by at least 51% of the electors residing within the proposed Special Service Area 2023-2 and by at least 51% of the owners of record of the land included within the boundaries of the proposed Special Service Area 2023-2 is filed with the Village Clerk within 60 days following the final adjournment of the public hearing objecting to the creation of the proposed Special Service Area 2023-2, the enlargement thereof, the levy or imposition of a tax for the provision of special services to the proposed Special Service Area 2023-2, then the proposed Special Service Area 2023-2 shall not be created or enlarged, or the tax shall not be levied or imposed. Each resident of the proposed Special Service Area 2023-2 registered to vote at the time of the public hearing held with regard to the proposed Special Service Area 2023-2 shall be considered an elector. Each person in whose name legal title to land included within the boundaries of the proposed Special Service Area 2023-2 is held according to the records of the county in which the land is located shall be considered an owner of record. Owners of record shall be determined at the time of the public hearing held with regard to proposed Special Service Area 2023-2. Land owned in the name of a land trust, corporation, estate or partnership shall be considered to have a single owner of record.

Section 8: Effective Date. This Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS _____ day of _____, 2022

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

APPROVED THIS _____ DAY OF _____, 2022

Village President

ATTEST:

Village Clerk

Published in pamphlet form this _____ day of _____, 2022.

EXHIBIT 1
Boundaries of Area

LEGAL DESCRIPTION:

ALL THAT PART OF THE NORTHWEST FRACTIONAL $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTHERLY OF THE 240 FEET WIDE RIGHT OF WAY OF STATE ROUTE 72 AND LYING NORTHERLY OF THE CENTERLINE OF OLD HIGGINS ROAD, AS IT IS NOW CONSTRUCTED AND TRAVELLED, (ALSO EXCEPTING THERE FROM THE WEST 50 FEET OF SAID SECTION 7, BEING THE RIGHT OF WAY OF BARRINGTON ROAD, AS NOW DEDICATED) (ALSO EXCEPTING THEREFROM A TRACT OF LAND HERETOFORE CONVEYED TO HARVEY BIERMAN BY DEED RECORDED AS DOCUMENT NO. 13877535 AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF OLD HIGGINS ROAD AND THE EAST LINE OF BARRINGTON ROAD, 201.20 FEET; THENCE EASTERLY 201.20, THENCE SOUTH 231.76 FEET TO THE NORTH LINE OF OLD HIGGINS ROAD; THENCE NORTHWESTERLY ALONG THE NORTH LINE OF OLD HIGGINS ROAD, 203.51 FEET TO THE PLACE OF BEGINNING), AND ALSO EXCEPTING THAT PART CONDEMNED BY THE DEPARTMENT OF TRANSPORTATION IN CASE NO. 84L05279 AND ALSO EXCEPTING: BEGINNING AT A POINT 50.0 FEET EAST (AS MEASURED AT RIGHT ANGLES THERETOFROM THE WEST LINE OF SAID FRACTIONAL NORTHWEST $\frac{1}{4}$, SAID POINT LYING 404.24 FEET SOUTH FROM THE NORTH LINE OF SAID NORTHWEST FRACTION $\frac{1}{4}$ AND BEING THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF BARRINGTON ROAD AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF BARRINGTON ROAD AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF HIGGINS ROAD (ROUTE 72); THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF HIGGINS ROAD, 94.36 FEET TO A POINT OF CURVATURE IN SAID LINE; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE OF A CURVE TO THE LEFT HAVING A RADIUS OF 9968.18 FEET, A DISTANCE OF 160.64 FEET; THENCE SOUTHWESTERLY, A DISTANCE OF 99.56 FEET TO A POINT ON A LINE DRAWN 150.00 FEET EAST OF AND AT RIGHT ANGLES TO THE EAST RIGHT OF WAY LINE OF BARRINGTON ROAD AT A POINT LYING 240.0 FEET SOUTH FROM THE POINT OF BEGINNING, THENCE WEST 150.0 FEET ON SAID LINE DRAWN AT RIGHT ANGLES TO SAID EAST RIGHT OF WAY LINE OF BARRINGTON ROAD TO SAID POINT BEING 240.0 FEET SOUTH FROM THE POINT OF BEGINNING; THENCE NORTH ON SAID EAST RIGHT OF WAY LINE OF BARRINGTON ROAD, A DISTANCE OF 240.0 FEET TO THE POINT OF BEGINNING, ALL IN SCHAUMBURG TOWNSHIP, IN COOK COUNTY, ILLINOIS.

ALSO EXCEPTING THEREFROM THAT PART DEEDED TO HARVEY AND ESTHER BIERMAN BY DEED RECORDED AS DOCUMENT NO. 2051426 DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF RIGHT OF WAY OF BARRINGTON ROAD, AS NOW DEDICATED, AND THE CENTERLINE OF OLD HIGGINS ROAD, AS NOW CONSTRUCTED SAID POINT OF BEGINNING LYING 1105.44 FEET NORTH FROM THE SOUTH LINE OF SAID NORTHWEST FRACTIONAL $\frac{1}{4}$ SECTION, AS MEASURED ON SAID EAST LINE OF BARRINGTON ROAD, 33.54 FEET TO THE SOUTHWESTERLY CORNER OF A TRACT OF LAND CONVEYED TO HARVEY BIERMAN BY DEED RECORDED AS DOCUMENT NO. 13877535; THENCE SOUTHEASTERLY ON THE SOUTHERLY LINE OF SAID HARVEY BIERMAN TRACT, 203.51 FEET TO THE SOUTHEASTERLY CORNER THEREOF; THENCE NORTH ON THE EAST LINE OF THE SAID HARVEY BIERMAN TRACT, 231.76 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE EAST ON AN EXTENSION OF THE NORTH LINE OF THE SAID HARVEY BIERMAN TRACT, 270.5 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 11.0 FEET TO THE NORTHWESTERLY BANK OF CREEK ON A LINE FORMING AN ANGLE OF 117 DEGREES AND 18 1/2 MINUTES FROM NORTH TO WEST AND SOUTHWESTERLY WITH THE LAST DESCRIBED LINE A DISTANCE OF 206.0 FEET; THENCE SOUTHWESTERLY ALONG THE SAID NORTHWESTERLY BANK OF CREEK ON A LINE FORMING AN ANGLE OF 133 DEGREES AND 52 MINUTES FROM NORTHEAST TO SOUTHEAST TO SOUTH AND SOUTHWESTERLY WITH THE LAST DESCRIBED LINE A DISTANCE OF 171.62 FEET TO A POINT ON THE AFORESAID CENTERLINE OF OLD HIGGINS ROAD, LYING 235.09 FEET SOUTHEASTERLY OF

THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG SAID CENTERLINE 235.09 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

BOUNDARIES BY STREET LOCATION

The proposed Special Service Area is generally located within the area bounded by Higgins Rd. to the North and Barrington Rd. to the West, all located within the Village of Hoffman Estates, County of Cook, Illinois.

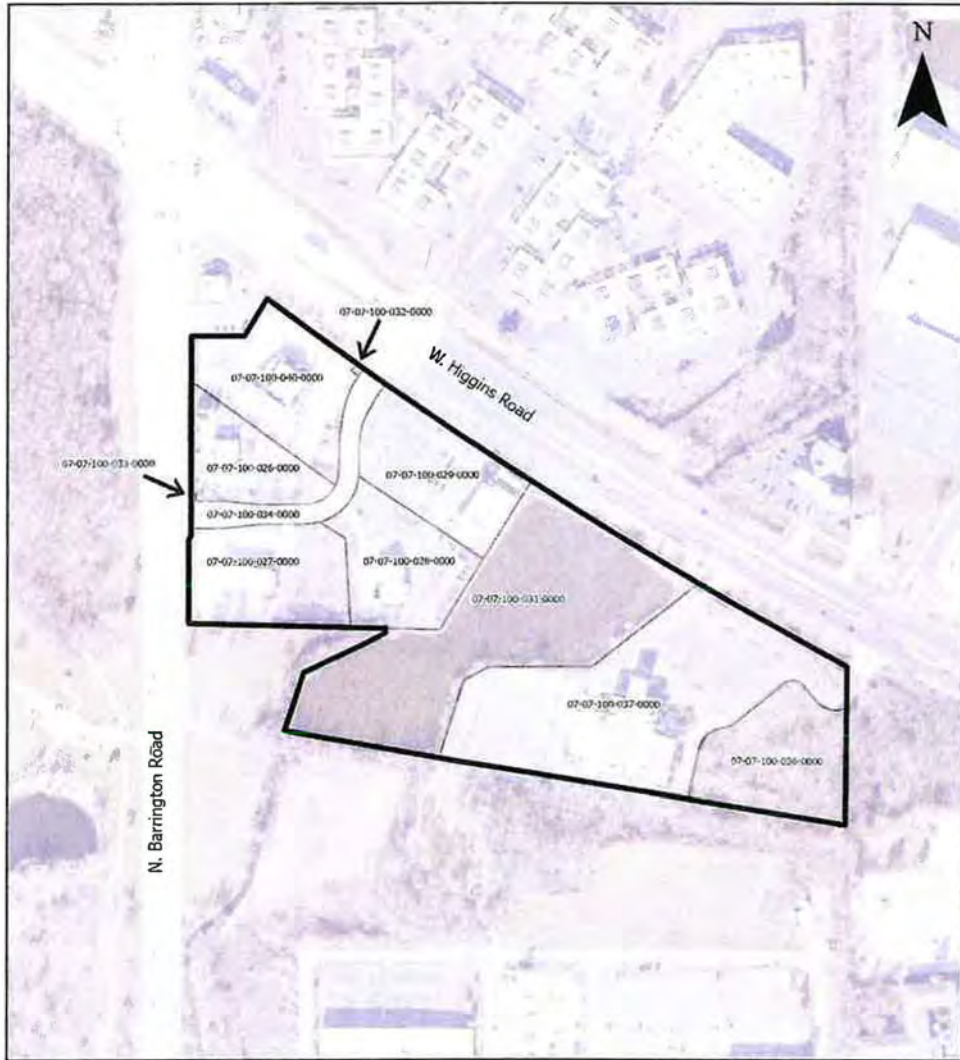
APPLICABLE COMMON ADDRESSES AND PROPERTY INDEX NUMBERS

Address	PIN
1825 N Barrington Rd.	07-07-100-026-0000
1795 Barrington Rd.	07-07-100-027-0000
2525 W. Higgins Rd.	07-07-100-028-0000
2475 W Higgins Rd.	07-07-100-029-0000
2451 W Higgins Rd.	07-07-100-031-0000
2501 W Higgins Rd.	07-07-100-032-0000
1803 N Barrington Rd	07-07-100-033-0000
1801 N Barrington Rd.	07-07-100-034-0000
2401 W. Higgins Rd.	07-07-100-036-0000
2401 W. Higgins Rd.	07-07-100-037-0000
2575 W. Higgins Rd.	07-07-100-040-0000


EXHIBIT 2

Map

Proposed SSA - Barrington & Higgins



Legend

-  Barrington & Higgins SSA Parcels
-  Barrington & Higgins Special Service Area

Village of Hoffman Estates
November 2022

EXHIBIT 3

**NOTICE OF HEARING
VILLAGE OF HOFFMAN ESTATES, COOK AND KANE COUNTIES
SPECIAL SERVICE AREA NUMBER 2023-2
(2575 Higgins Rd. & 1795 Barrington Rd)**

NOTICE IS HEREBY GIVEN that on the 23rd day of January at 6:55 p.m., or as soon thereafter as possible, in the Village Hall for the Village of Hoffman Estates, Cook and Kane Counties, Illinois, 1900 Hassell Road, Hoffman Estates, IL 60169, a hearing will be held by the President and Board of Trustees of the Village of Hoffman Estates, Cook and Kane Counties, Illinois, to consider the establishment of a special service area to be called "Special Service Area No. 2023-2" consisting of the real property legally described as attached hereto on Notice Exhibit A and incorporated herein (the "Area"). The Area is accurately depicted on the map attached hereto on Exhibit B and incorporated herein.

All interested persons, including all persons owning taxable real property located within the proposed Special Service Area No. 2023-2, may file written objections with the Village Clerk and will be given an opportunity to be heard at the hearing regarding the formation of and the boundaries of the proposed Special Service Area No. 2023-2, and the tax levy and an opportunity to file objections to the amount of the tax levy.

The general purpose of the formation of the Village of Hoffman Estates Special Service Area Number 2023-2 is to provide special municipal services to the area which may include the costs of maintenance, repair and reconstruction of the storm water detention system serving the real property and all amenities and common areas, including, but not limited to, monuments, signage, landscaping, walkways, and other common area elements within the proposed special service area.

At the hearing, the following method of payment of the special municipal services to be provided within the proposed special service area will be considered: The levy of an annual *ad valorem* tax based upon the whole equalized assessed value on each parcel of property in the proposed Special Service Area 2023-2 by the Village, sufficient to produce revenues to provide the Services. Initial tax will be imposed when the need arises to provide needed Services. The initial amount of taxes to be levied within the proposed Special Service Area No. 2023-2 shall be \$500,000.00. The maximum rate of taxes to be extended within the proposed Special Service Area No. 2023-2 any year thereafter shall not to exceed two percent (2%, being \$2.00 for every \$100.00) of the whole equalized assessed value of the property within the proposed Special Service Area No. 2023-2. Said taxes shall be imposed for an indefinite period of time after the date of the ordinance establishing the proposed Special Service Area 2023-2. Said taxes shall be in addition to all other taxes provided by law and shall be levied pursuant to the provisions of the Illinois Property Tax Code. Notwithstanding the foregoing, taxes shall not be levied hereunder and said Area shall be "dormant", and shall take effect only if the owners association or property owner(s) fails to maintain, repair or replace the stormwater improvements or other common area improvements including, but not limited to, monuments, signage, landscaping, walkways, and other common area elements within the proposed special service area.

At the hearing, all interested persons affected by the formation of such special service area, including all persons owning taxable real estate therein, may file written objections and be heard orally regarding the formation of and the boundaries of the special service area and the levy of taxes affecting the area. The hearing may be adjourned by the Village Board of Trustees without further notice other than a motion to be entered upon the minutes of its meeting fixing the time and place of its adjournment.

If a petition signed by at least 51% of the electors residing within the Village of Hoffman Estates Special Service Area Number 2023-2 and by at least 51% of the owners of record of the land included within the boundaries of the Village of Hoffman Estates Special Service Area Number 2023-2 is filed with the Village Clerk of the Village of Hoffman within 60 days following the final adjournment of the public hearing objecting to the creation of the special service area or the levy of taxes affecting the area, no such area may be created and no such taxes may be levied or imposed.

Dated this ____ day of ____, 2022

VILLAGE CLERK

NOTICE EXHIBIT A
Boundaries of Area

LEGAL DESCRIPTION:

ALL THAT PART OF THE NORTHWEST FRACTIONAL $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTHERLY OF THE 240 FEET WIDE RIGHT OF WAY OF STATE ROUTE 72 AND LYING NORTHERLY OF THE CENTERLINE OF OLD HIGGINS ROAD, AS IT IS NOW CONSTRUCTED AND TRAVELLED, (ALSO EXCEPTING THERE FROM THE WEST 50 FEET OF SAID SECTION 7, BEING THE RIGHT OF WAY OF BARRINGTON ROAD, AS NOW DEDICATED) (ALSO EXCEPTING THEREFROM A TRACT OF LAND HERETOFORE CONVEYED TO HARVEY BIERMAN BY DEED RECORDED AS DOCUMENT NO. 13877535 AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF OLD HIGGINS ROAD AND THE EAST LINE OF BARRINGTON ROAD, 201.20 FEET; THENCE EASTERLY 201.20, THENCE SOUTH 231.76 FEET TO THE NORTH LINE OF OLD HIGGINS ROAD; THENCE NORTHWESTERLY ALONG THE NORTH LINE OF OLD HIGGINS ROAD, 203.51 FEET TO THE PLACE OF BEGINNING), AND ALSO EXCEPTING THAT PART CONDEMNED BY THE DEPARTMENT OF TRANSPORTATION IN CASE NO. 84L05279 AND ALSO EXCEPTING: BEGINNING AT A POINT 50.0 FEET EAST (AS MEASURED AT RIGHT ANGLES THERETOFROM THE WEST LINE OF SAID FRACTIONAL NORTHWEST $\frac{1}{4}$, SAID POINT LYING 404.24 FEET SOUTH FROM THE NORTH LINE OF SAID NORTHWEST FRACTION $\frac{1}{4}$ AND BEING THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF BARRINGTON ROAD AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF BARRINGTON ROAD AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF HIGGINS ROAD (ROUTE 72); THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF HIGGINS ROAD, 94.36 FEET TO A POINT OF CURVATURE IN SAID LINE; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE OF A CURVE TO THE LEFT HAVING A RADIUS OF 9968.18 FEET, A DISTANCE OF 160.64 FEET; THENCE SOUTHWESTERLY, A DISTANCE OF 99.56 FEET TO A POINT ON A LINE DRAWN 150.00 FEET EAST OF AND AT RIGHT ANGLES TO THE EAST RIGHT OF WAY LINE OF BARRINGTON ROAD AT A POINT LYING 240.0 FEET SOUTH FROM THE POINT OF BEGINNING, THENCE WEST 150.0 FEET ON SAID LINE DRAWN AT RIGHT ANGLES TO SAID EAST RIGHT OF WAY LINE OF BARRINGTON ROAD TO SAID POINT BEING 240.0 FEET SOUTH FROM THE POINT OF BEGINNING; THENCE NORTH ON SAID EAST RIGHT OF WAY LINE OF BARRINGTON ROAD, A DISTANCE OF 240.0 FEET TO THE POINT OF BEGINNING, ALL IN SCHAUMBURG TOWNSHIP, IN COOK COUNTY, ILLINOIS.

ALSO EXCEPTING THEREFROM THAT PART DEEDED TO HARVEY AND ESTHER BIERMAN BY DEED RECORDED AS DOCUMENT NO. 2051426 DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF RIGHT OF WAY OF BARRINGTON ROAD, AS NOW DEDICATED, AND THE CENTERLINE OF OLD HIGGINS ROAD, AS NOW CONSTRUCTED SAID POINT OF BEGINNING LYING 1105.44 FEET NORTH FROM THE SOUTH LINE OF SAID NORTHWEST FRACTIONAL $\frac{1}{4}$ SECTION, AS MEASURED ON SAID EAST LINE OF BARRINGTON ROAD, 33.54 FEET TO THE SOUTHWESTERLY CORNER OF A TRACT OF LAND CONVEYED TO HARVEY BIERMAN BY DEED RECORDED AS DOCUMENT NO. 13877535; THENCE SOUTHEASTERLY ON THE SOUTHERLY LINE OF SAID HARVEY BIERMAN TRACT, 203.51 FEET TO THE SOUTHEASTERLY CORNER THEREOF; THENCE NORTH ON THE EAST LINE OF THE SAID HARVEY BIERMAN TRACT, 231.76 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE EAST ON AN EXTENSION OF THE NORTH LINE OF THE SAID HARVEY BIERMAN TRACT, 270.5 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 11.0 FEET TO THE NORTHWESTERLY BANK OF CREEK ON A LINE FORMING AN ANGLE OF 117 DEGREES AND 18 1/2 MINUTES FROM NORTH TO WEST AND SOUTHWESTERLY WITH THE LAST DESCRIBED LINE A DISTANCE OF 206.0 FEET; THENCE SOUTHWESTERLY ALONG THE SAID NORTHWESTERLY BANK OF CREEK ON A LINE FORMING AN ANGLE OF 133 DEGREES AND 52 MINUTES FROM NORTHEAST TO SOUTHEAST TO SOUTH AND SOUTHWESTERLY WITH THE LAST DESCRIBED LINE A DISTANCE OF 171.62 FEET TO A POINT ON THE AFORESAID CENTERLINE OF OLD HIGGINS ROAD, LYING 235.09 FEET SOUTHEASTERLY OF

THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG SAID CENTERLINE 235.09 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

BOUNDARIES BY STREET LOCATION

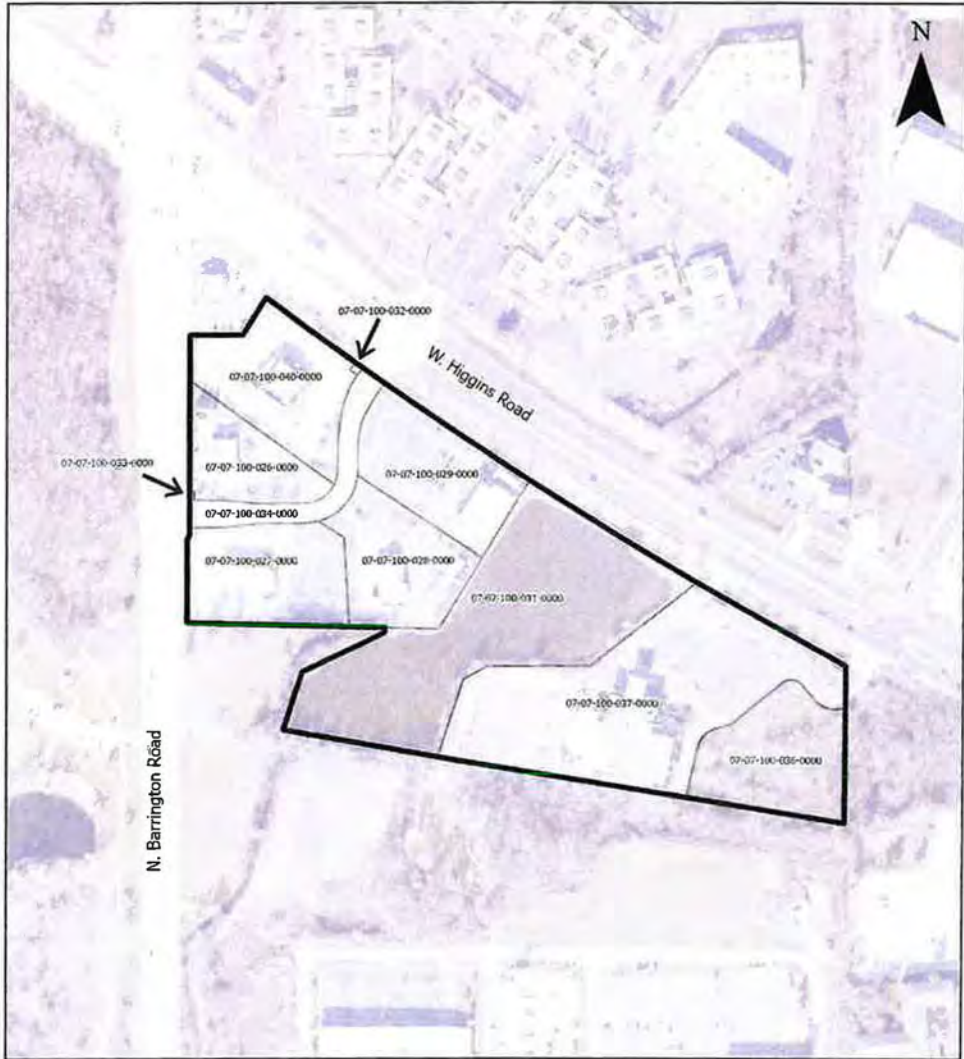
The proposed Special Service Area is generally located within the area bounded by Higgins Rd. to the North and Barrington Rd. to the West, all located within the Village of Hoffman Estates, County of Cook, Illinois.

APPLICABLE COMMON ADDRESSES AND PROPERTY INDEX NUMBERS



Address	PIN
1825 N Barrington Rd.	07-07-100-026-0000
1795 Barrington Rd.	07-07-100-027-0000
2525 W. Higgins Rd.	07-07-100-028-0000
2475 W Higgins Rd.	07-07-100-029-0000
2451 W Higgins Rd.	07-07-100-031-0000
2501 W Higgins Rd.	07-07-100-032-0000
1803 N Barrington Rd.	07-07-100-033-0000
1801 N Barrington Rd.	07-07-100-034-0000
2401 W. Higgins Rd.	07-07-100-036-0000
2401 W. Higgins Rd.	07-07-100-037-0000
2575 W. Higgins Rd.	07-07-100-040-0000

NOTICE EXHIBIT B
Map

Proposed SSA - Barrington & Higgins



Legend

-  Barrington & Higgins SSA Parcels
-  Barrington & Higgins Special Service Area

Village of Hoffman Estates
November 2022

VILLAGE OF HOFFMAN ESTATES

**AN ORDINANCE AUTHORIZING THE SALE
OF PERSONAL PROPERTY OWNED BY
THE VILLAGE OF HOFFMAN ESTATES**

WHEREAS, in the opinion of a simple majority of the corporate authorities of the Village of Hoffman Estates, it is no longer necessary or useful to, or for the best interests of the Village of Hoffman Estates to retain ownership of the personal property hereinafter described; and

WHEREAS, it has been determined by the President and Board of Trustees of the Village of Hoffman Estates to sell said personal property at a public auction to be held on an internet auction website (e.g., www.publicsurplus.com or www.obenaufactions.com).

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

Section 1: That pursuant to 65 ILCS 5/11-76-4 of the Illinois Revised Statutes, the President and Board of Trustees of the Village of Hoffman Estates find that the described personal property attached as Exhibit A now owned by the Village of Hoffman Estates, is no longer necessary or useful to the Village of Hoffman Estates and that the best interests of the Village of Hoffman Estates will be served by its sale.

Section 2: That pursuant to 65 ILCS 5/11-76-4, the Village Manager is hereby authorized and directed to sell the aforementioned property now owned by the Village of Hoffman Estates at a public auction to be held on an internet auction website, to the highest bidder of said personal property.

Section 3: That no bid which is less than the minimum price set forth in the list of property to be sold shall be accepted.

Section 4: That the Village Manager is hereby authorized and directed to enter into an agreement for the sale of said personal property.

Section 5: That upon payment of the full auction price, the Village Manager is hereby authorized and directed to convey and transfer title to the aforesaid personal property to the successful bidder.

Section 6: That if said personal property is not sold at such auction, then the Village Manager is authorized to sell without bid or properly dispose of or recycle any such property.

Section 7: That the Village Clerk is hereby authorized to publish this ordinance in pamphlet form.

Section 8: That this ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS _____ day of _____, 2022

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

APPROVED THIS _____ DAY OF _____, 2022

Village President

ATTEST:

Village Clerk

Published in pamphlet form this _____ day of _____, 2022.

Exhibit "A"

Public Works Vehicles.

P02A	1961586	403	2015 Ford Explorer AWD	2015	Ford
C79A	1961586	403	2007 Ford F150 RWD	2007	Ford
14A	1961586	403	2002 International 4400 Dump Truck with snow and ice equipment	2002	International
P72	1961586	403	2005 Nissan Titian	2005	Nissan

Public Works Items.

Title	Description	Quantity	
Subaru PCX210 Water Pump	Used Subaru PCX210 Water Pump Not Running	1	\$1
Honda WT20X Water Pump	Used Honda WT20X Water Pump Not Running	1	\$1
Sthil TS360AVS Saw	Sthil TS360AVS Saw Not Running	1	\$1
Dewalt Sawzall 24v	Dewalt Sawzall 24v	1	\$1
Hilti TE74 Hammer Drill	Hilti TE74 Hammer Drill	1	\$1
Dewalt Sawzall 18v	Dewalt Sawzall 18v	1	\$1
Dewalt Mic Tools	Dewalt Mic Tools	1	\$1
Honda GX25 4 Stroke Water Pump	Honda GX25 Water Pump Not Running	1	\$1
Sthil TS400 Saw	Sthil TS400 Saw Not Running	1	\$1
Sthil 16" MS211C Chain Saw	Sthil 16" MS211C Chain Saw	1	\$1
Sthil 18" O26 Chain Saw	Sthil 18" O26 Chain Saw	1	\$1
Makita Hammer Drill 120V HP1621F	Makita Hammer Drill 120V HP1621F	1	\$1
Dewalt 3/8 Impact 12V	Dewalt 3/8 Impact 12V	1	\$1
Metrotech Leak Detection Equipment	Metrotech Leak Detection Equipment	1	\$1
Dewalt Mic Tools	Dewalt Mic Tools	1	\$1
USI Laminator W/ Stand	USI Laminator W/ Stand and Film	1	\$1
Efficiency Aluminum Shoring 610XLADF 2 Piece	Efficiency Aluminum Shoring 610XLADF With Extension	1	\$1
Coats 1400 Wheel Balancer	Coats 1400 Wheel Balancer	1	\$10
Transmission Floor Jack	Transmission Floor Jack	1	\$1
Target Mini Con Walk Saw	Target Mini Con Walk Saw Model MCS11-13H	1	\$1
Stone Plate Compactor 938	Stone Plate Compactor 938	1	\$1
Transmission Jack	Transmission Jack	1	\$1
22 ton Air Floor Jack	22 ton Air Floor Jack	1	\$1
Wacker Bumper Jack 61369	Wacker Bumper Jack 61369	1	\$1
Pak Master 50 Plasma Cutter	Pak Master 50 Plasma Cutter	1	\$1

Now Arena Items.

