

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

July 1, 2024

Immediately following Transportation & Road Improvement
Village Hall, 1900 Hassell Road, Hoffman Estates, IL 60169

If online, insert URL.

- I. Roll Call
- II. Approval of Minutes - June 10, 2024
- III. Public Comment

OLD BUSINESS

1. Request approval of direction to proceed with an amendment to the Plum Farms Development Agreement (requested by 5a7 LLC) to extend the deadline for existing uses to remain on the Plum Farms 16-acre property at the northwest corner of Higgins Road and Old Sutton Road. (Continued from June 10, 2024 - Requesting continuance to August 5, 2024.)

NEW BUSINESS

1. Request approval of Plat of Amendment and Grant of New Utility Easement to the Village of Hoffman Estates for property located at 2302-2356 Higgins Road and 2357 Hassell Road (Barrington Square Town Center and Blackberry Falls Professional Center).

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

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

June 10, 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
Jon Pape, Assistant Village Manager
Arthur Janura, Corporation Counsel
Rachel Musiala, Finance Director
Alan Wax, Fire Chief
Kathryn Cawley, Police Chief
John Bending, Assistant Police Chief
Peter Gugliotta, Director of Dev. Services
Jennifer Horn, Dir. Planning and Trans.
Patrick Seger, Director of HRM
Dr. Audra Marks, Assistant Director HHS
Darek Raszka, Director of IS
Joe Nebel, Director of Public Works
Bev Romanoff, Village Clerk
Missy Brito, Communications Director
Ric Signorella, Multimedia Production Mgr.**

Guests:

**Anthony Iatarola
John Jacobs (Sensient Flavors LLC)
Brian Korte (Korte Architecture)**

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

II. Approval of Minutes

Motion by Trustee Kinnane, seconded by Trustee Arnet, to approve the Planning, Building & Zoning Committee meeting minutes of May 13, 2024. Voice vote taken. All ayes. Motion carried.

III. Public Comment

NEW BUSINESS

1. Request for a one-year extension of preliminary and final site plan approval for the Sensient building addition at 5115 Sedge Blvd.

An item summary sheet was presented by Jenny Horn and Jim Donahue to Committee.

Motion by Trustee Pilafas, seconded by Trustee Arnet, to approve a one-year extension of preliminary and final site plan approval for the Sensient building addition at 5115 Sedge Blvd. Voice vote taken. All ayes. Motion carried.

2. Request by Schaumburg Community Consolidated School District 54 for engineering plan approval for the Lincoln Prairie School expansion at 500 Hillcrest Blvd.

An item summary sheet was presented by Jenny Horn and Jim Donahue to Committee.

Trustee Pilafas inquired about where the utilities would be placed and if the move incorporated a revision of the baseball fields. Mr. Schmauderer (SD54) responded one of the ball fields would be eliminated and part of the area regraded to help reduce flooding issues.

Residents Liz Smith and Don Hanson asked about impacts to their residences. Mr. Schmauderer confirmed there would be no negative impact.

Motion by Trustee Pilafas, seconded by Trustee Arnet, for an engineering plan approval for the Lincoln Prairie School expansion at 500 Hillcrest Blvd. Voice vote taken. All ayes. Motion carried.

3. Request by 5a7 LLC to extend the deadline for existing uses to remain on the Plum Farms 16-acre property at the northwest corner of Higgins Road and Old Sutton Road.

An item summary sheet was presented by Mr. Gugliotta to Committee.

Mr. Iatarola addressed the Village Board regarding interest in the property and various issues related to such a purchase.

Motion by Trustee Pilafas, seconded by Trustee Kinnane, to defer the Request by 5a7 LLC to extend the deadline for existing uses to remain on the Plum Farms 16-acre property at the northwest corner of Higgins Road and Old Sutton Road until July 1. Voice vote taken. All ayes. Motion carried.

4. Request approval to repeal Municipal Code Article 8-12 (Animal Permits) and Section 8-2-1.C (Animal License Fees), and to amend Section 7-13-1.D.1 to eliminate related penalties.

An item summary sheet was presented by Mr. Gugliotta to Committee.

Mr. Gugliotta provided background on the request. There has been a decline in the number of pet licenses obtained.

Mr. Stanton noted concern about required vaccinations being dismissed if pet licenses are not enforced. Mr. Gugliotta responded.

Chief Cawley indicated the PD has scanners to determine owners of lost pets.

Motion by Trustee Pilafas, seconded by Trustee Kinnane, to repeal Municipal Code Article 8-12 (Animal Permits) and Section 8-2-1.C (Animal License Fees), and to amend Section 7-13-1.D.1 to eliminate related penalties. Voice vote taken. All ayes. Two nays (McLeod, Stanton) Motion carried.

5. Request approval to amend Municipal Code Sections 7-13-1 (Penalty), 8-2-1 (Fees), and 8-7-19 (Garage Sales) to eliminate permit requirements for garage sales.

An item summary sheet was presented by Mr. Gugliotta to Committee.

Motion by Trustee Pilafas, seconded by Trustee Kinnane, to amend Municipal Code Sections 7-13-1 (Penalty), 8-2-1 (Fees), and 8-7-19 (Garage Sales) to eliminate permit requirements for garage sales. 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 7:40 pm. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

Jennifer Djordjevic, Director of Operations and
Outreach / Office of the Mayor and Board

Date

**COMMITTEE AGENDA ITEM
VILLAGE OF HOFFMAN ESTATES**

SUBJECT: Request approval of direction to proceed with an amendment to the Plum Farms Development Agreement (requested by 5a7 LLC) to extend the deadline for existing uses to remain on the Plum Farms 16-acre property at the northwest corner of Higgins Road and Old Sutton Road. (Continued from June 10, 2024 – Requesting continuance to August 5, 2024.)

