

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

April 8, 2013

I. Roll Call

Members in Attendance:

**Karen Mills, Chairperson
Ray Kincaid, Vice Chairperson
Gary Stanton, Trustee
Jacquelyn Green, Trustee
Anna Newell, Trustee
Gary Pilafas, Trustee
William McLeod, Village President**

**Management Team Members
in Attendance:**

**Jim Norris, Village Manager
Art Janura, Corporation Counsel
Dan O'Malley, Deputy Village Manager
Mark Koplin, Asst. Vlg. Mgr.-Dev. Services
Mike Hankey, Director of Transportation
Patrick Seger, Director of Human Resources
Ben Gibbs, Sears Centre Arena
Bev Romanoff, Village Clerk**

The Planning, Building & Zoning Committee meeting was called to order at 7:30 p.m.

II. Approval of Minutes

Motion by Trustee Pilafas, seconded by Trustee Green, to approve the Planning, Building & Zoning Committee meeting minutes of March 18, 2013. Voice vote taken. All ayes. Motion carried.

NEW BUSINESS

- 1. Request acceptance of Department of Development Services monthly report for Planning Division.**

The Department of Development Services monthly report for Planning Division was submitted to the Committee.

Motion by Trustee Stanton, seconded by Trustee Pilafas, to accept the Department of Development Services monthly report for Planning Division. Voice vote taken. All ayes. Motion carried.

- 2. Request acceptance of Department of Development Services monthly report for Code Enforcement Division.**

The Department of Development Services monthly report for Code Enforcement was submitted to the Committee.

Motion by Trustee Pilafas, seconded by Mayor McLeod, to accept the Department of Development Services monthly report for Code Enforcement Division. Voice vote taken. All ayes. Motion carried.

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

The Department of Development Services monthly report for Economic Development and Tourism was submitted to the Committee.

Motion by Trustee Pilafas, seconded by Trustee Stanton, to accept the Department of Development Services monthly report for Economic Development and Tourism. Voice vote taken. All ayes. Motion carried.

III. President's Report

IV. Other

V. Items in Review

VI. Adjournment

Motion by Trustee Pilafas, seconded by Mayor McLeod, to adjourn the meeting at 7:35 p.m. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

Debbie Schoop, Executive Assistant

Date

**COMMITTEE AGENDA ITEM
VILLAGE OF HOFFMAN ESTATES**

SUBJECT: Request by Caruso Development Corporation (agent) on behalf of Deshouw (owner) for approval of a site plan amendment to remove certain conditions of approval relating to Barrington Square Town Center renovations approved in 2010

MEETING DATE: May 28, 2013

COMMITTEE: Planning, Building and Zoning

FROM: Peter Gugliotta/James Donahue ^{PG} _{JD}

REQUEST: Request by Caruso Development Corporation (agent) on behalf of Deshouw (owner) for approval of a site plan amendment to remove certain conditions of approval relating to Barrington Square Town Center renovations approved in 2010.

BACKGROUND: Barrington Square Town Center received final site plan approval for facade modifications and construction of a new loading dock on March 1, 2010. Conditions of approval for the project contained timers for the improvements stating that the facade work shall be completed within three years. The loading dock and accompanying landscape was completed, along with other site work previously and subsequently approved by the Village Board, but the facade modifications were not completed as per the 2010 plans due to the possibility of the property becoming a Tax Increment Finance (TIF) district and the redevelopment plan that would accompany that.

In May 2012, the Village approved ordinances adopting a TIF Plan and Project and designating the Redevelopment Project Area. This plan identified certain goals and timelines for upgrades to the site that now supersede the previously approved plans. The petitioner is now asking that certain conditions be waived from the 2010 approvals so that the site can redevelop as per the TIF redevelopment plan.

The TIF Plan and Project will dictate future redevelopment, although all proposed work would still be required to go through the Village's site plan process and be heard by the Planning and Zoning Commission and then come before the Village Board for final approval.

RECOMMENDATION:

Approval of a request by Caruso Development Corporation (agent) on behalf of Deshouw (owner) to waive the following conditions of approval from the March 1, 2010, site plan approval for Barrington Square Town Center:

1. The approval of the facade renovations to Barrington Square Town Center shall expire within three years, specifically, all six phases of the facade work (Phases A-F, including the landscaping on the west side of the building) shall be completed within three years of Village Board approval of this request. If the work has not been completed within that timeframe, the petitioner may request an extension at that time.
2. Immediately after the completion of all the phases of facade work (Phases A-E), the proposed landscaping (identified as Phase F) along the west wall of the bowling alley shall be installed.

Attachment

cc: Planning and Zoning Commission Members
Joe Caruso (Caruso Development Corporation)



**CARUSO DEVELOPMENT
CORPORATION**

2314 W. Higgins Rd., Hoffman Estates, IL 60169

March 15, 2013

Jim Donahue
Senior Planner
Village of Hoffman Estates
Department of Development Services
1900 Hassell Rd
Hoffman Estates, IL 60195

**Re: Finding of Fact
Barrington Square Town Center**

Dear Jim:

Thank you for taking the time to meet with me regarding the Finding of Fact for the Site Plan Amendment approved in 2010. As per our discussion, the conditions in the amendment specifically those that pertain to the facade renovations work will expire soon and we will need to address the issue that the façade work may not be done until sometime in the future.

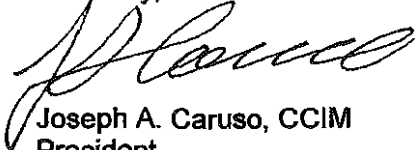
As you know since that site plan amendment was approved in 2010 a number of things have changed including the approval of the TIF in 2012 and the substantial work that was done in accordance with the TIF agreement. Many of the goals and timelines that are part of the TIF are different from what was part of the site plan amendment of 2010. Specifically in regard to many of the timers required for the facade work.

At this point we will need to ask the planning, building and zoning committees, as well as the Village board, to waive the timers for the façade work noted in the site plan amendment approved in 2010 due to the fact that the TIF agreement and its provisions superseded what was approved in the site plan amendment of 2010.

Please look into what needs to be done to get this problem taken care of and let me know if there is anything else you need from me.

Thank you for your help.

Sincerely,



Joseph A. Caruso, CCIM
President

JAC/mm



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING GENERAL APPLICATION*

Special Use for _____ Rezoning from _____ to _____

Variation: Commercial Residential Sign

Plat (Subdivision & Others): Preliminary Final

Site Plan: Amendment Concept Preliminary Final

Master Sign Plan: Amendment

Other: _____

*** ADDENDUM MATERIALS ARE REQUIRED FOR SPECIFIC REQUESTS**

Posting of Notification Sign(s) may be required.

Specific requirements will be provided when your request is scheduled.

FOR VILLAGE USE ONLY

Hearing Fee _____ Check No. _____ Date Paid _____

Project Number: _____

Staff Assigned: _____

Meeting Date: _____

Public Hearing: Yes No

Sign Posting Required: Yes No

Date Sign Posted _____

PLEASE PRINT OR TYPE

Date: April 30, 2013

Project Name: Barrington Square Town Center Facade Work

Project Description: Facade Renovations

Project Address/Location: Barrington Square Town Center

Property Index No. 07-07-200-266-0000

Acres: 28 Zoning District: _____

I. Owner of Record

DeSchouw

Name		Company	
2314 W Higgins Rd		Hoffman Estates	
Street Address		City	
IL	60169	847-885-4160 Ext 204	
State	Zip Code	Telephone Number	
		joe@carusodevelopment.com	
Fax Number		E-Mail Address	

II. Applicant (Contact Person/Project Manager)

Joseph Caruso		Caruso Development Corp	
2314 W Higgins Rd		Hoffman Estates	
Street Address		City	
IL	60169	847-885-4160 ext 204	
State	Zip Code	Telephone Number	
		joe@carusodevelopment.com	
Fax Number		E-Mail Address	

Applicant's relationship to property: Property Manager

III. Owner Consent for Authorized Representative

It is required that the property owner or his designated representative be at all requests before the Planning and Zoning Commission (PZC). During the course of the meeting, questions may arise regarding the overall site, site improvements, special conditions to be included in a PZC recommendation, etc. The representative present must have knowledge of the property and have the authority to make commitments to comply with any and all conditions included in the PZC recommendations. Failure to have the owner or designated representative present at the meeting can lead to substantial delays in the hearing process. **If the owner cannot be present at the meeting, the following statement must be signed by the owner:**

I understand the requirement for the owner or an authorized representative to be present at the meeting with full authority to commit to requests, conditions and make decisions on behalf of the owner. I hereby authorize Joseph Caruso to act on my behalf and advise that he/she has full authority to act as my/our representative.

Joseph A Caruso
Digitally signed by Joseph A Caruso
DN: cn=Joseph A Caruso, o, ou,
email=joe@carusodevelopment.com, c=US
Date: 2013.04.30 11:21:18 -0500

see attached doc's

Owner Signature

Print Name

IV. Acknowledgement(s)

- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable or otherwise.
- Planning and Zoning Commission members and Village Staff often conduct inspections of subject site(s) as part of the pre-hearing review of requests. These individuals will be carrying official Village identification cards that can be shown upon request.

The Owner and Applicant, by signing this Application, certify to the correctness of the application and all submittals.

Owner's Signature: Joseph A Caruso
Digitally signed by Joseph A Caruso
DN: cn=Joseph A Caruso, o, ou,
email=joe@carusodevelopment.com, c=US
Date: 2013.04.30 11:21:47 -05'00'

Owner's Name (Please Print): see attached doc's

Applicant's Signature: Joseph A Caruso
Digitally signed by Joseph A Caruso
DN: cn=Joseph A Caruso, o, ou,
email=joe@carusodevelopment.com, c=US
Date: 2013.04.30 11:22:07 -05'00'
(If other than Owner)

Applicant's Name (Please Print): Joseph A Caruso

Date: April 30, 2013

All requests must be accompanied by the items required and all fees must be paid before the Planning and Zoning Commission can hear any case.

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

Email: planning@hoffmanestates.org
Address: 1900 Hassell Road
Hoffman Estates, IL 60169
Phone: (847) 781-2660
Fax: (847) 781-2679

Addendums Attached:

- Special Use Master Sign Plan
 Rezoning Other Facade Renovations
 Variation
 Plat
 Site Plan

Authority to Act

Barrington Square Town Center

Amendment to Management Agreement made this 9th day of March, 2012, between Caruso Development Corporation ("Agent") and Handels En Productiemaatschappij De Schouw, B.V. ("Owner").

Whereas, Owner and Agent are parties to the management agreement dated June 28, 2000, but effective as of July 1, 2000, and amended by letter agreement dated November 19, 2003, and as has been amended from time to time (collectively, the "Management Agreement") for the management of the property known as Barrington Square Town Center.

Whereas, Owner and Agent desire to add the following phrase to the Management Agreement as hereinafter set forth:

Authority to Act

Notwithstanding anything to the contrary set forth in this agreement, and in addition to the agreement, Agent shall have the authority to act, including but not limited to, the execution of work contracts, employment contracts, permit and other business and/or governmental applications, necessary to effectuate the duties set forth in this agreement as well as any and all projects, improvements or other goals or matters set forth and/or directed by Owner. To accomplish the foregoing the Agent shall also have the power of designation.

HANDELS-EN PRODUCTIEMAATSCHAPPIJ
DE SCHOUW, B.V.

BY *R.M. Smeets* managing director

CARUSO DEVELOPMENT CORPORATION

BY

Joseph Caruso
PRESIDENT

**COMMITTEE AGENDA ITEM
VILLAGE OF HOFFMAN ESTATES**

SUBJECT: Request by Spiro Douvris for approval of a site plan amendment to allow exterior building facade renovations at Zippy's restaurant located at 830 Roselle Road

MEETING DATE: May 28, 2013

COMMITTEE: Planning, Building and Zoning

FROM: Peter Gugliotta^{PG}/James Donahue^{JD}

REQUEST: Request by Spiro Douvris for approval of a site plan amendment to allow exterior building facade renovations at Zippy's restaurant located at 830 Roselle Road.

BACKGROUND: Zippy's restaurant was built in 1990, replacing an older restaurant that stood in the same space. The owner is now proposing to renovate the building and change the name of the business to "The Beef Shack". The petitioner received variances in 1991 regarding location and square footage for signage that will need to be adhered to with the new renovations.

PROPOSAL: The petitioner is proposing to remodel the existing building with a new facade and rebrand it as "The Beef Shack". The new facade would be completely different than the existing one and would include a combination of ledgestone, barnwood, cedar trim, and steel canopies.

The property is subject to the Roselle Road Business District Development Standards which addresses aesthetic character of buildings. The standards require high quality architectural materials, specifically brick, native stone, or painted/tinted masonry, and limit the use of EIFS or Dryvit. The materials selected for the facade renovations meet the requirements and would be considered an upgrade over the existing materials and design.

At this time, the petitioner is not planning on any exterior site improvements other than patching, sealcoating, and striping the parking lot and replacing dead or missing landscape material. As mentioned above, any changes to the approved signage variances would require Village approval.

RECOMMENDATION: Approval of a site plan amendment to allow exterior building facade renovations at Zippy's restaurant located at 830 Roselle Road.

Attachments

cc: Planning and Zoning Commission Members
Spiro Douvris (Zippy's)



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING GENERAL APPLICATION*

Special Use for _____ Rezoning from _____ to _____

Variation: Commercial Residential Sign

Plat (Subdivision & Others): Preliminary Final

Site Plan: Amendment Concept Preliminary Final

Master Sign Plan: Amendment

Other: _____

*** ADDENDUM MATERIALS ARE REQUIRED FOR SPECIFIC REQUESTS**

Posting of Notification Sign(s) may be required.

Specific requirements will be provided when your request is scheduled.

FOR VILLAGE USE ONLY			
Hearing Fee	<u>200⁰⁰</u>	Check No. <u>9194910448</u> (^{money} order)	Date Paid <u>4/26/13</u>
Project Number:	<u>2013013P</u>		
Staff Assigned:	<u>J. DONAHUE</u>		
Meeting Date:	<u>5/13/13 PB+Z</u>	Public Hearing: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Sign Posting Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Date Sign Posted	<u>N/A</u>

PLEASE PRINT OR TYPE

Date: 4/17/13

Project Name: BEEF SHACK

Project Description: REMODEL

Project Address/Location: 830 N. ROSELLE RD

Property Index No. X07-15-102-013-0000 07-15-102-013-0000

Acres: 2065 SF Zoning District: _____

IV. Acknowledgement(s)

- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable or otherwise.
- Planning and Zoning Commission members and Village Staff often conduct inspections of subject site(s) as part of the pre-hearing review of requests. These individuals will be carrying official Village Identification cards that can be shown upon request.

The Owner and Applicant, by signing this Application, certify to the correctness of the application and all submittals.

Owner's Signature: *Rita Gold*
 Owner's Name (Please Print): RTA Gold
 Applicant's Signature: *[Signature]*
 (If other than Owner)
 Applicant's Name (Please Print): SPINO DOWNER
 Date: 4/17/13

All requests must be accompanied by the items required and all fees must be paid before the Planning and Zoning Commission can hear any case.

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

Email: planning@hoffmanestates.org
 Address: 1900 Hassell Road
 Hoffman Estates, IL 60169
 Phone: (847) 781-2660
 Fax: (847) 781-2679

Addendums Attached:

- Special Use
- Rezoning
- Variation
- Plat
- Site Plan
- Master Sign Plan
- Other _____

I. Owner of Record

x Rita Gold Rita Gold Properties, LLC
 Name Company

x 2131 S. Aida Ave Tucson
 Street Address City

x AZ 85710 (520) 751-9598
 State Zip Code Telephone Number

x (520) 751-9598 ritaf1a@aol.com
 Fax Number E-Mail Address

II. Applicant (Contact Person/Project Manager)

SPRO DOURIS BEER SHACK
 Name Company

830 N. ROSELLE RD HOFFMAN EST
 Street Address City

ILLINOIS 60169 630-380-4444
 State Zip Code Telephone Number

847 330-1661 SBD@BEERSHACK.COM
 Fax Number E-Mail Address

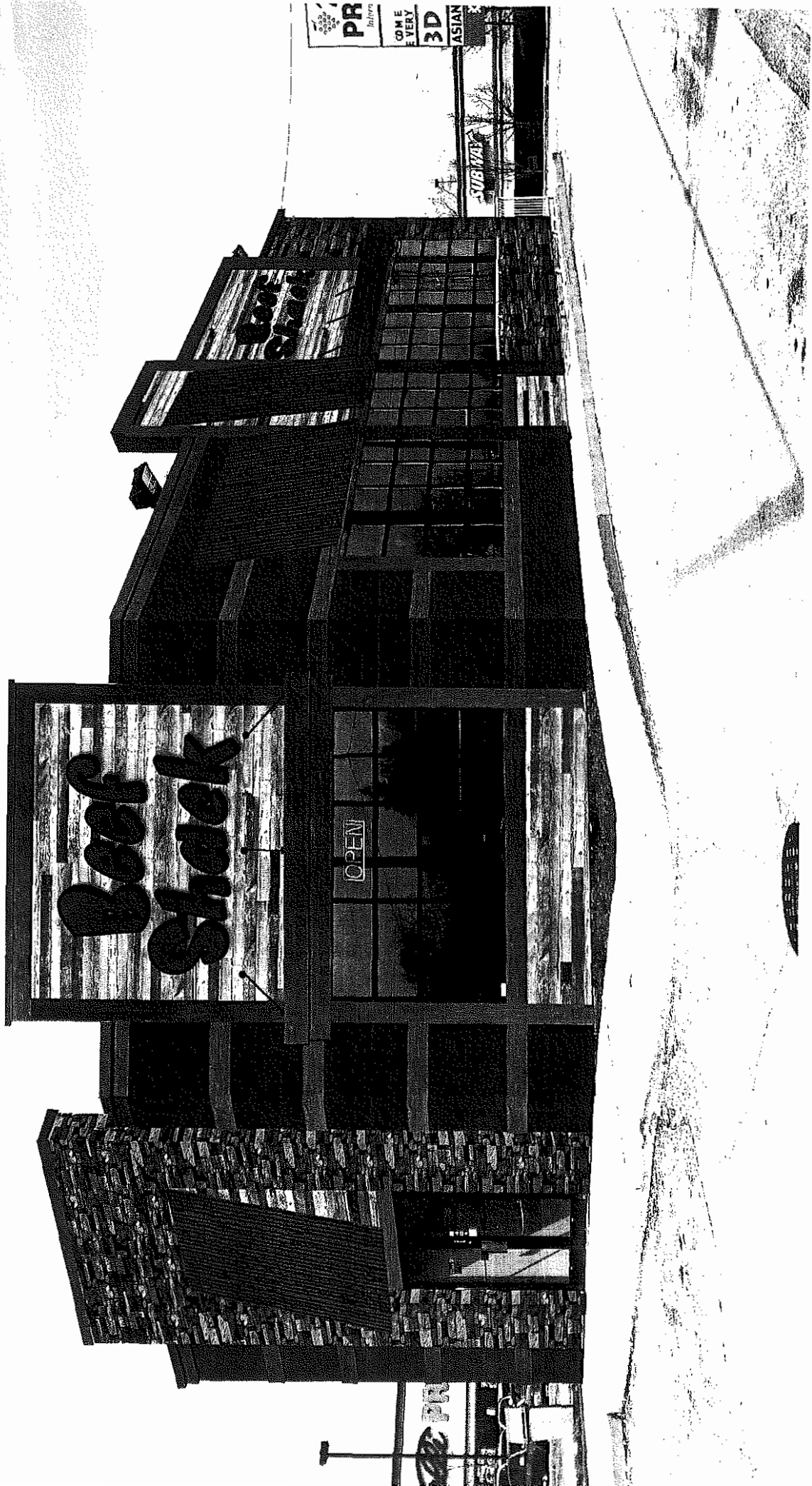
Applicant's relationship to property: TENANT

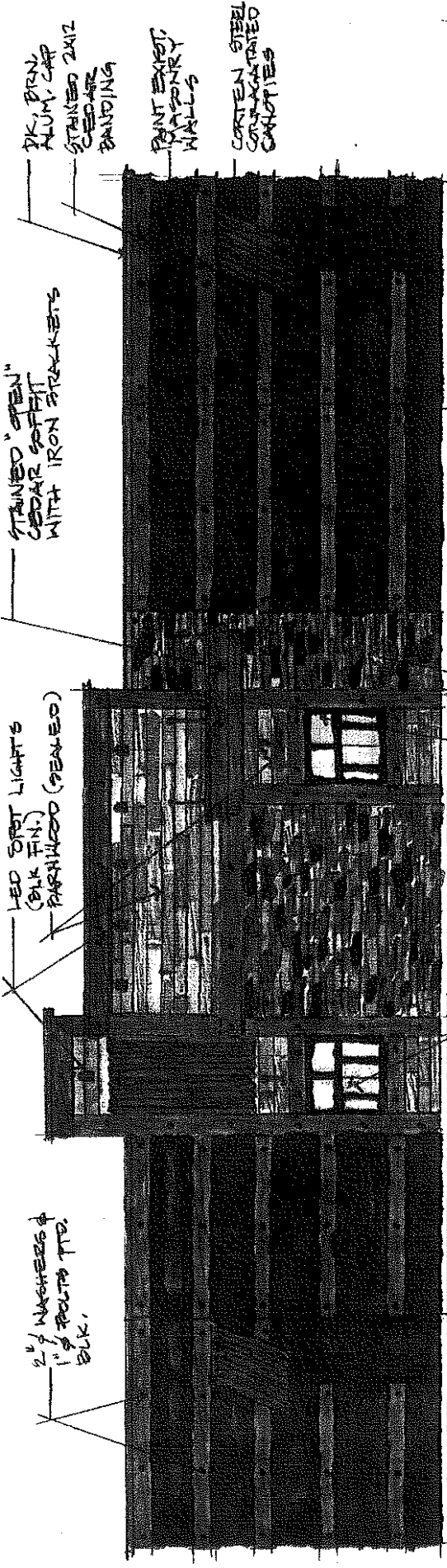
III. Owner Consent for Authorized Representative

It is required that the property owner or his designated representative be at all requests before the Planning and Zoning Commission (PZC). During the course of the meeting, questions may arise regarding the overall site, site improvements, special conditions to be included in a PZC recommendation, etc. The representative present must have knowledge of the property and have the authority to make commitments to comply with any and all conditions included in the PZC recommendations. Failure to have the owner or designated representative present at the meeting can lead to substantial delays in the hearing process. If the owner cannot be present at the meeting, the following statement must be signed by the owner:

I understand the requirement for the owner or an authorized representative to be present at the meeting with full authority to commit to requests, conditions and make decisions on behalf of the owner. I hereby authorize SPRO DOURIS to act on my behalf and advise that he/she has full authority to act as my/our representative.