Quest Radiant Credit Card Printers

Item	Serial Number
1.	RDUBKKA17110186-219434490
2.	RDUMXKD16100606-49407157
3.	RDUBKKA180081561-55061251
4.	RDUBKKA18081606-49607309
5.	RDUBKKA18081619-49607156
6.	RDUBKKA17110173-49434490
7.	RDUBKKA17110135-20-55061232
8.	RDUBKKA18020044-49434576
9.	RDUBKKA18081626-49607121
10.	RDUMXKA16100607-20-55061242
11.	RDUBKKA18020051-20-55061144
12.	RDUMXKA16100602-20-55063451
13.	RDUBKKA17110174-49607229
14.	RDUBKKA18081620-20-55063584
15.	RDUBKKA18081608-Q5710-0002-7741-0002-8801-M/N
16.	RDUMXKA16100675-49434560
17.	RDUBKKA17110140-49606929
18.	RDUBKKA18081618-Q5710-0002-7791-0002-8861 M/N
19.	RDUMXKA16100611-20-55061153
20.	RDUMXKA16100604-49434655
21.	F6WG243297-49607122
22.	RDUMXKA16100605-49607242
23.	0664801-49607158
24.	RDUBKKA18081617-496064949
25.	RDUBKKA1711023-49607182
26.	RDUMXK16100608-49606891
27.	RDUBKKA18081603-49607223
28.	RDUBKKA18081582-49607225
29.	RDUBKKA17110121-49434554
30.	RDUBKKA17110188-49607244
31.	RDUBKKA17110135-49606948
32.	RDUBKKA17110187-20-55061145
33.	RDUBKKA18081602-49434684
34.	RDUBKKA17110185-55061222
35.	RDUBKKA1711021-49434686
36.	RDUBKKA17110141-49434491
37.	RDUBKKA18081604-20-55061241
38.	0664514-49434583
39.	RDUBKKA18081576-494349692
40.	RDUBKKA18081719-496034696
41.	RDUBKKA18081601-49607282
42.	RDUBKKA17110146-4943434373
43.	RDUBKKA18081631-49607307
44.	0664781-49434693
45.	0664648-Q5710-0002-7791-0002-8801
46.	06664803-49434693
47.	132029-49607163
48.	RDUMXKA16100601-53102981
49.	659887341-53102988
50.	53102488
51.	53102465
52.	58102409

ORDINANCE NO. _____ - 2022

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE AMENDING
SECTION 6-2-1-HE-11-1302-A OF THE
HOFFMAN ESTATES MUNICIPAL CODE

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

Section 1: That Section 6-2-1-HE-11-1302-A, ADDITIONAL NO PARKING STREETS AND AREAS, of the Hoffman Estates Municipal Code be amended by adding sub-section 319, to read as follows:

319. On the east side of Haddam Place, adjacent to 1973 Haddam Place, where specifically designated and marked as reserved parking for persons with disabilities, except for vehicles authorized by law to park in said reserved areas.

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

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

PASSED THIS _____ day of _____, 2022

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

APPROVED THIS _____ DAY OF _____, 2022

Village President

ATTEST:

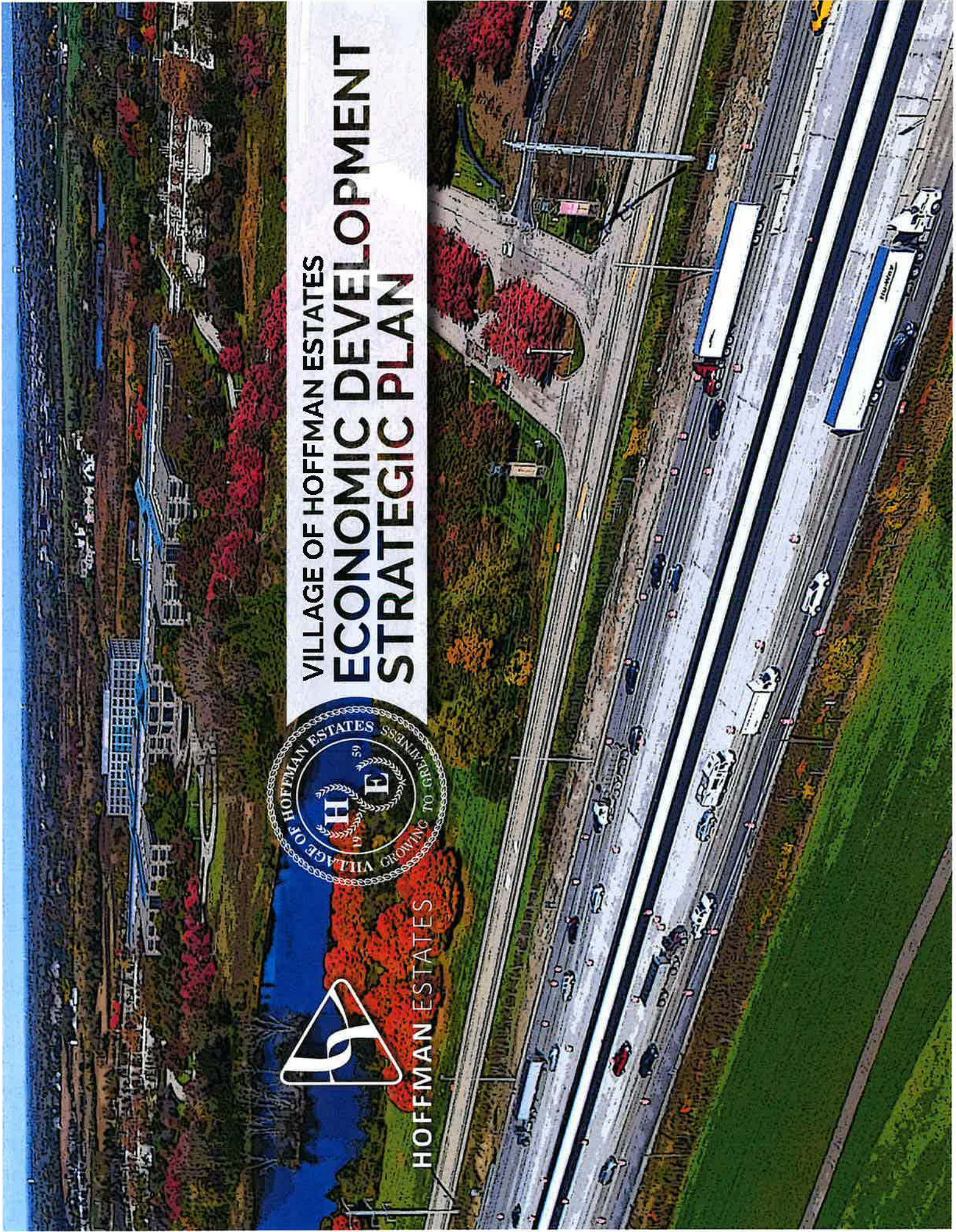
Village Clerk

Published in pamphlet form this _____ day of _____, 2022.



HOFFMAN ESTATES

VILLAGE OF HOFFMAN ESTATES ECONOMIC DEVELOPMENT STRATEGIC PLAN





HOFFMAN ESTATES

PALATINE ROAD

ILLINOIS
62

ILLINOIS
90

ILLINOIS
72

BARRINGTON ROAD

BARTLETT ROAD

ILLINOIS
59

ILLINOIS
58

ILLINOIS
72

ILLINOIS
90

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ILLINOIS
58

ROSELLE ROAD





EXECUTIVE SUMMARY

The Village of Hoffman Estates has a diverse landscape of commercial land uses from corporate office to light industrial to retail and restaurants. While the economy remains strong coming out of a global pandemic, national and regional trends suggest a need for strategic planning about the future of economic development within the community. The Villages' economic development efforts help to shape the place, skills, and resources that influence business attraction, retention, expansion, and overall quality of life.

The economic development **mission** of the Village is to: *create an environment for the business community to succeed and prosper which in-turn improves the quality of life and the identity of the community while growing the Village's tax base to ensure long-term financial sustainability.*



BACKGROUND DATA

In order to establish a clear path forward for the Hoffman Estates economy, it is important to evaluate current conditions. In the fall of 2021, the Village's Economic Development Division conducted a three-pronged effort to collect data to analyze the existing conditions of the local economy. Those three prongs included:



THE PLAN

Using the background data, stakeholder input, and standard economic development practices, nine strategies are identified to guide Village efforts in the coming years. These initiatives address how the Economic Development Division and the Village can engage with businesses, developers, site selectors, brokers, residents, and visitors in a proactive and customer-centric manner. The goal of each strategy is to encourage forward-thinking approaches to development and to improve the overall business climate of the Village. Each section specifies the **GOAL, OPPORTUNITIES AND CHALLENGES** related to the strategy, **IMPROVEMENT ACTIONS, OUTCOMES** and **KEY PARTNERS** involved in executing the strategy. The strategies all have importance and efforts should be made to carry them out equally.





1. **ATTRACTION & RECRUITMENT**

Goal: Attract new investment to the community, which will grow and diversify the tax base to improve the economy and quality of life for all businesses and residents. Focus attraction efforts on businesses that provide living-wage jobs or align with the skills of the residents within a 30-minute drive of the Village.



2. **BUSINESS RETENTION & EXPANSION (BRE)**

Goal: Build and maintain an effective BRE program that incorporates formal annual visits to larger employers and property tax generators as well as informal check-ins with owners, presidents and managers of all businesses. In order to provide an effective BRE program, it is required that communication is consistent, confidentiality is maintained, customer service is a priority, and business needs are addressed in a timely manner.



3. **FOREIGN DIRECT INVESTMENT (FDI) STRATEGY & TARGETED INDUSTRY CLUSTERS**

Goal: Grow the economic tax base through new international investment and improve services to the existing industry clusters in order to attract more businesses within the same cluster.



4. **HOUSING**

Goal: Increase the diversity and supply of attainable, desirable housing for all.



5. **MARKETING AND COMMUNICATIONS**

Goal: Effectively market the Village to increase awareness of strengths and attract new growth while communicating pertinent information to the existing businesses and residents.



6. **QUALITY OF LIFE AND PLACEMAKING**

Goal: Enhance the health and well-being of people and businesses, as well as the natural and built environment by facilitating connections, providing spaces to prosper, nurturing community engagement, and fostering a greater sense of commonality.



7. **SMALL BUSINESS DEVELOPMENT**

Goal: Foster an environment for small business growth to enhance the diversity and competitiveness of the local economy. This can be done by improving communication to small businesses, increasing services and incentives for growth, assisting with marketing and promotions, and by targeting new sectors to broaden business diversity.



8. **TOURISM**

Goal: Promote regional tourism through the creation of specialty programs and strengthening relationships with the hospitality industry.

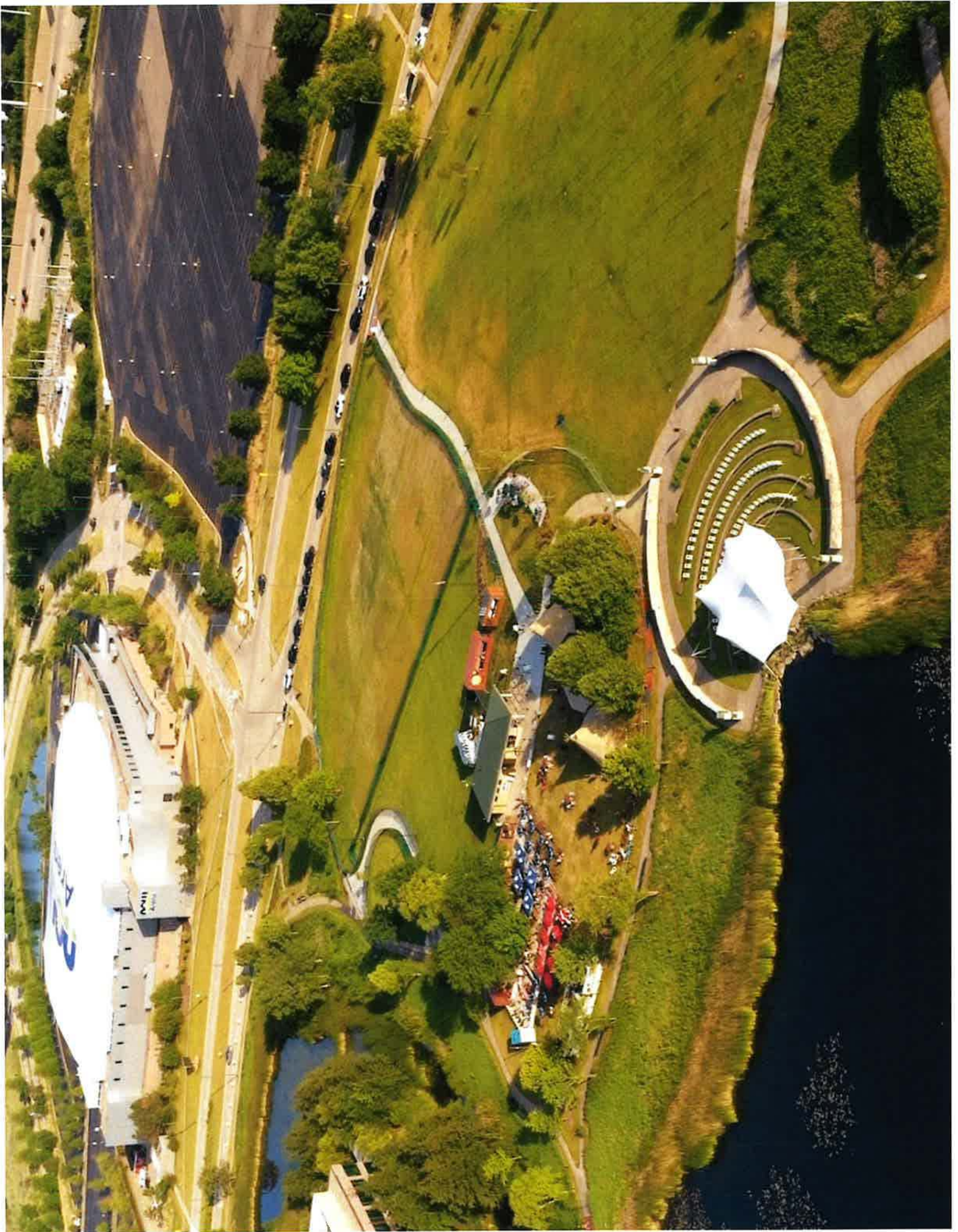


9. **WORKFORCE DEVELOPMENT**

Goal: Create economic prosperity for individuals and businesses by fostering a culture of workforce development, focusing on integrated programs and long-term goals with development of human capabilities at the center.

Several unifying objectives underpin each strategy so those objectives are interwoven into the improvement actions, including improving transportation into and around the village, encouraging sustainability, and utilizing innovative technologies.

With a continued attitude of growth and development towards improving the economy while coming out of a global pandemic, this plan aims to guide the Village's economic development efforts for the next 5-7 years. It is meant to be a living document that is updated annually over that time with minor changes to the improvement actions and strategies based on new trends and demographic insights.



INTRODUCTION

The Village of Hoffman Estates has a diverse landscape of commercial land uses from corporate office to light industrial to retail and restaurants. While the economy remains strong coming out of a global pandemic, national and regional trends suggest a need for strategic planning about the future of economic development within the community. A core function of the Economic Development Division in Hoffman Estates is to support business growth that will result in increased jobs, revenue, and investment for the community. The Villages' economic development efforts help to shape the place, skills, and resources that influence business attraction, retention, expansion, and overall quality of life.

Strategic planning for economic development provides a living vehicle for elected officials, community leaders and staff to:

1. **THINK STRATEGICALLY;**
2. **MAKE SOUND DECISIONS IN AN EVER-CHANGING ECONOMIC LANDSCAPE;**
3. **FOCUS DEVELOPMENT EFFORTS AND;**
4. **DEVELOP CONSENSUS FOR COLLABORATIVELY SOLVING PROBLEMS.**

Consequently, remaining stagnant with an informal economic development strategy from 2005 that was applicable prior to the great recession and the COVID-19 pandemic, would stray behind the current innovation and collaboration occurring in the community. With a continued attitude of growth and development towards improving the economy while coming out of a global pandemic, this plan aims to guide the Village's economic development efforts for the next 5-7 years.

GOAL AND MISSION OF THE PLAN:

A long term goal of the Village Board is to create a thriving and vital local economy with a strong blend of retail, clean-industrial, commercial, and residential properties. Additionally, the Board approved two key sub-area plans in July 2021; the Western Area plan and the I-90/Barrington Road Sub-Area plan. These thoughtful and focused plans were taken into consideration while drafting this strategic plan.

The economic development **MISSION** of the Village is to:

create an environment for the business community to succeed and prosper which in-turn improves the quality of life and the identity of the community while growing the Village's tax base to ensure long-term financial sustainability.

This plan is meant to be a living document that is updated annually over the next five years with minor changes to the improvement actions and strategies based on new trends and demographic insights. Bearing this in mind, the **GOAL** of the Village's Economic Development Strategic Plan is to

establish a framework by which the Village can accomplish its economic development mission.



ABOUT HOFFMAN ESTATES

In order to establish a clear path forward for the Hoffman Estates economy, it is important to evaluate current conditions. In the fall of 2021, the Village's Economic Development Division conducted a three-pronged effort to collect data to analyze the existing conditions of the local economy, as seen below:

MARKET & DEMOGRAPHIC ANALYSIS DATA

Comprehensive and objective information was compiled using the U.S. Census Bureau, the U.S. Bureau of Labor Statistics, and the CoStar Group data. The demographic and market analysis (**Appendix A**) covers everything from the population, ethnicity and educational breakdowns to analyzing the housing market, consumer spending patterns, overall business statistics, and why peer communities were chosen for benchmarking.

DEMOGRAPHIC ANALYSIS

As of the 2020 census, the Village of Hoffman Estates has a population size of 52,530 with a median age of 38.6. While Hoffman Estates is similar in population size to peer benchmark communities such as Urbandale, IA and Dublin, OH, the ethnic breakdown is quite different. Although all three communities have a high percentage of those who are White, Hoffman Estates has much

higher percentages of Asian and Hispanic or Latino descent. Even more so, Hoffman Estates has a higher level of educational attainment compared to peer communities, with nearly 48% of residents holding a bachelor's degree or higher.

QUALITY OF LIFE AND PLACE

As of 2019, there are over 18,500 total housing units with a median value of \$283,000 in the Village, nearly 13,500 of which are owner-occupied, with the other 5,000 units being rental properties or vacancies. Of those occupied, the median household income in Hoffman Estates is almost \$92,000 compared to the median household income in Illinois of almost \$66,000. Households with children have access to some of the top school districts in the state as the Village is served by six different school districts, each with its own unique amenities.

In addition, the Village is home to 735 acres of park land, two community centers, three golf courses, a state-of-the-art fitness center, two ice arenas, a family aquatic center, and 72 parks; all of which are operated by the Hoffman Estates Park District. Another 4,000 acres of forest preserve, owned by the Cook County Forest Preserve District, is located within Hoffman Estates. These preserves offer more than 20 miles of bike and pedestrian paths. The Village is also home to the St. Alexius Medical Center campus. As part of the AMITA Health Hospital umbrella, St. Alexius Medical Center is a 318-bed state-of-the-art facility offering surgical services, a Level III NICU, a Level II ER, access to top doctors, and a 141-bed behavioral health facility. The wide variety of amenities and facilities in and around the Village provide extensive and diverse opportunities for events, recreation, and cultural activities.

BUSINESS ANALYSIS

Industries – Hoffman Estates has a robust business community with over 1,400 companies ranging from machine tool manufacturers to office services, hotels to healthcare, and retail to restaurants. In fact, the service industry in Hoffman Estates, including health, legal and other services, makes up 47.2% of the business sector and 37.1% of the employee population within the area. Retail comprises nearly one-fifth (18.6%) of the business sector in the Village.

Employment – Hoffman Estates has three key business clusters, including machine tool manufacturers, food sciences, and a medical cluster near the hospital. Even though manufacturing represents many of the Village's top employers, it only completes 5.6% of the employee population with a total of 2,200 employees. This speaks to the high number of small businesses and concentration of entrepreneurs within the community. Still, nearly 18% of the businesses in Hoffman Estates employ just over 7,100 people, so there are many larger employers in town as well.

As many residents went on unemployment in April 2020 at the start of the pandemic, the unemployment rate spiked to 15%. When the economy began to recover, many employees did not return to work and businesses were faced with a labor shortage that continues as of the writing of this report. The unemployment rate has declined to 3.4% as of February 2022.

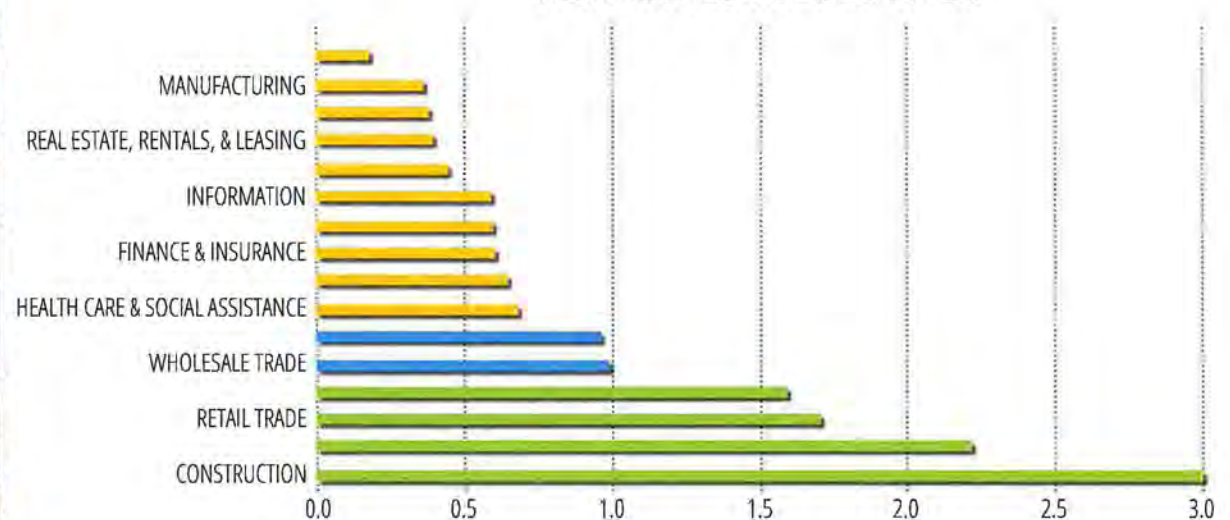
Location – When it comes to domestic and international travel, the Village has the advantage of being close to three airports. Hoffman Estates is 20 minutes from O'Hare International Airport, 45 minutes from Rockford International Airport, and 60 minutes from Midway Airport. Considering Hoffman Estates is home to many international companies, it is convenient to be so close in proximity to these significant international airports.

Location Quotient – Location quotient (LQ) is a statistical technique used to identify areas of competitive advantage within a community. LQ for a given industry is calculated as a ratio of employment in the community compared to the state and national levels. Furthermore, the measurement gauges relative business sector concentration, identifies underrepresented sectors, and indicates potential growth in specific sectors. An LQ greater than 1.000 suggests a local competitive advantage in that sector, whereas an LQ below 1.000 indicates a lower industry specialization as compared to the larger region. An LQ of approximately 1.000 implies the community is on par with the greater region for the specified business sector.

Hoffman Estates has a strong retail sector, as demonstrated by its above-average LQ of 2.249 compared to the State and 1.706 compared to the nation. Moreover, Hoffman Estates has a higher LQ for construction and mining compared to Illinois (4.326) due to the work from Leopardo Construction and Plote Construction, the



HOFFMAN ESTATES LQ VS. US



latter also operating a mining quarry. The high concentration of construction business is also due to the many smaller, mom-and-pop-type mechanical, electrical, construction, and handyman companies in town. Additionally, health care and social assistance LQs are slightly above 1.000 compared to the State, with a wealth of medical care businesses surrounding St. Alexius Medical Center. Lastly, the professional, scientific and tech services sector is often a clear indicator of community economic health as it includes many types of jobs, but specifically the growing tech category. Hoffman Estates has an LQ of 0.807 within this sector when compared to Illinois, but an LQ of only 0.598 when compared to the country.

REAL ESTATE AND LABOR ANALYSIS

Office – As of the third quarter of 2021, the Village of Hoffman Estates has 7.4 million square feet of office inventory. Office vacancy rates are unusually high, likely due to the impacts of the COVID-19 pandemic increasing the number of those who now work remotely. Consequently, businesses have not renewed leases or expanded coming back from the pandemic. Vacancy rates throughout Chicagoland remain around 14.5% compared to a typical historic rate of around 12%. However, in the Schaumburg Area Office Market, the vacancy rate is up to 24.9%, and in Hoffman Estates alone, it is at 34.3%. The higher vacancy rates in Hoffman Estates are due in large part to the majority of the Bell Works Chicagoland project having more than 1.5 million square feet of space still available and the former Sears Campus, now owned by Transformco, having all 2.4 million square feet on the market.

Retail – The Village has 18 retail shopping centers and several more small retail strip buildings. As of the third quarter in 2021, there were 55 retail properties with some or complete vacancies out of 134 total properties with retail space. Those 134 properties total 2.6 million square feet of inventory with an 8.1% vacancy rate compared to the greater Chicago metro area, which has a vacancy rate of 6.2%. Several of the shopping centers are grocery-anchored by Mariano’s, Jewel-Osco, and Valli Produce, while others are anchored by large retailers such as Target.

Industrial – Most of the 21 industrial properties, containing 1.5 million square feet, are older and do not have the higher ceiling clear heights most industrial and manufacturing users desire from a space today. Still, there is only a 0.9% vacancy rate in those industrial buildings. As of the third quarter of 2021, 250,000 square feet of new speculative industrial space was under construction, which represented the first new spec industrial construction in the Village since the late 1970s. Accelerated by the COVID-19 pandemic, industrial is the hottest real estate sector across the country, especially in the Chicagoland area. Of the 1.1 billion square feet of industrial in the Chicago metro area, only 5.1% is vacant, and another 18.7 million square feet is under construction.

FOCUS GROUP FEEDBACK

With the help of a consultant, the Village gathered feedback from 27 key parties through focus group and one-on-one interviews to help inform an updated economic development strategy. Despite some key challenges, including the lack of a cohesive identity and town center, Hoffman Estates is seen as having many assets and opportunities - from location and infrastructure to its staff and elected officials – which the Village can continue to build upon to strengthen the community identity and economic success. Many commented on the idea of a live/work/play environment to attract and retain people and businesses in the Village. Using community feedback, a well-defined economic development strategy and vision can be created to help the Village leverage its many strengths and address its weaknesses.

SUMMARY OF STAKEHOLDER INPUT AND RECOMMENDATIONS

STRENGTHS/STRONGEST ASSETS	CHALLENGES/AREAS FOR IMPROVEMENT*
Location	Review/approval processes can be lengthy
Interstate access	Lack of sufficient good hotel/dining options within the Village
Proximity to O’Hare airport	Lack of a cohesive vision/identity as a whole for the Village partly due to lack of a town center
Close to different labor markets	Challenges/limitation of Pace access and last mile commute (sidewalks, bus shelters)
Pro-development/pro-business	Some roads need maintenance and improvements
Economic development and planning staff	Power outages have been a concern for a few businesses
Village Board	
Availability of sites/space	
Diversity of businesses	
Natural/recreational resources	
Community-minded	
Affordable place to live	
Generally well-kept and attractive	

* Many of the areas identified for improvement have seen progress for the better over the years since the initial economic development strategic plan in 2005. The comments are subjective feedback and were reviewed as such when creating the plan of action.

ONLINE PUBLIC SURVEY

In October 2021, staff conducted an online public survey seeking input on the perception of the Village, ways the local economy should develop, and top economic development priorities with additional optional demographic questions. 165 respondents, mostly Hoffman Estates residents, gave a wide variety of answers where the following trends and themes emerged:

- More than 70% of respondents felt the Village was **"Very or Somewhat Business Friendly."**
- The top-ranked economic development priorities included: 1. Business Retention and Expansion; 2. Business Attraction; 3. Small Business Development; and 4. Workforce Development and Real Estate Development.
- The main goal for how the local economy develops was to focus on increasing Village revenues, with a majority believing that an improved quality of life also has importance.
- When asked to describe where the Village is located, 42% of respondents said the **"Northwest Suburbs of Chicago,"** 13% stated it was **"Near Schaumburg,"** and an additional 13% said it was **"Near O'Hare."**
- As it relates to the future of the Village, 21% of respondents were optimistic about new business development and attraction efforts, 11% were optimistic about the leadership, and 9% were optimistic about the Bell Works Chicagoland project. Conversely, 16% were concerned about crime, 10% about rising residential taxes, and another 10% were concerned over the amount of vacant retail and office space.
- When asked what differentiates Hoffman Estates from neighboring communities or makes Hoffman Estates unique, the terms **AFFORDABLE, SPREAD OUT, DIVERSE,** and **NOW ARENA** were the top answers.



- Finally, when asked if there were any businesses they would like to see in town the most popular answers were **"common grocery stores"** as opposed to high-end, "smaller businesses," and smaller owned restaurants".

These three data sources assisted in drafting the following plan and path forward for economic development efforts in the Village of Hoffman Estates.

PLAN

Using the background data, stakeholder input, and standard economic development practices, nine strategies are identified to guide Village efforts in the coming years. These initiatives address how the Economic Development Division and the Village can engage with businesses, developers, site selectors, brokers, residents, and visitors in a proactive and customer-centric manner. The goal of each strategy is to encourage forward-thinking approaches to development and to improve the overall business climate of the Village. Each section specifies the **GOAL, OPPORTUNITIES AND CHALLENGES** related to the strategy, **IMPROVEMENT ACTIONS, OUTCOMES** and **KEY PARTNERS** involved in executing the strategy. The strategies all have importance and efforts should be made to carry them out equally:

1. **ATTRACTION & RECRUITMENT**
2. **BUSINESS RETENTION & EXPANSION (BRE)**
3. **FOREIGN DIRECT INVESTMENT (FDI) STRATEGY & TARGETED INDUSTRY CLUSTERS**
4. **HOUSING**
5. **MARKETING AND COMMUNICATIONS**
6. **QUALITY OF LIFE AND PLACEMAKING**
7. **SMALL BUSINESS DEVELOPMENT**
8. **TOURISM**
9. **WORKFORCE DEVELOPMENT**

Several unifying objectives underpin each strategy and rather than creating a separate strategy those objectives are interwoven into the improvement actions, they include improving transportation into and around the village, encouraging sustainability, and utilizing innovative technologies.

