

Meeting Members: Gary Stanton, Chairperson Karen Arnet, Vice-Chairperson Patrick Kinnane, Trustee Karen Mills, Trustee Anna Newell, Trustee Gary Pilafas, Trustee William McLeod, Mayor

Village of Hoffman Estates

Planning, Building and Zoning Committee Meeting Agenda

May 13, 2024 7:00 p.m.

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

If online, insert URL

- I. Roll Call
- II. Approval of Minutes April 8, 2024
- III. Public Comment

REPORTS (INFORMATION ONLY)

- 1. Planning Division Monthly Report
- 2. Code Enforcement Division Monthly Report
- 3. Economic Development and Tourism Monthly Report
- IV. President's Report
- V. Other
- VI. Items in Review
- VII. Adjournment

DRAFT

PLANNING, BUILDING & ZONING COMMITTEE MEETING MINUTES

April 8, 2024

I. Roll Call

Members in Attendance: Gary Stanton, Chair

Karen Arnet, Vice-Chair Patrick Kinnane, Trustee Karen Mills, Trustee Anna Newell, Trustee Gary Pilafas, Trustee Mayor William D. McLeod

Management Team Members in Attendance:

Eric Palm, Village Manager

Dan O'Malley, Deputy Village Manager Arthur Janura, Corporation Counsel Peter Gugliotta, Director of Dev. Services Jennifer Horn, Dir. Planning and Trans. Phil Green, Trans. & Long Range Planner

Jon Pape, Asst. Village Manager Kevin Kramer, Director of Econ. Dev.

Freddy Segura, GIS Manager Bryan Ackerlund, Asst. Dir. of PW

Ric Signorella, Multimedia Production Mgr.

The Planning, Building & Zoning Committee meeting was called to order at 7:34 p.m.

II. Approval of Minutes

Motion by Trustee Pilafas, seconded by Trustee Kinnane, to approve the Planning, Building & Zoning Committee meeting minutes of March 18, 2024. Voice vote taken. All ayes. Motion carried.

III. Public Comment

NEW BUSINESS

1. Request authorization to waive formal bid (due to competitive RFP) and award a contract for fabrication and installation of two electronic gateway signs in the 59/90 Entertainment District to iBrand/Pryor Visual Signage, Streamwood, IL, in an amount not to exceed \$830,000.

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

Bryan Ackerlund addressed the Committee and reported that staff has been discussing entry signage to the 59/90 Entertainment over the last 12 years. Quantum Signs proceeded with the design portion of the contract, but the construction was ultimately postponed prior to construction. The final design features a mix of metal and stone textures with the 59/90 logo, names/logos of businesses in the Entertainment District and video boards which could display events and promotions as well as NOW Arena events.

With the Village's recent purchase of the .33-acre parcel at the corner of Route 59 and Hoffman Boulevard, the Village now owns the land where the signs will be installed.

In October 2023, staff received proposals for the fabrication and installation of two signs in the 59/90 Entertainment District based on the previous Quantum design. After evaluating the proposals, staff recommends awarding the contract to IBrand/Prior Visual Signage due to their installation of various similar signage around the Village and surrounding areas, include Bell Works and the Village Green monument sign.

Trustee Pilafas requested that staff review the inclusion of a clause for penalties for excessive repair response time.

Motion by Trustee Pilafas, seconded by Mayor McLeod, to waive bid (due to competitive RFP) and award contract for fabrication and installation of two electronic gateway signs in the 59/90 Entertainment District to iBrand/Prior Visual Signage, Streamwood, IL, in an amount not to exceed \$830,000. Voice vote taken. All ayes. Motion carried.

2. Request review and authorization of an updated plan and budget for the Village Green concessions and restrooms building.

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

Bryan Ackerlund addressed the Committee and reviewed the updated plan and budget for the Village Green concessions and restrooms building. He reported that staff looked for areas to reduce square footage of the building. Due to elimination of the roof deck, most of the mechanical equipment was moved to the roof, freeing up space on the floor plan that allowed for the reduction of the overall size of the building by around 500 square feet. Through the plan revision and reduction of square footage, the new cost estimate was decreased to \$3,270,000. The overall cost estimate was reduced by \$515,000.

Trustee Pilafas requested that staff review the inclusion of a fiber line to the concession building.

