

AGENDA

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

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

Board Room

January 9, 2012

(Immediately Following 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** – December 12 and December 29, 2011
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 January 9, 2012 - \$1,756,329.89.
 - C. Request Board approval of an ordinance granting a variation to premises at 1380 Bedford Road, Hoffman Estates.
6. **REPORTS**
 - A. **President's Report**
 - ... Proclamation(s)
 - Kathy Cohen Day (25 Years Service)
 - Jack Donehey-Nykiel Day
 - B. **Trustee Comments**
 - C. **Village Manager's Report**
 - D. **Village Clerk's Report**
7. **PLANNING AND ZONING COMMISSION REPORTS**
 - A. Request by Strawberry Hill H.E., LLC (owner) for Strawberry Hill Plaza at 1004-1056 W. Golf Road for a site plan amendment to permit site improvements, with 4 conditions (see packets).
Voting: 8 Ayes, 2 Absent, 1 Vacancy
Motion carried.
 - B. Request by Strawberry Hill H.E., LLC (owner) for Strawberry Hill Plaza at 1004-1056 W. Golf Road for the Strawberry Hill Plaza Master Sign Plan dated January 4, 2012 in accordance with Section 9-3-8-M-12 of the Zoning Code.
Voting: 8 Ayes, 2 Absent, 1 Vacancy
Motion carried.

7. PLANNING AND ZONING COMMISSION REPORTS - Continued

C. Request by the Village of Hoffman Estates for approval of a text amendment to Section 9-2-1 (Definitions) of the Zoning Code regarding the restrictions on home occupations (home-based businesses), subject to amendments to Section 8-11-4.D. (Home Occupations, Regulations) of the Municipal Code.

Voting: 7 Ayes, 1 Nay, 2 Absent, 1 Vacancy

Motion carried.

8. ADDITIONAL BUSINESS *(All other new business; those items not recommended unanimously by the Committee)*

A. Request Board approval of Ordinance setting a date for public hearing regarding approval of a Redevelopment Plan and Project for the Higgins/Hassell Redevelopment Project Area, designation of the Higgins/Hassell Redevelopment Project Area as a Redevelopment Project Area, and adoption of tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act.

**9. ADJOURNMENT – Executive Session – Review of Closed Session Minutes;
(5 ILCS 120/2-(c)-(21)) & Land Acquisition
(5 ILCS 120/2-(c)-(6))**

MEETING: HOFFMAN ESTATES VILLAGE BOARD
DATE: DECEMBER 12, 2011
PLACE: COUNCIL CHAMBERS
MUNICIPAL BUILDING COMPLEX
1900 HASSELL ROAD
HOFFMAN ESTATES, ILLINOIS

1. CALL TO ORDER:

Deputy Village President Gary Pilafas called the meeting to order at 8:17 p.m. The Village Clerk called the roll. Trustees present: Karen Mills, Ray Kincaid, Jackie Green, Anna Newell, Gary Pilafas, Gary Stanton.

Mayor McLeod attended the meeting by electronic means (phone).

A quorum was present.

ADMINISTRATIVE PERSONNEL PRESENT:

D. O'Malley, Deputy Village Manager
A. Janura, Corporation Counsel
M. Hish, Police Chief
B. Gorvett, Fire Chief
D. Schultz, Community Relations Coordinator
J. Nebel, Public Works Director
A. Garner, H&HS Director
M. DuCharme, Finance Director
P. Seger, HRM Director
B. Anderson, CATV Coordinator
P. Gugliotta, Planning Director
S. Kuechler, GG Intern
N. Collins, Emergency Management Coordinator

2. PLEDGE OF ALLEGIANCE TO THE FLAG:

The Pledge was led by Trustee Mills.

3. RECOGNITION OF AUDIENCE:

No one wished to be recognized.

4. APPROVAL OF MINUTES:

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

1) Approval of minutes from December 5, 2011.

Roll Call:

Aye: Mills, Kincaid, Green, Newell, Pilafas, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

5. CONSENT AGENDA/OMNIBUS VOTE:

Motion by Trustee Mills, seconded by Trustee Newell, to approve Item 5.A.

5.A. Approval of Agenda

Roll Call:

Aye: Mills, Kincaid, Green, Newell, Pilafas, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Newell, to approve Item 5.B.

5.B. Approval of the schedule of bills for December 12, 2011: \$12,922,193.25.

Roll Call:

Aye: Mills, Kincaid, Green, Newell, Pilafas, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

6. REPORTS:

6.A. President's Report

1) Police Department Promotion

Deputy Village President Pilafas swore in Acting Lieutenant Gregory Poulos into the office of Police Lieutenant. Lieutenant Poulos introduced his family and was congratulated by the Board.

2) Proclamation(s)

Trustee Green read the following proclamation:

Motion by Trustee Mills, seconded by Trustee Newell, to concur with the proclamation proclaiming January 2012 as National Slavery and Human Trafficking Prevention Month.

Roll Call:

Aye: Mills, Kincaid, Green, Newell, Pilafas, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

Dr. Garner accepted the proclamation.

Motion by Trustee Mills, seconded by Trustee Stanton, to accept, with regrets, the resignation of Joel Gibson from the Utility Commission. Voice vote taken. All ayes. Motion carried.

Mayor McLeod thanked Trustee Pilafas for running the meeting while he's in Springfield working on the EDA extension, he congratulated Lieutenant Poulos on his promotion, stated that he attended a Tartan Day

Commission meeting the CRC Holiday Party, the 4th of July Commission meeting, Shop Hoffman and Shop with a Cop.

6.B. Trustee Comments

Trustee Stanton thanked everyone for shopping Hoffman and wished everyone Happy Holidays.

Trustee Kincaid commented on the great support shown for Lt. Poulos, stated that he attended Shop with a Cop and wished everyone Happy Holidays.

Trustee Mills congratulated Lt. Poulos, stated that she attended Shop with a Cop and Shop Hoffman and wished everyone Happy Holidays.

Trustee Green thanked everyone for shopping Hoffman, stated that she attended a DARE graduation, congratulated Lt. Poulos, wished Trustee Newell a Happy Birthday and wished everyone Happy Holidays.

Trustee Newell congratulated Lt. Poulos, stated that she attended Shop with a Cop and Shop Hoffman and wished everyone Happy Holidays.

Trustee Pilafas wished Trustee Newell a Happy Birthday, everyone Happy Holidays, thanked staff for a great year, congratulated staff on a successful Shop Hoffman program, congratulated Lt. Poulos, attended the Bosch Rexroth Green Business Award luncheon and reminded everyone of the Respite night on Friday.

6.C. Village Manager's Report

Deputy Village Manager had no report.

6.D. Village Clerk's Report

The Village Clerk had no report.

7. PLANNING AND ZONING COMMISSION REPORTS (Chairperson Combs):

Motion by Trustee Mills, seconded by Trustee Newell, to concur with the Planning and Zoning Commission and approve Item 7.A. Voice vote taken. All ayes. Motion carried.

7.A. Request by Jeffrey Bauer and Jennifer Kidd for a fifteen (15) foot corner side yard setback variation from Section 9-3-3-C to allow a four (4) foot high solid fence to be zero (0) feet from the south side property line instead of the minimum required fifteen (15) feet at 1380 Bedford Road.

Discussion

Trustee Kincaid stated that he has some safety, visual concerns.

Trustee Mills asked if this fence presented a safety hazard, Mr. Gugliotta replied no.

Trustee Stanton asked Chairperson Combs why she voted no? She replied she did so because of safety concerns that she has.

Roll Call:

Aye: Mills, Green, Newell, Pilafas

Nay: Kincaid, Stanton

Mayor McLeod voted aye.

Motion carried.

8. ADDITIONAL BUSINESS:

Motion by Trustee Mills, seconded by Trustee Green, to approve Items 8.A. through 8.E. by omnibus vote.

Roll Call:

Aye: Mills, Kincaid, Green, Newell, Pilafas, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

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

8.A. Request Board approval of the 2012 Village Board and Standing Committee meeting schedule.

Roll Call:

Aye: Mills, Kincaid, Green, Newell, Pilafas, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

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

8.B. Request Board approval of proposal from Hagg Press for full-service professional printing to complete production of the monthly *Citizen* newsletter to residents and businesses for both 2012 and 2013, with an option for 2014.

Roll Call:

Aye: Mills, Kincaid, Green, Newell, Pilafas, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Kincaid, to approve Item 8.C.

8.C. Request Board approval of agreements with Pace Suburban Bus for a local share of Route 554 in an amount not to exceed \$15,680.

Roll Call:

Aye: Mills, Kincaid, Green, Newell, Pilafas, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

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

8.D. Request Board approval to renew the Village's 2012 excess workers' compensation and property and casualty insurance coverage.

Roll Call:

Aye: Mills, Kincaid, Green, Newell, Pilafas, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Kincaid, to approve Item 8.E.

8.E. Request Board approval of request by Schaumburg Township District Library for Village endorsement of the 50th Anniversary celebration and approval of the installation of parking lot light pole banners at the branch library.

Roll Call:

Aye: Mills, Kincaid, Green, Newell, Pilafas, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

9. ADJOURNMENT:

Motion by Trustee Mills, seconded by Trustee Stanton, to adjourn the meeting. Time: 8:49 p.m.

Roll Call:

Aye: Mills, Kincaid, Green, Newell, Pilafas, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

Bev Romanoff
Village Clerk

Date Approved

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

MEETING: SPECIAL HOFFMAN ESTATES VILLAGE BOARD
DATE: DECEMBER 29, 2011
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 12:00 noon. The Village Clerk called the roll. Trustees present: Ray Kincaid, Jackie Green, Anna Newell, Gary Pilafas, Gary Stanton.

Trustee Mills arrived shortly after roll call.

A quorum was present.

ADMINISTRATIVE PERSONNEL PRESENT:

J. Norris, Village Manager
A. Janura, Corporation Counsel
P. Cross, Asst. Corporation Counsel
M. Koplin, Development Services Director
B. Gorvett, Fire Chief
M. Hish, Police Chief
A. Garner, H&HS Director
S. Tompkins, Senior Accountant

2. CONSENT AGENDA/OMNIBUS VOTE:

Motion by Trustee Pilafas, seconded by Trustee Newell, to approve Item 2.A.

2.A. Approval of the schedule of bills for December 29, 2011 - \$1,812,596.56.

Roll Call:

Aye: Kincaid, Green, Newell, Pilafas, Stanton, Mills

Nay:

Mayor McLeod voted aye.

Motion carried.

3. ADJOURNMENT:

Motion by Trustee Pilafas, seconded by Trustee Green, to adjourn the meeting. Voice vote taken. All ayes.

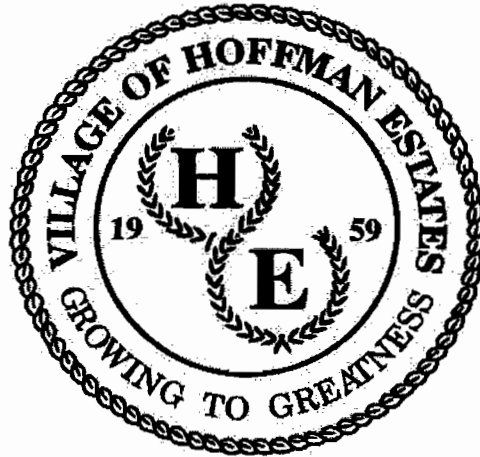
Motion carried. Time: 12:01 pm

Bev Romanoff
Village Clerk

Date Approved

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

**CONSENT AGENDA/
OMNIBUS VOTE**



BILL LIST SUMMARY

BILL LIST AS OF 1/09/2012	\$	654,612.08
MANUAL CHECK REGISTER	\$	6,459.63
PAYROLL AS OF 12/30/2011	\$	1,085,374.83
SPECIAL PAYROLL 01/01/2012	\$	<u>9,883.35</u>
TOTAL	\$	1,756,329.89

VILLAGE OF HOFFMAN ESTATES

1/10/2012

ACCOU NT		VENDOR NAME	DESCRIPTION	TRANSACTION AMOUNT
01	0301	DEDICATED GRAPHICS, INC	SULPHITE - 20# - VILLAGE	130.00
01	0301	DEDICATED GRAPHICS, INC	SULPHITE - 20# - VILLAGE	130.00
01	0302	BRETT EQUIPMENT CORP.	REPAIR PARTS	98.91
01	0302	BRETT EQUIPMENT CORP.	REPAIR PARTS	69.35
01	0302	CARQUEST AUTO PARTS	VEHICLE REPAIR PARTS	71.34
01	0302	CARQUEST AUTO PARTS	VEHICLE REPAIR PARTS	82.08
01	0302	LEACH ENTERPRISES INC	STOCK REPAIR PARTS	43.40
01	0302	O'REILLY AUTO PARTS	VEHICLE REPAIR PARTS	32.28
01	0303	CHICAGO OFFICE TECHNOLOGY GROUP	MONTHLY BW COPIES	214.07
01	1222	AFLAC	DED:1027 AFLAC-INS	3,931.32
01	1223	AFLAC	DED:2027 AFL-AF TAX	786.82
01	1233	AMERICAN CANCER SOCIETY	DED:2037 AM CANCER	102.50
01	1233	AMERICAN RED CROSS	DED:2998 RED CROSS	43.00
01	1233	CHILDREN'S ADVOCACY CENTER	DED:2993 ADVOCACY C	10.00
01	1233	NORTHWEST CHAPLAINCY	DED:2997 NCCS	6.00
01	1233	NORTHWEST SUBURBAN UNITED WAY	DED:2999 UNITED WAY	6.00
01	1233	PARADISE CHRISTIAN YOUTH CAMP	DED:2994 UNITED WAY	10.00
01	1233	SPECIAL OLYMPICS OF ILLINOIS	DED:2995 SP OLYMPIC	13.00
01	1450	RORY HUGHES	C-PAL	678.88
01	1450	TURMAN, RICH	C-PAL	661.81
TOTAL GENERAL-ASSETS & LIABILITIES				\$7,120.76
01000011	3202	LANYING CHEN	RTN LICENSE LIQUOR FEE	1,200.00
TOTAL GENERAL-REVENUE ACCOUNTS				\$1,200.00
01101123	4402	OFFICE DEPOT	OFFICE SUPPLIES	16.86
01101123	4403	DEDICATED GRAPHICS, INC	OFFICE OF THE MAYOR - WIT	312.00
01101123	4414	ABSOLUTE VENDING SERVICE	WATER COOLER	32.00
TOTAL LEGISLATIVE				\$360.86
01101223	4404	CRAIN'S CHICAGO BUSINESS	SUBSCRIPTION J. NORRIS	97.95
TOTAL ADMINISTRATIVE				\$97.95
01101324	4567	ARNSTEIN & LEHR LLP	PROFESSIONAL SERVIES	158.75
01101324	4567	FRANCZEK RADELET & ROSE	LABOR RELATIONS FIRE	619.50
TOTAL LEGAL				\$778.25
01101423	4401	FEDERAL EXPRESS CORP	SHIPPING	49.99
01101423	4401	POSTMASTER	PERMIT #223000 ANNUAL FEE	190.00
01101423	4414	ABSOLUTE VENDING SERVICE	WATER COOLER	6.00
01101424	4507	TIMOTHY W SHARPE ACTUARY	ACTUORIAL REPORTS	5,600.00
01101424	4510	DES PLAINES OFFICE EQUIPMENT	COPIES B/W	356.00
01101424	4510	DES PLAINES OFFICE EQUIPMENT	COPIES B/W	11.18
01101424	4542	TREASURY MANAGEMENT SERVICES	MGMT SERVICES	50.00
TOTAL FINANCE				\$6,263.17
01101523	4404	PADDOCK PUBLICATIONS	SUBSCRIPTIONS	27.00
01101523	4414	ABSOLUTE VENDING SERVICE	WATER COOLER	6.00
01101524	4546	PADDOCK PUBLICATIONS,INC.	PUBLIC HEARING	45.00
01101524	4546	PADDOCK PUBLICATIONS,INC.	AUCTION SURPLUS	30.00
TOTAL VILLAGE CLERK				\$108.00
01101623	4402	OFFICE DEPOT	OFFICE SUPPLIES	35.46

VILLAGE OF HOFFMAN ESTATES

1/10/2012

ACCOU NT	VENDOR NAME	DESCRIPTION	TRANSACTION AMOUNT
01101624 4507	DISCOVERY BENEFITS	FSA MONTHLY DEC 2011	514.50
TOTAL HUMAN RESOURCES			\$549.96
01102523 4401	POSTMASTER	CITIZENS PERMIT #24	17,500.00
01102523 4403	HAGG PRESS INC	CITIZENS JAN 2012	2,650.00
01102524 4507	VISION INTERNET PROVIDERS INC	WEB HOSTING FEE 2011	200.00
TOTAL COMMUNICATIONS			\$20,350.00
01106225 4602	AVI MIDWEST	AJA D10AD ANALOG TO SDI C	558.00
01106225 4602	AVI MIDWEST	AJA DWP POWER SUPPLY	38.00
01106225 4602	AVI MIDWEST	AJA RMB RACK MOUNT BRACKE	7.00
TOTAL CABLE TELEVISION			\$603.00
GENERAL GOVERNMENT			\$29,111.19
01201223 4402	OFFICE DEPOT	OFFICE SUPPLIES	32.40
01201223 4402	OFFICE DEPOT	OFFICE SUPPLIES	9.00
01201223 4402	OFFICE DEPOT	OFFICE SUPPLIES	6.48
01201223 4402	UNISOURCE - CHICAGO	PAPER	664.20
01201223 4403	DEDICATED GRAPHICS, INC	POLICE DEPARTMENT WITH NA	104.00
01201223 4421	J.C. SCHULTZ ENTERPRISES, INC.	VARIOUS SUPPLIES	128.83
01201223 4422	CAMIC JOHNSON LTD	ADMIN FEES	331.00
01201224 4507	CHERYL AXLEY	PROFESSIONAL SERVICES	800.00
TOTAL ADMINISTRATIVE			\$2,075.91
01202123 4403	P F PETTIBONE & CO	THERMAL PAPER	1,012.00
01202123 4403	P F PETTIBONE & CO	HOFFMAN ENVELOPES	799.80
01202123 4403	P F PETTIBONE & CO	ORDINANCE TICKETS	1,360.00
01202123 4408	BROWNELLS	BREAK FREE CLEANING PRODU	36.72
01202123 4408	BROWNELLS	1000 CT COTTON TIPPED APP	10.51
01202123 4408	BROWNELLS	3 CT PISTOL CHAMBER BRUSH	9.08
01202123 4408	BROWNELLS	3 CT PISTOL CHAMBER BRUSH	9.06
01202123 4408	BROWNELLS	DOZEN PISTOL CHAMBER BRUS	11.41
01202123 4408	BROWNELLS	1000 CT BROWNELL CLEANING	18.77
01202123 4408	BROWNELLS	1000 CT BROWNELL CLEANING	19.83
01202123 4408	BROWNELLS	SHIPPING COSTS	12.95
01202123 4414	EVIDENT CRIME SCENE PRODUCTS	REMCO 4" FINGERPRINT TAPE	11.00
01202123 4414	EVIDENT CRIME SCENE PRODUCTS	50CT 2X2 HINGE LIFTS, WH	15.00
01202123 4414	EVIDENT CRIME SCENE PRODUCTS	50CT 2X4 HINGE LIFTS, WHI	24.00
01202123 4414	EVIDENT CRIME SCENE PRODUCTS	100CT 3X5" BACKING CARDS	15.50
01202123 4414	EVIDENT CRIME SCENE PRODUCTS	50CT 1.5X2" HINGE LIFTS,	13.00
01202123 4414	OFFICE DEPOT	OFFICE SUPPLIES	13.09
01202124 4542	IT IN MOTION INC.	40 HOURS TECH SUPPORT	3,300.00
01202124 4542	IT IN MOTION INC.	REPAIR PARTS	98.31
TOTAL PATROL & RESPONSE			\$6,790.03
01202324 4509	LEAF	COPIER LEASING POLICE	238.69
TOTAL INVESTIGATIONS			\$238.69
01202824 4509	U.S. BANCORP EQUIPMENT FINANCE	CONTRACT PYMT	1,841.00
TOTAL RECORDS			\$1,841.00
POLICE			\$10,945.63