In addition to the twelve strategies, this plan includes **Appendix B**, which addresses incentive guidelines for the Village to participate in development to bring about a public good.

1. ATTRACTION AND RECRUITMENT



Attracting and recruiting new investments to the community should supplement both the Business Retention and Expansion (BRE) and marketing and communication strategies by diversifying the tax base and complementing the existing businesses and residents. The focus should be on relationship building, effective marketing, superior customer service, and the timely response to brokers and site selectors assisting in corporate location decisions.

GOAL: *Attract new investment to the community, which will grow and diversify the tax base to improve the economy and quality of life for all businesses and residents. Focus attraction efforts on businesses that provide living-wage jobs or align with the skills of the residents within a 30-minute drive of the Village.*

EMERGING OPPORTUNITIES & CHALLENGES

OPPORTUNITIES

- **In-Person Events** – Coming out of the COVID-19 pandemic, in-person events are happening again whereby relationships with brokers, site selectors, and company executives can be established and/or fostered to attract new investment.
- **Location** – As is often stated, location matters, and the public survey confirmed that many people associate Hoffman Estates with being near O'Hare Airport and in the northwest suburbs of Chicago along I-90. Additionally, a Pace bus rapid transit Park-n-Ride facility was built at I-90 and Barrington Road with improved accessibility to this station.
- **Affordability** – Hoffman Estates is relatively affordable with an average cost of living index and a diverse range of housing options for all employees in a company. While affordable, residents have access to great services and a high quality of life.

CHALLENGES

- **Lack of Identity** – Both the focus groups and the public survey identified a lack of identity as Hoffman Estates is a fairly large community and very spread out. Finding ways to unify the businesses and residents as one Village is a challenge.
- **Perceptions** – There is a perception that Hoffman Estates is far away from the business activity of Chicago, taxes are constantly rising, crime is an issue, or that the development process takes longer time other communities. Perceptions are not always reality but are important to address.





IMPROVEMENT ACTION

- 1a Market the nearly 900 acres of available vacant land by updating available property websites hosted by the Village, Costar, and the state of Illinois.
- 1b Develop and manage branding and marketing materials that appeal to targeted prospects.
- 1c Work as the liaison to companies and investors coming to town and assist in navigating the entitlement and approval process.
- 1d Target remote workers to build the resident and employment base.
- 1e Attend industry trade shows and events such as Innovating Commerce, Serving Communities (ICSC) shows, Association of Industrial Real Estate (AIRE) luncheons, and Site Selectors conferences to promote the Village and meet with potential investors.
- 1f Target specific companies which residents and other businesses have asked to bring to town and/or will generate desirable benefits, including new revenues for the community.
- 1g Develop a Foreign Direct Investment (FDI) strategy to attract international businesses.
- 1h Manage incentives to effectively attract businesses that align with the Village's strategic goals while being a responsible steward of the public tax dollars. Publicize the attached Incentive Guidelines to clearly state what would be considered for approval.

TACTIC: For larger projects considering incentives, consider hiring outside consultation

- 1i Utilize Public Private Partnerships to leverage private sector investments into more unique public places for the community.
- 1j Work with partner agencies to maintain and improve the transportation infrastructure as a key attractor for business investment. Analyze various sites for higher densities of automobile and truck traffic to ensure a proper placement of use and site.
- 1k Push to explore and use innovative technologies when attracting new businesses and investors to Hoffman Estates. Create a separate economic

development webpage with information readily available for site selectors and companies looking to invest in the Village. Update this page regularly with demographic data, promotional videos, virtual site tours, and news of activity in town.

TACTIC: Add GIS StoryMaps on the website to explain large development projects, TIF districts, and potential development sites.

- 1l Seek out a variety of land uses not prevalent in the Village to develop on greenfield or redevelopment sites so as to diversify the tax base and provide a more fiscally sustainable economy. Those uses could include but are not limited to speculative/flexible industrial buildings, data centers, multi-story warehouses, micro-distribution centers, modern multi-family, and mixed-use.

OUTCOMES

- Raise and diversify the tax base to support the community.
- Increase the number of small and privately owned businesses, grocery stores, entertainment, dining and hospitality, professional and medical offices, and industrial spaces (technology, food and beverage, medical, life sciences).
- New, living-wage jobs aligned to the skills of the community.
- Create unique public places which give identity to the community.

KEY TEAM & EXTERNAL PARTNERS

- Village Team Members: Village Board, Communications Manager
- Illinois Department of Commerce and Economic Opportunity
- Cook County
- Hoffman Estates Chamber of Commerce
- Commercial real estate brokers
- Trade Industry Organizations (ICSC, AIRE, RBA, Lambda Alpha)
- Site Selectors

2. BUSINESS RETENTION AND EXPANSION (BRE)



BRE is an essential action needed to retain businesses in the community and provide assistance for businesses to expand. An effective BRE program will identify hurdles and challenges for businesses and provide assistance to help a business increase competitiveness, add jobs, remain in the community, connect to new networks and survive economic difficulties in an ever-changing economy. Considering the current economic environment with high unemployment rates and labor shortages, BRE is a critical component of the Village Economic Development efforts.

***GOAL:** Build and maintain an effective BRE program that incorporates formal annual visits to larger employers and property tax generators as well as informal check-ins with owners, presidents and managers of all businesses. In order to provide an effective BRE program, it is required that communication is consistent, confidentiality is maintained, customer service is a priority, and business needs are addressed in a timely manner.*

EMERGING OPPORTUNITIES & CHALLENGES

OPPORTUNITIES

- **Economic Development Commission (EDC), Elected Officials and Staff as a BRE Team** – One duty of the Economic Development Commission is to assist with BRE visits. This is an opportunity to bring specific commissioners onto the BRE team, train them and stress the importance of confidentiality during the process. Building the team could free Village staff resources for other important work.
- **Technology** – Despite the challenges brought about by the pandemic, the acceptance of using technology such as video conferences provides the Village with more efficient ways to help stay connected and conduct business visits when in-person visits may not be feasible.

CHALLENGES

- **Consistency** – The Village has had some form of a BRE program since the mid-2000s. However, keeping the program consistent has been difficult with limited staff time devoted to economic development efforts as the outreach, meetings, and follow-ups demand several hours per formal visit or call.
- **COVID-19** – The pandemic has created several challenges to on-site business visits and informal networking events. Creative ways were found to maintain the BRE program but not at a meaningful level.
- **Meeting with Decision Makers** – As many of the larger businesses in the Village are national or international companies, they do not all have the CEO, owner or key decision maker on site. As such, visits are often with the site manager or a mid-level management position who is still subject to higher authority when it comes to business location and investment decisions.

IMPROVEMENT ACTION

- 2a Reestablish the formal BRE visit program by consistently meeting with larger and more prominent employers on a scheduled, triennial basis.
- 2b Periodically survey businesses to track common trends impacting their operations in order to better inform potential program and policy changes.
- 2c Promote multicultural business incubation for companies from other countries to access U.S. markets.
- 2d Implement strategies for businesses to retain and attract skilled workers.



- 2e Annually host networking opportunities/events for community business leaders to promote effective, informal communication.

TACTIC: Schedule CEO Roundtables, Business Appreciation Happy Hours, and other such events

- 2f Continue to participate in and support the Chamber and its events to connect with small and medium-sized businesses.
- 2g Identify stage two companies who have grown past the startup phase but have not yet grown to maturity that may be poised for growth and assist in bringing them to the next level.
- 2h Continually communicate to the business community through various mediums like social media, direct email, letters and live events, especially to share important Village news and events.
- 2i Improve the transportation connections throughout the community and to surrounding areas to assist efficient employee access to employment centers.
- 2j Promote the C-PACE program through Cook County to finance sustainable building improvements.



OUTCOMES

- Create and retain jobs
- Identify red flags and at-risk companies
- Establish and build ongoing relationships with community businesses
- Benchmark industry data for future survey and/or marketing
- Increase investment from existing businesses

KEY TEAM & EXTERNAL PARTNERS

- Village Team Members: Village Board, Economic Development Commission, Village Manager
- Illinois Department of Commerce and Economic Opportunity

- Cook County Bureau of Economic Development
- Hoffman Estates Chamber of Commerce
- ComEd
- Nicor
- School Districts
- Community Colleges (Harper & ECC)
- Greater Chicagoland Advanced Manufacturing Partnership (GCAMP)
- Next Level Northwest (NLNW)
- Chicago Cook Workforce Board
- C-PACE Lenders

3. FDI STRATEGY & TARGETED INDUSTRY CLUSTERS



Foreign Direct Investment (FDI) is the process of foreign capital flowing into a community. Creating and executing an FDI strategy will grow the economic base, broaden the local employment opportunities, and create a more resilient community. There are several ways to attract foreign investment/companies. The most common is to focus on companies already planning to enter the U.S. market or continue U.S. investment by locating another North American facility in the community. In conjunction, focusing on companies that are part of a cluster of firms with related business activities, customers, suppliers or competing businesses in the same sector is another way to attract foreign investment/companies.

GOAL: *Grow the economic tax base through new international investment and improve services to the existing industry clusters in order to attract more businesses within the same cluster.*

EMERGING OPPORTUNITIES & CHALLENGES

OPPORTUNITIES

- **State Trade Missions** – Intersect Illinois, the state’s business attraction arm, travels to several foreign countries each year on trade missions. The Village always has the opportunity to attend those if they align with similar targeted industries and foreign countries who have already invested in Hoffman Estates.
- **Midwest Consul Generals** – Nearly all of the Midwest offices of foreign consul generals are located in the Chicago area. This allows the Village to build relationships with the governments and business promotion advocates of other countries.
- **Existing Clusters** – According to the background data collected, the Village has business clusters of advanced tool manufacturing, food & life sciences, and health and legal services. There are great opportunities to build on these sectors.

CHALLENGES

- **Labor Market** – There is a limited labor pool in the area so when adding competing businesses within a cluster, the existing businesses feel a tightening of the job market available to them.
- **Available Resources** – With limited available time and money, it is difficult to travel abroad on several trade missions. Therefore, thoughtfully partnering with other organizations to maximize those missions is critical.





IMPROVEMENT ACTION

- 3a Create and implement a marketing plan to promote the existing clusters and attract clients and customers of the vertical supply chain for those clusters.
- 3b Work with transportation agencies to improve connections, via I-90, public transportation and hotel shuttles, to O'Hare International Airport as a key connector to other countries.
- 3c Meet bi-annually with the existing clusters as a group to improve services and connectivity.
- 3d Enter into sister city relationships with cities in Japan, German, Switzerland, Korea and/or the UK as a number of companies within Hoffman Estates are headquartered in those countries.

TACTIC: Go on one or two trade missions to these countries.

- 3e Meet with foreign consul generals annually to promote Hoffman Estates as a great place for businesses from their countries to invest.

OUTCOMES

- Attract new jobs, businesses and revenues in targeted industries
- Increase communication and visibility with industry clusters
- Increase investment from foreign-owned companies

KEY TEAM & EXTERNAL PARTNERS

- Village Team Members: Village Board, Communications Manager, Planning and Transportation Division
- Intersect Illinois
- Illinois Department of Commerce and Economic Opportunity
- GCAMP
- Illinois Manufacturing Excellence Center
- SelectUSA
- SelectChicago
- Hotel Owners and GMs



4. HOUSING



Hoffman Estates has its history as a bedroom community to Chicago dating back to the mid 1950's, post WWII. As the community builds out to be self-supporting with more jobs, recreation and industry the housing continued to develop with a majority of subdivisions focused on single-family detached homes. Some multi-family complexes or condo projects were built in the 70s and 80s but in large part the development from the 90s through the 2010s were traditional suburban subdivisions with varying price points. It's time to encourage new products with new amenities that appeal to a new generation of residents. This is because it's important not only for residents but for potential tourists as well as employers who rely upon a quality, diversified workforce living nearby.

***GOAL:** Increase the diversity and supply of attainable, desirable housing for all.*

EMERGING OPPORTUNITIES & CHALLENGES

OPPORTUNITIES

- **Prime Infill Sites** – Owners of sites near I-90 and Barrington Road are open to converting outdated space to new multi-family or townhome products. This includes Bell Works, Barrington Square Town Center, and other sites along Hassell Road. These sites are all within close proximity to Pace Park-n-Ride bus rapid transit station to improve transportation connection in and around the community.
- **1,000 Acres of Greenfield** – The Village still has nearly 1,000 acres of vacant property to be developed. This is a great opportunity to diversify the housing stock.

CHALLENGES

- **Housing Availability** – The current residential housing market is very active. Home prices on average, as of the end of 2021, are selling over asking price and in less than 15 days on the market. Therefore, if someone is looking to move to the area it's very difficult to find any homes, much less the home they desire.
- **Multifamily Hole in the Donut** – Hoffman Estates has not had new multifamily housing built in over 30 years whereas neighboring communities have welcomed new units. As such, employees of companies cannot always find a place to live that meets their needs if they want to rent a modern housing unit. Additionally, the multifamily vacancy rate in Hoffman Estates is only 2.9% meaning there are few available units for someone looking to move into the community as a renter.



IMPROVEMENT ACTION

- 4a Seek out new residential developments, especially rental multifamily and townhomes, which will help diversify the existing housing market to provide for a wider range of housing needs.

TACTIC: Work with developers and the special needs community to develop a housing option for those adults looking to live on their own in their community.

- 4b Work with Village Planning and Code Enforcement staff to ensure thoughtful development patterns continue and the community has safe and well-maintained buildings and properties.
- 4c Work with Planning and Transportation staff to ensure all residents have safe, adequate transportation access to major hubs, attractions and employers.
- 4d Continue to take inventory of and improve the services the Village provides to residents and businesses (police, fire, health and human services, public works, and engineering).

OUTCOMES

- A wider housing availability (conditions, cost and choice)
- Newer multi-family product

KEY TEAM & EXTERNAL PARTNERS

- Village Team Members: Planning Division, Code Division
- Residential and Commercial Developers



5. MARKETING AND COMMUNICATIONS



Effective forms of communication and marketing are primary aspects of developing a growing community. Communication allows for the private and public sectors to collaborate and bring about growth in the local economy. Superior marketing, when performed effectively, reaches the desired audience and achieves desired results.

GOAL: *Effectively market the Village to increase awareness of strengths and attract new growth while communicating pertinent information to the existing businesses and residents.*

EMERGING OPPORTUNITIES & CHALLENGES

OPPORTUNITIES

- **Vacancies** – Having vacancies gives Hoffman Estates opportunities to market that will catch consumers' attention to possibly establish business in the community.
- **Communications Manager** – The Village recently created a Communications Manager position to implement strategies for the branding, social media usage, and overall communications and marketing of Hoffman Estates.
- **TIF Districts** – The Village has several TIF districts with a positive fund balance to use for marketing of current projects and development-ready sites.

CHALLENGES

- **Lack of a vision/identity** – Rather than having an identifiable area, the community is divided geographically into three areas by a highway and many acres of open space. This fact, combined with a large number of overlapping taxing bodies, makes defining exactly where and what Hoffman Estates is as a community a challenge. When a community lacks an identity it often makes it difficult for effective marketing and branding to occur.
- **Audience** – The Village has several audiences but cannot target all with one campaign. There are also potential audiences that the Village does not yet know, such as which business types would best improve the Village's EAV. A successful marketing plan requires the identification and prioritization of target audiences.
- **Funding** – Effective marketing campaigns often come with a high price tag. While the Village has positive fund balances in its TIF district accounts, these funds are earmarked for specific use. The Village may identify marketing needs that fall outside of this funding.

- **Measuring Return on Investment (ROI)** – ROI is the traditional means of measuring the success of a marketing campaign in the private sector. Because the Village's "product" is Hoffman Estates as a location and community, there is not a tried and true way to measure how advertising dollars return to the Village. Determining which metrics to use for measuring success will be a challenge.

IMPROVEMENT ACTION

- 5a Create and update an annual marketing plan by determining the audiences, messages, budget, and the most effective tactics to reach the desired audience(s).
- 5b Plan events connecting the Village Board, businesses, and the Hoffman Estates Economic Development Division with one another.
- 5c Refine the brand identity of Hoffman Estates Economic Development to showcase the Village.
- 5d Schedule regular social media and other content to stay relevant and "on the newsfeeds."

TACTIC: Consider the use of targeted advertising on social media, where appropriate

- 5e Publish and promote a quarterly economic development eNewsletter.
- 5f Collaborate with partners to reach desired audiences and communicate Village offerings and advantages.



5g Plan and budget funds to be prepared for unanticipated new technology opportunities that may arise during any given year. Do not hesitate to implement pilot or try programs with new technology as a cost-effective way to make advancements.

TACTIC: Utilize drones for site tours, 3D imaging photography, virtual meeting software, new social media tools, video production, and other new ideas to promote, connect, and collaborate with community patrons and future investors.



OUTCOMES

- Increase awareness of programs, initiatives and development news.
- Increase number of informed businesses who engage with the local community through participation at events, sharing on their social media or positively promote the community.

KEY TEAM & EXTERNAL PARTNERS

- Village Team Members: Communications Manager, Multimedia Production Manager
- Illinois Department of Commerce and Economic Opportunity (DCEO)
- Hoffman Estates Chamber of Commerce
- Daily Herald beat writer
- Trade associations (ICSC, AIRE, GCAMP, etc.)
- Trade publications (Bisnow, REJournals, France Media, Site Selectors Magazine, etc.)
- Outside Consultants
- Local businesses



6. QUALITY OF LIFE AND PLACEMAKING



Quality of life encompasses many intangible aspects of economic development but are needed to have a vibrant, inclusive, desirable community; these characteristics of a community make it distinctive from other places and attractive as an area to live, work and visit. Through the interviews, focus groups, and public survey process, Hoffman Estates was able to determine a key concern: a lack of a unifying place and hometown community. Proper placemaking includes enhancing the look, feel and function of the community on a day-to-day basis for the employees and residents. Additionally, aspects of a desirable community include a strong education system, a variety of modern housing options, a well-planned and maintained physical environment, reliable public services, transportation access, safe neighborhoods, a variety of arts and cultural opportunities, affordable personal tax conditions, top-level medical facilities and services, and a diversity of recreational facilities and opportunities. These characteristics are important not only for residents but for potential tourists as well as employers who rely upon a quality workforce located nearby.

***GOAL:** Enhance the health and well-being of people and businesses, as well as the natural and built environment by facilitating connections, providing spaces to prosper, nurturing community engagement, and fostering a greater sense of commonality.*

EMERGING OPPORTUNITIES & CHALLENGES

OPPORTUNITIES

- **Diversity** – With a higher than average ethnically diverse population as seen Exhibit B, the Village has many cultures and ethnicities present. To celebrate this, events can be created which recognize and celebrate all cultures and races.
- **Aging Commercial Developments** – As many properties are reaching an age when the original buildings may no longer be the highest and best use of the land, opportunities are created for redevelopment plans that can enhance the community with modern and more desirable land uses.
- **Culture/Arts/Entertainment** – In addition to having a diverse array of assets within the community, being located in the Northwest Suburbs along the I-90 corridor, just 45 minutes west of downtown Chicago, allows easy access to many entertainment venues, cultural locations, museums, a wide variety of arts and other amenities in the region. The Village should

continue to tout availability of local as well as regional assets as part of efforts to communicate to prospective businesses.

- **TIF Districts** – The Village has 5 TIFs which can be leveraged to fund key placemaking projects.
- **Recent Area Planning Efforts** – The recently approved Western Area and Barrington Road I-90 Sub Area Plans offer land use change and redevelopment scenarios that can be used as a guide to direct redevelopment and public investment in a way that promotes placemaking.

CHALLENGES

- **Taxes** – Personal taxes, ranging from income and property tax to sales or food and beverage tax, are perceived to be high and raise the cost of living. While very little can be done at the State or County level to change tax rates, efforts can be made to improve the quality of life so the cost of living is rewarded.

- **Financial Constraints** – Revenues dropped during the pandemic for both public and private sectors and inflation is on the rise. Due to this, some entities may be reluctant to spend money creating spaces which don't have a direct Return on Investment (ROI) or impact to the fiscal bottom line.
- **Economic Uncertainty** – Current and near-term supply chain issues, as well as uncertainty in several areas of the economy present challenges both for investment and construction of new projects.
- **Midwest Weather** – Chicago is consistently in the middle or near the bottom of the list for US cities with the most days of sunshine. Seasonal temperature and precipitation fluctuations can present a variety of uncomfortable weather periods. As the weather can effect one's mood, this has an impact on the quality of life. One way to differentiate from many sunnier climates is to celebrate all four seasons experienced in Hoffman Estates.



IMPROVEMENT ACTION

- 6a Work with the NOW Arena staff on the existing events that celebrate cultures and offer a variety of entertainment options to maximize their outreach and attendance.
- 6b Connect with other governing entities to create inclusive community festivals that engage existing businesses and their employees.

TACTIC: Create a Japanese Festival or Indian Festival

- 6c Work with Village Planning and Code Enforcement staff to ensure thoughtful development patterns continue and the community has safe and well-maintained buildings and properties.
- 6d Support operations and relationship of St. Alexius Medical Center as a health provider to the community and an attractor of more medical offices and jobs.
- 6e Continue to take inventory of and improve the services the Village provides to residents and businesses (police, fire, health and human services, public works, and engineering).
- 6f Promote and support the Park District and Forest Preserve amenities and activities.
- 6g Work to implement the economic development recommendations of the Sustainability Plan.

TACTIC: Promote the Green Business Recognition Program and get 10 companies a year to apply.

- 6h Work with retail owners to create a walkable and inviting retail experience that includes public gathering spaces.
- 6i Seek public/private projects which mix uses to create great public spaces that impact quality of life.

TACTIC: Redevelop the Poplar Creek branch between I-90 to Higgins Road into an open creek asset with amenities for neighboring properties.

- 6j Explore micro-grant opportunities to encourage individuals, private developers and community organizations to create placemaking projects.
- 6k Modernize older, functionally-obsolete buildings that can engage in recreational and cultural projects.
- 6l Work with developers of all land uses to foster construction of well-connected projects for residents, employees, visitors.

OUTCOMES

- A better place to live, according to residents.
- Improve the cost of living
- Raise the quality of life for residents and employees.
- Decrease office, retail and industrial vacancies.
- Create an identity for Hoffman Estates or the various sections of town.

KEY TEAM & EXTERNAL PARTNERS

- Village Team Members: Communications Manager, Tourism Director, Planning & Transportation Division, Code Division, Village Event Commissions
- Hoffman Estates Chamber of Commerce
- Hoffman Estates Park District
- All School Districts within Hoffman Estates
- Cook County Forest Preserve District
- NOW Arena Staff
- Amita St. Alexius Medical Center
- Private Developers



7. SMALL BUSINESS DEVELOPMENT



Small businesses comprise nearly half of the business economy within the United States and nearly all of the 1,400+ businesses in the Village are smaller and privately-owned, according to the Small Business Administration's definition. Their business category hires the most employees of the more than 39,000 daytime population within the Village and are almost always local, with owners investing in and growing the community. A recent public survey of residents shows the desire to focus on small business development in order to have a more diverse business culture. The survey also revealed a desire for more local jobs and a deeper sense of community, both of which can be developed with a robust small business environment.

GOAL: Foster an environment for small business growth to enhance the diversity and competitiveness of the local economy. This can be done by improving communication to small businesses, increasing services and incentives for growth, assisting with marketing and promotions, and by targeting new sectors to broaden business diversity.

EMERGING OPPORTUNITIES & CHALLENGES

OPPORTUNITIES

- **Vacancies** – Although vacancies may be detrimental to communities, it also opens opportunities for newer businesses to take the space. Hoffman Estates has many vacancies in both retail, office, and on occasion, restaurants. This is a great opportunity as it is a lower barrier of entry to a new small business entrepreneur.
- **Diverse Population** – While attempting to attract a diverse business sector, the diversity of population assists to serve them as customers, employees, and entrepreneurs with new ideas.
- **Existing Accelerator** – Hoffman Estates is part of the Next Level Northwest business accelerator which is designed to assist stage 2 companies with free, one-on-one coaching to create growth plans.

CHALLENGES

- **Working on the Business, Not Just in the Business** – Small business owners often have trouble with overall operations. Thus creating a challenge to find owners who are willing to put the time and effort in to improve the overall operations (policies, procedures, administration, payroll, HR, etc.) of businesses.
- **Governmental Relationships** – Small business owners who are of different cultures where there is a lack of government assistance, are often hesitant to believe in the government's ability to promote business growth. Overcoming this barrier will result in new opportunities for smaller privately-owned corporations.
- **Labor Shortage** – The labor shortage has made it difficult for smaller businesses to attract and retain workers considering they are not able to provide as many benefits, flexibility, and higher compensation compared to larger corporations.





IMPROVEMENT ACTION

- 7a Continue to support Next Level Northwest as an option for small business growth. Encourage companies to apply.
- 7b Utilize TIFs and other tools to create strategic incentives that will encourage private sector investment into new small businesses.

TACTIC: Within TIF Districts, create matching façade and business improvement grants or revolving loan funds.

- 7c Investigate use of CDBG funds for economic development purposes.
- 7d Encourage and work with shopping center owners to create temporary pop-up spaces in vacancies for new entrepreneurs.
- 7e Create a pro-entrepreneur market by exploring the establishment of a business incubator, especially reaching out to those recently retired who may be looking to start a second career.
- 7f Meet with external team members to build relationships and understand their resources for the small business community.
- 7g Promote and distribute small business resources in formats that effectively reach their target audiences. Serve as a local clearinghouse to bring together varied resources and provide direct access for to Village businesses.



OUTCOMES

- Net positive small business creation
- Individual small business growth and expansion
- Increase diversity of small business industries
- Heighten the level of partnerships and resources for small businesses

KEY TEAM & EXTERNAL PARTNERS

- Village Team Members: Village Clerk, Village Manager, Communications Manager
- Hoffman Estates Chamber of Commerce
- Next Level Northwest
- Small Business Development Centers
- Small Business Administration – Local Representatives
- Local Banks & Financial Institutions
- Commercial Brokers



8. TOURISM



While tourism is not always a traditional part of economic development, it remains an important part of the Hoffman Estates' economy with the Village being one of the only municipalities in Illinois with a dedicated Tourism Office that's not part of a Convention and Visitors Bureau (CVB). In 2019 (pre-pandemic), Illinois was in its 8th year of record tourism rates. When travel stopped due to COVID, hotels, restaurants and attractions were forced to pivot to find new sources of revenue. As of Q1 2022, while the leisure traveler has come back to a large degree, the corporate traveler has not.

During 2008, the Village created a Tourism Office to maximize revenue opportunities from demand generators. The NOW Arena has grown to become the largest producer of hotel stays, generating occupancy to the area hotels. The importance of tourism is demonstrated by the considerable tax revenues generated from the 9 Hotels with 1,300 rooms, 80+ restaurants, multiple banquet facilities, entertainment venues, and more in Hoffman Estates.

***GOAL:** Promote regional tourism through the creation of specialty programs and strengthening relationships with the hospitality industry.*

EMERGING OPPORTUNITIES & CHALLENGES

OPPORTUNITIES

- **NOW Arena** – The Village owns the NOW Arena, an 11,000 seat venue, which can host anything from sporting competitions to concerts and family shows, as well as a variety of custom gatherings/events. This is the biggest demand driver of room nights within Village hotels. The Arena has also developed an outdoor amenity, The Hideaway Brew Garden that offers a unique venue featuring locations suitable for weddings and corporate gatherings as well as hosting weekend events featuring live entertainment.
- **Travel Options** – Three international airports are within 60 minutes from Hoffman Estates and the Village is bisected by I-90 and several regional State/County roads. The recently added Pace express bus Kiss-n-Ride brings guests quickly and affordably to/from O'Hare Airport and downtown Chicago. Travel options such as these make the area ideal for Midwest regional conferences, tournaments, and events that will bring in many new visitors.

- **Youth Sports** – Youth sports has been a growing tourist sector for a decade. The NOW Arena has become a welcome location for youth, collegiate and Olympic level sports competitions. The Tourism Office, acting as a complimentary housing authority, gives Hoffman Estates an advantage by providing a one call effort to book and plan these types of events. Given the access and central location within the country, event planners appreciate the hospitality and affordability we can provide.

CHALLENGES

- **Corporate Travelers** – In 2022, COVID restrictions continue to impact local and international business travel such that the corporate traveler has relied on digital visits rather than in-person site visits. Therefore, solely relying on this traveler mid-week may no longer work for hotels and restaurants. Continued promotion of the local hotel amenities and “duty of care” of their guests will be critical to their bounce back from the recession.

- **Competitive Market** – While Hoffman Estates has 1,300 rooms, the market has 30,000 rooms between the Schaumburg, Elgin, Rockford and O'Hare markets. Because of this, hotels need to be dynamic and aggressive with sales efforts as the corporate and leisure events alike have many options within a 60 minute drive.
- **Hotel Turnover** – The hotel industry was hit the hardest during COVID-19 and has been the slowest to recover. As a result of many factors, turnover in the ownership and management of individual hotels is higher than usual. Professional hotel staff was furloughed during the pandemic. Hotels continue to struggle with lower occupancy resulting in lower revenues available to rehire key positions.