Motion by Trustee Pilafas, seconded by Trustee Arnet, to authorize an updated plan and budget for the Village Green concessions and restrooms building. Voice vote taken. All ayes. Motion carried.

REPORTS (INFORMATION ONLY)

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

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

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

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

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

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

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

Motion by Trustee Arnet, seconded by Trustee Kinnane, to adjourn the meeting at 8:04 pm. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:	
Debbie Schoop, Executive Assistant	Date



VILLAGE OF HOFFMAN ESTATES DEPARTMENT OF DEVELOPMENT SERVICES

PLANNING DIVISION MONTHLY REPORT

SUBMITTED TO: PLANNING, BUILDING & ZONING COMMITTEE

BY: Jennifer Horn, Director of Planning and Transportation Jump

May 2024

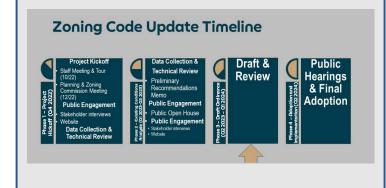
GENERAL UPDATES

- Planning staff periodically updates the public facing Major Development Projects GIS StoryMap found at https://www.hoffmanestates.org/majordevelopmentprojects. This tool provides updates to the public on development projects that are under review, approved, or completed.
- Planning staff has utilized GIS StoryMaps to showcase Data Center Developments in the village. This tool provides
 updates on data center developments that are under review, approved, or completed. The Collection can be found at
 https://www.hoffmanestates.org/datacenterstorymap.
- Congratulations to Phil Green, Transportation & Long-Range Planner, who was recently recognized by the Engaging Local
 Government Leaders association as one of the 2024 Top 100 Influencers in Local Government! This award recognizes
 professionals who make a difference in their communities and the larger local government network, and who demonstrate
 values of joy, creativity, connection, dependability, and equity through their work and public activities. The full list of the
 2024 honorees can be viewed at elgl.org/top-influencers-2024/.

LONG RANGE PLANNING PROJECT STATUS



- Teska Associates (as lead) and Ancel Glink awarded contract to compute the Zoning Code Update project.
- ◆ The PB&Z Committee moved to support the consultant's findings and recommendations on August 7, 2023.
- ◆ The project website is live at www.VOHEzoning.org.
- Drafting is ongoing based on direction provided by the PB&Z.
- Community engagement remains ongoing and additional public comment emails continue to be received.





- Epstein (as lead), HNTB, and All Together awarded contract for comprehensive multimodal plan: Hoffman in Motion.
- Website is live and has been publicized via social media e-news www.hoffmaninmotion.com.
- Project highlighted in May/June issue of Citizen newsletter.
- First Steering Committee meeting held on May 2.
- Existing Conditions Report is under review by staff.
- Public engagement is underway, with Survey 1 now live.
 Over 100 responses received to date!
- ◆ Project completion expected in spring 2025.



ACTIVE PLANNING PROJECTS

Project	Address	Status	PZC or PBZ	VB
Project	Address	Status	Meeting	Meeting
Pinky's Dog Grooming Salon Special Use	1764 W ALGONQUIN RD	PUBLIC MEETING	5/15/2024	5/20/2024
Haverford Place HOA Storage Building Site Plan Amendment (staff approval)	1720 ETON DR	APPROVED	N/A	N/A
Beverly Property Mass Grading (staff approval)	2601 BEVERLY RD	UNDER REVIEW		
Site Plan and Subdivision for Starbucks	80 W HIGGINS RD	UNDER REVIEW		
Restaurant Mall (Moretti's) Master Sign Plan	2475 W HIGGINS RD	UNDER REVIEW		
Sommet Living at Barrington Square (The Prime Co.)	2300 W HIGGINS RD	UNDER REVIEW		
Barrington Square Sanitary Sewer Easement	BARRINGTON SQUARE	UNDER REVIEW		
Jade Residences	2360 HASSELL RD	UNDER REVIEW		
Lincoln Prairie School Addition	500 HILLCREST BLVD	UNDER REVIEW		
Casey's Site Plan Amendment (staff approval)	1700 W ALGONQUIN RD	UNDER REVIEW		
Casey's Site Plan Amendment (staff approval)	615 W HIGGINS RD	UNDER REVIEW		
Casey's Site Plan Amendment (staff approval)	1 W GOLF RD	UNDER REVIEW		
CMIC Addition	2860 FORBS AVE	UNDER REVIEW		
Compass Data Centers Site Plan	3333 BEVERLY RD	UNDER REVIEW		
Dunkin' Water Main Easement	1305 N BARRINGTON RD	UNDER REVIEW		
Apple – Golf Rezoning and Concept Review	1180 & 1190 APPLE ST	UNDER REVIEW		
HE Community Bank Master Sign Plan	2200 W HIGGINS RD	UNDER REVIEW		
Scooter's Coffee	2 E HIGGINS RD	UNDER REVIEW		