MEETING DATE: July 1, 2024

COMMITTEE: Planning, Building and Zoning

FROM: Peter Gugliotta, Development Services Director

REQUEST: Request approval of direction to proceed with an amendment to the Plum Farms Development Agreement (requested by 5a7 LLC) to extend the deadline for existing uses to remain on the Plum Farms 16-acre property at the northwest corner of Higgins Road and Old Sutton Road. (Continued from June 10, 2024 – Requesting continuance to August 5, 2024.)

DISCUSSION: The item was considered in June of 2024 and then continued to this meeting. The applicant is unable to attend the July meeting and is requesting this item be continued to the August 5th meeting.

RECOMMENDATION: Continuation of approval of direction to proceed with an amendment to the Plum Farms Development Agreement (requested by 5a7 LLC) to extend the deadline for existing uses to remain on the Plum Farms 16-acre property at the northwest corner of Higgins Road and Old Sutton Road.

**COMMITTEE AGENDA ITEM
VILLAGE OF HOFFMAN ESTATES**

SUBJECT: Request approval of Plat of Amendment and Grant of New Utility Easement to the Village of Hoffman Estates for property located at 2302-2356 Higgins Road and 2357 Hassell Road (Barrington Square Town Center and Blackberry Falls Professional Center)

MEETING DATE: July 1, 2024

COMMITTEE: Planning, Building and Zoning

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

REQUEST: Request approval of Plat of Amendment and Grant of New Utility Easement to the Village of Hoffman Estates for property located at 2302-2356 Higgins Road and 2357 Hassell Road (Barrington Square Town Center and Blackberry Falls Professional Center).

BACKGROUND: The Barrington Square Town Center was originally constructed and opened in the early 1970's and has gone through numerous changes as the owners continue to keep the retail units leased. The site has several existing easements in place for various utilities and stormwater facilities.

Two sanitary mains with easements are located under the main retail building. A decision was made at the time the site developed in the 1970's to allow the dual sanitary mains to be placed under the building with the thought that the dual system of having one live main and one maintenance main would be an effective way to ensure the sanitary pipes could function and be repaired as needed without disrupting service.

DISCUSSION: Staff has televised the existing sanitary mains and found they are still properly functioning. It was determined that lining the existing mains would extend their lifespan. While it's not ideal to have the sanitary mains located under the building, relocating them would be a major undertaking and would impact the overall Barrington Square Town Center site while the work was done.

With the thought of a possible relocation of the sanitary main in the future to help facilitate any major site redevelopment, the property

DISCUSSION: (Continued)

owners, Deschouw BSM LLC and Blackberry Falls Professional Office Park LLC, and staff have identified a large easement area that could be utilized for that realignment. This area is identified as “Easement Area B” on the attached plat. In addition to the “Easement Area B” on the plat, the existing sanitary mains under the building are shown as being included within a “Subsurface Easement” which allows Village access for repairs and inspection and allows the mains to remain in place under the building. Language regarding the existing utility easement grants on the overall Barrington Square Town Center site has been restated as part the plat as well.

Planning and Legal staff have reviewed the plat and found it to be in conformance with Village Code.

RECOMMENDATION:

Request approval of Plat of Amendment and Grant of New Utility Easement to the Village of Hoffman Estates for property located at 2302-2356 Higgins Road and 2357 Hassell Road (Barrington Square Town Center and Blackberry Falls Professional Center).

Attachments

cc: Joe Caruso (Caruso Development Corporation)

