

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

July 15, 2024

(Immediately following Special Planning, Building & Zoning Committee)

1. **CALL TO ORDER/ROLL CALL**
2. **PLEDGE OF ALLEGIANCE TO THE FLAG**
3. **RECOGNITION OF AUDIENCE**
4. **APPROVAL OF MINUTES – July 1, 2024**
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 July 15, 2024 - \$5,659,398.72.
6. **REPORTS (INFORMATION ONLY)**
 - A. **President's Report**
 - ...Presentation(s)
 - Hoffman Estates Professional Firefighters Association Scholarship Awards
 - ...Promotion(s)
 - Battalion Chief Brian Raymond to Deputy Chief
 - Captain Jeff Northrup to Battalion Chief
 - Lieutenant Ryan Bebe to Captain
 - Firefighter/Paramedic Paul Pacific to Lieutenant
 - ...Proclamation(s)
 - Debra Gilles Day (30 Years' Service)
 - Americans with Disabilities Act Awareness Day
 - B. **Trustee Comments**
 - C. **Village Manager's Report**
 - D. **Village Clerk's Report**
 - E. **Treasurer's Report**
7. **PLANNING & ZONING COMMISSION RECOMMENDATIONS**
 1. Request Board Concurrence with the Planning and Zoning Commission recommendation and board approval of an ordinance granting a variation for temporary for sale sign size and height for the property located at 205 Sutton Road.
Voting: 9 Ayes, 2 absent
Motion Carried.
 2. Request Board Concurrence with the Planning and Zoning Commission recommendation and board approval of an ordinance granting a special use to Advance Preschool Inc. to permit a preschool and day care center at 2353 Hassell Road # 110.
Voting: 9 Aye, 2 Absent
Motion Carried

8. ADDITIONAL BUSINESS

- A. Request Board approval an ordinance updating policy concerning public comment and participation.
- B. Request Board authorization to:
 - a) participate in the Northwest Municipal Conference Suburban Purchasing Cooperative for a one-year period with Al Warren Fuel Company, Hammond, IN, for joint purchase of diesel and unleaded fuel; and
 - b) authorization to participate annually for three additional one-year periods under the same terms and conditions.
- C. Request Board authorization to award construction contract to Martam Construction Inc. of Elgin, IL (low bid) for Pfizer Lift Station Improvements in an amount not to exceed \$2,861,000.
- D. Request Board authorization to award contract for the 2024 Preventative Maintenance Project (Bid opening to be held on July 2nd).
- E. Request Board approval of mass grading and tree removal by Compass Datacenters ORD I, LLC for the property located at 3333 Beverly Road (former Sears HQ).

8. ADJOURNMENT--*Executive Session - Acquisition or lease of real property (5 ILCS 120/(c)(5) - Setting of a Price for Sale or Lease of Property Owned by the Public Body (5 ILCS 120/(c)(6)*

Further details and information can be found in the agenda packet attached hereto and incorporated herein and can also be viewed online at www.hoffmanestates.org and/or in person in the Village Clerk's office. The Village of Hoffman Estates complies with the Americans with Disabilities Act (ADA). For accessibility assistance, call the ADA Coordinator at 847/882-9100.

MEETING: HOFFMAN ESTATES VILLAGE BOARD
DATE: JULY 1, 2024
PLACE: 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 7:24 p.m. The Village Clerk called the roll. Trustees present: Karen Mills, Anna Newell, Gary Pilafas, Gary Stanton, Karen Arnet, Patrick Kinnane.
Trustee Pilafas attended by phone.
A quorum was present.

ADMINISTRATIVE PERSONNEL PRESENT:

E. Palm, Village Manager
D. O'Malley, Deputy Village Manager
J. Pape, Assistant Village Manager
J. Blake-Dickson, Asst. Corporation Counsel
K. Cawley, Chief of Police
A. Wax, Fire Chief
R. Musiala, Finance Director
J. Nebel, PW Director
P. Gugliotta, Development Services Director
M. Saavedra, HHS Director
R. Signorella, Multimedia Production Manager
F. Segura, GIS Manager
D. Schoop, Executive Assistant – GG
D. Raszka, IT Director
J. Horn, Director of Planning & Transportation

2. PLEDGE OF ALLEGIANCE TO THE FLAG:

The Pledge of Allegiance was led by Trustee Mills.

3. RECOGNITION OF AUDIENCE:

Mayor McLeod requested that this item be moved to after Additional Business item 8.E.

4. APPROVAL OF MINUTES:

Motion by Trustee Kinnane, seconded by Trustee Stanton, to approve Item 4.

Approval of Minutes

Minutes from Special Board Meeting, June 17, 2024.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Newell, seconded by Trustee Arnet, to approve Item 4.

Approval of Minutes

Minutes from June 17, 2024.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

5. CONSENT AGENDA/OMNIBUS VOTE:

Motion by Trustee Arnet, seconded by Trustee Stanton, to approve Item 5.A.

5.A. Approval of Agenda

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Arnet, seconded by Trustee Stanton, to approve Item 5.B.

5.B. Approval of the schedule of bills for July 1, 2024 - \$3,541,096.09.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

6. REPORTS:

6.A. President's Report

Proclamation(s)

Trustee Kinnane read the following proclamation.

Motion by Trustee Stanton, seconded by Trustee Arnet, to concur with the proclamation proclaiming July 2024, as National Park and Recreation Month.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Trustee Kinnane accepted the proclamation on behalf of the park district.

Boards and Commission Appointments

Motion by Trustee Arnet, seconded by Trustee Stanton, to accept the appointment of Amy Hartsough, Chair, Sustainability Commission, term ending April 30, 2025.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Boards and Commissions Resignation(s)

Motion by Trustee Mills with regret, seconded by Trustee Arnet, to accept the resignation of Nancy Schaefer, Sustainability Commission.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Arnet, to accept the resignation of Christine Christian, Resigning as Chair, Sustainability Commission, term ending April 30, 2025

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Mayor McLeod mentioned our upcoming events starting with our 4th of July Parade starting at 9:00 a.m., our Drone Light Show on Friday, July 5th at 9:30 p.m, the Fireworks will be Saturday, July 6th at 9:30 p.m., and the Carnival will run from Wednesday, July 3rd through Sunday, July 7th. He encouraged all to come out for great music, free kid's activities, and fantastic food. For more information, visit www.northwestfest.com. He wished Trustee Mills a Happy Birthday. He stated he attended the U.S. Conference of Mayors where they had very interesting discussions on Cyber Security and many other topics. He also attended the Transportation committee meeting, the block party on Silver Pine Drive, a 4th of July site review meeting, the Pace Suburban Bus Board meeting, the Wine Wednesday event at the Hilton Garden Inn, the Northwest Municipal Conference GALA at which Rodney Craig, Mayor of Hanover Park, was sworn in as the new president succeeding Tom Dailly, Mayor of Schaumburg, who did an outstanding job. He attended the Eden Vista Ribbon Cutting, the retirement luncheon honoring Bev Romanoff, our Corporation Counsel Art Janura's birthday party, the Stars n Stripes run, and the block party on Randi Lane.

6.B. Trustee Comments

Trustee Pilafas stated he attended the Stars N Stripes event, which was well attended, the Northwest Municipal Conference GALA to see Mayor Craig take the reins, the Wine Wednesday event, and he wished a Happy Birthday to Trustee Mills.

Trustee Mills thanked everyone for their happy birthday wishes. She stated she attended the Northwest Municipal Conference GALA and sends congratulations to Mayor Craig as the new president. She also attended the Eden Vista Ribbon Cutting, the retirement luncheon for Bev Romanoff, and our Corporation Counsel Art Janura's birthday party. She expressed that she is sad to see Bev retiring, and she welcomed Patty Richter as our new Village Clerk.

Trustee Stanton stated he attended the G Camp golf outing, the SLFS golf outing, the Northwest Municipal Conference GALA, the Eden Vista Ribbon Cutting, the retirement luncheon honoring Bev Romanoff, our Corporation Counsel Art Janura's birthday party, and the block party on Randi Lane. He welcomed Patty Richter and wished Trustee Mills a Happy Birthday.

Trustee Newell stated she attended much of the same. She attended the Silver Pine block party, Village Green summer concert, the retirement luncheon honoring Bev Romanoff, and wishes her all the best. She also attended our Corporation Counsel Art Janura's

birthday party, and the block party on Randi Lane. She welcomed Patty Richter, wished a Happy Birthday to Trustee Mills and wished everyone a happy and safe 4th of July.

Trustee Arnet stated she also attended the retirement luncheon honoring Bev Romanoff, our Corporation Counsel Art Janura's birthday party, and the block party on Randi Lane. She wished Trustee Mills a Happy Birthday and welcomed Patty Richter.

Trustee Kinnane stated he attended a meeting of the Arlington Angler's Club, participated in a Knights of Columbus 4th Degree Knight Exemplification Ceremony at which he was elevated to a 4th degree Knight, the highest honor a Knight can receive. He also attended the block party on Silver Pine Drive and the Knights of Columbus Officer Installation Ceremony, where he was sworn in as the Recorder of the Knights Council. He attended Wine Wednesday at the Hilton Garden Inn, the Northwest Municipal Conference GALA, the retirement luncheon honoring Bev Romanoff, our Corporation Counsel Art Janura's birthday party, and the Stars N Stripes event. He congratulated Bev on 17 years of service, wished a Happy Birthday to Art and to Trustee Mills.

6.C. Village Manager's Report

Mr. Palm reported some good news. Last year we received a grant from DCEO for around \$500,000 for the Village Green project. We recently applied for another grant through DCEO for the arena to try to be more competitive to bring back USAG organization to the area. We have ~\$415,000 from the state to use to sweeten the deal to hopefully get them back. We continue to look for those opportunities when we can.

6.D. Village Clerk's Report

The Village Clerk stated that during the month of June, 23 passports were processed and 249 FOIA requests were responded to.

7. PLANNING & ZONING COMMISSION:

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

7.A. Request Board Concurrence with the Planning and Zoning Commission recommendation and board approval of Ordinance No. 5103-2024 granting Variation from Section 9-3-6-K-2 of the Zoning Code to permit a garage to be 880 square feet instead of the permitted 750 square feet for the property located at 5585 Airdrie Court.

Discussion

Chairperson Combs noted that we have approved a number of larger garages in that area and it should be noted that this garage is on the lower level.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

8. ADDITIONAL BUSINESS:

Motion by Trustee Arnet, seconded by Trustee Kinnane, to approve Item 8.A.

8.A. Request Board approval of Ordinance No. 5104-2024 reducing the membership of the Sustainability Commission of the Village of Hoffman Estates.

Discussion

Trustee Stanton asked what the reasoning was behind that.

Director Gugliotta responded that they are going from 15 to 11 members. It is hard to find people to be on the commission and to have effective quorums. No one is being kicked off. They have over 4 openings right now.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Stanton, to approve Item 8.B.

8.B. Request Board approval of Ordinance No. 5105-2024 authorizing the sale of personal property owned by the Village of Hoffman Estates (auction items).

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

8.C. Request Board approval of Ordinance No. 5106-2024 authorizing and approving the acquisition of real property by negotiating, condemnation or other litigation for the Village of Hoffman Estates, County of Cook, State of Illinois.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Arnet, seconded by Trustee Mills, to approve Item 8.D.

8.D. Request Board approval of Change Order #1 to the contract with Hey & Associates, Inc. of Chicago, IL for design engineering services for the Village Hall Parking Lot project in the amount of \$127,100 for a total not to exceed cost of \$167,100.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Kinnane, seconded by Trustee Arnet, to approve Item 8.E.

8.E. Request Board 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).

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Trustee Arnet requested a short recess. Time: 7:47 p.m.

Mayor McLeod reconvened the Board Meeting at 7:57 p.m. Trustees present: Karen Mills, Anna Newell, Gary Pilafas, Gary Stanton, Patrick Kinnane.

Trustee Pilafas attended by phone.

3. RECOGNITION OF AUDIENCE:

There were a number of people who spoke about what's happening in Gaza.

9. ADJOURNMENT:

Motion by Trustee Kinnane, seconded by Trustee Mills, to adjourn the meeting. Time: 8:34 p.m.

Roll Call:

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

Nay:

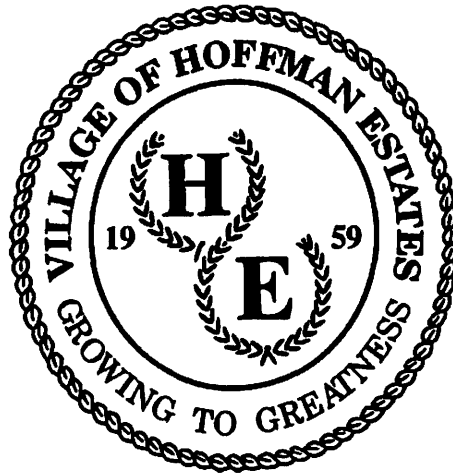
Mayor McLeod voted aye.

Motion carried.

Patty Richter
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	07/15/2024	\$	1,233,828.31
MANUAL CHECKS	06/28 - 07/11/2024	\$	940,492.98
PAYROLL	07/01 & 07/12/2024	\$	1,578,479.03
WIRES	06/01 - 06/30/2024	\$	1,906,598.40
TOTAL		\$	5,659,398.72

VILLAGE OF HOFFMAN ESTATES

JULY 15, 2024

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
GENERAL FUND			
01 0301	DEDICATED GRAPHICS, INC	10,000 NON-WINDOWED #10 ENVEL	\$604.80
01 0301	DEDICATED GRAPHICS, INC	15,000 WINDOWED #10 ENVELOPES	\$1,175.85
01 0301	DEDICATED GRAPHICS, INC	500 SHEETS (BONDED) LETTER	\$273.00
01 0301	DEDICATED GRAPHICS, INC	500 SHEETS (SULPHITE) LETTER	\$239.00
01 0301	DEDICATED GRAPHICS, INC	PROOF CHANGE COSTS	\$15.00
01 0301	DEDICATED GRAPHICS, INC	SHIPPING COSTS	\$135.00
01 0301	GARVEY'S OFFICE PRODUCTS INC	OFFICE SUPPLIES	\$7.96
01 0302	ACME TRUCK BRAKE & SUPPLY CO.	STOCK REPAIR PARTS	\$191.14
01 0302	ADVANCE AUTO PARTS	STOCK REPAIR PARTS	\$26.24
01 0302	ADVANCE AUTO PARTS	STOCK REPAIR PARTS	\$13.12
01 0302	BUMPER TO BUMPER/ LEE AUTO	STOCK REPAIR PARTS	\$44.22
01 0302	FACTORY MOTOR PARTS CO	STOCK REPAIR PARTS	\$294.12
01 0302	FRIENDLY FORD	STOCK REPAIR PARTS	\$78.04
01 0302	RUSH TRUCK CENTER OF ILLINOIS, INC	STOCK REPAIR PARTS	\$74.22
01 0302	WOODSTOCK POWERSPORTS	STOCK REPAIR PARTS	\$14.99
CASH AND INVENTORIES			\$3,186.70
01 1471	MONA S MORRISON	PHOTO SHOOT - GOLF TOURNAM.	\$250.00
PAYMENTS FROM DEPOSITS ON HAND			\$250.00
01000013 3405	EMS MC	MEDICAL BILLING MAY 2024	\$7,778.83
GENERAL-REVENUE ACCOUNTS			\$7,778.83
01101122 4301	NORTHWEST MUNICIPAL CONFERENCE	2024 NWMC ANNUAL GALA	\$1,000.00
01101123 4414	REFRESHING GREAT LAKES LLC	WATER COOLER RENTAL	\$96.00
LEGISLATIVE			\$1,096.00
01101223 4402	WAREHOUSE DIRECT	OFFICE SUPPLIES	\$61.73
01101224 4542	LANGUAGE LINE SERVICES INC	PHONE INTERPRETATION	\$148.25
ADMINISTRATIVE			\$209.98
01101323 4404	CIVICPLUS INC	ONLINE CODE HOSTING SUBSCRIP.	\$1,557.15
01101324 4542	RICHARD A KAVITT ATTORNEY AT LAW	PROFESSIONAL SERVICES	\$1,000.00
01101324 4547	THOMSON REUTERS-WEST	SOFTWARE SUBSCRIPTION	\$759.72
01101324 4567	CLARK BAIRD SMITH LLP	PROFESSIONAL SERVICES	\$2,891.25
01101324 4567	JOHN J SCOTILLO	PROFESSIONAL SERVICES	\$750.00
01101324 4567	SAUL EWING LLP	PROFESSIONAL SERVICES	\$1,813.00
01101324 4567	SCHOOL DISTRICT #54	PTAB APPEALS LEGAL FEE REIMB	\$3,441.48
LEGAL			\$12,212.60
01101423 4402	GARVEY'S OFFICE PRODUCTS INC	OFFICE SUPPLIES	\$55.98
01101423 4414	REFRESHING GREAT LAKES LLC	WATER COOLER RENTAL	\$18.00
01101424 4505	SIKICH LLP	PROFESSIONAL SERVICES	\$7,400.00
FINANCE			\$7,473.98
01101523 4404	PADDOCK PUBLICATIONS INC	NEWSPRINT SURCHARGE	\$495.00

VILLAGE OF HOFFMAN ESTATES

JULY 15, 2024

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
01101523 4414	REFRESHING GREAT LAKES LLC	WATER COOLER RENTAL	\$18.00
01101524 4546	PADDOCK PUBLICATIONS INC	PUBLIC HEARINGS	\$18.00
01101524 4546	PADDOCK PUBLICATIONS INC	PUBLIC HEARINGS/ BID NOTICES	\$201.00
01101524 4548	ARC DOCUMENT SOLUTIONS	BOND PRINTS (84)/ FOLDING	\$56.02
VILLAGE CLERK			\$788.02
01101621 4212	NICOLE LOWDEN	TUITION REIMB SUMMER 2024	\$1,800.00
01101624 4546	NIU CENTER FOR GOVERNMENTAL STUDIES	JOB AD POSTING FEE	\$100.00
01101624 4580	EMPLOYMENT SCREENING ALLIANCE GROUP	CRIMINAL/MOTOR VEHICLE REPORT	\$160.00
HUMAN RESOURCES			\$2,060.00
01102523 4403	PRESSTECH INC.	HE CITIZ NEWSLETTER JUL-AUG	\$4,897.00
01102523 4403	PRESSTECH INC.	HE CITIZEN NEWSLETT NW FEST	\$2,273.00
01102524 4507	MECO CONSULTING GROUP, LLC	JUL/AUG24 CITIZEN NEWSLETTER	\$2,400.00
01102524 4507	MONA S MORRISON	PHOTO SHOOT- JULY 4TH	\$80.00
01102525 4602	KEYCODE MEDIA	OUTSOURCE INTEGRATION	\$700.00
COMMUNICATIONS			\$10,350.00
01107124 4542	COMCAST BUSINESS	INTERNET SERVICES	\$51.96
EMERGENCY OPERATIONS			\$51.96
TOTAL GENERAL GOVERNMENT DEPARTMENT			\$34,242.54
POLICE DEPARTMENT			
01201224 4507	MORIZZO FUNERAL HOME & CREMATION	PROFESSIONAL SERVICES	\$380.00
ADMINISTRATIVE			\$380.00
01202122 4301	CHICAGO POLICE DEPARTMENT	BASIC METROPOLITAN TRAINING	\$6,292.00
01202122 4301	INTIME SERVICES INC	SUZANNE LEVIN - CONF. REGIST.	\$899.00
01202122 4301	NORTH EAST MULTI-REGIONAL TRAINING	TRAINING 6/10-6/14/24	\$350.00
01202122 4301	NORTH EAST MULTI-REGIONAL TRAINING	TRAINING 6/3-6/5/24	\$325.00
01202122 4301	SUZANNE LEVIN	PER DIEM - CONFERENCE REIMB	\$176.00
01202123 4414	SIRCHIE ACQUISITION COMPANY, LLC	VARIOUS SUPPLIES	\$112.27
01202123 4414	TRI-TECH FORENSICS INC	BULLET HOLE SCALES/ PK	\$164.82
01202124 4542	BEST TECHNOLOGY SYSTEMS	PRE-FILTERS SUPPLY/ INSTALLAT	\$1,020.00
01202124 4542	BEST TECHNOLOGY SYSTEMS	HEPA FILTERS SUPPLY/ INSTALLAT	\$4,125.00
01202124 4542	BEST TECHNOLOGY SYSTEMS	DUST COLLECTION UNIT FILTERS	\$2,190.00
01202124 4542	DACRA TECH LLC	SOFTWARE SERVICE JUN'24	\$1,750.00
01202124 4542	VESTIS FIRST AID	VARIOUS SUPPLIES	\$199.06
PATROL & RESPONSE			\$17,603.15
01202222 4301	ANNE WITT	IACP CONF AIRFARE & LODGING	\$1,243.18
01202223 4414	MARK WONDOLKOWSKI	4TH JULY EXPENSES REIMB	\$83.96
TRAFFIC CONTROL			\$1,327.14
01202322 4303	MAJOR CASE ASSISTANCE TEAM	MCAT ANNUAL DUES 2024-25	\$4,000.00
01202324 4542	TRANSUNION RISK & ALTERNATIVE	PROFESSIONAL SERVICES	\$382.60
INVESTIGATIONS			\$4,382.60