VILLAGE OF HOFFMAN ESTATES

1/10/2012

ACCOU NT	VENDOR NAME	DESCRIPTION	TRANSACTION AMOUNT
01303023 4414.21	WORLD POINT ECC INC.	MANIKIN WIPES #152401	179.00
01303023 4414.21	WORLD POINT ECC INC.	ONE-WAY VALVES WP-300	129.50
01303023 4414.21	WORLD POINT ECC INC.	MANIKIN LUNG BAGS FSLBG50	52.85
TOTAL PUBLIC EDUCATION			\$361.35
01303122 4304	DLS PRINTING & PROMOTIONS	UNIFORMS	695.50
01303122 4304.16	MUNICIPAL EMERGENCY SERVICES	SAFETY WEAR	310.00
01303123 4408.13	MUNICIPAL EMERGENCY SERVICES	REPAIR PARTS	464.00
01303124 4510.12	CHICAGO COMMUNICATIONS,LLC	RADIO MAINT.	460.00
01303124 4542.13	FOX VALLEY FIRE & SAFETY	SERVICE RECHARGE	86.18
01303125 4602.13	MUNICIPAL EMERGENCY SERVICES	FIRE EQUIPMENT	1,261.00
TOTAL SUPPRESSION			\$3,276.68
FIRE			\$3,638.03
01401224 4509	GREATAMERICA LEASING CORP	COPIER LEASING	102.70
TOTAL ADMINISTRATIVE			\$102.70
01404123 4410	O'REILLY AUTO PARTS	VEHICLE REPAIR PARTS	185.98
01404124 4507	TELVENT DTN INC.	WEATHER SENTRY	212.00
TOTAL SNOW & ICE REMOVAL			\$397.98
01404224 4521	HEALY ASPHALT CO., LLC.	COLD MIX MATERIALS	334.08
TOTAL PAVEMENT MAINTENANCE			\$334.08
01404322 4303	STATE OF ILL.DEPT.OF AGRICULTURE	ANNUAL RENEW 2012 PESTI	80.00
01404323 4414	OFFICE DEPOT	OFFICE SUPPLIES	20.13
TOTAL FORESTRY			\$100.13
01404423 4414	A FREEDOM FLAG CO.	4 X 6 NYLON US FLAG	203.00
01404423 4414	A FREEDOM FLAG CO.	5 X 8 VILLAGE OF HOFFMAN	445.00
01404423 4414	A FREEDOM FLAG CO.	3 X 5 VILLAGE OF HOFFMAN	294.00
01404423 4414	A FREEDOM FLAG CO.	4 X 6 VILLAGE OF HOFFMAN	295.00
01404423 4414	A FREEDOM FLAG CO.	4 X 6 VILLAGE OF HOFFMAN	234.00
01404424 4501	AMAUDIT	AUDITING SERVICES	1,468.33
01404424 4501	AT & T	882-0878	53.31
01404424 4503	NICOR GAS	GAS 411 W HIGGINS	3,642.50
01404424 4503	NICOR GAS	GAS 2601 PRATUM	721.59
01404424 4507	REDHAWK SECURITY SYSTEMS DBA CHUBB	NOV MONITORING SER.	1,181.57
01404424 4507	REDHAWK SECURITY SYSTEMS DBA CHUBB	MONITORING SERVICES	134.00
01404424 4507	W B MCCLOUD & CO	PEST MGMT VILLAGE	87.00
01404424 4507	W B MCCLOUD & CO	PEST MGMT POLICE DEPT	85.00
01404424 4507	WEATHERGUARD ROOFING CO.	ROOF MAINT	150.00
01404424 4507	WEATHERGUARD ROOFING CO.	ROOF INSPECT 1700 MOONLAK	150.00
01404424 4507	WEATHERGUARD ROOFING CO.	ROOF INSPECT 225 FLAGSTAF	150.00
01404424 4507	WEATHERGUARD ROOFING CO.	ROOF INSPECT 2305 PEMBROK	150.00
01404424 4507	WEATHERGUARD ROOFING CO.	ROOF INSPECT 2405 PEMBROK	150.00
01404424 4507	WEATHERGUARD ROOFING CO.	ROOF INSPECT 1900 HASSELL	200.00
01404424 4509	LECHNER AND SONS UNIFORM RENTAL	SAFETY SUPPLIES	36.04
01404424 4510	ADVANTAGE MECHANICAL INC.	REPAIRS	660.00
01404424 4510	ADVANTAGE MECHANICAL INC.	ROOF REPAIRS	1,935.00
01404424 4510	ADVANTAGE MECHANICAL INC.	REPAIRS	960.00
01404424 4510	GRAINGER INC	VARIOUS SUPPLIES	179.10

VILLAGE OF HOFFMAN ESTATES

1/10/2012

ACCOUNT	VENDOR NAME	DESCRIPTION	TRANSACTION AMOUNT
01404424 4510	GRAINGER INC	REPAIR PARTS	146.50
01404424 4510	GRAINGER INC	VARIOUS SUPPLIES	83.14
01404424 4510	GRAYBAR ELECTRIC CO INC	ELECTRIC LIGHTNING	113.40
01404424 4510	H-O-H WATER TECHNOLOGY INC	VARIOUS SUPPLIES	583.60
01404424 4510	MINE SAFETY APPLIANCES CO	MSA FIELD SERVICES	680.00
01404424 4516	AMLINGS INTERIOR LANDSCAPE	MAINTENANCE	395.00
01404424 4518	AMERICAN DOOR AND DOCK	REPAIRS	1,071.20
01404424 4518	ILLINI POWER PRODUCTS GEN POWER	EQUIPMENT REPAIRS	572.53
01404424 4520	GRAINGER INC	VARIOUS SUPPLIES	50.67
TOTAL FACILITIES			\$17,260.48
01404522 4303	ASE	RENEW APPLICATION	65.00
01404522 4304	LECHNER AND SONS UNIFORM RENTAL	SAFETY SUPPLIES	34.03
01404523 4411	O'REILLY AUTO PARTS	VEHICLE REPAIR PARTS	92.99
01404523 4411	WORLD FUEL SERVICE/ TEXOR	FUEL	19,102.58
01404523 4414	O'REILLY AUTO PARTS	VEHICLE REPAIR PARTS	49.90
01404524 4513	CARQUEST AUTO PARTS	VEHICLE REPAIR PARTS	22.86
01404524 4513	FIRESTONE TRUCK & SERVICE CENTER	VEHICLE TIRES	604.16
01404524 4513	FIRESTONE TRUCK & SERVICE CENTER	VEHICLE TIRES	55.00
01404524 4513	INTERSTATE BATTERY SYSTEMS	VEHICLE BATTERIES	95.95
01404524 4513	O'REILLY AUTO PARTS	VEHICLE REPAIR PARTS	23.67
01404524 4513	O'REILLY AUTO PARTS	VEHICLE REPAIR PARTS	44.98
01404524 4513	SPRING HILL FORD	VEHICLE REPAIR PARTS	311.28
01404524 4514	BRETT EQUIPMENT CORP.	REPAIR PARTS	147.63
01404524 4514	CARQUEST AUTO PARTS	VEHICLE REPAIR PARTS	9.90
01404524 4514	CARQUEST AUTO PARTS	VEHICLE REPAIR PARTS	8.29
01404524 4514	CATCHING FLUIDPOWER INC	REPAIR PARTS	25.59
01404524 4514	CTC MACHINE SERVICE, INC	REPAIR PARTS	725.00
01404524 4514	GLOBAL EMERGENCY PRODUCTS	VEHICLE REPAIR PARTS	553.87
01404524 4514	GLOBAL EMERGENCY PRODUCTS	VEHICLE REPAIR	2,017.25
01404524 4514	GLOBAL EMERGENCY PRODUCTS	REPAIR PARTS	158.43
01404524 4514	GLOBAL EMERGENCY PRODUCTS	REPAIR PARTS	364.82
01404524 4514	LEE AUTO SCHAUMBURG	VEHICLE REPAIR PARTS	6.05
01404524 4514	MORTON GROVE AUTOMOTIVE WEST	VEHICLE REPAIRS	300.00
01404524 4514	REX RADIATOR & WELDING	REPAIRS TO HEATING COIL	262.00
01404524 4534	CARQUEST AUTO PARTS	VEHICLE REPAIR PARTS	69.83
01404524 4534	CARQUEST AUTO PARTS	VEHICLE REPAIR PARTS	7.90
01404524 4534	CARQUEST AUTO PARTS	VEHICLE REPAIR PARTS	8.10
01404524 4534	CARQUEST AUTO PARTS	VEHICLE REPAIR PARTS	-72.99
01404524 4534	CARQUEST AUTO PARTS	VEHICLE REPAIR PARTS	-34.27
01404524 4534	CARQUEST AUTO PARTS	VEHICLE REPAIR PARTS	-21.83
01404524 4534	CARQUEST AUTO PARTS	VEHICLE REPAIR PARTS	-21.83
01404524 4534	CARQUEST AUTO PARTS	VEHICLE REPAIR PARTS	15.48
01404524 4534	O'REILLY AUTO PARTS	OFFICE SUPPLIES	24.77
01404524 4534	O'REILLY AUTO PARTS	VEHICLE REPAIR PARTS	4.16
01404524 4535	CARQUEST AUTO PARTS	VEHICLE REPAIR PARTS	72.99
01404524 4535	O'REILLY AUTO PARTS	VEHICLE REPAIR PARTS	134.24
01404524 4535	O'REILLY AUTO PARTS	RTN VEHICLE REPAIR PARTS	-25.00
01404524 4545	HOWARD DELORD	REIM SAFETY BOOTS	125.00
01404524 4545	O'REILLY AUTO PARTS	VEHICLE REPAIR PARTS	89.36

VILLAGE OF HOFFMAN ESTATES

1/10/2012

ACCOUNT	VENDOR NAME	DESCRIPTION	TRANSACTION AMOUNT
TOTAL FLEET SERVICES			\$25,457.14
01404624 4519	ANDERSON LOCK	KEYS MADE	6.80
TOTAL F.A.S.T.			\$6.80
01404823 4414	GRAINGER INC	REPAIR PARTS	55.90
01404823 4414	MENARDS - HNVR PARK	REPAIR PARTS	13.62
01404823 4414	OFFICE DEPOT	OFFICE SUPPLIES	2.08
01404824 4502	COMMONWEALTH EDISON	ELECTRIC RTE 25/HIGGINS	180.61
01404824 4502	EXELON ENERGY COMPANY	ELECTRIC RTE 25	7,250.31
TOTAL TRAFFIC CONTROL			\$7,502.52
PUBLIC WORKS			\$51,161.83
01505023 4414	ABSOLUTE VENDING SERVICE	WATER COOLER	6.00
01505024 4546	PADDOCK PUBLICATIONS,INC.	PUBLIC HEARING	54.00
TOTAL PLANNING			\$60.00
01505122 4303	ILLINOIS ENVIRONMENTAL HEALTH ASSOC	MEMBERSHIP BANASYNSKI	40.00
01505123 4403	DEDICATED GRAPHICS, INC	CODE ENFORCEMENT DIVISION	312.00
01505123 4414	ABSOLUTE VENDING SERVICE	WATER COOLER	8.00
01505124 4507	THOMPSON ELEVATOR INSPECTION INC	25 ELEVATOR INSPECTIONS	950.00
01505124 4507	THOMPSON ELEVATOR INSPECTION INC	26 ELEVATOR INSPECTIONS	988.00
TOTAL CODE ENFORCEMENT			\$2,298.00
01505223 4414	ABSOLUTE VENDING SERVICE	WATER COOLER	6.00
01505224 4542	AMERICAN CHARGE SERVICE	37 DISCOUNT TAXI TRIPS	185.00
01505224 4542	AMERICAN CHARGE SERVICE	48 TAXI TRIPS	240.00
01505224 4542	PACE SUBURBAN BUS SERVICE	RTE 554 BUS SERVICES	1,852.64
TOTAL TRANSPORTATION AND ENGINEERING			\$2,283.64
01505924 4546	REFLEJOS PUBLICATIONS	PUBLICATIONS	660.00
01505924 4546	VISION INTERNET PROVIDERS INC	WEB HOSTING FEE 2011	194.90
TOTAL ECONOMIC DEVELOPMENT			\$854.90
DEVELOPMENT SERVICES			\$5,496.54
01556524 4507	WISON,ELSER,MOSHOWITA,EDELMAN&DICKE	LEGAL CONSULT	750.00
HEALTH & HUMAN SERVICES			\$750.00
01605824 4559	KAESER & BLAIR INC.	DEC HOLIDAY LUNCHEON	38.55
01605824 4595	LAW BULLETIN PUBLISHING CO	CHGO INDUSTRIAL DIRECTORY	250.00
TOTAL MISCELLANEOUS B & C			\$288.55
BOARDS & COMMISSIONS			\$288.55
TOTAL GENERAL FUND			\$109,712.53
06300024 4515	CARQUEST AUTO PARTS	VEHICLE REPAIR PARTS	9.01
06300024 4515	INTERSTATE BATTERY SYSTEMS	VEHICLE BATTERIES	293.85
TOTAL FIRE			\$302.86
06400024 4513	FIRESTONE TRUCK & SERVICE CENTER	VEHICLE TIRES	575.68
06400025 4604	METALMASTER/ROOFMASTER INC	PER THE PROPOSAL DATED NO	3,440.00

VILLAGE OF HOFFMAN ESTATES

1/10/2012

ACCOUNT	VENDOR NAME	DESCRIPTION	TRANSACTION AMOUNT
TOTAL PUBLIC WORKS			\$4,015.68
06750024 4542	BRYAN CAVE LLP	LEGAL SER. THRU NOV2011	6,920.75
TOTAL ADMINISTRATION			\$6,920.75
TOTAL EDA ADMINISTRATION FUND			\$11,239.29
08200824 4539	FIRESTONE TRUCK & SERVICE CENTER	VEHICLE TIRES	475.48
08200824 4539	O'REILLY AUTO PARTS	VEHICLE REPAIR PARTS	25.37
TOTAL FEDERAL ASSET SEIZURE			\$500.85
TOTAL ASSET SEIZURE FUND			\$500.85
09 1491	GROOT INDUSTRIES, INC.	RESIDENTS DELINQUENT BILL	3,261.78
TOTAL MUNICIPAL WASTE SYSTEM FUND			\$3,261.78
33000025 4653	MIDWEST ENVIRONMENTAL CONSULTING	QUALITY AIR TESTING	8,880.00
TOTAL 2009 CAPITAL PROJECT FUND			\$8,880.00
36000025 4613	PRIME CONSTRUCTION INC.	DRAINAGE IMPROVEMENTS	13,368.00
TOTAL CAPITAL IMPROVEMENTS FUND			\$13,368.00
40400013 3425	BETTS REALTY	RFD WATER OVER PYMT	110.46
40400013 3425	CHRISTI B CORP	RFD OVER PYMT WATER	12.35
TOTAL WATER REFUND			\$122.81
40406723 4402	OFFICE DEPOT	OFFICE SUPPLIES	13.66
40406723 4403	THE FINER LINE	NAME PLATE	24.87
40406723 4408	GRAINGER INC	VARIOUS SUPPLIES	61.06
40406723 4408	MUNICIPAL EMERGENCY SERVICES	VARIOUS SUPPLIES	69.61
40406723 4414	MENARDS - HNV R PARK	VARIOUS SUPPLIES	224.38
40406723 4414	OFFICE DEPOT	OFFICE SUPPLIES	22.40
40406724 4501	AMAUDIT	AUDITING SERVICES	629.28
40406724 4501	AT & T	882-0878	22.85
40406724 4502	EXELON ENERGY COMPANY	ELECTRIC 1900 HASSELL	49.62
40406724 4502	EXELON ENERGY COMPANY	ELECTRIC 2150 STONINGTON	62.60
40406724 4502	INTEGRYS ENERGY SERVICES INC	ELECTRIC 1790 CHIPPENDALE	539.38
40406724 4502	INTEGRYS ENERGY SERVICES INC	ELECTRIC 2150 STONINGTON	451.04
40406724 4502	INTEGRYS ENERGY SERVICES INC	ELECTRIC 1775 ABBEYWOOD	1,765.91
40406724 4502	MIDAMERICAN ENERGY COMPANY	ELECTRIC SERVICES	5,482.80
40406724 4503	NICOR GAS	GAS 720 CHARLESTON	162.30
40406724 4507	BAXTER & WOODMAN, INC.	SUPPORT PROGRAM	369.33
40406724 4507	CONTINENTAL ENGINEERS & SURVEYORS	CONSULTING FEES	800.00
40406724 4507	FLOLO CORPORATION	REPAIR PARTS	128.30
40406724 4507	REDHAWK SECURITY SYSTEMS DBA CHUBB	NOV MONITORING SER.	506.39
40406724 4509	AMERICAN MESSAGING	MESSAGING SERVICES	87.81