BARRINGTON SQUARE TOWN CENTER

PIN: 07-07-205-014-0000, 07-07-205-012-0000, 07-07-205-011-0000

07-07-205-006-0000, 07-07-206-002-0000

N






HASSELL ROAD

BARRINGTON SQUARE TOWN CENTER

HIGGINS ROAD

GOVERNORS LANE

Legend

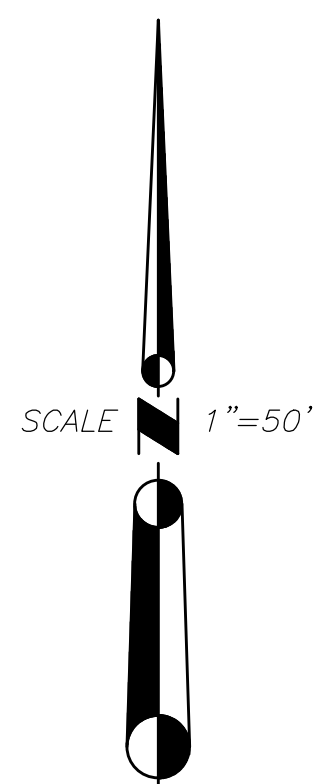
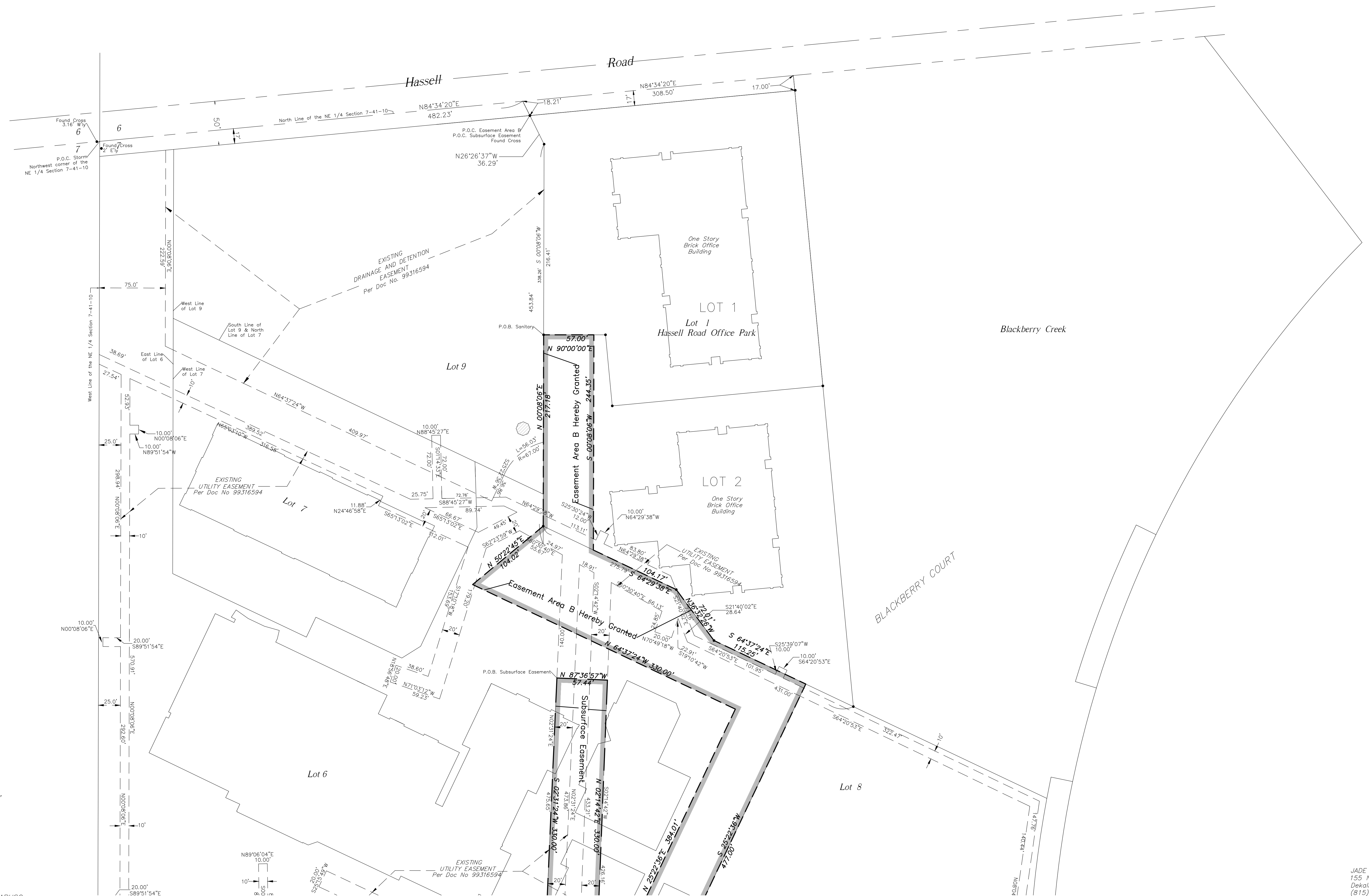
-  Subject Property
-  Tax Parcels
-  Village Boundary



Department of Development Services
Village of Hoffman Estates

July 2024

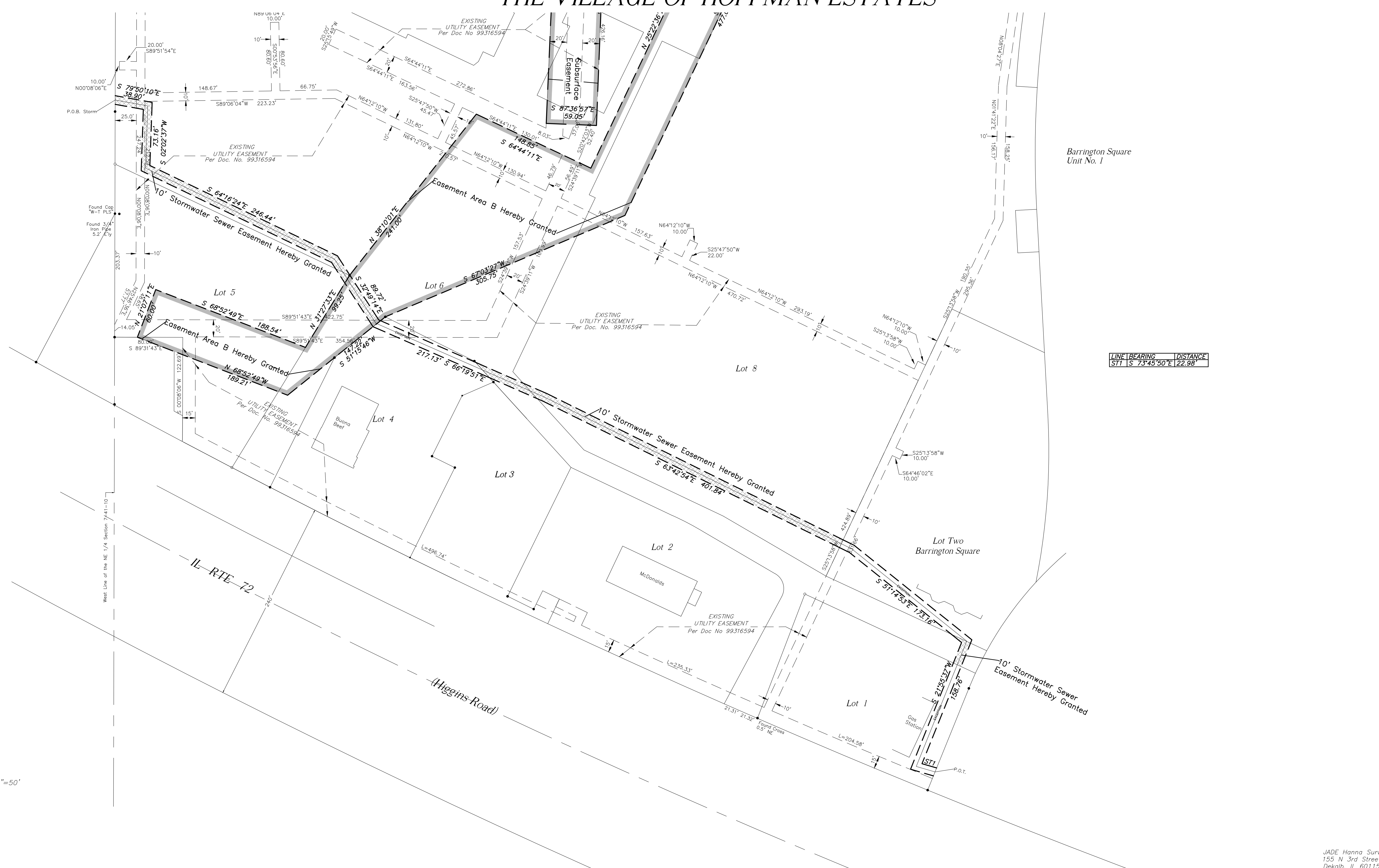
PLAT OF AMENDMENT AND GRANT OF NEW UTILITY EASEMENT TO THE VILLAGE OF HOFFMAN ESTATES