IMPROVEMENT ACTION

- 8a Continue to bring new event opportunities that will yield occupancy to the NOW Arena and area attractions such as Bell Works. Then assist



as a complimentary housing authority for these events and work with local hoteliers to ensure they capture those room nights.

- 8b Maintain relationships with regional and adjacent CVBs (MEET Chicago NW and Elgin/Fox Valley CVB) to keep NOW Arena top of mind as an active option. Collaborate on drawing regional event opportunities.
- 8c Monthly visits to all hotel GM and Sales Leaders to educate them on Hoffman Estates market changes and ensure they are capturing as many leads from local events.
- 8d Maintain the VisitHoffman.com tourism website.

TACTIC: This is a static site now but it could be energized with a professional redesign then promoted on google and social media.

- 8e Support local events and encourage festivals which span multiple days, possibly focused on youth sports, food, local small businesses or manufacturers, and the Bell Works Chicagoland campus.
- 8f Work closely with HE Park District to identify Tournament opportunities and create sponsorship opportunities to help offset tournament costs by negotiating hotel rebates when the event controls lodging.
- 8g Work closely with area park districts and banquet facilities to draw social group room blocks such as wedding and cultural events.



OUTCOMES

- Increase hotel, food & beverage, entertainment, and other tax revenue
- Increase average hotel occupancy rate
- Improve online reviews and tourist feedback

KEY TEAM & EXTERNAL PARTNERS

- Village Team Members: Tourism Division, Communications Manager
- NOW Arena Staff
- Hotel owners and GMs
- Hoffman Estates Park District
- Bell Works Chicagoland
- Nearby regional CVBs



9. WORKFORCE DEVELOPMENT



Workforce development is a people-first approach to upskilling workers for long-term success. A decade ago the term “Workforce Development” was a whisper primarily in the manufacturing sector as their employees were retiring and there was no pipeline of young workers ready and skilled to take their place. Five years ago the term was a battle cry in that industry. Now, since the start of the pandemic, with unemployment rates in the United States fluctuating, the term is relevant to every sector as a labor shortage threatens the growth and vitality of many businesses. Some of the shortage is due to COVID-19, but also to employees desiring a career change or retiring early as a greater emphasis is being placed on personal quality of life factors versus being dedicated to a career. Communities and businesses have struggled more than ever to find ways to hire and retain qualified laborers. Support and facilitation to promote workforce training and access, especially for the manufacturing sector was seen as critical by many stakeholders interviewed. Alongside businesses, the Village can assist the community with the proper tools to grow and foster an environment of gainful employment, meaningful educational opportunities, and quality of life and place.

***GOAL:** Create economic prosperity for individuals and businesses by fostering a culture of workforce development, focusing on integrated programs and long-term goals with development of human capabilities at the center.*

EMERGING OPPORTUNITIES & CHALLENGES

OPPORTUNITIES

- **Adaptable Education System** – The primary and secondary education districts have shown adaptability to work with private sector businesses to create curriculum around cultivating capabilities needed for gainful employment. Harper College has also created programs and apprenticeships in response to the private sector employment gap. This system, with the higher levels of education by residents, opens the opportunity to upskill the current labor market.
- **Robust Support System** – The Chicago area has a strong workforce training support system for businesses and potential employees. From GCAMP to the local workforce board and the education system to availability of grant funding a structure is in place to facilitate and improve workforce development efforts.

CHALLENGES

- **Early Retirement** – The pandemic caused two groups of people to contribute to a workforce shortage: meaningful career seekers and early retirees. Many who were close to retirement decided they could leave the workforce early and retired. Others, who were working jobs where they did not feel fulfilled, quit those jobs in search of something more meaningful or a career that fit their new, pandemic lifestyle. As such, many employers were left with holes in their labor force without a solution to close the gap.
- **Declining Population** – While the population in Hoffman Estates slightly increased following the 2020 census, it's difficult to improve the workforce development issue when the area has more out-migration, which has



occurred in the Chicago metro area over the past three years. During COVID-19 employees began to switch their careers due to either pay or wanting something different. Either way those who are looking for jobs are demanding to be paid a certain wage that some businesses cannot afford compared to their competitors.

IMPROVEMENT ACTION

- 9a Engage with external partners to strengthen and promote workforce programs.
- 9b Connect businesses with workforce hiring and training resources and partner organizations.

Consider hosting a jobs board powered by a third party, like Getro, for all jobs within the Village or partner with surrounding communities to promote jobs in the northwest suburbs.

- 9c Support educational system initiatives, especially at the community college level, that connect student and business needs.
- 9d Explore possibility of using CDBG funds for economic development/ workforce programs.
- 9e Leverage industry expertise by working with established industry experts in the community.
- 9f Enter into intergovernmental agreements with neighboring communities to support workforce development efforts that may be sector specific.
- 9g Support programs which encourage training and learning in the flow of employment.
- 9h Encourage alternative modes of transportation amongst business owners and work with Planning and Transportation staff to ensure safe routes are in place equitably across the community to improve access for the workforce.

OUTCOMES

- Lower Employment Rate
- Lower Underemployment Rate

- Improve labor environment as measured by BRE visits
- Improve partnerships with partner agencies
- Increase awareness by residents of opportunities to work in the community

KEY TEAM & EXTERNAL PARTNERS

- Village Team Members: Village Board, Planning & Transportation Division
- Chicago-Cook Workforce Board
- GCAMP
- Harper and Elgin Community Colleges
- High School Districts within Hoffman Estates
- Illinois DCEO



EXHIBIT A

FULL EXISTING CONDITIONS REPORT

DEMOGRAPHIC AND MARKET ANALYSIS

In order to successfully plan for the future, it is important to have a thorough understanding of the current economic conditions in Hoffman Estates, as well as a general knowledge of the past path of the community. The following demographic and market analysis covers everything from population, ethnicity and educational breakdowns to a look at the housing market, consumer spending patterns in town and overall business statistics. Additionally, importance is placed upon knowing where Hoffman Estates compares to other similar communities so as to set goals for further economic and community growth. Two communities, Urbandale, IA and Dublin, OH, were chosen based on their similar population size, proximity to an urban core, their location within the Midwest having similar climates and a similar business environment.

The Village of Hoffman Estates has a population size of 52,530 with a median age of 38.6¹ with 51.22% being female and 48.78% being males.² Compared to Urbandale, Iowa and Dublin, Ohio who have populations of 43,441 and 49,037 a median ages of 38.3 and 40.1 and a median age of respectively.³

HOFFMAN ESTATES ⁴	
Ethnicity	Percentage
White	56.49%
Asian	24.21%
Hispanic or Latino	18.64%
Black or African American	4.71%
Other Race	10.73%
American Indian	0.53%

URBANDALE ⁵	
Ethnicity	Percentage
White	88.76%
Asian	4.49%
Hispanic or Latino	3.70%
Black or African American	4.00%
Other Race	0.73%
American Indian	0.15%
Native Hawaiian or Pacific Islander	0.19%



While Hoffman Estates is similar in population size, the ethnic breakdown is quite different. All three communities have a high percentage of those who are white, however Hoffman Estates has much higher percentages of residents who are of Asian and Hispanic and Latino descent.⁶

HOFFMAN ESTATES ⁷	
Educational Attainment (25+)	Percentage
Less than 9th Grade	4.42%
9th-12 Grade With No Diploma	3.80%
High School Graduate	18.44%
Some College or Associate Degree	25.53%
Bachelor's Degree	30.78%
Master's Degree or Higher	17.02%

URBANDALE ⁸	
Ethnicity	Percentage
Less than 9th Grade	2.13%
9th-12 Grade With No Diploma	2.32%
High School Graduate	16.81%
Some College or Associates Degree	29.82%
Bachelor's Degree	34.19%
Master's Degree or Higher	14.72%



When comparing education attainment, the percentages for higher education are quite similar. This could be due to each community being within close proximity to colleges and universities. For instance, Hoffman Estates has two community colleges — Harper College and Elgin Community College and Ambria College of Nursing within its boundary. Additionally, there are more than 30 universities, colleges and technical schools within the Chicago metro area.

1 (Compare Demographics, 2021)

2 (Compare Demographics, 2021)

3 (Compare Demographics, 2021) (Ranking by Median Age, 2021)

4 (Compare Demographics, 2021)

5 (Compare Demographics, 2021)

6 (Compare Demographics, 2021)

7 (Compare Education, 2021)

8 (Compare Education, 2021)

HOUSING AND INCOME ANALYSIS

As of 2019, there are 18,563 total housing units, 13,412 of which are owner occupied in Hoffman Estates with the other 5,151 units being rental properties or vacant. The median house is valued at \$283,300. Of those occupied households, the median household income is \$94,017 with a per capita income of \$42,238.⁹ Comparing Hoffman Estates to the rest of Illinois, who has a median household income of \$68,663, the Village is significantly above the state median.¹⁰

This table represents the average consumer spending within Hoffman Estates.¹¹

CONSUMER SPENDING	AVERAGE SPENT
Personal Care Products & Services	\$1,130.48
Vehicle Maintenance and Repairs	\$1,332.24
Education	\$2,379.98
Apparel and Services	\$2,676.68
HH Furnishings & Equipment	\$2,838.99
Support Payments/Cash Contributions/Gifts in Kind	\$2,881.64
Travel	\$3,293.91
Entertainment/Recreation	\$3,976.31
Food Away from Home	\$4,789.29
Food at Home	\$6,695.95
Health Care	\$7,409.38
Shelter	\$26,034.04



The tables shown below represent the percent of housing cost and rent cost based off of Household Income in 2021.¹² In the first table it is shown the housing costs of households based off Household Income and the amount of people. The second table represents rent as of Household Income and the amount of residents.

HOUSEHOLD INCOME	AMOUNT	PERCENTAGE
Less than \$10,000	556	3.14%
\$10,000 to \$14,999	189	1.07%
\$15,000 to \$24,999	793	4.48%
\$25,000 to \$34,999	865	4.88%
\$35,000 to \$49,999	1,838	10.37%
\$50,000 to \$74,999	2,636	14.88%
\$75,000 to \$99,999	2,712	15.31%
\$100,000 to \$149,999	4,067	22.96%
\$150,000 to \$199,999	2,066	11.66%
\$200,000 or more	1,995	11.26%
Median HHI (dollars)	\$91,917	
Mean HHI (dollars)	\$109,634	

HOUSING COSTS % OF HHI	AMOUNT	PERCENTAGE
Less than 20.0%	3,819	40.31%
20.0% - 24.9%	1,521	16.05%
25.0% - 29.9%	1,389	14.66%
30.0% - 34.9%	705	7.44%
35.0% or more	2,041	21.54%
Not computed	0	0%

RENT AS % OF HHI	AMOUNT	PERCENTAGE
Less than 15%	544	12.64%
15.0% - 19.9%	663	15.40%
20.0% - 24.9%	578	13.43%
25.0% - 29.9%	438	10.17%
30.0% - 34.9%	453	10.52%
35.0% or more	1,385	32.17%
Not computed	244	5.67%

9 (esri, 2021)
 10 (esri, 2021)
 11 (esri, 2021)
 11 (Compare Housing, 2021)



QUALITY OF PLACE AND LIFE

Hoffman Estates residents are part of some of the top school districts in the state as the Village is served by six different school districts each with their own unique features: The Community Consolidated School District 15 is the second largest elementary district within Illinois;¹³ Illinois School District u-46 has its own Dual Language program which allows students to learn a second language;¹⁴ The Community Consolidated School District 54 is ranked in the top 2% of districts nationwide in student growth;¹⁵ The Village is also home to Township High School District 211, Barrington Community Unit School District 220, and Community Unit School District 300.¹⁶

St. Alexis Medical Center Campus, part of the AMITA Health Hospital umbrella, is a 318-bed state-of-the-art facility offering surgical services, a Level III NICU, a Level II ER, access to top doctors in heart and vascular care, cancer care, women's health and more, and a 141-bed behavioral health facility. The hospital has been a staple in Hoffman Estates for more than 40 years and works closely with the business community to promote healthy living among employees and residents alike.¹⁷

With so much diversity in and around Hoffman Estates, the community is teaming with various cultural activities, events and recreational opportunities. The Village hosts a Celtic, German, and Hispanic festival each year with other commissions focused on cultural awareness, and generational groups such as senior citizens and the youth. Additionally, the community is near 16 different accredited museums celebrating all cultures.¹⁸ Even more so, the Village is home to 735 acres of park land, two community centers, three golf courses, state-of-the-art fitness center, two ice arenas, a family aquatic center, and 72 parks, all operated by the Hoffman Estates Park District. Another 4,000 acres of forest preserve, owned by the Cook County Forest Preserve District, is located within Hoffman Estates hosting more than 20 miles of bike and pedestrian paths.¹⁹

BUSINESSES

There is a robust business community within Hoffman Estates from machine tool manufacturers to office services, hotels to healthcare, and retail to restaurants. Hoffman Estates, has many services such as hotels, entertainment, and education to provide their residents and visitors. In fact, the service businesses in Hoffman Estates such as financial services, accountants, lawyers and more, make up 37.1% of the industries within the area.²⁰ Despite the labor shortage in 2021, there were 375 employees working in the 9 hotels containing 1,300 rooms, 658 people employed in entertainment, and even 1,629 people working in the food industry throughout the 86 restaurants and 5 grocery stores in Hoffman Estates.²¹

Retail accommodates nearly one third of the business sector in the Village with it being 30.4% of the total business percentage. In fact, Retail Trade has

12,036 employees out of the total 39,550 employees in the Village.

Even more so, Hoffman Estates has three key business clusters including machine tool manufacturers, food sciences, and a medical cluster around the hospital. Great manufacturing companies FANUC America, DMG Mori, Big Kaiser, NSK America, Bosch Rexroth, TRUMPF, Siemens Healthineers, and Bystronic make up the machine tool cluster while Silesia Flavors, Sensient Flavors and Tate & Lyle make up the food science cluster. Other companies such as CDK Global, Claire's Accessories, Leopardo Construction, Vistex, Omron, Planmeca, High Voltage Software, Clinical Computer Systems and WT Engineering are some top employers in town. Even though manufacturing represents many of the Village's top employers, it only completes 5.6% of the employee population with a total of 2,208 employees which speaks to

the high number of small businesses and concentration of entrepreneurs within the community.²²

When it comes to domestic and international travel, the Village has an advantage being close to three airports. Hoffman Estates is 20 minutes from O'Hare International Airport, 45 minutes from Rockford International Airport, and 60 minutes from Midway Airport.²³ Considering Hoffman Estates is home to many international companies, it is convenient to be so close in proximity to Airports with multiple flights around the world each day.

Industries- Hoffman Estates has a robust business community with over 1,400 companies ranging from machine tool manufacturers to office services, hotels to healthcare, and retail to restaurants. In fact, the service industry in Hoffman Estates, including health, legal and other

services, makes up 47.2% of the business sector and 37.1% of the employee population within the area. Retail comprises nearly one-fifth (18.6%) of the business sector in the Village.

Employment - Hoffman Estates has three key business clusters, including machine tool manufacturers, food sciences, and a medical cluster near the hospital. Even though manufacturing represents many of the Village's top employers, it only completes 5.6% of the employee population with a total of 2,200 employees. This speaks to the high number of small businesses and concentration of entrepreneurs within the community. Still, nearly 18% of the businesses in Hoffman Estates employ just over 7,100 people so there are many larger employers in town as well.

As many residents went on unemployment in April 2020 at the

13 (Our District, n.d.)
14 (About School District U46, n.d.)
15 (School District 54, n.d.)
16 (Schools, 2021)

17 (Amita Health St. Alexis Medical Center Hoffman Estates, 2021) <https://www.amitahealth.org/location/amita-health-st-alexius-medical-center-hoffman-estates>

18 (Compare Arts-Culture, 2021)
19 (About the Park District, 2021)
20 (esri, Business Summary, 2021)
21 (esri, Business Summary, 2021)

22 (Top Employers, 2021) (esri, Business Summary, 2021)
23 (Google, 2021)

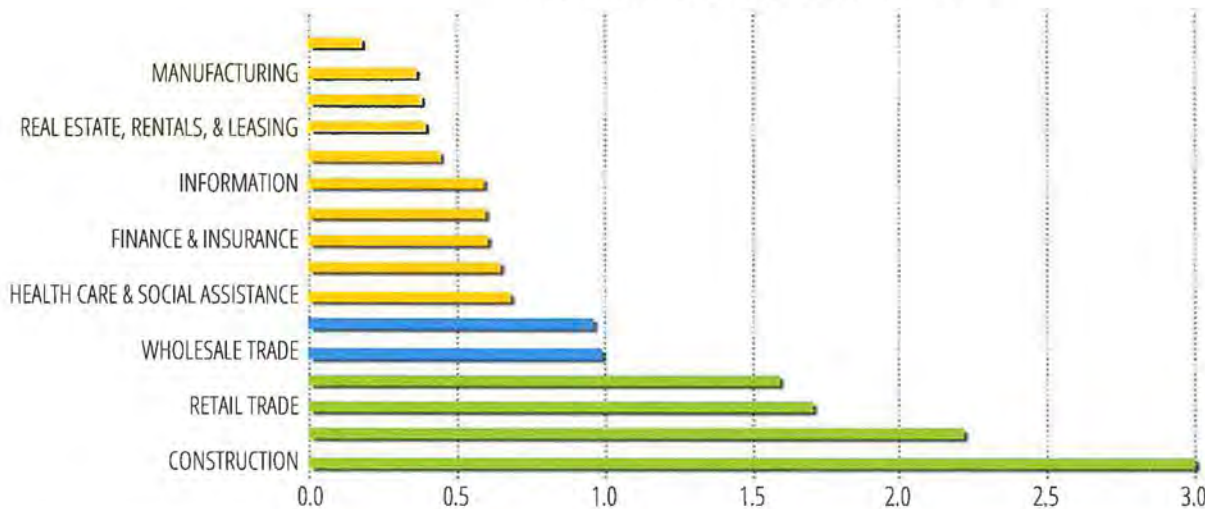
start of the pandemic, the unemployment rate spiked to 15%. When the economy began to recover, many employees did not return to work and businesses were faced with a labor shortage that continues as of the writing of this report. The unemployment rate has declined to 3.4% as of February 2022.

Location – When it comes to domestic and international travel, the Village has the advantage of being close to three airports. Hoffman Estates is 20 minutes from O’Hare International Airport, 45 minutes from Rockford International Airport, and 60 minutes from Midway Airport. Considering Hoffman Estates is home to many international companies, it is convenient to be so close in proximity to these significant international airports.

Location Quotient – Location quotient (LQ) is a statistical technique used to identify areas of competitive advantage within a community. LQ for a given industry is calculated as a ratio of employment in the community compared to the state and national levels. Furthermore, the measurement gauges relative business sector concentration, identifies underrepresented sectors, and indicates potential growth in specific sectors. An LQ greater than 1.000 suggests a local competitive advantage in that sector, whereas an LQ below 1.000 indicates a lower industry specialization as compared to the larger region. An LQ of approximately 1.000 implies the community is on par with the greater region for the specified business sector.

Hoffman Estates has a strong retail sector, as demonstrated by its above-average LQ of 2.249 compared to the State and 1.706 compared to the nation. Moreover, Hoffman Estates has a higher LQ for construction and mining compared to Illinois (4.326) due to the work from Leopardo Construction and Plote Construction, the latter also operating a mining quarry. The high concentration of construction business is also due to the many smaller, mom-and-pop-type mechanical, electrical, construction, and handyman companies in town. Additionally, health care and social assistance LQs are slightly above 1.000 compared to the State, with a wealth of medical care businesses surrounding St. Alexius Medical Center. Lastly, the professional, scientific and tech services sector is often a clear indicator of community economic health as it includes many types of jobs, but specifically the growing tech category. Hoffman Estates has an LQ of 0.807 within this sector when compared to Illinois, but an LQ of only 0.598 when compared to the country.

HOFFMAN ESTATES LQ VS. US



COMPARED TO STATE OF ILLINOIS (NAICS Codes)

CATEGORY	LQ
Construction	4.326
Mining	2.560
Retail Trade	2.249
Information	1.270
Health Care & Social Assistance	1.216
Unclassified Establishments	1.010
Professional, Scientific & Tech Services	0.807
Accommodation & Food Services	0.632
Manufacturing	0.625
Arts, Entertainment, & Recreation	0.621
Wholesale Trade	0.588
Educational Services	0.566
Public Administration	0.484
Other Services (except Public Administration)	0.384
Administrative & Support & Waste Management & Remediation	0.352
Agriculture, Forestry, Fishing & Hunting	0.264
Real Estate, Rental & Leasing	0.254
Finance & Insurance	0.206
Transportation & Warehousing	0.199

COMPARED TO STATE OF ILLINOIS (SIC Codes)

CATEGORY	LQ
Construction	3.081
Administrative & Support & Waste Management & Remediation	2.215
Retail Trade	1.706
Educational Services	1.592
Wholesale Trade	0.990
Mining, Quarrying, and Oil and Gas Extraction	0.963
Health Care & Social Assistance	0.680
Arts, Entertainment, & Recreation	0.647
Finance & Insurance	0.604
Professional, Scientific & Tech Services	0.598
Information	0.590
Other Services (except Public Administration)	0.444
Real Estate, Rental & Leasing	0.394
Accommodation & Food Services	0.380
Manufacturing	0.363
Transportation & Warehousing	0.178



REAL ESTATE AND LABOR

Office – As of Q3 2021, the Village of Hoffman Estates has 7.4 million square feet of office inventory. Office vacancy rates are unusually high due to COVID sending most people to work from home. Consequently, businesses have not renewed leases or expanded coming back from the pandemic and vacancy rates throughout Chicagoland remain around 14.5% whereas they typically sit around 12%. However, in the Schaumburg Area Office Market the vacancy rate is up to 24.9% and in Hoffman Estates alone it is at 34.3%. The higher vacancy rates in Hoffman Estates are due in large part to the majority of the Bell Works Chicagoland project having more than 1.5 million square feet of space available and the former Sears Campus, now owned by Transformco, has all 2.4 million square feet on the market. Other office parks and buildings, such as Greenspoint, Medcoa and Northwest Corporate Centre have made improvements in the past two years to increase occupancy and retain tenants.

Retail – The Village has 18 retail shopping centers and several more small retail strip buildings yet As of Q3 2021, there were 134 properties with retail space and 55 had some or complete vacancy. Those 134 properties total 2.6 million square feet of inventory with an 8.1% vacancy rate. This compares to the greater metro Chicago area which has a 6.2% vacancy rate. Several of the shopping centers are grocery-anchored by Mariano's, Jewel-Osco and Valli Produce while others are anchored by Target and still more have no large anchored and act as more of a neighborhood center.

CONSUMER SPENDING	AVERAGE SPENT IN 2021
Apparel and Services	\$2,676.68
Education	\$2,379.98
Entertainment/Recreation	\$3,976.31
Food at Home	\$6,695.95
Food Away from Home	\$4,789.29
Health Care	\$7,409.38
HH Furnishings & Equipment	\$2,838.99
Personal Care Products & Services	\$1,130.48
Shelter	\$26,034.04
Support Payments/Cash Contributions/Gifts in Kind	\$2,881.64
Travel	\$3,293.91
Vehicle Maintenance and Repairs	\$1,332.24

Industrial – Most of the 21 industrial properties, containing 1.5 million square feet, are older and do not have the higher ceiling clear heights most industrial and manufacturing users desire from a space today. Still, there is only a 0.9% vacancy rate in those industrial buildings. As of Q3 2021, 250,000 square feet of new speculative industrial was under construction. This represented the first new spec industrial construction in Hoffman Estates since the late 1970s. Accelerated by the COVID pandemic, industrial is the hottest real estate market across the country, especially in the Chicagoland area. Of the 1.1 billion square feet of industrial in the metro Chicago area, only 5.1% is vacant and another 18.7 million square feet is under construction.

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EXHIBIT B

ECONOMIC DEVELOPMENT INCENTIVES GUIDELINES

EXECUTIVE SUMMARY

The Village of Hoffman Estates, through the establishment of the Economic Development Strategic Plan (EDSP), provides economic incentives for business development within the Village where such incentives result in a desired public benefit and align with the goals of the Village Board of Trustees. Public benefits include, but are not limited to, the generation of revenue to the Village, including sales, food and beverage, entertainment, utility, property or other taxes; growing the tax base through redevelopment of underperforming properties; increase to surrounding property values; living wage job creation; and achieving community needs.

Economic incentives provided by the Village may include sales tax rebates, tax-increment financing (TIF) funding as allowed by state statute, support of Cook County special assessment incentives, other creative financial mechanisms, as well as non-financial benefits. These guidelines are adopted as part of the EDSP.

For purposes of these guidelines, a public benefit may be determined where the incentive achieves one or more of the following goals:

- Helps protect or increase the revenue and tax base of the Village
- Improves the physical environment and promotes further development
- Provides additional amenities and services to residents
- Enhances the Village's image
- Strengthens the economically viable of the Village and competitiveness with surrounding communities.

Any economic incentive provided shall be determined on a case-by-case basis, but shall be subject to an evaluation assessing the cost versus benefit of the specific incentive request related to the project. The nature, terms, and amount of the incentive shall reflect the level of public benefit generated by the business development.

INTRODUCTION

The Economic Development Incentive Guidelines are meant to outline parameters for which the Village may provide assistance to achieve its economic development goals. These guidelines do not approve any incentive request or guarantee approval of a request.

The intent of these guidelines are as follows:

1. To develop and implement a strategy for providing incentives.
2. To transparently outline to the private sector the position of the Village related to incentives.
3. To foster a climate of support for desired new and existing development in the Village.

TYPES OF INCENTIVES

The following is not an exhaustive list of the types of incentives the Village would consider but only a list of what has been approved or considered in the past.

1. Tax Rebates
 - This would include sales tax, amusement tax, food & beverage tax, utility tax rebates.
 - To qualify for a rebate, the projected tax revenues should be above a threshold of approximately \$300,000 annually.
2. Tax Increment Financing (TIF) District – Establishment of a new TIF
3. Tax Increment Financing (TIF) District Programs (within an existing TIF District subject to availability of funding)
 - A zero interest loan program, for a new business that is looking to open and operate in a Hoffman Estates TIF or a business within a TIF that is looking to make a significant investment to improve their property and the property taxes generated. The idea is to incentivize newer businesses so that employment is created, vacancies are reduced, and to grow the business climate. Businesses that are eligible are those that are “for-profit” owners or property owners who are interested in furthering improvement for their corporation in the village. The zero interest loan covers 50% or up to \$100,000 for project costs for a maximum of 5 years. Eligible costs for the loan are:
 - i. “Start-up or relocation into a Hoffman Estates property”
 - ii. “Expansion within current location”
 - iii. “Interior build-out”
 - iv. “Purchase of machinery or equipment”
 - v. “Energy efficiency improvements”
 - vi. “Upgrades to technology”
 - vii. “Other improvements as may be approved by the Village that enhance occupancy rates, employment figures, and/or tax revenue”
 - A façade matching grant with a maximum of \$10,000
 - A rehabilitation matching grant with a maximum of \$25,000.
 - Redevelopment Agreements within a TIF could grant land, stormwater credits or other incentives to cause a project to occur.
4. Redevelopment Agreements
 - Incentives associated with capital improvements which also generate a substantial amount of tax. These are often done within TIF districts but could be completed elsewhere in the Village.

5. Cook County Property Tax Special Assessment support

- An example of this would be the 6B, 7C or other property tax classification made available by Cook County.

6. Enterprise Zone benefits

- The Western Hoffman Estates Enterprise Zone has several approved incentives which only need to be qualified and applied for to receive. These requests are non-discretionary and exempt from the other evaluation and approval criteria identified later in this document. That being said, the incentives still provide monetary value to the applicant and may be considered as part of the total incentive package granted.

7. Workforce/Job Training Grants

- Funds can be provided for maintenance of career pathways, on-the-job training programs and partnerships with local schools. This could also include bonuses for local hires. The source of this grant typically comes from a TIF fund, federal or state funding, or, in very rare occasions, the Village General Fund, such as workforce funding supporting the Greater Chicagoland Advanced Manufacturing Partnership (GCAMP) or similar organizations.

8. In-Kind Incentives: These incentives identify activities that the Village would undertake to advance a new occupancy or construction project, but may not result in a direct financial contribution to the project. These include, but are not limited to:

- Facilitating meetings with elected officials
- Timely review of plans to achieve entitlements and building permits
- Special public meetings could be scheduled to reduce approval time

9. Fee Waivers

- The village does not typically waive permit or development fees, but such fees may be considered as part of the overall pro-forma of the project costs that can be used as a basis for an incentive.

10. Technical Assistance

- On certain projects the Village may lend technical assistance from qualified staff members in a limited capacity.
- The Village may participate in discussions with other governmental agencies to help navigate processes or advocate for permitting approvals (such as IDOT, Cook County Highway, MWRD, etc.)

11. Special Service Areas (SSA)

- The Village is able to work with property owners to create an SSA for financing certain infrastructure improvements and future maintenance which would be paid back through property taxes over a longer period of years.

12. Business Development Districts (BDDs)

- Local governments in Illinois are able to set forth a BDD where an extra 1% sales and hotel tax may be imposed within the district. This tax may be used for development or can be rebated to a business or developer for business enhancement within the district as well.

13. Grants

- Grants could be created in certain areas or districts, depending on the funding mechanism. These grants would most likely be for structural improvements which would enhance the value of the property.