VILLAGE OF HOFFMAN ESTATES

JULY 15, 2024

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
01202524 4542	NORTHWEST CENTRAL DISPATCH SYSTEM	AUG'24 MEMBER ASSESSMENT	\$32,695.60
COMMUNICATIONS			\$32,695.60
01202922 4304	J.G. UNIFORMS, INC.	ORIGINAL UNIFORM PACKAGE	\$585.00
01202924 4508	GOLF ROSE ANIMAL HOSPITAL	CANINE CARE	\$91.00
01202924 4508	GOLF ROSE PET LODGE	ANIMAL CARE JUNE'24	\$1,722.10
ADMINISTRATIVE SERVICES			\$2,398.10
TOTAL POLICE DEPARTMENT			\$58,786.59
FIRE DEPARTMENT			
01301222 4301	ANTHONY BUCKEL	POOL CAR FUEL REIMB	\$40.00
01301223 4414	DYLAN BREMER	4TH JULY PARADE CANDY REIMB	\$61.02
ADMINISTRATIVE			\$101.02
01303023 4414.21	NORTHWEST COMMUNITY HEALTHCARE	HEARTSAVER CPR/AED	\$1,137.50
PUBLIC EDUCATION			\$1,137.50
01303122 4301.19	CAROL STREAM FIRE PROT.DISTRICT	TRAINING TOWER - LIVE BURN	\$1,800.00
01303122 4304	TODAYS UNIFORMS	UNIFORMS	\$981.80
01303124 4542.15	NORTHWEST CENTRAL DISPATCH SYSTEM	WAVE DEVICES	\$45.00
01303125 4602.18	ON TIME EMBROIDERY INC	TRT UNIFORM SWEATSHIRTS	\$684.00
SUPPRESSION			\$3,510.80
01303222 4301	DAN DOTLICH	PARAMEDIC RENEWAL FEE	\$41.00
01303222 4301	NICK RYBARCZYK	PARAMEDIC RENEWAL FEE	\$41.00
01303222 4301	NORTHWEST COMMUNITY HOSPITAL	4TH QTR EMS CLASSES	\$6,045.00
01303222 4301	ROBERT COOK	PARAMEDIC RENEWAL FEE	\$41.00
01303222 4301	STEVEN LINDBLOM	PARAMEDIC RENEWAL FEE	\$41.00
01303223 4419	BOUND TREE MEDICAL, LLC	ALCOHOL PREP PADS	\$40.90
01303223 4419	BOUND TREE MEDICAL, LLC	BIOHAZARD WASTE BAGS	\$53.99
01303223 4419	BOUND TREE MEDICAL, LLC	CURAPLEX COLD PACK	\$114.48
01303224 4510	AIR ONE EQUIPMENT INC	OXYGEN PIGTAIL 48 IN	\$72.70
EMERGENCY MEDICAL SERVICES			\$6,491.07
01303322 4301	ILLINOIS FIRE INSPECTORS ASSOCIATIO	JUNE VIRTUAL MINI SEMINAR	\$100.00
01303324 4507	CHICAGO METRO FIRE PREVENTION CO	MONTHLY MAINTENANCE FEE	\$1,679.00
01303324 4507	CHICAGO METRO FIRE PREVENTION CO	RADIO DISCONNECTION FEE	\$85.00
01303324 4507	FIRE SAFETY CONSULTANTS INC	SPRINKLERS INSPECTIONS	\$360.00
01303324 4507	JOHNSON CONTROLS SECURITY SOLUTIONS	PROFESSIONAL SERVICES	\$71,299.38
PREVENTION			\$73,523.38
TOTAL FIRE DEPARTMENT			\$84,763.77

VILLAGE OF HOFFMAN ESTATES

JULY 15, 2024

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
PUBLIC WORKS			
01401223 4414	CANTEEN REFRESHMENT SERVICES	COFFEE	\$120.12
01401223 4414	CANTEEN REFRESHMENT SERVICES	COFFEE SUPPLIES	\$145.89
01401223 4414	CANTEEN REFRESHMENT SERVICES	RTN COFFEE	(\$120.12)
01401224 4509	LEAF	COPIER	\$113.47
ADMINISTRATIVE			\$259.36
01404123 4414	GABRIEL BORJON	CDL RENEWAL REIMB	\$30.00
SNOW & ICE REMOVAL			\$30.00
01404223 4408	MENARDS - HNVR PARK	VARIOUS SUPPLIES	\$96.43
01404223 4414	CORE PRODUCTS LLC	VARIOUS SUPPLIES	\$909.15
01404224 4502	COMMONWEALTH EDISON	ELECTRIC TRAFFIC SIGNAL	\$291.27
01404224 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 0 SEDGE LITE RT	\$4,353.80
01404224 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 5510 PRAIRIESTON	\$937.47
01404224 4521	BUILDERS ASPHALT, LLC	COLD PATCH	\$914.10
01404224 4521	BUILDERS ASPHALT, LLC	DUMP BROKEN ASPHALT	\$65.00
01404224 4521	BUILDERS ASPHALT, LLC	HMA PRIVATE SURFACE	\$683.10
01404224 4521	PREFORM TRAFFIC CONTROL SYSTEMS LTD	VARIOUS SUPPLIES	\$733.10
TRAFFIC OPERATIONS			\$8,983.42
01404324 4507	ADVANCED TREE CARE	2024 TREE CARE & REMOVAL SRVC	\$56,050.00
01404324 4507	FOREVER GREEN LAWN CARE	2024 WEED CONTROL & FERTILIZ	\$7,792.15
01404324 4507	V CARDENAS LANDSCAPING	2023 SEASONAL LANDSCAPING	\$4,154.18
01404324 4507	V CARDENAS LANDSCAPING	2024 LANDSCAPE MAINTENANCE	\$8,196.90
FORESTRY			\$76,193.23
01404424 4502	COMMONWEALTH EDISON	ELECTRIC 5323 PRAIRIE	\$76.42
01404424 4507	ACCURATE DOCUMENT DESTRUCTION INC	SHREDDING SERVICES	\$1,845.09
01404424 4510	FOLDING PARTITION SERVICES INC	MAINTENANCE/ SERVICE CALL	\$1,510.00
01404424 4510	MENARDS - HNVR PARK	VARIOUS SUPPLIES	\$52.20
01404424 4510	THE SHERWIN-WILLIAMS CO	PAINT	\$74.42
01404424 4510	WEBMARC DOORS	DOOR REPAIR SERVICE	\$1,436.04
01404424 4516	AMLINGS INTERIOR LANDSCAPE	INTERIOR LANDSCAPING	\$471.33
01404424 4516	WOLF ELECTRIC SUPPLY CO	REPAIR PARTS	\$413.00
FACILITIES			\$5,878.50
01404522 4304	CINTAS #22	UNIFORM AND MAT RENTAL	\$52.51
01404523 4408	AMAZON CAPITAL SERVICES INC	INDUSTRIAL HEAT GUN	\$177.30
01404523 4411	AL WARREN OIL CO INC	FUEL BIO-DIESEL	\$5,246.40
01404523 4411	AL WARREN OIL CO INC	FUEL REGULAR	\$15,707.50
01404523 4414	GRAINGER INC	REPAIR PARTS	\$15.51
01404524 4507	PRECISE MRM LLC	5MB FLAT DATA PLAN	\$270.00
01404524 4507	VERIZON CONNECT FLEET USA LLC	WIRELESS SERVICES	\$1,151.64
01404524 4510	AMAZON CAPITAL SERVICES INC	ENTRY KEY LOCKER	\$56.35
01404524 4513	ADVANCE AUTO PARTS	REPAIR PARTS	\$170.01
01404524 4513	AMAZON CAPITAL SERVICES INC	BATTERY CHARGER/ MAINT	\$239.80

VILLAGE OF HOFFMAN ESTATES

JULY 15, 2024

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
01404524 4513	BRAD MANNING FORD INC	REPAIR PARTS	\$1,104.93
01404524 4513	CAR-ONE TIRE AND AUTO	TIRE DISPOSAL FEE	\$40.00
01404524 4513	CTW INC.	VARIOUS SUPPLIES	\$122.80
01404524 4513	FRIENDLY FORD	REPAIR PARTS	\$516.90
01404524 4513	INTERSTATE BATTERIES-NORTH CHICAGO	REPAIR PARTS	\$528.18
01404524 4513	RT 62 WASH & LUBE	VEHICLE WASH	\$190.95
01404524 4513	ULTRA STROBE COMMUNICATIONS	VARIOUS SUPPLIES	\$356.15
01404524 4514	ADVANCE AUTO PARTS	REPAIR PARTS	\$155.32
01404524 4514	BUMPER TO BUMPER/ LEE AUTO	REPAIR PARTS	\$386.79
01404524 4514	BUMPER TO BUMPER/ LEE AUTO	RTN REPAIR PARTS	(\$386.79)
01404524 4514	KAMMES AUTO & TRUCK REPAIR INC	STATE INSPECTION	\$225.00
01404524 4514	O'REILLY AUTO PARTS	REPAIR PARTS	\$69.99
01404524 4514	RUSH TRUCK CENTER OF ILLINOIS, INC	REPAIR PARTS	\$2,406.10
01404524 4514	RUSH TRUCK CENTER OF ILLINOIS, INC	RTN REPAIR PARTS	(\$558.76)
01404524 4534	ADVANCE AUTO PARTS	REPAIR PARTS	\$187.99
01404524 4534	BUMPER TO BUMPER/ LEE AUTO	REPAIR PARTS	\$63.38
01404524 4534	FRIENDLY FORD	REPAIR PARTS	\$168.19
01404524 4534	KAMMES AUTO & TRUCK REPAIR INC	STATE INSPECTION	\$427.00
01404524 4534	PIEMONTE DUNDEE CHEVROLET INC	REPAIR PARTS	\$773.50
01404524 4535	ADVANCE AUTO PARTS	REPAIR PARTS	\$308.80
01404524 4545	AMAZON CAPITAL SERVICES INC	FIRST AID ANESTHETIC SWAB	\$19.98
01404524 4545	FULLIFE SAFETY CENTER	SAFETY SUPPLIES	\$400.40
FLEET SERVICES			\$30,593.82

01404624 4510	MENARDS - HNVR PARK	VARIOUS SUPPLIES	\$122.46
01404624 4519	MENARDS - HNVR PARK	VARIOUS SUPPLIES	\$45.14
F.A.S.T.			\$167.60

TOTAL PUBLIC WORKS DEPARTMENT **\$122,105.93**

DEVELOPMENT SERVICES

01505023 4414	REFRESHING GREAT LAKES LLC	WATER COOLER RENTAL	\$18.00
PLANNING AND TRANSPORTATION			\$18.00

01505123 4403	THE FINER LINE	NAME PLATE	\$53.31
01505123 4414	REFRESHING GREAT LAKES LLC	WATER COOLER RENTAL	\$24.00
CODE ENFORCEMENT			\$77.31

01505223 4414	REFRESHING GREAT LAKES LLC	WATER COOLER RENTAL	\$18.00
ENGINEERING			\$18.00

01505922 4301	KEVIN KRAMER	CAMP EVENT MEETING REIMB	\$60.00
01505922 4301	MARY OSHANA	DEVELOPER/NW BROKER LUNCH	\$58.74
01505924 4546	BISNOW LLC	NATL PUBLICATION DATA CENTER	\$2,425.00
ECONOMIC DEVELOPMENT			\$2,543.74

TOTAL DEVELOPMENT SERVICES DEPARTMENT **\$2,657.05**

VILLAGE OF HOFFMAN ESTATES

JULY 15, 2024

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
HEALTH & HUMAN SERVICES DEPARTMENT			
01556522 4301	CATHY DAGIAN STANTON	MILEAGE REIMB_MAY - JUN	\$76.38
TOTAL HEALTH & HUMAN SERVICES DEPARTMENT			\$76.38
BOARDS & COMMISSIONS DEPARTMENT			
01605324 4561.2	PYROTECNICO FIREWORKS INC	FIREWORKS DISPLAY 07/6/24	\$20,125.00
01605324 4562	MENARDS - HNVR PARK	VARIOUS SUPPLIES	\$239.98
01605324 4562	SUNBELT RENTALS	EQUIPMENT RENTAL	\$764.30
FOURTH OF JULY			\$21,129.28
01605824 4555	LILLIAN MOSIER	SISTER CITIES RUNNER REIMB	\$79.38
01605824 4555	LISA CHRISTIE	SISTER CITIES RUNNER REIMB	\$134.03
01605824 4575	ALIKA ARLYNN BAND, LLC	ARTS COMMISS SUMM CONCERT	\$600.00
01605824 4575	HOFFMAN ESTATES PARK DISTRICT	CHILDREN'S CONCERT SPONSOR	\$800.00
MISCELLANEOUS B & C			\$1,613.41
TOTAL BOARDS & COMMISSIONS DEPARTMENT			\$22,742.69
TOTAL GENERAL FUND			\$336,590.48
ASSET SEIZURE FUND			
08200824 4539	BUMPER TO BUMPER/ LEE AUTO	REPAIR PARTS	\$510.02
08200824 4542	VILLAGE OF SCHAUMBURG	PUBLIC SAFETY CAMERAS	\$16,884.09
08200825 4605	HENRICKSEN	CHADDY, GUEST, MESH BACK,	\$1,234.00
08200825 4605	HENRICKSEN	DEWEY LECTERN W/ STORAGE,	\$1,410.43
08200825 4605	HENRICKSEN	ESTIMATED SHIPPING/HANDLING	\$225.00
08200825 4605	HENRICKSEN	FLAGSHIP B/F MOBILE PED	\$107.50
08200825 4605	HENRICKSEN	FRINGE, BENCH, 27W 1 SEAT	\$709.92
08200825 4605	HENRICKSEN	FRINGE, MID BACK 1 SEAT	\$1,314.03
08200825 4605	HENRICKSEN	FRINGE, MID BACK, 2 SEAT,	\$2,674.00
08200825 4605	HENRICKSEN	IGNITION 2 TASK MID BACK,	\$262.50
08200825 4605	HENRICKSEN	MAYER BELMONT GRAVEL BL-0	\$199.80
08200825 4605	HENRICKSEN	MOD 30W A-LEG	\$125.36
08200825 4605	HENRICKSEN	MOD 72WX30D RECTANGULAR	\$79.95
08200825 4605	HENRICKSEN	MOD EXTERNAL STIFFENER	\$32.87
08200825 4605	HENRICKSEN	RECEIVE, DELIVER, AND INSTALL	\$1,037.50
08200825 4605	HENRICKSEN	VARSITY ARROW POUF	\$2,715.25
08200825 4605	HENRICKSEN	VARSITY HEXAGON POUF	\$981.96
08200825 4605	HENRICKSEN	WHIMSY, 18DIA ROUND, STAT	\$911.69
08200825 4605	ROCK CREEK CRATES	48" COLLAPSIBLE DOG CRATE	\$1,030.00
TOTAL ASSET SEIZURE FUND			\$32,445.87
PRAIRIE STONE CAPITAL FUND			
27000025 4621	TRIA ARCHITECTURE INC	PROFESSIONAL SERVICES	\$4,834.40
TOTAL PRAIRIE STONE CAPITAL FUND			\$4,834.40

VILLAGE OF HOFFMAN ESTATES

JULY 15, 2024

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
ROAD IMPROVEMENT FUND			
29000025 4606	ADITYA SONI	BROKEN SPRINKLER REPAIR	\$366.00
29000025 4606	ALAMP CONCRETE CONTRACTORS, INC.	2024 STREET REVITALIZATION	\$302,690.77
TOTAL ROAD IMPROVEMENT FUND			\$303,056.77
CAPITAL IMPROVEMENTS FUND			
36000025 4604	ADVANTAGE MECHANICAL INC.	CHILLER/ COOLING TOWERS REPL	\$150,000.00
36000025 4604	KEYCODE MEDIA	HOFFMAN PD AV PROJECT	\$2,931.00
TOTAL CAPITAL IMPROVEMENTS FUND			\$152,931.00
CAPITAL VEHICLE AND EQUIPMENT FUND			
37000025 4602	KEYCODE MEDIA	2 CHANNEL AXIOM BUS ANALOG	\$437.64
37000025 4602	KEYCODE MEDIA	300-WATT ANALOG AMPLIFIER	\$764.71
37000025 4602	KEYCODE MEDIA	4-SERIES CONTROL SYSTEM	\$1,222.22
37000025 4602	KEYCODE MEDIA	7 IN. WALL MOUNT TOUCH SCREEN	\$3,494.13
37000025 4602	KEYCODE MEDIA	ADVANCED SYSTEM KNOWLEDGE	\$13,904.00
37000025 4602	KEYCODE MEDIA	APPLE TV 4K 128 GB	\$141.05
37000025 4602	KEYCODE MEDIA	BIAMP DESONO DX LOUDSPEAK	\$905.87
37000025 4602	KEYCODE MEDIA	BOSTON ACOUSTICS 3-WAY SPKR	\$854.12
37000025 4602	KEYCODE MEDIA	CEILING ARRAY MICROPHONE	\$3,521.71
37000025 4602	KEYCODE MEDIA	CEILING ARRAY MICROPHONE,	\$7,043.42
37000025 4602	KEYCODE MEDIA	CHIEF CEILING MOUNT KIT	\$274.58
37000025 4602	KEYCODE MEDIA	DECORA WALL PLATE W/ 3-PIN	\$39.44
37000025 4602	KEYCODE MEDIA	DENON PROFESSIONAL BLU-RA	\$427.78
37000025 4602	KEYCODE MEDIA	DESIGN ENGINEER	\$642.00
37000025 4602	KEYCODE MEDIA	DIGITAL MEDIA HDR INPUT	\$1,852.21
37000025 4602	KEYCODE MEDIA	DIGITAL MEDIA HDR WALL PLATE	\$625.00
37000025 4602	KEYCODE MEDIA	DIGITAL MEDIA SWITCHER	\$2,687.50
37000025 4602	KEYCODE MEDIA	ESTIMATED SHIPPING/HANDLING	\$749.00
37000025 4602	KEYCODE MEDIA	HDMI 4K60 HDR INPUT CARD	\$2,500.00
37000025 4602	KEYCODE MEDIA	HDR INPUT CARD FOR DM SWITCH	\$1,375.00
37000025 4602	KEYCODE MEDIA	HDR OUTPUT CARDS	\$1,706.82
37000025 4602	KEYCODE MEDIA	HDR RECEIVER & ROOM CONTROL	\$2,329.42
37000025 4602	KEYCODE MEDIA	HDR SCALING OUTPUT CARDS	\$1,125.00
37000025 4602	KEYCODE MEDIA	INTEGRATION MATERIALS	\$3,289.00
37000025 4602	KEYCODE MEDIA	KEYCONNECT FACEPLATE BLACK	\$11.64
37000025 4602	KEYCODE MEDIA	KRAMER VIA GO COMPACT	\$914.46
37000025 4602	KEYCODE MEDIA	MAGEWELL PRO CONVERT NDI	\$362.50
37000025 4602	KEYCODE MEDIA	NETGEAR AV LINE MANAGED	\$1,403.22
37000025 4602	KEYCODE MEDIA	PANASONIC WUXGA LASER 3LC	\$2,976.34
37000025 4602	KEYCODE MEDIA	PROGRAMMING	\$13,571.58
37000025 4602	KEYCODE MEDIA	PROJECT MANAGEMENT	\$270.00
37000025 4602	KEYCODE MEDIA	RETROFIT MOUNT FOR CRESTR	\$760.23
37000025 4602	KEYCODE MEDIA	SHURE 8-BAY BATTERY CHARGER	\$317.06
37000025 4602	KEYCODE MEDIA	SHURE DIGITAL WIRELESS MICROF	\$698.53
37000025 4602	KEYCODE MEDIA	SHURE DUAL-CHANNEL DIGITAL	\$2,088.88
37000025 4602	KEYCODE MEDIA	SHURE OMNIDIRECTIONAL LAVAL	\$201.18
37000025 4602	KEYCODE MEDIA	SHURE RECHARGEABLE LITHIUM	\$424.70
37000025 4602	KEYCODE MEDIA	TASCAM MEMORY RECORDER	\$1,016.25