VILLAGE OF HOFFMAN ESTATES

1/10/2012

ACCOUNT	VENDOR NAME	DESCRIPTION	TRANSACTION AMOUNT
40406724 4509	GREATAMERICA LEASING CORP	COPIER LEASING	102.70
40406724 4528	ZIEBELL WATER SERVICE	REPAIR PARTS	393.64
40406724 4529	BEVERLY MATERIALS, L.L.C.	GRADE #9 MATERIALS	197.49
40406724 4529	BEVERLY MATERIALS, L.L.C.	CLEAN CONCRETE	-10.00
40406724 4585	BOB ROHRMAN'S SCHAUMBURG FORD	VEHICLE REPAIR PARTS	82.07
TOTAL WATER DIVISION			\$12,239.49
40406824 4502	INTEGRYS ENERGY SERVICES INC	ELECTRIC 1790 CHIPPENDALE	809.08
40406824 4502	INTEGRYS ENERGY SERVICES INC	ELECTRIC 5400 W GOLF	3,059.55
40406824 4502	MIDAMERICAN ENERGY COMPANY	ELECTRIC SERVICES	2,678.51
40406824 4510	GRAINGER INC	REPAIR PARTS	20.42
40406824 4525	UNITED SEPTIC & SEWER	CLEAN OUT DEBRIS FROM MOO	3,150.00
40406824 4530	HD SUPPLY WATERWORKS LTD	MAIN REPAIR PARTS	895.00
40406824 4530	PALUMBO MANAGEMENT LLC	ST. MATERIALS	70.00
40406825 4602	EJ EQUIPMENT	REPAIR PARTS	71.96
40406825 4602	EJ EQUIPMENT	REPAIR PARTS	48.43
40406825 4602	SAFETY SUPPLY ILLINOIS	IS M40 REPLACEMENT FOR 2	1,331.57
40406825 4608	BAXTER & WOODMAN, INC.	COMPLETE 2011 CRITICAL SA	1,198.50
TOTAL SEWER DIVISION			\$13,333.02
40407023 4401	CREEKSIDE PRINTING	UTILITY BILLING POSTAGE	5,393.87
40407024 4542	CREEKSIDE PRINTING	UTILITY BILLING PRINT	640.78
TOTAL BILLING DIVISION			\$6,034.65
40407325 4609	ANDERSON LOCK	GUARD PLATE	22.83
40407325 4609	CB & I CONSTRUCTORS, INC.	PROVIDE ADDITIONAL CONSTR	27,342.00
TOTAL WATERWORKS AND SEWERAGE FUND			\$59,094.80
46700024 4551	MESIROW INSURANCE SERVICES	LIQUOR LIABILITY	2,500.00
46700024 4551	MESIROW INSURANCE SERVICES	PROPERTY INSURANCE	75,346.00
46700024 4551	MESIROW INSURANCE SERVICES	2012 GENERAL LIABILITY	278,739.00
46700024 4551	MESIROW INSURANCE SERVICES	POLUTION LIABILITY	1,167.58
46700024 4551	MESIROW INSURANCE SERVICES	CRIME COVERAGES	2,363.00
46700024 4552	FORREST AUTO BODY	P-22 VEHICLE REPAIRS	2,038.05
46700024 4552	SUBURBAN ACCENTS INC	GRAPHICS SQUAD #22	75.00
46700024 4553	MESIROW INSURANCE SERVICES	WORKERS COMPENSATION	53,473.00
TOTAL RISK RETENTION			\$415,701.63
TOTAL INSURANCE FUND			\$415,701.63
47001223 4402	OFFICE DEPOT	OFFICE SUPPLIES	68.57
TOTAL ADMINISTRATIVE			\$68.57
47008524 4507	DLS INTERNET SERVICES	INTERNET SERVICES	409.63
47008524 4507	WALSH MEDIA	VOICE SESSION GREETING	250.00
TOTAL OPERATIONS			\$659.63
47008625 4602	NORTHERN ILLINOIS UNIVERSITY	2012 ISP SERVICES	12,000.00
47008625 4619	SUNGARD PUBLIC SECTOR	MAINT 2012	9,105.00
47008625 4619	SUNGARD PUBLIC SECTOR	WEB CONFERENCE	320.00

VILLAGE OF HOFFMAN ESTATES

1/10/2012

ACCOUNT	VENDOR NAME	DESCRIPTION	TRANSACTION AMOUNT
TOTAL CAPITAL ASSETS			\$21,425.00
TOTAL INFORMATION SYSTEMS FUND			\$22,133.20
51000024 4574	BECKER,BURKE ASSOCIATES INC.	FIRE PENSION CONSULT	9,000.00
TOTAL FIREFIGHTERS PENSION FUND			\$9,000.00
62000024 4507	CONTINENTAL ENGINEERS & SURVEYORS	CONSULTING FEES	1,700.00
TOTAL ROSELLE ROAD TIF FUND			\$1,700.00
BILL LIST TOTAL			\$654,612.08

SUNGARD PUBLIC SECTOR
 DATE: 01/05/2012
 TIME: 11:00:20

VILLAGE OF HOFFMAN ESTATES
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 1
 ACCTPA21

SELECTION CRITERIA: transact.t_c='20' and transact.trans_date between '20111223 00:00:00. 0' and '20120104 00:00:00. 0'
 ACCOUNTING PERIOD: 1/12

FUND - 01 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	BUDGET UNIT	DESCRIPTION	SALES TAX	AMOUNT	
0102	72846 V	11/30/11	14485 OCWEN LOAN SERVICING	40	UB REFUND	0.00	-12.35	
0102	73107 V	12/09/11	6168 MICHAEL BARBER	01107125	RENTAL CAR REIM.	0.00	-288.31	
0102	73107 V	12/09/11	6168 MICHAEL BARBER	01201222	RENTAL CAR REIM.	0.00	-7.00	
TOTAL CHECK							0.00	-295.31
0102	73182 V	12/29/11	12341 CHGO METRO.FIRE PREVENTI	01303324	MONTHLY NETWORK NOV201	0.00	-1,347.00	
0102	73182 V	12/29/11	12341 CHGO METRO.FIRE PREVENTI	01303324	DRAWING REVIEWS	0.00	-1,112.98	
TOTAL CHECK							0.00	-2,459.98
0102	73214 V	12/29/11	2498 GOLF ROSE BOARDING KENNE	01202924	ANIMAL RESCUE	0.00	-25.00	
0102	73214 V	12/29/11	2498 GOLF ROSE BOARDING KENNE	01202924	CANINE CARE	0.00	-937.25	
TOTAL CHECK							0.00	-962.25
0102	73229 V	12/29/11	2881 ILLINOIS STATE POLICE	01000011	LIQUOR CONTROL # 4365	0.00	-34.25	
0102	73314	12/23/11	14513 MOHAMMED A HUSSAIN	71000014	RFD TOW FEE #11-16318	0.00	500.00	
0102	73315	12/28/11	14185 KINGS PT GENERAL CEMENT	01	SEARS CENTRE SIDEWALK	0.00	2,640.00	
0102	73316	12/28/11	14514 ALEX HERNANDEZ	01000014	OVER PYMT RED LIGHT	0.00	104.00	
0102	73317 V	12/28/11	1752 POSTMASTER	01101423	PERMIT #24 FLOOD PLAIN	0.00	-345.46	
0102	73317	12/28/11	1752 POSTMASTER	01101423	PERMIT #24 FLOOD PLAIN	0.00	345.46	
TOTAL CHECK							0.00	0.00
0102	73318	12/28/11	14063 POSTMASTER SCHAUMBURG	01101423	FLOOD PLAIN PERMIT#24	0.00	345.46	
0102	73327	12/29/11	6168 MICHAEL BARBER	01107125	REIM FOR TRAINING 9/6-	0.00	210.10	
0102	73328	12/29/11	2881 ILLINOIS STATE POLICE	01000011	LICENSE CONTROL	0.00	205.50	
0102	73329	12/29/11	9279 ALMOST HOME FOUNDATION	01202924	CANINE RESCUE	0.00	25.00	
0102	73330	12/29/11	2498 GOLF ROSE BOARDING KENNE	01202924	ANIMAL SERVICES	0.00	937.25	
0102	73331	12/29/11	2678 FIRE SAFETY CONSULTANTS	01303324	SPRINKLER REVIEW	0.00	1,112.98	
0102	73332	12/29/11	12341 CHGO METRO.FIRE PREVENTI	01303324	NOV11 MAINTENANCE	0.00	1,347.00	
0102	73333	12/29/11	11261 FLEET SERVICES	01404523	FUEL CARD	0.00	6.00	
0102	73334	12/29/11	1156 AT & T	01303324	285-3229 DEC11	0.00	14.08	
0102	73334	12/29/11	1156 AT & T	01404424	R06-1985	0.00	490.08	
0102	73334	12/29/11	1156 AT & T	40406724	R06-1985	0.00	210.03	
TOTAL CHECK							0.00	714.19
0102	73353	01/03/12	1835 TIMOTHY MEYER	01505124	SAFETY BOOT REIM 2011	0.00	100.00	
0102	73354	01/03/12	2856 ILLINOIS FIRE INSPECTORS	01505122	TRAINING 2	0.00	60.00	
0102	73355	01/03/12	8793 GACC VIDEO ELECTRONICS	01106224	ANNUAL 2012 MAINT CONT	0.00	1,250.00	

SUNGARD PUBLIC SECTOR
DATE: 01/05/2012
TIME: 11:00:20

VILLAGE OF HOFFMAN ESTATES
CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 2
ACCTPA21

SELECTION CRITERIA: transact.t_c='20' and transact.trans_date between '20111223 00:00:00. 0' and '20120104 00:00:00. 0'
ACCOUNTING PERIOD: 1/12

FUND - 01 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	-----VENDOR-----	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
TOTAL CASH ACCOUNT						0.00	5,793.34
TOTAL FUND						0.00	5,793.34

SUNGARD PUBLIC SECTOR
DATE: 01/05/2012
TIME: 11:00:20

VILLAGE OF HOFFMAN ESTATES
CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 3
ACCTPA21

SELECTION CRITERIA: transact.t_c='20' and transact.trans_date between '20111223 00:00:00. 0' and '20120104 00:00:00. 0'
ACCOUNTING PERIOD: 1/12

FUND - 51 - FIREFIGHTERS PENSION FUND

CASH ACCT	CHECK NO	ISSUE DT	-----VENDOR-----	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
0102	1183	12/28/11	8797 CARY J. COLLINS	51000022	REIM CONT. ED EXPENSE	0.00	666.29
TOTAL CASH ACCOUNT						0.00	666.29
TOTAL FUND						0.00	666.29
TOTAL REPORT						0.00	6,459.63

VILLAGE OF HOFFMAN ESTATES

**AN ORDINANCE GRANTING A VARIATION TO
PREMISES AT 1380 BEDFORD ROAD, HOFFMAN ESTATES, ILLINOIS**

WHEREAS, the Planning and Zoning Commission, at a public hearing duly called and held according to law on December 7, 2011, considered the request by Jeffrey Bauer and Jennifer Kidd, the owners of record of the property commonly known as 1380 Bedford Road, Hoffman Estates, IL, and legally described on Exhibit "A" attached hereto and made a part hereof, to consider the request for a variation from Section 9-3-3-C of the Zoning Code to permit a four foot (4') high solid fence on the property located at 1380 Bedford Road; and

WHEREAS, the Planning and Zoning Commission made a certain Finding of Fact attached hereto and made a part hereof as Exhibit "B" and recommended approval of the variation to the Board of Trustees; and

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

WHEREAS, it appears that there are particular hardships or practical difficulties in the way of carrying out the strict letter of the Zoning Code to the property in question and that the proposed variation has met the standards of Section 9-1-15-C of the Zoning Code of the Hoffman Estates Municipal Code.

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

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

Section 2: A fifteen foot (15') corner side yard setback variation from Section 9-3-3-C of the Zoning Code of the Hoffman Estates Municipal Code is hereby granted to allow a four foot (4') high solid fence to be zero feet (0') from the south side property line instead of the minimum required fifteen feet (15') on the property commonly known as 1380 Bedford Road, Hoffman Estates.

Section 3: The Village Clerk is hereby authorized to publish this ordinance in pamphlet form.

Section 4: This Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS _____ day of _____, 2012

VOTE	AYE	NAY	ABSENT	ABSTAIN
Trustee Karen V. Mills	_____	_____	_____	_____
Trustee Raymond M. Kincaid	_____	_____	_____	_____
Trustee Jacquelyn Green	_____	_____	_____	_____
Trustee Anna Newell	_____	_____	_____	_____
Trustee Gary J. Pilafas	_____	_____	_____	_____
Trustee Gary G. Stanton	_____	_____	_____	_____
Mayor William D. McLeod	_____	_____	_____	_____

APPROVED THIS _____ DAY OF _____, 2012

Village President

ATTEST:

Village Clerk

Published in pamphlet form this _____ day of _____, 2012.

EXHIBIT "A"

LEGAL DESCRIPTION:

P.I.N.: 07-09-416-012

Lot 12 in Block 189 in The Highlands at Hoffman Estates XIX, being a Subdivision in the West ½ of the Southeast ¼ of Section 9, Township 41 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois, according to the plat thereof recorded June 1, 1964 as Document Number 19142514, in the Office of the Recorder of Deeds, Cook County, Illinois.



VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION
FINDING OF FACT

PROJECT NO.: 2011054R

VILLAGE BOARD MEETING DATE: December 12, 2011

PETITIONER(S): Jeffrey Bauer and Jennifer Kidd

PROJECT ADDRESS: 1380 Bedford Road

ZONING DISTRICT: R-4, ONE FAMILY RESIDENTIAL

Does the Planning and Zoning Commission find that this request meets the Standards for a Variation (Section 9-1-15 of the Zoning Code)? YES NO

Recommendation: APPROVAL

Vote: 7 Ayes 1 Nay 2 Absent 1 Vacancy

PZC MEETING DATE: **December 7, 2011**

STAFF ASSIGNED: **JOSH EDWARDS**

Request by Jeffrey Bauer and Jennifer Kidd for a fifteen (15) foot corner side yard setback variation from Section 9-3-3-C to allow a four (4) foot high solid fence to be zero (0) feet from the south side property line instead of the minimum required fifteen (15) feet at 1380 Bedford Road.

The Planning and Zoning Commission recommends no conditions.

AUDIENCE COMMENTS

A resident at 1405 Bedford Road noted that the prior owner maintained a high hedge row along this same property line and that this fence is an improvement in visibility. He also noted that at an angle there is some visibility between the slats through the board-on-board fence. He supported the Village granting the variation.

FINDING

Section 9-1-15 of the Zoning Code (Standards for Variation) states that no variation shall be recommended by the Planning and Zoning Commission unless it finds that the Standards for Variation set forth in the Zoning Code are met.

The petitioner is proposing to retain an existing 4-foot high fence along the corner side yard in a location where the Zoning Code requires an open design fence. The petitioner noted that there was miscommunication during the permitting process regarding the design of the fence.

The consensus of the Commission was that there is adequate distance to see around or above the fence from the neighbor's driveway and the fence is an adequate distance from the street intersection. One member noted a concern about visibility with the adjacent driveway. The Commission confirmed that the neighbor whose driveway is nearest the fence had signed the Statement of Awareness and had not contacted the Village with any objections.

The majority of the Planning and Zoning Commission had no concerns about granting this variation and voted 7-1 to recommend approval of the request.

Planning and Zoning Commission Finding of Fact
Variation – 1380 Bedford Road – Fence Setback
Village Board Meeting Date: December 12, 2011

PLANNING AND ZONING COMMISSIONERS

Chairperson Eva Combs	Myrene Iozzo
Vice-Chairman Michael Gaeta	Thomas Krettler
Donna Boomgarden	Gaurav Patel
Steve Hehn	Steve Wehofer
Lenard Henderson	Denise Wilson

ROLL CALL VOTE

7 Ayes
1 Nay (Combs)
0 Abstain
2 Absent
(Boomgarden, Hehn)
1 Vacancy

MOTION PASSED

The following attachments are hereby incorporated as part of this Finding of Fact:

- Staff Report
- Petitioner Application & Submittals
- Legal Notice
- Location Map
- Staff Exhibit – Aerial Photo
- Staff Exhibit – Photos



VILLAGE MANAGER'S OFFICE

Memo

TO: President & Board of Trustees
FROM: James H. Norris, Village Manager
RE: VILLAGE BOARD AGENDA – ITEM 7-C
DATE: January 6, 2012

Urgent

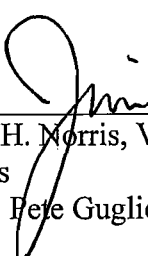
For Review

Please Reply

The January 9, 2012 Village Board agenda contains a Planning and Zoning Commission (PZC) recommendation for a Zoning Code amendment to the home occupations regulations that allows music lessons and other similar uses as originally requested by the Planning, Building and Zoning Committee. The PZC recommendation also goes further by permitting the pick-up of sales items by appointment at a home. There are proposed limits on the hours and number of appointments each day.

Through the staff review process, the Village Clerk and Code Enforcement have raised concerns about the allowance for items or products that are sold off-site to be picked-up at a home occupation and that the current code which prohibits any visitors is easy to enforce, and the new relaxed code will be more complex and potentially unenforceable.

The home occupations ordinance is not strictly a Zoning Code issue since similar regulations are stated in the business license section of the Code (Chapter 8). The proposed amendment would necessarily also modify the business license process and enforcement of home businesses. Should the Village Board wish to discuss these concerns in more depth, or to consider alternative text that may be more restrictive than the proposed text, Staff recommends forwarding this item to the Planning, Building and Zoning Committee for further discussion before the Village Board takes formal action.


James H. Norris, Village Manager

JHN/ds

cc: Pete Gugliotta, Director of Planning Division



VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION
FINDING OF FACT

PROJECT NO.: 2011026P

VILLAGE BOARD MEETING DATE: JANUARY 9, 2012

PETITIONER(S): STRAWBERRY HILL H.H., LLC

PROJECT ADDRESS: 1004-1056 W. GOLF ROAD ZONING DISTRICT: B-2, COMMUNITY BUSINESS

Does the Planning and Zoning Commission find that this request meets the Standards for a Master Sign Plan (Section 9-3-8-M-12)? YES NO

Recommendation: **APPROVAL**

Vote: 8 Ayes 0 Nays 2 Absent 1 Vacancy

PZC MEETING DATE: JANUARY 4, 2012

STAFF ASSIGNED: JOSH EDWARDS

A. Approval of a request by Strawberry Hill H.E., LLC (owner) for Strawberry Hill Plaza at 1004 – 1056 W. Golf Road for a site plan amendment to permit site improvements.

INCLUDES RECOMMENDED CONDITIONS YES NO

The Planning and Zoning Commission recommends the following conditions:

1. All work shall be completed within nine months of the Village Board action on this request.
2. An approximate timeframe and construction schedule shall be established as a condition of building permit issuance. Prior to work commencing on the property, the petitioner shall set up a pre-construction meeting with the Village to discuss contractor responsibilities/requirements.
3. Handicapped ramps shall meet code requirements and shall include truncated dome detectable warnings with a minimum compressive strength of 10,000 psi.
4. Property maintenance items, such as re-painting as needed and replacing faded fire lane signs, shall be completed as part of this project.

B. Approval of a request by Strawberry Hill H.E., LLC (owner) for Strawberry Hill Plaza at 1004 – 1056 W. Golf Road for the Strawberry Hill Plaza Master Sign Plan dated January 4, 2012 in accordance with Section 9-3-8-M-12 of the Zoning Code.

INCLUDES RECOMMENDED CONDITIONS YES NO

AUDIENCE COMMENTS

Michael Victor, a Schaumburg resident, inquired about the trees being relocated in the IDOT right-of-way. He also inquired about the existing handicapped parking spaces, of which there are five, and will be designed and signed according to applicable laws.

Planning and Zoning Commission Finding of Fact
Site Plan Amendment & Master Sign Plan
Strawberry Hill Shopping Center – 1004-1056 W. Golf Road
Village Board Meeting Date: January 9, 2012

FINDING

The petitioner presented the scope of work to upgrade and beautify the property with new landscaping and lighting, and to replace the existing ground sign with a new sign along Golf Road. The petitioner described the landscaping quantities that will be installed, which will substantially increase the number of plantings in the few landscaped areas of the property. The Commissioners were generally pleased with the site plan amendment.