PENDING PLANNING PROJECTS

Project	Address	Status
CDK Redevelopment	1950 HASSELL RD	CONCEPT SUBMITTED
Harvest Community Church Parking Lot Expansion	2060 - 2080 STONINGTON AVE	CONCEPT SUBMITTED
Autumn Woods SF Subdivision	GOLF RD & BERNER RD	PENDING
Sutton Crossing Tollway Sign Variation	NEC I-90 & RT 59	PENDING
Beacon Pointe Phase 2	NWC BEVERLY / SHOE FACTORY	PENDING
Macaroni Grill Redevelopment	2575 HIGGINS RD	PENDING
Plum Farms Mixed Use	4800 W HIGGINS RD	PENDING
Barrington Square Lot 5 (old BK)	2360 W HIGGINS RD	PENDING
Retail / Restaurant Building Concept	4619 HOFFMAN BLVD	PENDING

MONTHLY PLANNING PROJECT ACTIVITY

Projects Submitted by Type	April	2024 YTD
Pre-Development		2
Agreement		
Annexation		
Courtesy Review		
Easement		2
Master Sign Plan		2
Plat of Subdivision		1
Other Plat		1
RPD Amendment		
Site Plan Review	1	6
Special Use		1
Text Amendment		
Rezoning		1
Variation		2
Total	1	18
FOIA Processed	3	12
Zoning Verification Letters	2	3
Building Permits Reviewed by Planning	78	200

PLANNING PERFORMANCE MEASURES

Site Plan Review Process	Ар	ril	Year to	o Date
Number of administrative/staff review site plan cases completed	NA	NA	2	67%
Number of PZC site plan cases processed	NA		1	
Annual goal is to complete at least 65% of site	e plan cases through	administrative revie	w process	

Site Plan Review Timing	Ар	ril	Year to Date							
Number of cases processed within 105 days	NA	NA	3	100%						
Annual goal is to complete 100% of cases within 105 days										



VILLAGE OF HOFFMAN ESTATES DEPARTMENT OF DEVELOPMENT SERVICES

CODE ENFORCEMENT DIVISION MONTHLY REPORT

SUBMITTED TO: PLANNING, BUILDING & ZONING COMMITTEE BY: Sanyokta Kapur, Chief Building Official

May 2024

GENERAL ACTIVITIES

- On April 16, 2024, David Banaszynski attended FDA training.
- On April 17, 2024, David Banaszynski, Kathleen Kuffer & Liz Dianovsky attended an IACE seminar on Constitutional Law & Code Compliance Relationships in Elgin.
- On April 18, 2024, David Banaszynski inspected the Bon Appetit event at Bell Works.
- On April 20, 2024, Sanyokta Kapur participated in Solar Power Hour with Citizens Utility Board to present the building permit requirements for solar panel installations within the Village and answer questions from attendees.
- On April 26, 2024, Sanyokta Kapur, Jennifer Horn, Kala Kuttenberg, Daisy Dose, Tricia Morandi & Kerin Browne met with staff at the City of Aurora to discuss their Community Development software operations.
- **Seasons of Hoffman Estates** has received occupancy for its clubhouse and three residential buildings. Four of the buildings are nearly complete. The interior buildout and framing for three structures is currently underway.
- **Microsoft** is expecting to begin construction of the remaining buildouts in building 1 by the first half of 2024. The permit for building 2 of the campus has been submitted, after Village Board site plan approval.
- Staff continues to be involved in developing criteria for demolition phasing and site mass grading of the **Compass** data centers to ensure a safe site and a smooth process for all parties involved. Construction fencing has been installed and the interior demolition has started.
- Construction is ongoing with interior framing underway for Popeye's on Higgins Rd.