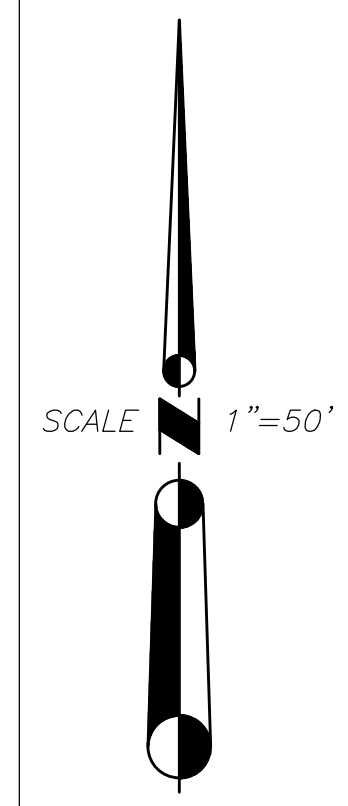
FOR: JOE CARUSO
JOB NO. 17238

JADE Hanna Surveyors
155 N 3rd Street
Dekalb, IL 60115
(815) 756-2189
Info@Hannasurveyors.com
License No. 184006622

PLAT OF AMENDMENT AND GRANT OF NEW UTILITY EASEMENT TO THE VILLAGE OF HOFFMAN ESTATES



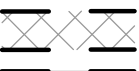




LINE	BEARING	DISTANCE
ST1	S 73°45'50"E	22.98'



PLAT OF AMENDMENT AND GRANT OF NEW UTILITY EASEMENT TO THE VILLAGE OF HOFFMAN ESTATES

AMENDING THE PLAT OF EASEMENT RECORDED APRIL 1, 1999, AS DOCUMENT 99316594 ("ORIGINAL PLAT OF EASEMENT")

PIN: 07-07-205-011, 07-07-205-012, 07-07-205-014

- ====LEGEND====
-  Boundary of Stormwater Sewer Easement hereby granted
 -  Boundary of Easement Area B and Subsurface Easement
 -  P.O.C. Point of commencement
 -  P.O.B. Point of beginning
 -  P.O.T. Point of termination

UTILITY EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF HOFFMAN ESTATES, COOK COUNTY, ILLINOIS, AND THEIR SUCCESSORS, OVER THE AREAS SHOWN ON THE PLAT AS EXISTING EASEMENT AND EXISTING UTILITY EASEMENT, TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN SANITARY SEWER AND WATER MAINS, INCLUDING ALL NECESSARY MANHOLES, WATER VALVES, AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING ALL PROPERTY DEPICTED ON THIS PLAT AND ADJOINING PROPERTIES WITH SANITARY SEWER AND WATER SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON ALL PROPERTY DEPICTED ON THIS PLAT AT ALL TIMES TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN WITHIN SAID EASEMENT AREAS SAID LINES, PIPES, MANHOLES, WATER VALVES AND OTHER EQUIPMENT. THE RIGHT IS HEREBY GRANTED TO CUT DOWN AND REMOVE AND TRIM AND KEEP TRIMMED, TREES, SHRUBS, OR SAPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH ANY OF THE SAID PUBLIC UTILITY EQUIPMENT. NO PERMANENT BUILDINGS (OTHER THAN THOSE ALREADY IN EXISTENCE AT THE TIME OF RECORDING OF THE EASEMENTS CONTEMPLATED HEREIN) SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, PARKING, DRIVE AISLES, SIDEWALKS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED. IF FENCES ARE TO BE ERRECTED BY ANY OWNER OR OWNERS OF THE PROPERTIES WITHIN SAID EASEMENT AREA, THESE MUST BE PLACED IN A LOCATION ACCEPTABLE TO THE VILLAGE OF HOFFMAN ESTATES AND PRIOR TO ERRECTING SUCH A FENCE, A PERMIT MUST BE OBTAINED FROM SAID VILLAGE.