Regarding the master sign plan, the project involves the construction of a new ground sign, to which the Commissioners raised no objections. The master sign plan proposed is typical of similar properties. The Commission confirmed that the number of tenant panels will be adequate for the number of tenants and that the leasing information would be incorporated into the ground sign, as needed.

The Commission generally praised the project and considered the master sign plan and new ground sign reasonable.

The petitioner had no objections to the recommended conditions and by two unanimous votes of 8-0, the Commission recommended approval of the Site Plan Amendment and the Master Sign Plan.

PLANNING AND ZONING COMMISSIONERS

Chairperson Eva Combs	Myrene Iozzo
Vice-Chairman Michael Gaeta	Thomas Krettler
Donna Boomgarden	Gaurav Patel
Steve Hehn	Steve Wehofer
Lenard Henderson	Denise Wilson

ROLL CALL VOTE: SITE PLAN

8 Ayes
0 Nays
0 Abstain
2 Absent (Wehofer, Wilson)
1 Vacancy

MOTION PASSED

ROLL CALL VOTE: MSP

8 Ayes
0 Nays
0 Abstain
2 Absent (Wehofer, Wilson)
1 Vacancy

MOTION PASSED

The following attachments are hereby incorporated as part of this Finding of Fact:

- Staff Report
- Master Sign Plan
- Petitioner Application & Submittals
- Legal Notice
- Location Map



VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION
STAFF REPORT

PROJECT NO.: 2011026P

PROJECT NAME: STRAWBERRY HILL PLAZA SITE
PLAN AMENDMENT & MASTER SIGN PLAN

PROJECT ADDRESS/LOCATION: 1004 – 1056 W. GOLF ROAD

PUBLIC HEARING
YES NO

REZONING MASTER SIGN PLAN SPECIAL USE VARIATION
SITE PLAN AMENDMENT PRELIMINARY & FINAL PLAT

MEETING DATE: JANUARY 4, 2012

STAFF ASSIGNED: JOSH EDWARDS JAE

REQUESTED MOTIONS

A. Approval of a request by Strawberry Hill H.E., LLC (owner) for Strawberry Hill Plaza at 1004 – 1056 W. Golf Road for a site plan amendment to permit site improvements.

INCLUDES RECOMMENDED CONDITIONS
YES NO

B. Approval of a request by Strawberry Hill H.E., LLC (owner) for Strawberry Hill Plaza at 1004 – 1056 W. Golf Road for the Strawberry Hill Plaza Master Sign Plan dated January 4, 2012 in accordance with Section 9-3-8-M-12 of the Zoning Code.

INCLUDES RECOMMENDED CONDITIONS
YES NO

ACRES: 1.6 (APPROXIMATE)	ZONING DISTRICT: B-2, COMMUNITY BUSINESS	
ADJACENT	NORTH: POST OFFICE, MERCEDES; ZONED B-2	SOUTH: INFINITI, HOFFMAN CENTER; ZONED B-2
PROPERTIES:	EAST: MERCEDES; ZONED B-2	WEST: WHITE CASTLE; ZONED B-2

PROPOSAL

The petitioner is proposing to complete site improvements to the Strawberry Hill Plaza property including landscaping, curbed landscape islands and other parking lot modifications, exterior lighting, and a dumpster screening fence. The petitioner is also proposing to remove the existing freestanding sign located in the parking lot and install a new ground sign along Golf Road. No improvements are proposed to the building, other than completing basic maintenance and re-painting.

SITE PLAN AMENDMENT

The existing shopping center property includes a multi-tenant building and a parking lot, which was originally completed in 1985. The proposed site improvements include:

- Landscaping changes
- Parking space re-striping to correct deficiencies
- Screening fence for the dumpster area
- Light pole and light fixture replacement
- New ground sign (Master Sign Plan)

Landscaping – Subdivision Code Section 10-4

The landscape plan identifies the removal or relocation of 4 shade trees near the location of a proposed ground sign to increase its visibility; the 2 larger trees on the shopping center property would be removed and the 2 smaller trees in the right-of-way of Golf Road would be relocated nearby within the right-of-way. Elsewhere on the property in landscape islands 4 shade trees would be installed for a net increase of 2 shade trees. A variety of shrubs and perennials would be installed on the property along Golf Road and in landscape islands.

A new landscape island would be installed in the parking lot and another would be expanded, each of which would include a new shade tree. The new landscape island is located in the eastern half of the parking lot and is an end island, which will improve parking lot circulation and safety. An existing landscape island at the northwest corner of the building is narrower than the Subdivision Code requires and would be expanded toward a new screening fence.

The new shade trees would be smaller than those being removed, but in terms of overall tree quantities, the proposed shade trees (and landscape islands) would bring the property closer to compliance with the current Code.

Parking Lot – Subdivision Code Section 10-5-2

The existing parking lot layout would not be substantially modified. During the plan review it was noted that most of the rows of parking include parking spaces that do not meet the minimum width dimensions in the Code, including some of the handicapped parking spaces. The petitioner is proposing to sealcoat and to re-stripe the parking lot to correct the parking spaces width deficiencies, which includes correcting handicapped parking spaces that are currently less than the ADA-required 16 feet in width. The handicapped ramps will be required to include truncated dome detectable warnings and a condition to that effect is proposed.

The 80 parking spaces in the parking lot would comply with the Subdivision Code guideline of a minimum 4 spaces per 1,000 square feet of building; the building includes approximately 20,000 square feet of leaseable area.

Existing bumper blocks in front of one area of parking spaces would be removed since they are no longer permitted by the Subdivision Code.

To improve internal circulation, two unneeded stop signs attached to the building at the center of the front of Uni-Mart would be removed.

Screening – Subdivision Code Section 10-4-4-B

A new masonry column and wood screening fence would be installed at the northwest corner of the building to serve as a “wing wall” to screen the view of the dumpster area. Some bollards and fence sections along the rear of the building that would no longer serve a purpose would be removed.

Exterior Lighting – Subdivision Code Section 10-5-3-G

A new light pole would be installed in the new landscape island. Existing wall mounted light fixtures on the east side and rear of the building would be replaced with cut-off fixtures to comply with Village Code requirements to minimize glare onto adjacent properties and streets. A photometric plan showing the light levels and fixture cut-sheets have been provided, which are acceptable.

Engineering – Subdivision Code Section 10-3

The Engineering Division has reviewed the proposal and has no comments. Staff has worked with the petitioner as they prepared the site plan to locate the existing underground utilities to ensure they are not affected by the new ground sign.

Building Design – Subdivision Code Section 10-5-3-H

No design changes to the building are proposed. The owner will complete maintenance items such as re-painting areas where paint has peeled.

MASTER SIGN PLAN

Proposal

A Master Sign Plan has been drafted for the property, which accommodates a proposed new ground sign of a slightly larger size and with reduced setbacks than permitted under the Zoning Code, but in line with similar Master Sign Plans to encourage high quality sign designs. The Master Sign Plan allows the brick and other decorative elements of the sign to be excluded from the calculation of the sign area. The sign would be permitted with reduced setbacks due to limited space constraints in the landscape island along Golf Road. Most of the other sections of the Plan defer to the Zoning Code requirements. Wall sign variations for Uni-Mart are incorporated into the Plan because the tenant includes separate components and had been granted four signs (instead of two) and a maximum size of 103 square feet. The allowance is contingent on the tenant space maintaining its multi-part configuration. As with similar recent Master Sign Plans, the real estate marketing information would be required to be incorporated into the ground sign and a separate freestanding temporary marketing sign would not be permitted.

Master Sign Plan Standards

Section 9-3-8-M-12 of the Zoning Code requires that in instances where the Zoning Code cannot be strictly followed, that the owner may propose a Master Sign Plan to accommodate the signs on the property and to set standards and restrictions on the signs. The Village requires a Master Sign Plan in lieu of sign variations except where a Master Sign Plan is not feasible or warranted (for a very minor request where a variation is deemed acceptable to request). The Zoning Code lists the goals that a Master Sign Plan should achieve as follows:

- Result in architecture and graphics of a scale appropriate for the subject development and the surrounding area;
- Provide signage consistent with the site plan and architecture of the project;
- Avoid visual clutter;
- Allow visitors, employees, and consumers to readily identify the business entrances, while addressing the community's need for attractive, unobtrusive architecture and commercial graphics; and
- Result in a unified theme of signage for the project.

Petitioners are encouraged to take a comprehensive approach to each master sign plan proposal because the plan will provide guidelines for signs that are desired both today, and into the future. The Plan functions as a "mini-sign code" for the property. The creation of a Master Sign Plan involves merging and considering several perspectives, including:

- Current Code requirements.
- Prior variation history on the subject property, as well as similar properties.
- Existing signage on the property.
- Specific current signage requests by the property owner.
- Likely possible signage requests in the future (consider the type use of the property and its location).
- Unique characteristics of the subject property.

Because an applicant for an existing building is typically focused on an *immediate* signage need, part of the staff review involves making suggestions for possible future signage or to set standards for the signs to encourage a higher quality of signage. In this case, the draft Master Sign Plan that is presented to the Planning & Zoning Commission contains typical allowances for a ground sign and wall signs, and incorporates prior variations for one tenant. Additional types of permanent signage are not anticipated at this time.

Notification

Standard notification letters have been sent to surrounding properties within 300 feet and no comments have been received.

STAFF SUMMARY

The landscaping and other site improvements will improve the property appearance. The property owner is investing in the property, which has not seen substantial modifications since 1985, and the improvements may help to attract tenants to the vacant tenant spaces.

Master Sign Plans approved previously by the Village have ranged in scope from individual lots with a couple of sign types to large properties with many sign types. This plan is relatively simple. The plan includes language typical of a shopping center of this size with general standards for the size and placement of wall signs and ground sign that is consistent with Master Sign Plans and variations approved for similar properties.

RECOMMENDED CONDITIONS

If the Planning & Zoning Commission determines that the site plan amendment meets the intent of the Subdivision Code, Village staff recommends the following conditions of approval:

1. All work shall be completed within nine months of the Village Board action on this request.
2. An approximate timeframe and construction schedule shall be established as a condition of building permit issuance. Prior to work commencing on the property, the petitioner shall set up a pre-construction meeting with the Village to discuss contractor responsibilities/requirements.
3. Handicapped ramps shall meet code requirements and shall include truncated dome detectable warnings with a minimum compressive strength of 10,000 psi.
4. Property maintenance items, such as re-painting as needed and replacing faded fire lane signs, shall be completed as part of this project.

Attachments: Master Sign Plan
 Legal Notice
 Notification Map
 Staff Exhibit – Aerial Photo
 Petitioner's Application & Submittals

January 4, 2012

STRAWBERRY HILL PLAZA SHOPPING CENTER
MASTER SIGN PLAN

DRAFT

Introduction

The Master Sign Plan requirements have been developed based on the signage that is unique to the Strawberry Hill Plaza Shopping Center containing a multi-tenant building, a parking lot, and landscaped areas. The shopping center contains approximately 1.6 acres and 20,000 square feet of total building area. This plan has been designed with signage for this development that maintains consistency with other similar developments, yet takes into account certain unique characteristics of this development. Sign requirements are intended to promote cohesion among all signs.

A. Area Included in Master Sign Plan

This Master Sign Plan applies to the Strawberry Hill Plaza Shopping Center at 1004 – 1056 W. Golf Road.

B. General Provisions (applicable to all property governed by this plan)

1. Setbacks. The setbacks required for any sign placed on the ground shall meet the requirements set forth in the zoning code, except as stated in this Master Sign Plan. Signs shall be set back and separated from power lines and communication lines as required in Section 9-3-8-I of the Zoning Code.
2. Driver Sight Visibility. No sign shall be placed in a manner that will obstruct driver or pedestrian sight lines and create an unsafe condition based on analysis by the Village Transportation Division.
3. Landscaping. Landscaping shall be provided at the base of all signs, unless determined to be unsafe or not feasible by the Village Department of Development Services.
4. Illumination. All signs permitted by this Master Sign Plan may be illuminated in accordance with Section 9-3-8-F of the Zoning Code unless otherwise indicated in the approved Master Sign Plan documents.
5. Sign Design. Colors and letter graphic styles on the signs shall be determined by the owners of the property, however, the design and placement of signs shall be governed by this Master Sign Plan.
6. Calculation of Sign Area. All signs shall meet the requirements of Section 9-3-8-D, except that the architectural base and support structure of a monument sign shall not be included in the total sign area if these areas do not contain text, logos or any other graphics.

January 4, 2012

STRAWBERRY HILL PLAZA SHOPPING CENTER
MASTER SIGN PLAN

7. Permits. Sign permits shall be required in accordance with Section 9-3-8-A of the Zoning Code.
8. Coordination with Village Sign Code. All regulations of the Zoning Code shall apply unless specifically stated otherwise in this master sign plan. In the event of a conflict between this Master Sign Plan and the Zoning Code, the Master Sign Plan regulations shall apply.
9. Wall Signs on Rear of Building. Wall signs shall be not permitted on the rear elevation of a business.
10. Prior Variations. Variation Ordinance No. (3118-1999) is hereby repealed through passage of the ordinance approving this Master Sign Plan. The sign allowances approved under this variation are incorporated into this Master Sign Plan; the tenant at 1038 W. Golf Road may maintain a maximum of four (4) wall signs instead of the permitted two (2) wall signs with a combined total sign area of 103 square feet, as long as the configuration of the tenant space is in accordance with the conditions of the tenant space at the time the variation was granted.
11. Master Sign Plan. This document, along with the attached Exhibit A and Exhibit B, dated January 4, 2012, represents the entire Master Sign Plan.

C. Ground or Monument Signs

One ground or monument sign may be permitted on the property to identify the tenants of the building.

1. The design of the sign shall be limited to a double-sided ground or monument style of sign and shall not be allowed as a freestanding or pole style sign with exposed sign supports. The ground or monument sign shall include an architectural base to enclose any support poles or structure. The sign shall include architectural elements, such as the use of brick, on the top, bottom, and sides to match the building colors and materials of the shopping center building. The design of the sign may be modified from the appearance as shown in the attached drawing, but must follow the requirements set forth in this plan.
2. The overall structure of the sign may be up to a maximum 20 feet in height and a maximum 9 feet in overall width per face. The maximum surface area of the sign panels shall be no more than 125 square feet per side, as measured by Section B-7 of this MSP, and excluding any portion of the sign identifying the name of the shopping center.
3. The sign shall be set back a minimum 8 feet from any property line and a minimum 1.5 feet from any paved surface, which is a reduction from the minimum required 10 foot property line setback and 5 foot pavement setback as set forth in the Zoning Code, due to

January 4, 2012

STRAWBERRY HILL PLAZA SHOPPING CENTER
MASTER SIGN PLAN

space constraints. The sign shall be set back and separated from power lines and communication lines as required in Section 9-3-8-I of the Zoning Code.

D. Wall Signs

1. The following rules shall apply to the tenant wall signs of the shopping center.
 - a) Type. Wall signs shall be individually mounted, internally lighted channel letters or logos mounted directly to the building wall surface or to a raceway painted to match the building.
 - b) Number and Size. One wall sign shall be permitted per tenant on the front elevation. An additional, second, wall sign may be permitted for corner tenant spaces on the separate side wall. Each wall sign shall not exceed 3 square feet per 1 foot of lineal tenant storefront, or a maximum of 200 square feet per sign.
 - c) Location. Wall signs shall be centered horizontally within the façade of the portion of the building leased by the tenant; or over an architectural feature of such front façade. Signs shall be centered vertically in relation to other adjacent wall signs.

E. Miscellaneous Signs

1. Directional or Instructional Signs. Such signs shall meet the requirements of Section 9-3-8-B-8. All signs shall be of a consistent design and shall be separate from traffic control signs.
2. Window Signs. Window signs may be placed in the window of businesses per the standards set forth in the Zoning Code. The property owner may install window signs in vacant storefronts to cover the entire windows, which may include generic images or artwork, promotional, or leasing information that improves the building aesthetics for the period that the space is vacant, or promotes this property or its tenants, but may not include advertisements or information unrelated to this property or advertising off-site properties or products.

F. Temporary Signs

- a) Leasing Sign. Leasing information may be incorporated into the ground sign and shall not be permitted as freestanding signs or on the building exterior, which shall supersede the allowance for such temporary signs as stated in Zoning Code Section 9-3-8-K-3.
- b) Special Event Signs. Such signs shall meet the requirements of Section 9-3-8-K of the Zoning Code.
- c) Light Pole Banners. The property shall be permitted to install light pole banner signs as stated in Zoning Code Section 9-3-8-L-5, with the exception that light pole banners may

STRAWBERRY HILL PLAZA SHOPPING CENTER January 4, 2012
MASTER SIGN PLAN

be installed onto any light pole on the private property without a minimum separation from other light poles.

G. Amendments

1. Changes. Changes to the text, colors, or graphic style of the signs shall not require a formal amendment to this plan, provided the size and all other requirements of this plan are met.
2. Interpretations. Signs that are not explicitly addressed in the provisions of this plan, but that meet the intent of the plan may be permitted through administrative approval.
3. New Signs. The addition of new signs or relocation of existing signs shall not require a formal amendment to this plan, provided the signs meet all requirements of this plan. Any amendment to add additional signs or make substantial changes to the approved signs in this plan shall be subject to review and approval by the Village Board through the process outlined in the Zoning Code for variations.

SCORE DOCUMENT
This drawing shall be taken as part of the contract documents. It shall be read in conjunction with the contract documents, including the specifications, general conditions and conditions of contract. It shall be the responsibility of the contractor to verify the accuracy of the information shown on this drawing. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

WARRANTY
LIMITED WARRANTY OF MATERIALS AND WORKMANSHIP
We warrant that the materials and workmanship shown on this drawing shall conform to the contract documents. We warrant that the materials and workmanship shown on this drawing shall conform to the contract documents. We warrant that the materials and workmanship shown on this drawing shall conform to the contract documents.

I HEREBY CERTIFY THAT THESE DRAWINGS AND SPECIFICATIONS WERE PREPARED UNDER MY PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL LOCAL CODES AND ORDINANCES.