- **Dar-Ul -Ilm** Foundation interior buildout for religious center at Lakewood Blvd has received building permit and preconstruction meeting has been held at the site.
- The **Popeye's** on Golf Rd has received a temporary certificate of occupancy and is officially open for business.
- **Dunkin'** on Barrington Rd. has received a temporary certificate of occupancy and is officially open for business.
- ComEd is almost complete with construction on the Pembroke Ave. substation expansion.
- Construction on the new **Advocate** outpatient facility on Hoffman Blvd. within Prairie Stone is underway. The building exterior façade is complete and interior buildout work is ongoing.
- The **Starbucks** at Fountain Crossing on Barrington Rd has received a temporary certificate of occupancy and is officially open for business.
- Sensient Flavors at Sedge Blvd is anticipated to start construction for a small addition in the upcoming months.
- Airdrie Estates subdivision has several lots under construction for new single-family homes.
- Code Enforcement staff have been involved in several ongoing property maintenance cases as well as annual monitoring of commercial snow removal and pothole maintenance.

Bell Works Construction Update:

• Staff is working with Bell Works on several tenant build-outs and atrium events throughout the east side.

2024 Code Enforcement Freedom of Information Act Requests Processed

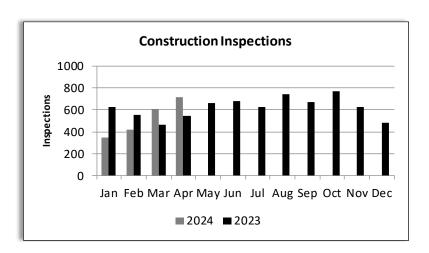
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
31	34	51	46									162

2024 Code Enforcement GovQA Questions & Complaints Processed

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
10	4	16	20									50

Construction Inspections

construction inspections											
Year	2024	2023									
Jan	346	628									
Feb	415	555									
Mar	607	468									
Apr	715	544									
May		657									
Jun		676									
Jul		625									
Aug		743									
Sep		671									
Oct		770									
Nov		629									
Dec		478									
Total	2083	7444									



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

RENTAL HOUSING LICENSE AND INSPECTION PROGRAM

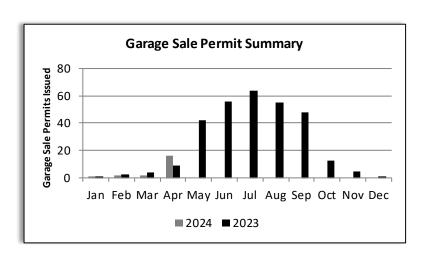
- There are currently 1,846 rental properties registered. This includes 1,194 single family and townhome units (65%) and 652 condominium units (35%). This number fluctuates based on new registrants and owners who choose to no longer rent their properties.
- Renewal notifications were mailed on November 15, 2023, to all rental properties. The deadline to submit payment and update registration information was February 1, 2024.
- As of May 2nd, 1,792 properties have renewed.

2024 Rental Inspections

Inspection	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Annual	124	76	68	113									381
Reinspections	108	87	64	68									327
Total	232	163	132	181	0	0	0	0	0	0	0	0	708

Garage Sales

Year	2024	2023
Jan	1	1
Feb	2	3
Mar	2	4
Apr	16	9
May		42
Jun		56
Jul		64
Aug		55
Sep		48
Oct		13
Nov		5
Dec		1
Total	21	301

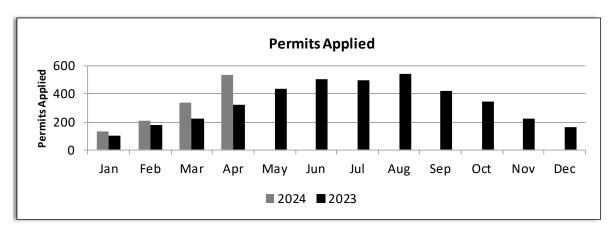


2024 Permits Issued

													2024	2023
Permit	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Total
Commercial New	0	1	0	1									2	9
Single Family New	0	0	0	0									0	5
Land Development	0	0	0	0									0	1
Fire	13	8	15	9									45	158
All Other Permits	108	127	205	367									807	2907
2024 Total	121	136	220	377	0	0	0	0	0	0	0	0	854	