VILLAGE OF HOFFMAN ESTATES

JULY 15, 2024

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
37000025 4602	KEYCODE MEDIA	TESIRAFORTE DAN VT DIGITAL	\$3,041.18
37000025 4603	EBY GRAPHICS	VEHICLE GRAPHIC	\$2,377.43
37000025 4603	ULTRA STROBE COMMUNICATIONS	WHELEN UNIVERSAL CONTROL	\$324.00
37000025 4612	AIR ONE EQUIPMENT INC	SHIPPING FEE PO#24000289	\$31.00
37000025 4612	AIR ONE EQUIPMENT INC	TASK FORCE TIPS 6" FEMALE	\$1,635.00
TOTAL CAPITAL VEHICLE AND EQUIPMENT FUND			\$84,336.80

WATERWORKS AND SEWERAGE FUND

40 0411	ALAIN & JULIANA BREILLATT	UB REFUND	\$100.58
40 0411	ANTHONY MALDONADO	UB REFUND	\$293.90
40 0411	BRIAN K SMITH	UB REFUND	\$20.41
40 0411	CHRISTINE CATALANO	UB REFUND	\$5.62
40 0411	DAVID POKRYWIECKI	UB REFUND	\$117.59
40 0411	DENNIS LEAF	UB REFUND	\$55.87
40 0411	GARY K CHANG & AGNES YUN	UB REFUND	\$26.73
40 0411	KALYAN YERRAMRAJU	UB REFUND	\$205.47
40 0411	KATHY MIVE	UB REFUND	\$86.72
40 0411	MANISH AGGARWAL & SHIVA SHARMA	UB REFUND	\$65.01
40 0411	NGHIA & YANI LY	UB REFUND	\$17.30
WATER MISCELLANEOUS PAYMENT			\$995.20

40406723 4414	CANTEEN REFRESHMENT SERVICES	COFFEE	\$120.12
40406723 4414	CANTEEN REFRESHMENT SERVICES	COFFEE SUPPLIES	\$145.89
40406723 4414	CANTEEN REFRESHMENT SERVICES	RTN COFFEE	(\$120.12)
40406723 4414	GRAINGER INC	REPAIR PARTS	\$57.54
40406723 4414	LEE JENSEN SALES CO., INC.	REPAIR PARTS	\$51.00
40406723 4414	MENARDS - HNVR PARK	VARIOUS SUPPLIES	\$88.03
40406723 4420	WATER PRODUCTS CO.	REPAIR PARTS	\$109.98
40406724 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 2 N HILLCREST	\$61.99
40406724 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 2002 PARKVIEW	\$740.80
40406724 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 2150 STONINGTON	\$30.18
40406724 4507	PRECISE MRM LLC	5MB FLAT DATA PLAN	\$30.00
40406724 4507	VERIZON CONNECT FLEET USA LLC	WIRELESS SERVICES	\$127.96
40406724 4507	WATER SERVICES CO.	LEAK DETECTION/ EMERG CALL	\$350.00
40406724 4509	ALEXANDER CHEMICAL CORPORATION	CONTAINERS RENTAL FEE	\$256.00
40406724 4509	LEAF	COPIER	\$113.47
40406724 4510	KAMMES AUTO & TRUCK REPAIR INC	STATE INSPECTION	\$90.00
40406724 4526	MENARDS - HNVR PARK	VARIOUS SUPPLIES	\$199.30
40406724 4527	MENARDS - HNVR PARK	VARIOUS SUPPLIES	\$302.05
40406724 4529	BEVERLY MATERIALS, L.L.C.	020 CM11 WASHED	\$802.40
40406724 4529	BEVERLY MATERIALS, L.L.C.	051 CM-06 / 020 CM11 WASH	\$2,374.40
40406724 4529	BEVERLY MATERIALS, L.L.C.	CLEAN FILL - 4 WHEEL/SEMI	\$692.00
40406724 4529	BEVERLY MATERIALS, L.L.C.	CLEAN FILL - SEMI	\$204.00
40406724 4529	BEVERLY MATERIALS, L.L.C.	CLEAN FILL -SEMI/ 4 WHEEL	\$328.00
40406724 4529	JSN CONTRACTORS SUPPLY	WHITE MARKING PAINT	\$151.20
40406724 4529	SERVICE COMPONENTS INC	REPAIR PARTS	\$609.05
40406724 4529	WATER PRODUCTS CO.	REPAIR PARTS	\$1,072.45

VILLAGE OF HOFFMAN ESTATES

JULY 15, 2024

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
40406724 4529	WELCH BROS INC	REPAIR PARTS	\$130.00
40406724 4529	ZIEBELL WATER SERVICE	EMERGENCY REPAIR PARTS	\$2,155.00
40406724 4529	ZIEBELL WATER SERVICE	REPAIR PARTS	\$155.76
40406724 4545	FIVE STAR SAFETY EQUIPMENT INC	SAFETY SUPPLIES	\$125.00
40406724 4545	MENARDS - HNVR PARK	VARIOUS SUPPLIES	\$151.37
40406724 4585	ADVANCE AUTO PARTS	REPAIR PARTS	\$83.51
40406724 4585	KAMMES AUTO & TRUCK REPAIR INC	STATE INSPECTION	\$180.00
40406724 4585	NAPCO STEEL INC	REPAIR PARTS	\$130.00
WATER DIVISION			\$12,098.33
40406823 4408	GRAINGER INC	REPAIR PARTS	\$89.65
40406823 4408	MENARDS - HNVR PARK	VARIOUS SUPPLIES	\$129.01
40406824 4502	CONSTELLATION NEW ENERGY INC	ELECTRIC 1101 WESTBURY	\$869.24
40406824 4507	SAUL EWING LLP	PROFESSIONAL SERVICES	\$2,328.52
40406824 4510	MENARDS - HNVR PARK	VARIOUS SUPPLIES	\$692.69
40406824 4525	MENARDS - HNVR PARK	VARIOUS SUPPLIES	\$32.63
40406824 4525	USA BLUE BOOK	VARIOUS SUPPLIES	\$2,606.03
40406824 4530	BUILDERS ASPHALT, LLC	HMA PRIVATE SURFACE	\$1,261.92
40406824 4530	JSN CONTRACTORS SUPPLY	WHITE MARKING PAINT	\$151.20
40406824 4530	VCNA PRAIRIE LLC	CONCRETE	\$875.80
SEWER DIVISION			\$9,036.69
40407024 4542	FIRST BILLING SERVICES LLC	BILLING SERVICES	\$6,924.40
BILLING DIVISION			\$6,924.40
40407323 4420	WATER RESOURCES INC	NEW CONSTR/ WATER METERS	\$174.18
40407325 4608	ALAMP CONCRETE CONTRACTORS, INC.	2024 STREET REVITALIZATION	\$159,293.40
40407325 4609	CONCENTRIC INTEGRATION	PLC/SLC SCADA MSTR UPGRADE	\$3,640.00
CAPITAL PROJECTS DIVISION			\$163,107.58
TOTAL WATERWORKS AND SEWERAGE FUND			\$192,162.20
NOW ARENA OPERATING FUND			
41000024 4542	TK ELEVATOR	ELEVATOR MODERNIZATION	\$5,391.24
TOTAL NOW ARENA OPERATING FUND			\$5,391.24
STORMWATER MANAGEMENT FUND			
42000025 4613	ALAMP CONCRETE CONTRACTORS, INC.	2024 STREET REVITALIZATION	\$89,841.69
42000025 4613	THE W-T GROUP, LLC	GRAND CANYON STORM SEWER	\$3,375.00
TOTAL STORMWATER MANAGEMENT			\$93,216.69
INSURANCE FUND			
46 1101	ANTHONY WANIC	SICK INCENTIVE REIMB	\$3,765.12
46 1101	DARIN FELGENHAUER	SICK INCENTIVE REIMB	\$4,800.87
46 1101	DOUG ZBORIL	SICK INCENTIVE REIMB	\$863.46
46 1101	KURT GERLACH	SICK INCENTIVE REIMB	\$1,087.84
TOTAL INSURANCE FUND			\$10,517.29

VILLAGE OF HOFFMAN ESTATES

JULY 15, 2024

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
INFORMATION TECHNOLOGY FUND			
47001222 4301	JOHN VIXAYCHACK	LASER FICHE CONFERENCE	\$709.06
ADMINISTRATIVE			\$709.06
47008524 4507	SERVERCENTRAL LLC	CLOUD BACKUP SERVICES	\$600.00
47008524 4507	TECHNO CONSULTING INC	N-ABLE, HELP DESK	\$2,161.80
47008525 4602	CDW-GOVERNMENT INC	USB DUPLICATOR FOR POLICE	\$464.71
OPERATIONS			\$3,226.51
TOTAL INFORMATION TECHNOLOGY FUND			\$3,935.57
EDA SPECIAL TAX ALLOCATION FUND			
60 1403.1	SIKICH LLP	PROFESSIONAL SERVICES	\$2,500.00
TOTAL EDA SPECIAL TAX ALLOCATION FUND			\$2,500.00
ROSELLE ROAD TIF FUND			
62000024 4507	FRANCE MEDIA, INC	ADVERTISEMENT	\$3,025.00
62000024 4507	SIKICH LLP	PROFESSIONAL SERVICES	\$1,250.00
TOTAL ROSELLE ROAD TIF FUND			\$4,275.00
BARRINGTON-HIGGINS TIF FUND			
63000024 4507	SIKICH LLP	PROFESSIONAL SERVICES	\$1,250.00
TOTAL BARRINGTON-HIGGINS TIF FUND			\$1,250.00
LAKWOOD CENTER TIF FUND			
67000024 4507	SIKICH LLP	PROFESSIONAL SERVICES	\$1,250.00
67000024 4507	SPEER FINANCIAL, INC.	PROFESSIONAL SERVICES	\$145.00
TOTAL LAKWOOD CENTER TIF FUND			\$1,395.00
HIGGINS-OLD SUTTON TIF FUND			
68000024 4507	SIKICH LLP	PROFESSIONAL SERVICES	\$1,250.00
TOTAL HIGGINS-OLD SUTTON TIF FUND			\$1,250.00
HIGGINS/ HASSELL TIF FUND			
72000024 4507	SIKICH LLP	PROFESSIONAL SERVICES	\$1,250.00
72000024 4507	SPEER FINANCIAL, INC.	PROFESSIONAL SERVICES	\$145.00
72000024 4542	V3 COMPANIES, LTD	BARRINGTON SQUARE TOWN CTR	\$2,345.00
TOTAL HIGGINS/ HASSELL TIF FUND			\$3,740.00
BILL LIST TOTAL			\$1,233,828.31

SUPERION
 DATE: 07/11/2024
 TIME: 10:41:10

VILLAGE OF HOFFMAN ESTATES
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 1
 ACCTPA21

SELECTION CRITERIA: transact.t_c='20' and transact.trans_date between '20240628 00:00:00.000' and '20240711 00:00:00.000'
 ACCOUNTING PERIOD: 7/24

FUND - 01 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
0102	135232 V	06/05/24	11261	WEX BANK	01404524	FUEL	0.00	-1,653.74
0102	135539 V	06/24/24	18232	SECRETARY OF STATE	01404524	TITLE & MP PLATE	0.00	-1,211.00
0102	135676	07/02/24	8681	ALAMP CONCRETE CONTRACTO	29000025	2024 STREET REVITALIZA	0.00	725,837.06
0102	135677	07/02/24	17975	SERENDIPITY BAND	01605324	NORTHWEST 4TH FEST	0.00	2,000.00
0102	135678	07/02/24	16367	KENNNETH DIX	01605324	NORTHWEST 4TH FEST	0.00	1,000.00
0102	135679	07/02/24	7649	7TH HEAVEN BAND LLC	01605324	NORTHWEST 4TH FEST	0.00	7,000.00
0102	135691	07/03/24	21998	FLORA ANN MCINTYRE ENTE	01605324	4TH JULY PARTICIPANT	0.00	625.00
0102	135692	07/08/24	12954	TK ELEVATOR	41000024	ELEVATOR MODERNIZATIO	0.00	200,015.00
0102	135693	07/08/24	21999	SHALVA	01556524	SUMMER PRESENT 7/9/24	0.00	200.00
0102	135694	07/08/24	11261	WEX BANK	01404524	FUEL	0.00	31.01
0102	135694	07/08/24	11261	WEX BANK	01404524	FUEL	0.00	1,487.76
TOTAL CHECK							0.00	1,518.77
0102	135695	07/08/24	20911	PEERLESS NETWORK INC	01404424	LANDLINES	0.00	2,807.52
0102	135695	07/08/24	20911	PEERLESS NETWORK INC	40406724	LANDLINES	0.00	1,079.77
0102	135695	07/08/24	20911	PEERLESS NETWORK INC	01556524	LANDLINES	0.00	3.41
TOTAL CHECK							0.00	3,890.70
0102	135696	07/08/24	2645	FEDERAL EXPRESS CORP	01101423	SHIPPING	0.00	43.19
0102	135697	07/09/24	18232	SECRETARY OF STATE	01404524	TITLE & MP PLATE, TRN	0.00	1,228.00
TOTAL CASH ACCOUNT							0.00	940,492.98
TOTAL FUND							0.00	940,492.98
TOTAL REPORT							0.00	940,492.98

Detail of Wire/ACH Activity
For the Period 06/01/24 - 06/30/24

Date	Vendor	Description	Source of Funds	Amount
06/03/24	IPBC	Insurance Premium	General	\$ 669,788.39
06/03/24	Payment Express	Credit Card Merchant Fees 05/24	General, Water & Sewer	\$ 126.10
06/12/24	IMRF	IMRF May 2024 Payroll Costs	Various	\$ 173,062.64
06/13/24	Neopost	Replenish Postage Machine	General, Water & Sewer	\$ 1,600.00
06/13/24	Canon Financial Services Inc	Copier Lease Payment	Capital Vehicle & Equipment	\$ 1,734.00
06/13/24	Leaf	Copier Lease Payment	Capital Vehicle & Equipment	\$ 765.62
06/24/24	Employer's Claim Service	Workers Comp Claims	Insurance	\$ 2,731.46
06/24/24	Verra Mobility American Traffic Solutions	Red Light Cameras	General	\$ 9,133.33
06/24/24	JAWA	Monthly Water Usage	Water & Sewer	\$ 787,718.00
06/24/24	DataProse LLC	Printing & Postage for Water Bills	Water & Sewer	\$ 9,331.04
06/24/24	SWANCC	Monthly Tipping Fees	Municipal Waste System	\$ 74,032.00
06/24/24	Bestco Benefit Plans	Monthly Retiree Premiums	General	\$ 17,072.66
06/24/24	Central States Pension Fund	Liability Withdrawal	NOW Arena Operating	\$ 763.16
06/26/24	MidAmerica	FY2024 HRA Contributions	General, IT, Water and Sewer	\$ 121,500.00
06/27/24	Neopost	Replenish Postage Machine	General, Water & Sewer	\$ 1,600.00
06/28/24	FGM Architects Inc	Professional Services	2024 Bond Proceeds	\$ 35,640.00
	TOTAL			\$ 1,906,598.40



HOFFMAN ESTATES

GROWING TO GREATNESS

June 19, 2024

To: Mayor and Board of Trustees

TREASURER'S REPORT

May 2024

Attached hereto is the Treasurer's Report for the month of May 2024, summarizing total cash receipts and disbursements for the various funds of the Village.

For the Operating funds, cash disbursements and transfers-out exceeded cash receipts and transfers-in by \$1.7 million, primarily due to general operating expenses and debt service payments. After including these receipts and disbursements, the balance of cash and investments for the operating funds is \$76 million.

For the Operating, Debt Service and Capital Projects funds, cash disbursements and transfers-out exceeded cash receipts and transfers-in by \$3.9 million, primarily due to general operating expenses and debt service payments.

For the Trust Funds, cash disbursements and transfers-out exceeded cash receipts and transfers-in by \$7 million, primarily due to pension fund investment activity.

The total for cash and investments for all funds decreased to \$304 million.