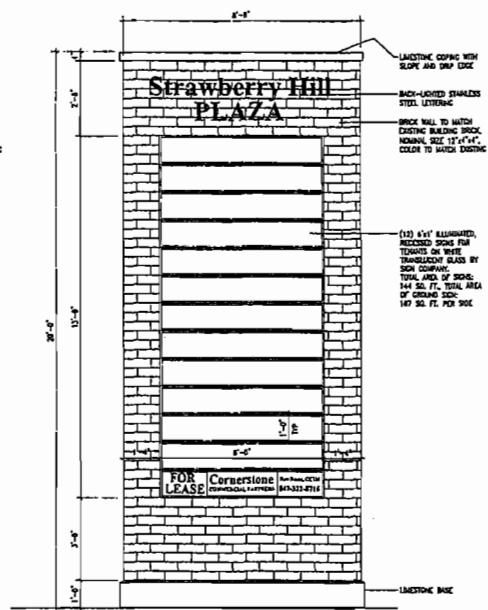
PROJECT TITLE:
STRAWBERRY HILL PLAZA
SITE IMPROVEMENTS AND
NEW GROUND SIGN DESIGN
1004-1056 GOLF ROAD
HOFFMAN ESTATES, IL

DATE	ISSUED FOR:
1 8/24/11	ISSUING FOR REVIEW OF CONTRACT DOCUMENTS
2 10/14/11	ISSUING FOR REVIEW OF CONTRACT DOCUMENTS
3 11/12/11	ISSUING FOR REVIEW OF CONTRACT DOCUMENTS
4 11/21/11	ISSUING FOR REVIEW OF CONTRACT DOCUMENTS
5 11/26/11	ISSUING FOR REVIEW OF CONTRACT DOCUMENTS

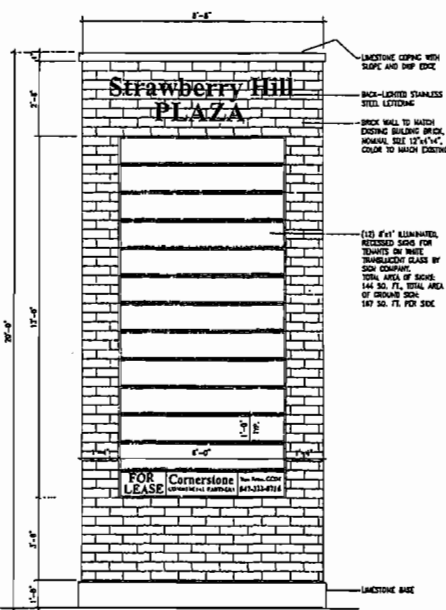
SHEET TITLE:
GROUND SIGN

SCALE: AS NOTED
DATE: 08/15/2011
SHEET NO.:

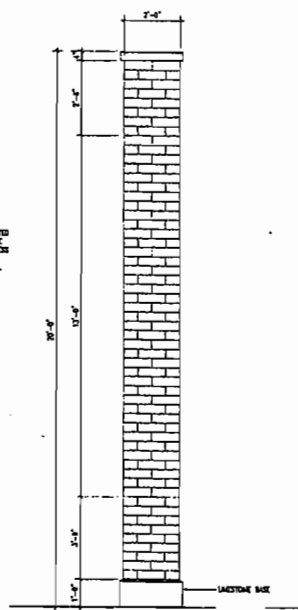
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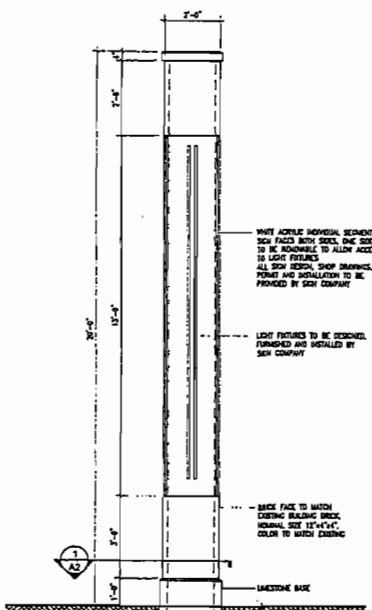
6 SIDE ELEVATION
SCALE 1/2" = 1'-0"



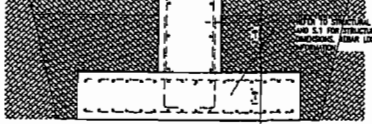
5 SIDE ELEVATION
SCALE 1/2" = 1'-0"



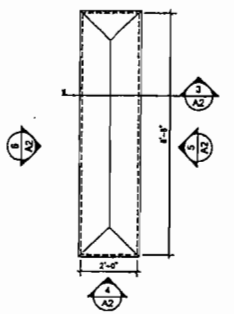
4 FRONT ELEVATION
SCALE 1/2" = 1'-0"



3 SECTION
SCALE 1/2" = 1'-0"



1 PLAN/SECTION
SCALE 1/2" = 1'-0"



2 ROOF PLAN
SCALE 1/2" = 1'-0"

EXHIBIT A

VILLAGE OF HOFFMAN ESTATES
ZONING BOARD OF APPEALS

APPLICATION FOR MASTER SIGN PLAN REVIEW

FOR VILLAGE USE ONLY

Hearing Fee \$ 1,000-MSP Date Paid 12-2-11 Received By P. Moore
Hearing Date: 1/4/11 Time: 7:00pm Legal Published 12/20/11
Receipt Number 297814 Check No. 34501 Zoning District B-2

APPLICANT (PLEASE PRINT OR TYPE)

Use additional sheets as necessary

1. Name of Property Owner(s) Strawberry Hill H.E. LLC
E-Mail Address mglouer@chicagoRentals.com Fax 312-784-2891
Owner's Address 100N. LaSalle St. Suite 1200 Phone 312-553-9070
City Chicago State IL Zip 60602
Subject Property's Address (if different): 1004-1056 W. GOLF ROAD, H.E.

2. Person applying if other than owner:

Name MICHAEL B. GLOUER Company TLC Management Company
E-Mail Address mglouer@chicagoRentals.com Fax 312-553-9470
Address 100N. LaSalle St. Suite 1200 Phone 312-553-9070
City Chicago State IL Zip 60602

3. Property Index Number(s) (PIN) 07-09-300-022-0000

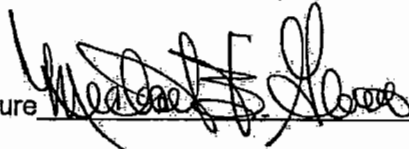
4. Name and Location of Subject Property

STRAWBERRY HILL PLAZA
1004-1056 W. GOLF ROAD
HOFFMAN ESTATES, IL 60169

* If "owner" is an entity other than an individual(s), then an Economic Disclosure Statement must also be filed.

5. I, the undersigned, certify the information and submissions provided accurately represent the current conditions and proposed improvement(s) requiring a master sign plan.

Applicant's Signature



Name (Please Print)

MICHAEL B. GLOBE

The application fee for a Master Sign Plan is \$500.00 plus \$250.00 per sign type. Checks should be made payable to the Village of Hoffman Estates.

Only complete application packets will be accepted.

Should you have questions regarding the master sign plan application process, please call the Planning Division at 847/781-2660.

Village of Hoffman Estates
Plan Commission
Non-Residential Application

Site Plan Amendment

Project Name: STRAWBERRY HILL PLAZA SHOPPING CENTER

Submission Date: _____

I. Owner of Record

STRAWBERRY HILL HE, LLC

Name

100 N. LaSalle St. Chicago IL Suite 1200 60602

Address

60602

Zip Code

(312) 553-9070

Area Code Telephone Number

(312) 553 9470

Area Code Fax Number

II. Developer

STUART HANDLER Real Estate

Name

100 N. LaSalle St. Chicago IL

Address

60602

Zip Code

(312) 553 9070

Area Code Telephone Number

(312) 553 9070

Area Code Fax Number

III. Contact Person / Project Manager

MICHAEL B. GLOVER

Name

100 N. LaSalle St. Suite 1200 Chicago IL

Street Address

60602

Zip Code

(312) 553-9070

Area Code Telephone Number

(312) 553 9470

Area Code Fax Number

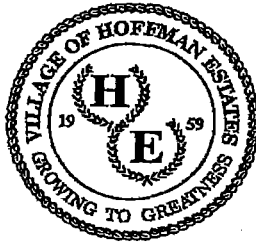
mglover@chicagorentals.com

E-mail Address

Applicant's relationship to property: OWNER

IV. Project Description (Attach separate sheet if additional space is needed):

NEW LANDSCAPING, NEW GROUND SIGN,
PARKING LOT UPGRADES, EXTERIOR BUILDING
LIGHTING REPLACEMENT AND (1) NEW LIGHT POLE.



ACKNOWLEDGMENT

Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Plan Commission member or Chair, or any Zoning Board of Appeals 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.

I, the undersigned, certify the information provided on this Application accurately represents the proposal.

Owner's Signature: _____

Owner's Name (Please Print): _____

MICHAEL B. GLOVER

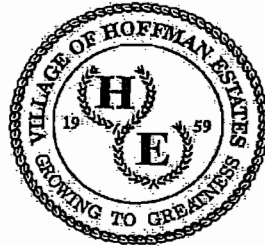
Applicant's Signature: _____

(If Other than Owner)

Applicant's Name (Please Print): _____

Please contact the Planning Division (located in the Municipal Building) with any questions:

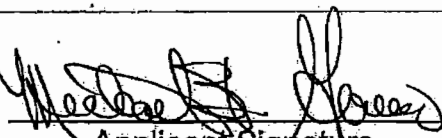
Address: 1900 Hassell Road
Hoffman Estates, IL 60169
Phone: (847) 781-2660
Fax: (847) 781-2679



ACKNOWLEDGMENT

Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Plan Commission member or Chair, or any Zoning Board of Appeals 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.



Applicant Signature

9/7/11

Date

VILLAGE OF HOFFMAN ESTATES
ZONING BOARD OF APPEALS

Owner Authorization for Variation/Special Use/Master Sign Plan Hearings

It is required that the property owner or his designated representative be present in all variation/special use/master sign plan hearings before the Zoning Board of Appeals (ZBA).

During the course of the hearing, questions may arise regarding the overall site, site improvements, special conditions to be included in a ZBA 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 ZBA recommendations.

Failure to have the owner or designated representative present at the hearing can lead to substantial delays in the hearing process.

If the owner cannot be present at the hearing, 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 hearing with full authority to commit to requests, conditions and make decisions on behalf of the owner. I hereby authorize MICHAEL B. CLOVER to act on my behalf and advise that he/she has full authority to act as my/our representative.



Owner Signature

MICHAEL B. CLOVER

Please Print Name

**VILLAGE OF HOFFMAN ESTATES
ZONING BOARD OF APPEALS**

OWNER'S RIGHT TO PROVIDE A COURT REPORTER

A property owner may provide a court reporter for the hearing.

It is required that the property owner specifically waive the right to provide a court reporter if the property owner chooses not to provide a court reporter.

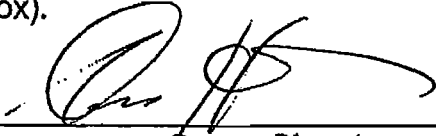
The following statement must be completed by the Owner.

I understand I have the right to provide a court reporter to transcribe the hearing.

I hereby advise that a court reporter will be provided.

I hereby waive the right to provide a court reporter.

(Please check appropriate box).

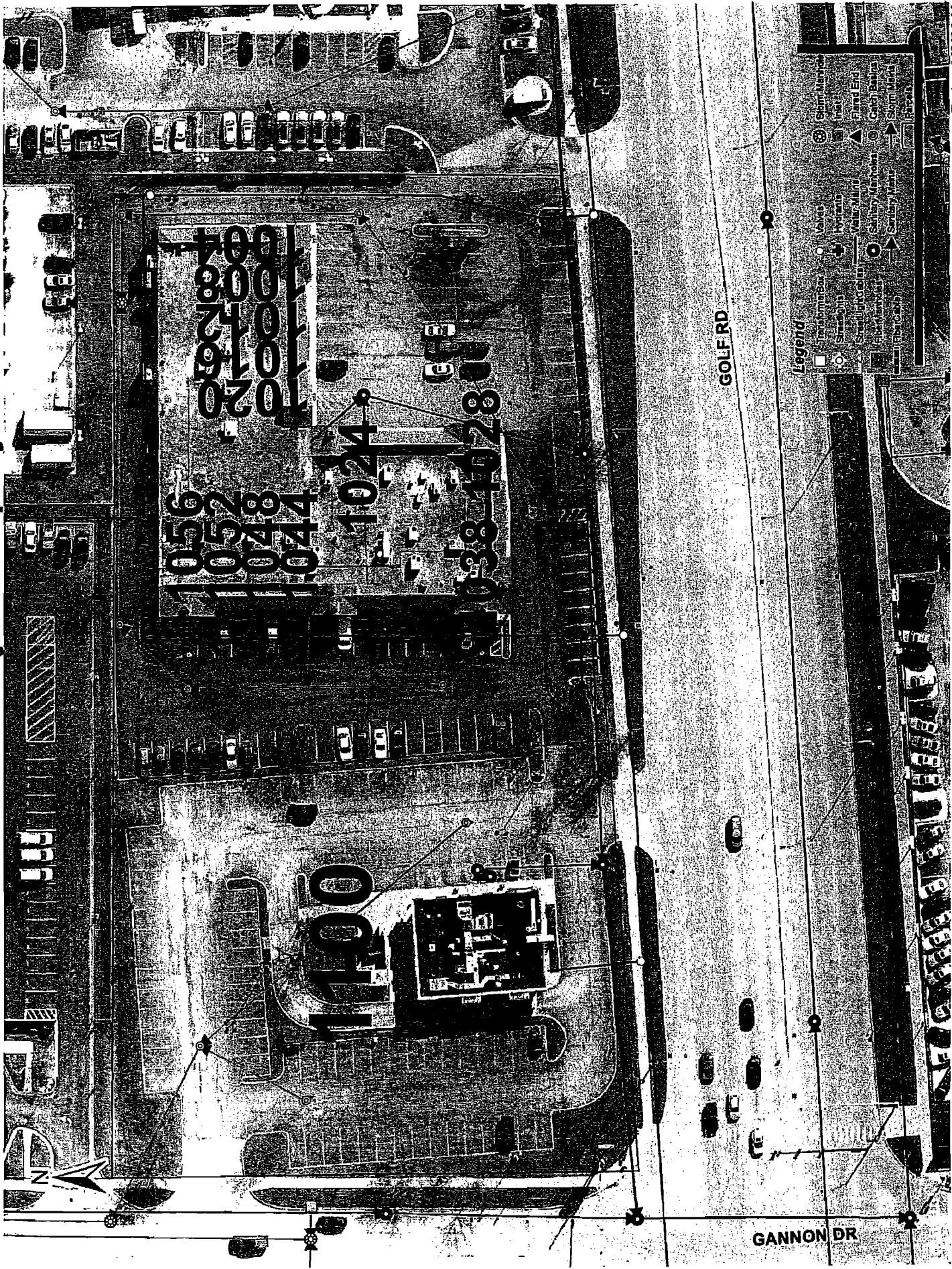


Owner Signature

STUART HANEL

Please Print Name

Strawberry Hill Property



GANNON DR

GOLF RD

Legend

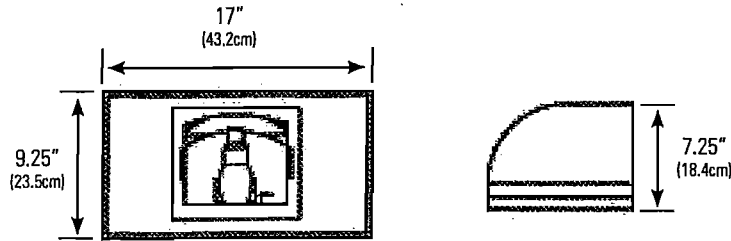
- Transformer
- Valve
- Hydrant
- Street Light
- Water Main
- Sewer
- Fire Hydrant
- Other
- Storm Manhole
- Water Meter
- Flare End
- Catch Basin
- Sign Marker
- Barrel

1 inch = 60 feet

Date: 9/2/2011

LIGHTOLIER® COL/EOL Series Forward Throw Cutoff Luminaire COL/EOL

The COL Series is designed to provide normal and outdoor egress lighting in a single fixture.



How to Specify 100w HPS or 100w MH luminaire with/without 35w Xenarc® lamp:

COL			BZ
SERIES	AC LAMP TYPE	EMERGENCY FUNCTION ¹	HOUSING COLOR ²
COL = Forward Throw Cutoff Luminaire	1H = 100-Watt, High-Pressure Sodium Lamp 1M = 100-Watt, Metal Halide Lamp	Blank = AC Fixture, No Emergency Lamp EM = 35-Watt, Instant Strike Xenarc® Lamp	BZ = Dark Bronze

How to Specify 100w HPS or 100w MH luminaire with 35w Xenarc® lamp and remote C3250LWDLTD emergency module:

EOL		BZ
SERIES	AC LAMP, 35W AND C3 MODULE	HOUSING COLOR ²
EOL = Forward Throw Cutoff Luminaire	HRW(B)= 100-watt High Pressure Sodium lamp & White (Black) C3 EM Module ³ MRW(B)= 100-watt Metal Halide lamp & White (Black) C3 EM Module ³	BZ = Dark Bronze

How to Specify 100w HPS or 100w MH luminaire with 35w Xenarc® lamp and remote E4250LWT1(2) emergency module:

EOL		BZ		NOTES: 1) Requires a remote emergency power source of 12 VDC and at least 35-watts and TD to cover re-strike period. 2) Custom Colors available, consult factory. 3) See C3 sheet for product specifications. 4) See E4 sheet for product specifications.
SERIES	AC LAMP, 35W AND E4 MODULE	HOUSING COLOR ²	TIME DELAY	
EOL = Forward Throw Cutoff Luminaire	HSW(B)= 100W High Pressure Sodium lamp & White (Black) E4 EM Module ⁴ MSW(B)= 100W Metal Halide lamp & White (Black) E4 EM Module ⁴	BZ = Dark Bronze	1 = 120V 2 = 277V	

Features

- 1. Illumination:** Normal illumination is provided by one 100-watt, high-pressure sodium lamp or one 100-watt, metal halide lamp, combined with a polished specular aluminum reflector with Type 4 distribution. Normally on illumination may be switched or photocell controlled. Emergency illumination is accomplished with a 35-watt, instant strike Xenarc® lamp, powered from a remote emergency battery unit (sold separately).
- 2. Housing:** All housing components are of premium die-cast aluminum construction with a durable dark bronze powder coat finish. Stainless steel torx head T25 tamperproof hardware included.
- 3. Electronics: AC Only** - HX/HPF core/coil HID ballast, spring loaded 4KV pulse rated HID socket, medium base.
Emergency Operation - 35-watt, instant strike Xenarc lamp (requires a remote emergency power source of 12 VDC, 35-watts minimum)
- 4. Operating Temperature Range** - Wet location: -40°F (-40°C) to 104°F (40°C)
- 5. Recommended Emergency Battery Units (sold separately)** -
Indoor/Outdoor** Recessed Ceiling Mount - C3250LWDLTD
Indoor Surface Mount - E4250LWT1(2)

* The COL Series emergency lamp requires a remote 12 VDC power source.
** The C3250LWDLTD may be used outdoors in locations where the product is not directly exposed to the elements.

- 6. Electrical Specifications:** 120/208/240/277 VAC, 60 HZ, multi-tap input wiring; 130-watts power consumption
- 7. Warranty:** Five-year warranty (excludes lamps.)