SUBSURFACE EASEMENT PROVISIONS

NOTWITHSTANDING THE UTILITY EASEMENT PROVISIONS SET FORTH ABOVE, WITH RESPECT TO THE AREA SHOWN ON THIS PLAT AS THE "SUBSURFACE EASEMENT AREA", THE FOLLOWING SHALL APPLY:

(A) THE SUBSURFACE EASEMENT AREA SHALL BE USED BY THE VILLAGE TO LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN SANITARY SEWERS AND WATER MAINS UNDERGROUND ONLY AND SHALL NOT INCLUDE ABOVEGROUND FACILITIES.

(B) PERMANENT BUILDINGS, WHETHER THOSE ALREADY IN EXISTENCE AT THE TIME OF RECORDING THE ORIGINAL PLAT OF EASEMENT OR ANY HEREAFTER CONSTRUCTED, SHALL BE PERMITTED TO BE PLACED, MAINTAINED AND REBUILT ON THE SUBSURFACE EASEMENT AREA.

UTILITY EASEMENT PROVISIONS FOR STORMWATER SEWER EASEMENT AND EASEMENT AREA B

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF HOFFMAN ESTATES, COOK COUNTY, ILLINOIS, AND THEIR SUCCESSORS, OVER THE AREAS SHOWN ON THIS PLAT AS STORMWATER SEWER EASEMENT, TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, AND MAINTAIN STORMWATER SEWERS AND OVER THE AREAS SHOWN ON THIS PLAT AS EASEMENT AREA B, TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN SANITARY SEWERS, INCLUDING ALL NECESSARY MANHOLES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING ALL PROPERTY DEPICTED ON THIS PLAT AND ADJOINING PROPERTIES WITH SANITARY SEWERS AND DRAINAGE SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE PROPERTY AT ALL TIMES TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN WITHIN SAID EASEMENT AREAS SAID LINES, PIPES, MANHOLES AND OTHER EQUIPMENT. THE RIGHT IS HEREBY GRANTED TO CUT DOWN AND REMOVE AND TRIM AND KEEP TRIMMED, TREES, SHRUBS, OR SAPLINGS THAT INTERFERE OR THREATEN WITH ANY OF THE SAID PUBLIC UTILITY EQUIPMENT. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, PARKING, DRIVE ISLES, SIDEWALKS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED. IF FENCES ARE TO BE ERRECTED BY ANY OWNER OR OWNERS OF THE PROPERTIES WITHIN SAID EASEMENTS AREAS, THESE MUST BE PLACED IN A LOCATION ACCEPTABLE TO THE VILLAGE OF HOFFMAN ESTATES AND PRIOR TO ERRECTING SUCH A FENCE A PERMIT MUST BE OBTAINED FROM SAID VILLAGE.

THE EASEMENTS RESERVED AND GRANTED OVER THE STORMWATER SEWER EASEMENT AND EASEMENT AREA B ARE NON-EXCLUSIVE AND THE CONCURRENT SUBSURFACE USE BY OTHER PROVIDERS OF SERVICES AND UTILITIES IS PERMITTED PROVIDED SUCH OTHER USES DO NOT INTERFERE WITH THE AFORESAID USES AND RIGHTS HEREIN GRANTED.

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT DESCHOUW BSM LLC IS THE HOLDER OF RECORD TITLE TO A PORTION OF THE PROPERTY SHOWN AND DESCRIBED ON THE PLAT AND HAS CAUSED THE SAME TO BE PLATTED AS SHOWN FOR THE USES AND PURPOSES SET FORTH AND HEREBY ACKNOWLEDGES THE SAME UNDER THE STYLE AND TITLE INDICATED AND CERTIFIES THAT THE PROPERTY IS LOCATED WITHIN COMMUNITY CONSOLIDATED SCHOOL DISTRICT 54 AND TOWNSHIP HIGH SCHOOL DISTRICT 211.

----- OWNER ----- TITLE -----
DATED THIS _____ DAY OF _____, 202_.

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 202_ BY _____ OF DESCHOUW BSM LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SUCH ENTITY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARY SEAL THIS _____ DAY OF _____, 202_.

NOTARY PUBLIC

SCALE 1"=50'

FOR: JOE CARUSO
JOB NO. 17238

STORMWATER SEWER EASEMENT DESCRIPTION

10 FOOT EASEMENT FOR STORM WATER PURPOSES LYING OVER AND UPON AND BEING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: THAT PART OF BARRINGTON SQUARE RESUBDIVISION NO. 3 IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 00°08'06" WEST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 911.41 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 79°50'10" EAST, FOR A DISTANCE OF 38.90 FEET; THENCE SOUTH 02°02'37" WEST, FOR A DISTANCE OF 73.16 FEET; THENCE SOUTH 64°16'24" EAST, FOR A DISTANCE OF 246.44 FEET; THENCE SOUTH 32°49'14" EAST, FOR A DISTANCE OF 89.72 FEET; THENCE SOUTH 66°19'51" EAST, FOR A DISTANCE OF 217.13 FEET; THENCE SOUTH 63°42'54" EAST, FOR A DISTANCE OF 401.84 FEET; THENCE SOUTH 51°14'53" EAST, FOR A DISTANCE OF 173.16 FEET; THENCE SOUTH 21°55'37" WEST, FOR A DISTANCE OF 158.76 FEET; THENCE SOUTH 73°45'50" EAST, FOR A DISTANCE OF 22.98 FOR A POINT OF TERMINATION.