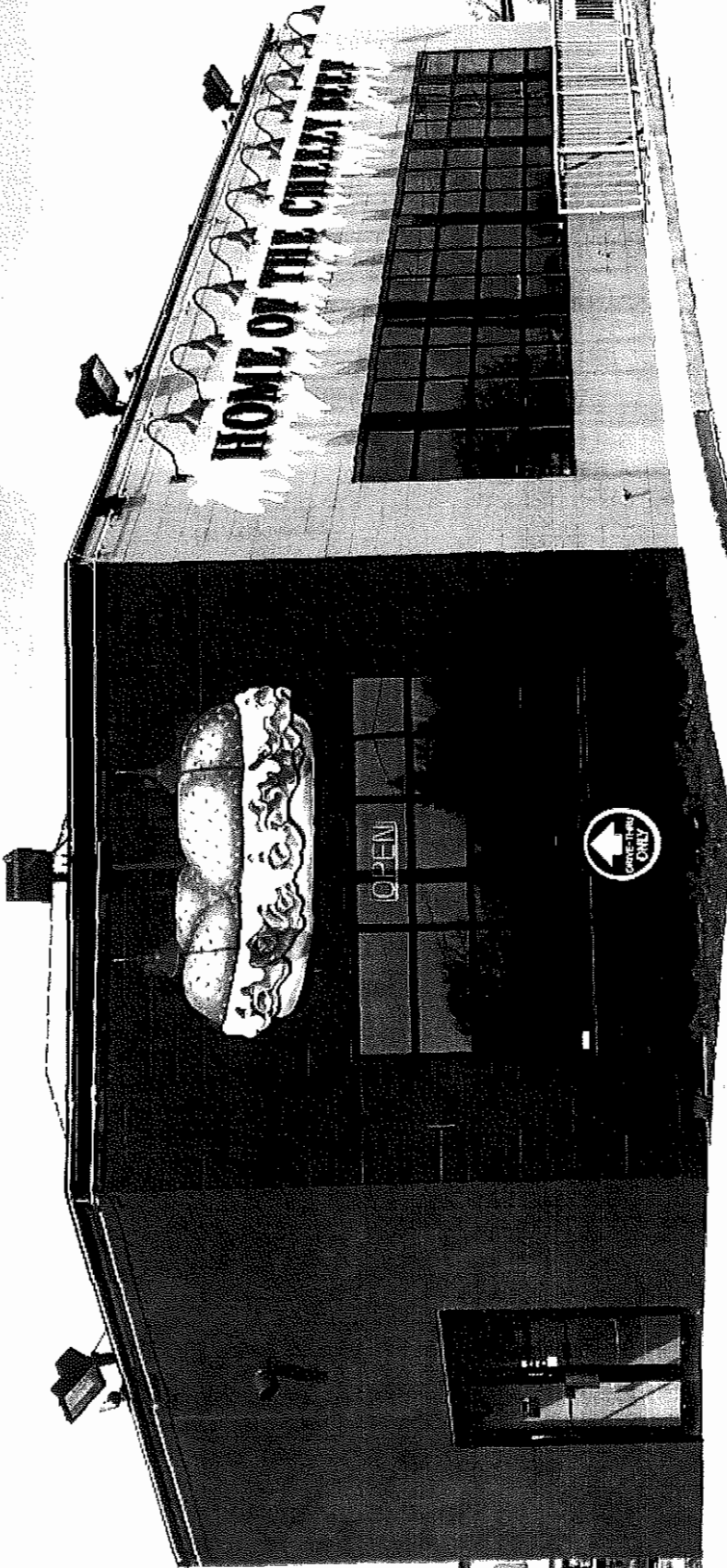
x Rita Gold RITA GOLD
 Owner Signature Print Name





WEST FLEV. (@ DRIVE-THRU)

SC. 3/16" BEEF SHACK



PIZZA
COM
EVER
31
ASH

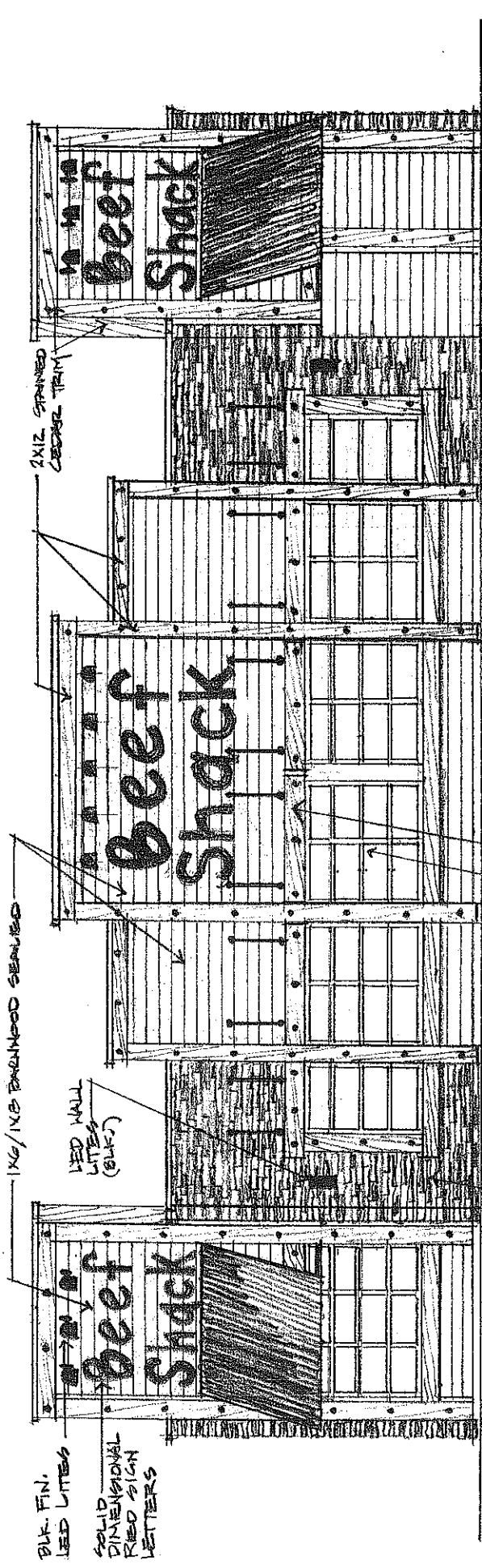
SUBWAY

PIZZA

OPEN HERE ONLY

OPEN

HOME OF THE CHEEZY WEEZ



EAST ELEV.
 4-9-13
 4-9-13

EXIST. MASONRY PAINTED
 STAINED 2x12 CEDAR
 BANDS

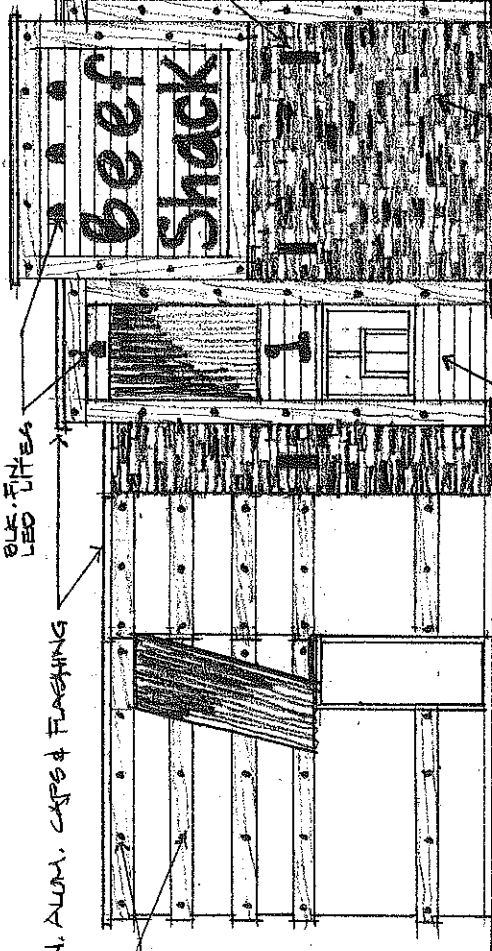
CORRUGATED
 CORTEN STL CAPLIES
 (PRE-RUSTED)
 RED WALL
 LITES (BLK.)

4x12 OPEN BEAM
 STAINED SERRITS
 W/ STL BRACKETS
 4x12 BLACK

EL DORADO
 LEDGESTONE
 EXIST. BLK. FIN. ALUM.
 FRAMED WINDOWS
 BLK. FINES
 LED LITES

DR. BRN. ALUM. CAPS & FLASHING

3/4" & 1 1/2" &
 BOARDS PRO.
 BLACK

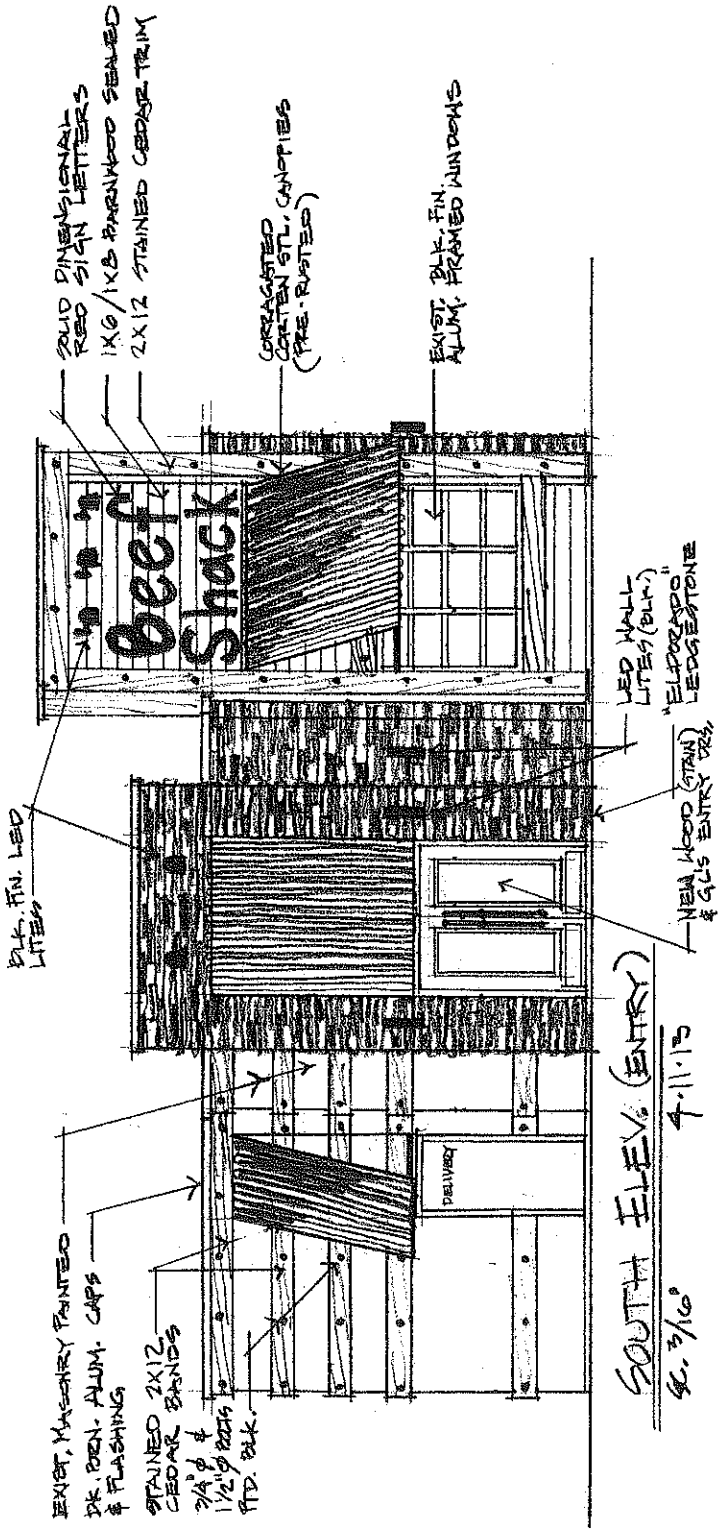


WEST ELEVATION
 4-12-13
 4-12-13

EXIST. BLK. FIN. ALUM.
 DRIVE-THRU WINDOWS

EL DORADO
 LEDGESTONE

1x6/1x8
 BRANCHED
 SEALED



SOUTH ELEV. (ENTRY)

4.3.10 4.11.13

**COMMITTEE AGENDA ITEM
VILLAGE OF HOFFMAN ESTATES**

SUBJECT: Request by Enterprise Leasing Company of Chicago, LLC (tenant) for a courtesy review of a proposed used car sales facility, with variances to the Zoning Code, located at 2475 Higgins Road (former Max & Erma's/Metropolis building)

MEETING DATE: May 28, 2013

COMMITTEE: Planning, Building and Zoning

FROM: Peter Gugliotta^{PG}/James Donahue^{JD}

REQUEST: Request by Enterprise Leasing Company of Chicago, LLC (tenant) for a courtesy review of a proposed used car sales facility, with variances to the Zoning Code, located at 2475 Higgins Road (former Max & Erma's/Metropolis building).

BACKGROUND: Enterprise Leasing Company of Chicago LLC is proposing to lease the building at 2475 West Higgins Road (formerly Max & Erma's and most recently Metropolis) and make modifications to open an Enterprise used car sales facility. The property is part of the area known as "restaurant mall", as there are three existing restaurants (Macaroni Grill, Steak & Shake, and TGIF's) and two vacant restaurant buildings (former Lone Star Steakhouse and the subject building). All five restaurant buildings were oriented around a common access road with the goal of having synergy between uses.

PROPOSAL: The petitioner is proposing to lease the former restaurant property and convert it into a used car sales lot with no service on-site. This would involve modifying the exterior of the building through the addition of glass along the west side and reorienting the building entrance towards the west parking lot. The interior would be remodeled and converted into a car sales office. The plans also show an overhead bay door on the south elevation for a drive-in hand carwash area to prep cars that are sold. In addition to eliminating some of the architectural elements on the building, the exterior would be painted light beige with a green aluminum band installed around the top to provide a simpler appearance versus the present design.

PROPOSAL: (Continued)

The site itself would undergo minor repairs, including sealcoating and restriping the parking lot, and minor landscaping maintenance. Additionally, the petitioner is proposing to remove the required shade trees along the Higgins Road right of way and site perimeter to increase exposure of the site and signage from the street. The waiver needed for this tree removal is discussed below. Staff has only performed a cursory review of the proposed site changes. If Enterprise decides to make a formal submittal, a more comprehensive assessment (including a site inspection) will be done as part of the formal review process.

As typical with many auto sales uses, more prominent signage is desired by Enterprise, including parking lot light pole banners and three "box" signs on the building. Based on the concept signage package included in the submittal, it appears a master sign plan would be needed since the wall signage would exceed the limitations of the Zoning Code.

The proposed exterior building changes, redesignation of the parking lot into a car storage and display lot, and changes to the landscaping require a site plan amendment.

DISCUSSION:

The proposed Enterprise used car sales would require a site plan amendment, with landscape code waivers and zoning variations, which collectively raise concerns about the appropriateness of this proposal.

Variations

Section 9-8-2-B-2-e of the Zoning Code lists the following as a permitted use:

Automobile sales and service shop conducted as one integrated business operation located on parcels not less than two acres in size.

The subject property is approximately 1.8 acres in size, which is below the standards set in the Zoning Code. The service shop requirement includes, but is not limited to, lubrication, oil change, tire repair, wheel alignment, tune-up, brake repair, battery charge, replacement of fan belts, hoses, wiper blades, and mufflers and exhaust systems. Enterprise is not proposing to provide service at this facility. In order to justify a variation, the applicant would have to demonstrate that without the variations the property could not yield a reasonable return. There are unique circumstances with the property and that the variation would not alter the essential character of the locality. Through the formal Planning and Zoning Commission public hearing process, these factors would be evaluated. Based on an initial review, staff's recommendation will highlight the fact that these variations do not appear to be justified.

Tree Removal

As mentioned above, the petitioner will be requesting to remove the trees within the right of way and site perimeter along Higgins Road. This request will require a waiver from Sections 10-4-4-A and 10-4-4-B of the Subdivision Code through a site plan amendment reviewed by the Planning and Zoning Commission. On this one lot, which was an integrated part of a "restaurant mall" development, granting this type of waiver would alter the character of the overall development. Although specific plans have not yet been submitted, there are approximately 20 trees located along Higgins Road. Their removal would have a significant impact on the streetscape.

DISCUSSION: (Continued)***Summary***

The proposal to convert this former restaurant site into an alternative use is something that warrants discussion considering that it and Lone Star have been vacant for some time. As part of a coordinated development with shared access and potentially shared signage (considered but never installed), any new use on one of these lots should be highly compatible with the other restaurants and should benefit the Village in general. The used car sales proposal would require significant variances from the Zoning Code, as well as remove existing landscape from the streetscape. This would create inconsistencies with the adjacent lots. The proposal would eliminate some of the architectural interest from the building and it would not take advantage of the benefits of the open space pond area to the east, which currently can be viewed from the restaurant outdoor dining area. The outdoor dining area would be converted to a car display pad.

The proposal offers very little positive impacts to offset the negatives created. While the proposed use would occupy a vacant building, which is generally a positive factor, that alone does not justify waivers and variations. Generally, auto sales uses generate very little customer traffic relative to the size of the property needed to store/display cars. This is even truer for facilities without repair services, which greatly reduced the number of employees and customer visits to a site. Based on the numbers provided by the petitioner showing the estimated amount of traffic generated by the use (25-35 visitors a day, closed Sundays), the impact on the surrounding businesses would likely be minimal. The lack of service at this facility demonstrates a minimum investment in the property by Enterprise. Without on-site service, customers would not likely make repeat visits to the area. The lot size requirement is to ensure that auto sales facilities have space for their inventory without needing to park cars in unmarked areas of the site, or off-site on nearby properties. The smaller lot size also reduces the amount of inventory that can be stored on-site, which can lead to a greater need for more frequent deliveries, may cause instances where excess inventory is stored on-site outside of legal parking spaces, and could create a need for off-site car storage in the area.

Based on the information submitted thus far, this proposal does not appear to be appropriate for this particular property. If Enterprise makes a formal application to proceed, staff will complete a more comprehensive review.

RECOMMENDATION:

The specific variations and site plan amendment (with waivers) will need to be formally reviewed by the Planning and Zoning Commission, however, the petitioner is seeking informal input from this Committee prior to proceeding with the formal application process.