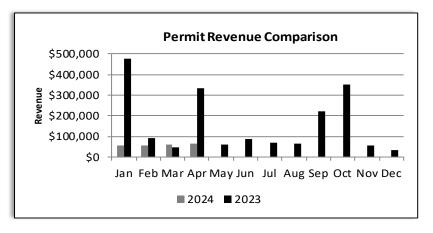
2024 Permits Applied

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2024	134	205	340	535									1214
2023	105	179	227	322	433	505	496	544	419	345	223	161	3959



Permit Revenue

· ctreveriae												
Year	2024	2023										
Jan	\$54,595	\$475,262										
Feb	\$55,383	\$92,415										
Mar	\$61,118	\$48,876										
Apr	\$63,268	\$331,820										
May		\$62,483										
Jun		\$85,224										
Jul		\$67,487										
Aug		\$66,181										
Sep		\$222,586										
Oct		\$350,822										
Nov		\$56,694										
Dec		\$34,685										
Total	\$234,364	\$1,894,535										

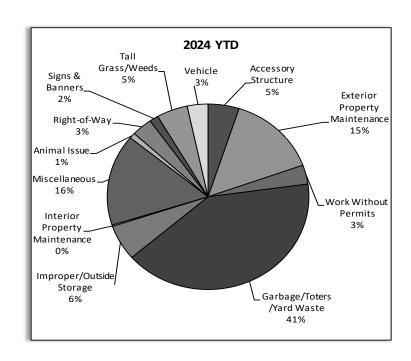


2024 Budget: \$3,767,000.

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

2024 Property Maintenance Summary Report

				,				,					2024	2023
Violation	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Total
Accessory Structure	1	3	3	14									21	44
Exterior Property Maintenance	4	2	19	36									61	93
Work Without Permits	1	4	5	4									14	58
Garbage/Toters/Yard Waste	25	70	25	52									172	468
Improper/Outside Storage	5	8	3	10									26	165
Interior Property Maintenance	1	0	0	0									1	11
Miscellaneous	16	14	27	10									67	123
Animal Issue	1	0	0	3									4	35
Right-of-Way	4	0	0	10									14	15
Signs & Banners	1	3	2	0									6	15
Tall Grass/Weeds	0	0	0	21									21	276
Vehicle	2	5	3	4									14	70
2024 Total	61	109	87	164	0	0	0	0	0	0	0	0	421	
2023 Total	60	69	49	102	257	208	142	131	107	118	69	61		1373



2024 Citations Issued

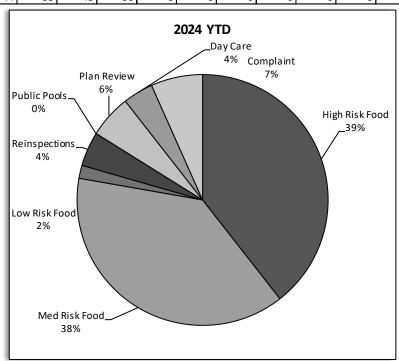
Violation	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Business License	24	20	14	2									60
Code	42	59	177	46									324
Rental	0	74	103	0									177
Total	66	153	294	48	0	0	0	0	0	0	0	0	561

2024 Adjudication Court Dockets - Citations Presented

Court	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Code/Bus. Lic.	37	54	56	65									212
Rental	75	84	36	87									282
Total	112	138	92	152	0	0	0	0	0	0	0	0	494

2024 Environmental Health Inspection Report

2024 Environmental meath inspection Report													
Activity	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
High Risk Food	37	34	0	0									71
Med Risk Food	0	0	34	35									69
Low Risk Food	0	0	1	2									3
Reinspections	2	0	4	2									8
Public Pools	0	0	0	0									0
Plan Review	3	0	1	6									10
Day Care	0	0	2	5									7
Complaint	2	1	3	6									12
Total	44	35	45	56	0	0	0	0	0	0	0	0	180