Code Compliance

Wet location listed
 ETL listed to UL 924 standards
 ETL listed to UL 1598 standards
 ETL listed to CSA C22.2 No 141-02 standards
 ETL listed to CSA C22.2 No 250.0-04 standards

Job Information	Type:
Job Name:	
Cat. No.:	
Lamp(s):	
Notes:	

631 Airport Road, Fall River, MA 02720 • (508) 679-8131 • Fax (508) 674-4710
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 www.lightolier.com © 2009 Philips Group • E0709

LIGHTOLIER® COL/EOL Series Forward Throw Cutoff Luminaire COL/EOL

Page 2 of 2

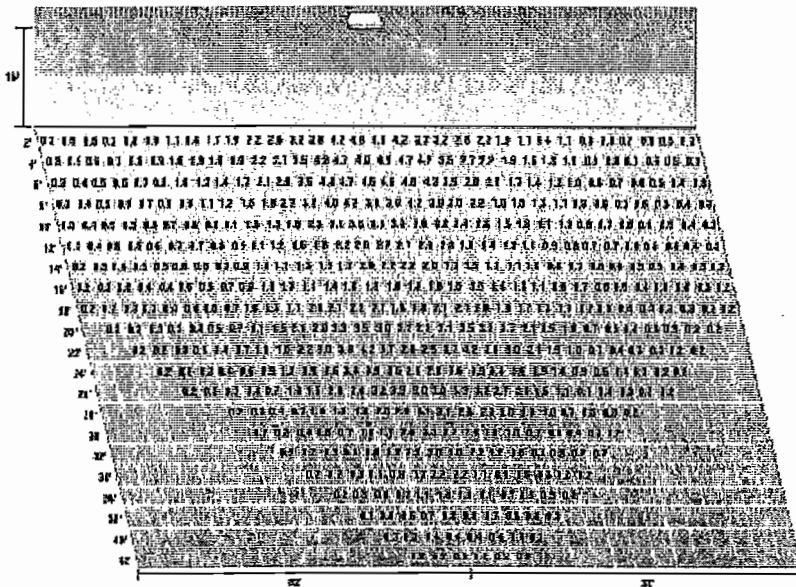
Type 4 Distribution, Integral 35-Watt Emergency Xenarc Lamp

Illumination

I.E.S. format photometric data files are available for use with most lighting layout application software.

Photometric Data*

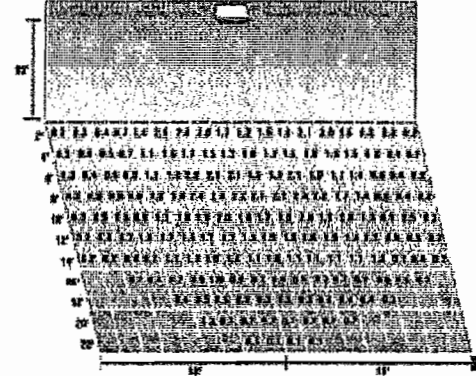
Metal Halide in AC Mode, 15' AFF



Average initial footcandles at floor = 1.41
Maximum initial footcandles at floor = 4.9

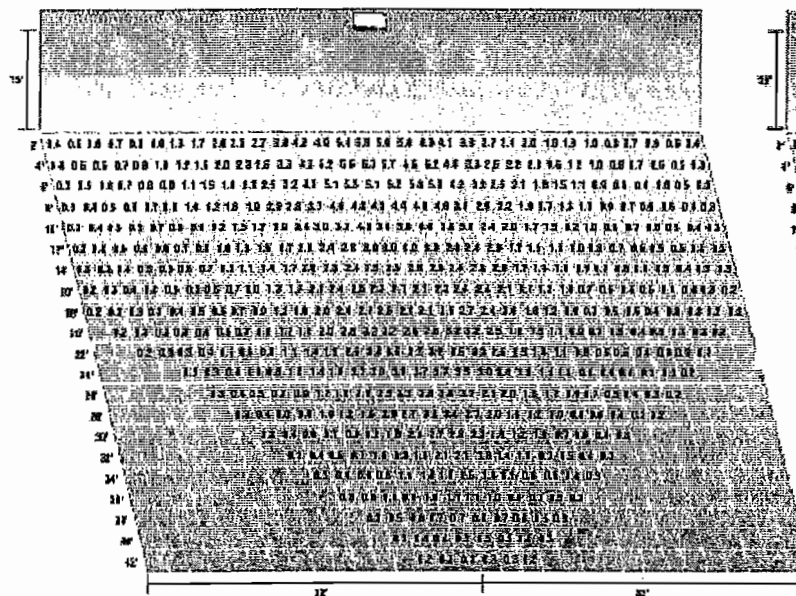
Minimum initial footcandles at floor = 0.2
Maximum to minimum ratio = 24.50

Metal Halide in Emergency Mode, 15' AFF



Average initial footcandles at floor = 1.03
Maximum initial footcandles at floor = 2.4
Minimum initial footcandles at floor = 0.1
Maximum to minimum ratio = 24.00

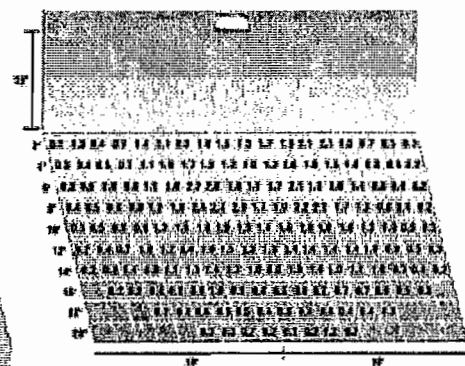
HPS in AC Mode, 15' AFF



Average initial footcandles at floor = 1.55
Maximum initial footcandles at floor = 5.9

Minimum initial footcandles at floor = 0.2
Maximum to minimum ratio = 29.50

HPS in Emergency Mode, 15' AFF



Average initial footcandles at floor = 1.06
Maximum initial footcandles at floor = 2.4
Minimum initial footcandles at floor = 0.1
Maximum to minimum ratio = 24.00

*The optics layout is intended to be used as reference only. Standard reflectances used were 0/50/20. Lightolier is not responsible for site specific conditions that may alter the results.

Xenarc® is a registered trademark of Osram Sylvania

Job Information

Type:

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www.lightolier.com © 2009 Philips Group • E0709



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Thursday, May 26, 2011

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41 GALLON FLAT STEEL WASTE CONTAINER

MODEL MF3204



Heavy-duty construction makes Site Furnishings waste containers a natural for your high-traffic or element sensitive areas. Available with or without concrete base or with a number of other mounting options. In addition to its durable thermo-coating, each container also comes with heavy-duty cast- aluminum or plastic tops, stainless steel security cables, and rugged plastic liners as standard equipment.

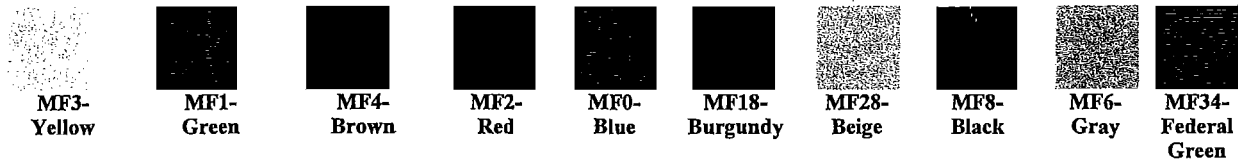
Description: This new Flat Steel cast aluminum funnel top with rain cover waste container has a great design and is light weight. Security cable is included.

Size: 26" dia. x 51"

Unit Weight/Unit Capacity: 200 lbs. 41 gallon capacity

PRICE: \$1,101.54

L-COLORS AVAILABLE - Metal Armor Coating - for Waste Containers



Colors for Tops Only



Size: 26" Dia.x 51"
Weight: 200 lbs.
Gallon Capacity: 41 gallons
Features: Cast aluminum funnel top w/ rain cover and security cable.
Construction: 1/4" x 1 1/2" hot rolled steel
Parts List: 1 ea - TF1510 - 22" cast aluminum lid with rain cover.
 1 ea - TF1635 - 41 gallon polyethylene reusable liner
 1 ea - TF1998 - security cable assembly

WHY ARE WE DIFFERENT

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning and Zoning Commission of the Village of Hoffman Estates will hold a public hearing at the request of Strawberry Hill H.E., LLC (Owner) to consider a site plan amendment and a master sign plan under the Zoning Code on the property located at 1004-1056 W. Golf Road, commonly known as Strawberry Hill Plaza, and legally described as follows:

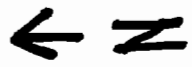
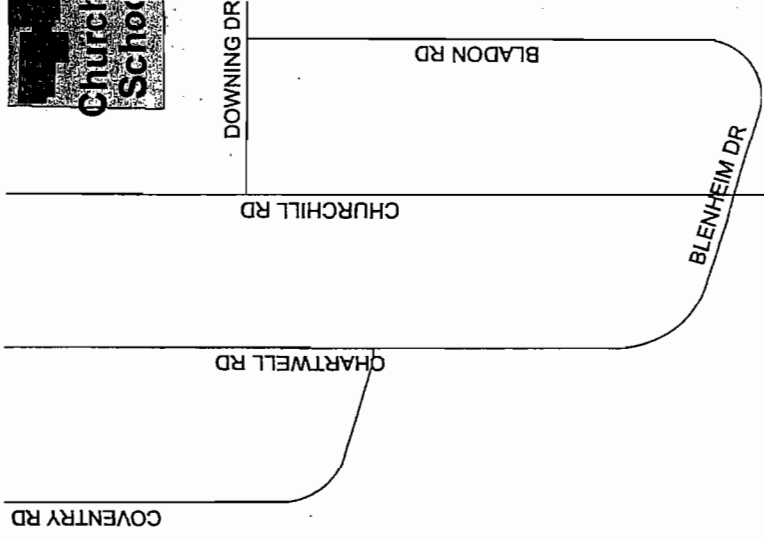
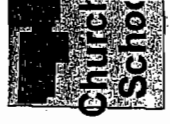
P.I.N.: 07-09-300-022

LOT 4 IN THE VILLAGE CENTER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

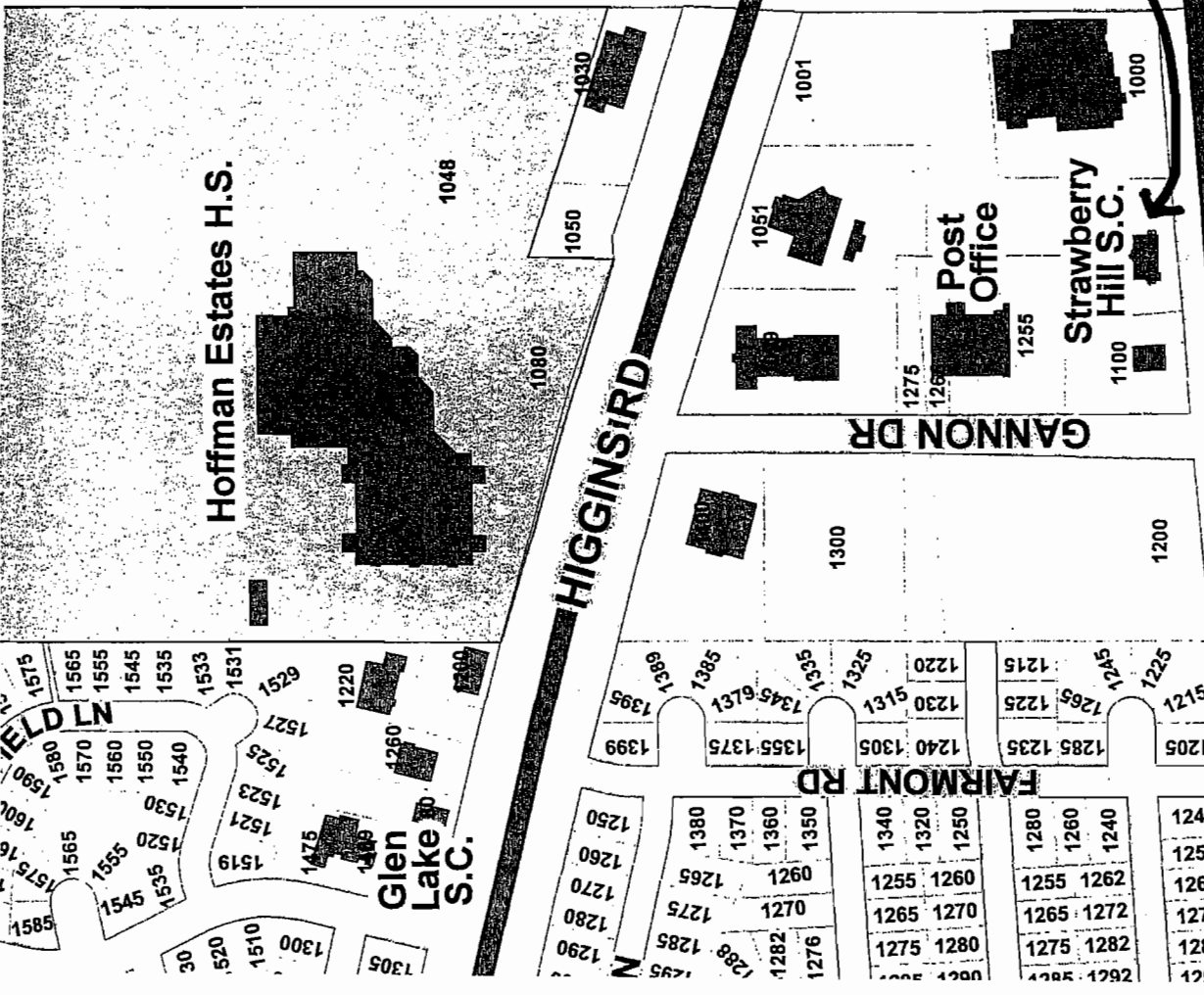
The hearing will be held on Wednesday, January 4, 2012 at 7:00 p.m. in the Hoffman Estates Municipal Building, 1900 Hassell Road, Hoffman Estates, IL.

Eva Combs, Chairperson
Planning and Zoning Commission

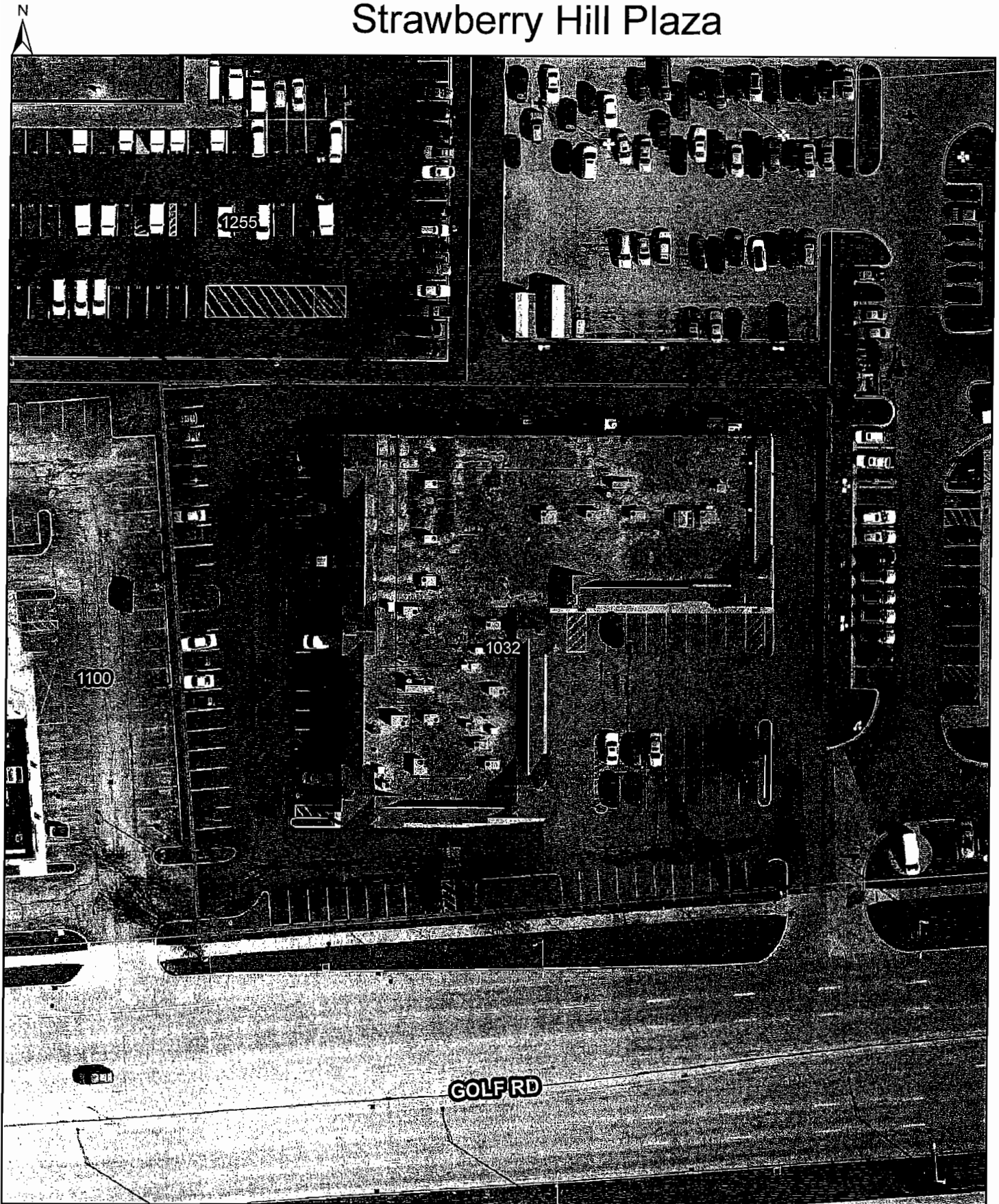
To be published by Paddock Publications on Tuesday, December 20, 2011.



Subject Site



Strawberry Hill Plaza



1 inch = 60 feet



VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION
FINDING OF FACT

PROJECT NO.: 2011048T

VILLAGE BOARD MEETING DATE: January 9, 2012

PETITIONER(S): **Village of Hoffman Estates - Text Amendment to Section 9-2-1 of the Zoning Code**

Does the Planning and Zoning Commission find that this request meets the Standards for a Text Amendment (Section 9-1-17 of the Zoning Code)? YES NO

Recommendation: APPROVAL

Vote: 7 Ayes 1 Nay 2 Absent 1 Vacancy

PZC MEETING DATE(S): 11/16/11, 12/7/11 & 1/4/12

STAFF ASSIGNED: JOSH EDWARDS

Request by the Village of Hoffman Estates for approval of a text amendment to Section 9-2-1 (Definitions) of the Zoning Code regarding the restrictions on home occupations (home-based businesses), subject to amendments to Section 8-11-4.D. (Home Occupations, Regulations) of the Municipal Code, based on the revised text as follows: (Underlined text is new, strikethrough is deleted.)

Section 9-2-1 (Home Occupations)

Home Occupation: Any use conducted entirely within the dwelling and carried on by the inhabitants thereof, which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character thereof. Examples of permitted uses include, but are not limited to: music lessons, computer consulting, tutoring, telemarketing, sewing/tailoring, professional offices such as an accountant/tax preparer, attorney, architect, and other similar professions. Examples of prohibited uses include, but are not limited to: medical uses, massage services, hair/nail/beauty salons, and food catering. Such home occupations require a business license (pursuant to Section 8-11-4) and shall comply with the following regulations:

1. ~~No article shall be sold or offered for sale except such as may be produced on the premises by member of the immediate family, provided, however, articles produced by others may be sold or offered for sale when such articles are shipped directly to the consumer from another legal premise.~~ Articles/products may be shipped directly to the consumer, and the delivery of goods directly to the consumer from the dwelling shall be prohibited may occur only during scheduled appointments and in accordance with the provisions of this code; however, goods may not be sold directly to the consumer from the dwelling.
2. There shall be no exterior evidence of the conduct of the home occupation.
3. A home occupation shall not create significant additional vehicular or pedestrian traffic to the dwelling. Visitors to the home occupation shall be scheduled by appointment only and no more than eight (8) appointments per day shall be permitted.