Respectfully Submitted,

Stan W. Helgerson
Village Treasurer

Attachment

TREASURER'S REPORT
FOR THE MONTH ENDING May 31, 2024

Fund	Beginning Balance	Receipts/ Transfers - In	Disbursements/ Transfers - Out	Amount in Cash	Amount Invested	Ending Balance
General (incl. Veterans' Mem)	\$ 36,724,812	\$ 8,724,911	\$ 8,895,262	\$ 1,158,729	\$ 35,395,731	\$ 36,554,460
Payroll Account	-	4,622,739	4,622,739	-	-	-
Petty Cash	2,100	-	-	2,100	-	2,100
Foreign Fire Ins. Board	259,534	-	-	259,534	-	259,534
Cash, Village Foundation	13,597	-	-	13,597	-	13,597
Cash, Fire Protection District	59,847	188	-	60,035	-	60,035
Motor Fuel Tax	1,142,665	194,541	188,898	61,192	1,087,116	1,148,308
Comm. Dev. Block Grant	50,849	4,573	4,561	50,861	-	50,861
Asset Seizure - Federal	279,929	17,226	20,184	276,971	-	276,971
Asset Seizure - State	377,403	633	-	316,758	61,278	378,036
Asset Seizure - Battle	989	5	-	-	994	994
Asset Seizure - U.S. Marshall	10,624	-	-	10,624	-	10,624
Municipal Waste System	551,916	300,797	468,956	1,447	382,310	383,757
Roselle Road TIF	2,682,883	20,405	7,380	92,246	2,603,662	2,695,908
Higgins/Hassell TIF	697,597	2,074	-	539,872	159,800	699,671
Barrington/Higgins TIF	1,648,091	7,842	-	67,222	1,588,712	1,655,933
Lakewood Center TIF	884,449	3,200	-	277,577	610,072	887,649
Higgins/Old Sutton TIF	98,633	378	-	17,515	81,496	99,011
Water & Sewer	19,427,415	1,833,357	2,693,934	1,002,158	17,564,679	18,566,837
NOW Operating	7,747,301	607,735	1,125,306	260,808	6,968,922	7,229,730
Insurance	3,043,101	169,030	147,207	213,980	2,850,943	3,064,924
Information Technology	1,664,762	319,368	310,129	80,872	1,593,129	1,674,001
Total Operating Funds	\$ 77,368,495	\$ 16,829,002	\$ 18,484,556	\$ 4,764,097	\$ 70,948,844	\$ 75,712,941
Debt Service						
2015 A & C G.O. Debt Serv.	\$ 640,303	\$ 2,977	\$ -	\$ 858	\$ 642,422	\$ 643,281
2016 G.O. Debt Serv.	168,342	3,732	165,279	6,795	-	6,795
2018 G.O. Debt Serv.	926,378	35,160	490,852	15,741	454,945	470,686
2024 G.O. Debt Serv.	-	491,961	432,300	59,661	-	59,661
Total Debt Service Funds	\$ 1,735,024	\$ 533,830	\$ 1,088,430	\$ 83,056	\$ 1,097,368	\$ 1,180,423
Capital Projects Funds						
Central Road Imp.	\$ 57,901	\$ 120	\$ -	\$ 43,085	\$ 14,936	\$ 58,021
Hoffman Blvd Bridge Maintenance	293,652	1,320	-	10,974	283,998	294,971
Western Corridor	2,565,996	9,443	119,573	3,207	2,452,659	2,455,866
Traffic Improvement	18,695	-	-	18,695	-	18,695
Prairie Stone Capital	1,397,396	175,209	15,271	323,468	1,233,865	1,557,334
Road Improvements	3,595,137	557,578	1,295,512	129,763	2,727,440	2,857,204
Western Area Traff. Impr.	23,997	59	-	24,056	-	24,056
West Area Rd Impr. Impact Fee	1,296,239	6,155	-	44,310	1,258,083	1,302,394
Capital Improvements	1,539,600	352,822	220,800	243,326	1,428,296	1,671,623
Capital Vehicle & Equipment	1,478,888	295,498	1,262,375	34,300	477,711	512,012
Capital Replacement	7,693,597	36,984	166,667	3,772	7,580,142	7,563,914
Stormwater Management	81,871	393,120	396,223	727	78,040	78,767
2019 Capital Projects	1,017,499	3,071	-	387,717	632,854	1,020,571
Total Capital Proj. Funds	\$ 21,060,469	\$ 1,831,379	\$ 3,476,420	\$ 1,267,402	\$ 18,148,025	\$ 19,415,427
Total Operating, Debt Service and Capital Project Funds	\$ 100,163,988	\$ 19,194,211	\$ 23,049,406	\$ 6,114,555	\$ 90,194,237	\$ 96,308,792
Trust Funds						
Police Pension (Apr)	\$ 98,734,066	\$ (2,286,622)	\$ 796,445	\$ 8,293	\$ 95,642,706	\$ 95,650,999
Firefighters Pension (Apr)	116,122,833	(3,222,730)	701,702	9,679	112,188,722	112,198,401
EDA Spec. Tax Alloc.	10,394	-	-	10,394	-	10,394
Total Trust Funds	\$ 214,867,293	\$ (5,509,352)	\$ 1,498,147	\$ 28,366	\$ 207,831,428	\$ 207,859,794
GRAND TOTAL	\$ 315,031,281	\$ 13,684,859	\$ 24,547,554	\$ 6,142,921	\$ 298,025,664	\$ 304,168,586

ORDINANCE NO. _____ - 2024

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE GRANTING A SPECIAL USE TO ADVANCE PRESCHOOL INC. TO PERMIT A PRESCHOOL AND DAY CARE CENTER AT 2353 HASSELL ROAD # 110, HOFFMAN ESTATES, ILLINOIS

WHEREAS, the Planning and Zoning Commission at a public hearing duly called and held according to law on July 3, 2024, considered the request by Advance Preschool Inc. (applicant) for a special use to permit daycare located at 2353 Hassell Road # 110, and shown on Exhibit "A" attached hereto and made 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 special use to the Board of Trustees; and

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

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

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hoffman Estates, Cook County, 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: A special use authorized under Section 9-8-2-C-5 of the Zoning Code is hereby granted to Advance Preschool Inc. to permit the operation of a daycare located at 2353 Hassell Road # 110.

Section 3: The special use is granted based upon the plans incorporated in Exhibit "B" and the following conditions:

1. A building permit, occupancy permit, and business license are required.
2. Appropriate state certification for this facility shall be obtained, and a copy shall be provided to the village as part of the final certificate of occupancy process.
3. No drop-off or pick-up of children in traffic aisles or fire lanes within the professional center shall be permitted. Adults dropping off and picking up a child shall accompany the child to and from the daycare center / preschool.

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 _____, 2024

VOTE	AYE	NAY	ABSENT	ABSTAIN
Trustee Karen V. Mills	_____	_____	_____	_____
Trustee Anna Newell	_____	_____	_____	_____
Trustee Gary J. Pilafas	_____	_____	_____	_____
Trustee Gary G. Stanton	_____	_____	_____	_____
Trustee Karen Armet	_____	_____	_____	_____
Trustee Patrick Kinnane	_____	_____	_____	_____
President William D. McLeod	_____	_____	_____	_____

APPROVED THIS _____ DAY OF _____, 2024

Village President

ATTEST:




Village Clerk

Published in pamphlet form this _____ day of _____, 2024.

ADVANCE PRESCHOOL
2353 HASSELL RD # 110
PIN: 07-07-206-001-0000



Legend

-  Subject Property
-  Tax Parcels
-  Village Boundary



Department of Development Services

Village of Hoffman Estates

July 2024

EXHIBIT B



VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION
FINDING OF FACT

PROJECT NUMBER: PLN24-0033
PROJECT NAME: Advance Preschool at Blackberry Falls
ADDRESS / LOCATION: 2353 Hassell Road #110.
OWNER / APPLICANT: Blackberry Falls Professional Office Park LLC / Advance Preschool Inc.
ZONING / LAND USE: B-2 Community Business / Blackberry Falls Professional Office Center
PZC MEETING DATE: 7/3/2024
PZC RECOMMENDATION: APPROVAL (9 AYE, 0 NAY, 2 ABSENT)
VILLAGE BOARD MEETING DATE: 7/15/2024
STAFF ASSIGNED: Kevin Anderson, Associate Planner

MOTION:

Request for approval of a Special Use to Advance Preschool Inc. for a preschool and day care center at 2353 Hassell Road #110, subject to the following conditions:

- 1. A building permit, occupancy permit, and business license are required prior to commencing operations of the preschool and day care center.**
- 2. The business must operate in a manner consistent with the business operations as outlined in the narrative attached hereto as part of this application.**
- 3. Expansion of the preschool and day care use shall not occur until special use approval has been granted for such expansion.**
- 4. The Special Use shall be established and operational within one year of approval by the Village Board or the special use shall be revoked.**
- 5. Appropriate state certification for this facility shall be obtained, and a copy shall be provided to the Village as part of the final certificate of occupancy process.**
- 6. No drop-off or pick-up of children in traffic aisles or fire lanes within the development shall be permitted. Adults dropping off and picking up a child shall accompany the child to and from the facility.**

FINDING

The Planning and Zoning Commission heard the request from Kimberly Bianchini of Advance Preschool LLC.

The petitioner provided an overview of the request. The proposal would allow the continued operation and expansion of Advance Preschool, which has been in operation in this area for over 25 years.

The petitioner agreed to the conditions of approval.

COMMISSIONER QUESTIONS

The Commissioner's asked the applicant how they would handle student drop offs. Ms. Bianchini discussed the drop off areas for parents and buses.

STANDARDS FOR A SPECIAL USE § 9-1-18-I

Standards. No special use shall be recommended by the Planning and Zoning Commission unless said Planning and Zoning Commission shall find:

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided;
5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in public streets;
6. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except in each instance as such regulations may be modified by the Village Board pursuant to the recommendation of the Planning and Zoning Commission; and
7. That the special use shall support the economic development goals of the Village as conveyed through the Village's Comprehensive Plan, or other relevant adopted sub-area or strategic plans.

The petitioner has addressed these standards in their application.

AUDIENCE COMMENTS

None.

PLANNING AND ZONING COMMISSION VOTE

Commissioner	Roll Call Vote
Chairperson Eva Combs	Aye
Vice-Chairperson Adam Bauske	Aye
Daniel Lee	Aye
Tom Burnitz	Absent
Lon Harner	Aye
Lenard Henderson	Aye
Sarah McClarey	Aye
Minerva Milford	Absent
Nancy Trieb	Aye
Denise Wilson	Aye
John Wise	Aye
9 Ayes, 0 Nays, 2 Absent	MOTION APPROVED

Planning and Zoning Commission Finding of Fact – Advance Preschool – PLN24-0033
Village Board Meeting Date: July 15, 2024

ATTACHMENTS

The Planning and Zoning Commission Staff Report dated July 3, 2024, and all associated attachments are hereby made part of this finding.



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT NUMBER: PLN24-0033
PROJECT NAME: Advance Preschool at Blackberry Falls
ADDRESS/LOCATION: 2353 Hassell Road #110
REQUEST: Special Use for preschool and day care center
OWNER: Blackberry Falls Professional Office Park LLC
APPLICANT: Advance Preschool Inc.
PROPERTY SIZE: 4.22
ZONING / LAND USE: B-2 Community Business / Blackberry Falls Professional Center
ADJACENT PROPERTIES: NORTH: B-2 Community Business / Offices
SOUTH: B-2 Community Business / Barrington Square Town Center
EAST: R-10 Attached Single-family Dwelling
WEST: B-2 Community Business / Detention Pond
PZC MEETING DATE: 7/3/2024
PUBLIC HEARING: YES
STAFF ASSIGNED: Kevin Anderson, Associate Planner

REQUESTED MOTIONS

Approval of a Special Use to Advance Preschool Inc. for a preschool and day care center at 2353 Hassell Road #110.

SUMMARY

Advance Preschool Inc. is requesting special use approval to operate a preschool and day care center in a 6,770 square foot tenant space at 2535 Hassell Road in the Blackberry Falls Professional Center. The subject property is zoned B-2 Community Business. In accordance with Section 9-8-2-C-8 of the Zoning Code, a special use is required for nursery schools or day care centers in the B-2 zoning district.

ANALYSIS

Blackberry Falls Professional Center includes two subdivided lots, each with a one-story +/- 25,000 SF office building. Parking for the development is shared between the two buildings. Current tenants include a variety of small professional offices and services, as well as Wallace Academy, a 5,300 square foot private educational facility located in the 2357 Hassell Road building.

Business Operations

Advance Preschool currently operates a 14,994 square foot square foot preschool and day care center at 2320 W Higgins Road in the Barrington Square Town Center. Advance Preschool was initially approved to operate in the Barrington Square Town Center in 1998 and has expanded multiple times, most recently in 2019.

In addition to the existing facility in Barrington Square Town Center, the applicant is proposing a preschool and day care facility in the 2353 Hassell Road building of the Blackberry Falls Professional Center. The 6,770 square foot will be separated into four classrooms and offices for staff. This space will accommodate childcare services for children aged 6 weeks to 12 years old. The hours of operation are proposed to be from 6:30 AM to 6:00 PM Monday through Friday. The hours are consistent with the hours of operation at 2320 W Higgins Road.

The facility will provide breakfast, two snack times, and lunch. There is no food preparation area in the tenant space as they will work with outside vendors to provide meals. The petitioner will require their staff to obtain food handling certificates to handle the food coming in from outside vendors.

The facility will adhere to all DCFS guidelines and requirements, including student to teacher ratios, as outlined in their project narrative. A separate DCFS certificate will be obtained for this location.

Site Plan and Parking Demand

The request does not include any modification to the site plan or the exterior of the building. Advance Preschool will continue to use the existing playground located at their 2320 W Higgins Road facility. No signs have been included in this request and all tenant signage would be required to adhere to the Blackberry Falls Master Sign Plan.

Parents or guardians will be required to park legally and walk their children into the building to sign-in and drop off to their assigned classroom. Parents are then encouraged to vacate the building to ensure that there is a consistent parking supply for other parents dropping their children off.

There are a total of 191 parking spaces in the Blackberry Falls development. Per the business operations narrative, Advance Preschool anticipates a parking demand of approximately 18 parking spaces. Parking for staff members will be east of the building and parent/guardian parking spaces for drop-off/pick-up will be located west of the building, adjacent to the main entrance. The turnover for spaces is high as parent drop-off/pick-up occurs on an as-needed basis throughout the day.

Considering the estimated parking demand for Advanced Preschool and other existing uses in the development, there is sufficient parking to accommodate the proposed use and other tenants within Blackberry Falls.

USE	PARKING DEMAND
ADVANCE PRESCHOOL	12
WALLACE ACADEMY (other SU on site)	18
OTHER OFFICES	139 (3.4 sp / 1,000 SF)
TOTAL EST. DEMAND	169 (of 191 spaces available)

The proposed tenant space includes a portion of the vacated Winston Knolls school, which operated out of a 20,000 square foot tenant space in the same building. During the 9 years in which Winston Knolls operated at this location, staff were never made aware of any parking concerns or traffic conflicts within the development.

Future Expansion

The applicant has indicated they expect to expand their operations into the remainder of the office space at 2353 Hassell Road over the next few years. They would be required to seek approval of an amendment to the special use for any future expansions. The applicant has acknowledged this requirement.

NOTIFICATION

Standard notification letters have been sent to surrounding properties within 300 feet and no comments have been received. A sign has been posted on the property and a public hearing notice was printed in the Daily Herald.

STANDARDS FOR A SPECIAL USE § 9-1-18-I

No special use shall be recommended by the Planning and Zoning Commission unless said Planning and Zoning Commission shall find:

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided;
5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in public streets;
6. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except in each instance as such regulations may be modified by the Village Board pursuant to the recommendation of the Planning and Zoning Commission; and
7. That the special use shall support the economic development goals of the Village as conveyed through the Village's Comprehensive Plan, or other relevant adopted sub-area or strategic plans.

RECOMMENDED CONDITIONS

If the Planning and Zoning Commission recommends approval of the request, staff recommends the following conditions be included:




1. A building permit, occupancy permit, and business license are required prior to commencing operations of the preschool and day care center.
2. The business must operate in a manner consistent with the business operations as outlined in the narrative attached hereto as part of this application.
3. Expansion of the preschool and day care use shall not occur until special use approval has been granted for such expansion.
4. The Special Use shall be established and operational within one year of approval by the Village Board or the special use shall be revoked.
5. Appropriate state certification for this facility shall be obtained, and a copy shall be provided to the Village as part of the final certificate of occupancy process.
6. No drop-off or pick-up of children in traffic aisles or fire lanes within the development shall be permitted. Adults dropping off and picking up a child shall accompany the child to and from the facility.

Attachments: Location Map
 Petitioner's Application and Supporting Documents

ADVANCE PRESCHOOL
2353 HASSELL RD # 110
PIN: 07-07-206-001-0000



Legend

-  Subject Property
-  Tax Parcels
-  Village Boundary



Department of Development Services

Village of Hoffman Estates

July 2024



**VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING
GENERAL APPLICATION**

PROJECT NAME: Advance Preschool Inc.
ADDRESS: 2353 Hassell Rd Suite 110
PROPERTY INDEX NO.: 09-07-206-001-0000
PROPERTY ACRES: 4.22 Acres **ZONING:** B-2 COMMUNITY BUSINESS DISTRICT
PROJECT DESCRIPTION: SPECIAL USE REQUEST FOR A DAYCARE (ADVANCE PRESCHOOL INC.)

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"/> Residential Preliminary <input type="checkbox"/> Non-Residential Final <input type="checkbox"/> Residential Final <input type="checkbox"/> Non-Residential Preliminary/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 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"/> Yes <input type="checkbox"/> No
<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"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> SU - Special Use	<input checked="" 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	N/A
<input type="checkbox"/> VAR - Variation	<input type="checkbox"/> Non-Residential <input type="checkbox"/> Residential <input type="checkbox"/> Sign	<input type="checkbox"/> Yes <input type="checkbox"/> No

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): _____

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

Applicant's Name (Please Print): _____

Date: 60-25-2024

AS ATTORNEY
IN FACT

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

I. Owner of Record

Blackberry Falls Professional Office Park, LLC		Blackberry Falls Professional Office Park Ilc.	
Name	Company		
2314 W. Higgins Rd		Hoffman Estates	
Street Address		City	
IL	60169	847-885-4157	office@carusodevelopment.com
State	Zip Code	Telephone Number	Email

II. Applicant (if not the owner)

Kimberly Bianchini		Advance Preschool Inc	
Name	Firm/Company		
2320 W. Higgins Rd		Hoffman Estates	
Street Address		City	
IL	60169	847-885-4983	kimberlybianchini1@gmail.com
State	Zip Code	Telephone Number	Email

Applicant's relationship to property: tenant

III. Authorized Agent on Behalf of the Owner or Applicant

Joseph Caruso		Blackberry Falls Professional Office Park Ilc.	
Name	Firm/Company		
2314 W. Higgins		Hoffman Estates	
Street Address		City	
IL	60169	847-885-4157	office@carusodevelopment.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.

Advance Preschool Inc
Name/Firm

Kimberly Bianchini
Name/Firm

Name/Firm

Name/Firm


Owner Signature
AS ATTORNEY
IN FACT

JOSEPH CARUSO
Print Name

STANDARDS OF A SPECIAL USE

Zoning Code Section 9-1-18 requires that the Planning and Zoning Commission shall, in making its determination, find that adequate evidence is provided to meet the Standards of a Special Use. All standards must be answered in full.

1. The establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. Please provide an explanation on how the request meets this standard.

The establishment maintenance, or operation of our facility will not negatively impact the public health safety, morals, comfort or general welfare of the community. Advance Preschool Inc. has been an established member of the Hoffman Estates community for over 25 years. We service 200 students daily in an appropriate, nurturing educational environment. Our facility supports Hoffman Estates families as they work, train or pursue educational opportunities. Advance has obtained "Gold" status, which is the highest rating available in the education industry This expansion of our current facility will allow Advance to increase capacity and service additional families with a quality early childhood experience. As part of a five year plan, Advance hopes to purchase the 2353 building and utilize the entire building for services.

2. The Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. Please provide an explanation.

The special use of this location will not be injurious to other businesses or devalue property in anyway. At Advance, we positively effect the atmosphere of our campus as we promote positive family interactions and encourage early childhood education, As a corporation, we not only utilize the businesses on our campus we increase their customer base. It is aesthetically pleasing to see our well- maintained classroom and our exceptional students interact with other organizations.

3. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. Please provide an explanation.

The special use permit will not impede the normal and orderly development or improvement of the surrounding proper. All construction will be done internally and according to architectural plans. daily operations requiring the Special use are in compliance with all state and county regulations and do not impede on surrounding businesses or development. Advance will continue to utilize the current playground structure.

4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided. Please provide an explanation.

There has been extensive preparation to ensure that state and village guidelines for drainage, utilities and access roads have been met. Alnterwork Architects have provided all plans to the Village for review. All work will be permitted and inspected for compliance.

5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in public streets. Please provide an explanation.

Adequate measures have been taken to ensure that traffic congestion is minimized by providing ingress and egress patterns that are convenient. advance will continue to use current drop off routes which have proven efficient.

6. That the Special Use shall in all other respects conform to the applicable regulations of the district in which it is located, except in each instance as such regulations may be modified by the Village Board pursuant to the recommendation of the Planning and Zoning Commission. Please provide an explanation.

All facets of the proposed expansion conform to the applicable regulations outlined for the district.

7. That the special use shall support the economic development goals of the Village as conveyed through the Village's Comprehensive Plan, or other relevant adopted sub-area or strategic plans. Please provide an explanation.

The diversification of Advance Preschool's current operation will allow for increased accessibility to high quality care and early education. The expansion of programming will allow families to increase opportunities for economic growth and security. Additionally, the increased customer base will improve retail and commercial sales in the surrounding community. As part of a five year plan, Advance hopes to continue to grow by providing additional support services to the community.

Our Philosophy

The Staff of Advance Preschool Inc. is dedicated to executing an educationally appropriate curriculum.

At Advance Preschool, Inc. we realize each child is a unique individual. We have developed a curriculum to address your child's social, emotional, intellectual and physical growth. Our center has created developmentally appropriate programs that focus on creative exploration and allow children to enjoy successful experiences. We encourage not just learning, but a life long love of learning.

At Advance Preschool, Inc. we are committed to providing a physical environment that is safe, clean, healthy and nurturing to children. Classrooms are arranged to offer exploration and learning experiences at a range of developmental levels. Each classroom contains activity centers that allow children the opportunity to explore, to experience and to develop a quest for knowledge that will propel them into a life of learning.