EXCEPTING THEREFROM THAT PART IN LOTS 1 AND 4 IN BARRINGTON SQUARE RESUBDIVISION NO. 3, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, THEREOF RECORDED MARCH 12, 2019 AS DOCUMENT NUMBER 1907106066 AND CERTIFICATE OF CORRECTION FOR THE FINAL PLAT OF BARRINGTON SQUARE RESUBDIVISION NO. 3 RECORDED APRIL 9, 2019 AS DOCUMENT NUMBER 1909934168; ALSO EXCEPTING THAT PART IN LOT 2 IN BARRINGTON SQUARE, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 20, 2005 AS DOCUMENT NUMBER 051104034.

EASEMENT AREA B DESCRIPTION

AN EASEMENT FOR SANITARY PURPOSES LYING OVER AND UPON THAT PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 9 IN BARRINGTON SQUARE RESUBDIVISION NO. 3; THENCE SOUTH 26°26'37" EAST, 36.29 FEET; THENCE SOUTH 00°08'06" WEST, 216.41 FEET FOR A POINT OF BEGINNING; THENCE NORTH 90°00'00" EAST, 57.00 FEET; THENCE SOUTH 00°08'06" WEST, 244.35 FEET; THENCE SOUTH 64°29'38" EAST, 104.17 FEET; THENCE EASTERLY, HAVING A BEARING OF SOUTH 66°19'51" EAST, FOR A DISTANCE OF 217.13 FEET; THENCE SOUTH 36°32'26" EAST, 72.01 FEET; THENCE SOUTH 64°37'24" EAST, 115.25 FEET; THENCE SOUTH 25°22'36" WEST, 477.00 FEET; THENCE SOUTH 67°03'27" WEST, 305.75 FEET; THENCE SOUTH 51°15'46" WEST, 147.22 FEET; THENCE NORTH 68°52'49" WEST, 189.21 FEET; THENCE NORTH 21°07'11" EAST, 60.00 FEET; THENCE SOUTH 68°52'49" EAST, 188.54 FEET; THENCE NORTH 31°27'33" EAST, 99.25 FEET; THENCE NORTH 38°10'01" EAST, 241.00 FEET; THENCE SOUTH 64°44'11" EAST, 148.85 FEET; THENCE NORTH 25°22'36" EAST, 384.01 FEET; THENCE NORTH 64°37'24" WEST, 330.00 FEET; THENCE NORTH 50°22'45" EAST, 104.02 FEET; THENCE NORTH 00°08'06" EAST, 217.18 FEET TO THE POINT OF BEGINNING.

SUBSURFACE EASEMENT

A SUBSURFACE EASEMENT LYING UNDER THAT PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 9 IN BARRINGTON SQUARE RESUBDIVISION NO. 3; THENCE SOUTH 26°26'37" EAST, 36.29 FEET; THENCE SOUTH 00°08'06" WEST, 453.84 FEET; THENCE SOUTH 60°30'40" EAST, 24.97 FEET; THENCE SOUTH 02°31'24" WEST, 140.00 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 02°31'24" WEST, 330.00 FEET; THENCE SOUTH 87°36'57" EAST, 59.05 FEET; THENCE NORTH 02°14'42" EAST, 330.00 FEET; THENCE NORTH 87°36'57" WEST, 57.44 FEET TO THE POINT OF BEGINNING.

STATE OF ILLINOIS)
)SS
COUNTY OF DEKALB)

THIS IS TO CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY I HAVE MADE OF PROPERTY HEREON SHOWN AND DESCRIBED. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A PLAT OF EASEMENT.

WITNESS MY HAND AND SEAL AT DEKALB, ILLINOIS THIS _____ DAY OF MAY, 2024.

LESLIE AARON DOOGS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3833
LICENSE EXPIRATION DATE: NOVEMBER 30TH, 2024

SURVEYOR'S DESIGNATION OF RECORDING

I, LESLIE AARON DOOGS, A REGISTERED LAND SURVEYOR, IN THE STATE OF ILLINOIS, HEREBY DESIGNATE THE VILLAGE CLERK OF HOFFMAN ESTATES TO RECORD A CERTAIN PLAT OF EASEMENT GRANT WITH THE COOK COUNTY RECORDER OF DEEDS OR REGISTRAR OF TITLES. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER 765 ILCS 205/2.

LESLIE AARON DOOGS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3833

DATE: MAY _____, 2024

VILLAGE BOARD

STATE OF ILLINOIS)
COUNTY OF COOK)

APPROVED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF HOFFMAN ESTATES, COOK COUNTY, ILLINOIS, THIS ____ DAY OF _____, 202_.

SIGNED _____
VILLAGE PRESIDENT

ATTEST _____
VILLAGE CLERK

VILLAGE TREASURER

STATE OF ILLINOIS)
COUNTY OF COOK)

I, _____, COLLECTOR FOR THE VILLAGE OF HOFFMAN ESTATES, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF, THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED AT HOFFMAN ESTATES, COOK COUNTY, IL THIS ____ DAY OF _____, 202_.

VILLAGE TREASURER

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT BLACKBERRY FALLS PROFESSIONAL OFFICE PARK, L.L.C. IS THE HOLDER OF RECORD TITLE TO A PORTION OF THE PROPERTY SHOWN AND DESCRIBED ON THE PLAT AND HAS CAUSED THE SAME TO BE PLATTED AS SHOWN FOR THE USES AND PURPOSES SET FORTH AND HEREBY ACKNOWLEDGES THE SAME UNDER THE STYLE AND TITLE INDICATED AND CERTIFIES THAT THE PROPERTY IS LOCATED WITHIN COMMUNITY CONSOLIDATED SCHOOL DISTRICT 54 AND TOWNSHIP HIGH SCHOOL DISTRICT 211.