4. Visitors to the home occupation shall be limited to the hours of 8:00 a.m. to 8:00 p.m. on weekdays and 9:00 a.m. to 6:00 p.m. on Saturday and Sunday.
4. 5. A maximum of one vehicle, related to the home occupation, shall be permitted to be maintained on the premises.
5. 6. The conduct of any home occupation shall not reduce or render unusable areas provided for the required off-street parking or prevent the number of cars intended to be parked in a garage from doing so.
6. 7. The distribution of articles/products from the dwelling to independent contractors or other employees shall be prohibited.
8. The applicant shall comply with all applicable regulations of the Department of Code Enforcement, Police Department and Fire Department, including the right of inspection.

AUDIENCE COMMENTS

None.

FINDING

Section 9-1-17 of the Zoning Code – *Standards for a Text Amendment* - states that the Planning and Zoning Commission (PZC) shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such amendment is in the public interest and is not solely for the interest of the petitioner. The Planning and Zoning Commission determined that the proposed text amendment is applicable to the Village as a whole and would be in the best interest of the Village.

The text amendment was discussed during three PZC meetings. The PZC generally agreed with making the home occupations regulations more permissive and flexible as proposed. Some Commissioners expressed the desire that the Village should modify the text to be more permissive including the sales of products from a home, though the majority of the Commission favored limiting the allowance to only pick up of products during scheduled appointments. The proposed text would allow a variety of home based businesses including those that do not involve sale of products, such as music lessons and professional offices that receive clients at scheduled times. The proposed text would set a limit on the number of visitors per day to the home.

Much of the discussion considered the feasibility of making the text more permissive from the current code, and how the regulations would be enforced, which was understood to be generally on a complaint basis.

The discussion during the December 7, 2011 PZC meeting related to allowing goods or products to be picked up from a home, while balancing that with concerns about retail sales from a home. The majority of the Commissioners were in favor of the language as proposed, which would allow products that are sold off-site or online to be picked up at a home business, though only during scheduled appointments, and not allowing direct sales from a home; however, doubts were raised as to how this would be enforced. The January 4,

2012 staff report included the objections of the Village Clerk to the pick-up or sales of goods at a home business, and staff also verbalized these comments during the meeting.

It is recommended that in conjunction with the changes to Section 9-2-1, also Section 8-11-4.D. (Home Occupations, Regulations) of the Municipal Code be amended as follows: (New text is underlined, ~~strikeout~~ deleted)

Sec. 8-11-4.D. - Regulations.

D. Regulations.

1. ~~No article shall be sold or offered for sale except such as may be produced on the premises by member of the immediate family, provided, however, articles produced by others may be sold or offered for sale when such articles are shipped directly to the consumer from another legal premise.~~ Articles/products may be shipped directly to the consumer, and the delivery of goods directly to the consumer from the dwelling shall be prohibited may occur only during scheduled appointments and in accordance with the provisions of this code; however, goods may not be sold directly to the consumer from the dwelling.
2. There shall be no exterior evidence of the conduct of the home occupation.
3. A home occupation shall not create significant additional vehicular or pedestrian traffic to the dwelling. Visitors to the home occupation shall be scheduled by appointment only and no more than eight (8) appointments per day shall be permitted.
4. Visitors to the home occupation shall be limited to the hours of 8:00 a.m. to 8:00 p.m. on weekdays and 9:00 a.m. to 6:00 p.m. on Saturday and Sunday.
4. 5. A maximum of one vehicle, related to the home occupation, shall be permitted to be maintained on the premises.
5. 6. The conduct of any home occupation shall not reduce or render unusable areas provided for the required off-street parking or prevent the number of cars intended to be parked in a garage from doing so.
6. 7. The distribution of articles/products from the dwelling to independent contractors or other employees shall be prohibited.
7. 8. The applicant shall comply with all applicable regulations of the Department of Code Enforcement, Police Department and Fire Department, including the right of inspection.

The Planning and Zoning Commission voted to recommend approval of the text amendment.

Planning and Zoning Commission Finding of Fact
Text Amendment – Home Occupations
Village Board Meeting Date: January 9, 2012

PLANNING AND ZONING COMMISSIONERS

Chairperson Eva Combs	Myrene Iozzo
Donna Boomgarden	Thomas Krettler
Michael Gaeta	Gaurav Patel
Steve Hehn	Steve Wehofer
Lenard Henderson	Denise Wilson

ROLL CALL VOTE

7 Ayes
1 Nay (Gaeta)
0 Abstain
2 Absent (Wehofer, Wilson)
1 Vacancy

MOTION PASSED

The following attachments are hereby incorporated as part of this Finding of Fact:

Staff Reports (11/16/11-Revised, 12/7/11, and 1/4/12)
Legal Notice



VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION
REVISED STAFF REPORT

PROJECT NO.: 2011048T

PETITIONER(S): VILLAGE OF HOFFMAN ESTATES

PROJECT NAME: TEXT AMENDMENT-HOME OCCUPATIONS

PUBLIC HEARING
 YES NO

MEETING DATE: NOVEMBER 16, 2011

STAFF ASSIGNED: JOSH EDWARDS JAE

1. REQUESTED ACTION

Request by the Village of Hoffman Estates for approval of a Text Amendment to Section 9-2-1 of the Zoning Code regarding the restrictions on home occupations (home-based businesses), subject to text amendments to Section 8-11-4 (Home Occupations) of the Municipal Code, based on the revised text as follows: (Underlined text is new)

Section 9-2-1 (Home Occupations)

Home Occupation: Any use conducted entirely within the dwelling and carried on by the inhabitants thereof, which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character thereof. Examples of permitted uses include, but are not limited to: music lessons, computer consulting, tutoring, telemarketing, sewing/tailoring, professional offices such as an accountant/tax preparer, attorney, architect, and other similar professions. Examples of prohibited uses include, but are not limited to: medical uses, massage services, hair/nail/beauty salons, and food catering. Such home occupations shall comply with the following regulations:

1. No article shall be sold or offered for sale except such as may be produced on the premises by member of the immediate family, provided, however, articles produced by others may be sold or offered for sale when such articles are shipped directly to the consumer from another legal premise. The delivery of goods and services directly to the consumer from the dwelling shall be prohibited.
2. There shall be no exterior evidence of the conduct of the home occupation.
3. A home occupation shall not create significant additional vehicular or pedestrian traffic to the dwelling. Visitors to the home occupation shall be scheduled by appointment only and shall not exceed one (1) per hour and no more than eight (8) per day.
4. Deliveries and visitors to the home occupation shall be limited to the hours of 7:00 a.m. to 7:00 p.m.
5. A maximum of one vehicle, related to the home occupation, shall be permitted to be maintained on the premises.

6. The conduct of any home occupation shall not reduce or render unusable areas provided for the required off-street parking or prevent the number of cars intended to be parked in a garage from doing so.
7. The distribution of articles/products from the dwelling to independent contractors or other employees shall be prohibited.
8. The applicant shall comply with all applicable regulations of the Department of Code Enforcement, Police Department and Fire Department, including the right of inspection.

2. BACKGROUND

On October 10, 2011, the Planning, Building and Zoning Committee discussed the zoning restrictions for home based occupations/businesses. The Zoning Code currently allows home occupations in residential districts, and the regulations are listed in the Definitions section of the Zoning Code. Home occupations are businesses that occur in a house and are secondary to the use of the house as a dwelling. Home occupations such as piano lessons and accounting services likely exist in the Village, but technically are not allowed under the current regulations (unless the piano lessons were done via teleconferencing). The discussion at the Committee meeting related to making the zoning restrictions more flexible for certain types of home occupations. The Committee discussed music lessons and tutoring specifically. After reviewing codes from other communities which include other reasonable home occupations staff proposes that other low impact home occupations be included. The focus of the restrictions is limiting the impacts of uses, rather than the specific type of use.

3. PROPOSAL

The existing regulations are restrictive such that no clients or customers may visit the house and no parking may occur related to the home occupation, which accommodates certain home businesses such as telemarketing, but does not allow innocuous uses such as music lessons, tutoring, and the others listed in the proposed text amendment.

The proposed text amendment would allow certain home occupations, and would provide a limit on the hours, number of visitors and time of deliveries to the house, which would minimize the visible evidence of the home occupation from the exterior.

4. TEXT AMENDMENT STANDARDS

Section 9-1-17 of the Zoning Code – *Standards for a Text Amendment* - states that the Planning and Zoning Commission shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such amendment is in the public interest and is not solely for the interest of the petitioner.

Text amendments to the Zoning Code involve changes to the regulations that apply to all properties in the Village.

5. STAFF SUMMARY

The proposed text amendment would update the Zoning Code to allow greater flexibility for certain low-impact home occupations, many of which likely already occur. The proposed list of allowable uses includes a prohibition of uses that have particular health code or state licensing concerns including medical uses, examples of which include chiropractors, dentist offices, physical therapy, and other medical professions, and would also prohibit massage services. Also specifically prohibited are hair, nail and beauty salon businesses and food catering due to specific state licensing and inspection requirements.

The existing business license chapter of the Municipal Code in Section 8-11-4 includes nearly identical language as the Zoning Code Definitions, except that item #8 is not included in the Zoning Code list. Staff suggests including #8 in the text amendment so that the two lists of restrictions are the same. Section 8-11-4 would also be amended if this text amendment is approved. The business license text amendment does not require a public hearing before the Planning & Zoning Commission and will be considered by the Village Board.

Attachments: Legal Notice



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT NO.: 2011048T

PETITIONER(S): VILLAGE OF HOFFMAN ESTATES

PROJECT NAME: TEXT AMENDMENT - HOME OCCUPATIONS

PUBLIC HEARING
 YES NO

MEETING DATE: DECEMBER 7, 2011 (Con't from 11/16/11)

STAFF ASSIGNED: JOSH EDWARDS JAE

1. BACKGROUND

The Village Board voted at their November 21 meeting to remand this item to the Planning and Zoning Commission (PZC) to clarify the specific zoning code amendment that the PZC recommends the Village Board to consider. The motion made by the PZC in the hearing on November 16 regarding concept approval per discussion of the PZC was not a motion that the Village Board could act on. The motion did not provide a clear indication of what zoning code text revisions were being proposed by the PZC.

The item will need to be discussed and a motion made on proposed text, or the item may be continued with direction for staff to investigate certain questions or to provide additional information.

The following items summarize the points and questions that were raised in the PZC meeting on November 16. Following each question in italics are staff comments based on further discussion with Code Enforcement and Village Clerk staff.

- Should one employee be allowed? *The Village Clerk recommends that an employee not be allowed. By allowing an employee it would become more of an office environment than a home business.*
- Should the number of visitors be expanded; the per hour number and/or the total number per day? *Staff recommends that a maximum of 8 appointments per day be permitted.*
- Should some sort of catering be allowed? *Staff has verified with other Village departments that a catering business would not be appropriate in a house due to public health issues.*
- Are common types of beauty product or similar suppliers allowed? *After further discussions with staff, the common suppliers such as Mary Kay, Avon, or Tastefully Simple are allowed as long as the home is not used as a location for parties and sales of products on the premises, while off-site parties or visits to clients' homes can occur. The person operating the home occupation may deliver or ship products to customers' homes, but cannot have the products picked up or sold at the home occupation.*

- What is the distinction between a salon and a supplier of beauty products? *The State of Illinois prohibits the use of dwellings as hair/nail/beauty salons. See above regarding beauty product/supplier requirements.*
- Could items be sold on site or picked up at the home occupation? *The Village Clerk commented that the current code is confusingly worded and requested that it be amended so that there is not a distinction between products made in the home by the immediate family and products made by others (see 1. below). The intent of the Home Occupation ordinance is to allow a supplier of products to operate their business from a dwelling but not to use their home as a retail operation.*

2. PROCEDURE

The goal of this meeting is for discussion to occur on the proposed text and for the PZC to define the specific text they wish to recommend. Once the PZC has agreed to certain zoning code text, with any changes, a vote will be taken on a recommendation to the Village Board. Alternatively, the PZC may request additional information and vote to continue the item to a future PZC meeting, with specific direction to staff. All changes included in the new recommended text must be agreed to by a majority of the Commission members.

3. REQUESTED ACTION

Request by the Village of Hoffman Estates for approval of a text amendment to Section 9-2-1 of the Zoning Code regarding the restrictions on home occupations (home-based businesses), subject to text amendments to Section 8-11-4 (Home Occupations) of the Municipal Code, based on the revised text as follows:

(Following is the text proposed by staff for inclusion in the Zoning Code. Underlined text is new, ~~strikethrough~~ is deleted.)

Section 9-2-1 (Home Occupations)

Home Occupation: Any use conducted entirely within the dwelling and carried on by the inhabitants thereof, which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character thereof. Examples of permitted uses include, but are not limited to: music lessons, computer consulting, tutoring, telemarketing, sewing/tailoring, professional offices such as an accountant/tax preparer, attorney, architect, and other similar professions. Examples of prohibited uses include, but are not limited to: medical uses, massage services, hair/nail/beauty salons, and food catering. Such home occupations require a business license (pursuant to Section 8-11-4) and shall comply with the following regulations:

1. ~~No article shall be sold or offered for sale except such as may be produced on the premises by member of the immediate family, provided, however, articles produced by others may be sold or offered for sale when such articles are shipped directly to the consumer from another legal~~

~~premise. Articles/products may be shipped directly to the consumer, however, the~~ delivery or sale of goods directly to the consumer from the dwelling shall be prohibited.

2. There shall be no exterior evidence of the conduct of the home occupation.
3. A home occupation shall not create significant additional vehicular or pedestrian traffic to the dwelling. Visitors to the home occupation shall be scheduled by appointment only and no more than eight (8) appointments per day shall be permitted.
4. Visitors to the home occupation shall be limited to the hours of 7:00 a.m. to 7:00 p.m. on weekdays and 8:00 a.m. to 6:00 p.m. on Saturday and Sunday.
5. A maximum of one vehicle, related to the home occupation, shall be permitted to be maintained on the premises.
6. The conduct of any home occupation shall not reduce or render unusable areas provided for the required off-street parking or prevent the number of cars intended to be parked in a garage from doing so.
7. The distribution of articles/products from the dwelling to independent contractors or other employees shall be prohibited.
8. The applicant shall comply with all applicable regulations of the Department of Code Enforcement, Police Department and Fire Department, including the right of inspection.



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT NO.: 2011048T

PETITIONER(S): VILLAGE OF HOFFMAN ESTATES

PROJECT NAME: TEXT AMENDMENT - HOME OCCUPATIONS

PUBLIC HEARING
 YES NO

MEETING DATE: JANUARY 4, 2012 (Con't from 11/16/11 & 12/7/11) STAFF ASSIGNED: JOSH EDWARDS JAE

1. BACKGROUND

Following the discussion at the December 7 meeting, at the direction of the Planning and Zoning Commission, staff has modified the proposed text to allow pick up of goods from a home, and modified the hours in which visits/deliveries may occur.

The proposed change to item #1 is fairly simple, and requires that pick-up of goods occur during scheduled appointments, and the other restrictions would allow the Village to pursue enforcement where problems occur (though only afterward). The restrictions on all home businesses that pick-up of goods (Mary Kay, Avon, etc.) occur during scheduled appointments would generally be enforced on a complaint basis. Sales of goods from a home would be prohibited. The code states that a home occupation is a use that "is clearly incidental and secondary to the use of the dwelling for dwelling purposes," so that citations could be issued for a resident who uses their home as a retail store.

Village Clerk

The Village Clerk strongly recommends against any sales or pick-up of items directly from the home. For a home occupation to arrange for items that are pre-sold elsewhere or online to be picked-up at the home business would be little different from a retail storefront. While the proposed text would make a distinction between pick-up of goods (permitted) and sales of goods (prohibited), the distinction between appointments made for a customer to only pick up an item that is pre-sold off-site versus an appointment to sell an item in the home would be impossible to distinguish or monitor. There would likely be instances of residents buying items in bulk (candy, toys, clothes, etc.) and selling them from their home, which is a retail enterprise and is inappropriate in a residential setting. It would also be difficult to decide what items can and cannot be sold from a home. Goods (e.g. Mary Kay or Tupperware) can, however, be sold at off-site locations or in customers' homes. The Clerk recommends that no pick-up or sales be permitted.

2. PROCEDURE

As with the preceding meeting, the goal of this meeting is for discussion to occur on the proposed text and for the PZC to define the specific text they wish to recommend. Once the PZC has agreed to certain zoning code text, with any changes, a vote will be taken on a recommendation to the Village Board. Alternatively, the PZC may request additional information and vote to continue the item to a future PZC

meeting, with specific direction to staff. All changes included in the new recommended text must be agreed to by a majority of the Commission members.

3. REQUESTED ACTION

Request by the Village of Hoffman Estates for approval of a text amendment to Section 9-2-1 of the Zoning Code regarding the restrictions on home occupations (home-based businesses), subject to text amendments to Section 8-11-4 (Home Occupations) of the Municipal Code, based on the revised text as follows:

(Following is the text proposed by staff for inclusion in the Zoning Code. Underlined text is new, ~~strikethrough~~ is deleted.)

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Home Occupation: Any use conducted entirely within the dwelling and carried on by the inhabitants thereof, which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character thereof. Examples of permitted uses include, but are not limited to: music lessons, computer consulting, tutoring, telemarketing, sewing/tailoring, professional offices such as an accountant/tax preparer, attorney, architect, and other similar professions. Examples of prohibited uses include, but are not limited to: medical uses, massage services, hair/nail/beauty salons, and food catering. Such home occupations require a business license (pursuant to Section 8-11-4) and shall comply with the following regulations:

1. ~~No article shall be sold or offered for sale except such as may be produced on the premises by member of the immediate family, provided, however, articles produced by others may be sold or offered for sale when such articles are shipped directly to the consumer from another legal premise.~~ Articles/products may be shipped directly to the consumer, and ~~the~~ delivery of goods directly to the consumer from the dwelling shall be prohibited may occur only during scheduled appointments and in accordance with the provisions of this code; however, goods may not be sold directly to the consumer from the dwelling.
2. There shall be no exterior evidence of the conduct of the home occupation.
3. A home occupation shall not create significant additional vehicular or pedestrian traffic to the dwelling. Visitors to the home occupation shall be scheduled by appointment only and no more than eight (8) appointments per day shall be permitted.
4. Visitors to the home occupation shall be limited to the hours of 8:00 a.m. to 8:00 p.m. on weekdays and 9:00 a.m. to 6:00 p.m. on Saturday and Sunday.
5. A maximum of one vehicle, related to the home occupation, shall be permitted to be maintained on the premises.