CRITERIA FOR APPROVING INCENTIVES

The Village of Hoffman Estates hereby establishes the following criteria and guidelines for considering specific development incentives and assistance to private entities locating, expanding, or relocating in the Village.

1. Incentives will be utilized to assist and leverage private development projects only where a public benefit is determined to result and evidence demonstrates that such development will not proceed without such public funding (“but for”).
2. Applicant must demonstrate that the proposed project will result in a public benefit. A project can result in a public benefit where it helps to increase the revenue and tax base of the Village, improves the physical environment and promotes further development, provides additional goods and services to residents, enhances the Village’s image, is consistent with Village strategic goals, or otherwise results in the Village remaining economically viable and competitive with surrounding communities. A public benefit (beyond revenue generation) will be considered.
3. The amount of public incentive and assistance granted for any project shall be determined on a case by-case basis and be the minimum required to make the project financially feasible. The nature, terms, and amount of the incentive shall reflect the level of public benefit generated by the project.
4. Village incentives are intended to induce substantial private investment or reinvestment. Evidence must, therefore, be provided to show sufficient experience of past successful performance, along with private financing and equity to complete the project if public incentives are granted.
5. A project must generate a positive net revenue benefit in relationship to any required Village incentive. Taxes or revenues historically received by the Village will not be reduced below the base year of any incentive, as established by the individual redevelopment plans, after an incentive is approved.
6. Preference will be given to “invest” incentive dollars in site or infrastructure that will outlast proposed tenant/use.
7. As business retention is a goal of the Village, consideration will be given to those existing businesses looking to expand and needing a financial incentive to cover the gap in financing. One past example of this being used is when a car dealer is seeking to expand, grow and redevelop a site. Reference point #5 above as it relates to revenues already being generated by an existing business in the Village.
8. Preference will be given to an investment in an underperforming property that results in an improvement that a subsequent owner/tenant will benefit from the incentive paid for improvement/infrastructure.
9. To receive Village assistance, a project must comply with the Village’s Comprehensive Plan, approved area plan, current zoning requirements, subdivision code, property maintenance code (or otherwise obtain Village zoning relief), and obtain site plan, special use, and other required approvals.

10. Incentives shall be structured to limit risk to the Village. In general, a “pay as you go” approach is preferable.
11. Incentives will typically be capped, either by term (number of years) or dollar amount, or both (whichever comes first), as the incentive should cover a gap in the proforma.
12. Incentive terms will typically be in a five to ten year range.
13. The Village will not actively engage in poaching from adjacent municipalities. The Village may be willing to consider incentives for relocations precipitated by site constraints at current locations in neighboring municipalities.
14. Incentives must be performance based with benchmarks and thresholds to trigger payment and ensure accountability. Benchmarks can judge incremental progress or absolute progress.
15. In general, if an incentive is approved, it shall remain with the owner so if the property or project is sold, the incentive must transfer to the new investor within the Village.
16. All those receiving incentives will be required to support the local business community via contributions to groups like GCAMP, Next Level Northwest, the Hoffman Estates Chamber of Commerce or others. Further, those receiving incentives are strongly encouraged to use local resources, contractors, materials, etc.
17. These guidelines should be reviewed on a semi-regular basis in conjunction with analyzing existing incentives in place to ensure appropriateness and effectiveness.

INCENTIVE FEES

As all incentives require staff and consultant time to review and process. Specifically these efforts may include negotiation of an agreement, time to obtain enterprise zone building material exemption certificates, creation of a property tax supporting ordinance, etc. As a result there are nominal fees for each formally requested incentive. That fee schedule is listed here and may be amended from time to time by the Village Board.

- Cook County Property Tax Abatement Application review and Supporting Ordinance – \$1,000.
- Tax Rebate Agreement – Varying
 - \$500 if the request is less than \$10,000
 - \$1,000 if the request is between \$10,000-\$50,000
 - \$1,500 if the request is between \$50,000-\$100,000
 - \$2,000 if the request is over \$100,000
- Enterprise Zone Sales Tax Exemption Certificates for 2 years - \$500
- Creation of a special district (TIF, BID, SSA) - \$7,500 retainer deposit
- Any other incentive not listed here such as fee waivers, infrastructure improvements, recapture ordinances or other - \$2,500 retainer deposit

PROCESS FOR EVALUATING PROPOSALS

1. Interested parties seeking Village assistance should submit a written request to the Economic Development Director with items 1-6 in the section below.
2. Upon submittal of required information, Village staff will review and analyze the proposed project. Depending on the nature of the project, a preliminary meeting may be scheduled and/or additional information may be requested by the Village in order to complete this review. The Mayor and/or a Trustee may be invited to participate or provide input at this stage.
3. If the project is unique or distinctive in some way, a formal presentation of the proposed project and request for Village assistance will be made to the Planning, Building and Zoning Committee of the Village Board. If deemed a viable and beneficial project in accordance with established guidelines, the Committee will recommend the project, including level and type of assistance deemed appropriate to the Village Board. At such time the Board would direct staff/corporation counsel to draft an incentive agreement, or if in a TIF, a redevelopment agreement, incorporating any Village Board directives. Staff will analyze, or hire a consultant at applicant's expense, to perform more complex costs and benefits analysis, including the “but for” assumptions.
4. If the project is not distinctive nor controversial, after receiving favorable feedback in Step 2, Staff shall work with Corporate Counsel and the developer/private party to negotiate the terms of the deal and a formal agreement.
5. The incentive/redevelopment agreement shall be presented to the Village Board for consideration and potential approval.
6. Projects requiring a zoning change or other zoning relief must be considered by the Village's Planning and Zoning Commission, and subsequently approved by the Village Board. This approval would come at the same time as any incentive request.
7. Requests will be scheduled for consideration by the Village Board's Planning, Building and Zoning Committee and then to the Village Board for approval in conjunction with final site plan approval or zoning change or any other formal board action.

INFORMATION REQUIRED FOR AGREEMENT NEGOTIATIONS*

1. Narrative description of the project
2. Statement of project benefits
3. Amount of Village assistance requested and statement as to its need
4. Relevant data: lot size, building size, number of parking spaces, proposed site amenities/features, proposed building materials, other relevant data
5. Preliminary site plan and typical floor plan
6. Project timetable
7. Marketing plan for project
8. Development contingencies, if any, including financing, equity raising, anchor tenant leases, etc.

9. Project Costs

- a. Detailed construction cost estimates with breakout for land cost, building construction, parking/on-site improvements, and any off-site improvements
- b. Detailed sources and uses of funds statement, with hard and soft cost breakout
- c. Project pro forma for at least the period for which incentive is sought, identifying any project phasing
- d. Financial viability of major tenant(s)/end user(s)
- e. Market rents and expense breakout (if leased space)
- f. Source of funds for operating deficits or shortfall

10. Owner/Developer/Borrower Information

- a. Identify structure of ownership (partnership, corporation, etc.)
- b. Identify background and experience of owner(s)/developer.
- c. List experience with other similar projects.
- d. Identify source of equity and proposed pay-in periods (timing).
- e. Identify any and all interrelated entities (non-arms length third parties) proposed to receive fees, contracts, compensation, or other consideration from the project.

11. Private Financing

- a. Identify lender and/or equity sources.
- b. Identify amount, terms, and form of commitment.
- c. Identify general lender information.

MISCELLANEOUS



1. Staff may ask for a formal economic impact survey to be completed. This document is in the form of an excel spreadsheet to quantify much of the information shared above.

** Only items 1-6 are required for an initial review by the Village. Depending on the nature of the project and the favorability to achieve an approved agreement, the full list will be required, along with additional information.*



EXHIBIT C

ECONOMIC DEVELOPMENT STRATEGIC PLAN – IMPROVEMENT ACTIONS

ACTION ITEM	PRIORITY	STATUS/NOTES
 1. ATTRACTION & RECRUITMENT		
a		
b		
c		
d		
e		
f		
g		
h		TACTIC: For larger projects considering incentives, consider hiring outside consultation
i		
j		
k		TACTIC: Add GIS StoryMaps on the website to explain large development projects, TIF districts, and potential development sites.
l		
 2. BUSINESS RETENTION & EXPANSION (BRE)		
a		
b		
c		TACTIC: Schedule CEO Roundtables, Business Appreciation Happy Hours, and other such events.

d	Promote multicultural business incubation for companies from other countries to access U.S. markets.		
e	Implement strategies for businesses to retain and attract skilled workers.		
f	Continue to participate in and support the Chamber and its events to connect with small and medium-sized businesses.		
g	Identify stage two companies who have grown past the startup phase but have not yet grown to maturity that may be poised for growth and assist in bringing them to the next level.		
h	Continually communicate to the business community through various mediums, especially to share important Village news and events.		
i	Improve the transportation connections throughout the community and to surrounding areas to assist efficient employee access to employment centers.		
j	Promote the C-PACE program through Cook County to finance sustainable building improvements.		



3. FDI STRATEGY & TRAGETING INDUSTRY CLUSTERS

a	Create and implement a marketing plan to promote the existing clusters and attract clients and customers of the vertical supply chain for those clusters.		
b	Work with transportation agencies to improve connections, via I-90, public transportation and hotel shuttles, to O'Hare International Airport as a key connector to other countries.		
c	Meet bi-annually with the existing clusters as a group to improve services and connectivity.		
d	Enter into sister city relationships with cities in Japan, German, Switzerland, Korea and/or the UK as a number of companies within Hoffman Estates are headquartered in those countries.		TACTIC: Go on one or two trade missions to these countries.
e	Meet with foreign consul generals annually to promote Hoffman Estates as a great place for businesses from their countries to invest.		



4. HOUSING

a	Seek out new residential developments, especially rental multifamily and townhomes, which will help diversify the existing housing market to provide for a wider range of housing needs.		TACTIC: Work with developers and the special needs community to develop a housing option for those adults looking to live on their own in community.
b	Work with Village Planning and Code Enforcement staff to ensure thoughtful development patterns continue and the community has safe and well-maintained buildings and properties.		
c	Work with Planning and Transportation staff to ensure all residents have safe, adequate transportation access to major hubs, attractions and employers.		
d	Continue to take inventory of and improve the services the Village provides to residents and businesses (police, fire, health and human services, public works, and engineering).		



5. MARKETING & COMMUNICATIONS

a	Create and update an annual marketing plan by determining the audiences, messages, budget, and the most effective tactics to reach the desired audience(s).		
b	Plan events connecting the Village Board, businesses, and the Hoffman Estates Economic Development Division with one another.		
c	Refine the brand identity of Hoffman Estates Economic Development to showcase the Village.		
d	Schedule regular social media and other content to stay relevant and "on the newsfeeds."		TACTIC: Consider the use of targeted advertising on social media, where appropriate.

e	Publish and promote a quarterly economic development eNewsletter.		
f	Collaborate with partners to reach desired audiences and communicate Village offerings and advantages.		
g	Plan and budget funds to be prepared for unanticipated new technology opportunities that may arise during any given year. Do not hesitate to implement pilot or try programs with new technology as a cost-effective way to make advancements.		TACTIC: Utilize drones for site tours, 3D imaging photography, virtual meeting software, new social media tools, video production, and other new ideas to promote, connect, and collaborate with community patrons and future investors.



6. QUALITY OF LIFE & PLACEMAKING

a	Work with the NOW Arena staff to bring in events to celebrate all cultures or offer a variety of entertainment options.		
b	Connect with other governing entities to create inclusive community festivals that engage existing businesses and their employees.		TACTIC: Create a Japanese Festival or Indian Festival.
c	Work with Village Planning and Code Enforcement staff to ensure thoughtful development patterns continue and the community has safe and well-maintained buildings and properties.		
d	Support operations and relationship of St. Alexius Medical Center as a health provider to the community and an attractor of more medical offices and jobs.		
e	Continue to take inventory of and improve the services the Village provides to residents and businesses (police, fire, health and human services, public works, and engineering).		
f	Promote and support the Park District and Forest Preserve amenities and activities.		
g	Work to implement the economic development recommendations of the Sustainability Plan.		TACTIC: Promote the Green Business Recognition Program and get 10 companies a year to apply.
h	Work with retail owners to create a walkable and inviting retail experience that includes public gathering spaces.		
i	Seek public/private projects which mix uses to create great public spaces that impact quality of life.		TACTIC: Redevelop the Poplar Creek branch between I-90 to Higgins Road into an open creek asset with amenities for neighboring properties.
j	Explore micro-grant opportunities to encourage individuals, private developers and community organizations to create placemaking projects.		
k	Modernize older, functionally obsolete buildings that can engage in recreational and cultural projects.		
l	Work with developers of all land uses to foster construction of well-connected projects for residents, employees, visitors.		



7. SMALL BUSINESS DEVELOPMENT

a	Continue to support Next Level Northwest as an option for small business growth. Encourage companies to apply.		
b	Utilize TIFs and other tools to create strategic incentives that will encourage private sector investment into new small businesses.		TACTIC: Within TIF Districts, create matching façade and business improvement grants or revolving loan funds.
c	Investigate use of CDBG funds for economic development purposes.		
d	Encourage and work with shopping center owners to create temporary pop-up spaces in vacancies for new entrepreneurs.		

e	Create a pro-entrepreneur market by exploring the establishment of a business incubator, especially reaching out to those recently retired who may be looking to start a second career.		
f	Meet with external team members to build relationships and understand their resources for the small business community.		
g	Promote and distribute small business resources in formats that effectively reach their target audiences. Serve as a local clearinghouse to bring together varied resources and provide direct access for to Village businesses.		



8. TOURISM

a	Continue to bring new event opportunities that will yield occupancy to the NOW Arena and area attractions such as Bell Works. Then assist as a complimentary housing authority for these events and work with local hoteliers to ensure they capture those room nights.		
b	Maintain relationships with regional and adjacent CVBs (MEET Chicago NW and Elgin/Fox Valley CVB) to keep NOW Arena top of mind as an active option. Collaborate on drawing regional event opportunities.		
c	Monthly visits to all hotel GM and Sales Leaders to educate them on Hoffman Estates market changes and ensure they are capturing as many leads from local events.		
d	Maintain the VisitHoffman.com tourism website.		TACTIC: This is a static site now but it could be energized with a professional redesign then promoted on google and social media.
e	Support local events and encourage festivals which span multiple days, possibly focused on youth sports, food, local small businesses or manufacturers, and the Bell Works Chicagoland campus.		
f	Work closely with HE Park District to identify Tournament opportunities and create sponsorship opportunities to help offset tournament costs by negotiating hotel rebates when the event controls lodging.		
g	Work closely with area park districts and banquet facilities to draw social group room blocks such as wedding and cultural events.		



9. WORKFORCE DEVELOPMENT

a	Engage with external partners to strengthen and promote workforce programs.		
b	Connect businesses with workforce hiring and training resources and partner organizations.		TACTIC: Consider hosting a jobs board powered by a third party, like Getro, for all jobs within the Village or partner with surrounding communities to promote jobs in the northwest suburbs.
c	Support educational system initiatives, especially at the community college level, that connect student and business needs.		
d	Explore possibility of using CDBG funds for economic development/workforce programs.		
e	Leverage industry expertise by working with established industry experts in the community.		
f	Enter into intergovernmental agreements with neighboring communities to support workforce development efforts that may be sector specific.		
g	Support programs which encourage training and learning in the flow of employment.		
h	Encourage alternative modes of transportation amongst business owners and work with Planning and Transportation staff to ensure safe routes are in place equitably across the community to improve access for the workforce.		





HOFFMAN ESTATES

GROWING TO GREATNESS

October 14, 2022

To: Mayor and Board of Trustees

TREASURER'S REPORT

September 2022

Attached hereto is the Treasurer's Report for the month of September, 2022, summarizing total cash receipts and disbursements for the various funds of the Village.

For the Operating funds, cash receipts and transfers-in exceeded cash disbursements and transfers-out by \$66,547, primarily due to daily UB cash transactions. After including these receipts and disbursements, the balance of cash and investments for the operating funds is \$72 million.

For the Operating, Debt Service and Capital Projects funds, cash disbursements and transfers-out exceeded cash receipts and transfers-in by \$556,511, primarily due to the payment for the street revitalization project.

For the Trust Funds, cash disbursements and transfers-out exceeded cash receipts and transfers-in by \$3 million, primarily due to pension fund investment activity.

The total for cash and investments for all funds decreased to \$276 million.

Respectfully Submitted,

Stan W. Helgerson
Village Treasurer

Attachment

TREASURER'S REPORT
FOR THE MONTH ENDING September 30, 2022

Fund	Beginning Balance	Receipts/ Transfers - In	Disbursements/ Transfers - Out	Amount in Cash	Amount Invested	Ending Balance
General (incl. Veterans' Mem)	\$ 32,151,725	\$ 4,124,321	\$ 4,540,546	\$ 2,968,697	\$ 28,766,804	\$ 31,735,501
Payroll Account	-	2,692,792	2,692,792	-	-	-
Petty Cash	2,100	-	-	2,100	-	2,100
Foreign Fire Ins. Board	199,244	-	-	199,244	-	199,244
Cash, Village Foundation	13,619	-	-	13,619	-	13,619
Cash, Fire Protection District	44,162	-	-	44,162	-	44,162
Motor Fuel Tax	628,279	741,993	147,127	56,384	1,166,760	1,223,144
Comm. Dev. Block Grant	(50)	11,797	11,746	1	-	1
Asset Seizure - Federal	379,599	5,747	19,826	365,521	-	365,521
Asset Seizure - State	359,144	116	2,246	300,582	56,432	357,014
Asset Seizure - Battle	913	2	-	-	915	915
Asset Seizure - U.S. Marshall	7,814	-	-	7,814	-	7,814
Municipal Waste System	412,426	249,421	68,271	585,529	8,046	593,576
Roselle Road TIF	3,364,616	3,245	7,848	129,251	3,230,763	3,360,014
Higgins/Hassell TIF	453,386	451	2,290	51,188	400,359	451,547
Barrington/Higgins TIF	1,170,880	1,355	2,290	148,044	1,021,900	1,169,945
Lakewood Center TIF	167,789	208	1,900	66,007	100,090	166,097
Higgins/Old Sutton TIF	98,963	105	3,023	20,979	75,067	96,046
Water & Sewer	20,342,108	1,972,970	2,230,436	1,597,311	18,487,331	20,084,642
NOW Operating	8,219,634	2,067,242	2,191,709	703,176	7,391,991	8,095,167
Insurance	2,752,676	134,399	44,695	367,833	2,474,547	2,842,380
Information Technology	1,267,636	149,945	122,819	362,493	932,269	1,294,762
Total Operating Funds	\$ 72,036,664	\$ 12,156,110	\$ 12,089,563	\$ 7,989,935	\$ 64,113,276	\$ 72,103,211
Debt Service						
2015 A & C G.O. Debt Serv.	\$ 2,212,494	\$ 2,707	\$ -	\$ 25,409	\$ 2,189,793	\$ 2,215,202
2016 G.O. Debt Serv.	1,315	2	-	1,317	-	1,317
2018 G.O. Debt Serv.	417,080	12,411	475	28,657	400,359	429,016
Total Debt Service Funds	\$ 2,630,890	\$ 15,121	\$ 475	\$ 55,383	\$ 2,590,152	\$ 2,645,535
Capital Projects Funds						
Central Road Imp.	\$ 55,806	\$ 106	\$ -	\$ 42,217	\$ 13,694	\$ 55,911
Hoffman Blvd Bridge Maintenance	274,303	274	-	12,996	261,581	274,577
Western Corridor	3,156,556	1,804	26,873	63,601	3,067,887	3,131,487
Traffic Improvement	18,662	34	-	18,695	-	18,695
Prairie Stone Capital	747,479	1,508	2,500	24,849	721,638	746,487
Road Improvements	5,956,105	421,714	1,367,729	963,607	4,046,483	5,010,090
Central Area Road Impact Fee	422,712	382	-	2,717	420,377	423,094
Western Area Traff. Impr.	22,926	41	-	22,967	-	22,967
West Area Rd Impr. Impact Fee	147,712	149	-	17,744	130,117	147,860
Capital Improvements	1,009,709	123,243	123,473	982,995	26,484	1,009,478
Capital Vehicle & Equipment	664,314	119,478	21,120	677,370	85,302	762,672
Capital Replacement	5,306,750	11,868	3,336	7,699	5,307,584	5,315,282
Stormwater Management	554,116	229,598	3,205	280,060	500,449	780,509
2019 Capital Projects	335,502	333	-	24,907	310,928	335,835
Total Capital Proj. Funds	\$ 18,672,651	\$ 910,532	\$ 1,548,236	\$ 3,142,423	\$ 14,892,524	\$ 18,034,947
Total Operating, Debt Service and Capital Project Funds	\$ 93,340,205	\$ 13,081,762	\$ 13,638,273	\$ 11,187,741	\$ 81,595,952	\$ 92,783,693
Trust Funds						
Police Pension	\$ 87,268,824	\$ 71,631	\$ 741,630	\$ 26,790	\$ 86,572,035	\$ 86,598,824
Firefighters Pension	97,910,488	85,846	1,856,933	10,976	96,128,425	96,139,401
EDA Spec. Tax Alloc.	22,815	-	-	22,815	-	22,815
Total Trust Funds	\$ 185,202,126	\$ 157,478	\$ 2,598,563	\$ 60,581	\$ 182,700,460	\$ 182,761,040
GRAND TOTAL	\$ 278,542,331	\$ 13,239,240	\$ 16,236,837	\$ 11,248,322	\$ 264,296,412	\$ 275,544,734

DRAFT



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

Village of Hoffman Estates

Finance Committee Meeting Agenda

November 28, 2022

7:00 p.m. - Board Room

Village Hall, 1900 Hassell Road, Hoffman Estates, IL 60169

-
- I. Roll Call
 - II. Approval of Minutes -October 24, 2022

NEW BUSINESS

REPORTS (INFORMATION ONLY)

- 1. Finance Department Monthly Report
- 2. Information Technology Department Monthly Report
- 3. NOW Arena Monthly Report

- III. President's Report
- IV. Other
- V. Items in Review
- VI. Adjournment

Draft as of
11-15-22



Meeting Members:
Anna Newell, Chairperson
Michael Gaeta, Vice Chairperson
Gary G. Stanton, Trustee
Karen J. Arnet, Trustee
Gary Pilafas, Trustee
Karen V. Mills, Trustee
William McLeod, Mayor

Village of Hoffman Estates

Public Works and Utilities Committee Meeting Agenda

November 28, 2022

Immediately Following the Finance Committee

Village Hall, 1900 Hassell Road, Hoffman Estates, IL 60169

-
- I. Roll Call
 - II. Approval of Minutes -October 24, 2022
November 7, 2022

NEW BUSINESS

1. Request authorization to waive formal bidding and purchase replacement Street and Water vehicles through Currie Motors, Frankfort, IL in an amount not to exceed \$XXX.

REPORTS (INFORMATION ONLY)

1. Department of Public Works Monthly Report
 2. Engineering Division Monthly Report
- III. President's Report
 - IV. Other
 - V. Items in Review
 - VI. Adjournment



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

Village of Hoffman Estates

Public Health and Safety Committee Meeting Agenda

November 28, 2022

Immediately following the Public Works and Utilities Committee

Village Hall, 1900 Hassell Road, Hoffman Estates, IL 60169

-
- I. Roll Call
 - II. Approval of Minutes - October 24, 2022 and November 7, 2022

NEW BUSINESS

REPORTS (INFORMATION ONLY)

1. Police Department Monthly Report
 2. Health and Human Services Department Monthly Report
 3. Emergency Management Coordinator Monthly Report
 4. Fire Department Monthly Report
- III. President's Report
 - IV. Other
 - V. Items in Review
 - VI. Adjournment

**VILLAGE OF HOFFMAN ESTATES
AN ORDINANCE GRANTING A PRELIMINARY AND FINAL SITE PLAN
INCLUDING A VARIATION FROM THE ZONING CODE FOR HEIGHT FOR THE
MICROSOFT DATA CENTER SUBSTATION LOCATED AT
2210 LAKEWOOD BOULEVARD, HOFFMAN ESTATES, IL**

WHEREAS, the Planning and Zoning Commission at a public hearing duly called and held according to law on November 16, 2022, considered the request by the Microsoft (owner) for a Preliminary and Final Site Plan including a variance from the Zoning Code Section 9-9-2 E to allow a utility structure to be 86' in height instead of the permitted height of 45' for the Microsoft Data Center Substation located at 2210 Lakewood Blvd. and shown on Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, the Planning and Zoning Commission made certain Finding of Fact attached hereto and made a part hereof as Exhibit "B" and recommended approval of the Preliminary and Final Site Plan including variations from Zoning Code Section 9-9-2 E to allow a utility structure to be 86' in height instead of the permitted height of 45' for the Microsoft Data Center Substation to the Board of Trustees; and

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

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

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

Section 1: The Corporate Authorities hereby find that the facts and statements contained in the preamble of this Ordinance are true.

Section 2: Preliminary and Final Site Plan including a variation from Zoning Code Section 9-9-2 E to allow a utility structure to be 86' in height instead of the permitted height of 45', attached hereto and made a part here of as Exhibit "B", is hereby granted for the property located at 2210 Lakewood Boulevard.

Section 3: Preliminary and Final Site Plan with a variation from the Zoning Code is granted based upon the plans included in Exhibit B and the following conditions:

1. The building permit shall be obtained within twelve (12) months of the Village Board action on this request.
2. A variance from Section 9-9-2 E to allow a utility structure to be 86' in height instead of the permitted height of 45'.
3. A performance guarantee based on an Engineers Estimate of Cost shall be submitted to the Village prior to issuance of a building permit.
4. A permit from the Metropolitan Water Reclamation District (MWRD) shall be provided prior to site construction commencing.
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 7 a.m. to 7 p.m. Monday through Friday, and 8 a.m. to 6 p.m. Saturday and Sunday.

6. Perimeter fence shall be 8' palisades style fence.

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

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

PASSED THIS _____ day of _____, 2022

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

APPROVED THIS _____ DAY OF _____, 2022

Village President

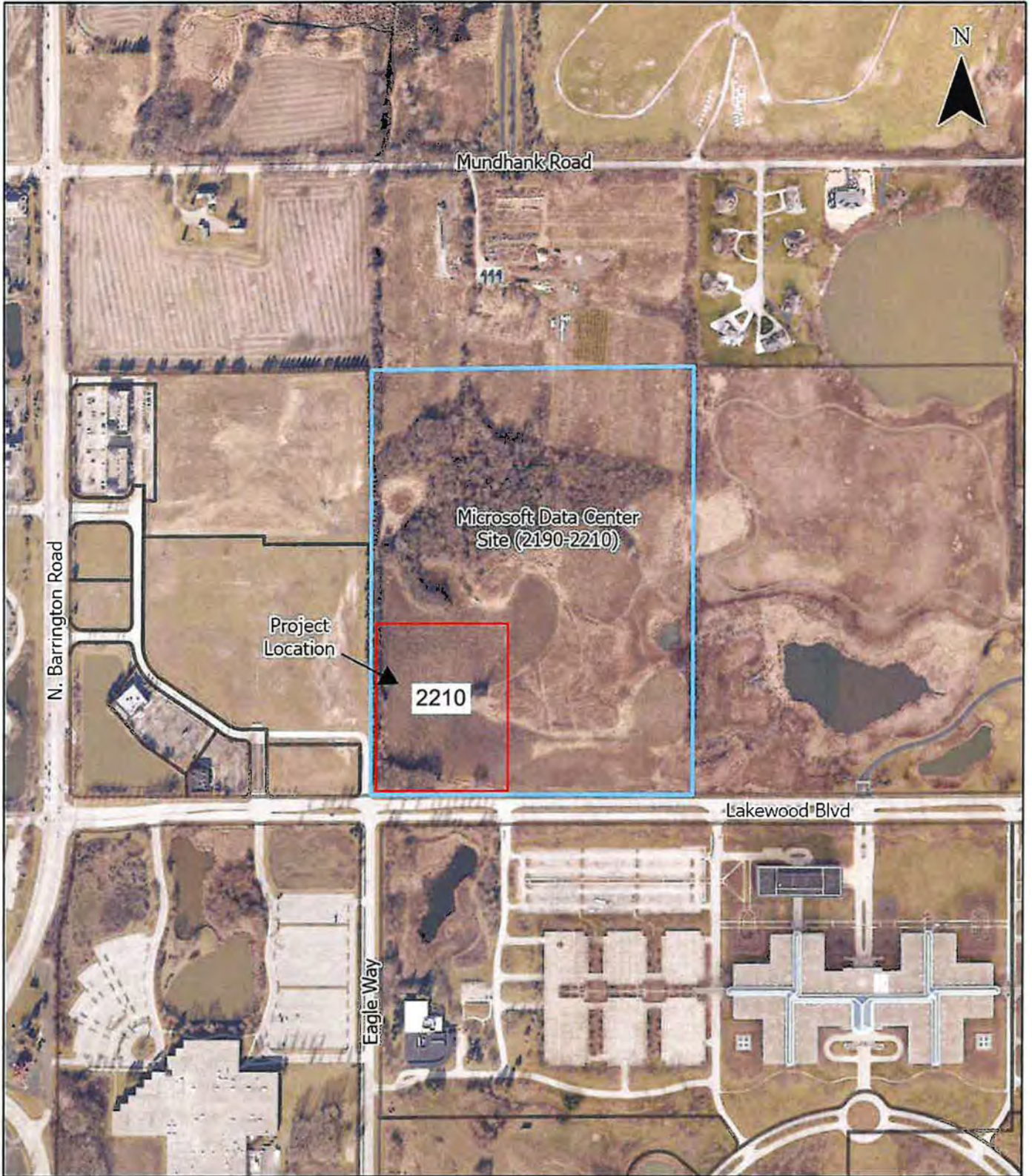
ATTEST:

Village Clerk

Published in pamphlet form this _____ day of _____, 2022.