At Advance Preschool, Inc. the strength of our program is the training of our teaching staff. Our staff has been hand selected based on the ability to relate to children and their knowledge of child development. We establish consistent, age-appropriate limits to help children develop social skills. At Advance Preschool, Inc. we support only positive methods of discipline. Our programs are designed to develop in your child a sense of independence and responsibility as well as promote a concern for others. We desire to strengthen each child's own identity and an appreciation for human diversity.

At Advance Preschool, Inc. we know parents are the most significant adults in a child's life. We constantly strive to create strong relationships between parents and teachers through constant communication and an open door policy. We encourage regular conferences between parents and the center's staff as well as frequent visits and parent participation in special events. Advance Preschool, Inc. is an organization dedicated to providing the best possible childcare. We have set our expectations high and we resolve ourselves to providing each student with a life long love for learning.

Executive Summary

Business Overview

Advance Preschool Inc. is a daycare located in Hoffman Estates, Illinois. Advance Preschool Inc. will offer a variety of educational environments including infant, toddler and preschool care. Our programs will partner with the school districts to provide supplemental programs and after-school support. Advance will foster a nurturing, loving and safe environment to ensure children will feel comfortable while learning foundational skills. This environment will allow them to have successful cognitive, behavioral, and emotional development. Advance's teaching staff will be highly-qualified and certified early education providers, receiving the latest in training and support. Advance will offer competitive tuition rates and support families using the Illinois Action for Children program. The facility will also have secure-access codes to ensure that only verified parents and visitors are allowed on site.

Advance Preschool's curriculum is developed with the latest innovative learning methods and techniques so that each child will receive proper foundational skills taught in a positive manner while providing a fun and enriching learning environment.

Product Offering

The following are the services to be offered:

- Infant class (6 weeks to 14 months)
- Toddler class (2 to 3 years old)
- Preschool class (3 to 5 years old)
- Before and After School program for elementary age children.

Customer Focus

Advance Preschool Inc. will focus on families living in and around Hoffman Estates, Illinois that are either starting out or have young children. They will target nearby businesses so that working parents will have access to high quality early education and care. Advance will also target nearby elementary schools so that parents will have access to before and after school programs. Advance has consistently served the families of Hoffman Estates to ensure the highest level of services

Advance Preschool Inc.

Management Team

Advance Preschool Inc. is a family owned and operated child care center. Kimberly Bianchini will be the Directors of the facility as well as the on site program development coordinators. Advance Preschool is an exciting opportunity that provides safe and secure child care to the Hoffman Estates neighborhood. Through a combination of affordable pricing, outstanding customer service, and a well-seasoned management team, Advance Preschool Inc. has quickly gained market share and a reputation as a premier child care provider.

Mission

Advance Preschool Inc. aims to offer safe and secure child care at all times. Close personal attention to each child is essential to providing a quality experience for all children; therefore, adequate personnel are ready to ensure each child has the proper supervision in our care. Educational environments are extremely important to secure a message of honest and comfortable traditions, in which every child feels loved. The communities at Advance Preschool Inc. are rooted in the deeply intimate connections made by parents and our staff. In order to ensure this, the Advance mission is to welcome each and every family, and not only help them adapt into a new environment, but to represent important sanctions of growing together as one.

Success Factors

Advance Preschool Inc. is primed for success by offering the following competitive advantages:

- Friendly, warm, and safe environment for children.
- All teachers are certified, trained, and experienced.
- Menu that is developed with the highest regard for nutritional value.
- Security-controlled facility access. Only permitted parents and visitors are given access via a passcode, fingerprint or face recognition.
- Age-appropriate playgrounds with the safest playground equipment.
- Flexible hours that will help parents seek childcare for longer hours.

Advance Preschool Inc.

Company Overview

Who is Advance Preschool Inc?

Advance Preschool Inc. is a locally owned, our facility is committed to providing quality early childhood education to infants and preschool-age children in Hoffman Estates and the surrounding communities. At Advance Preschool inc. we believe that the first five years of a child's life deeply affect his or her cognitive, physical, emotional and social development for the rest of their lives. The children will receive a structured, loving environment while learning basic foundational skills to enable them for a successful childhood. Advance Preschool Inc. will offer a variety of programs that are tailored to the age of the child. There are multiple classes that are kept small and allow for maximum interaction with the classroom's dedicated teachers. The teacher to child ratio is kept low to ensure that every child attending Advance Preschool Inc. receives unmatched attention and instruction.

Services

Advance Preschool Inc. offers child care services for ages from 6 weeks infants to 12 years old. Hours of operation are from 6:30 A.M. to 6:00 P.M., Monday through Friday.

Our facility will provide breakfast, two snack-times, and lunch. Our facility will utilize Garabaldi's as our primary meal provider. We will post weekly menus so parents know in advance what will be served each day.

We will use the existing parking spots for both parent and employee parking, and will not be using a drop off system. Parents will be required to park legally and walk their children into the building. Upon entry, children will be visually inspected and screened. Parents will then sign their child in and escort them to their classroom. All parents will exit the building, ensure consistent parking opportunities.

Advance Preschool Inc.

Company Locations and Facilities

Advance Preschool Inc. has based its' operations in, Hoffman Estates, Illinois, a suburb of Chicago. Advance has been in operation for over 25 years, serving the children and families of the Northwest suburbs. During this time, Advance has completed 7 expansions. This allows us to serve over 200 students daily. The new facility is our first step to transion and expand our existing footprint

The outdoor playground will be fully fenced in, to ensure no one can either come in or wander away. The outdoor playground will be furnished with safe, entertaining toys, as well as a sandbox.

The classrooms will also contain toys, games, and books for the entertainment of the children.

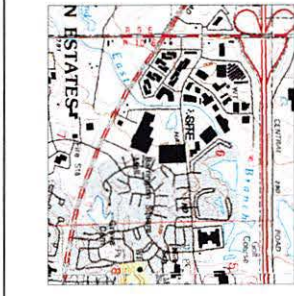
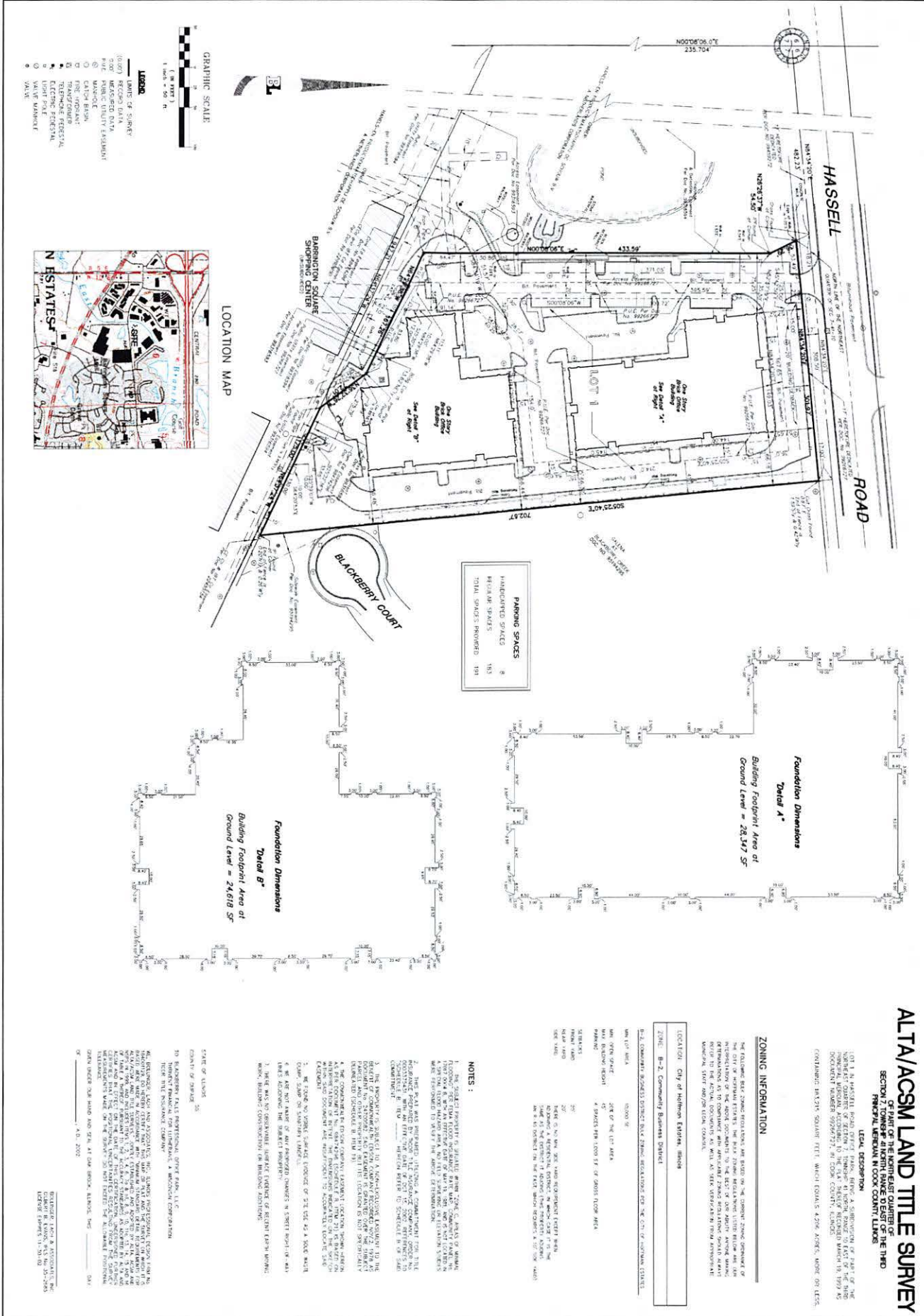
The kitchen will be created for serving healthy, nutritious meals for children. We are planning on using catering services provided by Garabladi's. Four staff members will have completed a course to receive the food protection manager certification and each employee in the facility will have completed the food handler certification. Advance Preschool Inc. will meet all child-to-staff ratio requirements.

1. Infant Room (6 weeks -14 months old): total of 12 children (1x4 ratio)
2. Toddlers Room(15 - 23 months old): total of 15 children (1x5 ratio)
3. Preschool Room(2 years old): total of 15 children (1x8 ratio)
4. Before and Afterschool Room (3 – 5 years old): total of 20 children (1x10 ratio)

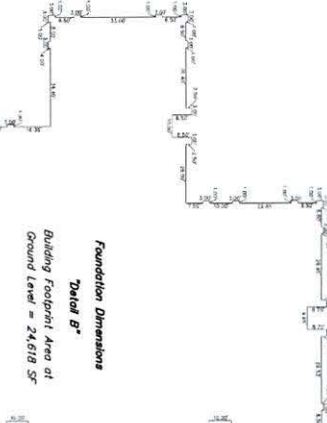
Industry Analysis

The Day Care industry is expected to grow just over \$56 billion over the next five years. Over the five-year period, per capita disposable income is projected to increase at an annualized rate of 1.2% and is expected to contribute to industry revenue growth during the period by enabling families to cover the high cost of childcare. Advance has prided itself in providing affordable childcare and education at affordable prices. based on industry projections and traditional growth patterns demonstrated by Advance, the chances of success are very high.

Advance has been a positive member of the Hoffman Estates community, building collaborations and programming to serve the community at the highest level. This potential relocation will allow our agency to continue this pattern of growth while maintaining exceptional services.



PARKING SPACES	8
HANDICAPPED SPACES	183
TOTAL SPACES PROVIDED	191



ALTA/ACSM LAND TITLE SURVEY

SECTION 7, T4N, R10E, S32
 PART OF THE NE 1/4 OF SECTION 7, T. 41 N., R. 10 E.
 COOK COUNTY, ILLINOIS

LEGAL DESCRIPTION
 LOT 1 IN HASSELL ROAD OFFICE PARK, BEING A SUBDIVISION OF PART OF THE FORESAID SECTION 7, T. 41 N., R. 10 E., S. 32 OF COOK COUNTY, ILLINOIS, DOCUMENT NUMBER 99296727, IN COOK COUNTY, ILLINOIS, CONTAINING NINE (9) SQUARE FEET, WHICH EQUALS 4.296 ACRES, MORE OR LESS.

ZONING INFORMATION
 THE FOLLOWING ZONING REGULATIONS ARE BASED ON THE CURRENT ZONING ORDINANCE OF THE CITY OF HOFFMAN, ILLINOIS. THE ZONING OFFICIALS HAVE REVIEWED THE SUBMITTED INFORMATION TO DETERMINE IF THE PROPOSED DEVELOPMENT IS PERMITTED BY THE ZONING REGULATIONS. THE ZONING OFFICIALS HAVE REVIEWED THE SUBMITTED INFORMATION AND CONCLUDE THAT THE PROPOSED DEVELOPMENT IS PERMITTED BY THE ZONING REGULATIONS. THE ZONING OFFICIALS HAVE REVIEWED THE SUBMITTED INFORMATION AND CONCLUDE THAT THE PROPOSED DEVELOPMENT IS PERMITTED BY THE ZONING REGULATIONS.

NOTES:

- THE SUBJECT PROPERTY IS SITUATED WITHIN ZONE C-2 COMMUNITY BUSINESS DISTRICT.
- THE SUBJECT PROPERTY IS SITUATED WITHIN THE CITY OF HOFFMAN, ILLINOIS.
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ENGINEER'S CERTIFICATE

I, the undersigned, being a duly Licensed Professional Engineer in the State of Illinois, do hereby certify that I am the author of the foregoing Survey and that I am a duly Licensed Professional Engineer in the State of Illinois.

DATE: 11/11/2002
BY: [Signature]

TENANT IMPROVEMENT

SUITE 110 - ADVANCE PRESCHOOL

2353 HASSELL RD
HOFFMAN ESTATES, IL

ADVANCE PRESCHOOL

CARUSO DEVELOPMENT CORPORATION

2314 W HIGGINS ROAD
HOFFMAN ESTATES, ILLINOIS 60169

INTERWORK ARCHITECTS INC.

1717 DEERFIELD ROAD, SUITE 320
DEERFIELD, ILLINOIS 60013

TENANT
847.732.0824

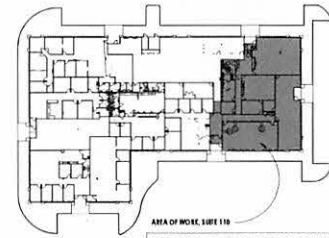
PROPERTY MANAGER
847.855.4160

ARCHITECT
847.509.4070

LOCATION MAP



KEY MAP



AREA OF WORK, SUITE 110
EXISTING BUILDING SHALL BE EXAMINED UNDER A SEPARATE REVIEW AND CHANGES ARE REQUIRED TO BUILDING COMMON ROOMS, MECHANICAL, TOILET ROOMS, CORRIDOR FINISHING, SERVICE SHAFTS, STAIRS AND ELEVATORS.

GENERAL NOTES

- ALL WORK TO BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE LOCAL AND STATE CODES AND ORDINANCES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND FEES.
- COORDINATE STORAGE OF MATERIALS AND EQUIPMENT WITH PROPERTY MANAGER. CONTRACTOR IS SOLELY RESPONSIBLE FOR MAINTENANCE AND EQUIPMENT STORED ON-SITE. OWNER ASSUMES ALL RESPONSIBILITY FOR STORED MATERIALS AND EQUIPMENT.
- NO CONTRACTOR SHALL DAMAGE OR RETAIN THE STRUCTURAL INTEGRITY OF THE BUILDING.
- DO NOT SCALE DRAWINGS - DIMENSIONS GOVERN.
- THE WORK INCLUDES THE FURNISHING OF ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY FOR AND REASONABLY INCIDENTAL TO THE COMPLETION OF THE WORK AS LISTED AND DESCRIBED IN THE PLAN AND PREPARED BY THE ARCHITECT. ALL SUCH WORK IS TO BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.
- ALL CONTRACTORS ARE TO BECOME FAMILIAR WITH ALL CODES AND ALL BUILDING CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY OCCURRENCES OR BE RESPONSIBLE FOR THE SAME.
- SUBCONTRACTORS ARE REQUIRED TO REVIEW THE ENTIRE SET OF CONTRACT DOCUMENTS TO VERIFY AREAS OF WORK OF THEIR TRADE OR TRADES TRADITIONALLY INDICATING WORK OF OTHER TRADES. THE ARCHITECT IS TO BE NOTIFIED IN WRITING OF THE OCCURRENCES AND WILL COORDINATE CORRECTION WORK OF THESE ITEMS. HOWEVER, THE SUBCONTRACTOR IS SOLELY RESPONSIBLE FOR IDENTIFYING AND INCLUDING THE WORK IN THEIR CONTRACT.
- GENERAL CONTRACTOR SHALL VERIFY AND INSURE THAT ALL THE WORK IS MAINTAINED THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL PROTECT THE WORK IN A MANNER THAT ALLOWS ANY OPERATING FACILITY TO MAINTAIN A 100% LEVEL OF OPERATION AND CLEARANCE.
- ALL CONTRACTORS SHALL TAKE OUT ALL NECESSARY INSURANCE TO INDEMNIFY AND HOLD HARMLESS THE OWNER, ARCHITECT AND THEIR AGENTS THEREOF FROM ANY DAMAGES RESULTING FROM CONTRACTORS EXECUTION OF WORK. INTERWORK ARCHITECTS, INC. SHALL BE ADVISED AS ADDITIONAL INSURED ON ALL CONTRACTOR POLICIES.
- THE ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS AND MATERIALS.
- CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL ITEMS SO INDICATED. PATCH AND REPAIR ANY DAMAGE TO WALLS, FLOORS, CEILING, ETC. INCURRED DURING CONSTRUCTION.
- CONTRACTORS SHALL ADEQUATELY PROTECT AND PROPERLY REMOVE DAMAGE AND/OR CAUSED BY THEIR OPERATIONS. PATCH CONTRACTOR SHALL OBTAIN REPAIR OF THIS ACT AND PROPERTY PROMPTLY AT NO COST TO OWNER.
- CONTRACTORS SHALL MAINTAIN ALL PUBLIC AND PRIVATE STREETS, DRIVEWAYS, ADJOINING PROPERTIES AND BUILDING ENTRANCES FREE FROM OBSTRUCTION OR OBSTRUCTION BY CONSTRUCTION OPERATIONS OR MATERIALS. ANY REQUIRED DEMOTION SHALL BE REPAIRING TO ALL NECESSARY ACCESSORIES AND PARTS. ROADWAYS AND DRIVEWAYS SHALL BE CLEANED IMMEDIATELY OF CONSTRUCTION DEBRIS AND RESIDUE. CONTRACTORS SHALL THOROUGHLY CLEAN THE WORK AREAS UPON COMPLETION OF THE WORK.
- PROVIDE SUBMITTALS FOR ALL EQUIPMENT, FINISHES AND FURNISHINGS FOR REVIEW. PROVIDE IN CODES AND ALL REPRODUCIBLE COPY OF SHOP DRAWINGS, PROVIDE EVIDENCE OF ANY SAMPLES SUBMITTED, WHERE COLOR SELECTIONS ARE REQUIRED, PROVIDE MANUFACTURERS INFORMATION / SAMPLES FOR SELECTION.