6. The conduct of any home occupation shall not reduce or render unusable areas provided for the required off-street parking or prevent the number of cars intended to be parked in a garage from doing so.
7. The distribution of articles/products from the dwelling to independent contractors or other employees shall be prohibited.
8. The applicant shall comply with all applicable regulations of the Department of Code Enforcement, Police Department and Fire Department, including the right of inspection.

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning and Zoning Commission of the Village of Hoffman Estates will hold a public hearing at the request of the Village of Hoffman Estates to consider a text amendment to Section 9-2-1 (Definitions-Home Occupations) of the Zoning Code.

The hearing will be held on Wednesday, November 16, 2011 at 7:00 p.m. in the Hoffman Estates Municipal Building, 1900 Hassell Road, Hoffman Estates, IL.

Eva Combs, Chairperson
Planning and Zoning Commission

To be published by Paddock Publications on Tuesday, November 1, 2011.

ADDITIONAL BUSINESS

VILLAGE OF HOFFMAN ESTATES

**AN ORDINANCE SETTING A DATE FOR PUBLIC HEARING REGARDING
APPROVAL OF A REDEVELOPMENT PLAN AND PROJECT
FOR THE HIGGINS/HASSELL REDEVELOPMENT PROJECT AREA,
DESIGNATION OF THE HIGGINS/HASSELL REDEVELOPMENT PROJECT AREA
AS A REDEVELOPMENT PROJECT AREA, AND ADOPTION OF
TAX INCREMENT ALLOCATION FINANCING PURSUANT TO THE
TAX INCREMENT ALLOCATION REDEVELOPMENT ACT**

WHEREAS, the Village of Hoffman Estates, Cook and Kane Counties, Illinois (the "Village") desires to consider the adoption of tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, as amended, constituting Division 74.4 of Article 11 of the Illinois Municipal Code (the "Act") in order to implement a redevelopment plan and project as described in the document entitled "Higgins/Hassell Tax Increment Financing District Eligibility Study, Redevelopment Plan and Project" (the "Redevelopment Plan"), prepared by S.B. Friedman & Company; and

WHEREAS, the proposed redevelopment project would take place within a "redevelopment project area" (as such term is defined in the Act), consisting of approximately 33 acres, generally bounded by Hassell Road to the north, Higgins Road to the south and Governors Lane to the east, and as further described in the Redevelopment Plan (the "Project Area"); and

WHEREAS, the Redevelopment Plan includes an eligibility analysis of the Project Area which concludes that the Project Area is eligible for tax increment financing as a "conservation area" (as such term is defined in the Act) because the Project Area suffers from deteriorated and obsolete buildings, inadequate utilities, and stagnating or declining property values due to a lack of private investment, and the Redevelopment Plan, including such eligibility analysis, has been available for public inspection at least ten days prior to the adoption of this Ordinance; and

WHEREAS, the Redevelopment Plan constitutes the "redevelopment plan" and "redevelopment project" for the Project Area, as such terms are defined in the Act; and

WHEREAS, pursuant to section 11-74.4-5(a) of the Act, prior to the adoption of ordinances proposing the designation of a redevelopment project area or approving a redevelopment plan and project, the Act requires the Village to print in a newspaper of general circulation within the Village a notice that interested persons may register with the Village in order to receive information on the proposed designation of a redevelopment project area and approval of the redevelopment plan and redevelopment project; and

WHEREAS, pursuant to section 11-74.4-4.2 of the Act, the Village has established an "interested parties" registry for activities related to the Project Area, and on multiple occasions, including December 29, 2011, the Village did cause to be printed in the Daily Herald, a newspaper of general circulation within the Village, a notice that interested persons may register with the Village in order to receive information on the proposed designation of the Project Area and approval of the Redevelopment Plan; and

WHEREAS, pursuant to section 11-74.4-5(a) of the Act, prior to the adoption of ordinances proposing the designation of a redevelopment project area or approving a redevelopment plan and redevelopment project, the Act requires the Village to adopt an ordinance fixing a time and place for a public hearing;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HOFFMAN ESTATES, COOK AND KANE COUNTIES, ILLINOIS, as follows:

Section 1: Incorporation of Recitals. The foregoing recitals to this Ordinance are incorporated in this Ordinance as if set out in full by this reference.

Section 2: Time and Place for Public Hearing. A public hearing (the "Hearing") shall be held on the 2nd day of April, 2012, at 6:30 p.m. in the Village Hall located at 1900 Hassell Road, Hoffman Estates, IL 60169, to consider the adoption and approval of ordinances by the President and Board of Trustees of the Village (i) designating the Project Area as the redevelopment project area for purposes of the Act, (ii) approving the Redevelopment Plan as the redevelopment plan and project for purposes of the Act respecting the Project Area and (iii) adopting the use of tax increment allocation financing respecting the Project Area to pay "redevelopment project costs" (as such term is defined in the Act) as set forth in the Redevelopment Plan.

Section 3: Mailing of Notice Concerning Availability of Redevelopment Plan Information. The Village is hereby authorized and directed, upon approval of this Ordinance, to mail notice of the availability of the Redevelopment Plan and instructions for obtaining copies of such report and related information (i) to all persons or organizations that have registered as interested parties with the Village and (ii) to all residential addresses that, after a good faith effort, the Village determines are located outside the proposed Project Area and within 750 feet of the boundaries of the proposed Project Area.

Section 4: Mailing of Notice to Taxing Districts and Department of Commerce and Economic Opportunity. Not less than 14 days before the Village shall convene a joint review board with respect to the approval of the Redevelopment Plan, the Village is hereby authorized and directed to mail notice of the Hearing and the Redevelopment Plan to all taxing districts of which taxable property is included in the Project Area and to the Department of Commerce and Economic Opportunity, and such notice shall include an invitation to submit comments to the Village concerning the subject matter of the Hearing prior to the date of the Hearing.

Section 5: Notice of Public Hearing. Notice of the Hearing shall be given by publication and by mailing. Notice by publication shall be given at least twice, the first publication to be not more than 30 or less than 10 days prior to the Hearing in a newspaper of general circulation within the taxing districts having property in the Project Area. Notice by mailing shall be given by depositing such notice in the United States mails by certified mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the proposed Project Area. Such notice shall be mailed not less than 10 days prior to the date set for the Hearing. In the event taxes for the last preceding year were not paid, the notice shall be sent to the persons last listed on the tax rolls within the preceding three years as the owners of such property. The notice shall be in substantially the following form:

NOTICE OF HEARING

NOTICE is hereby given pursuant to Section 11-74.4-6(b) of the Tax Increment Allocation Redevelopment Act, as amended (the "Act") that on the 2nd day of April, 2012, the President and Board of Trustees of the Village of Hoffman Estates (the "Village") will hold a public hearing at 6:30 p.m. at 1900 Hassell Road, Hoffman Estates, IL 60169, regarding (i) approval of the "Higgins/Hassell Tax Increment Financing District Eligibility Study, Redevelopment Plan and Project" (the "Redevelopment Plan"), as the redevelopment plan and project under the Act for the area more fully described below (the "Project Area"); (ii) designation of the Project Area as a redevelopment project area for purposes of the Act; and (iii) adoption of tax increment allocation financing pursuant to the Act to finance all or a portion of the costs of improvements proposed to be made in the Project Area. The Project Area is generally described as follows:

The Project Area is generally bounded by Hassell Road to the north, Higgins Road to the south and Governors Lane to the east. The Project Area contains approximately 33 acres and contains ten (10) tax parcel numbers, and three (3) buildings, including the Barrington Square Mall (BSM) and two restaurants, Buona Beef and McDonald's.

A boundary legal description of the Project Area is attached to and made a part of this Notice as Exhibit 1. A boundary map of the Project Area is attached to and made a part of this Notice as Exhibit 2.

The overall goal of the Redevelopment Plan is to: (1) reduce or eliminate conditions that have the potential to lead to blight within the Project Area; (2) provide the direction and mechanisms necessary to establish the Project Area as a successful commercial area; (3) stimulate the redevelopment of outdated structures; and (4) provide sound infrastructure that meets current code requirements. The redevelopment of the Project Area will strengthen the economic base and enhance the quality of both the Project Area and the surrounding commercial district.

The Redevelopment Plan seeks to achieve these goals by implementing an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment, principally through the use of tax increment financing, as well as other funding sources, to encourage further private investment. In pursuit of these goals, the Village may enter into redevelopment agreements for the construction of public and private improvements, and to finance a portion of the costs of such improvements using funds from the special tax allocation fund described in the Act and to issue one or more series of obligations secured by such funds. Please see the Redevelopment Plan for a more complete description of the proposed activities. Copies of the Redevelopment Plan are available at the Village Hall, 1900 Hassell Road, Hoffman Estates, IL 60169. General business hours are 8:30 a.m. to 5:00 p.m. weekdays.

All interested persons will be given an opportunity to be heard at the Hearing. The Illinois Department of Commerce and Economic Opportunity and each taxing district having taxable property included in the Project Area are invited to submit comments to the Village concerning the subject matter of the Hearing prior to the hearing date to: Mark Koplin, Assistant Village Manager-Development Services, Village of Hoffman Estates, 1900 Hassell Road, Hoffman Estates, IL 60169.

Section 6: Invalidity of Any Section. If any section, paragraph or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Ordinance.

Section 7: Effective Date. This Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS _____ day of _____, 2012

VOTE	AYE	NAY	ABSENT	ABSTAIN
Trustee Karen V. Mills	_____	_____	_____	_____
Trustee Raymond M. Kincaid	_____	_____	_____	_____
Trustee Jacquelyn Green	_____	_____	_____	_____
Trustee Anna Newell	_____	_____	_____	_____
Trustee Gary J. Pilafas	_____	_____	_____	_____
Trustee Gary G. Stanton	_____	_____	_____	_____
Mayor William D. McLeod	_____	_____	_____	_____

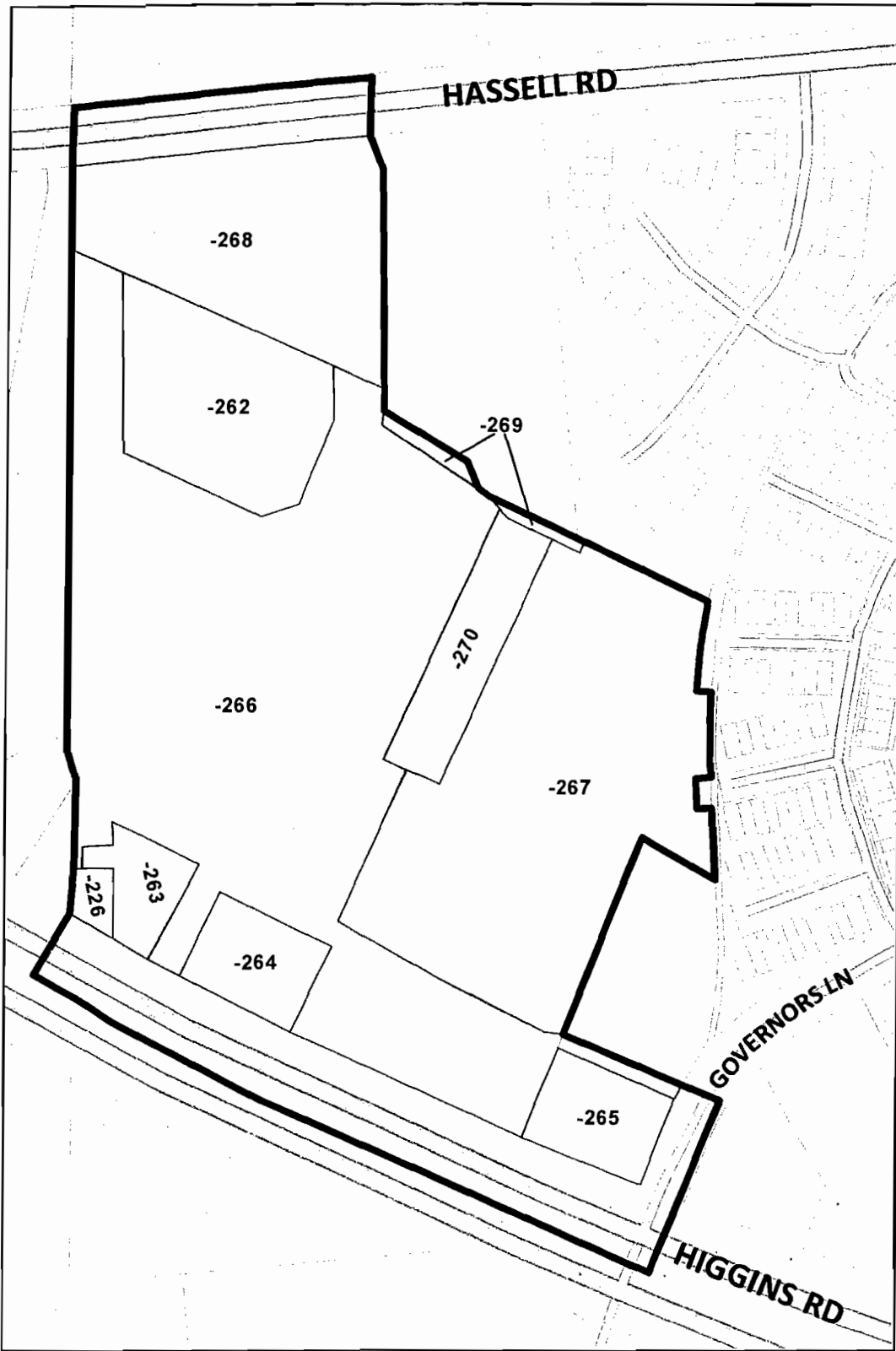
APPROVED THIS _____ DAY OF _____, 2012

Village President



ATTEST:

Village Clerk

Published in pamphlet form this _____ day of _____, 2012.



Legend

-  RPA Boundary
-  Parcel

Note:

Based on 2010 Tax Parcels.
 All parcels in Cook County
 Assessor Block 07-07-200.



December 2011

Map 2: RPA Boundary

**Higgins/Hassell Tax Increment Financing District
 VILLAGE OF HOFFMAN ESTATES, IL**

Appendix 1:
Boundary Legal Description

THAT PART OF WEST HALF OF THE NORTHEAST QUARTER OF SECTION 7 AND THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 41 NORTH, RANGE 10 EAST, OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN BARRINGTON SQUARE RESUBDIVISION NO. 1 BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SAID SECTION 7, RECORDED MARCH 6, 2007 AS DOCUMENT NUMBER 0706515097; THENCE SOUTHWESTERLY 150.55 FEET ALONG THE ARC OF A CIRCLE TO THE LEFT, ALSO BEING THE EAST LINE OF SAID LOT 1, HAVING A RADIUS OF 1245.00 FEET AND A CHORD BEARING SOUTH 07 DEGREES 05 MINUTES 24 SECONDS WEST, 150.46 FEET; THENCE SOUTH 86 DEGREES 22 MINUTES 11 SECONDS EAST ALONG SAID EAST LINE, 25.00 FEET; THENCE SOUTHWESTERLY 143.18 FEET, ALONG THE ARC OF A CIRCLE TO THE LEFT, ALONG SAID EAST LINE, HAVING A RADIUS OF 1220.00 FEET AND CHORD BEARING SOUTH 00 DEGREES 15 MINUTES 48 SECONDS WEST, 143.10 FEET; THENCE SOUTH 86 DEGREES 54 MINUTES 04 SECONDS WEST ALONG SAID EAST LINE, 25.00 FEET; THENCE SOUTH 03 DEGREES 05 MINUTES 56 SECONDS EAST ALONG SAID EAST LINE, 50.00 FEET; THENCE NORTH 86 DEGREES 54 MINUTES 04 SECONDS EAST ALONG SAID EAST LINE, 25.00 FEET; THENCE SOUTH 03 DEGREES 05 MINUTES 56 SECONDS EAST ALONG SAID EAST LINE, 118.66 FEET; THENCE NORTH 64 DEGREES 46 MINUTES 02 SECONDS WEST ALONG SAID EAST LINE, 120.21 FEET; THENCE SOUTH 25 DEGREES 13 MINUTES 58 SECONDS WEST ALONG SAID EAST LINE, 347.00 FEET; THENCE SOUTH 65 DEGREES 05 MINUTES 47 SECONDS EAST 288.44 FEET TO THE EASTERLY RIGHT OF WAY LINE OF GOVERNOR'S LANE; THENCE SOUTHWESTERLY 45.01 FEET, ALONG SAID EASTERLY LINE BEING THE ARC OF A CIRCLE TO THE LEFT, HAVING A RADIUS OF 335.00 FEET AND A CHORD BEARING SOUTH 25 DEGREES 52 MINUTES 31 SECONDS WEST, 44.98 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE SOUTH 22 DEGREES 01 MINUTES 33 SECONDS WEST, 248.94 FEET TO THE CENTERLINE OF HIGGINS ROAD (IL ROUTE 72); THENCE NORTHWESTERLY 1151.16 FEET ALONG SAID CENTERLINE BEING THE ARC OF A CIRCLE TO THE RIGHT, HAVING A RADIUS OF 9848.18 FEET AND A CHORD BEARING NORTH 64 DEGREES 53 MINUTES 49 SECONDS WEST, 1150.51 FEET; THENCE NORTH 28 DEGREES 27 MINUTES 06 SECONDS EAST PERPENDICULAR TO SAID CENTERLINE, 120.00 FEET TO THE WEST LINE OF SAID LOT 1 EXTENDED SOUTHERLY; THENCE NORTH 00 DEGREES 08 MINUTES 06 SECONDS EAST ALONG SAID WEST LINE OF SAID LOT 1 EXTENDED SOUTHERLY, 1252.89 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 05 DEGREES 25 MINUTES 40 SECONDS WEST PERPENDICULAR TO THE NORTH RIGHT OF WAY LINE OF HASSELL ROAD, 100.00 FEET TO THE LAST DESCRIBED LINE; THENCE NORTH 84 DEGREES 34 MINUTES 20 SECONDS EAST ALONG THE LAST DESCRIBED LINE, 490.42 FEET; THENCE SOUTH 05 DEGREES 25 MINUTES 40 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED LINE, 100.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF HASSELL ROAD AND THE NORTHWEST CORNER OF LOT 1 IN HASSELL ROAD OFFICE PARK PER DOCUMENT NUMBER 99266727; THENCE SOUTH 26 DEGREES 26 MINUTES 37 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1 IN HASSELL ROAD OFFICE PARK, 36.29 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 06 SECONDS WEST ALONG THE LAST DESCRIBED LINE, 433.59 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 IN HASSELL ROAD OFFICE PARK; THENCE SOUTH 64 DEGREES 29 MINUTES 38 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 167.26 FEET; THENCE SOUTH 36 DEGREES 32 MINUTES 26 SECONDS EAST ALONG THE LAST DESCRIBED LINE, 72.01 FEET; THENCE SOUTH 64 DEGREES 37 MINUTES 24 SECONDS EAST ALONG THE LAST DESCRIBED LINE, 418.06 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

SAID PROPERTY CONTAINING 1,431,524 SQUARE FEET 32.863 ACRES OF LAND, MORE OR LESS.