Materials presented for courtesy review only.

Attachments

cc: Planning and Zoning Commission Members
Greg Toste (Enterprise Leasing Company, LLC)

VILLAGE OF HOFFMAN ESTATES
1900 Hassell Road
Hoffman Estates, Illinois 60169

REQUEST FOR COURTESY REVIEW
PLANNING, BUILDING AND ZONING COMMITTEE OF THE VILLAGE BOARD

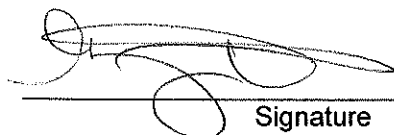
A petitioner may appear before the Planning, Building and Zoning Committee of the Village Board to make a brief "Courtesy" presentation of a proposed project. Expert witnesses, exhibits, etc. are not required, as the appearance is only intended to provide a general overview of the proposed project. The presentation should occur prior to initial Planning and Zoning Commission review of the proposal.

A Courtesy Review allows the applicant to acquaint the Board Committee with the proposal. The Committee may ask questions or make comments on the presentation, however, the presentation does not constitute an official review by the Village Board and any direction to proceed to a hearing review should not be construed as any indication of future project approval. Formal Village Board action will occur only after the appropriate Planning and Zoning Commission public review has occurred.

Twenty (20) copies of a site plan (preferably 8½" x 11"), a brief description of the project, and the *Statement of Understanding* (below) should be submitted to the Director of Planning approximately two weeks prior to the meeting. Meetings are typically held on the second Monday of the month, beginning at 7:00 p.m. A Village staff member will work with you regarding the submission of material and the meeting presentation, as well as establishing a meeting date. Should you have any questions regarding this process, please call the Planning Division at 847-781-2660.

Statement of Understanding

I understand my appearance before the Planning, Building and Zoning Committee shall not constitute any Village Board endorsement, support, or implied approval of the subject property. I also understand that final project approval or denial shall only occur through official Village Board action.


Signature

Greg Toste

Name (PLEASE PRINT)

Company/Developer: Enterprise Leasing Company of Chicago, LLC

Address: 1050 N. Lombard Road

City, State, Zip Code: Lombard, IL 60148

Telephone Number: 630-693-2948

Email Address: Gregory.A.Toste@ehi.com

Name of Project: Enterprise Car Sales, 2475 W. Higgins Road, Hoffman Estates 60169

Date: 3/22/2013



car sales

Haggle-free buying. Worry-free ownership.®

Proposal Presented By

Joseph Dias

Joseph.dias@ehi.com

630-693-2901

Greg Toste

Gregory.a.toste@ehi.com

630-693-2948

Section I Introduction

Enterprise Leasing Company of Chicago, LLC is excited about the opportunity to open a new Enterprise Car Sales facility in Hoffman Estates. Enterprise Leasing Company of Chicago, LLC has over 180 points of service with Car Rental, Truck Rental and Car Sales locations throughout the Chicago land area. Enterprise Leasing Company of Chicago, LLC is a wholly owned subsidiary of Enterprise Holdings, Inc. which operates the Alamo, Enterprise, National, and Enterprise CarShare brands along with Fleet Management, Truck Rental and Car Sales locations.

Enterprise Car Sales has sold over 1 million cars from over 130 locations nationwide which includes three local branches. We plan to relocate our Glen Ellyn location to our new Hoffman Estates location.

Enterprise Car Sales is seeking a Special Use Permit and a Variance to be able to conduct business from 2475 W. Higgins Road in Hoffman Estates. We understand the site is less than the Village's two acre minimum and that Enterprise Car Sales will not have an onsite service department.

The Enterprise Car Sales Difference:

The Enterprise Difference - The Perfect Used Car Package®

For more than 40 years, Enterprise Car Sales has been selling cars only one way. We select great cars - most from our fleet of more than 1 million used vehicles - offer them at competitive used car prices, and back each one with one of the industry's best car warranties. And in addition to low used car prices, our professional staff is trained in a low-pressure sales process that puts our customers' needs first. That's the right way to sell cars. It's the Enterprise way, and it's all part of our used car package.

Perfect Used Car Package:

- No-Haggle Car Prices
- 109-Point Certification
- Free Carfax Vehicle History Report
- Financing Available
- 7-day Repurchase Agreement
- 12/12 Limited Powertrain Warranty
- Vehicle Service Contracts
- 12-Month Roadside assistance

Section II Frequently Asked Questions

What kind of signage do you anticipate wanting?

We would ask for the maximum allowable signage per the Village Signage codes.

How many cars will be stored on site?

First year we would average around 80 cars on display. After first year we should display 100 cars on average. The property, as it is today, has about 145 parking spaces which will suffice for customer, employee and display of inventory for sale.

How many visitors do you expect in a typical day? When are the peak times?

A typical day we have 25 to 35 visitors. Our peak hours are from 2pm to 9pm, Monday through Friday and 10 am to 6 pm on Saturdays.

What are the expected hours of operation?

Monday - Friday 10am - 9pm
Saturday 9am - 6pm

How many employees will you have at this location?

To start we will have 12 to 15 employees.

Are there cross parking agreements recorded against the property that would affect areas you want to store car inventory?

None

Are there any other private covenants that affect this use – We believe there is a property owner's association and easements related to the common access (private) drive that serves all 5 parcels.

The Higgins and Barrington Owners Association is responsible for the maintenance of the common drive lanes and the pond located to the East of the properties. There are no private covenants that affect the use of the property and we have been in contact with Mr. Doug Altenberger of the Stonegate Group who is responsible for the Owners Association.

Do you purchase cars here?

We accept trade-ins from our customers. About 35% of the customers who buy cars from Enterprise Car Sales have a trade-in. The trade-ins are sold at local auctions.

Do you only sell cars from your own fleet, or resell other used cars?

90% of the cars come from our own fleet. Our rental fleet carries some 2011 vehicles but primarily 2012 and 2013 vehicles. We supplement 10% of our inventory from the outside. All the cars go through our 109 point certification process and only the certified vehicles are sold on our lot.

Why isn't there a service repair shop inside Enterprise Car Sales locations?

We only sell vehicles. If there is a remainder of the manufacturer warranty is applicable, the warranty will transfer to the new owner. Additionally, our customers have an option to purchase an extended service contract for up to five years or 100,000 miles. All the vehicles sold from an Enterprise Car Sales location comes with a 12 month, 12,000 mile power train warranty and 12 months free roadside assistance.

While the majority of the cars are certified prior to coming to the Car Sales location, we also use local auto repair shops such as Firestone to certify those vehicles which has not been previously certified. The location generally will spend about \$5,000 to \$8,000.00 per month in certifications and minor repairs. This location will also spend approximately \$1,000.00 per month with local automotive detail shops.

What is the Enterprise Car Sales Hoffman Estates location projected sales and revenue for the Village?

Our average sales price of a vehicle is \$17,000.00. We project to sell 900 vehicles. $\$17,000/\text{average sale price} \times 900 \text{ vehicles} = \$15,300,000$ sales revenue Year 1. The second year we forecast to sell over 1,000 vehicles. $\$17,000/\text{average sales price} \times 1,000 \text{ sales} = \$17,000,000$ projected sales revenue in the second year. At 1% projected revenue for Hoffman Estates would be \$153,000.00 the first year and \$170,000.00 the second year. In addition, taxes paid to local vendors for goods and services on our monthly expenditures and annual Real Estate taxes.

Does Enterprise leasing company own or lease the property located at 2475 W. Higgins Road?

We have entered into a lease for the property. The initial term is for a five years with five- three year options to renew. The lease is contingent upon securing all zoning and building permit approvals.

What specific, quantifiable benefits would this use provide for the existing restaurants?

Most of our transactions take three hours. Many of our customers are coming from surrounding communities and often dine while we are waiting to secure financing or before or after transaction. Even those customers who do not purchase vehicles from us, they still have options close by the office for restaurant choices. Our managers often provide lunches or dinners for our staff during busy days and recognition events. Our staff does frequently eat their lunch away from the office.

SECTION III

Potential Facility Improvements

Building

- To create a better overall experience for our customers and employees, we will be adding store front glass on the West elevation of the facility along with a new front door.
- The exterior building will be painted Enterprise Car Sales trade dress colors, (refer to Exhibit A, our marketing department concept plan). This includes a green ACM wrap of a portion of the East elevation, all of the North and West elevations of the building. Also a potential canopy design on the West elevation and possibly the North elevation. This rendering is not the final proposed plan but exhibits our potential trade dress building appearance.
- The inside of the restaurant will be converted into a professional car sales office environment with a car wash bay, (Refer to Exhibit B, the conceptual building space plan). The garage door will be installed on the South elevation and the approximate interior garage bay will be 20' x 25'. A triple basin will be installed since we will wash cars in the garage with a brush and hose.
- Also installation of signs on the East, North and West elevations of the buildings would be included.

Site

- We will be performing parking lot repairs, seal coat and stripe the lot.
- The installation of some landscape elements closer to the building on the West elevation and North elevation, we will also replace as needed any current shrubbery.
- The building is not very visible from Higgins Road when there are leaves on the trees on the North side of the property and in the IDOT easement. When a building's signage or street signage is not visible from the street, there is a negative impact on its business, (Refer to Exhibit C, photos). The Google photos show a view the site while traveling from West to East, photos 1 through 4. We will be requesting to remove the trees on the North side of the property and we will replace the trees with some shrubbery in the areas where the trees are.
- The installation of a street sign along with car sales banners to be installed on the parking light poles.
- Two ADA parking spaces, nine customer parking spaces and nine employee parking spaces. There are 127 inventory display spaces, (Refer to Exhibit D, site plan).

EXHIBIT A



Tradedress Rendering

1 of 5

Date: 03/11/2013
 Group: 15
 Branch #: E6
 Location: Hoffman Estates, IL

Artist: FB
 Specialist: Hoffeditz
 Job #: D04627
 Type: Car Sales

Attention: These renderings are intended to be used for conceptual Tradedress sign and site planning. They are not to be considered as construction drawings. Verification of dimensions, field conditions and local building codes is required.

In order to maintain brand consistency and integrity, for all significant tradedress upgrades please refer to the Facility and Vehicle Identification Manuals on the Operations Intranet or AdShop.

Corporate Resources are also available to help guide you on significant tradedress updates as necessary. For airport facilities consult with the Airport Facilities/Construction team or for home city locations consult your Corporate Operations team.

Specified Sherwin Williams® paints are listed below. The colors that are being recommended to complete the above rendering will be marked with a 'X'. Contact your local Sherwin Williams Representative for specific paint specifications and applications at 1-800-4SHERWIN.

Used	Swatch	Color	Sherwin Williams Color Name
ENTERPRISE EXTERIOR COLORS			
X		Light Beige	SW 6140 - Moderate White (Satin)
X		Dark Beige	SW 7038 - Tony Taupe (Satin)
		Pure White	SW 7005 - Pure White (Satin)
		Bright White	866W300 Series, SherCryl Gloss Ultra White
X		Black	SW 6258 - Tricorn Black (building accents)
		Black	866B300 - Black (sign poles)
ENTERPRISE INTERIOR COLORS			
		Light Beige	SW 6140 - Moderate White (Eggshell or Satin)
		Light Blue	SW 6505 - Atmospheric (Eggshell or Satin)
		Light Green	SW 1428 - Uphill (Eggshell or Satin)
		Medium Brown	SW 7039 - Virtual Taupe (Eggshell or Satin)

Enterprise specified Tubelite® paints anodized finishes or equivalent for the mullions are listed below. The colors that are being recommended will be marked with a 'X'. Please note that this options is not applicable for every rendering.

ENTERPRISE MULLION COLORS		
	Brushed Alum.	Tubelite Clear 2A or 20
	Brown	Tubelite Light Amber 2K
	Bronze	Tubelite Dark Bronze 3K
X	Black	Tubelite Black 0D

Site Location:
 2475 W. Higgins Road
 Hoffman Estates, IL 60169

Sign Restrictions:
Max. Signage Sq. Ft. allowed:
 Street: 125 sq ft per sign
 Building signs: 460 sq ft
Max. number of signs allowed
 Street signs: 1
 Building signs: 2



Tradedress Rendering

2 of 5

Date: 03/11/2013
 Group: 15
 Branch #: E6
 Location: Hoffman Estates, IL

Artist: FB
 Specialist: Hoffeditz
 Job #: D04627
 Type: Car Sales

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	Brown	Tubelite Light Amber 2K
	Bronze	Tubelite Dark Bronze 3K
X	Black	Tubelite Black 0D



Current



Proposed Rendering

Tradedress Rendering

Date: 03/11/2013 Artist: F8
 Group: 15 Specialist: Hoffeditz
 Branch #: E6 Job #: D04627
 Location: Hoffman Estates, IL Type: Car Sales

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Current

Tradedress Rendering

Date: 03/11/2013 Artist: FB
 Group: 15 Specialist: Hoffeditz
 Branch #: E6 Job #: DO4627
 Location: Hoffman Estates, IL Type: Car Sales

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Proposed Rendering

4' 0" x 20' 0" w/ Cabinet sign (80 sqft)
 (Aluminum sign 44x6 (height) w/ 24x8)
 (Allowance signs: 2 Proposed: 3)

New Canopies



Tradedress Rendering

5 of 5

Date: 03/11/2013
 Group: 15
 Branch #: E6
 Location: Hoffman Estates, IL

Artist: FB
 Specialist: Hoffeditz
 Job #: D04627
 Type: CarSales

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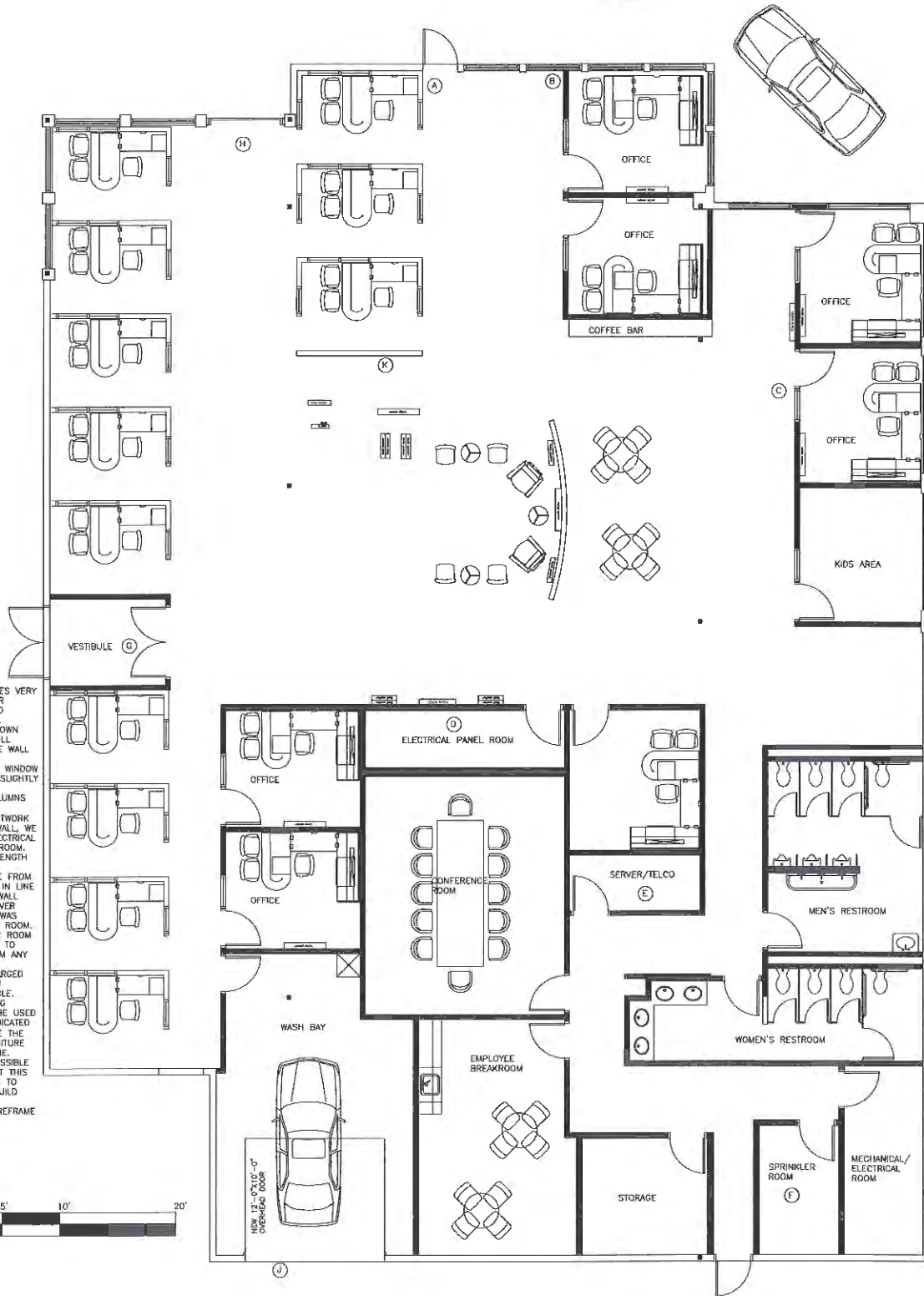
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	Black	Tubelite Black 0D

EXHIBIT B

EXISTING PATIO



A- THE FURNITURE COMES VERY CLOSE TO EXISTING DOOR LOCATION. MAY NEED TO REDUCE FURNITURE SIZE.
 B- WALL CURRENTLY SHOWN GOING INTO WINDOW. WILL LIKELY HAVE TO JOG THE WALL IN CONSTRUCTION DOCS.
 C- OFFICES ALONG THIS WINDOW WERE MODIFIED IN SIZE SLIGHTLY TO ACCOMMODATE WALLS TERMINATING AT THE COLUMNS (NOT AGAINST WINDOWS).
 D- AS POSTERS AND ARTWORK WERE SHOWN ON THIS WALL, WE HAVE ENCLOSED THE ELECTRICAL PANELS INTO SEPARATE ROOM. THEY RUN THE ENTIRE LENGTH OF THIS WALL.
 E- THE LEFTOVER SPACE FROM MOVING THIS OFFICE UP IN LINE WITH NEW ELEC. ROOM WALL WAS CONVERTED TO SERVER ROOM. EXISTING ROOM WAS SHARED WITH SPRINKLER ROOM.
 F- THIS IS A SPRINKLER ROOM AND THEREFORE WANTED TO MOVE SERVER AWAY FROM ANY POTENTIAL WATER.
 G- VESTIBULE WAS ENLARGED SLIGHTLY TO PROVIDE AN ENDWALL FOR THE CUBICLE.
 H- THIS SET OF EXISTING DOUBLE DOORS COULD BE USED IN LIEU OF THE ONE INDICATED IN ITEM "A" TO ALLEVIATE THE TIGHTNESS OF THE FURNITURE AGAINST THE DOOR FRAME.
 J- THERE MAY BE A POSSIBLE COLUMN IN THIS WALL AT THIS LOCATION AS IT APPEARS TO SHOW UP ON THE AS-BUILD PLANS. WHEN WIDENING OPENING MAY HAVE TO REFRAME THIS AREA.



NEW 12'-0" X 10'-0" OVERHEAD DOOR



SCALE: NTS
 DATE: 03-14-13
 © COPYRIGHT 2013 AKA LTD.