CODE REQUIREMENTS

TENANT SPACE USE GROUP	1 EDUCATIONAL
CONSTRUCTION TYPE	TYPE I-B
EXISTING NUMBER OF STORIES	2
AREA OF WORK	6,770 (SQ)
OCCUPANT LOAD (DATA ROOM TOTAL)	200 (ACTUAL)

FIRE PROTECTION SYSTEMS PROVIDED:

- AUTOMATIC SPRINKLER SYSTEM
- FIRE ALARM
- EMERGENCY LIGHTING
- PORTABLE FIRE EXTINGUISHERS

BUILDING CODES

- 2021 INTERNATIONAL BUILDING CODE AND APPROXIM X
- 2021 INTERNATIONAL FIREBORING CODE
- 2021 INTERNATIONAL FIRE CODE
- 2021 INTERNATIONAL MECHANICAL CODE
- 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE
- 2021 INTERNATIONAL FUEL GAS CODE
- ILLINOIS ENERGY CONSERVATION CODE (2021 IECC) WITH AMENDMENTS
- NEPA 2020 NATIONAL ELECTRICAL CODE
- ILLINOIS PLUMBING CODE (ILIBC) ADMINISTRATIVE CODE (2017 IAPC 60)

ACCESSIBILITY CODES

- AMERICANS WITH DISABILITIES ACT GUIDELINES
- ILLINOIS ACCESSIBILITY CODE, CURRENT EDITION

CODE COMPLIANCE CONTINUED ON SHEET A-0.1

INDEX OF DRAWINGS

ARCHITECTURAL	A-0.1	TITLE
	A-0.2	GENERAL NOTES
	A-0.3	CODE COMPLIANCE
	A-1.0	DEMOLITION
	A-1.0	CONSTRUCTION PLAN, REFLECTED CEILING PLAN
	A-2.0	PARTITION TYPES, DETAILS, PLUMBING FIXTURE SCHEDULE



interwork architects

1717 DEERFIELD ROAD, SUITE 320, DEERFIELD, IL 60015
P: 847.509.4070 | I: 847.509.4071 | WWW.INTERWORKARCHITECTS.COM

TENANT IMPROVEMENT

SUITE 110 - ADVANCE PRESCHOOL

2353 HASSELL RD
HOFFMAN ESTATES, IL

THE ARCHITECT: RICHARD M. GORDON, INC.
PROJECT CONTACT: RICHARD.M.GORDON@INTERWORKARCHITECTS.COM

CERTIFICATION

THE ARCHITECT CERTIFIES THAT THESE DRAWINGS WERE PREPARED UNDER HIS/HER SUPERVISION AND TO THE BEST OF HIS/HER KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CODES AND ORDINANCES OF THE JURISDICTION.



RICHARD M. GORDON, INC.
ENGINEERING AND ARCHITECTURE
OFFICE: 1717 DEERFIELD ROAD, SUITE 320, DEERFIELD, IL 60015
PHONE: 847.509.4070

INTERWORK ARCHITECTS, INC. (CORPORATE)
2314 W HIGGINS ROAD, HOFFMAN ESTATES, IL 60169
PHONE: 847.855.4160

DATE OF THIS CERTIFICATION: 08/21/2024
PROJECT NO.: 9819.045.000

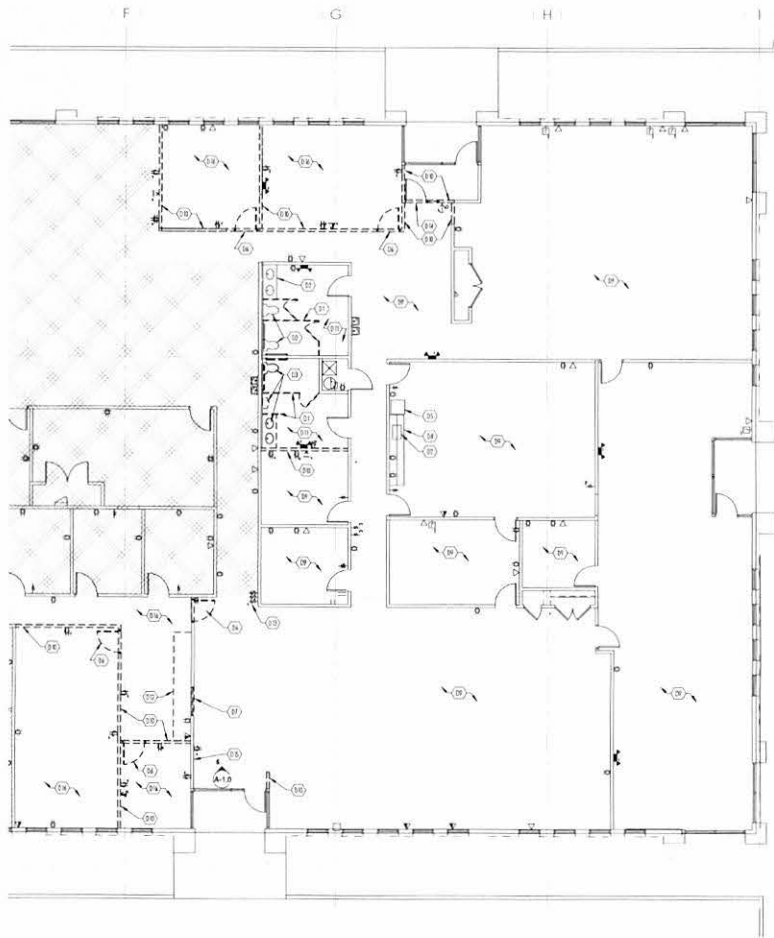
NO.	DATE	DESCRIPTION	BY

PROJECT NO. **9819.045.000**

TITLE

DATE: 08/21/2024
BY: [Signature]

A-0.1



1 DEMOLITION PLAN
1/8" = 1'-0"



2 DEMO REFLECTED CEILING PLAN
1/8" = 1'-0"

KEYED NOTES - DEMO PLAN

- D1 REMOVE EXISTING SUBLET PARTITIONS
- D2 EXISTING PLUMBING FIXTURES TO REMAIN PROJECT DURING WORK
- D3 REMOVE EXISTING PLUMBING FIXTURES
- D4 EXISTING AIR WORKS TO REMAIN PROJECT DURING WORK
- D5 EXISTING APPLIANCES TO REMAIN PROJECT DURING WORK
- D6 REMOVE EXISTING DOOR AND FRAME
- D7 REMOVE EXISTING WINDOW
- D8 REMOVE EXISTING FLOOR FINISH AND WALL BASE THROUGHOUT. PREP FOR NEW.
- D9 REMOVE EXISTING PARTITION, DISCONNECT POWER BACK TO SOURCE.
- D10 REMOVE EXISTING FLOOR FINISH AND WALL BASE TO REMAIN PROJECT DURING WORK.
- D11 EXISTING FLOOR FINISH AND WALL BASE TO REMAIN PROJECT DURING WORK.
- D12 DEMO EXISTING CASE
- D13 DEMO EXISTING SWITCHES, SWITCHING TO BE REWORKED.
- D14 REMOVE EXISTING DOOR, SILL/LIGHT, AND FRAME. SAVE FOR REUSE. COORDINATE W/ NEW CONSTRUCTION DRAWINGS.
- D15 PROVIDE OPENING FOR NEW DOOR. COORDINATE W/ NEW CONSTRUCTION DRAWINGS.
- D16 EXISTING FLOOR FINISH TO REMAIN PROJECT DURING WORK.

DEMOLITION PLAN LEGEND



KEYED NOTES - DEMO RCP

- D1E1 REMOVE EXISTING LIGHT FIXTURE AND SAVE TO BE RELOCATED
- D1E2 REMOVE EXISTING SPRINKLER AND SAVE TO BE RELOCATED
- D1E3 SPRINKLER HEAD TO BE RELOCATED
- D1E4 REMOVE EXISTING EXIT SIGN AND SAVE TO BE RELOCATED
- D1E5 REMOVE EXISTING EMERGENCY LIGHT AND SAVE TO BE RELOCATED



interwork architects

1117 LINBARKFIELD ROAD, SUITE 120, DEARBORN, MI 48106
P: 313.969.4073 | interworkarchitects.com

TENANT IMPROVEMENT

SUITE 110 - ADVANCE PRESCHOOL

2353 HASSELL RD
HOFFMAN ESTATES, IL

INTERWORK: RICHARD LUCIFORA
PROJECT CONTACT: EGORSON@INTERWORKARCHITECTS.COM

THIS DRAWING IS THE PROPERTY OF INTERWORK ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED THEREIN. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

NO.	DESCRIPTION	DATE

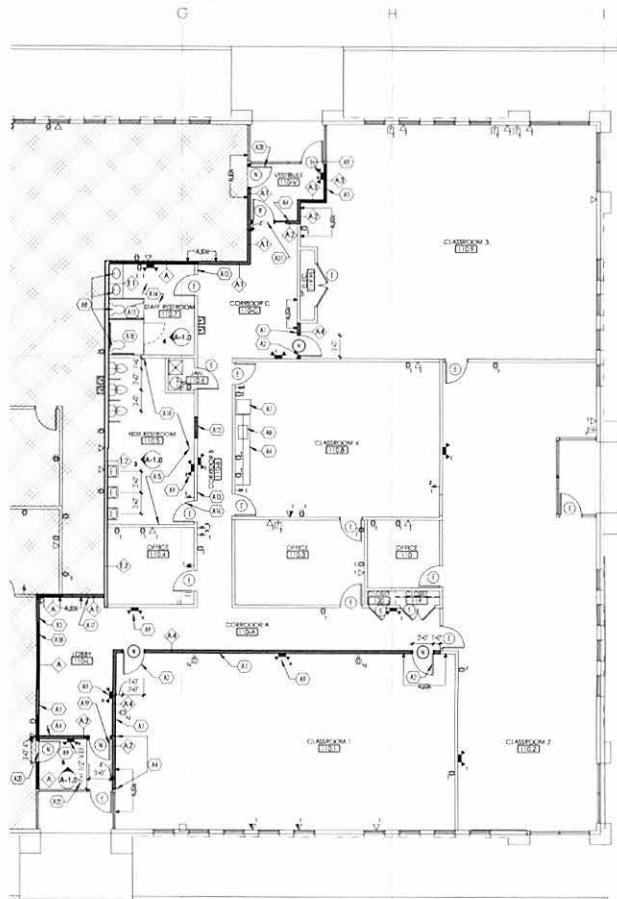
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SHEET # 11

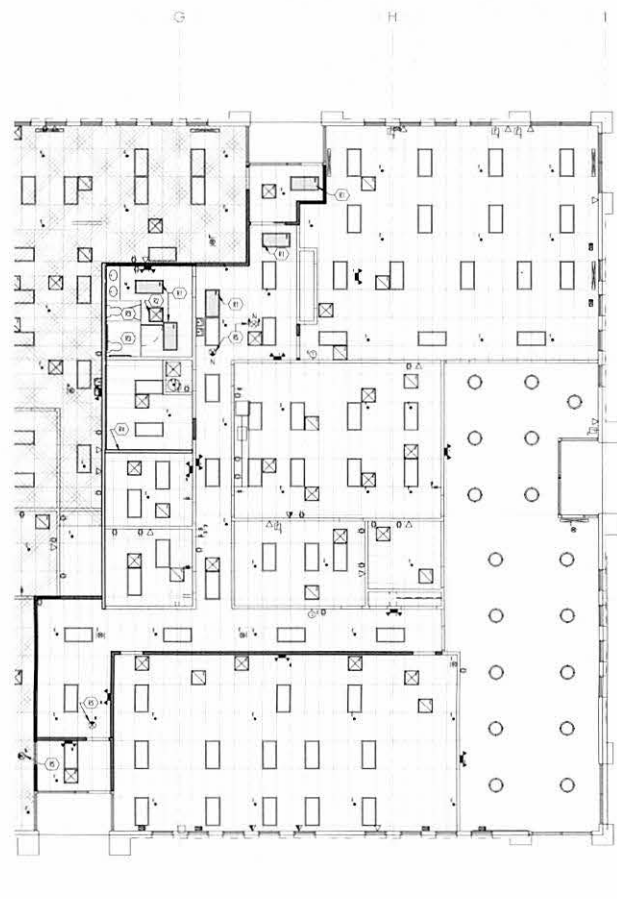
DEMOLITION

SHEET NO:

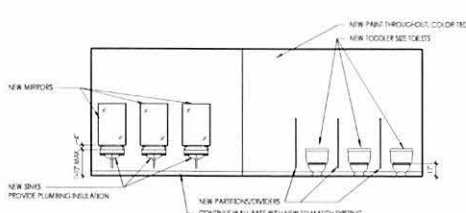
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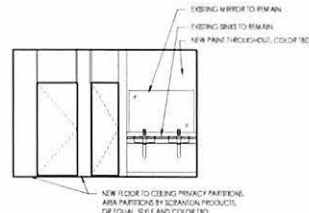
1 CONSTRUCTION PLAN
1/8" = 1'-0"



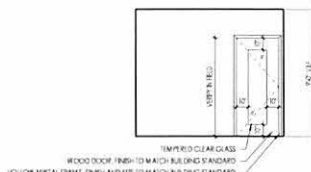
2 REFLECTED CEILING PLAN
1/8" = 1'-0"



3 KIDS RESTROOM
1/4" = 1'-0"



4 STAFF RESTROOM
1/4" = 1'-0"



5 SUITE 110 ENTRY DOOR
1/4" = 1'-0"

GENERAL NOTES-CONSTRUCTION PLAN

- PROVIDE NEW ADDITIONAL FIRE ALARM DEVICES AS REQUIRED.
- PROVIDE NEW EMERGENCY LIGHTING AS REQUIRED. FM 102-110.101 PROVIDED IN ALL ASSEMBLY USE SPACES, CORRIDORS, INTERIOR OR LIMITED ACCESS PORTIONS OF THE BUILDING.
- SMOKE DETECTOR SYSTEM SHALL BE PROVIDED. VERIFY EXISTING AND MODIFY AS REQUIRED FOR NEW LAYOUT.
- PROVIDE THE ENGINEERING CONTRACTOR SHALL VERIFY FIRE ALARM EQUIPMENT TYPES AND LOCATIONS WITH THE CITY AND PROVIDE AS REQUIRED BY THE FIRE DEPARTMENT PRE-TOCCUPANCY.
- STRUCTURES UNDER CONSTRUCTION SHALL BE PROVIDED WITH NO LESS THAN ONE (1) APPROVED PORTABLE ENGINEERING IN ACCORDANCE WITH SECTION 106 OF THE CHICAGO BUILDING CODE AND NOT FOR MORE THAN TEMPORARY HANDS.
- SAFE ADDRESS MARKINGS TO BE PROVIDED FOR BUILDING MAIN ENTRANCE.
- REPAIR FLOOR LIVES AND SMOOD TO RECEIVE NEW FINISHES AS NOTED.
- PROVIDE NEW 1/2" THROUGHOUT SLID. BRK. SL. SECTION 110.
- PAINT WALLS THROUGHOUT. COLOR SELECTION 101.
- REMOVE SMELTING THROUGHOUT AS REQUIRED.
- MECHANICAL CONTRACTOR TO PROVIDE MECHANICAL DRAINAGE FOR REQUIRED MODIFICATIONS.
- COOLING REFRIG. ALL ROOMS TO BE REFRIG. RATED AT ANY REQUIRED PIPING OF DUCTWORK PENETRATION IN ANY EXISTING OR NEW ONE HOUR U.L. FULL HEIGHT PARTITION.
- SPECIAL PROTECTIVE COVERS FOR ALL ELECTRICAL RCP PACKS SHALL BE INSTALLED IN ALL AREAS OCCUPIED BY CLIENTS.
- ALL EXISTING WALLS EXPOSED TO INSURANCE, VERIFY THAT ALL ELECTRICAL BOXES ARE IS CERTIFIED OR REPLACE IN NEW COMPLIANT CASES.
- ALL A/C CONDENSATE DRAIN OCCUPANCY RESTROOM MUST INCLUDE THE FOLLOWING:
 1. STUDY AND FUNCTIONING LOCKING MECHANISM CONTROLLED BY USER AND A PARTIAL PRIVACY CURTAIN OR SHIRT THAT UNDERSTANDS ABLE TO SET THROUGH THE SPACE BETWEEN METAL DIVIDER AND DOOR.
 2. INCLUDE A SMALL TRASH RECEPTACLE WITH A COVER IN EACH TOILET STALL.

KEYED NOTES - CONSTRUCTION PLAN

- A1 NEW W/CEILING UNDERPINNED PARTITION. SEE PARTITION TYPES.
- A2 NEW WOOD DOOR AND FRAME TO MATCH EXISTING. PROVIDE CLASSROOM TYPE LOCK.
- A3 IN-BELL WALL TO MATCH EXISTING ADJACENT CONSTRUCTION AND TYPE A DUMBING WALL.
- A4 NEW PARTITION TO DECK. SEE PARTITION TYPES.
- A5 MODIFY EXISTING PARTITION AND EXTEND TO DECK. SEE PARTITION TYPES.
- A6 EXISTING MIRROR TO REMAIN.
- A7 EXISTING APPLIANCES TO REMAIN.
- A8 EXISTING PLUMBING FIXTURES TO REMAIN.
- A9 NEW OR RELOCATED EMERGENCY LIGHTING.
- A10 NEW ADA FLOOR TO CEILING PRIVACY PARTITIONS. ADA PARTITIONS BY SIKRANON PRODUCTS. OR EQUAL. STYLE AND COLOR TBD.
- A11 NEW FLOOR TO CEILING PRIVACY PARTITIONS. ADA PARTITIONS BY SIKRANON PRODUCTS. OR EQUAL. STYLE AND COLOR TBD.
- A12 IN-BELL WALL TO MATCH EXISTING ADJACENT CONSTRUCTION.
- A13 RESTROOM SIGNAGE. TENANT TO PROVIDE. GC TO INSTALL.
- A14 EXISTING FLOOR FINISH AND WALL BASE TO REMAIN.
- A15 NEW FLOORING AND WALL BASE TO MATCH EXISTING.
- A16 EXISTING DOOR TO REMAIN. PROVIDE PASSAGE LOCK SET WITH LEVER HANDLE TO MATCH EXISTING. DOOR TO HAVE CLOSER W/ HOLD OPEN.
- A17 NEW BAYED PARTITION TO DECK. SEE PARTITION TYPES.
- A18 MODIFY EXISTING PARTITION AND EXTEND TO DECK. PARTITION TO BE RATED. SEE PARTITION TYPES.
- A19 NEW FULL HEIGHT WOOD SURE ENTRY DOOR. HOLLOW METAL FRAME. NEW NEW ENTRY LOCK SET AND LEVER HANDLE. SEE ELEVATION. DOOR TO HAVE CLOSER.
- A20 NEW WOOD SURE ENTRY DOOR AND HOLLOW METAL FRAME. NEW NEW ENTRY LOCK SET AND LEVER HANDLE. DOOR AND FRAME TO BE TYPE C-10. H-BAYED. DOOR AND FRAME FINISH AS WELL AS HARDWARE TO MATCH BUILDING STANDARD. DOOR TO HAVE CLOSER.
- A21 RELOCATED WOOD DOOR. H-BAYED. NEW NEW ENTRY LOCK SET AND LEVER HANDLE. DOOR TO HAVE CLOSER.
- A22 NEW WALL LOCATION BASED ON THE EXISTING LEAF PLACE THEM IN THE CEILING ABOVE. SEE F.A.M. AWAY FROM EXTERIOR GLAZING.

CONSTRUCTION PLAN LEGEND

- EXISTING WALL TO REMAIN
 - EXISTING 1/2" RATIO PLUMBING WALL TO REMAIN. VERIFY CONSTRUCTION IN FIELD.
 - EXISTING 1/2" RATIO WALL TO REMAIN. VERIFY CONSTRUCTION IN FIELD.
 - NEW PARTITION
 - EXISTING DOOR
 - NEW DOOR
 - DUPLEX RECEPTACLE
 - QUADRUPLE RECEPTACLE
 - JUNCTION BOX FOR TELEDATA OR POWER
- I EXISTING
 R RELOCATED
 N NEW

GENERAL NOTES-RCP

- ALL EXISTING LIGHTING FIXTURES TO REMAIN.
- EXISTING ACCUSTICAL CEILING TO REMAIN THROUGHOUT. REMOVE ANY PARTS OF OR DAMAGED AREAS AND REPLACE WITH NEW TO MATCH EXISTING. PROVIDE NECESSARY MODIFICATIONS AT NEW DUMBING WALL.
- PROVIDE NEW DED SIGN AS REQUIRED.