2210 Lakewood Boulevard

PIN: 01-36-101-005-0000 & 01-36-101-007-0000



Legend



-  Subject Property
-  Parcels



EXHIBIT B



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION FINDING OF FACT

PROJECT NUMBER: MASTER22-0012
PROJECT NAME: MICROSOFT DATA CENTER SUBSTATION
ADDRESS/LOCATION: 2210 LAKEWOOD BLVD.
OWNER / PETITIONER: MICROSOFT CORPORATION / BURNS & MCDONNELL
REQUESTS: PRELIMINARY & FINAL SITE PLAN VARIATION

ZONING / LAND USE: M-2 MANUFACTURING DISTRICT / DATA CENTER
PZC MEETING DATE: NOVEMBER 16, 2022
PZC RECOMMENDATION: APPROVAL (6 Ayes, 0 Nay, 5 Absent)
VILLAGE BOARD MEETING DATE: NOVEMBER 21, 2022
STAFF ASSIGNED: JIM DONAHUE, SENIOR PLANNER

MOTION

Request for Preliminary and Final Site Plan including a variation from the Zoning Code for height for the Microsoft Data Center Substation located at 2210 Lakewood Blvd. The following conditions shall apply:

1. The building permit shall be obtained within twelve (12) months of the Village Board action on this request.
2. A variance from Section 9-9-2 E to allow a utility structure to be 86' in height instead of the permitted height of 45'.
3. A performance guarantee based on an Engineers Estimate of Cost shall be submitted to the Village prior to issuance of a building permit.
4. A permit from the Metropolitan Water Reclamation District (MWRD) shall be provided prior to site construction commencing.
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 7 a.m. to 7 p.m. Monday through Friday, and 8 a.m. to 6 p.m. Saturday and Sunday.**
- 6. Perimeter fence shall be 8' palisades style fence.**

FINDING

The Planning & Zoning Commission heard the request for Preliminary and Final Site Plan including variations from the Zoning Code for height and fencing for the Microsoft Data Center Substation located at 2210 Lakewood Blvd

It was noted that in 2021, Site Plan approval was granted for the 53-acre Microsoft Data Center project located at 2190-2200 Lakewood Blvd. Construction on Phase 1 of the project, including a 250,000 square foot building and all associated site improvements, is nearing completion. Subsequent phases of the development, including a second 150,000 square foot building and electrical substation, were also envisioned as part of the 2021 approvals. Preliminary and final site plan approval was required for the subsequent phases.

The petitioner is proposing a new electrical substation on the southwest corner of the Microsoft Data Center development at 2210 Lakewood Blvd. The substation will be located on Microsoft's property and operated by Commonwealth Edison (ComEd), and is proposed in the location previously identified on Phase 1 approval for the Microsoft Data Center.

The petitioner stated that the substation includes a pre-fabricated metal equipment enclosure and other necessary aboveground and underground equipment. The substation will be fed by two 138kV high voltage distribution lines that lead in from ComEd's TDC 214 Hoffman Estates Substation located south of I-90 on Pembroke Avenue. The 138/12kV power transformers will step down the voltage to feed the Microsoft Data Center development. This Site Plan request is exclusive to the substation on the Microsoft Data Center property. The transmission line extension from the Pembroke substation to the Microsoft substation will be reviewed as a separate project for consideration by the Village Board.

Petitioner noted that access to the site would be via an entrance off Lakewood Blvd that was previously constructed as part of Phase 1. An internal driveway would be accessed by vehicles to get to the equipment. The substation will be operational 24 hours a day and 7 days a week. No full-time employees will work at the substation. The site will be gated and access limited to ComEd personnel only.

The fencing proposed around the substation which includes a palisade style fence along the west and south perimeter of the substation and a 7' chain link fence with 1' barbed wire on top along the east and north perimeter of the substation.

As required by Village Code, due to the fact that this project will include potential noise generators; the petitioner commissioned a noise study to identify noise impacts on the site from development. Noise modeling was performed using the industry-accepted sound modeling software, CadnaA. The project

transformers are the major sources of noise for the project. The substation is expected to comply with all requirements as designed.

The petitioner is requesting two variations from code in order to develop the site:

- A variation from Section 9-9-2 E to allow a utility structure to be 86' instead of the permitted height of 45'.
- A variation is from Section 9-3-3-B-1 to permit barbed wire fencing.

The petitioner is proposing static masts to be 86' in height. The static masts are part of a lightning protection system including shield wire strung between the static masts and a ground grid system used at substations to protect equipment from lightning strikes and subsequent equipment damage. Lightning strikes to the shield wire or static masts direct the lightning current away from power equipment and control wiring into the ground grid and native soil to minimize damage to these components. Additionally, the petitioner is proposing barbed wire atop of the chain link fence for security purposes. The code allows barbed wire on top of permitted fences in Manufacturing Districts except where adjacent to developed residential, apartment, office, business or manufacturing districts. The land uses on the adjacent properties requires the variance request.

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

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

3. The Planning and Zoning Commission may recommend to the Village Board that such conditions and restrictions be imposed upon the premises benefited by a variation as may be necessary to comply with the standards set forth in this section to reduce or minimize the injurious effect of such variation upon other property in the neighborhood, and better to carry out the general intent of this Code.

The petitioner has provided a response to the Standards for a Variation in their application. If this request is approved, the variation ordinance would be granted to the property in perpetuity or until otherwise amended or dissolved by a future ordinance.

Commissioner questions included:

- Will there be above ground electric wires? The petitioner stated that the power being brought to the substation would be underground.
- Will this substation support other uses? The petitioner stated that this is being built for Microsoft only.
- How many lightning mast poles are there? The petitioner stated 9-10 poles.

NOTE: The Commission discussed the barbed wire variance request and felt that the barbed wire shouldn't be permitted. After discussion, it was determined that the variance request for the barbed wire should be removed and a condition be added that the perimeter fence on the substation site shall be an 8' palisades style to match the existing fencing on the overall Microsoft site. The applicant agreed to the modified condition and the barbed wire variation request was removed from the motion and not considered by the Commission.

AUDIENCE COMMENTS

Paula McCombie (Mayor South Barrington) thanked the Planning & Zoning Commission for not approving the barbed wire. She asked if she could see the landscape plan for the site and the Chairperson directed her to the Village's website. She also didn't like the lightning mast poles as South Barrington residents border the property to the northeast.

PLANNING AND ZONING COMMISSION VOTE

<u>Commissioner</u>	<u>Roll Call Vote</u>
Chairperson Eva Combs	Aye
Vice-Chair Adam Bauske	Aye
Tom Burnitz	Absent
Lon Harner	Aye
Lenard Henderson	Aye
Myrene Iozzo	Absent
Daniel Lee	Aye
Minerva Milford	Absent
Nancy Trieb	Absent
Denise Wilson	Absent
John Wise	Aye
6 Ayes, 0 Nays, 5 Absent	MOTION APPROVED

ATTACHMENTS

The Planning and Zoning Commission Staff Report dated November 16, 2022 and all associated attachments are hereby made a part of this Finding.



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT NUMBER: MASTER22-0012
PROJECT NAME: MICROSOFT DATA CENTER SUBSTATION
ADDRESS/LOCATION: 2210 LAKEWOOD BLVD.
REQUESTS: PRELIMINARY & FINAL SITE PLAN VARIATION

OWNER: MICROSOFT CORPORATION
APPLICANT: BURNS & MCDONNELL
PROPERTY SIZE: 53 ACRES (ENTIRE SITE)
ZONING / LAND USE: M-2 MANUFACTURING DISTRICT / DATA CENTER
ADJACENT PROPERTIES: NORTH: VILLAGE OF SOUTH BARRINGTON (FARM LAND)
SOUTH: CMU – COMMERCIAL MIXED USE (BELL WORKS)
EAST: M-2 MANUFACTURING DISTRICT (FANUC)
WEST: B-2 COMMUNITY BUSINESS (FOUNTAIN CROSSING)
M-2 MANUFACTURING DISTRICT (FOUNTAIN CROSSING)

PZC MEETING DATE: 11/16/2022
PUBLIC HEARING: YES
STAFF ASSIGNED: JIM DONAHUE, SENIOR PLANNER

REQUESTED MOTION

Request for Preliminary and Final Site Plan including variations from the Zoning Code for height and fencing for the Microsoft Data Center Substation located at 2210 Lakewood Blvd.

BACKGROUND

In 2021, Site Plan approval was granted for the 53-acre Microsoft Data Center project located at 2190-2200 Lakewood Blvd. Construction on Phase 1 of the project, including a 250,000 square foot building and all associated site improvements, is nearing completion. Subsequent phases of the development, including a second 150,000 square foot building and electrical substation, were also envisioned as part of the 2021 approvals. Preliminary and final site plan approval is required for the subsequent phases.

PROPOSAL

The petitioner is proposing a new electrical substation on the southwest corner of the Microsoft Data Center development at 2210 Lakewood Blvd. The substation will be located on Microsoft's property and operated by

Commonwealth Edison (ComEd), and is proposed in the location previously identified on Phase 1 approval for the Microsoft Data Center.

The substation includes a pre-fabricated metal equipment enclosure and other necessary aboveground and underground equipment. The substation will be fed by two 138kV high voltage distribution lines that lead in from ComEd's TDC 214 Hoffman Estates Substation located south of I-90 on Pembroke Avenue. The 138/12kV power transformers will step down the voltage to feed the Microsoft Data Center development. This Site Plan request is exclusive to the substation on the Microsoft Data Center property. The transmission line extension from the Pembroke substation to the Microsoft substation will be reviewed as a separate project for consideration by the Village Board.

The substation will be surrounded by fencing and landscaping. Internally the site will include an unmanned equipment enclosure, power transformers, auxiliary transformers, and static masts for lightning protection.

SITE PLAN

Vehicular Access / Circulation

- Vehicular access to the site would be via an entrance site off of Lakewood Blvd. that was previously constructed as part of Phase 1.
- An internal driveway will be accessible by vehicles to access the equipment located within the fenced area.
- The substation will be operational 24 hours a day and 7 days a week. No full-time employees will work at the substation. The site will be gated and access limited to ComEd personnel only.
- ComEd vehicles entering the site will park on the above mentioned driveway system for access to the equipment.

Engineering

- The Engineering Division has reviewed the proposed engineering, grading, and erosion control plans and find the plans acceptable. Sewer and water are not proposed for the site and storm water control has been accounted for with the overall stormwater facilities provided for the whole site.
- The site will be covered in 6" crushed stone except for the paved driveway internal to the site.

Fencing / Landscaping

- Fencing is proposed around the substation which includes a palisade style fence along the west and south perimeter of the substation and a 7' chain link fence with 1' barbed wire on top along the east and north perimeter of the substation.
- Landscaping around the substation site was provided for in the Phase 1 approvals. A copy of that plan is included for reference.

- A perspective rendering is also included to show the sight line from Lakewood Blvd.

Building Design

- A light colored unmanned equipment enclosure will be sited on the north side of the property approximately 600' from Lakewood Blvd.

Exterior Lighting and Site Acoustics

- No new light poles are proposed, but individual luminaires will be mounted on substation steel structures such as the static masts. The mounting heights vary from 6' to 30' and are intended to light up the structures and the site. The photometric plan indicates that the light levels will not exceed code and won't extend past the property lines.
- As required by Village Code, due to the fact that this project will include potential noise generators; the petitioner commissioned a noise study to identify noise impacts on the site from development. Village Code Section 7-8-3, Pollution, requires compliance with the performance standards as set forth in the Cook County Noise and Vibration Control Regulations, adopted November 1973, with amendments. The Cook County Environmental Control Ordinance, Article IX Noise and Vibration Control provides the noise emission limits based on maximum sound pressure levels (dB) along district boundaries.
- Noise modeling was performed using the industry-accepted sound modeling software, CadnaA. The project transformers are the major sources of noise for the project. The substation is expected to comply with all requirements as designed.

VARIATION AND VARIATION STANDARDS

- The petitioner is requesting two variations from code in order to develop the site:
 - A variation from Section 9-9-2 E to allow a utility structure to be 86' instead of the permitted height of 45'.
 - A variation is from Section 9-3-3-B-1 to permit barbed wire fencing.
- The maximum building or structure height in the M-2 District is 45'. The petitioner is proposing static masts to be 86' in height. The static masts are part of a lightning protection system including shield wire strung between the static masts and a ground grid system used at substations to protect equipment from lightning strikes and subsequent equipment damage. Lightning strikes to the shield wire or static masts direct the lightning current away from power equipment and control wiring into the ground grid and native soil to minimize damage to these components.
- Additionally, the petitioner is proposing barbed wire atop of the chain link fence for security purposes. The code allows barbed wire on top of permitted fences in Manufacturing Districts except where adjacent to developed residential, apartment, office, business or manufacturing districts. The land uses on the adjacent properties requires the variance request.

STANDARDS FOR VARIATION

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

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

The petitioner has provided a response to the Standards for a Variation in their application. If this request is approved, the variation ordinance would be granted to the property in perpetuity or until otherwise amended or dissolved by a future ordinance.

RECOMMENDED CONDITIONS

1. The building permit shall be obtained within twelve (12) months of the Village Board action on this request.
2. Two variances are approved with this request:
 - o A variance from Section 9-9-2 E to allow a utility structure to be 86' in height instead of the permitted height of 45'.
 - o A variance from Section 9-3-3-B-1 to permit barbed wire fencing on top of a fence.
3. A performance guarantee based on an Engineers Estimate of Cost shall be submitted to the Village prior to issuance of a building permit.
4. A permit from the Metropolitan Water Reclamation District (MWRD) shall be provided prior to site construction commencing.
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 7 a.m. to 7 p.m. Monday through Friday, and 8 a.m. to 6 p.m. Saturday and Sunday.

Attachments: Location Map
Petitioner's Application and Supporting Documents



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING GENERAL APPLICATION

PROJECT NAME: CHI05 Substation

ADDRESS: 2200 Lakewood Blvd.

PROPERTY INDEX NO.: 01-36-101-005-0000

PROPERTY ACRES: 26.6 **ZONING:** M2 Manufacturing

PROJECT DESCRIPTION: Substation to service the Microsoft CHI05 data center campus.

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 N/A
<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 checked="" type="checkbox"/> SPR - Site Plan Review	<input type="checkbox"/> Preliminary Concept <input type="checkbox"/> Preliminary	<input type="checkbox"/> Final <input checked="" type="checkbox"/> Preliminary/Final <input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> SPA - Site Plan Amendment	<input type="checkbox"/> Staff Review <input type="checkbox"/> Administrative Review	<input type="checkbox"/> Minor Amendment <input checked="" type="checkbox"/> Major Amendment <input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> SU - Special Use	<input type="checkbox"/> Listed Use (please list) _____	<input checked="" type="checkbox"/> Use Not Cited (please list) Substation _____ <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> TA - Text Amendment	<input type="checkbox"/> Subdivision Code <input type="checkbox"/> Zoning Code	<input type="checkbox"/> Other (please list) _____ N/A
<input checked="" type="checkbox"/> VAR - Variation	<input checked="" type="checkbox"/> Non-Residential <input type="checkbox"/> Residential <input type="checkbox"/> Sign	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

I. Owner of Record

Juan Vasquez		Microsoft Corporation	
Name		Company	
200 East Randolph Drive -Suite 200		Chicago	
Street Address		City	
Illinois	60601	312-617-0018	juan.vasquez@microsoft.com
State	Zip Code	Telephone Number	Email

II. Applicant (if not the owner)

		Microsoft Corporation	
Name		Firm/Company	
Street Address		City	
State	Zip Code	Telephone Number	Email

Applicant's relationship to property: _____

III. Authorized Agent on Behalf of the Owner of Applicant or (Contact Person/Project Manager)

Breanna Kim		Burns & McDonnell	
Name		Firm/Company	
1431 Opus PI		Downers Grove	
Street Address		City	
IL	60515	312-833-4058	bmkim@burnsmcd.com
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.

Ross Kaplan/Burns & McDonnell

Name/Firm

Thomas Konopka/Burns & McDonnell

Name/Firm



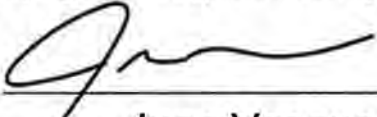
Juan Vasquez
Owner Signature

Juan Vasquez
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): Juan Vasquez
Applicant's Signature: _____
(If other than Owner)
Applicant's Name (Please Print): _____
Date: 09/15/2022

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



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

Amendment Concept Preliminary Final

I. DESCRIPTION OF PROJECT:

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

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

B. Total Number of Buildings: N/A

C. Total Gross Floor Area: N/A square feet

D. Height of tallest building (including antennas, hvac, etc.): 86 feet

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

F. Estimated start of construction: 10/1/2022

G. Estimated time to complete development: 1.5 years
Attach a phasing schedule, if applicable.

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

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

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

II. OPERATIONAL CONSIDERATIONS

A. Anticipated hours of operation: 24/7 am/pm to _____ am/pm

- B. Anticipated number of employees: 0 total _____ per shift _____ number of shifts
- C. Estimated number of customers: 0 daily _____ peak hour
- D. If there is any additional information about the proposed development or its operation that may affect the site development, address as part of the narrative.

III. FINANCIAL CONSIDERATIONS

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

Gross Sales (General)		Tax Rate		General Sales Tax
	X	2%	=	\$ N/A

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

Gross Sales (F & B)		Tax Rate		F & B Tax
	X	2%	=	\$ N/A

- C. Estimated Annual Hotel Tax: 365 Days X

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

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

		Rate		Tax
	X		=	\$ N/A

- E. Estimated Annual Telecommunications (TC) Tax:

Estimated Yearly Phone Bill		Tax Rate		TC tax
	X	6%	=	\$ N/A

- F. Current assessment of the property: \$59,850

- G. Estimated value of Construction: \$1,000,000

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

If yes, please address as part of the narrative.

IV. TRAFFIC CONSIDERATIONS

A. Parking

1. Total number of parking spaces to be provided:

Employees: _____ Customers/
Visitors: _____ Handicapped: _____ Total: 0

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

N/A

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

If yes, please address as part of the narrative.

B. Traffic

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

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

If yes, give the time(s) of day and traffic volume: _____

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

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

C. Deliveries

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

2. How often will deliveries be made on site? N/A

2. What is the frequency and time period expected for deliveries? N/A

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

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

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

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

V. RECYCLING AND GREEN INITIATIVES

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

VI. GENERAL CONSIDERATIONS

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

1. Substation TDC214 on Pembroke Ave
2. _____
3. _____

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

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

Yes No

If yes, please address as part of the narrative.

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

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

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

If yes, please address as part of the narrative.

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

Please contact the Planning Division with any questions:

Email: planning@hoffmanestates.org

Address: 1900 Hassell Road
Hoffman Estates, IL 60169

Phone: 847.781.2660

Fax: 847.781.2679

STANDARDS OF VARIATION

Zoning Code Section 9-1-15-C-2 of the Municipal Code requires that the Planning and Zoning Commission shall, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the applicant have been established by the evidence presented. All standards must be answered in full. A separate piece of paper may be used if more room is required.

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

There are no hardships associated with topographical conditions or the physical surroundings.

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

The site is a substation that requires certain design elements to meet safety and security standards. These particular conditions include security fencing consisting of chain link fence with barbed wire and static masts for electrical grounding safety.

3. The purpose of the Variation is not based exclusively upon a desire to increase the value of the property. Please provide an explanation.

The purpose of the variation is not based upon a desire to increase the value of the property, but to meet safety and security standards.

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

The alleged difficulty or hardship has not been based upon a desire to increase the value of the property, but to meet safety and security standards.

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

This substation is part of the bigger Technology Park Development project that is intended to add value to the area and zone that it is located in. The variation will not be detrimental to the public welfare and will not be injurious to other properties.

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

The variation will not have any adverse effect on lighting or air to adjacent property and will not increase congestion in the public streets or increase danger of fires, or endanger the public safety, or substantially diminish or impair property values in the neighborhood.

Security fencing is intended to deter theft, vandalism, and other illegal activities within the substation property, data center campus, and greater community. Properly installed and maintained fencing will provide a professional and cohesive appeal. Static masts reduce the potential for fires and outages, enhancing public safety.



August 12, 2022

James Donahue, Senior Planner
Kevin Anderson, Associate Planner
Village of Hoffman Estates
1900 Hassell Road
Hoffman Estates, IL 60169

Re: Planning and Zoning General Application, Site Plan Addendum, and Special Use Addendum
Project Name: CHI05 Substation
Address: 2200 Lakewood Boulevard
PIN: 01-36-101-005-0000
Applicant and Owner: Microsoft Corporation
Authorized Agent: Burns & McDonnell Engineering Company, Inc.

Mr. Donahue and Mr. Anderson,

Thank you for your feedback during our May 5, 2022, pre-application meeting. Burn & McDonnell submits the following narrative and attachments for your review in support of the development of the new CHI05 (ESS E-535) 138/12kV electrical substation collocated within the new Microsoft Data Center Campus development located at the subject address. The substation will be operated by Commonwealth Edison (ComEd).

Project Narrative:

- The ComEd substation to serve the Microsoft Data Center Campus will be installed in the location previously identified within the approved Microsoft Data Center Campus site plan. The substation includes a pre-fabricated metal equipment enclosure and other necessary structures. The substation will be fed by two 138kV high voltage distribution lines that lead in from ComEd's TDC 214 Hoffman Estates Substation. 138/12kV power transformers will step down the voltage to feed the Microsoft Campus.

Site Plan Addendum supporting details:

- I.D. – The tallest structure is an 86-foot static mast.
- I.E. – The substation will feature a palisade fence around the perimeter. Landscaping, as outlined in the Microsoft Data Center Site Plan Review Submittal, is designed surrounding the substation and will enhance the natural beauty of the site.
- I.G. – Phasing is as follows:
 - o Construction start Dec 2022
 - o Below Grade Dec 2022 – May 2023
 - o Above Grade June 2023 – March 2024
 - o Construction complete March 2024



Village of Hoffman Estates Site Plan Submittal
CHI05 Substation
Page 2

- II.A. – The substation will be operational 24 hours a day and 7 days a week. No full-time employees will work at the substation.
- III.H. - Any water runoff from this site will be managed through city facilities.
- IV. A. & B. – There are no full-time employees; therefore, no parking spaces and no traffic flow are considered in the design.
- VI.B. - Noise is in consideration for the design of the substation. A Noise study has been provided as part of the Microsoft Data Center Site Plan Review Submittal.

Special Use Addendum supporting details:

- Legal Description:
PARCEL 1:
THE EAST ½ OF THE EAST ½ OF THE NORTHWEST ¼ (EXCEPT THE NORTH 825.0 FEET THEREOF AND EXCEPT THE SOUTH 60.0 FEET DEDICATED FOR RIGHT-OF-WAY RECORDED SEPTEMBER 6, 1989 AS DOCUMENT 89418134) OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

If you have any questions or require additional information, please feel free to contact Tom Konopka at tkonopka@burnsmcd.com or 847-791-2020.

Sincerely,

A handwritten signature in black ink that reads "Tom Konopka".

Thomas Konopka
Permitting Lead

Attachments:
General Application
Site Plan Addendum
Special Use Addendum
Issued For Approval (IFA) Engineering Plans
Plat of Survey

cc:
Hillary Murray, Microsoft Corporation

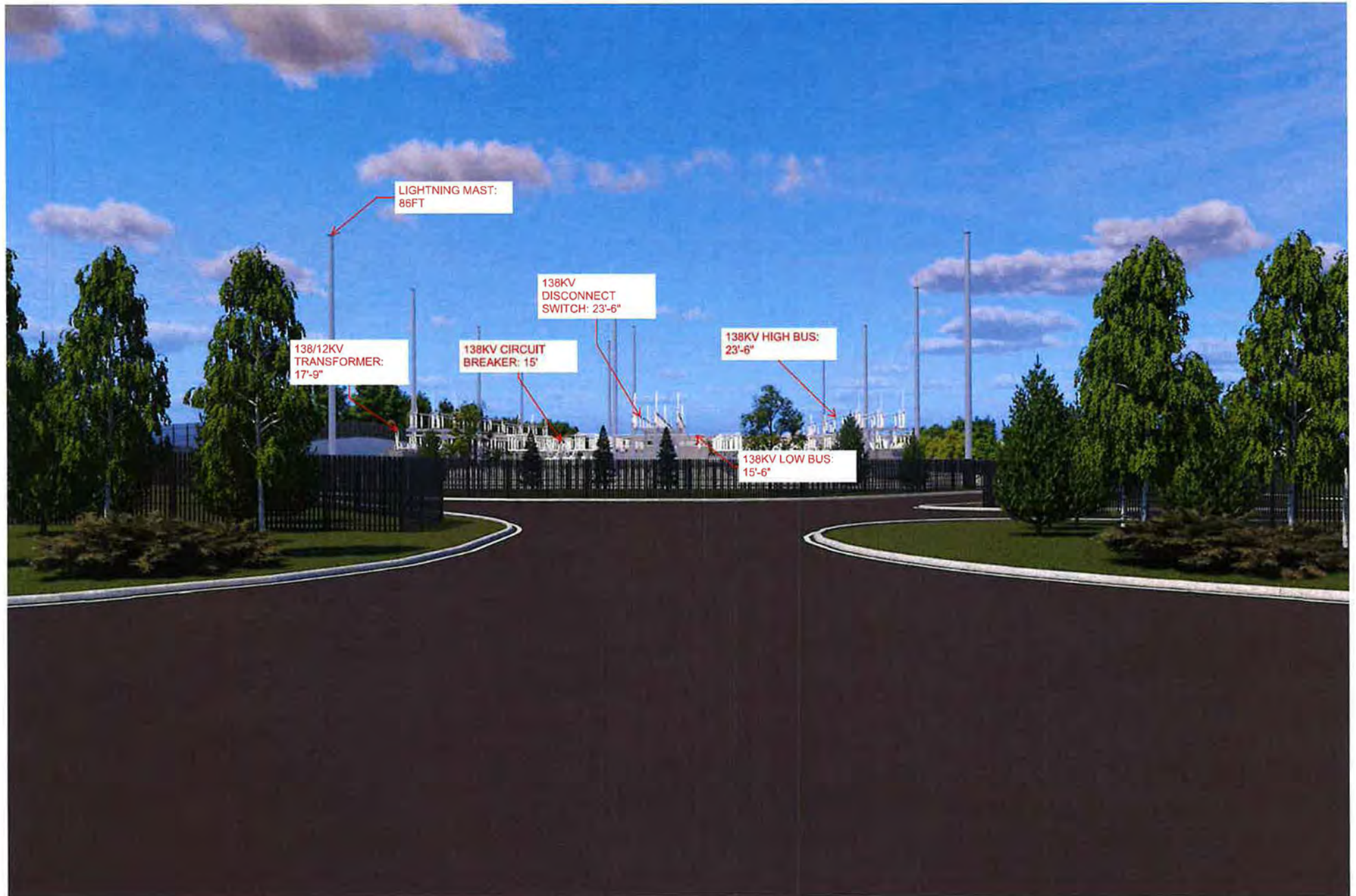












LIGHTNING MAST:
86FT

138/12KV
TRANSFORMER:
17'-9"

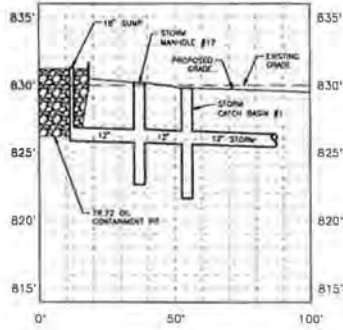
138KV CIRCUIT
BREAKER: 15'

138KV
DISCONNECT
SWITCH: 23'-6"

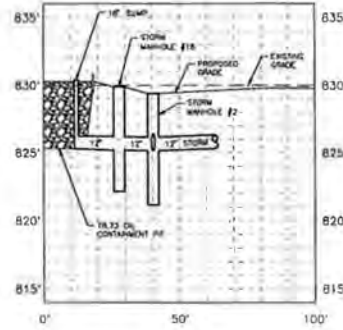
138KV HIGH BUS:
23'-6"

138KV LOW BUS:
15'-6"

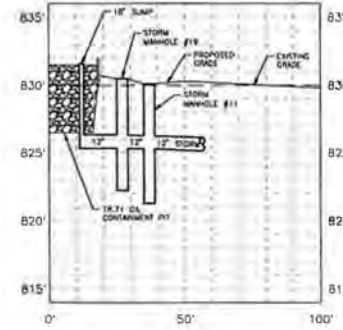
PROFILE E (TR.72 OIL CONTAINMENT PIT-17-1)



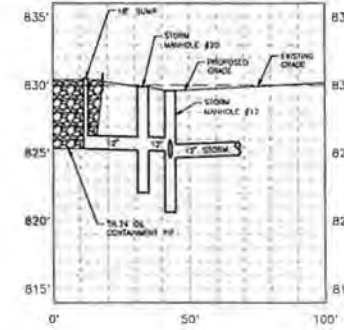
PROFILE F (TR.73 OIL CONTAINMENT PIT-18-2)



PROFILE G (TR.71 OIL CONTAINMENT PIT-19-11)



PROFILE H (TR.74 OIL CONTAINMENT PIT-20-12)



REFERENCE DRAWINGS:

- PLAN OF CIVIL GRADING (E535 1-1)
- PLAN OF STORM SEWER SYSTEM (E535 1-2)
- SECTION OF STORM SEWER PROFILES SHEET 1 OF 2 (E535 1-3)
- OUTLINE OF SITE GRADING SPECIFICATIONS AND CONSTRUCTION NOTES (E535 1-4)
- PLANS, SECTIONS, DETAILS OF CONSTRUCTION ROADWAYS AND TYPICAL GRADING DETAILS (E535 1-5)
- PLANS, SECTIONS, DETAILS OF CONSTRUCTION ROADWAYS, TRENCHES, TYPICAL GRADING AND STORM SEWERS (E535 1-7)
- PLANS, SECTIONS, DETAILS OF ROADWAYS, TRENCHES, TYPICAL GRADING AND STORM SEWERS (E535 1-8)

NOTES:

- AT LOCATIONS WHERE TRENCH DRAINAGE CROSSES OVER THE TOP OF STORM SEWER, FLOWABLE FILL TO BE USED AS BACKFILL MATERIAL UP TO TOP OF STORM SEWER (ACROSS ENTIRE TRENCH WIDTH). FLOWABLE FILL TO FOLLOW ASTM STANDARDS FOR CONTROLLED LOW STRENGTH MATERIAL (CLSM), AND EXTEND 2' PAST EACH SIDE OF TRENCH CURB LIMITS.
- ALL STORM CATCH BASINS TO HAVE A 6" x 6" SCUM PEEK CODED C437B.
- SEE SHEET E535 9-2 FOR STRUCTURE AND PAVE INFORMATION.