CONCEPTUAL PLAN
ENTERPRISE
 2475 W. HIGGINS ROAD
 HOFFMAN ESTATES, IL

aka atul karkhanis architects, ltd
 Commercial • Residential • Healthcare
 2514 WEST PETERSON AVENUE
 CHICAGO, IL 60659
 PHONE: 773.508.5533 FAX: 773.508.5757
 www.akarchitects.com

EXHIBIT C

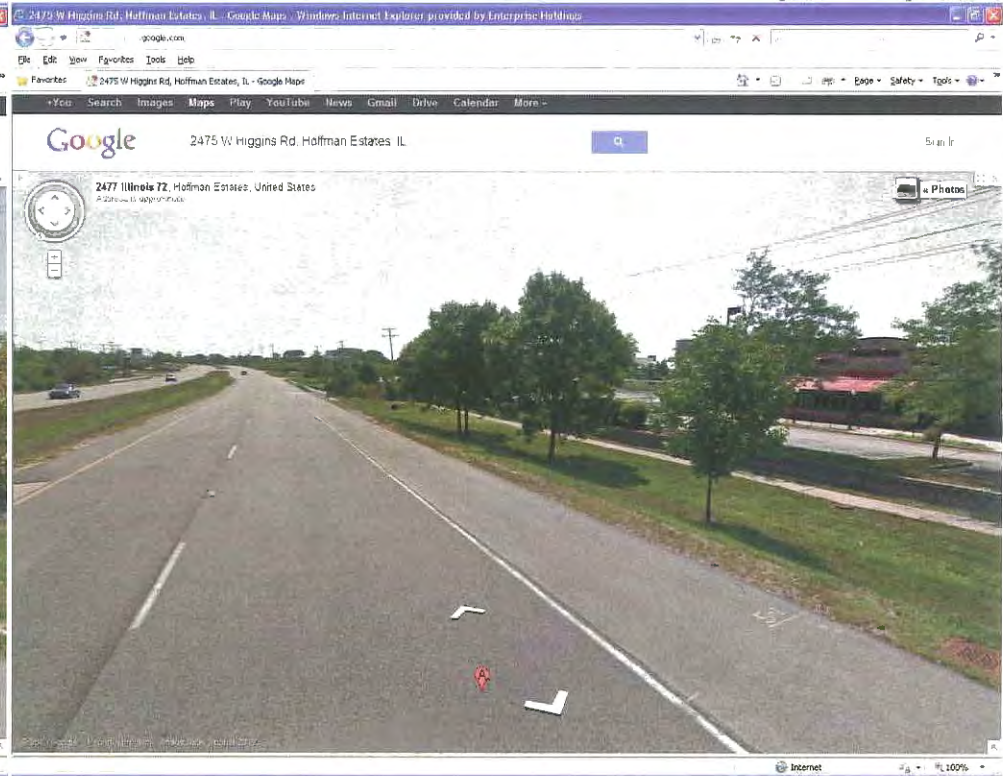
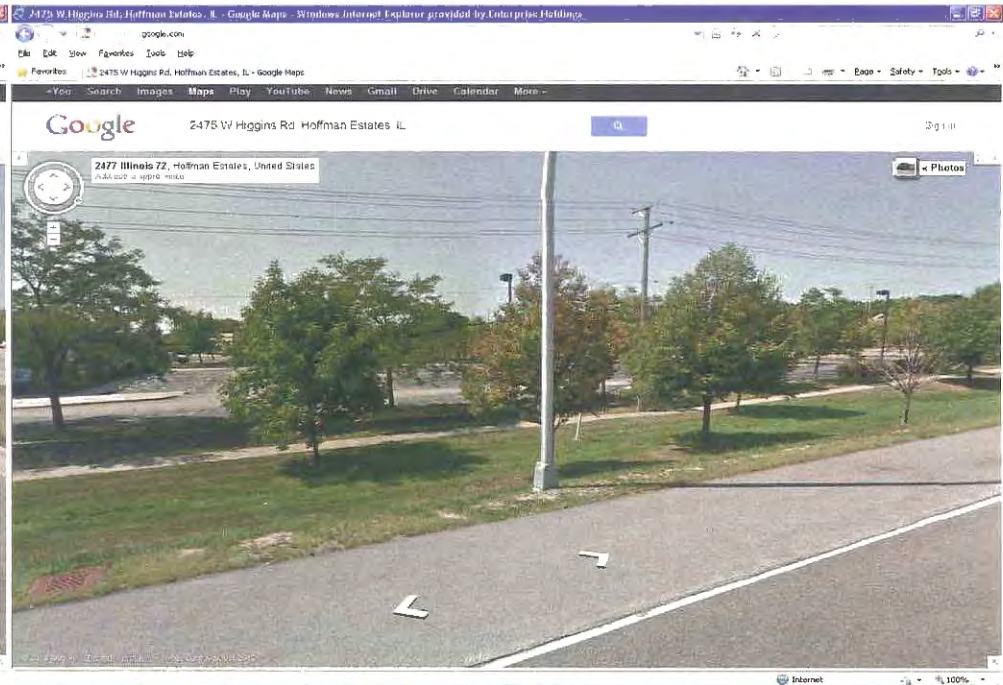
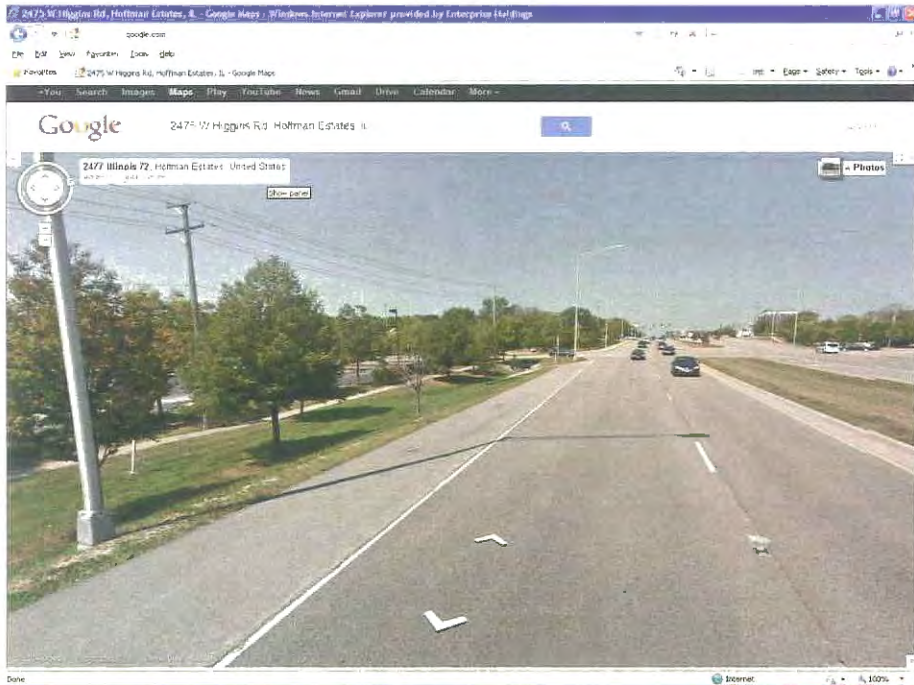


EXHIBIT D

**COMMITTEE AGENDA ITEM
VILLAGE OF HOFFMAN ESTATES**

SUBJECT: Request by Goodwill Industries of Southeastern Wisconsin and Metropolitan Chicago for a courtesy review of a proposed Goodwill Donation and Retail Center located at Hoffman Village Shopping Center (east of Mariano's)

MEETING DATE: May 28, 2013

COMMITTEE: Planning, Building and Zoning

FROM: Peter Gugliotta^{PG}/James Donahue^{JD}

REQUEST: Request by Goodwill Industries of Southeastern Wisconsin and Metropolitan Chicago for a courtesy review of a proposed Goodwill Donation and Retail Center located at Hoffman Village Shopping Center (east of Mariano's).

BACKGROUND: Hoffman Village recently added Mariano's Fresh Market and saw Los Fernandez restaurant relocate to the shopping center. Building off the new tenants and increased traffic, Goodwill Industries of Southeastern Wisconsin and Metropolitan Chicago is looking to locate in the shopping center with a donation center and retail store.

PROPOSAL: The petitioner is proposing to occupy approximately 20,000 square feet of the Hoffman Village Shopping Center with a Goodwill Donation Center and Retail Store. The two distinct components of the store would have separate entrances. The petitioner is proposing to modify the existing parking spaces closest to the tenant space to accommodate a freestanding canopy that will have four parking spaces under it for donors to pull into and drop-off donations. The pathway from the parking spaces to the door of the donation side would be made of a contrasting material like brick or stamped concrete. The design of the canopy would mimic the existing cart corrals that Mariano's currently uses on their site.

The addition of the canopy would reduce the width of the fire lane to 32 feet, which still exceeds the code minimum of 20 feet. The Fire Department has agreed in concept as it leaves adequate space for maneuvering and the area adjacent to the building should be clear of obstructions. This canopy design was the result of extensive discussions to limit drop-off activity that might occur in the fire lane. Other options, such as dedicated parking or a striped area along the storefront, would likely result in vehicles blocking fire access to the building. The canopy provides a solution to this issue, in addition to being convenient for customers.

PROPOSAL: (Continued)

In addition to the changes in the front of the store, there are changes planned in the rear of the building for trucks. A recessed loading dock would be installed on the rear of the building similar to what Mariano's did in the rear of their store.

To accommodate the dock in the area proposed, the rear service drive would need to be modified. This would involve removing an island and eliminating four rarely used parking spaces in the rear. An existing transformer in the area would need to be moved south to achieve this and an evaluation will need to be done regarding possible landscape enhancements that can be made.

If the petitioner proceeds with their plans, the request would go through the typical site plan review process, as well as require a special use for a resale shop. At that time, engineering, landscaping, and architectural plans would be reviewed to ensure the proposed concept plan meets all Village codes and requirements and does not impede or hinder current or future tenants.

RECOMMENDATION:

Materials presented for courtesy review only.

Attachments

cc: Planning and Zoning Commission Members
Jay Peirick (Berengaria Development)
Ron Shoffet (RMS Properties)

VILLAGE OF HOFFMAN ESTATES
1900 Hassell Road
Hoffman Estates, Illinois 60169

REQUEST FOR COURTESY REVIEW
PLANNING, BUILDING AND ZONING COMMITTEE OF THE VILLAGE BOARD

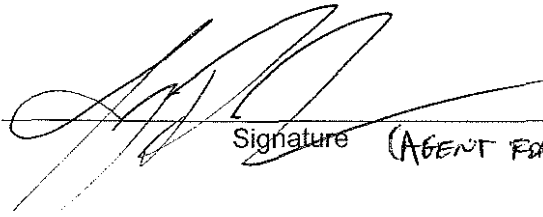
A petitioner may appear before the Planning, Building and Zoning Committee of the Village Board to make a brief "Courtesy" presentation of a proposed project. Expert witnesses, exhibits, etc. are not required, as the appearance is only intended to provide a general overview of the proposed project. The presentation should occur prior to initial Planning and Zoning Commission review of the proposal.

A Courtesy Review allows the applicant to acquaint the Board Committee with the proposal. The Committee may ask questions or make comments on the presentation, however, the presentation does not constitute an official review by the Village Board and any direction to proceed to a hearing review should not be construed as any indication of future project approval. Formal Village Board action will occur only after the appropriate Planning and Zoning Commission public review has occurred.

Twenty (20) copies of a site plan (preferably 8½" x 11"), a brief description of the project, and the *Statement of Understanding* (below) should be submitted to the Director of Planning approximately two weeks prior to the meeting. Meetings are typically held on the second Monday of the month, beginning at 7:00 p.m. A Village staff member will work with you regarding the submission of material and the meeting presentation, as well as establishing a meeting date. Should you have any questions regarding this process, please call the Planning Division at 847-781-2660.

Statement of Understanding

I understand my appearance before the Planning, Building and Zoning Committee shall not constitute any Village Board endorsement, support, or implied approval of the subject property. I also understand that final project approval or denial shall only occur through official Village Board action.


Signature (AGENT FOR TENANT) JAY PEIRICK
Name (PLEASE PRINT)

Company/Developer: BERENGARIA DEVELOPMENT LLC

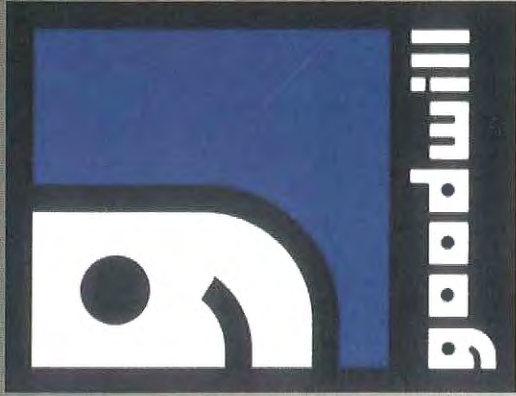
Address: 100 E. WISCONSIN AVE

City, State, Zip Code: MILWAUKEE, WI 53202

Telephone Number: 414-455-0198

Email Address: jaypeirick@marcusinvestments.com

Name of Project: GOODWILL - HOFFMAN ESTATES Date: 05/15/13



**Presentation for:
Village of Hoffman Estates, IL**

Goodwill Project Portfolio

Goodwill Industries of Southeastern Wisconsin
and Metropolitan Chicago

May 15, 2013

Who Is Goodwill?



Our Mission

Goodwill provides training, employment and supportive services for people with disabilities or disadvantages who seek greater independence.

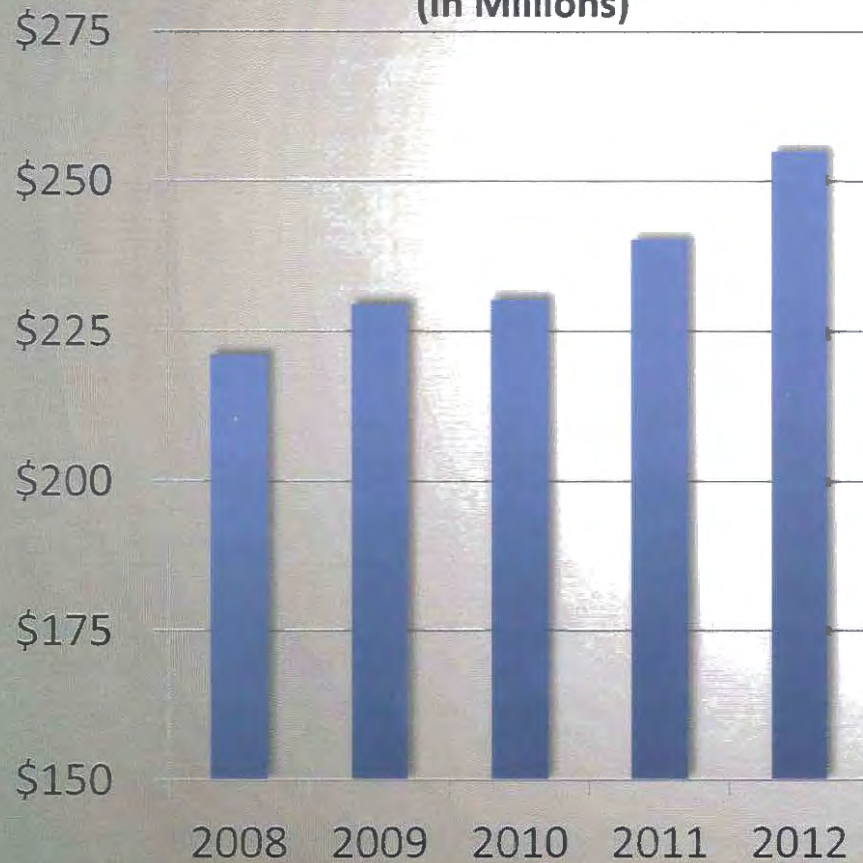
Our Retail Stores

Generate revenue (dollars) to support our mission and provide jobs for individuals we serve.

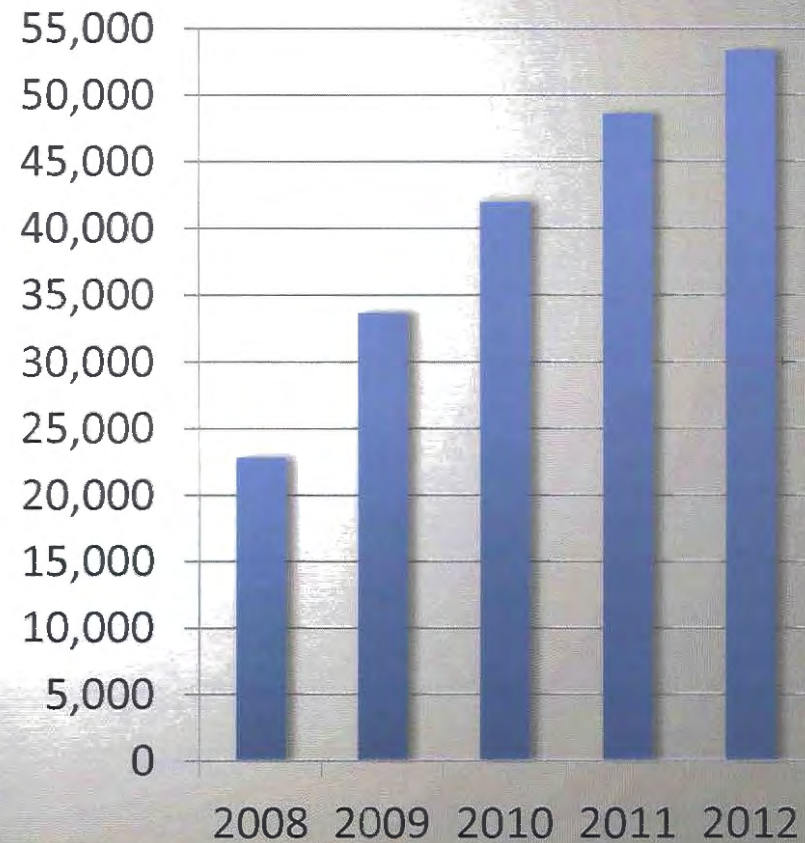
By the Numbers



Revenue & Support Growth (In Millions)



Individuals Served



Goodwill in the Local Community



An increasing number of communities have welcomed Goodwill:

Existing Illinois Locations

Arlington Heights – N (02/08/08)	Mundelein (3/03)
Arlington Heights – S (07/14/11)	Naperville (2/01)
Bartlett (12/06)	New Lenox (03/09/12)
Batavia (11/01)	Northbrook (09/23/11)
Bolingbrook (12/17/10)	North Riverside (6/01)
Carol Stream (02/27/09)	Orland Park (09/23/02)
Carpentersville (10/31/08)	Plainfield (*projected 6/21/13)
Des Plaines (02/10/12)	Round Lake Beach (10/22/10)
Downers Grove (03/14/13)	South Elgin (02/11/04)
Elmhurst (07/13/09)	St. Charles (10/21/11)
Glendale Heights (12/07/07)	Washington Blvd. (5/07)
Joliet (10/98)	Westchester (06/28/12)
Lake Zurich (12/26/08)	Willowbrook (10/07/10)
Lemont (08/24/12)	Woodridge (07/14/11)
Lombard (03/14/13)	Yorkville (06/27/08)
Montgomery (07/28/09)	

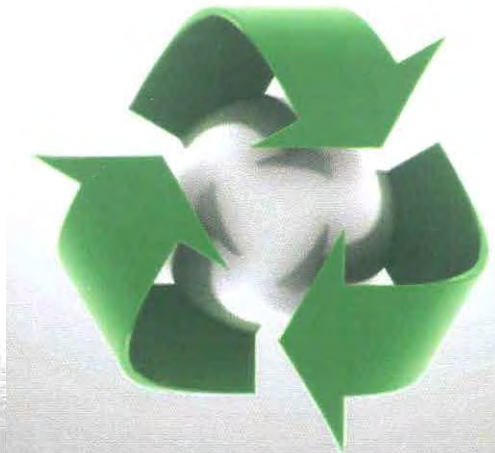
Goodwill Industries of SEW/Chicago currently operates 53 Retail Store & Donation Centers

Reduce, Reuse, Recycle



We estimate that an average Retail Store & Donation Center recycles nearly **2,000,000 pounds of goods**. This service alone can save a community's tax payers nearly \$50,000 per year.*

Last year our stores recycled over **79 million pounds** of material.



*Based on \$50 per ton for hauling and disposal.

Goodwill's Impact



Goodwill Industries of Southeastern Wisconsin and Metro Chicago Inc. generates over \$120 million in revenue from their Retail Store and Donations Centers annually.

What this means:

- ✓ Sales tax: Goodwill pays the sales tax just as any other traditional retailer. Goodwill estimates that it will pay the Village of Hoffman Estates approximately \$50,000 per year in sales taxes generated from sales at this store (based on 2% of gross revenue).
- ✓ Retail Synergy: Goodwill estimates it will generate almost 200,000 annual retail transactions and another 67,000 donor transactions. This equates to over 5,000 visits to the Shopping Center per week. This is as much frequency as two TGIF restaurants* or a movie theatre on a Saturday night**.
- ✓ Employment: Goodwill will employ 40-50 local residents at this location

*Based on \$2.8mm revenues and a \$20pp check average X 2

**Based on 3,400 seat theatre with 60% occupancy, turned 2.5 times

Product Variety



Products consist of gently-used and some brand-new items.

- ✓ Clothing
 - Jeans/Pants/Shorts; Dresses; Suits; Tank tops/Shirts/Blouses/Sweaters; Jackets;
 - Halloween costumes (largest supply September-October); Festive holiday wear
- ✓ Accessories
- ✓ Furniture
- ✓ Home Goods/Décor Items
- ✓ Books; Movies; Records/CDs
- ✓ Children's toys
- ✓ Collectibles
- ✓ Hand tools and small power tools
- ✓ Sports Equipment
- ✓ Games
- ✓ Electronics
- ✓ Domestic



Convenient Hours



We are open normal business hours to ensure convenience to **donors** and **shoppers** alike.