KEYED NOTES - REFLECTED CEILING PLAN

- R1 RELOCATED LIGHT FIXTURE
- R2 RELOCATED DIFFUSER
- R3 REMOVE NEW HANGERS AND RELOCATED DOWN LIGHT IN NEW STALL ENCLOSURE
- R4 NEW OPTICAL HANGER PLUS W/ CEILING WHERE PARTITION WAS REMOVED
- R5 NEW RELOCATED DED SIGN



interwork architects

1717 DEERFIELD ROAD, SUITE 1201, DEERFIELD, IL 60015
PH: 847.925.4970 | WWW.INTERWORKARCHITECTS.COM

TENANT IMPROVEMENT

SUITE 110 - ADVANCE PRESCHOOL

2333 HASSELL RD
HOFFMAN ESTATES, IL
INTERWORK ARCHITECTS, ARCHITECT
PROJECT CONTACT: RECORDSMAN@INTERWORKARCHITECTS.COM

No.	Description	Date

PROJECT NO: **9819.045.000**

CONSTRUCTION PLAN, REFLECTED CEILING PLAN

A-1.0



interwork architects

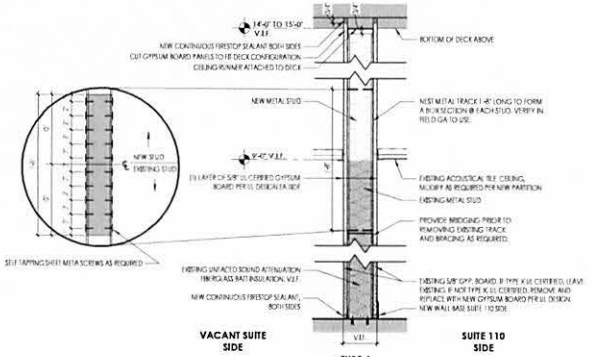
1717 CHARLIE B. ROAD, SUITE 300, CLEARWATER, FL 34615
(727) 438-4070 | www.interworkarchitects.com

TENANT IMPROVEMENT

SUITE 110 - ADVANCE PRESCHOOL

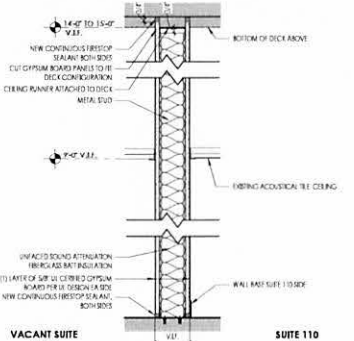
2333 HASSELL RD
HOFFMAN ESTATES, FL

ARCHITECT: ROBERT COFFMAN
PROJECT CONTACT: ROBERT@INTERWORKARCHITECTS.COM



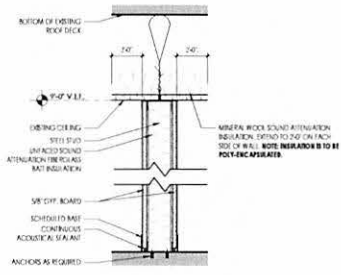
TYPE A
NEW DEMISING EXTENSION - 1HR, UL, DCS, U465

STUD SIZE: 3 1/2" x 7/8"
LATERAL LOAD: 5 PSF
STUD SPACING: 16" O.C.
INSULATION THICKNESS: 3 1/2"
MAX DEFLECTION: 1/240
EMBED HEIGHT: 15'-0"



TYPE A1
NEW DEMISING - 1HR, UL, DCS, U465

STUD SIZE: 3 1/2" x 7/8"
LATERAL LOAD: 5 PSF
STUD SPACING: 16" O.C.
INSULATION THICKNESS: 3 1/2"
MAX DEFLECTION: 1/240
EMBED HEIGHT: 15'-0"



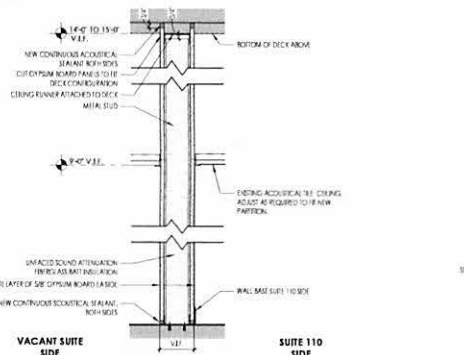
TYPE A4
UNDERPINNED

STUD SIZE: 3 1/2" x 7/8"
LATERAL LOAD: 5 PSF
STUD SPACING: 24" O.C.
INSULATION THICKNESS: 1 1/2"
MAX DEFLECTION: 1/240
EMBED HEIGHT: 15'-0"

A PART. TYPE A NEW DEMISING WALL
1 1/2" = 1'-0"

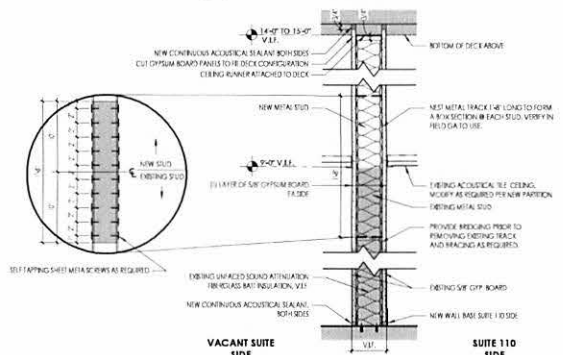
A1 PART. TYPE A1 NEW DEMISING WALL
1 1/2" = 1'-0"

A4 PART. TYPE A4 NEW UNDERPINNED
1 1/2" = 1'-0"



TYPE A2
NEW SMOKE PARTITION

STUD SIZE: 3 1/2" x 7/8"
LATERAL LOAD: 5 PSF
STUD SPACING: 16" O.C.
INSULATION THICKNESS: 3 1/2"
MAX DEFLECTION: 1/240
EMBED HEIGHT: 15'-0"

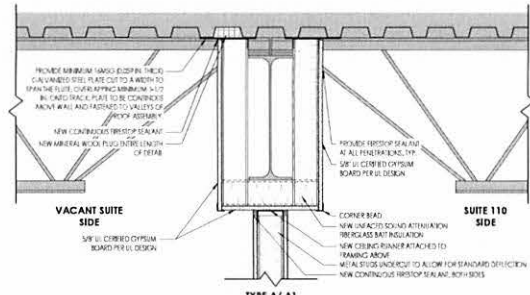


TYPE A3
NEW SMOKE PARTITION EXTENSION

STUD SIZE: 3 1/2" x 7/8"
LATERAL LOAD: 5 PSF
STUD SPACING: 16" O.C.
INSULATION THICKNESS: 3 1/2"
MAX DEFLECTION: 1/240
EMBED HEIGHT: 15'-0"

A2 PART. TYPE A2 NEW DEMISING WALL
1 1/2" = 1'-0"

A3 PART. TYPE A3 NEW SMOKE PARTITION EXTENSION
1 1/2" = 1'-0"



TYPE A/A1
RETROFIT DEMISING - 1HR, UL, DCS, V497

7 PARTITION TYPE A/ A1 DEMISING WALL AT BEAM
1 1/2" = 1'-0"

PLUMBING NOTES SCHEDULE

- WC4 WATER CLOSET - CHASE HURDLE
AMERICAN STANDARD #216 2200 MARY DEVILORE VERTICAL CORNER, 1.28 G.P.A. PER FLUSH AND TYPE 1 IN THE FINISH INDICATED ROOM, TOILET.
#12 BLACK OILING BRASS, AUTOMATIC, FINISH WHITE BRASS CERAMIC
D641 LABORATORY DRAIN SINK
AMERICAN STANDARD #1331 THE ROSS/AMT 20 1/2" W x 18 1/4" H WALL HANG SINGLE CENTER HOLE, FAUCET 8" SPAN #17-440-RAMBLING IN COPAL #144-MANFAC
ALL DRINKING WATER PARTS CHANGES WITH AGENS APPROVED IN ALL NEW PREPARATION AS REQUIRED FOR PLUMBING UNDER A VANTAGE. PROVIDE
TEMPERATURE CONTROL, PRESSURE CONTROL APPROVED BY AGENS AND TO ADOPT AND AS AT 1 TO DISREGARD MAXIMUM TEMPERATURE, WATER SINKS CERTIFIED,
PROVIDE 3/4" VACVAC TRANSFORMER FOR 3 LINES.

Table with 3 columns: No., Description, Date. Includes project number 9819.045.000 and a revision section.

PARTITION TYPES, DETAILS, PLUMBING FIXTURE SCHEDULE

A-2.0

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE GRANTING A VARIATION FOR TEMPORARY FOR SALE SIGN SIZE AND HEIGHT FOR THE PROPERTY LOCATED AT 205 SUTTON ROAD, HOFFMAN ESTATES, ILLINOIS

WHEREAS, the Planning and Zoning Commission, at a public hearing duly called and held according to law on July 3, 2024, considered the request by Jeffries Travis Realty Corporation (applicant) for a Variation from Section 9-3-8-K-A of the Zoning Code to permit a temporary for sale sign to be 320 square feet instead of the maximum 100 square feet, and 17 feet in height instead of the maximum 10 feet in height, for the property located at 205 Sutton 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 of variations to the Board of Trustees; and

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

WHEREAS, the proposed variation has met the standards of Section 9-1-15 of the Zoning Code of the Hoffman Estates Municipal Code; and

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hoffman Estates, Cook County, 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: A variation from Section 9-3-8-K-A of the Zoning Code is hereby granted to permit a temporary for sale sign to be 320 square feet instead of the maximum 100 square feet, and 17 feet in height instead of the maximum 10 feet for the property located at 205 Sutton Road, Hoffman Estates, Illinois.

Section 3: The variation is granted upon the following conditions:

- 1. The building permit shall be obtained within twelve (12) months of the Village Board action on this request.

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 _____, 2024

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

APPROVED THIS _____ DAY OF _____, 2024

Village President

ATTEST:




Village Clerk

Published in pamphlet form this _____ day of _____, 2024.

Sutton Crossing
205 Sutton Road
PIN: 01-33-401-003-0000



Legend

-  Subject Property
-  Tax Parcels
-  Village Boundary



Department of Development Services

Village of Hoffman Estates

June 2024



**VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION
FINDING OF FACT**

PROJECT NUMBER:	PLN24-0028
PROJECT NAME:	Sutton Crossing Temporary Sign Variation
ADDRESS / LOCATION:	205 Sutton Road
OWNER / APPLICANT:	Chicago Title Land Trust # 1079317 & 1079831 / Jeffries Travis Realty Company
ZONING / LAND USE:	O-3 Office District & B-2 Community Business District
PZC MEETING DATE:	7/3/2024
PZC RECOMMENDATION:	APPROVAL (9 AYE, 0 NAY, 2 ABSENT)
VILLAGE BOARD MEETING DATE:	7/15/2024
STAFF ASSIGNED:	Daisy Dose, Assistant Planner

MOTION:

Approval of a Variation from Section 9-3-8-K-a of the zoning code to permit a temporary for sale sign to exceed the size and height requirements for the property located at 205 Sutton Road (Sutton Crossing), subject to the following conditions:

1. The building permit shall be obtained within twelve (12) months of the Village Board action on this request.

FINDING

The Planning and Zoning Commission heard the request from Brendan Penny (Meltzer, Purtil & Stelle LLC), representative of the property owner.

The petitioner provided an overview of the request. The proposal would allow a larger temporary for sale sign along the tollway frontage for greater visibility.

The petitioner agreed to the conditions of approval.

COMMISSIONER QUESTIONS

The commission asked the petitioner if the sign would be illuminated. The petitioner stated that the sign would be externally illuminated with lights that point up to the sign.

The commission asked the petitioner if the sign is currently illuminated. The petitioner stated that the sign is currently illuminated.

The commission asked how the sign will be attached. The petitioner stated that the new sign will replace the sign on the existing structure.

The commission asked why the new sign is smaller than what the previous ordinance allowed. The petitioner stated that the previous sign fell within the allowances of the ordinance passed in 1998. Their current proposal is to install a slightly smaller sign, though the sign is still larger than is permitted by village code.

STANDARDS FOR VARIATIONS §9-1-15-C

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 shall first make a finding of fact based upon the evidence presented to it in each specific case that:

1. 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;
2. The plight of the owner is due to unique circumstances;
3. The variation, if granted, will not alter the essential character of the locality.

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.

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

Planning and Zoning Commission Finding of Fact – Temporary For Sale Sign Variation – PLN24-0028
Village Board Meeting Date: July 15, 2024

AUDIENCE COMMENTS

None.

PLANNING AND ZONING COMMISSION VOTE

<u>Commissioner</u>	<u>Roll Call Vote</u>
Chairperson Eva Combs	Aye
Vice-Chairperson Adam Bauske	Aye
Daniel Lee	Aye
Tom Burnitz	Absent
Lon Harner	Aye
Lenard Henderson	Aye
Sarah McClarey	Aye
Minerva Milford	Absent
Nancy Trieb	Aye
Denise Wilson	Aye
John Wise	Aye
9 Ayes, 0 Nays, 2 Absent	MOTION APPROVED

ATTACHMENTS

The Planning and Zoning Commission Staff Report dated July 3, 2024, and all associated attachments are hereby made part of this finding.



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT NUMBER: PLN24-0028
PROJECT NAME: Sutton Crossing Temporary Sign Variation
ADDRESS/LOCATION: 205 Sutton Road
REQUEST: Variation for sign size
OWNER: Chicago Title Land Trust # 1079317 & 1079831
APPLICANT: Jeffries Travis Realty Corporation
PROPERTY SIZE: +/- 120 Acres
ZONING / LAND USE: O-3 Office District & B-2 Community Business District
ADJACENT PROPERTIES: NORTH: Not in Village
SOUTH: FP Forest Preserve / Arthur L Janura Preserve
EAST: Not in Village
WEST: CMU – Commercial Mixed Use & B-4 Business District
PZC MEETING DATE: 7/3/2024
PUBLIC HEARING: YES
STAFF ASSIGNED: Daisy Dose, Assistant Planner

REQUESTED MOTIONS

Approval of a Variation from Section 9-3-8-K-3-a of the zoning code to permit a temporary for sale sign to exceed the size and height requirements for the property located at 205 Sutton Road (Sutton Crossing).

SUMMARY

The applicant is requesting a Variation for a temporary real estate "for sale" sign for the Sutton Crossing development. The proposed sign would replace the existing real estate sign located along the Jane Adams Tollway frontage of the property with an externally illuminated 320 square feet sign that is 17 feet in height. Per 9-3-8-K-3-a of the zoning code, temporary real estate signs are limited to 100 square feet in size and 10 feet in height.

ANALYSIS

The subject property, formally known as the Sutton Crossing development, is a 120-acre site that was annexed to the Village in 1998 to make way for a mixed-use development for offices, hotel and retail. Those plans never materialized and the site remains vacant. The current owners are actively marketing the property for sale and development.

In 1998, the owner received a Variation from the zoning code to allow a 500 square foot and 17 foot tall temporary real estate sign facing southeast along the tollway. The request included a condition that the signs shall be permitted for a period of three years from the date of Village Board approval or until the installation of permanent signage. The request was renewed in 2002 and 2006. The variation expired in 2009; however, the signage was never removed.

The applicant is proposing to replace the existing sign which triggers the Variation request. The proposed sign is externally illuminated, 320 square feet in surface area, and 17 feet in height.

The sign is currently setback approximately 14 feet from the property line. The petitioner does not plan to revise the location of the sign. Per the Zoning Code, they would be allowed to be setback 10 feet from the property line if they do decide to revise the location of the sign.

Due to the size of this property, and the location along the tollway, the petitioner feels the sign Variation is warranted so that it could be legibly seen from the tollway. Staff is not aware of any complaints or concerns with the existing sign.

Previous iterations of the Variation required that a permeant sign be installed within a 3-year time span. The Village is effectively removing this condition to enable the property owner to effectively market their property until sold. Per Village Code requirement, the sign will be required to be removed within 30 days of the sale of the property.

NOTIFICATION

Standard notification letters have been sent to surrounding properties within 300 feet and no comments have been received. A public hearing notice was printed in the Daily Herald.

STANDARDS FOR VARIATIONS §9-1-15-C

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 shall first make a finding of fact based upon the evidence presented to it in each specific case that:

1. 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;
2. The plight of the owner is due to unique circumstances;
3. The variation, if granted, will not alter the essential character of the locality.

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.

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.

Planning and Zoning Commission Staff Report
Sutton Crossing Temporary Sign Variation – PLN24-0028 – 205 Sutton Road
Meeting Date: July 3, 2024

The petitioner has provided a response to the Standards for a Variation in their application

RECOMMENDED CONDITIONS

If the Planning and Zoning Commission recommends approval of the request, staff recommends the following conditions be included:




1. The building permit shall be obtained within twelve (12) months of the Village Board action on this request.

Attachments: Location Map
 Petitioner’s Application and Supporting Documents

Sutton Crossing
205 Sutton Road
PIN: 01-33-401-003-0000



Legend

-  Subject Property
-  Tax Parcels
-  Village Boundary



Department of Development Services
Village of Hoffman Estates
June 2024



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING GENERAL APPLICATION

PROJECT NAME: Sutton Crossing

ADDRESS: Vacant Land bounded by IL Rte 59 (west), Higgins Rd. (north), Bartlett Rd. (east), and the Northwest Tollway (south).

PROPERTY INDEX NO.: Please see Exhibit A.

PROPERTY ACRES: Approximately 120 acres **ZONING:** B-2 & O-3

PROJECT DESCRIPTION: Owners are requesting a Variation from Section 9-3-8-K of the Zoning Ordinance to permit a real estate "for sale" sign as set forth in the narrative and signage plan included with this Application.

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 type="checkbox"/> SPR - Site Plan Review	<input type="checkbox"/> Preliminary Concept <input type="checkbox"/> Preliminary	<input type="checkbox"/> Final <input type="checkbox"/> Preliminary/Final <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> SPA - Site Plan Amendment	<input type="checkbox"/> Staff Review <input type="checkbox"/> Administrative Review	<input type="checkbox"/> Minor Amendment <input type="checkbox"/> Major Amendment <input type="checkbox"/> Yes <input type="checkbox"/> No
<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"/> 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 checked="" type="checkbox"/> Sign	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

I. Owner of Record

Chicago Title Land Trust Company, as trustee under trust agreement dated February 9, 1981 and known as Trust Number 1079317 (Parcels 1, 2, part of 4, 7 and 8)
Chicago Title Land Trust Company, as trustee under trust agreement dated May 4, 1981 and known as Trust Number 1079831 (Parcels 3, part of 4, 5 and 6)

Name MAUREEN PAIGE Trust Officer Company CHICAGO TITLE LAND TRUST COMPANY, as Trustee attested.

Street Address 2443 WARRENVILLE ROAD, SUITE 105, Lisle City

State IL Zip Code 60532 Telephone Number 630-871-3542 Email maureen.paige@CTL.COM

II. Applicant (if not the owner)

Name John J. Nelson Firm/Company Jeffries Travis Realty Corporation

Street Address 110 Church Street City Charleston

State SC Zip Code 29401 Telephone Number (843) 723-8996 Email smartin@nolva.com

Applicant's relationship to property: Managing Agent for Owners

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

Name Scott Hargadon Firm/Company Meltzer, Purtil & Stelle LLC

Street Address 125 S. Wacker Drive City Chicago

State IL Zip Code 60606 Telephone Number (312) 461-4336 Email shargadon@mpslaw.com

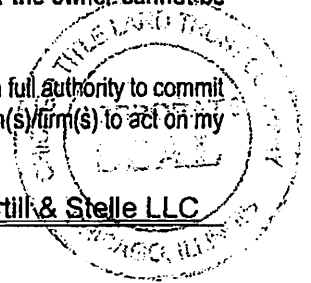
IV. Owner Consent for Authorized Representative

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.

Meltzer, Purtil & Stelle LLC
Name/Firm

Scott Hargadon - Meltzer, Purtil & Stelle LLC
Name/Firm



Name/Firm CHICAGO TITLE LAND TRUST COMPANY

Name/Firm

Owner Signature Maureen Paige

Print Name MAUREEN PAIGE

MAUREEN PAIGE, Trust Officer

This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument.

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.
CHICAGO TITLE LAND TRUST COMPANY, as Trustee aforesaid.

Owner's Signature: Maureen Paige 5/24/2024

Owner's Name (Please Print): MAUREEN PAIGE, Trust Officer

Applicant's Signature: John J. Avlon
(If other than Owner)

Applicant's Name (Please Print): John J. Avlon

Date: May 24, 2024

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

This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument.