DATED THIS _____ DAY OF _____, 202_.

OWNER
OF
BLACKBERRY FALLS PROFESSIONAL OFFICE
PARK L.L.C.
TITLE _____

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 202_ BY JOSEPH A. CARUSO, MANAGER OF BLACKBERRY FALLS PROFESSIONAL OFFICE PARK L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, ON BEHALF OF SUCH ENTITY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARY SEAL THIS _____ DAY OF _____, 202_.

NOTARY PUBLIC

JADE Hanna Surveyors
155 N 3rd Street
Dekalb, IL 60115
(815) 756-2189
Info@Hannasurveyors.com
License No. 18400622



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

SUBMITTED TO: PLANNING, BUILDING & ZONING COMMITTEE

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

July 2024

LONG RANGE PLANNING PROJECT STATUS



- ◆ Teska Associates (as lead) and Ancel Glink awarded contract to complete 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.

Zoning Code Update Timeline



- ◆ 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.

Public Engagement

- ◆ The first Steering Committee meeting was on May 2.
- ◆ Over 300 survey responses have been received to date.
- ◆ Focus groups held with the Youth Commission & Commission for People with Disabilities.
- ◆ Pop-Up events held at the Senior Luncheon in May and Crank Revolution Bike Ride on June 12. Summer Sounds on the Green pop-up to be rescheduled due to June 20th rain. Visit www.hoffmaninmotion.com/photos to see pictures from these events!
- ◆ July 11 *Hoffman In Motion Summer Hang* at South Ridge Park featuring Gus. T. Bull, karaoke, Kona Ice, and lots of opportunities for public engagement!
- ◆ Events are being promoted in the Citizen, social media, and an upcoming *In Hoffman* video.

Work Product

- ◆ Project remains on track for July 2025 completion. Existing Conditions Report is under review.



ACTIVE PLANNING PROJECTS

Project	Address	Status	PZC or PBZ Meeting	VB Meeting
Lincoln Prairie School Addition	500 HILLCREST BLVD	APPROVED	6/10/24	6/10/24
Airdrie Lot 14 Garage Variation	5585 AIRDRIE CT	PUBLIC MEETING	6/19/24	7/1/24
Compass Datacenter Mass Grading	3333 BEVERLY RD	PUBLIC MEETING	7/1/24	7/1/24
Barrington Square Sanitary Sewer Easement	BARRINGTON SQUARE	PUBLIC MEETING	7/1/24	7/1/24
Advance Preschool	2353 HASSELL RD	PUBLIC MEETING	7/3/24	7/15/24
Sutton Crossing Sign Variation	205 SUTTON RD	PUBLIC MEETING	7/3/24	7/15/24
Beverly Property Mass Grading (staff approval)	2601 BEVERLY RD	UNDER REVIEW		
Starbucks & Future Retail	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		
CMIC Addition	2860 FORBS AVE	UNDER REVIEW		
Compass Datacenter 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		
Fire Station 21 Rebuild	225 FLAGSTAFF LN	UNDER REVIEW		
Harvest Community Church Parking Lot Expansion	2060 STONINGTON AVE	UNDER REVIEW		
Kensington Fields Townhomes (Pulte)	1950 HASSELL RD	UNDER REVIEW		
Bell Works Townhomes Site Plan Revision	1701 LAKEWOOD BLVD	UNDER REVIEW		

MONTHLY PLANNING PROJECT ACTIVITY

Projects Submitted by Type	June	2024 YTD
Pre-Development		2
Agreement		
Annexation		
Courtesy Review		
Easement		2
Master Sign Plan		3
Plat of Subdivision		2
Other Plat		1
RPD Amendment		1
Site Plan Review	1	11
Special Use	2	4
Text Amendment		
Rezoning		1
Variation		5
Total	3	32
FOIA Processed	3	15
Zoning Verification Letters	0	3
Building Permits Reviewed by Planning	88	264

PLANNING PERFORMANCE MEASURES

Site Plan Review Process	June		Year to Date	
Number of administrative/staff review site plan cases completed	0	NA	7	88%
Number of PZC site plan cases processed	0		1	
Annual goal is to complete at least 65% of site plan cases through administrative review process				

Site Plan Review Timing	June		Year to Date	
Number of cases processed within 105 days	0	NA	8	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

July 2024

GENERAL ACTIVITIES

- On June 4, 2024, David Banaszynski was chosen by the FDA, along with 70+ other subject matter experts from across the country, to help in creating training modules for food safety regulatory staff.
- On June 8, 2024, David Banaszynski inspected the Car Show Event.
- On June 13, 2024, David Banaszynski participated in NEHA's 2nd annual Environmental Public Health Virtual Career Fair. It was a productive and enjoyable way to connect the Health department with job seekers and the next generation of the environmental public health force.
- On June 19-21, 2024, David Banaszynski attended IEHA's Board Retreat.
- On June 26th, Sanyokta Kapur attended NWBOCA online board meeting.
- **Seasons of Hoffman Estates** has received occupancy for its clubhouse and six residential buildings. Interior buildout and framing for the remaining two structures are underway.
- **Microsoft** has started construction of the remaining buildouts in Building 1, CHI05. The permit review is ongoing for CHI06, Building 2 of the campus, 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 and parking garage demolition has started.
- Construction is underway with interior utilities and framing ongoing for **Popeye's** on Higgins Rd.
- **Dar-ul-Ilm** Foundation interior buildout for religious center at Lakewood Blvd is ongoing.
- The **Popeye's** on Golf Rd has received a 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 installation and interior buildout work is ongoing. All pods have been delivered and installed.
- The **Starbucks** at Fountain Crossing on Barrington Rd has received 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.