HOURS OF OPERATION

Monday – Friday

9:00am – 9:00pm

Saturday

9:00am – 8:00pm

Sunday

10:00am – 7:00pm



Club Goodwill



- ✓ The “Club Goodwill” loyalty program educates us on the shopping behavior of our most avid customers.
- ✓ Currently, we have over **800,000 members**, of which 7,819 reside in Hoffman Estates (over 15% of the population)
- ✓ The program offers great benefits like:

Seniors 15% off Wednesday
Students 10% off Saturday
Advance notification of sales
and promotions



25% off birthday coupon
Discount coupons by mail
5% off any purchase of \$20 or
more every day

Customers can sign up when they visit a Goodwill store or by going online and filling out a short form.

Entering a New Community



Goodwill goes to great lengths to become a part of the community fabric.

- ✓ Grand Opening events and activities to introduce the store to the community
- ✓ Active involvement in Chambers and business organizations
- ✓ Participation in community events (e.g. Green events)
- ✓ Community Assistance Voucher program
- ✓ Targeted donation drives (e.g. electronics)

Other Goodwill Fast Facts



- ✓ We employ over 5,500 people
- ✓ We employ 40-50 **people** per location
- ✓ Inventory turns every 3-4 weeks
- ✓ We resell 60-70% of every donation we receive
- ✓ **93 cents of every \$1** of profit goes to train and employ disadvantaged people in our communities
- ✓ We have expertise in recycling “cyber junk” like computers, monitors, printers, and cell phones

Last year, Goodwill of Southeastern Wisconsin & Metropolitan Chicago provided services to **53,355 people** throughout our service territory.

Lemont, Illinois Store

Opened August 2012

Renovation of Existing Building



After

Before



Round Lake Beach, Illinois Store

Opened October 2010

Renovation of Existing Building



Before

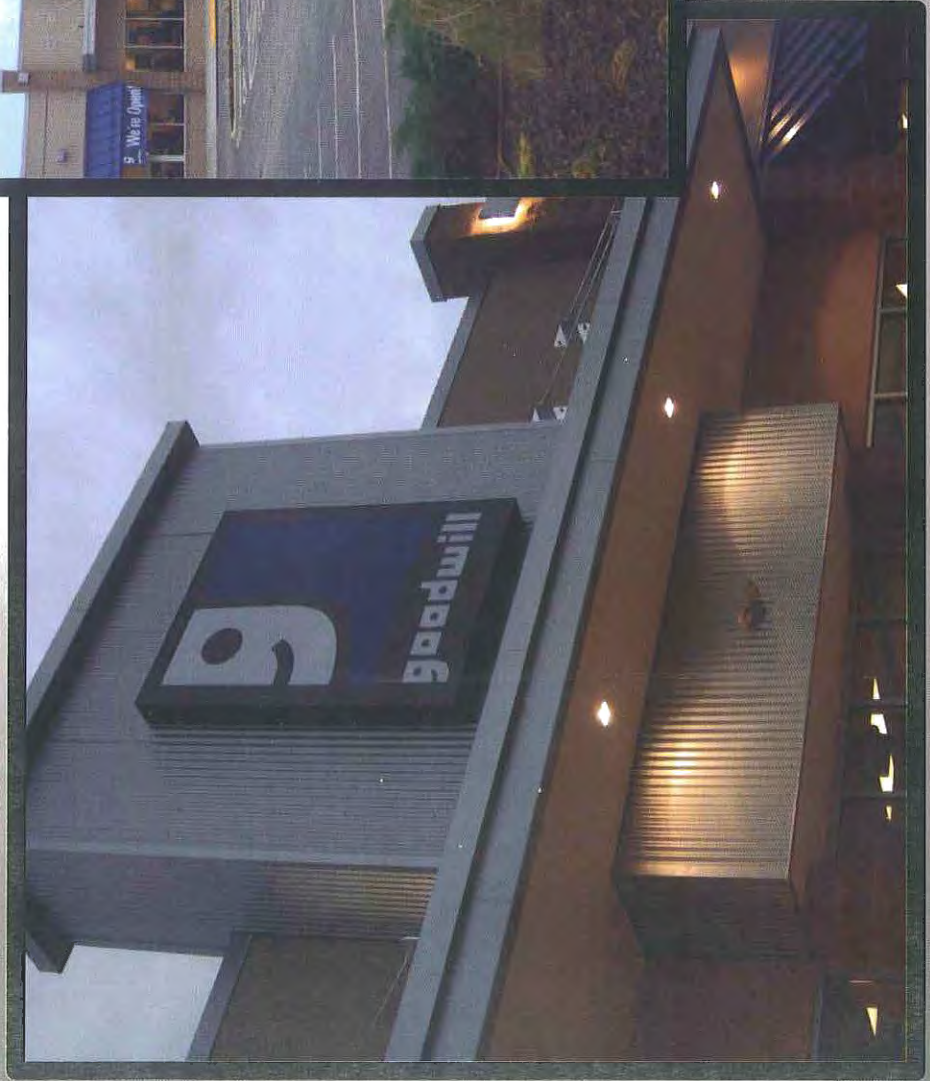


After

Round Lake Beach, Illinois Store

Exterior Signage

Renovation of Existing Building



Willowbrook, Illinois Store

Opened October 2010

Renovation of Existing Building



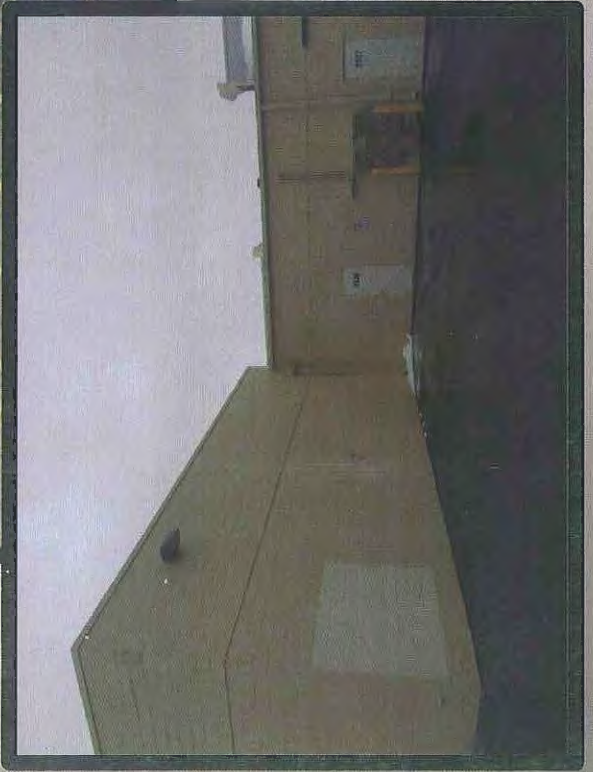
After

Before



Hoffman Estates, Illinois

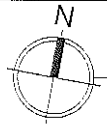
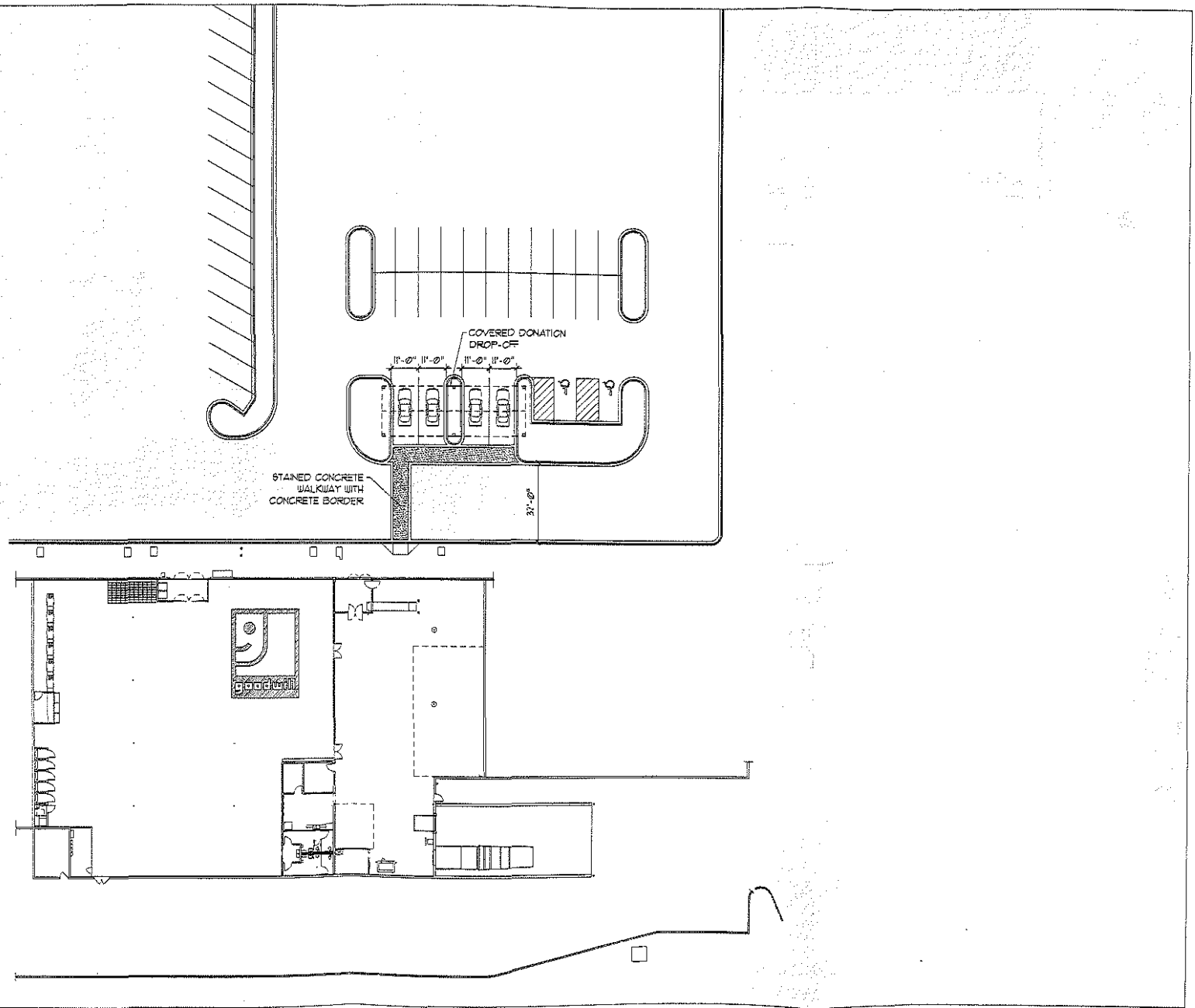
Site Photos



Hoffman Estates, Illinois

Aerial Photo, Proposed Site Plan, Floor Plan and Elevation

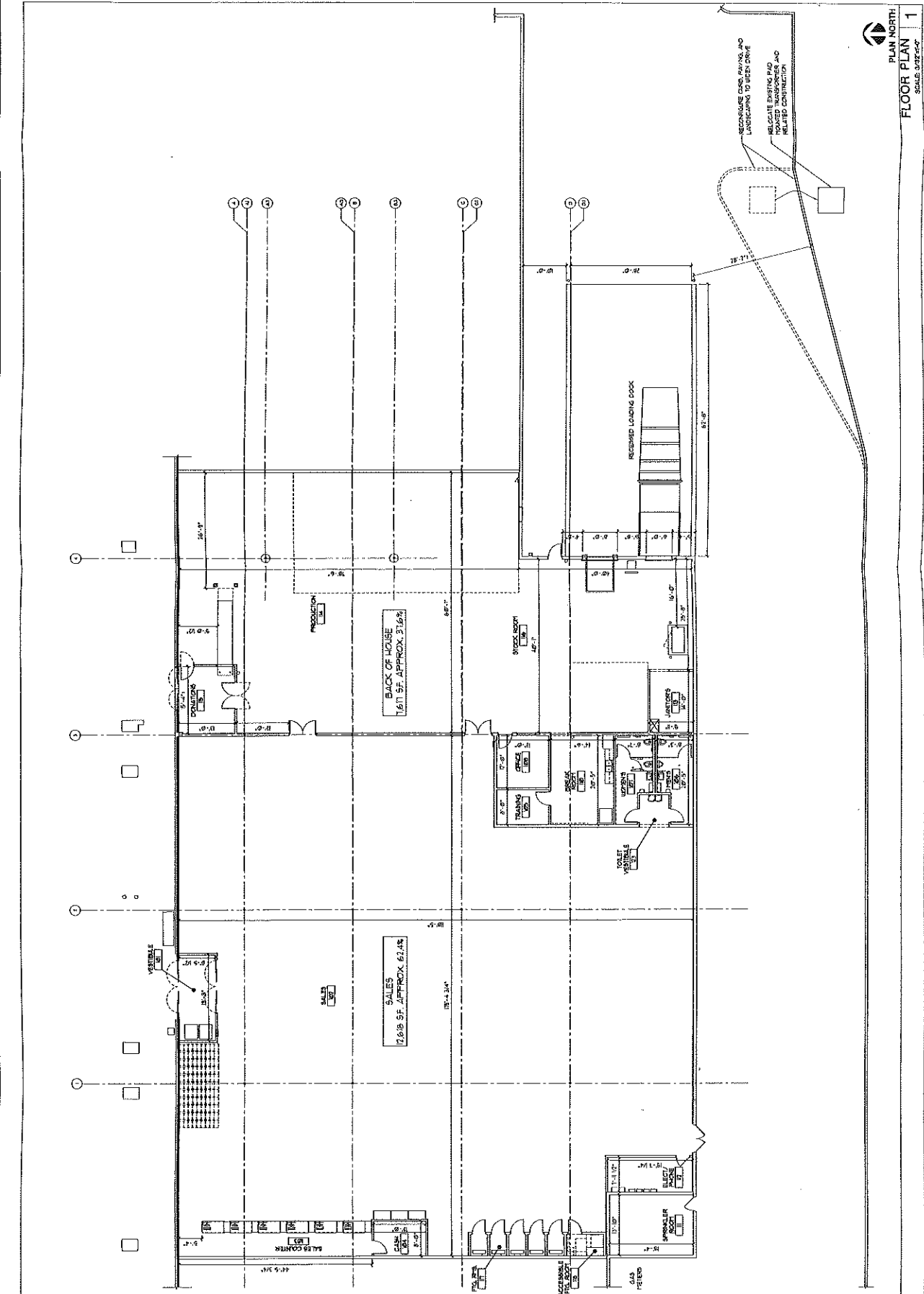




PROPOSED SITE PLAN
 GOLF RD. & BARRINGTON RD., HOFFMAN ESTATES, IL

SCALE: 1" = 20'
 05/14/13





PLAN NORTH
 FLOOR PLAN
 SCALE: 1/8\"/>

Sheet: A1.1

Revisions:

Building Renovation For:
 Goodwill Store & Donation Center
 Golf Rd & Barrington Rd.
 Hoffman Estates, IL

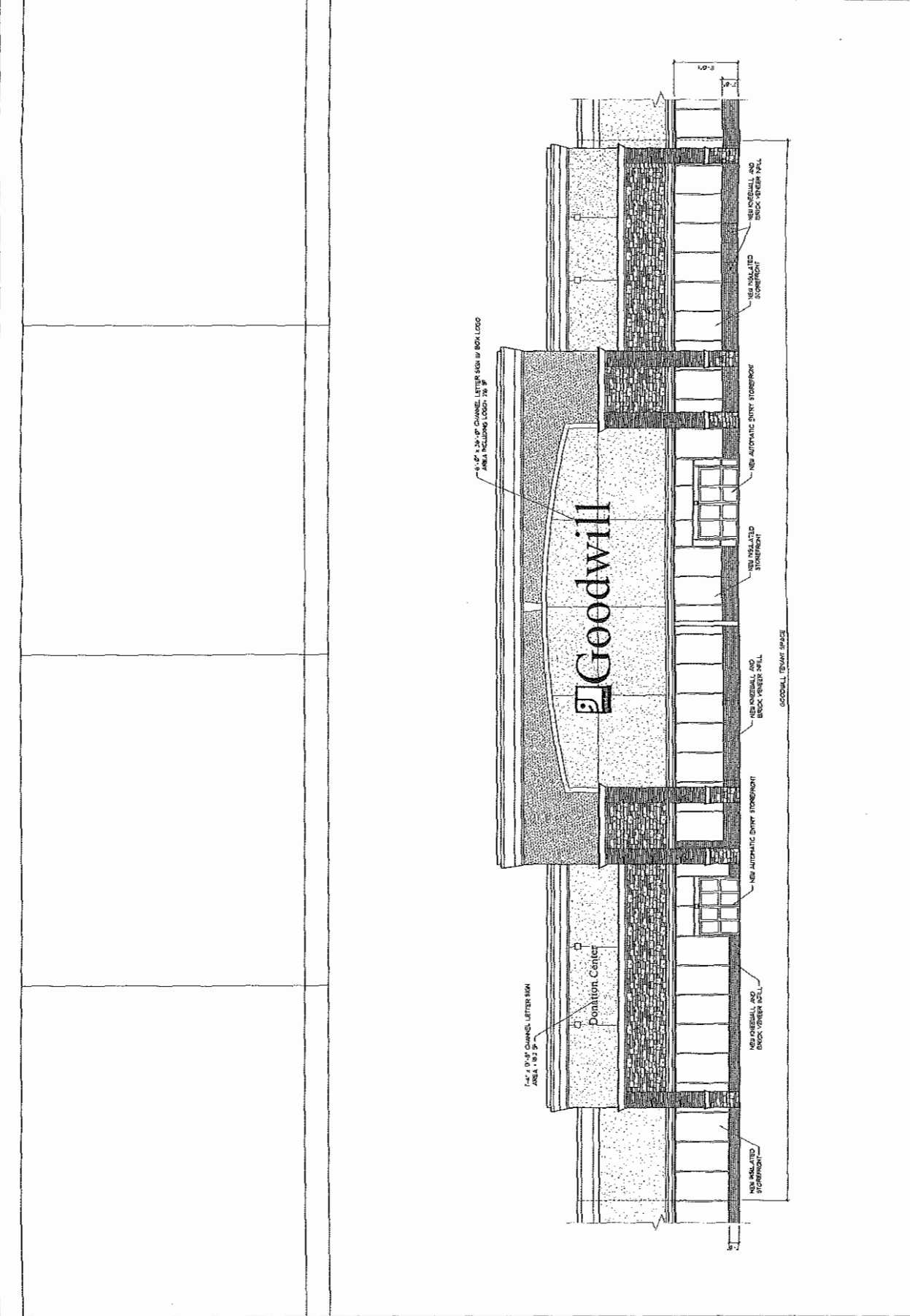
PERSPECTIVE
 DESIGN, INC.
 1125 W. NORTH AVENUE
 WILMINGTON, MS 39226
 TEL: (414) 302-1750 FAX: (414) 302-1751



Drawing Title:
 FLOOR PLAN

DATE:	02/27/13
SCALE:	NOTED
DRAWN:	BMD
CHECKED:	
DATE:	02/27/13
SCALE:	NOTED
DRAWN:	BMD
CHECKED:	

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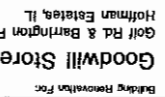
NORTH ELEVATION
SCALE: 1/8" = 1'-0"

Revisions:

Building Renovation For:
Goodwill Store & Donation Center
Golf Rd & Barrington Rd
Hoffman Estates, IL

11525 W. North Avenue
Wauwatosa, WI 53226
Tel: (414) 202-1750 Fax: (414) 202-1751

**PERSPECTIVE
DESIGN, INC.**



Drawing Title:
EXTERIOR
ELEVATION

Date: 03/27/13
Scale: NOTED
Drawn: BMD
Job:

Sheet:
A2.1

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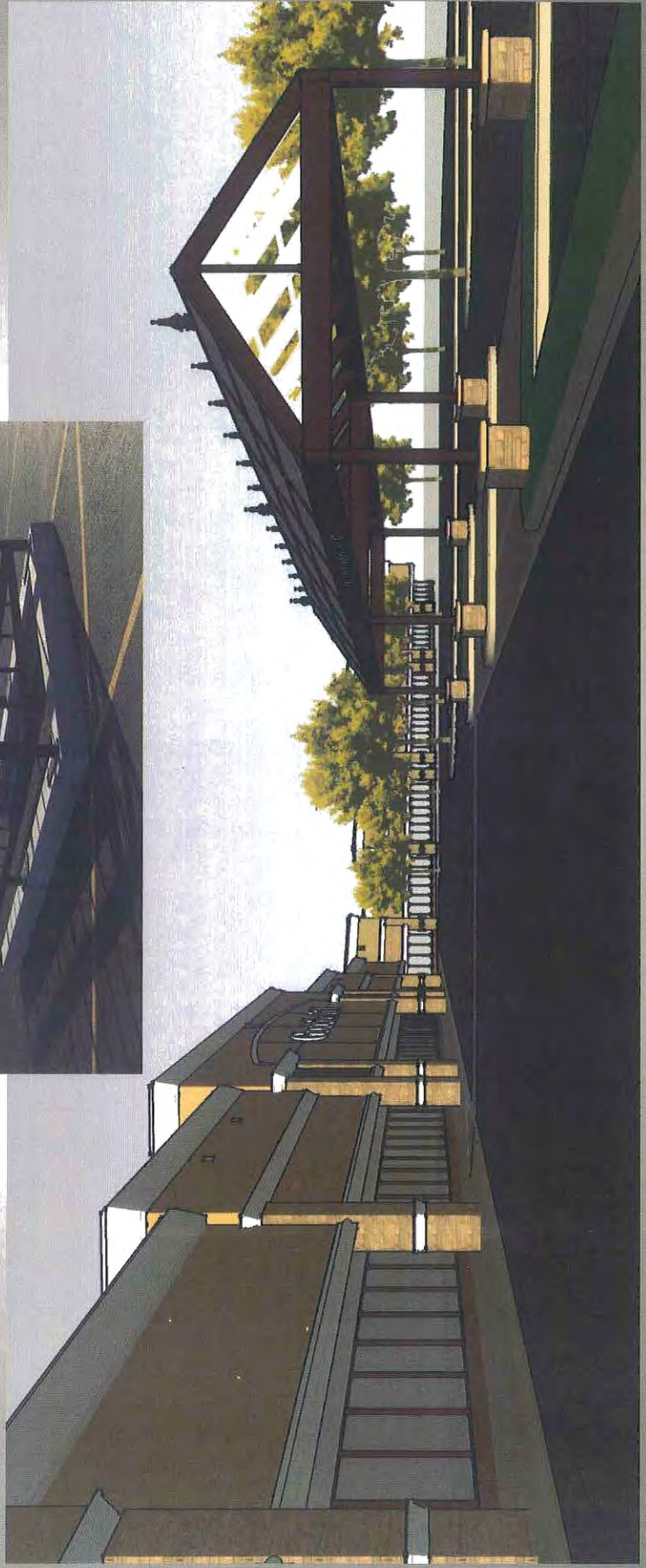
Hoffman Estates, Illinois

Proposed Donations Component



Mariano's
Cart Corral

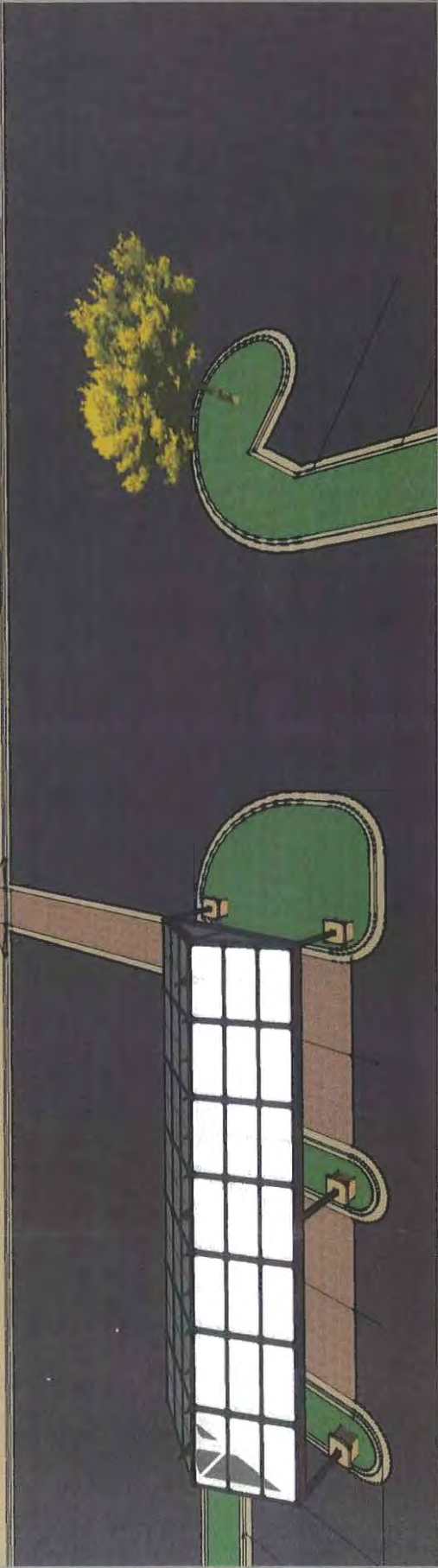
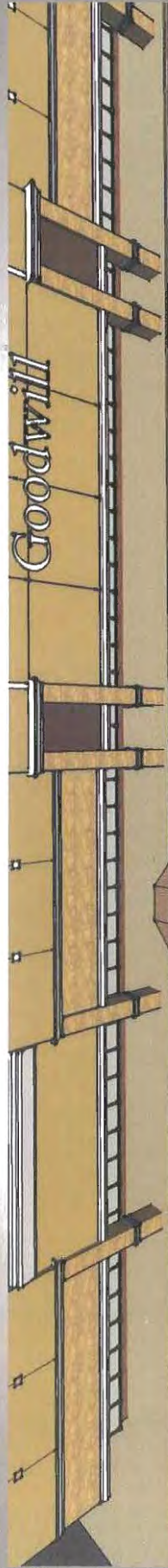
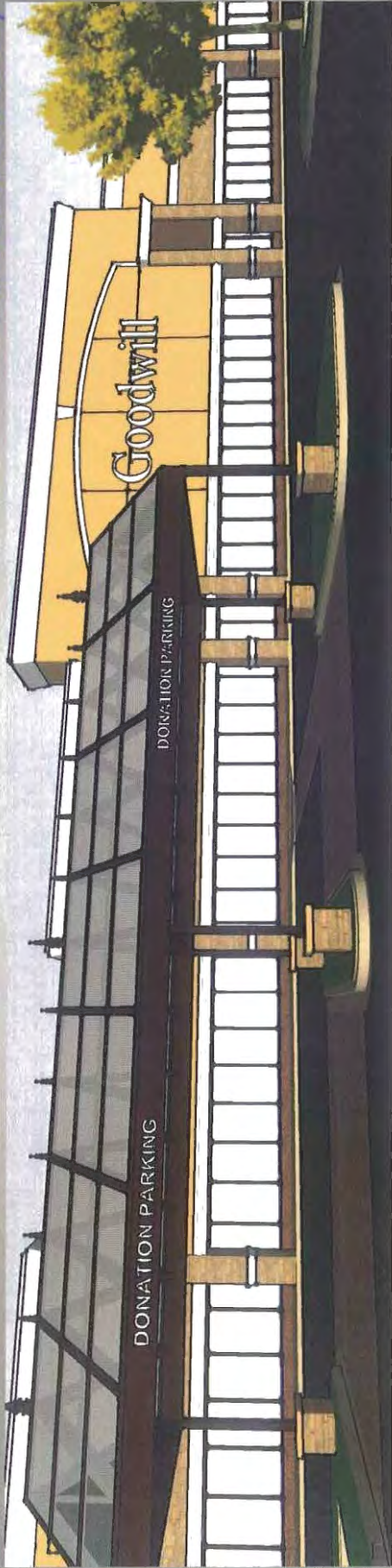
View looking West
along fire lane



Hoffman Estates, Illinois

Proposed Donations Component

View at Main Entry



View from above

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

**SUBMITTED TO PLANNING, BUILDING & ZONING COMMITTEE
May 28, 2013**

PLANNING AND ZONING COMMISSION

April 17, 2013 Meeting

- Morizzo Funeral Home – 2550 Hassell Road – Special Use Amendment (**APPROVED**)

May 1, 2013 Meeting – Rescheduled to 5/8

May 8, 2013 Rescheduled Meeting

- Resident - 671 Wainsford Drive – Fence Variation (**APPROVED**)

May 15, 2013 Meeting – Cancelled

June 5, 2013 Meeting

- Resident – 1340 Dennison Road – Patio Setback Variation
- Barrington Square Animal Hospital, 2370 Higgins Rd. - Site plan and special use amendment and variations for expansion
- Ricky Rockets – Barrington & Hassell – Site Plan Amendment for lighting, façade, and landscaping and Plat of Easement

CURRENT ACTIVE PROJECT REVIEWS

- Bradwell Parcel – Annexation, site plan and subdivision for single family homes
- Prairie Stone Parcel 23 – Site Plan Review for gas station/restaurant
- St. Alexius Medical Ctr., 1555 Barrington Road & ABBHH, 1650 Moon Lake Boulevard - Master Sign Plan
- Resident, Devonshire Woods Estates – Plat of Consolidation and Site Plan Amendment to combine two lots
- Resident, Devonshire Woods Estates Lot 29 – Site Plan Amendment for new house
- SHARE, 1776 Moon Lake, Site plan amendment for minor addition
- Barrington Square Animal Hospital - 2370 Higgins - site plan amendment for expansion
- Montessori School – 1250 Freeman – Site Plan Amendment for Building and Site Improvements
- Golf Center, Golf and Roselle – Master Sign Plan
- Verizon – Rt. 59 between Golf and Shoe Factory, Special use for antennas
- American Tower, Sears Centre Arena – Site plan amendment for DAS equipment area
- ICAR, Trillium Boulevard – site plan amendment for dumpster enclosure

POTENTIAL UPCOMING PROJECTS

- Sensient (former Givaudan), 5115 Prairie Stone Parkway, site plan amendment for expansion
- 940 Freeman – site plan amendment for farmhouse renovation
- 2475 W. Higgins (former Max & Erma's) – Site plan amendment and variations for used car sales lot
- National Veterans Museum – Site plan, subdivision, zoning, Development Agreement for museum
- McDonald's – 2250 W. Higgins – Site Plan Amendment for a demolition of existing restaurant and rebuild
- Goodwill – Hoffman Village – Site Plan Amendment and Special Use for a resale shop

POTENTIAL FUTURE DEVELOPMENTS

- *Vacant Beacon Pointe Phase 2* – no active development discussions
- *Vacant Fountain Crossings properties* – occasional discussions continue with the bank that owns 15 acres north of the Meijer property, as well as with Meijer regarding potential future uses for the property
- *Vacant parcel on Barrington Road between Golf and Bode Roads (17 acres)* – no recent activity.
- *Vacant parcel at Ela and Algonquin Roads (40 acres)* – no recent discussions.
- *Various Prairie Stone Properties* – Planning staff continues to work with the Economic Development Division by participating in discussions with land owners and potential developers of various uses that would be appropriate in the 59/90 Entertainment District. This includes primarily properties at the intersection of Hoffman Boulevard and Route 59, and the vacant parcels to the east and west of the Sears Centre Arena. A primary goal is to find uses that complement the Arena and will attract more visitors to the area. Recently there has been an increase in interest in potential developments in this area.

RESIDENTIAL SUBDIVISIONS

There has been no recent activity regarding new construction, except for the proposed 19-lot subdivision on Bradwell.

GENERAL ACTIVITIES

General Planning Efforts – The Development Services Coordinator continues to lead efforts to enhance the operations of the main Village front counter and to pursue opportunities to improve processes. The goal is to improve customer service and find operational efficiencies wherever possible. This effort has involved extensive work with Code Enforcement and Planning Division staff, and coordination with the Finance Department.

Planning staff is continuing to work with the Transportation and Engineering Division on Canadian National Railroad sound mitigation plan. Planning is also providing input and some assistance on the Hassell Road project, Palatine Road project, Tollway widening, Barrington Road Tollway Interchange, Pace Park & Ride locations, and the RTA Transit Study Project.

Ashley Monroe attended the Women in Government Legacy Conference in Naperville on May 3rd. Ashley also attended a Cal-ICMA webinar on self and organization “Resiliency and Renewal.” She attended an IAMMA luncheon in Schaumburg on April 10th and the IAMMA Annual Conference on May 17th. Peter Gugliotta attended the American Planning Association National Conference in Chicago.

Staff attended the Inverness Zoning Board of Appeals public hearing on April 17th. Holy Family Parish, 2515 Palatine Road, proposed a new larger and internally and externally lit entrance sign placed to the west of the entrance drive that would encroach on the right-of-way along Palatine Road. Staff observed no residents from Hoffman Estates at the proceedings. The Inverness Village Manager testified that there have been no complaints from residents about the other signage that Holy Family installed with variations in 2012. The Zoning Board approved the proposal unanimously; the recommendation will go to the Inverness Village Board on May 14th.

Village Website – Planning staff continues to regularly update the Planning, CDBG, Census, Green, Grants, and Economic Development portions of the Village website. Staff assisted the Transportation and Engineering Division by creating a new website resource and helped identify other methods of communication for the CN Noise Mitigation program. Staff also identified and requested URL shortcuts for various pages, department-wide, that should make web resources more easily accessible to website users.

Economic Development/Marketing/Promotional Items

Planning staff continues to create the graphics for events and perform all regular updates to the Village's www.visithoffman.com tourism website, where detailed information can be found on events, dining, lodging, entertainment, and shopping opportunities.

Planning staff continues to work with the Economic Development Division and Mayor's office on marketing and branding for the Poplar Creek at 59/90 Entertainment District.

GREEN INITIATIVES www.hoffmanestates.org/green***Activities and Awards –***

- Ashley Monroe participated in the Frank C. Whiteley School field trip to the Village Hall and talked about Village sustainability programs. Ashley was also invited to present to Conant High School students on Earth Day, April 22nd. She spoke about the Village's programs and the Sustainability Plan.
- Ashley Monroe continues to oversee implementation of the Sustainability Plan. Several action items have been initiated in multiple Departments. After the Sustainability Team meets again in June, she will prepare a mid-year report on project status.
- Staff created a new version of the Sustainability Plan posted on the Village website that incorporates web links and inter-document bookmarks for improved accessibility. This project was a proposed action item in the Sustainability Plan.
- Staff also completed another Sustainability Plan task by compiling a list of Hoffman Estates school contacts and reaching out to administrators to increase coordination for sustainability programs with local schools.
- Ashley Monroe participated in the April Prairie State Network monthly call, focused on the *Climate Considerations* guidebook from Chicago Wilderness.
- Staff prepared a May *Village Voice* article for Village employees about recycling.
- Staff created a website resource for information specific to the Sustainability Commission. The page features information about upcoming events and meetings, accomplishments, and other resources for the Commissioners and general public. It is connected to the Village's other green pages and found at www.hoffmanestates.org/SC.
- Staff continues to work with the newly formed Sustainability Commission to prepare events planned in the 2013 activities calendar and respond to resident inquiries. The Build a Birdhouse event was held May 4th at the Public Works Center and a notice for the Community Pride Award nominations will be in the June Citizen. This year, electronic submissions will also be accepted at www.hoffmanestates.org/SC.

Green Business Recognition Program - The Green Business Recognition Program launched in 2011 and eleven applications for recognition have been submitted. The Sustainability Commission is considering ways of increasing program participation. Jewel Osco, located on Roselle Road, is a new applicant that will be recognized in June for its green initiatives. The application for green business recognition is located on the Village's website on the *Growing to Greenness* page or the *Business* tab on the main page.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) www.hoffmanestates.org/cdbg

General - Program Year 7 began October 1, 2012 with an allocation of \$259,504. As part of the 2012 Annual Action Plan, the funds have been allocated based on Village funding priorities, including funding for housing rehabilitation and a small amount for infrastructure improvements.

The 2013-2014 Annual Action Plan is due to HUD in August, therefore staff has initiated the draft and review process. A public comment period for the Draft Annual Action Plan began on May 6th and a public hearing was held at the Village Hall on May 20th. At this time, the federal budget allocations have not yet been released, and therefore the proposed budget for 2013-2014 is estimated at this time, including a \$246,529 allocation for the year (5% decrease from last year). The Draft Plan is posted at www.hoffmanestates.org/CDBG and paper copies by request from the Planning Division. Notice of the comment period and public hearing were sent to a mailing list of over 150 interested parties. The proposed Action Plan includes similar funding as the past (single family home rehab, public infrastructure, and administration) and will be brought to Committee on June 10th for consideration.

As part of reporting requirements for CDBG, HUD continues to encourage communication with the area organizations such as housing and homelessness prevention agencies (like WINGS.)

Single-Family Housing Rehabilitation - North West Housing Partnership (NWHP), acting as the Village's subrecipient, is currently working with several homeowners on the loan and construction application process for single family home rehabilitation projects. A total of 32 projects have been completed since 2006. A few households are moving through various stages of the application and construction process. As required by HUD, staff visited NWHP to perform an annual sub-recipient monitoring. Staff utilized documents from HUD to conduct the audit and identified no major Findings. Staff has received a letter from NWHP requesting funding for the upcoming program year; this letter is included with the Draft Annual Action Plan, which will be reviewed by Committee on June 10th.

GRANTS A full spreadsheet of all grants is available at www.hoffmanestates.org/grants.

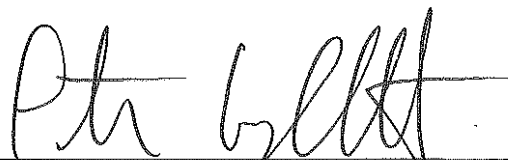
Staff continues to search for and investigate new grant opportunities through a variety of sources. Staff assisted the Police Department with a grant application for communications equipment.

CMAP Local Technical Assistance Grant –The Golden Corridor Manufacturing group CMAP project has begun and the group has established a steering committee. The steering committee has met several times and CMAP has presented basic findings for a draft of an existing conditions report. CMAP recently sent a survey for the steering committee to distribute to other manufacturers. The survey results will assist in the compilation of the more in-depth report, anticipated in late June. Staff has assisted Economic Development with this project.

ITEP Grant – The Village will receive \$676,000 for a bicycle and pedestrian undercrossing of I-90 along the CN Railroad tracks and modifications to the trail along Shoe Factory Road. The crossing and bike system improvements will connect residential neighborhoods and Prairie Stone Business Park, as well as regional systems. Staff is reviewing an RFP for phase I engineering, due April 19th. The path will likely be constructed in 2014 - 2016 in coordination with the Tollway reconstruction. Development Services staff is drafting an intergovernmental agreement with the local share partners, the Forest Preserve District of Cook County and the Hoffman Estates Park District. This agreement is anticipated for Committee review in early summer. The Village is also working with the Park District to acquire one key parcel of land through the Cook County No Cash Bid process to accommodate this bike path.

IDNR Trails Grant – Staff and the Transportation Division coordinated and submitted an application for an Illinois Department of Natural Resources Recreational Trails Grant. The project would construct a paved bicycle and pedestrian path from west AT&T Center Drive to Huntington Boulevard along the Central Road Right of Way. The development agreement for the property ensures that developer funds would cover Village grant cost-sharing expenses. The trail would link to the walking trail on AT&T property and connect to a link to the Paul Douglas Forest Preserve, planned for 2014 construction in the Cook County Forest Preserve District Capital Plan. Selections are anticipated in Spring 2013 but no award information has been given to-date.

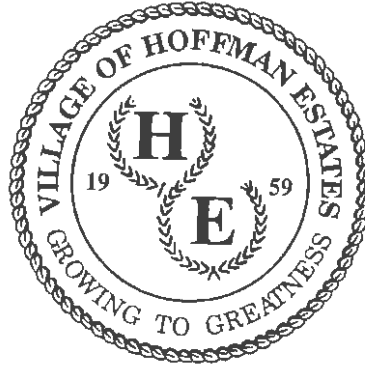
RTA Flexible Transit Service Operations Study Grant – Results of the study went to the Transportation and Road Improvement Committee on March 18, 2013 and were accepted by the committee. A short term recommendation of the study is to create a committee to advise and oversee implementation of the recommended actions. This committee has not yet been established.