SCALE:
HORIZONTAL: 1"=20'
VERTICAL: 1"=1'



ComEd Commonwealth Edison Co.
Chicago, Illinois
Transmission and Distribution Operations

SECTION OF STORM SEWER PROFILES SHEET 2 OF 2

E535.1-4_S2022-0319

DATE	DESCRIPTION	BY	CHK
10/19/2022	ISSUE CHANGE #12 PACKAGE #10 #17102024	MLB	DC
11/17/2022	ISSUE CHANGE #13 PACKAGE #10 #17102024	MLB	DC
12/15/2022	ISSUE CHANGE #14 PACKAGE #10 #17102024	MLB	DC
01/11/2023	ISSUE CHANGE #15 PACKAGE #10 #17102024	MLB	DC

BURNS & MCDONNELL
INC. A CORP. OF ILLINOIS
ENGINEERS & ARCHITECTS

ONE WESTWIND PLAZA
SUNNYVALE, ILLINOIS 60155
TEL: 630.331.1000
WWW.BURNSANDMCDONNELL.COM

DATE: 04/11/2024, TIME: 09/17/2024
PROJECT: E535.1-4_S2022-0319
SHEET: 2 OF 2

E

D

C

B

A

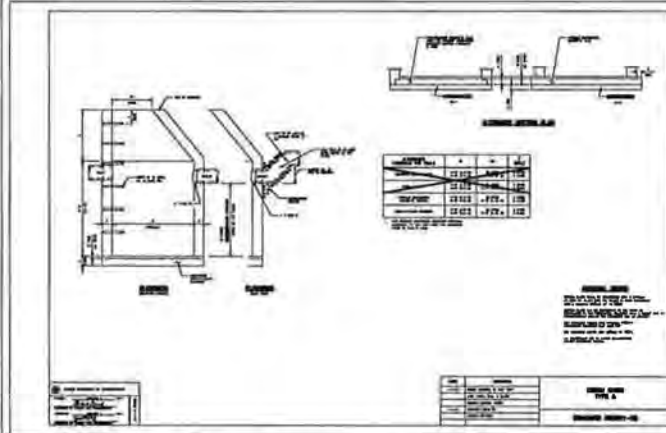
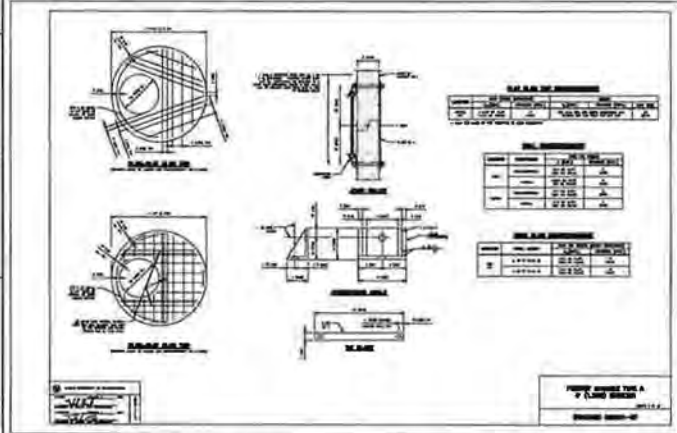
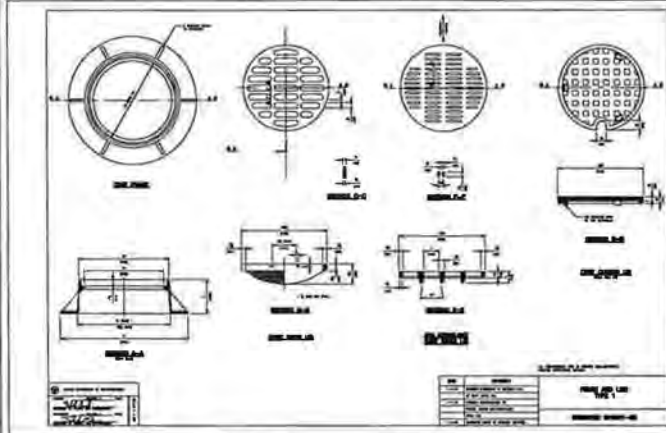
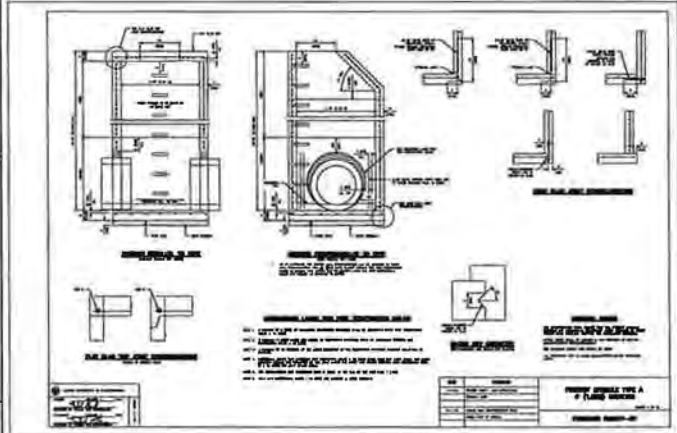
E

D

C

B

A



REFERENCE DRAWINGS:
 PLAN OF CIVIL GRADING E535.1-1
 PLAN OF STORM SEWER SYSTEM E535.1-2
 SECTION OF STORM SEWER PROFILES SHEET 1 OF 3 E535.1-3
 SECTION OF STORM SEWER PROFILES SHEET 2 OF 3 E535.1-4
 OUTLINE OF SITE GRADING SPECIFICATIONS AND CONSTRUCTION NOTES E535.1-5
 PLANS, SECTIONS, DETAILS OF CONSTRUCTION ROADWAYS AND TYPICAL GRADING DETAILS E535.1-6



THE RETURN OF THE MONEY APPLIED FOR THIS DRAWING IS THE RESPONSIBILITY OF THE CLIENT. BURNS & McDONNELL'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES RENDERED.

Commonwealth Edison Co.
 CHICAGO, ILLINOIS
 TRANSMISSION AND DISTRIBUTION DIVISION

PLANS, SECTIONS, DETAILS OF ROADWAYS, TROUGHS, TYPICAL GRADING AND STORM SEWERS SHEET 1 OF 2
E535.1-7 MICROSOFT HOFFMAN ESTATES

DATE: 11/15/22
 DRAWN BY: JAV
 CHECKED BY: JAV
 DATE: 11/15/22
 DATE: 11/15/22
 DATE: 11/15/22

E535.1-7_S2022-0319

ALL STORM STRUCTURES TO BE MONOLITHICALLY POURED WITH THE BASE PER COMED C4378

ALL STORM CATCH BASINS TO HAVE A 4'-0" SUMP PER COMED C4378

E535.1-SPCC-1_S2022-0319

6

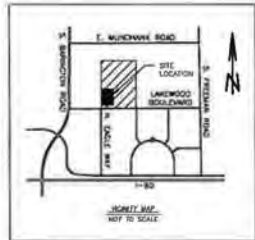
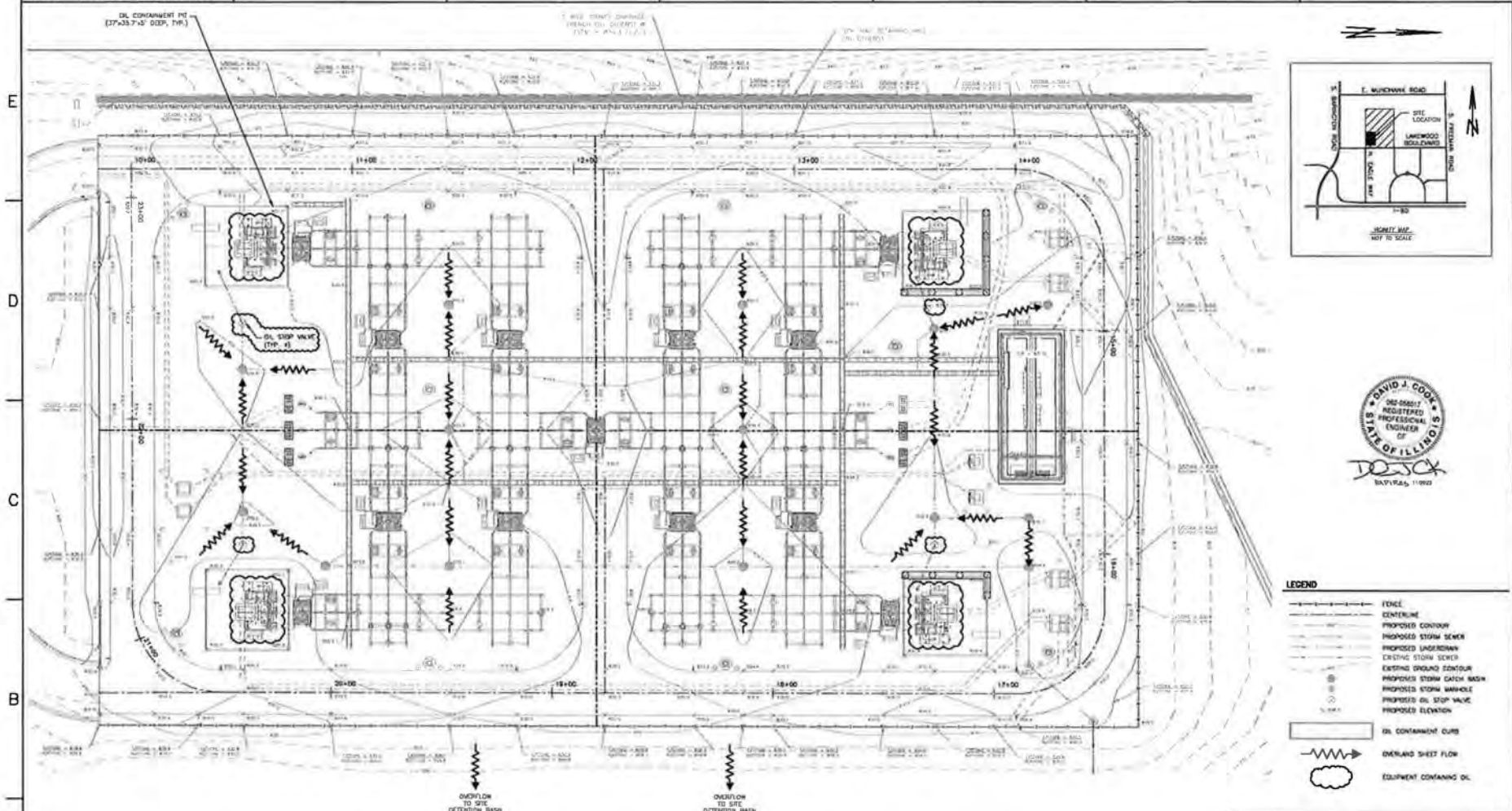
5

4

3

2

1



LEGEND

- FENCE
- CENTERLINE
- PROPOSED CONTOUR
- PROPOSED STORM SEWER
- PROPOSED UNDERDRAIN
- EXISTING STORM SEWER
- EXISTING GROUND CONTOUR
- PROPOSED STORM CATCH BASIN
- PROPOSED STORM MANHOLE
- PROPOSED OIL STOP VALVE
- PROPOSED ELEVATION
- OIL CONTAINMENT CURB
- OVERFLOW SHEET FLOW
- EQUIPMENT CONTAINING OIL

- REFERENCE DRAWINGS:**
- E535 1-1 PLAN OF CIVIL GRADING
 - E535 1-2 PLAN OF STORM SEWER SYSTEM
 - E535 1-3 SECTION OF STORM SEWER PROFILES SHEET 1 OF 2
 - E535 1-4 SECTION OF STORM SEWER PROFILES SHEET 2 OF 2
 - E535 1-5 OUTLINE OF SITE GRADING SPECIFICATIONS AND CONSTRUCTION NOTES
 - E535 1-6 PLANS, SECTIONS, DETAILS OF CONSTRUCTION ROADWAYS AND TYPICAL GRADING DETAILS
 - E535 1-7 PLANS, SECTIONS, DETAILS OF CONSTRUCTION ROADWAYS, TROUGHS, TYPICAL GRADING AND STORM SEWERS
 - E535 1-8 PLANS, SECTIONS, DETAILS OF ROADWAYS, TROUGHS, TYPICAL GRADING AND STORM SEWERS
 - E535 1-9 PLANS, SECTION, DETAILS OF OIL CONTAINMENT FIT FOR 134KV TR 71, 72, 73, 74
 - E535 2-1 PLAN OF 138KV EQUIPMENT FOUNDATION



NO.	DATE	DESCRIPTION	BY	CHK.
1	12/15/22	ISSUE CIVIL SITE PACKAGE W/ E-120-0014	JK	DK
2	02/07/23	ISSUE CIVIL SITE PACKAGE W/ E-120-0014	JK	DK

ComEd Commonwealth Edison Co.
Chicago, Illinois
Transmission and Distribution Operations

PLAN OF SPCC

E535 E-535 MICROSOFT HOFFMAN ESTATES

SCALE: 1" = 30' DATE: 02/15/22

DESIGNED BY: JKAN
CHECKED BY: JKAN
DATE: 02/15/22

THE PREPARED OF THE NEWLY APPLIED
SEALED AND SIGNED RESPONSIBILITY FOR
FOR THE CURRENT REVISION

BURNS & MCDONNELL ENGINEERS ARCHITECTS
300 N. LAUREL STREET, SUITE 2700
CHICAGO, IL 60604
REGISTRATION NUMBER 0-184-001310

E535.1-SPCC-1_S2022-0319



7

6

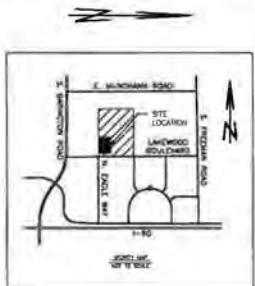
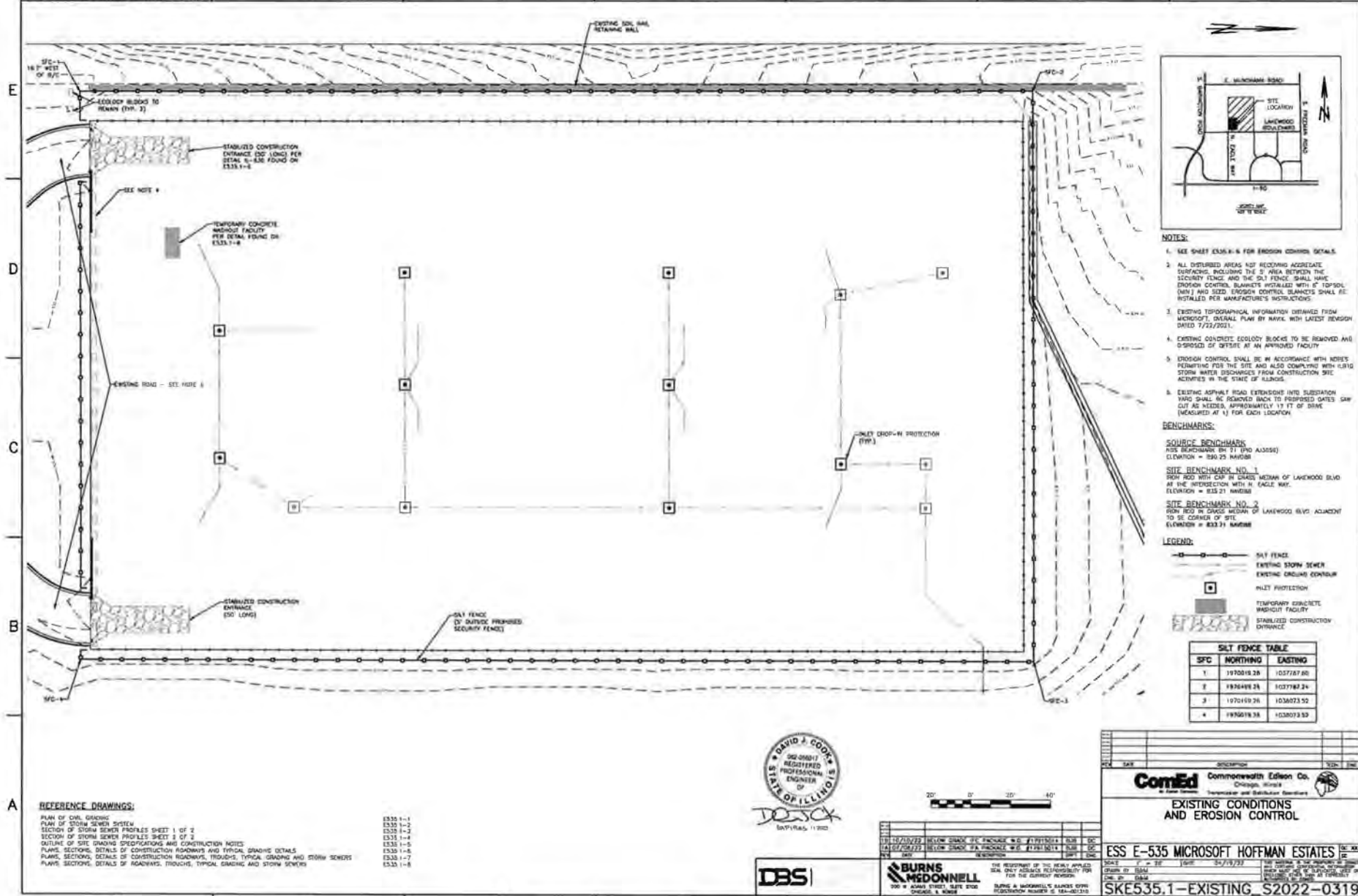
5

4

3

2

1



- NOTES:**
- SEE SHEET E535.1-6 FOR EROSION CONTROL DETAILS.
 - ALL DISTURBED AREAS NOT RECEIVING AGGREGATE SURFACING, INCLUDING THE 5' AREA BETWEEN THE SECURITY FENCE AND THE OLD FENCE, SHALL HAVE EROSION CONTROL BLANKETS INSTALLED WITH 6" TOPSOIL (MIN) AND SEED. EROSION CONTROL BLANKETS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
 - EXISTING TOPOGRAPHICAL INFORMATION OBTAINED FROM MICROSOFT, AERIAL PLAN BY NAVIC WITH LATEST REVISION DATED 7/22/2021.
 - EXISTING CONCRETE ECOSLO BLOCKS TO BE REMOVED AND DISPOSED OF OFF-SITE AT AN APPROVED FACILITY.
 - EROSION CONTROL SHALL BE IN ACCORDANCE WITH NOTES REMAINING FOR THE SITE AND ALSO COMPLYING WITH LEGISLATIVE STORM WATER DISCHARGES FROM CONSTRUCTION SITE ACTIVITIES IN THE STATE OF ILLINOIS.
 - EXISTING ASPHALT ROAD EXTENSIONS INTO SUBSTATION YARD SHALL BE REMOVED BACK TO PROPOSED GATES SAW CUT AS NEEDED, APPROXIMATELY 11 FT OF DRIVE (MEASURED AT 1') FOR EACH LOCATION.

BENCHMARKS:

SOURCE BENCHMARK
 105 BENCHMARK (84 71 (TPO 13058))
 ELEVATION = 890.25 NAVD83

SITE BENCHMARK NO. 1
 809 ROD WITH COP IN CORNER NEADEN OF LAKEWOOD BLVD AT THE INTERSECTION WITH N. EAGLE WAY.
 ELEVATION = 833.21 NAVD83

SITE BENCHMARK NO. 2
 809 ROD IN SPACE NEADEN OF LAKEWOOD BLVD ADJACENT TO SE CORNER OF SITE.
 ELEVATION = 833.71 NAVD83

- LEGEND:**
- SILT FENCE
 - EXISTING STORM SEWER
 - EXISTING CIRCULAR EXHUMER
 - INLET PROTECTION
 - TEMPORARY CONCRETE WASHOUT FACILITY
 - STABILIZED CONSTRUCTION ENTRANCE

SFC	NORTHING	EASTING
1	1970018.28	1037787.60
2	1936498.28	1037787.24
3	1970169.26	1038073.50
*	1936618.38	1038073.53

- REFERENCE DRAWINGS:**
- PLAN OF CIVIL GRADING 1535.1-1
 - PLAN OF STORM SEWER SYSTEM 1535.1-2
 - SECTION OF STORM SEWER PROFILES SHEET 1 OF 2 1535.1-3
 - SECTION OF STORM SEWER PROFILES SHEET 2 OF 2 1535.1-4
 - OUTLINE OF SITE GRADING SPECIFICATIONS AND CONSTRUCTION NOTES 1535.1-5
 - PLANS, SECTIONS, DETAILS OF CONSTRUCTION ROADWAYS AND TYPICAL GRADING DETAILS 1535.1-6
 - PLANS, SECTIONS, DETAILS OF CONSTRUCTION ROADWAYS, TROUGHS, TYPICAL GRADING AND STORM SEWERS 1535.1-7
 - PLANS, SECTIONS, DETAILS OF ROADWAYS, TROUGHS, TYPICAL GRADING AND STORM SEWERS 1535.1-8



NO.	DATE	DESCRIPTION	BY	CHECKED
1	12/12/22	ISSUE PERMIT SET (REVISED) SEE SHEET E535.1-2	DBS	DBS
2	12/12/22	ISSUE PERMIT SET (REVISED) SEE SHEET E535.1-2	DBS	DBS

ComEd Commonwealth Edison Co.
 Chicago, Illinois

EXISTING CONDITIONS AND EROSION CONTROL

ESS E-535 MICROSOFT HOFFMAN ESTATES

DATE: 12/12/22
 DRAWN BY: DBS
 CHECKED BY: DBS
 PROJECT NO.: SKE535.1-EXISTING_S2022-0319

DBS

BURNS & MCDONNELL
 300 N. STATE STREET, SUITE 200
 CHICAGO, IL 60610

THE REQUIREMENT OF THIS SEAL IS APPLIED FOR THE PROFESSIONAL ENGINEER FOR THE STATE OF ILLINOIS.
 BURNS & MCDONNELL, LICENSE NO. 0181-001310

VILLAGE OF HOFFMAN ESTATES
AN ORDINANCE GRANTING A MAP AMENDMENT (REZONING) FROM B-2 (COMMUNITY BUSINESS) TO M-2 (MANUFACTURING DISTRICT) FOR LOTS 6, 8, AND 9 IN FOUNTAIN CROSSING SUBDIVISION AT 2625 N. BARRINGTON ROAD

WHEREAS, the Planning and Zoning Commission at a public hearing duly called and held according to law on November 16, 2022, considered the request by Prairie Ridge Acquisitions LLC (Applicant) and Meijer Stores LP (Owner) for a Map Amendment (Rezoning) from B-2 (Community Business) to M-2 (Manufacturing District) for Lots 6, 8, and 9 in Fountain Crossing Subdivision at 2625 N. Barrington Road, and shown on Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, the Planning and Zoning Commission made certain Finding of Fact attached hereto and made a part hereof as Exhibit "B" and recommended approval a Map Amendment (Rezoning) from B-2 (Community Business) to M-2 (Manufacturing District) for Lots 6, 8, and 9 in Fountain Crossing Subdivision at 2625 N. Barrington Road to the Board of Trustees; and

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

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

Section 1: The Corporate Authorities hereby find that the facts and statements contained in the preamble of this Ordinance are true.

Section 2: That the Zoning Map of the Village of Hoffman Estates, as amended to date hereof, be further amended by classifying the real estate hereinafter described on Exhibit "A" attached hereto and incorporated herein to M-2 Manufacturing District.

Section 3: That said real estate as classified shall be subject to all limitations and conditions placed upon property within the M-2 Manufacturing District classification, as defined in the Hoffman Estates Municipal Code.

Section 4: That the Village Clerk be and is hereby directed to amend the official Zoning Map of the Village so that the zoning classifications provided herein are reflected on said map.

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

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

PASSED THIS _____ day of _____, 2022

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

APPROVED THIS _____ DAY OF _____, 2022

Village President

ATTEST:

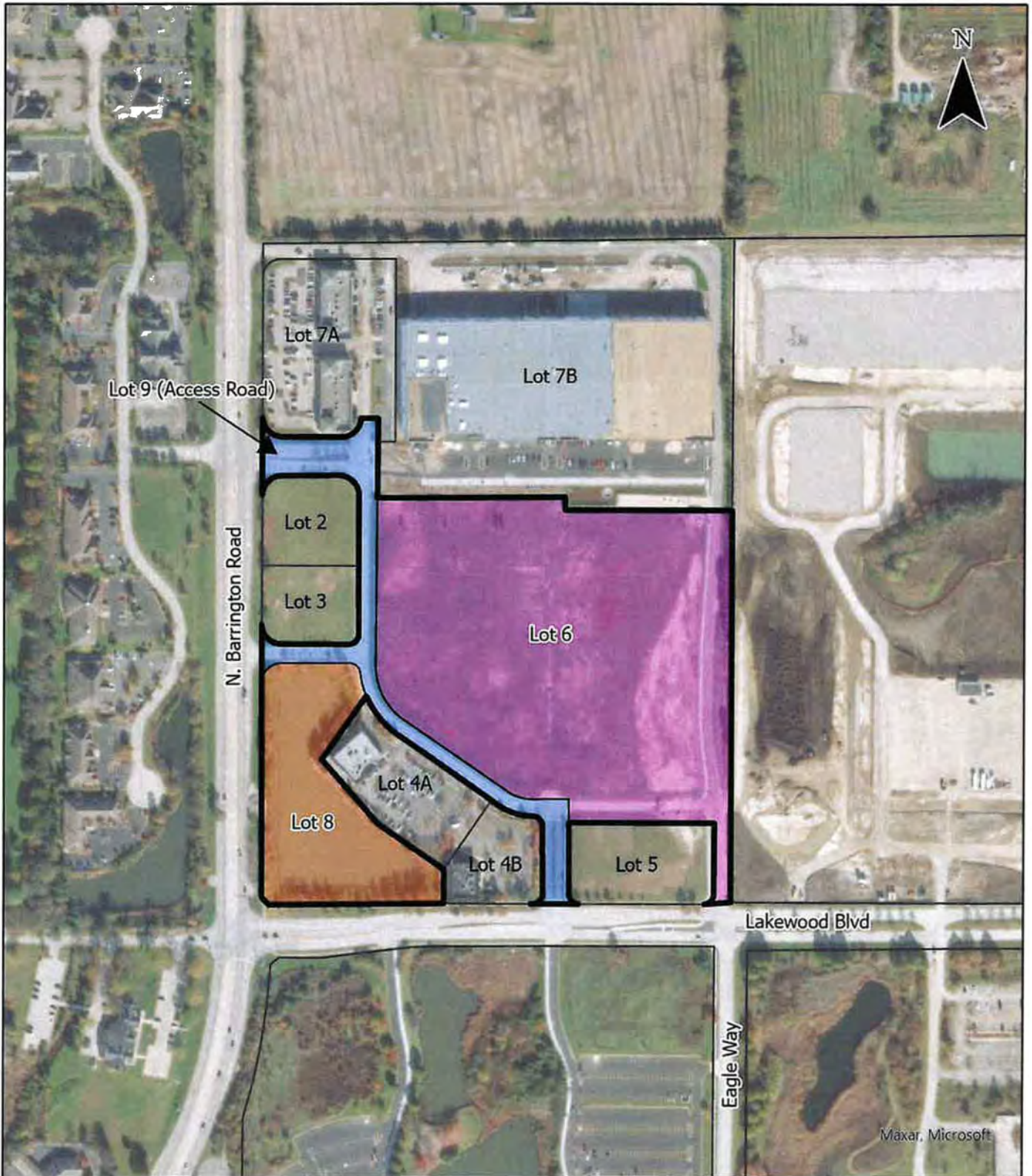
Village Clerk

Published in pamphlet form this _____ day of _____, 2022.