END-OF-MONTH SUMMARIES

Due to the timing of the Committee meeting this month, the end-of-month summaries are not available at this time. A follow up report with totals through the end of July will be distributed once available.



Economic Development & Tourism Monthly Report

JULY 2024

\$415,000

Tourism and NOW Arena Staff collaborated to submit an application for funding from the State of Illinois to potentially bring USA Gymnastics back to the area in 2025 and 2027. In June, Staff found out the Village has been awarded \$415,000 to support the USAG Core Hydration Classic!!!

ECONOMIC DEVELOPMENT

EVENT HIGHLIGHTS



ILLINOIS ECONOMIC DEVELOPMENT ASSOCIATION ANNUAL SUMMIT



NICAR ROUNDTABLE EVENT



ILLINOIS MULTI-CHAMBER EVENT



SIOR LUNCH AND LEARN MARKET UPDATES



VIA-GCAMP GOLF OUTING

SUMMARY OF ACTIVITIES

- Staff attended the **Illinois Economic Development Association (IEDA) Summit** where 150+ Economic development professionals convened to learn about the correlation between tourism and talent attraction, Intersect IL updates and community training, the role of energy in economic development, international trade investment and more. Panelists and speakers present ranged from DCEO, the Governor’s office, ComEd, the U.S Economic Development Administration, and representation from various economic development corporations across Illinois.
- Staff touched base with owners at Stonington Business Center to discuss possible activations/events to convene the owners and brokers in the TIF area.
- Ms. Oshana met with prospective business owners interested in relocating or expanding into Hoffman Estates including a brewery and art/records store.
- 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 first concert was June 6th and they will continue through August 15th.
- Staff attended several events (featured in photos above) including:
 - Compass Datacenters Kick-Off event on their campus
 - Northern Illinois Commercial Association of REALTORS (NICAR) real estate roundtable
 - Illinois Multi-Chamber event held with the State Treasurer’s office
 - Quarterly Society of Industrial and Office REALTORS® (SIOR) meeting lunch.
 - SelectChi Discover Chicagoland international investment spinoff of SelectUSA put on by WBC.
 - ICSC Golf Outing
 - Valley Industrial Association & GCAMP Golf Outing

TOURISM

HOTEL UPDATE

THROUGH MAY 2023 VS APRIL 2024

YOY HOTEL TAX REVENUES INCREASED BY \$21,066

2023 YOY HOTEL TAX REVENUE

Total hotel tax revenues collected
by May 2023 -\$106,616

2024 YOY HOTEL TAX REVENUE

Total hotel tax revenues collected
by May 2024 -\$127,682

There are many new people in management positions in Hoffman Estates' hotels. The DOS is gone from MainStay, Hampton has a new GM, and Marriott is still looking for a new DOS. The Hilton Garden Inn completed their property wide renovation while Marriott hopes to have their renovations in rooms completed by December. On going issues with Mainstay guests that are residential. Village is discussing adding an ordinance to limit hotel stays to 28 days unless the hotel has a contracted agreement for relocations.

EVENTS

- Stars and Stripes - June 29, 2024 - 7am-1pm - Bell Works: Event registration exceeds 1,500 so overflow parking has been arranged at Seimens. Hydration stations are added along with two misting tents, better mile marker notices, and GIS locations are in place to ensure any runners needing assistance can be located quickly. The FD is coordinating onsite first aid and deployment of rescue vehicles.
- Hoffman Estates Foundation Golf Outing - July 24, 2024: Staff provided ideas and contacts for event sponsorship, on-site sponsorships, raffle prize and bag donations, and golfers for the event. As of June the event has raised \$25,000 in sponsorships. The focus now is on raffle prizes, goody bag items and foursomes.
- NW 4th Fest - 7/5-7/6: Staff held a mandatory vendor meeting onsite to familiarize vendors with site plan and schedule their arrival times for set ups. Vendors cooking onsite need to set up starting Wednesday 7/3. Staff arranged around the clock security for 7/3 & 7/4. Vendors will be onsite and serve from noon to 11:00pm 7/5&7/6. Tear down after fest ends at 11:00pm on 7/6.
- Celtic Fest/Shenanigans on the Green - August 10, 2024: Staff made many emails and phone calls to draw vendors, activity providers and live animal rescue groups for this event.
- VisitHoffman Website Update: Staff issued an RFP for website redesign services of the VisitHoffman.com page. More than 20 firms responded so the team is filtering through now.

MEETINGS/ACTIVITIES

- 4th of July Commission meeting
- 4th of July onsite walk through of final site plan
- Celtic Fest Commission meeting
- Hoffman Estates Foundation Golf Outing meetings
- Tourism ED Meeting
- 4th Food Vendor Meeting
- Circulated Police Incident Reports to hotels
- Provided updated listing of decision makers at top HE businesses for HE Golf Outing solicitations.
- Webinar - Transient Hotel Program Trends
- Webinar - Are you ready for GenAI, Blockchain and SSI in Corporate Travel?
- Webinar - 5 ways to boost restaurant profitability
- Webinar - Event creators share their tips on experiential marketing
- VisitHoffman tourism brand refresh brainstorm
- BRE survey status update presentation



Kevin Kramer, Director of Economic
Development



Linda Scheck, Director of Tourism & Business
Retention