Peter Gugliotta, Director of Planning Division

Village Summary Information for Grants Received (current as of May 2013)

ARRA Grant	Amount Received	Amount Expended	Project	Status
Energy Efficiency and Conservation Block Grant (EECBG)	\$515,100	\$520,249.99	Fund initiatives for public facilities and residents.	The Energy Assessment program continues and Code staff BPI certified (energy certification). Parking lot lighting, Village Hall exterior lighting, interior lighting at Public Works buildings, and Village Hall roof projects complete. All recycling containers & the hybrid vehicle purchased. HVAC system update at Vehicle Maintenance is complete. Staff completed Sustainability Plan. Funds beyond amount received reflect program income acquired within grant period and reimbursed to Village for staff time expended on EECBG projects.
Communities Putting Prevention to Work (CPPW)	\$48,000 plus \$10,000 supplement	\$50,580.53	Install bike route signs, complete streets resolution, code revisions	Signage installation completed in October 2011 and paid installer. Active Transportation Alliance has reviewed Code and staff has been working on an internal review. Funds drawn for staff time. Grant period complete.
Non- ARRA Grant	Amount Allocated/ Received	Amount Expended	Project	Status
Metropolitan Mayors Caucus (MMC) (2011 Grant)	\$29,926	\$29,863 (reimbursed)	Reforestation grant for planting trees to replace Ash trees to prevent infestation of Emerald Ash Borer.	Initiated reforestation. Have invoiced MMC for reimbursement.
Federal Emergency Management Agency (FEMA)	\$49,760	\$31,639.20	Pays 80% of Fire Department employee physicals.	A portion of the physicals have been completed. An extension has been given into summer 2012.
Illinois Department of Transportation (IDOT)	\$50,000 (90% grant) Village share: \$5,000	N/A	Evaluation of intersection safety in location of Bode and Gannon and Bode and Salem as part of planned future Surface Transportation Projects (STP). Joint project with Village of Schaumburg.	Award granted in August 2010. Staff coordinating with Schaumburg & has short list of consultant proposals.
Regional Transportation Authority (RTA) Grant	TBD, estimated \$80,000	N/A	Study to identify and create operating plans for a flexible route (hybrid of traditional fixed and curb to curb service) bus transit service in parts of the Village.	Study is complete and will be presented to the Transportation Committee on March 18 th .



CODE ENFORCEMENT
MONTHLY REPORT
SUBMITTED TO PLANNING, BUILDING & ZONING COMMITTEE
May 2013

Attached is the monthly report for Code Enforcement for the period ending April 30, 2013.

Mark Koplin, Assistant Village Manager-Development Services

ACTIVITIES

On April 3, 2013, Tim Meyer attended the monthly NWBOCA meeting. The topic of the meeting was fire alarm systems.

On April 10, 2013, Tim Meyer attended a building inspector program sponsored by the Sheet Metal Workers Union Local 265.

On April 10, 2013, David Banaszynski and Betty Melligan attended the IACE Quarterly Meeting in Elgin.

On April 11, 2013, David Banaszynski and Betty Melligan attended Mosquito Larvicide Training put on by the Illinois Department of Public Health.

On April 18, 2013, David Banaszynski and Betty Melligan performed health inspections of a WINGS - Taste Takes Flight event at the Marriot.

On April 25 and 26, 2013, David Banaszynski attended the IEHA Central Chapter Annual Education Conference in Bloomington, IL.

On April 27, 2013, Betty Melligan performed a health inspection at the Park District's Cannon Crossing Park.

EMERGENCY CALL OUTS

No call outs.

GARAGE SALE PERMITS - 30 permits

DEMOLITION PERMITS - none

CONSTRUCTION INSPECTIONS - Total of 254

Structural	87	Fences	2
Electrical	45	Roofing/Siding	24
Plumbing	34	Patios/Driveways	31
Mechanical	30	Decks	1
Other	0	Sheds	0

FIRE INSPECTIONS - Total of 218

Annual	110
Reinspections	98
Business Licenses	10

ENERGY AUDITS - none

BACKFLOW TESTING - 109 devices tested

CITATIONS - 65 issued

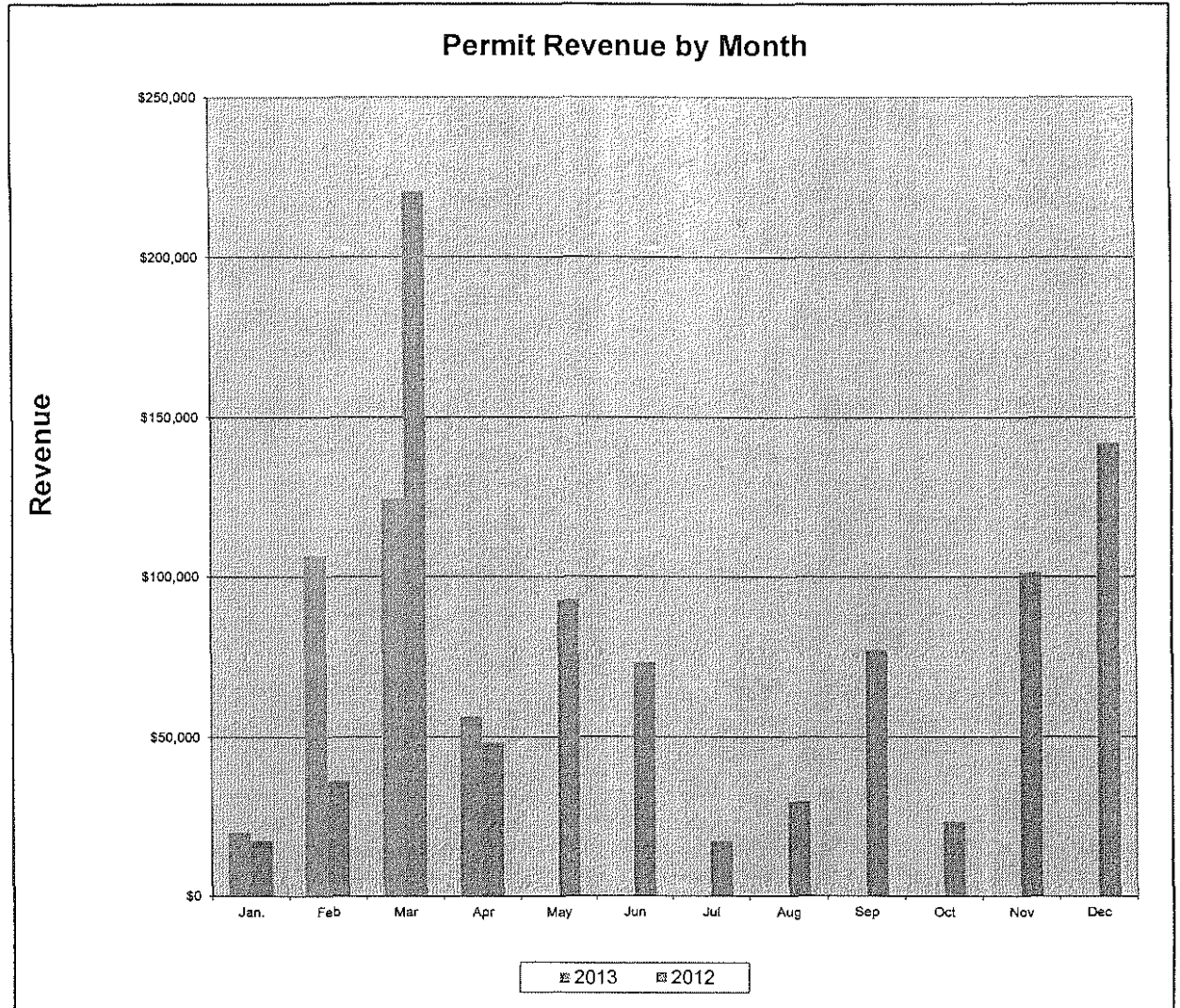
PERMIT REPORT

DESCRIPTION	2013 APRIL # OF PERMITS	2013 TOTAL YEAR-TO-DATE # OF PERMITS	2012 APRIL # OF PERMITS	2012 TOTAL YEAR-TO-DATE # OF PERMITS
Building Permits				
Commercial Remodeling	7	34	7	19
Community Residence	0	6	0	0
Demolition	0	0	0	0
Driveways	11	12	32	32
Electrical	8	39	12	40
Fences	23	31	32	45
Mechanical	17	45	8	38
Miscellaneous Permits	32	64	26	71
Multi-Family Remodeling	0	3	0	0
New Commercial	0	0	0	1
Plumbing	25	79	15	81
Pools	0	1	1	1
Residential Decks & Patios	20	25	17	18
Residential Garages	1	1	1	2
Residential Remodeling	14	42	9	30
Residential Sheds	1	3	8	8
Roofs/Siding	41	67	44	85
Signs	3	20	11	43
New Single Family Residences	0	0	0	0
Fire Permits				
Automatic Fire Alarms	4	20	0	10
Fuel Storage Tanks	0	0	0	0
Hood & Duct	0	3	0	2
Automatic Sprinklers	4	18	1	9
Lock Boxes	2	9	0	3
Pyrotechnic Displays	0	2	0	0
Other	2	9	1	7
TOTALS	215	533	225	545

Permit Revenue Comparison

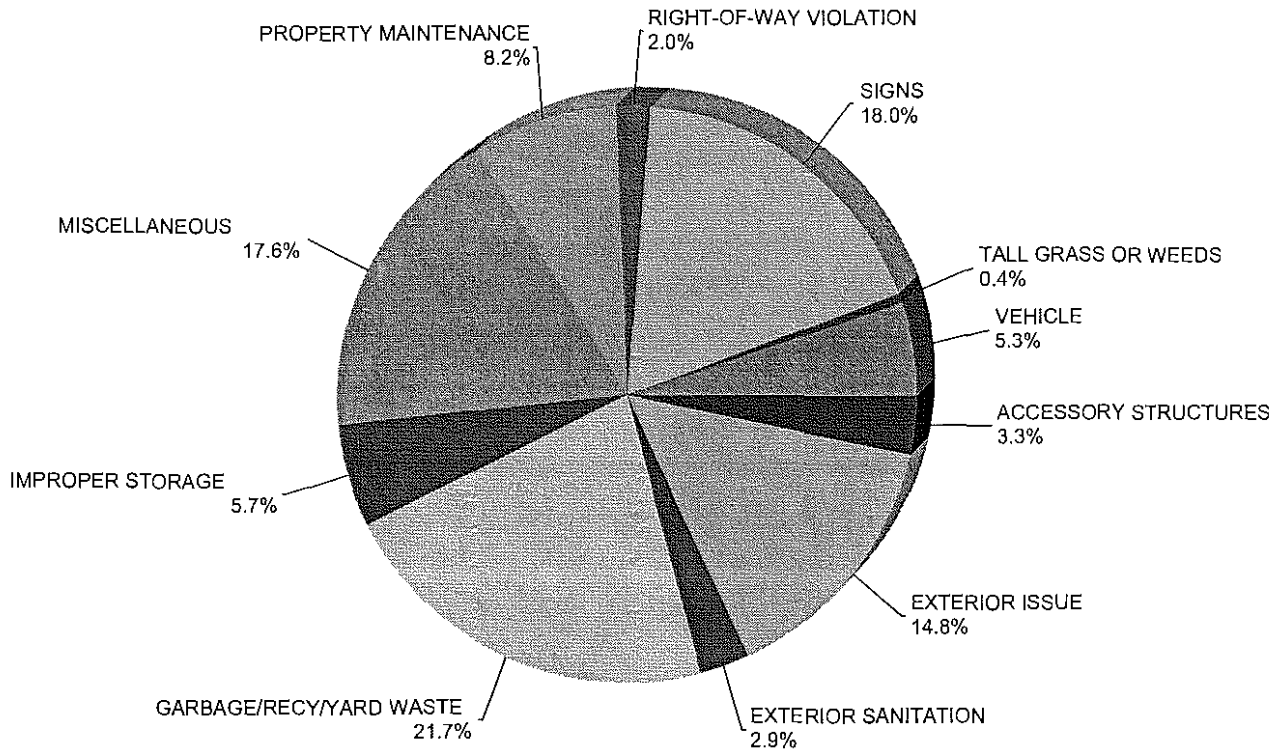
Year	2013	2012
Jan.	\$20,146	\$17,585
Feb	\$106,661	\$36,310
Mar	\$124,513	\$220,508
Apr	\$56,440	\$48,383
May	\$0	\$92,948
Jun	\$0	\$73,321
Jul	\$0	\$17,269
Aug	\$0	\$29,757
Sep	\$0	\$77,373
Oct	\$0	\$23,473
Nov	\$0	\$101,439
Dec	\$0	\$142,016
Revenue	\$307,760	\$880,382

2013 Budget: \$600,000



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

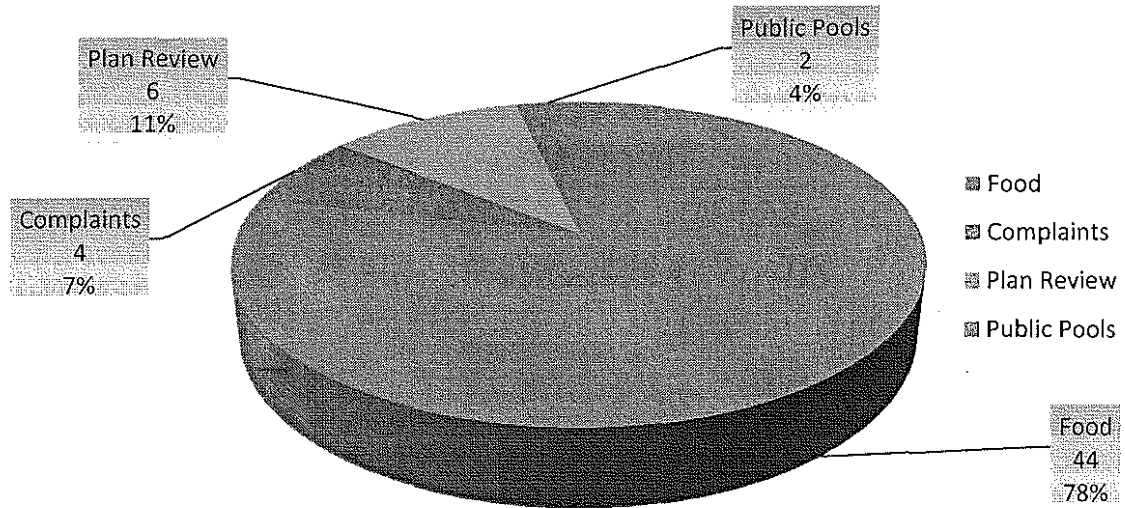
Monthly Property Maintenance Summary Report
Apr 1, 2013 - Apr 30, 2013



Violation Type	Monthly Total	YTD Total	Total # in 2012
ACCESSORY STRUCTURES	8	12	56
EXTERIOR ISSUE	36	258	196
EXTERIOR SANITATION	7	28	128
GARBAGE/RECY/YARD WASTE	53	236	543
IMPROPER STORAGE	14	58	354
INTERIOR ISSUE	0	22	34
MISCELLANEOUS	43	179	1,106
PROPERTY MAINTENANCE	20	38	87
RIGHT-OF-WAY VIOLATION	5	19	94
SIGNS	44	107	549
TALL GRASS OR WEEDS	1	1	298
VEHICLE	13	33	94
Totals	244	991	3539

ENVIRONMENTAL HEALTH INSPECTION REPORT

56 Inspections/Site Visits



Activity	This Month	Year to Date
High Risk Food	2	116
Med Risk Food	39	80
Low Risk Food	3	11
Public Pools	2	5
Plan Review	6	23
Day Care	0	0
Complaint	4	15
Totals:	56	250

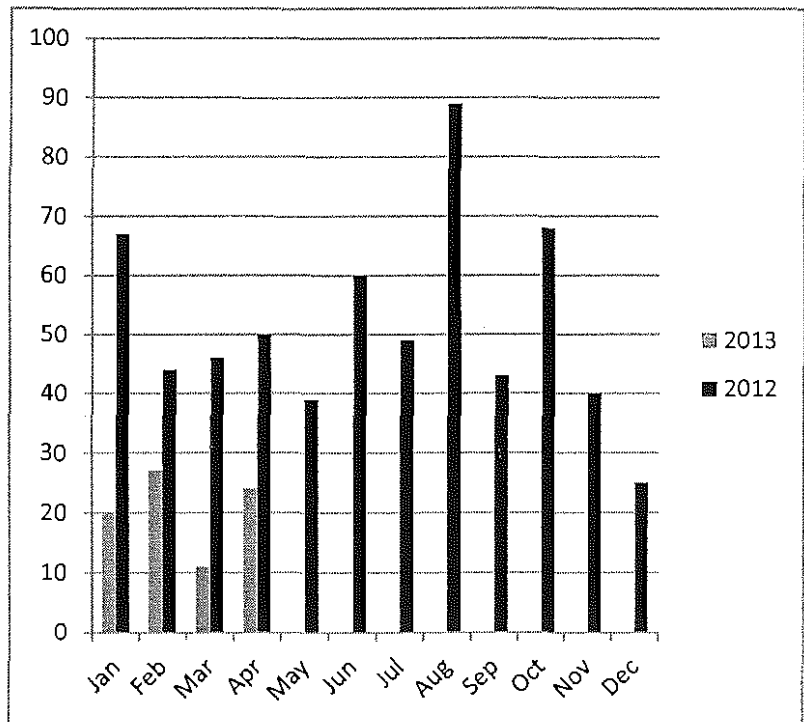
* Food establishments are divided into the risk categories of high, moderate or low risk. A high risk establishment presents a high relative risk of causing foodborne illness based on the large number of food handling operations typically implicated in foodborne outbreaks and/or the type of population served by the facility.

Code Enforcement staff have been monitoring foreclosure activity since 2008. In 2012, there were 315 foreclosures and 304 re-sales. The chart below shows an increase in activity. This trend continued through 2012, as more properties get funneled through the court system. However, staff has not seen an impact on our neighborhoods. This is due to several factors; our increased awareness on the streets, increased cooperation from property owners, increased communication from property servicers (ie: banks) and the fact that about half of the properties in question are condominiums. In April, 25 foreclosed homes were resold. Year-to-date, 92 foreclosed homes were resold.