Exhibit A

Lots 6, 8 & 9 - Fountain Crossing

PIN: 01-36-102-005-0000 (Lot 6), 01-36-102-007-0000 (Lot 8) & 01-36-102-0000 (Lot 9)



Legend

- Lot Number
- Lot 6
- Lot 8
- Lot 9

Subject Properties



Planning and Transportation Division
Department of Development Services
November 2022

EXHIBIT B



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION FINDING OF FACT

PROJECT NUMBER: MASTER22-0017
PROJECT NAME: FOUNTAIN CROSSING LOTS 6, 8, 9
ADDRESS/LOCATION: 2625 N. BARRINGTON RD.
OWNER / PETITIONER: MEIJER STORES LP / PRAIRIE RIDGE ACQUISITIONS, LLC
REQUEST: MAP AMENDMENT (REZONING)

ZONING / LAND USE: B2- BUSINESS DISTRICT / VACANT
PZC MEETING DATE: NOVEMBER 16, 2022
PZC RECOMMENDATION: APPROVAL (6 Ayes, 0 Nay, 5 Absent)
VILLAGE BOARD MEETING DATE: NOVEMBER 21, 2022
STAFF ASSIGNED: JIM DONAHUE, SENIOR PLANNER

MOTION

Request by Prairie Ridge Acquisitions LLC (Applicant) and Meijer Stores LP (Owner) for a Map Amendment (Rezoning) from B-2, Community Business to M-2, Manufacturing District for Lots 6, 8, and 9 of the Fountain Crossing Subdivision (2625 N. Barrington Road)

FINDING

The Planning & Zoning Commission heard the request for a map amendment (rezoning) from Pete Harmon with Prairie Ridge Acquisitions LLC (Applicant). Prairie Ridge Acquisitions LLC has a contract to purchase the undeveloped 23-acre property.

It was noted that the subject property was previously zoned M-2 until it was rezoned to B-2 in 2000 in anticipation of a commercial development called Fountain Crossing Shopping Center. The full commercial development never occurred. Two mixed-use retail buildings that accommodate several small tenants (jeweler, cleaners, restaurants, etc.) were built along with a separate free-standing restaurant (formerly Jersey's Pizza & Grill) as well as Core Orthopedics (originally La Strada restaurant). The anticipated Meijer store and smaller big box retail that was expected on the balance of the development never materialized.

The property immediately north of this subject property (Lot 7b) was rezoned to M-2 in 2019 and was approved for a speculative industrial building in 2020. The approval for the industrial building included approvals on Lot 6 for a road extending on the east side of the site for truck access to and from Lakewood Blvd. The building and all associated site improvements were completed earlier this year.

The petitioner is proposing a map amendment (rezoning) for Lot 6 (vacant), Lot 8 (retention pond), and Lot 9 (interior roadway system) from B-2, Community Business District to M-2, Manufacturing District. The current request is for

rezoning only. If approved, the developer would be required to go through the formal Site Plan review process which would ultimately be reviewed and considered by the Planning and Zoning Commission and the Village Board. The petitioner owns and developed the speculative industrial property immediately to the north of the subject property on Lot 7b.

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

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

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

The petitioner has addressed the standards in their application.

The proposed M-2 Zoning is compatible with the M-2 Zoning for the properties adjacent to the north and east as well as the Siemens and Claire's properties immediately south of the Fountain Crossing Subdivision. The Village's 2007 Comprehensive Plan designated the subject property as commercial on the Future Land Use Map, however; the designation was made primarily to reflect the planned use of the properties (i.e. Meijer), which is no longer under consideration.

Commissioner questions included:

- What's happening with the speculative building just north of this site? The petitioner stated they have lots of interest and expect to see some tenants soon.
- Why are you rezoning the pond? Staff noted that with the potential purchase of the site, the new owners would be in charge of common areas and it makes sense to rezone to match the proposed future use. Staff noted that the pond and roadway lots can't be built upon.

AUDIENCE COMMENTS

Paula McCombie (Mayor of South Barrington) had concerns about the access to this site from Barrington Road and the number of trucks entering/exiting the site. Chairperson Combs stated the truck traffic would enter/exit the site on the east side road. The petitioner indicated on a map where they constructed a road, which will be used for trucks. Only car traffic would be accessing off Barrington Road across from Executive Drive.

PLANNING AND ZONING COMMISSION VOTE

Commissioner	Roll Call Vote
Chairperson Eva Combs	Aye
Vice-Chair Adam Bauske	Aye
Tom Bumitz	Absent
Lon Hamer	Aye
Lenard Henderson	Aye
Myrene Iozzo	Absent
Daniel Lee	Aye
Minerva Milford	Absent
Nancy Trieb	Absent
Denise Wilson	Absent
John Wise	Aye
6 Ayes, 0 Nays, 5 Absent	MOTION APPROVED

ATTACHMENTS

The Planning and Zoning Commission Staff Report dated November 16, 2022 and all associated attachments are hereby made a part of this Finding.



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT NUMBER: MASTER22-0017
PROJECT NAME: FOUNTAIN CROSSING LOTS 6, 8, 9
ADDRESS/LOCATION: 2625 N. BARRINGTON RD.
REQUEST: MAP AMENDMANT (REZONING)
OWNER: MEIJER STORES LP
APPLICANT: PRAIRIE RIDGE ACQUISITIONS, LLC
PROPERTY SIZE: +/- 23.3 ACRES
ZONING / LAND USE: B2- BUSINESS DISTRICT / VACANT
ADJACENT PROPERTIES: NORTH: INDUSTRIAL SPEC BUILDING (ZONED M-2)
SOUTH: VACANT RESTAURANT / CORE ORTHOPEDIC (ZONED B-2)
EAST: MICROSOFT DATA CENTER (ZONED M-2)
WEST: VACANT OUTLOTS (ZONED B-2)
PZC MEETING DATE: NOVEMBER 16, 2022
PUBLIC HEARING: YES
STAFF ASSIGNED: JAMES DONAHUE

REQUESTED MOTION

Request by Prairie Ridge Acquisitions LLC (Applicant) and Meijer Stores LP (Owner) for a Map Amendment (Rezoning) from B-2, Community Business to M-2, Manufacturing District for Lots 6, 8, and 9 of the Fountain Crossing Subdivision (2625 N. Barrington Road)

BACKGROUND

The subject property was previously zoned M-2 until it was rezoned to B-2 in 2000 in anticipation of a commercial development called Fountain Crossing Shopping Center. The full commercial development never occurred. Two mixed-use retail buildings that accommodate several small tenants (jeweler, cleaners, restaurants, etc.) were built along with a separate free-standing restaurant (formerly Jersey's Pizza & Grill) as well as Core Orthopedics (originally La Strada restaurant). The anticipated Meijer store and smaller big box retail that was expected on the balance of the development never materialized.

The property immediately north of this subject property (Lot 7b) was rezoned to M-2 in 2019 and was approved for a speculative industrial building in 2020. The approval for the industrial building included approvals on Lot 6 for a road extending on the east side of the site for truck access to and from Lakewood Blvd. The building and all associated site improvements were completed earlier this year.

PROPOSAL

The petitioner is proposing a map amendment (rezoning) for Lot 6 (vacant), Lot 8 (retention pond), and Lot 9 (interior roadway system) from B-2, Community Business District to M-2, Manufacturing District.

The petitioner is under contract to purchase the 23.088 acres subject to this request with the intention of developing an industrial facility on Lot 6. The current request is for rezoning only. If approved, the developer would be required to go through the formal Site Plan review process which would ultimately be reviewed and considered by the Planning and Zoning Commission and the Village Board. The petitioner owns and developed the speculative industrial property immediately to the north of the subject property on Lot 7b.

REZONING

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

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

The petitioner has addressed the standards in their application.

The proposed M-2 Zoning is compatible with the M-2 Zoning for the properties adjacent to the north and east as well as the Siemens and Claire's properties immediately south of the Fountain Crossing Subdivision. The Village's 2007 Comprehensive Plan designated the subject property as commercial on the Future Land Use Map, however; the designation was made primarily to reflect the planned use of the properties (i.e. Meijer), which is no longer under consideration.

It is appropriate to consider if the Map Amendment (Rezoning) of the subject property from commercial to manufacturing is suitable when conditions have changed since the adoption of the 2007 Comprehensive Plan. The Map Amendment (Rezoning) of the subject properties to a manufacturing zoning would not be considered inconsistent with the Comprehensive Plan if the Village determines that the standards in Section 9-1-17-E-2 of the Municipal Code are met. The request to rezone the subject properties from B-2, Community Business, to M-2, Manufacturing District meets the technical criteria for a Map Amendment (Rezoning).

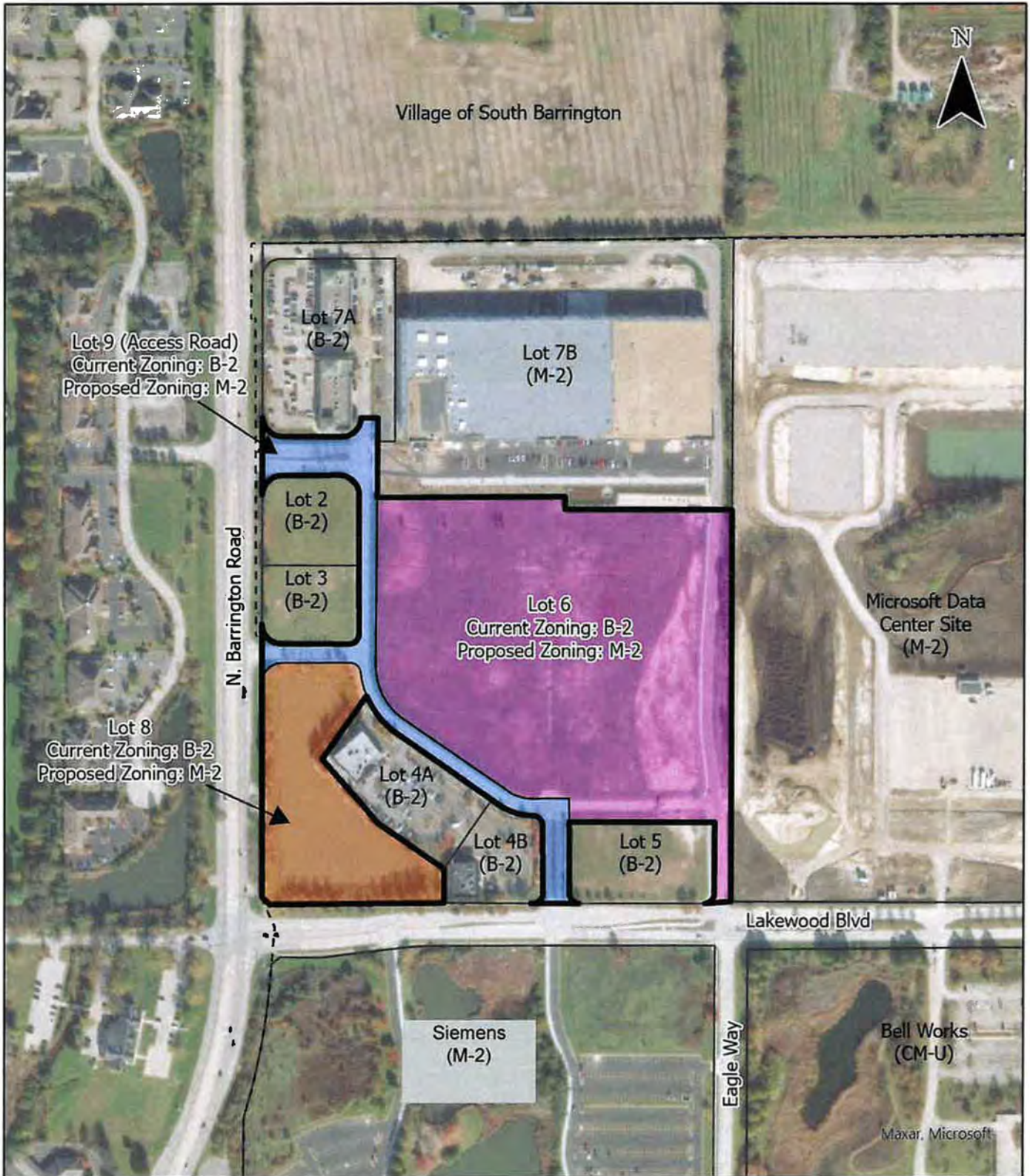
FUTURE SITE PLAN REVIEW

Ultimately, if the rezoning is approved, the developer would be required to go through the formal Site Plan review process which would be considered by the Planning and Zoning Commission and the Village Board. The following items would be considered as part of the Site Plan process:

- **Parking /Traffic:** A parking and traffic study will be required as part of the site plan to evaluate expected parking demand and traffic volumes and access.
- **Access and Circulation:** The Fountain Crossing Subdivision has numerous access points already in place. Access for Lot 6 can be accommodated through the existing access points serving the development along Lakewood Blvd. and Barrington Road. In line with the approval for Lot 7b, all truck traffic to and from the development will be restricted to the east frontage road access off Lakewood Blvd.
- **Pedestrian and Bike Accommodations:** Connections to the existing sidewalks internally throughout the development as well as the public sidewalk system along Lakewood Blvd. will be required.
- **Utilities:** Existing utilities on the site will be utilized as part of this development and will be reviewed for Code compliance as part of the site plan process.
- **Stormwater Requirements:** The existing detention located on Lot 8 will serve the entirety of the development. The pond was originally installed to accommodate all site development in Fountain Crossing. As part of this development, the applicant will need to verify that there is available stormwater storage volume in pond for this and future development.
- **Landscaping/Screening:** Landscaping will be reviewed as part of the final site plan review. Screening will be expected along the Lakewood Blvd. and Barrington Road frontages as well as around any truck docks.
- **Building Design:** Building design and appearance will be reviewed as part of final site plan review, but it is expected that the building will be similar aesthetically to the building on Lot 7b.

Attachments: Location Map
Zoning Exhibit
Petitioner's Applications and Supporting Documents

Zoning Exhibit



Legend

- Lot Number
- Lot 6
 - Lot 8
 - Lot 9

- Subject Properties
- Village Boundary



Planning and Transportation Division
 Department of Development Services
 November 2022



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING GENERAL APPLICATION

PROJECT NAME: Fountain Crossing Lot 6, 8 & 9

ADDRESS: Various

PROPERTY INDEX NO.: 01-36-102-005 (Lot 6, 16.417 ac), 01-36-102-007 (Lot 8 4.224 ac), 01-36-102-008 (Lot 9 2.731 ac)

PROPERTY ACRES: 23.372 acres **ZONING:** B-2

PROJECT DESCRIPTION: Re-zone lots from B-2 to M-2

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"/> Yes
	<input type="checkbox"/> Amendment	<input type="checkbox"/> No
<input type="checkbox"/> PLAT - Subdivision	<input type="checkbox"/> Non-Residential Preliminary	N/A
	<input type="checkbox"/> Non-Residential Final	
	<input type="checkbox"/> Non-Residential Preliminary/Final	
<input type="checkbox"/> PLAT - Other	<input type="checkbox"/> Residential Preliminary	N/A
	<input type="checkbox"/> Residential Final	
	<input type="checkbox"/> Residential Preliminary/Final	
<input type="checkbox"/> RPD Amendment	Type _____	N/A
<input type="checkbox"/> RPD Amendment	N/A	N/A
<input checked="" type="checkbox"/> REZ - Rezoning	From <u>B-2</u> to <u>M-2</u>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<input type="checkbox"/> SPR - Site Plan Review	<input type="checkbox"/> Preliminary Concept	<input type="checkbox"/> Final
	<input type="checkbox"/> Preliminary	<input type="checkbox"/> Preliminary/Final
<input type="checkbox"/> SPA - Site Plan Amendment	<input type="checkbox"/> Staff Review	<input type="checkbox"/> Minor Amendment
	<input type="checkbox"/> Administrative Review	<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"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> TA - Text Amendment	<input type="checkbox"/> Subdivision Code	<input type="checkbox"/> Other (please list) _____
	<input type="checkbox"/> Zoning Code	
<input type="checkbox"/> VAR - Variation	<input type="checkbox"/> Non-Residential	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/> Residential	
	<input type="checkbox"/> Sign	

I. Owner of Record

Meijer Stores Limited Partnership		Meijer Stores Limited Partnership	
Name		Company	
2929 Walker Ave NW		Grand Rapids	
Street Address		City	
MI	49544	616-791-3909	matt.levitt@meijer.com
State	Zip Code	Telephone Number	Email

II. Applicant (if not the owner)

Pete Harmon		Prairie Ridge Acquisitions, LLC	
Name		Firm/Company	
533 S. Division Street		Elmhurst	
Street Address		City	
IL	60126	630-561-6600	ph@yampainvestments.com
State	Zip Code	Telephone Number	Email

Applicant's relationship to property: Contract Purchaser

III. Authorized Agent on Behalf of the Owner of Applicant or (Contact Person/Project Manager)

Pete Harmon		Prairie Ridge Acquisitions, LLC	
Name		Firm/Company	
533 S. Division Street		Elmhurst	
Street Address		City	
IL	60126	630-561-6600	ph@yampainvestments.com
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.

Meijer Stores Limited Partnership, By Meijer Group, Inc., Its General Partner

_____	_____
Name/Firm	Name/Firm

_____	_____
Name/Firm	Name/Firm


Owner Signature

Michael Flickinger, VP - Real Estate

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.

Meijer Stores Limited Partnership, by Meijer Group, Inc., its General Partner

Owner's Signature:  _____

Owner's Name (Please Print): Michael Flickinger, VP-Real Estate

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

Applicant's Name (Please Print): Pete Harmon

Date: October 19, 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



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING REZONING / MAP AMENDMENT STANDARDS

STANDARDS OF A REZONING / MAP AMENDMENT

Zoning Code Section 9-1-17-E-2 requires that the Planning and Zoning Commission shall make findings based upon the evidence presented to it in each specific case with respect to the following. Petitioner shall provide a response to each in the area below.

1. The existing uses of the property within the general area of the property in question.

The subject property is located within the 47 acre Fountain Crossing development. The development consists of approximately 30,000 sf of retail (in 2 buildings), a medical/surgery center facility and a vacant restaurant which has been closed for approximately 2 years.

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

The lot to the north (7(b)) is M-2, the 53 acres to the east (MSFT) is M-2, the property to the north of Lot 7(b) is in South Barrington and is currently a farm (approx 42 acres). The property to the east of Lot 6 (lots 2, 3, 4 and 7) and Lot 5 to the south (5th Third site) are B-2.

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

The current zoning of Lots 6, 8 & 9 is B2 which, for 20 years+, has languished. This is illustrated by the lack of success of the current owners to proceed with the planned retail development, the inability of the owners of Lot 4 (Jersey's) to retain a restaurant and the lack of interest in the vacant outlots.

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

The overall trend, as is the case coast to coast, is for property located with superior access to transportation, roadways and power to be developed as those sort of facilities which the M-2 classification permits.

The current property had plans on developing and operating/owning a 210,000 sf superstore. However, the trend has been to get away from superstores to more e-commerce types of use which has filled the consumer demand void left by the abandonment of the traditional power center/superstore concept, rendering the concept not viable. This is evident at this site by the vacant parcel and outlots and an empty restaurant. This condition is not a local phenomenon as this is consistent in virtually every submarket within the region/country.

**Fountain Crossing, Lots 6, 8 & 9
Lakewood & Barrington Road, Hoffman Estates
Project Narrative**

Prairie Ridge Acquisitions LLC (PRA) is under contract to purchase the 23.088 acres located within the Fountain Crossings development with the intention of developing an industrial facility for a use that is consistent with those outlined in 9-9-2 (2) of the Municipal Code of Hoffman Estates. PRA is scheduled to close on the land during the fourth quarter of this year of first quarter of 2023.

<u>PIN</u>	<u>Property</u>	<u>Acres</u>	<u>SF</u>
01-36-102-005	Lot 6 / Main Site	16.130	702,623
01-36-102-007	Lot 8 / Retention Pond	4.231	184,302
01-36-102-008	Lot 9 / Ring Road	<u>2.727</u>	<u>118,788</u>
		23.088	1,005,713

After 20+ years of inactivity and ultimately concluding that the site no longer figures into their expansion plans, Meijer Stores elected to place the property on the market for sale. Given its strategic fit, our experience in this location and our relationship with Meijer, we reached an agreement with Meijer to acquire the property. For us to proceed with the acquisition, we will require the zoning of Lots 6, 8 and 9 be changed from B-2 (Community Business District) to M-2 (Manufacturing District) and ask that the Village Planning Commission and Board approve this change. This zoning classification is consistent with the property we developed to the North (Lot 7b of Fountain Crossing) and the adjacent 53 acres to the East being developed by Microsoft.

Automobile access to the facility will be from one of two access points along Lakewood Boulevard as well as from two access points along Barrington Road. Truck access will be via Lakewood Blvd.

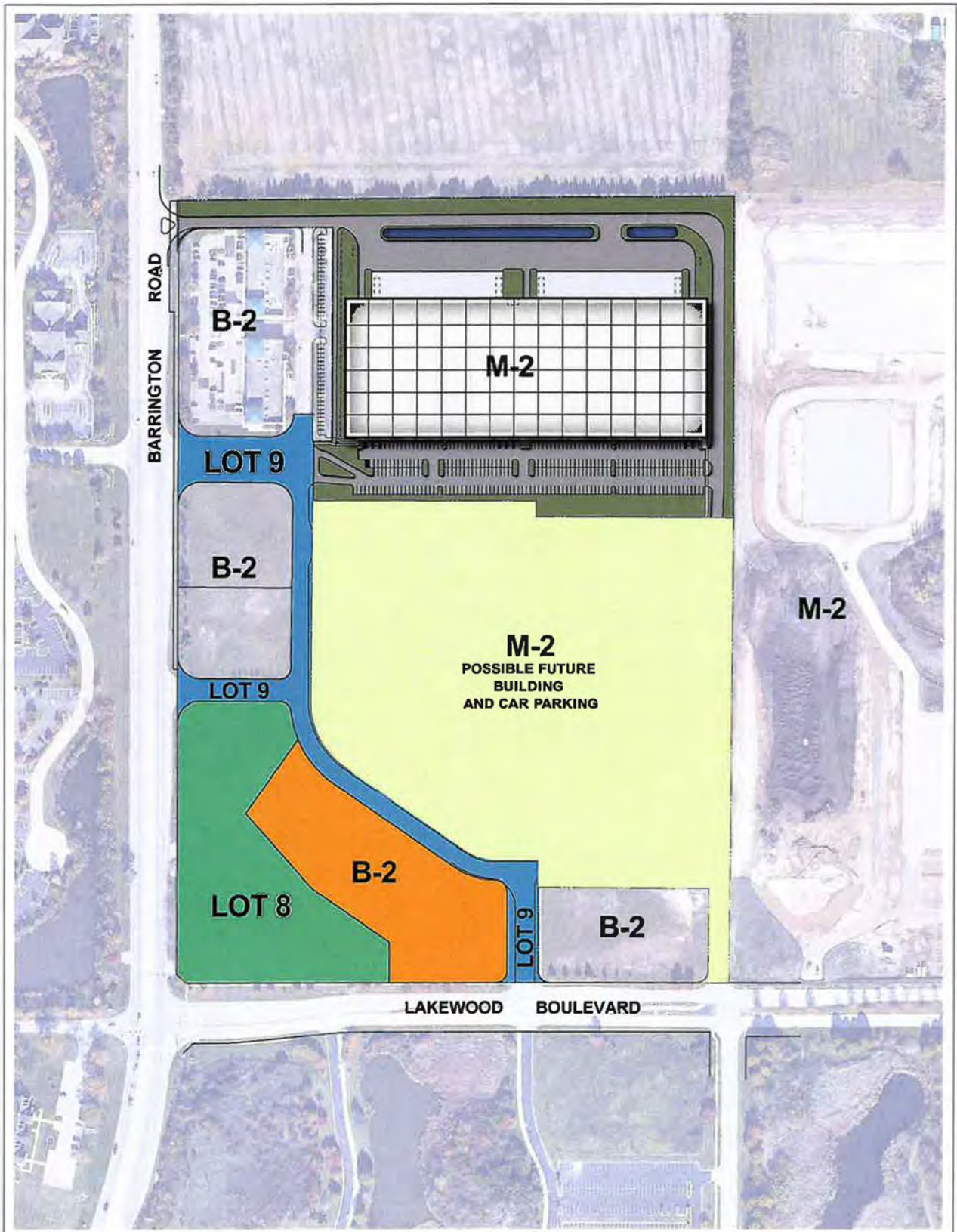
At this point, the project will not be seeking any variances. Should any variances required, they will be identified and submitted to Staff as part of the final site plan approval process.

The project will introduce berming and landscaping along its perimeter as well as screening of any truck courts from the west.

All utilities are to the site and the project will utilize the existing storm water pond located in the southwest portion of the development (aka Lot 8). To comply with the revised MWRD criteria additional onsite detention and volume controls may be incorporated.

In summary, our request is to:

- Change the current zoning of Lots 6, 8 and 9 to M-2 with the understanding that the final site plan approval shall be in accordance with Village requirements;



SITE AREA (±16.427 AC.) ±715,160 SF

CONCEPTUAL NEW FACILITY FOR:
NEW OFFICE/WAREHOUSE
 FOUNTAIN CROSSING - HOFFMAN ESTATES, ILLINOIS

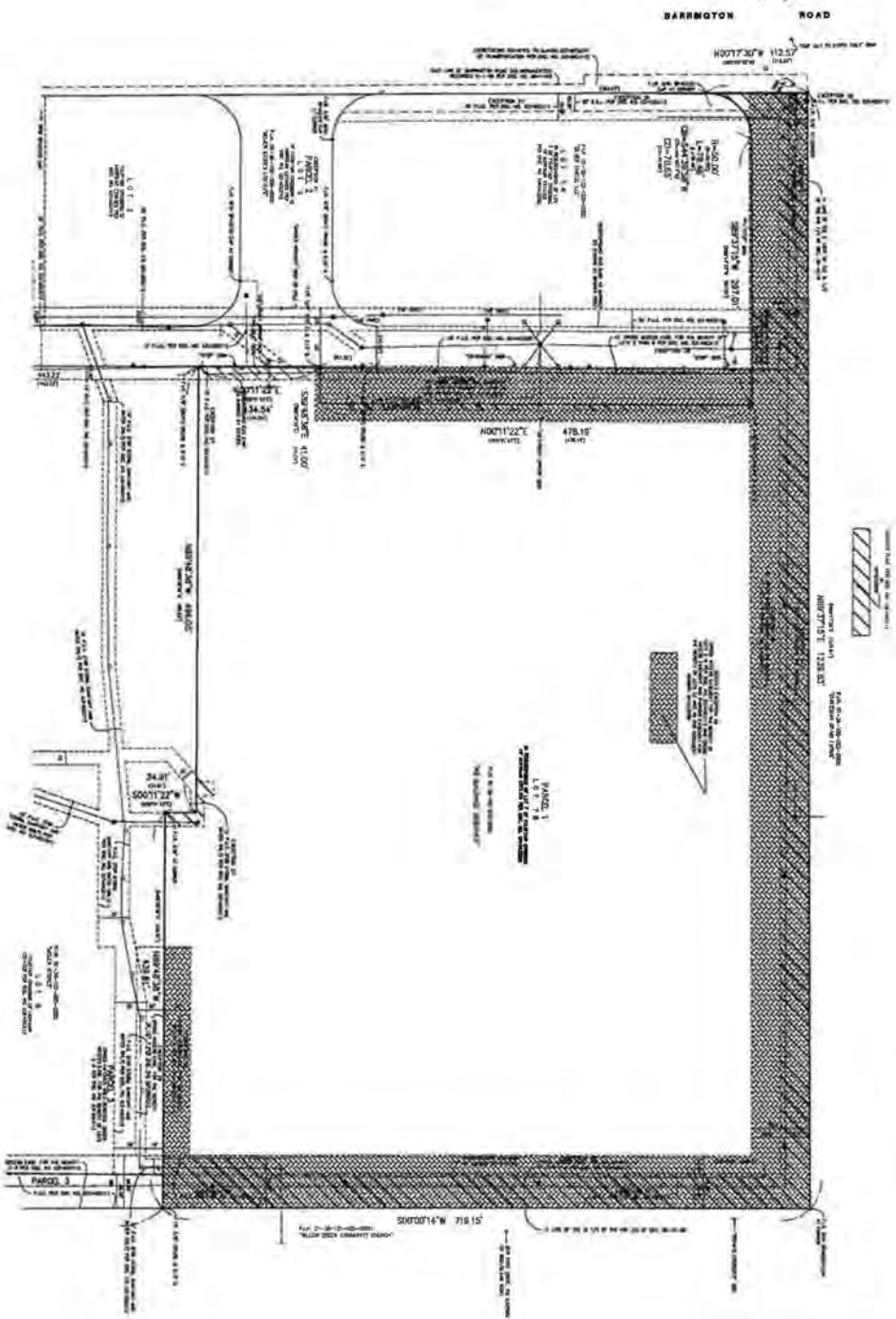
SCHEME A

SITE PLAN





ALTA/NSPS LAND TITLE SURVEY



THIS SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ALTA/NSPS ACT AND THE REGULATIONS THEREUNDER. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF UNRECORDED INTERESTS. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE RECORDS OF THE LAND TITLE OFFICE AND HAS FOUND NO RECORDS OF UNRECORDED INTERESTS. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE RECORDS OF THE LAND TITLE OFFICE AND HAS FOUND NO RECORDS OF UNRECORDED INTERESTS.

Scale 1" = 40'
Date of Survey: 11/11/11
Surveyor: [Name]

JACOBI & HEINER
1110 S. 11th St.
SPOKANE, ID 83402

SHEET 2 OF 2

NO.	DESCRIPTION	DATE
1	Original Survey	11/11/11
2	Revised Survey	11/11/11
3	Final Survey	11/11/11