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



Economic Development & Tourism Monthly Report

MAY 2024

ECONOMIC DEVELOPMENT

EVENT HIGHLIGHTS



ASSESSOR'S OFFICE MARKET SUMMIT



ON SITE MEETING WITH AMCAP, OWNERS OF HOFFMAN PLAZA



SPECIALTY COFFEE ASSOCIATION



ICSC WALKING TOUR OF FULTON MARKET



GCAMP HIGH SCHOOL
BREAKFAST AT SOUTH ELGIN HS



WOMEN IN REAL ESTATE ANNUAL EVENT



SMALL BUSINESS WEEK PROLAMATION WITH GROUNDED WELLNESS



HE CHAMBER BON APPETIT FESTIVAL

SUMMARY OF ACTIVITIES

- Staff worked with Grounded Wellness to finish their pitch presentation for the NLNW program.
- Staff continued preparations for the ICSC Las Vegas show by scheduling meetings and coordinating after conferencing networking opportunities.
- Staff touched base with owners in the Hoffman Estates area.
- Prepared for the spring C-Suite Discussion presented by the Economic Development Commission and hosted at Harper College.
- April saw the BRE Program hold its second meeting with Omron in the past year, as well as Staff meeting with Leopardo for the first time and additional meetings being scheduled for future visits.
- Completed all liaison duties to the Arts Commission and Economic Development Commission including attending meetings, presenting, and processing contracts for the upcoming Summer Sounds on the Green concert series.
- The Village is once again a finalist for the Municipality of the Year award with REJournals
- Staff attended several events (featured in photos above)

ED & T Monthly Report 01



HOTEL TAX REVENUE COMPARATIVE

2023 VS 2024

YOY HOTEL TAX REVENUES INCREASED BY \$3,970

2023 YOY HOTEL TAX REVENUE

Directly reported tax revenues - \$106,570 Online site revenues - \$1,870 Total in 2023 - \$108,440

2024 YOY HOTEL TAX REVENUE

Directly reported tax revenues - \$101,850 Online site revenues - \$10,560 Total in 2024 - \$112,410

There is a dramatic increase in online reservation bookings. Corporate Travel Management groups are allowing employees to search better rates online rather than booking through a mandated program with a static negotiated rate. Today's businesses prefer dynamic pricing that changes along with the hotel's best available rate.

EVENTS

- Senior Softball Tournament 6/21-23/2024: Staff is working with local organizer to bring a Senior Softball Tournament to Hoffman Estates at Cannon Crossing. Coordinated an RFP for hotel participation that included courtesy room blocks, no attrition and 2 week cut off dates. Staff continues to help organize a celebration ceremony at the Hideaway Brew Garden.
- Stars and Stripes June 29, 2024: Staff met with event organizers, All Community Events, and Department Heads to organize this years running events (formerly called Fit for America) on the Bell Works campus. Staff will send route maps, road closure times and the schedule of events to area businesses in May, as usual. Staff will also ensure tents for the Sister City Commission, free registration in running events for their VIP visitors, pictures with the elected officials, organize public works placement of hydration/misting tents and secure golf cart to transport electeds to starting line to open the event.
- Hoffman Estates Foundation Golf Outing July 24, 2024: Staff has assisted the event committee to
 provide ideas/contacts for event sponsorship, on site sponsorships, raffle prize/bag donations and
 solicit golfers for the event for the first time outing at Bridges of Poplar Creek.
- NW 4th Fest 7/5-7/6: As of April, there are 8 confirmed booths, 2 pending, 4 additional requests following an increased campaign to offer HE restaurants the opportunity to take a booth. Moretti's and Garibaldi's are confirmed, El Taurino Mexican Grill, DiBenedetto Trattoria and Lenos Columbian are pending, Taqueria Maya is owned by a HE resident, also pending. Additional fest vendors have requested another 3 booths. In addition, there are 6 food trucks with another food truck request pending. The Commission will decide if they can find space to increase the number of food vendors.
- Celtic Fest/Shenanigans on the Green August 10, 2024: Applications have been sent to returning vendors and activity providers. Rented attractions and paid activity providers have been contracted, deposits paid. Staff reached out to vendors from the Highland Games to increase retailers and Clan representations.



MEETINGS/ACTIVITIES

- 4th of July Commission meeting
- Celtic Fest Commission meeting
- Hoffman Estates Foundation Golf Outing meetings
- Attended Training Course at Police Department with Hotel Leaders
- Attended Bon Appetit
- Tourism ED Meeting
- Met with Hampton Inn GM leaving her position new GM TBD
- Assisted at Senior Luncheon
- Circulated Police Incident Reports to hotels
- Met with MainStay Dos leaving her position, new DOS TBD
- Met with Chicago Marriott NW GM and Sales Leaders

Kevin Kramer, Director of Economic Development Linda Scheck, Director of Tourism & Business Retention

Luda Scheck