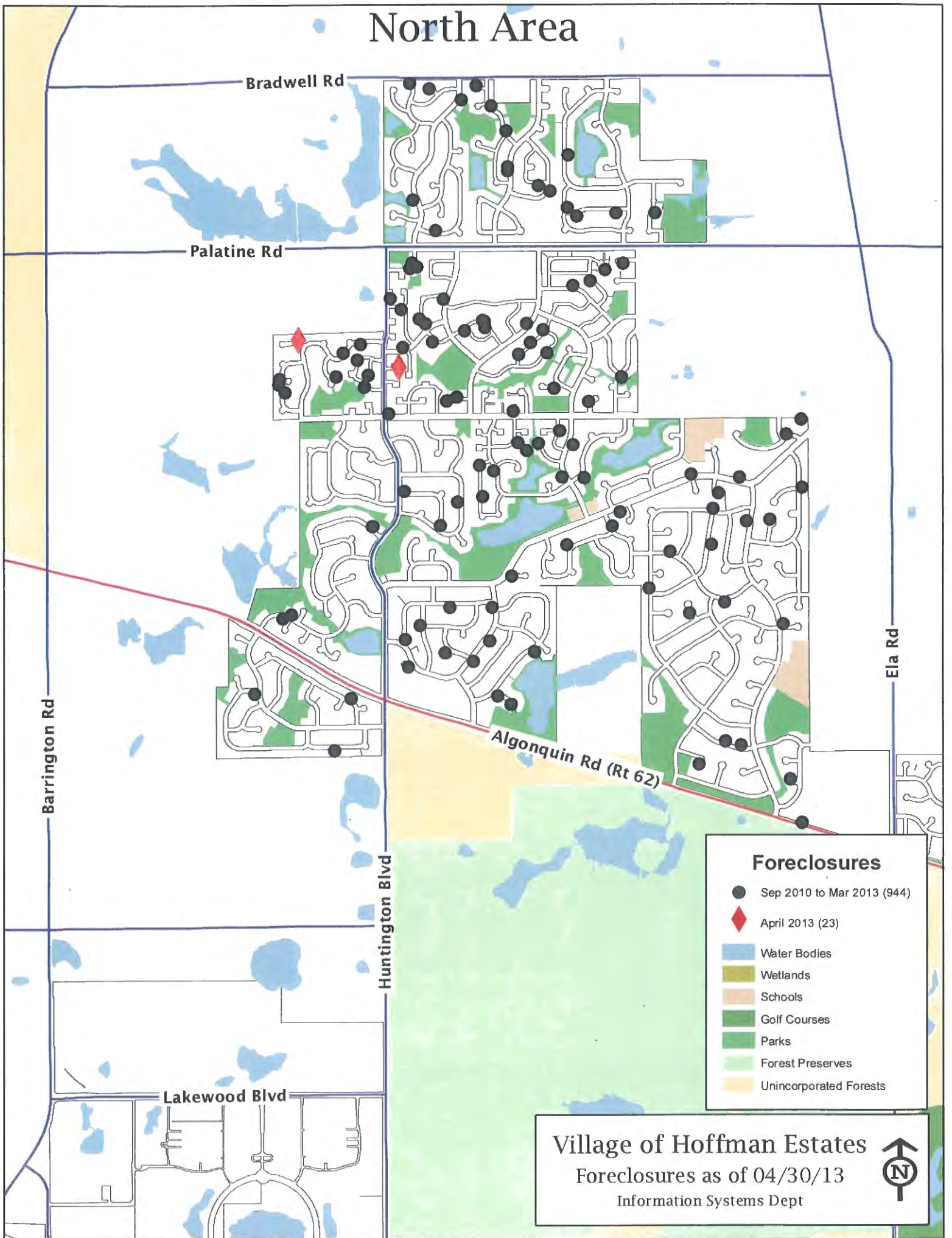
Foreclosure Activity

New Foreclosures Filed

Year	2013	2012
Jan	20	67
Feb	27	44
Mar	11	46
Apr	24	50
May		39
Jun		60
Jul		49
Aug		89
Sep		43
Oct		68
Nov		40
Dec		25



North Area



Bradwell Rd

Palatine Rd

Barrington Rd

Ela Rd

Huntington Blvd

Algonquin Rd (Rt 62)

Lakewood Blvd

Foreclosures

- Sep 2010 to Mar 2013 (944)
- ◆ April 2013 (23)
- Water Bodies
- Wetlands
- Schools
- Golf Courses
- Parks
- Forest Preserves
- Unincorporated Forests

Village of Hoffman Estates

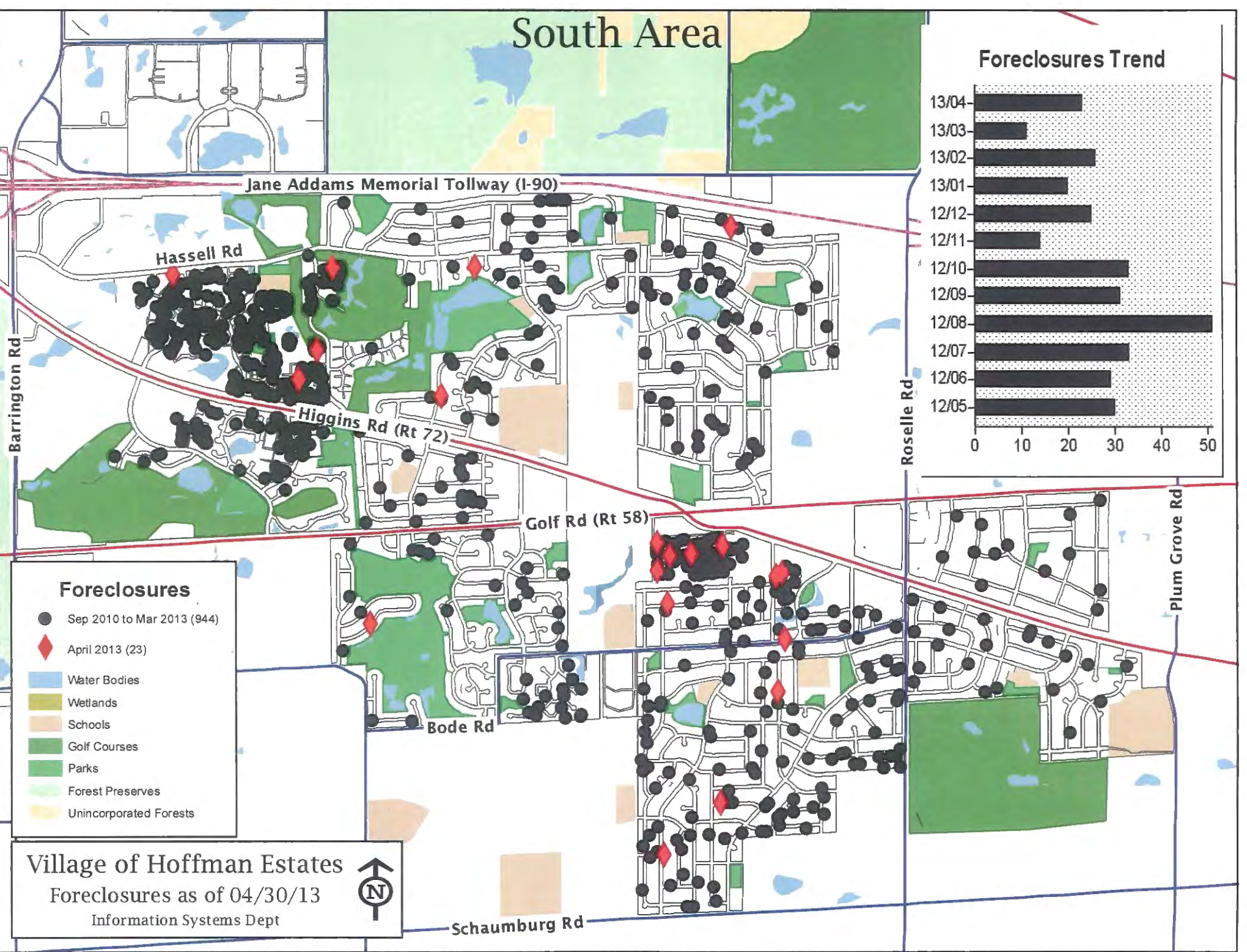
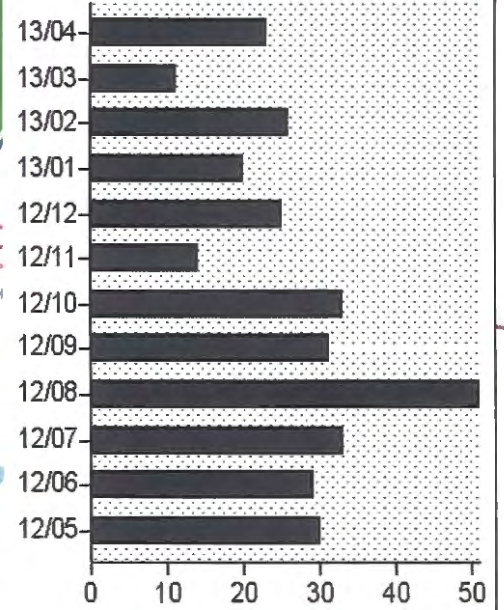
Foreclosures as of 04/30/13

Information Systems Dept



South Area

Foreclosures Trend



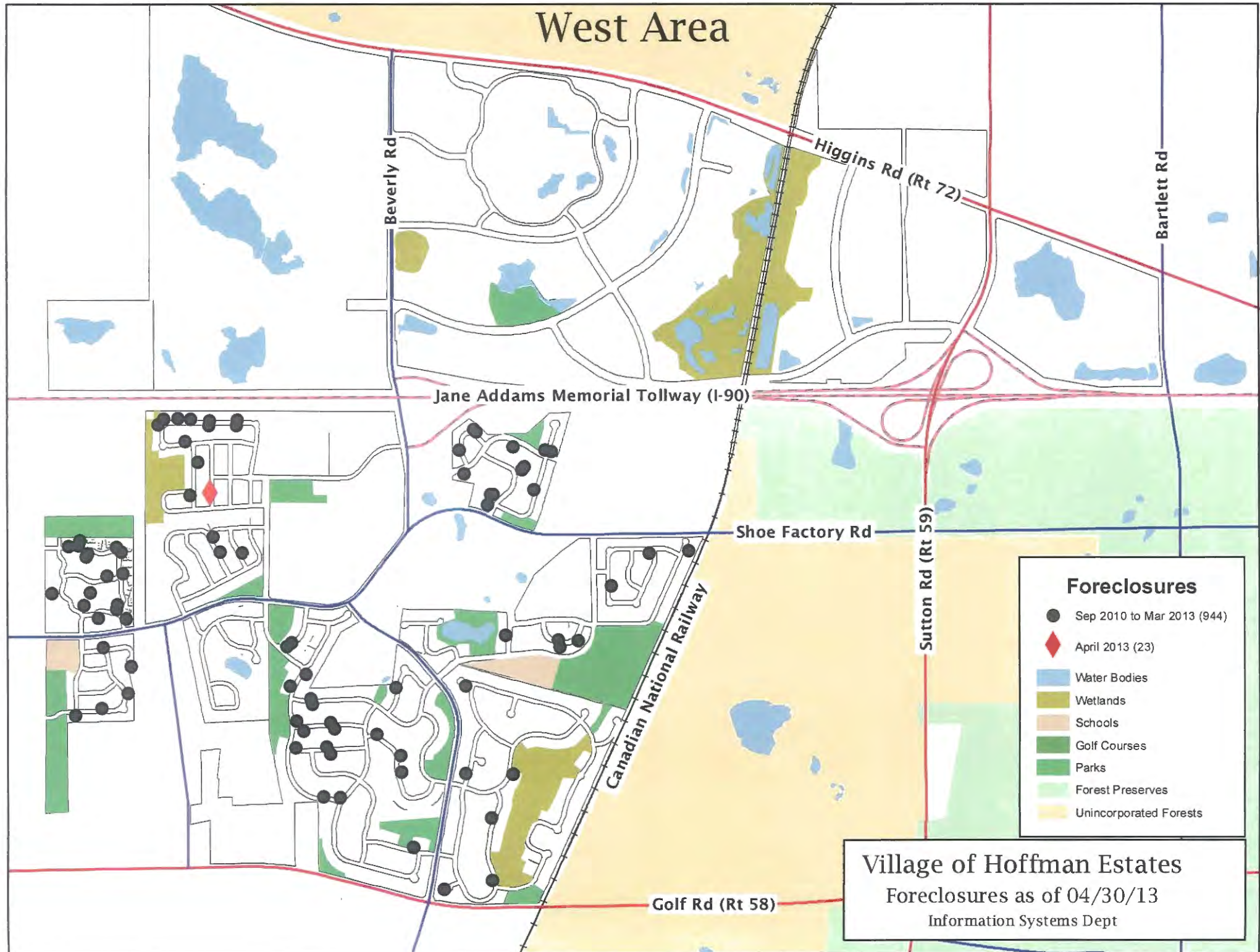
Foreclosures

- Sep 2010 to Mar 2013 (944)
- ◆ April 2013 (23)
- Water Bodies
- Wetlands
- Schools
- Golf Courses
- Parks
- Forest Preserves
- Unincorporated Forests

Village of Hoffman Estates
 Foreclosures as of 04/30/13
 Information Systems Dept



West Area



Foreclosures

- Sep 2010 to Mar 2013 (944)
- ◆ April 2013 (23)
- Water Bodies
- Wetlands
- Schools
- Golf Courses
- Parks
- Forest Preserves
- Unincorporated Forests

Village of Hoffman Estates
Foreclosures as of 04/30/13
Information Systems Dept

**ECONOMIC DEVELOPMENT/TOURISM MONTHLY REPORT
MAY 2013**

GENERAL

- ◆ Multiple contacts acting as Village liaison with the Saddle Room to complete their landscaping requirements.
- ◆ Attendance at two Daily Herald events for networking purposes. One honored best places to work in the Chicago suburbs.
- ◆ Hosted and presented to the Cook County Workforce Board the formulation of the Golden Corridor Manufacturing Group.
- ◆ Preparation and planning for a manufacturing forum to be held at Harper Community College in early October. The goals and accomplishments of the Golden Corridor Manufacturing Group will be presented.
- ◆ Participation in a Community Advisory Group Barrington Road Interchange planning session.
- ◆ Periodic International Food Fest meetings for fall 2013. The last meeting had a focus on increasing our sponsorship base.
- ◆ Ongoing collection of giveaways to grow the 59-90.com database of western area shoppers. The list informs consumers of events like SCA events, special sales, and seasonal shopping.
- ◆ Regular communications with banks trying to sell foreclosed commercial property in the Village.
- ◆ Continued discussion related to the sale of 75 and 85 East Golf Road from brokers and developers.
- ◆ Attendance at a Biz Chamber of Commerce luncheon to hear and question Cook County President Preckwinkle.
- ◆ Organized a Manufacturing Careers program for 25 students from Keller Jr. High at a Golden Corridor member facility.

OFFICE/INDUSTRIAL

- ◆ Attendance at an Association of Industrial Real Estate Broker luncheon hearing from a Federal Reserve economist and networking with developers.
- ◆ Continued updating and working with brokers to keep the information updated on the Village's searchable property database - hoffmanestatessite.com.
- ◆ Multiple calls to AT&T to meet their new real estate manager and discuss a succession plan.

- ◆ Planning a schedule of events to promote office and industrial vacancies and opportunities in Hoffman Estates to the outside world. Presence on a manufacturing forum sponsored by the Daily Herald is scheduled.
- ◆ Participation in the DMG Mori Seiki Innovation Days, including getting Daily Herald coverage of the event.
- ◆ Meeting with a potential office user for a possible location in Prairie Stone. Scheduling of Regus (flex office) to be advertised on the Cabela's digital sign.
- ◆ Coordination with Sensient Technologies to be eligible for the Enterprise Zone sales tax exemption for building materials.

RETAIL

- ◆ Meeting with Sterling Organization and the owners of the Burger King property on Higgins Road. Burger King owners are now exploring a 1031 Exchange of property to possibly sell to Sterling Corporation.
- ◆ Consistent pursuit of sponsorships for the 59-90 website.
- ◆ Meeting with McShane Companies and McCarter Design for new signage for Parcel 23 in the 59/90 Entertainment District, satisfying multiple interests. Draft concepts are under review.
- ◆ Receipt of six calls inquiring about the *Citizen* article stating the Village's desire to open a hardware store.
- ◆ Continued dialogue with the purchaser of the Rose Plaza Shopping Center to explore visibility and leasing possibilities.
- ◆ Meeting with Savers to iron out remaining details of their site plan in the former Michael's Crafts in Golf Center.
- ◆ Periodic meetings with service provider for the 59-90 website and marketing activities.
- ◆ Ongoing calls to schedule ICSC appointments for retail recruitment in the Village. Over 20 appointments, plus networking functions, have been scheduled.
- ◆ Meeting with developer for a possible retail strip development on the former Myoda site.
- ◆ Meeting with Ace Hardware regional real estate director to discuss an Ace store in Hoffman Estates.

TOURISM**Big Ten:**

- ◆ Statistical analysis of the Smith Travel Accommodations Report (STAR) outlining occupancy, average daily rate, and revenue per available rooms from the time period of the Big Ten Tournament (March 5-9) demonstrated the increase in occupancy to team lodging and Big Ten staff hotels was 10% year over year. The percentage of increase for second tier properties that were marketed to the fan base is 5% year over year with no other significant event occurring during the same time period. Unless the hotel has a designated room block set aside, it is difficult to determine the number of rooms a particular event may have generated, but after reviewing the STAR, we can account for significant increases to the regional demand as a result of Big Ten 2013.

Recent recap meeting disclosed dates for 2015 (March 3-6). Initial request for space blocks have been issued to all full service properties involved in 2013 to ensure we have full service lodging hosts for a potential of 14 teams.

Krolak Cup:

- ◆ The Krolak Cup is an international youth hockey tournament that involves bringing teams from all over the world to compete at the Hoffman Estates Park District Triphahn Center/Ice Arena. Successfully negotiated a group room block at the Holiday Inn Rolling Meadows that allowed each team to have a rate under \$99 that included hot cooked breakfast for 4, complimentary usage of meeting space for group meals, and team strategy meeting spaces. Organized group tours to Woodfield Mall, downtown Chicago, IKEA, GameWorks and PinStripes, and ensured that each traveler was greeted with VIP welcome bags from Woodfield Convention and Visitors Bureau (CVB), Arboretum of South Barrington, and Woodfield Mall. Travelers were well pleased and the Park District enjoyed the International Player exchange potential for the future.
- ◆ Attended Northwest Chicagoland Sports Council Meeting to recap the Big Ten Tournament and discuss the Krolak Tournament.

Willow Creek:

- ◆ Met with conference organizers for Willow Creek who have embraced the Hoffman Estates hospitality community and have listed the 8 Village hotels without listing fees (\$250 per year in the past) or the expectation of rebates (previously charged \$10 per room night captured) on actualized rooms. Assisting Willow Creek Association (WCA) organizers by providing Village restaurant maps for their conference attendees. Helped arrange off-site parking at Medieval Times and provided Village restaurant/vendor referrals to WCA for an outdoor food fest they are considering. Creating a reference piece for their conference registration that will recap restaurants that have group meal settings, banquet venues, and unique group gathering opportunities as WCA is developing additional small group events.

TASTE 2013:

- ◆ Extensive field work with the 20+ restaurants that participated in 2012 event to gauge their interest in TASTE 2013. Creating a map piece that will showcase the three segments of the Village (west, central, and north) with color coded listings to assist in locating a particular restaurant. This piece will be distributed from the Sears Centre, hospital, hotels, Park District locations, and Village Hall. Hope to include the restaurant map/dining guide in a future *Citizen* to create awareness for residents. Assisted in providing descriptive text for the Village Governor's Home Town Award for TASTE 2012.

Bollywood 100th Year Celebration:

- ◆ Met with event organizer and Woodfield CVB (who are administering a grant to underwrite this event at the Sears Centre Arena) to create lodging recaps for the 18,000 people this event plans to draw over Labor Day weekend as the Sears Centre Arena plays host to the 100th Year Celebration of Bollywood. Event organizer is keen to fill Village hotels first in an effort to demonstrate a return on investment as State Representative Fred Crespo is working with Mayor McLeod to accomplish the grant that underwrites the event.

Hotels:

- ◆ Hosting individual luncheon strategy sessions with each Village hotel sales team to determine their need markets and dates for 2013. Despite the dwindling AT&T and Siemens travelers in mid-week occupancy, the majority of the hotels prefer we focus on drawing more Social, Military, Educational, Religious, and Fraternal (SMERF) market as their real need time is weekends.

Stonegate:

- ◆ Attended a sales meeting at the Stonegate to determine their need dates and desired markets in an effort to partner with Village hotels. They asked if we could attract more mid-week meeting business, as that is their need market. The hotels are the stakeholders and only one has significant meeting space, but agreed to put a meeting together to assist in repairing the relationship with the Village hotels. The Stonegate required the hotels to pay a \$10 rebate on every room night captured from a referred event. The Marriott, Hampton, Hilton Garden Inn, and Hyatt Place dropped from the referral program and were replaced by Schaumburg hotels. The Hilton Garden Inn has since rejoined the referral program and Marriott is in discussion.

Fitness for America 2013

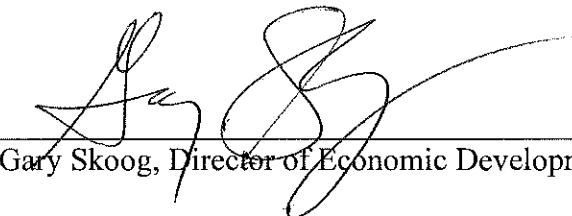
- ◆ Met with the marketing team from the Alexian Healthcare Network to secure their sponsorship again this year. Initial meetings were positive. Dates are July 19-21, 2013. We have received permission from Inland to use the campus again this year. Organizational meetings are beginning with this year's recipient nonprofit being Children's Advocacy Center. This year's running event will take place at dusk on a trail lit with glowsticks in an effort to provide a fun family experience built around fitness. Also looking into providing music and food vendors.

Business Retention:

- ◆ Worked the trade booth at Business Ledger “Business of Sports” event held at the Sears Centre Arena. Several follow-up meetings subsequently with Radio Disney, Long Enterprises, and American Charter Bank.
- ◆ Met with Medieval Times about increasing the group travel leads to Village hotels.
- ◆ Met with the marketing team of the Arboretum about featuring 59/90 on their electronic billboard in exchange for their inclusion on the restaurant map piece.
- ◆ Met with Emeritus and Devonshire about potentially becoming sponsors for the Senior Appreciation Picnic to be held at Village Hall in August.
- ◆ Attended the Hoffman Estates High School Charity Days event to demonstrate support of student efforts.
- ◆ Circulated opportunity to become a hot food vendor for School District 54 to all restaurants that were in TASTE 2012 by participating in their annual vendor trade show. Also ensured Chicago Slaughter knew about the opportunity to participate to share their ticket revenue share program for fundraising ideas.

Community Involvement:

- ◆ St. Baldrick’s Event - Soliciting prizes for May 11, event at America’s Bar.
- ◆ Celtic Fest - Organized volunteers, ran the children’s game booths, and brought the Irish Wolfhounds of Great Lake’s to festival.
- ◆ Relay for Life (July 19, 2013) - Working with committee on logistics.
- ◆ Strides for Life, a regional Breast Cancer 5k walk, was denied use of the AT&T campus. Introduced them to Cabela’s, who was interested in this regional event that hosts 700+ registered walkers, vendor booths, and activities planned for October 20.



Gary Skoog, Director of Economic Development