MELTZER, PURTILL & STELLE LLC

ATTORNEYS AT LAW

1515 EAST WOODFIELD ROAD
SECOND FLOOR
SCHAUMBURG, ILLINOIS 60173-5431
TELEPHONE (847) 330-2400
FAX (847) 330-1231

125 SOUTH WACKER DRIVE
SUITE 2900
CHICAGO, ILLINOIS 60606
TELEPHONE (312) 987-9900
FAX (312) 987-9854

Direct Dial: 312-461-4314 (direct)
E-mail: shargadon@mpslaw.com

May 31, 2024

Jennifer Horn, AICP
Director – Community Development
Village of Hoffman Estates
1900 Hassell Road,
Hoffman Estates, Illinois 60169

Re: Request for Variation for Temporary Real Estate “For Sale” Sign – Sutton Crossing

Dear Ms. Horn,

Our firm represents the land trusts (the “Owners”) holding title to the vacant land commonly known as Sutton Crossing and bounded by IL Route 59 to the west, Higgins Road to the north, Bartlett Road to the east, and the Northwest Tollway to the south (the “Subject Property”), on whose behalf we are submitting to you this application (“Application”). Pursuant to the Application, we respectfully request Village approval for a Variation from Section 9-3-8-K of the Village’s Zoning Ordinance (the “Zoning Ordinance”) to permit a temporary real estate marketing sign on the existing vacant billboard on-site, adjacent to the tollway right-of-way (the “Billboard”).

In 2006, the Village approved Ordinance No. 3870-06 which granted a similar Variation from this Section 9-3-8-K for an illuminated real estate marketing sign on the Billboard measuring 500 square feet and 17 feet in height. That ordinance expired in 2009 and, as such, the Applicant now requests approval for a Variation from the same section (Section 9-3-8-K) to allow a 17-foot high, 320 square foot illuminated sign to advertise the sale of the Subject Property on the Billboard in accordance with the plan attached to this Application. If the Applicant were to install a sign compliant with the size and height allowed by the Zoning Ordinance, it would be difficult, if not impossible, for those traveling along the Tollway to read the sale information thereon. As such, this Variation is necessary to adequately advertise the sale of the Subject Property.

We appreciate your consideration and assistance in this matter. Please let us know if you have any questions or if any additional information is needed at this time.

Sincerely,
MELTZER PURTILL & STELLE LLC

Scott Hargadon

Exhibit A
List of PINs for Subject Property

1. 01-33-303-005-0000
2. 01-33-303-007-0000
3. 01-33-400-002-0000
4. 01-33-400-004-0000
5. 01-33-400-005-0000
6. 01-33-401-002-0000
7. 01-33-401-003-0000
8. 01-33-402-001-0000
9. 01-33-402-002-0000
10. 06-02-100-007-0000
11. 06-03-200-012-0000
12. 06-03-200-011-0000

STANDARDS OF VARIATIONS

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.**

Response: The size and shape of the Subject Property, as well as its adjacency to the Northwest Tollway, present unique and significant challenges to advertising the sale or development of the Subject Property by the Owners. The requested variation is necessary to ensure that the Subject Property is adequately advertised for sale to those who may wish to purchase and develop the same.

- 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.**

Response: The conditions upon which the petition for a variation is based would not be applicable, generally, to other property within the same zoning classification. The Subject Property is uniquely situated adjacent to the Northwest Tollway with substantial volumes of through traffic, which requires larger signage for adequate visibility.

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

Response: The purpose of the requested variation is not based exclusively upon a desire to increase the value of the Subject Property. The requested sign will not contribute to the value of the Subject Property.

- 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.**

Response: The purpose of the requested variation is not based exclusively upon a desire to increase the value of the Subject Property. The requested sign will not contribute to the value of the Subject Property.

- 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.**

Response: 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 Subject Property is located. The sign will not impact surrounding property owners or be injurious to the public health. Pursuant to the granting ordinance, the sign shall be removed following consummation of the sale of the Subject Property.

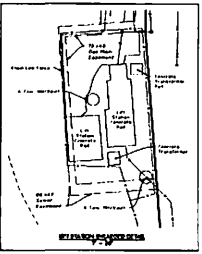
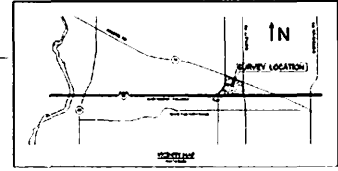
- 6. The proposed variation will not impair an adequate supply of light and air to adjacent properties, or substantially increase the congestion in the public streets, or increase the danger of fires, or endanger the public safety, or substantially diminish or impair property values in the neighborhood.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

Response: 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.

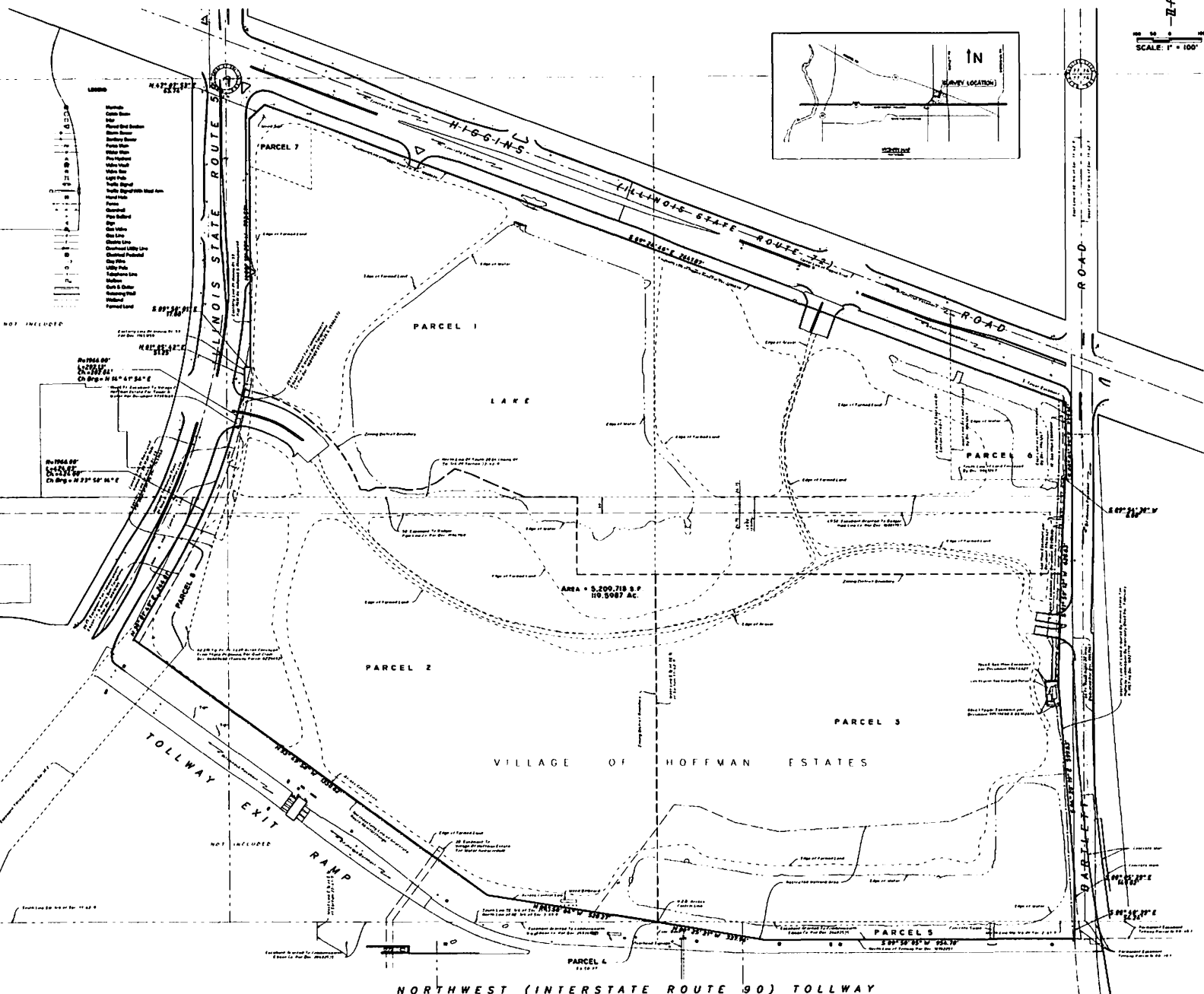
PARCEL 1 (APPRETS P I N 00-13-400-000-0000 & 00-13-400-000-0000)
 PARCEL 2 (APPRETS P I N 00-13-400-000-0000 & 00-13-400-000-0000)
 PARCEL 3 (APPRETS P I N 00-13-400-000-0000)
 PARCEL 4 (APPRETS P I N 00-13-400-000-0000 & 00-13-400-000-0000)
 PARCEL 5 (APPRETS P I N 00-13-400-000-0000 & 00-13-400-000-0000)
 PARCEL 6 (APPRETS P I N 00-13-400-000-0000)
 PARCEL 7 (APPRETS P I N 00-13-400-000-0000)

ALTA / NSPS LAND TITLE SURVEY

SCALE: 1" = 100'



- Symbol
- Circle
- Circle with Center
- Circle with Center and Radius
- Circle with Center and Diameter
- Circle with Center and Chord
- Circle with Center and Tangent
- Circle with Center and Normal
- Circle with Center and Perpendicular
- Circle with Center and Parallel
- Circle with Center and Angle
- Circle with Center and Distance
- Circle with Center and Area
- Circle with Center and Volume
- Circle with Center and Weight
- Circle with Center and Density
- Circle with Center and Pressure
- Circle with Center and Temperature
- Circle with Center and Humidity
- Circle with Center and Wind Speed
- Circle with Center and Wind Direction
- Circle with Center and Rainfall
- Circle with Center and Snowfall
- Circle with Center and Ice Accumulation
- Circle with Center and Fog Frequency
- Circle with Center and Cloud Cover
- Circle with Center and Visibility
- Circle with Center and Air Quality
- Circle with Center and Noise Level
- Circle with Center and Light Intensity
- Circle with Center and Sound Pressure
- Circle with Center and Vibration
- Circle with Center and Seismicity
- Circle with Center and Earthquake
- Circle with Center and Tsunami
- Circle with Center and Hurricane
- Circle with Center and Tornado
- Circle with Center and Flood
- Circle with Center and Drought
- Circle with Center and Wildfire
- Circle with Center and Earthquake
- Circle with Center and Tsunami
- Circle with Center and Hurricane
- Circle with Center and Tornado
- Circle with Center and Flood
- Circle with Center and Drought
- Circle with Center and Wildfire



NORTHWEST (INTERSTATE ROUTE 90) TOLLWAY

ALTA / NSPS LAND TITLE SURVEY

1. The Surveyed Land is the portion of the Section 14, Township 37 North, Range 12 East, Merced County, California, as shown on the attached map, and is bounded by the following:

2. The Surveyed Land is the portion of the Section 14, Township 37 North, Range 12 East, Merced County, California, as shown on the attached map, and is bounded by the following:

3. The Surveyed Land is the portion of the Section 14, Township 37 North, Range 12 East, Merced County, California, as shown on the attached map, and is bounded by the following:

4. The Surveyed Land is the portion of the Section 14, Township 37 North, Range 12 East, Merced County, California, as shown on the attached map, and is bounded by the following:

5. The Surveyed Land is the portion of the Section 14, Township 37 North, Range 12 East, Merced County, California, as shown on the attached map, and is bounded by the following:

6. The Surveyed Land is the portion of the Section 14, Township 37 North, Range 12 East, Merced County, California, as shown on the attached map, and is bounded by the following:

7. The Surveyed Land is the portion of the Section 14, Township 37 North, Range 12 East, Merced County, California, as shown on the attached map, and is bounded by the following:

8. The Surveyed Land is the portion of the Section 14, Township 37 North, Range 12 East, Merced County, California, as shown on the attached map, and is bounded by the following:

9. The Surveyed Land is the portion of the Section 14, Township 37 North, Range 12 East, Merced County, California, as shown on the attached map, and is bounded by the following:

10. The Surveyed Land is the portion of the Section 14, Township 37 North, Range 12 East, Merced County, California, as shown on the attached map, and is bounded by the following:

11. The Surveyed Land is the portion of the Section 14, Township 37 North, Range 12 East, Merced County, California, as shown on the attached map, and is bounded by the following:

12. The Surveyed Land is the portion of the Section 14, Township 37 North, Range 12 East, Merced County, California, as shown on the attached map, and is bounded by the following:



Job Details:

8' x 40' VSG

Digitally printed vinyl on 1/2" MDO

QTY: 1

#1 = Existing tollway sign

ATTENTION: This proof is provided for checking design, copy accuracy and general color scheme. ANY ERRORS NOT NOTED WILL BE ON THE FINISHED PRODUCT.



BUSINESS SIGNS & BRANDING

791 INDUSTRIAL DR. ELMHURST, IL 60126
 PH: 630-832-9600 FAX: 630-832-9669
 www.vitalsignsusa.com

CLIENT: Cushman & Wakefield
 JOB #:
 LOCATION: Hoffman Estates: Sutton Crossing

DATE: 04.15.2024
 DESIGNER: NS

- Approved as is Approved with changes noted
- Not Approved - Revise & Resubmit

Date: _____ Signed: _____

Colors on this proof are for representation only. This drawing has been made available to the client to illustrate design or manufacturing details and are not to be distributed for bid without the written consent of Vital Signs USA.

ORDINANCE NO. _____ - 2024

VILLAGE OF HOFFMAN ESTATES

**AN ORDINANCE UPDATING POLICY CONCERNING
PUBLIC COMMENT AND PARTICIPATION**

WHEREAS, pursuant to the Illinois Open Meetings Act 5 ILCS 120/2.06(g), any person shall be permitted an opportunity to address public officials under the rules established and recorded by the public body.

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

Section 1: The Policy concerning Public Comment and Participation and is hereby adopted by the Village of Hoffman Estates as follows:

PUBLIC COMMENT AND PARTICIPATION POLICY

A. OVERVIEW:

1. Authority

- a. These rules concerning public comment and participation (“Rules”) are adopted pursuant to Section 2.06 (g) of the Illinois Open Meetings Act (“OMA”), and are intended to provide an opportunity for members of the public to address public officials during a public meeting (“Public Comment Time”).

2. Applicability

- a. These Rules apply to meetings of the Village Board of Trustees as well as any subsidiary public body of the Village to which the OMA is applicable (collectively, “Public Bodies”). These Rules supersede any rules governing public comment at public meetings previously adopted by the applicable Public Body. These Rules do not apply to “public hearings” of Public Bodies.

3. Intent

- a. Public Comment Time is intended to allow members of the public to address the Public Body.
- b. Unlike a “public hearing,” at which testimony is presented under oath and may be subject to examination by, and dialogue with, public officials and others in attendance, Public Comment Time is strictly limited to comments made by a speaker to the Public Body. Public Comment Time is not intended to be a forum for open dialogue or engagement. The Public Body is under no obligation to respond to any public comment, or engage with any speaker, during the public meeting. The Presiding Officer may direct the Village Manager or other Village staff to respond to questions or issues raised in a public comment at an appropriate time after the public meeting.

B. GOVERNING RULES:

1. Public Comment Required

- a. Except as expressly provided in these Rules, the agenda of every regular and special meeting of all Public Bodies must include a reservation of time during the meeting for Public Comment Time.**
- b. Subject to these Rules, the Presiding Officer will recognize any person desiring to speak during Public Comment Time.**
- c. Public Comment Time at regular meetings of the Village Board is reserved for all comments, relating or not relating to the agenda items.**
- d. Unless the meeting is a remote meeting in accordance with the provisions of the OMA, any person desiring to make a public comment must do so in person at the location at which the public meeting is taking place. As provided in Section B.6 of these Rules, written comments may be submitted to the Public Body, but written comments may not be read aloud during Public Comment Time.**

2. Time Allotted

- a. The maximum amount of time allocated for Public Comment Time is 30 minutes per night, unless determined otherwise by the Presiding Officer prior to the commencement of Public Comment Time. There shall only be one Public Comment Time. In the event that all persons desiring to speak during the Public Comment Time are not able to do so within the time limit allowed, the Presiding Officer may extend the time allocated for Public Comment Time or allow for continuation of Public Comment Time after the completion of all other matters on the agenda. If the Presiding Officer decides to extend the time allocated for Public Time or allows for its continuation after other matters on the agenda, that decision may be overruled by a majority vote of the members of the Public Body present at the meeting.
- b. No speaker may speak during the Public Comment Time for more than three minutes, unless the Presiding Officer designates a longer time period for that meeting, which designation must occur prior to the commencement of Public Comment Time on the agenda and must be applicable to all persons making comments during Public Comment Time at that public meeting.
- c. A speaker that is representing, or speaking on behalf of, an individual, group, or association may be allocated additional time at the discretion of the Presiding Officer, whose decision may be overruled by a majority vote of the members of the Public Body present at the meeting.
- d. A speaker may not yield time to another speaker.

3. Speaker Guidelines and Requirements

- a. Each speaker must state their name in a clear manner so that it can be recorded in the minutes of the meeting.
- b. Speakers will not be required to state their home address; however, the Presiding Officer may ask the speaker to state whether or not they are a resident of the Village.
- c. If a speaker is representing, or speaking on behalf of, an individual, group, or association, the speaker must disclose that representation.
- d. In the interest of promoting the efficient conduct of public business, speakers should refrain from repeating their own comments and comments that have previously been provided to the Public Body by other speakers.
- e. All public comments must be directed to the Presiding Officer and the members of the Public Body, and not to any member of the audience or Village staff.
- f. All speakers should be respectful of the Public Body and the audience members, and should be courteous, polite, and civil.
- g. No speaker may engage in conduct or speech that is imminently threatening to any person, that incites violence, or that is obscene.
- h. No speaker may engage in conduct that is disorderly and that disrupts or interferes with the ability of the Public Body to conduct the public meeting.

4. Public Comment Procedure

- a. All persons intending to speak during Public Comment Time must sign up on the Village's written sign-up form supplied in the meeting room, and

deliver that form to the Village Clerk prior to the commencement of Public Comment Time on the agenda.

- b. The Presiding Officer may allow Village residents to speak before all other persons desiring to speak; provided that Village residents are subject to the same time limitations and time period restrictions as all other persons desiring to speak.
- c. The speaker must speak only from the specific location in the public meeting room designated by the Presiding Officer.

5. Enforcement by the Presiding Officer

- a. The Presiding Officer has the authority and the direction to strictly enforce these Rules, and to do so in a fair and consistent manner.
- b. The Presiding Officer may interrupt a speaker in order to enforce these Rules, and may limit the comments or take the floor from any speaker who the Presiding Officer determines is violating these Rules.

- c. Any person that the Presiding Officer determines is violating any of these Rules may be required to terminate their comments and vacate the podium or be subject to other action as deemed necessary by the Presiding Officer.

6. Written Submissions

- a. Any person has the right to provide written comments to any Public Body or any other Village official by addressing those comments to:
Office of the Village Clerk
1900 Hassell Road
Hoffman Estates, IL 60169
and delivering the comments via any of the following methods:
 - 1. by personal delivery at the front desk of Village Hall between 8:30 a.m. and 5:00 p.m. Monday through Friday;
 - 2. by mail, courier, or any similar delivery service; or
 - 3. by email to publiccomment@vohe.org.
- b. All written submissions received for the Public Body will be provided to the members of the Public Body. The Presiding Officer may, in the Presiding Officer’s sole discretion, elect to read aloud any written comment received by the Public Body during a Public Comment Time of a public meeting, but has no obligation to do so.

- 7. If any rule contained herein is found to be unenforceable or invalid it will not affect the validity of all remaining rules.

Section 2: The Village Clerk is hereby authorized to publish this Ordinance in pamphlet form.

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

PASSED THIS _____ day of _____, 2024

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

APPROVED THIS _____ DAY OF _____, 2024

Village President

ATTEST:

Village Clerk

Published in pamphlet form this ____ day of _____, 2024.