



AGENDA
Planning, Building & Zoning Committee
Regular Meeting
Village Hall
1900 Hassell Road, Hoffman Estates, IL 60169

September 8, 2025	Council Chambers	7:00 PM
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1. **CALL TO ORDER/ROLL CALL**
2. **APPROVAL OF MINUTES**
 - A. Planning, Building & Zoning Committee 08-04-2025
3. **PUBLIC COMMENT**
4. **OLD BUSINESS**
5. **NEW BUSINESS**
 - A. Approval of an Ordinance vacating public right of way and accepting a public utility easement at 800 Hassell Road (Eisenhower Junior High School)
6. **REPORTS**
 - A. Planning Division Monthly Report
 - B. Code Enforcement Division Monthly Report
 - C. Economic Development and Tourism Monthly Report
7. **PRESIDENT'S REPORT**
8. **ITEMS IN REVIEW**
9. **OTHER**
10. **ADJOURNMENT**

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

Village of Hoffman Estates

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

August 4, 2025

1. ROLL CALL

Members in Attendance:

**Gary Stanton, Chair
Karen Arnet, Vice-Chair
Patrick Kinnane, Trustee
Anna Newell, Trustee
Gary Pilafas, Trustee
Mayor William D. McLeod (via electronic
attendance)**

Member Absent:

Karen Mills, Trustee

**Management Team Members
in Attendance:**

**Eric Palm, Village Manager
Arthur Janura, Corporation Counsel
Dan O'Malley, Deputy Village Manager
Jon Pape, Assistant Village Manager
Patrick Seger, Director of HRM
Pete Gugliotta, Dir. Dev. Services
Kasia Cawley, Police Chief
Alan Wax, Fire Chief
Monica Saavedra, Director of HHS
Joe Nebel, Public Works Director
Rachel Musiala, Director of Finance
Darek Raszka, Director of IS
Michael Walker, Community Planner
Sanyo Kapur, Director of Building & Code Enf.
Patty Richter, Village Clerk
Missy Brito, Communications Manager
Ric Signorella, Cable TV Coordinator**

The Planning, Building & Zoning Committee meeting was called to order at 7:09 p.m.

Motion by Trustee Pilafas, seconded by Trustee Kinnane, to allow Mayor McLeod to attend via electronic attendance. Voice vote taken. All Ayes. Motion carried.

2. APPROVAL OF MINUTES

Motion by Trustee Pilafas, seconded by Trustee Kinnane, to approve the Planning, Building & Zoning Committee meeting minutes of July 7, 2025. Voice vote taken. All ayes. Motion carried.

3. PUBLIC COMMENT

4. NEW BUSINESS

A. Approval of 2025-2029 CDBG Consolidated Plan (ConPlan) and 2025 Annual Action Plan (AAP)

An item summary sheet from Michael Walker and Peter Gugliotta was presented to Committee.

Michael Walker addressed the Committee and reported that as part of the CDBG obligations with HUD, the Village is required to report on our plan to spend out the next 5 years worth of annual allocations. The amount of \$183,662 will be allocated to an infrastructure project and the remaining \$45,912 of the total \$229,562 will cover administration costs. The ConPlan covers the years 2026-2029 but the exact amount that will be in each allocation is currently unknown.

Motion by Trustee Kinnane, seconded by Trustee Arnet, to approve the 2025-2029 CDBG Consolidated Plan (ConPlan) and the 2025 Annual Action Plan (AAP) Voice vote taken. All ayes. Motion carried.

B. Approval of 2025 CDBG Agreement with North West Housing Partnership to carry out Single Family Rehab Program with modified repayment terms.

An item summary sheet from Michael Walker and Peter Gugliotta was presented to Committee.

Michael Walker addressed the Committee and advised that interest in this program has declined greatly in recent years, with only allowing about one to three homeowners completed the program each year. The North West Housing Partnership has seen greater success operation the program in other municipalities that allow for the loan amount to gradually become forgivable over time, as this is less of a burden and more attractive to homeowners in need. The Agreement including modifications where a proposed repayment schedule would allow for the amount of the loan to decrease starting in year five, becoming 0% needing to be repaid after 14 years.

Motion by Trustee Pilafas, seconded by Trustee Arnet, to approve the 2025 CDBG Agreement with North West Housing Partnership to carry out Single Family Rehab Program with modified repayment terms. Voice vote taken. All ayes. Motion carried.

C. Approval of an ordinance amending Section 11-7-1-A-5, Fee Schedule, of Chapter 11, Building Requirements, of the Hoffman Estates Municipal Code.

An item summary sheet from Sanyo Kapur and Peter Gugliotta was presented to Committee.

Sanyo Kapur addressed the Committee and reported that the proposed increase is for Village administrative fees for conveyance-related services which will reduce the negative fiscal impact on the Village due to an increase in Thompson Elevator Inspection Services.

Motion by Trustee Pilafas, seconded by Trustee Arnet, to approve amendment to Municipal Code Section 11-7-1 for an increase in fees for services related to conveyances, due to an increase in third party elevator consultant fees. Voice vote taken. All ayes. Motion carried.

5. REPORTS**A. Department of Development Services monthly report for Planning Division.**

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

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

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

6. PRESIDENT'S REPORT**7. ITEMS IN REVIEW****8. OTHER****9. ADJOURNMENT**

Motion by Trustee Pilafas, seconded by Trustee Arnet, to adjourn the meeting at 7:19 pm. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

Debbie Schoop, Executive Assistant

Date



AGENDA ITEM REPORT
Planning, Building & Zoning Committee
September 8, 2025
ITEM 5A

REQUEST: Approval of an Ordinance vacating public right of way and accepting a public utility easement at 800 Hassell Road (Eisenhower Junior High School)

FROM: James Donahue, Senior Planner

ITEM TYPE: Ordinance - Committee

REQUEST SUMMARY

Eisenhower Junior High is located at the eastern end of Hassell Road where it makes a sharp turn into Jones Road. The school has had issues in the past with drivers going northbound on Jones Road too quickly and not being able to make the turn onto westbound Hassell Road. Previous incidents included an automobile taking the turn too quickly and striking several employee vehicles and causing significant damage.

School District 54 approached the Village about making safety improvements in front of the school, including the installation of bollards and curbing. Given that the existing right of way is larger than needed in the area, the Village agreed to allow the improvements within the right of way with the understanding that the section of right of way would be vacated, with ownership of the vacated land being transferred to School District 54.

The Village engaged a surveyor to create a Plat of Vacation identifying the portion of the right of way being vacated. In addition to the Plat of Vacation, a Plat of Easement was created dedicating a utility easement over the vacated right of way for current and future utilities. An additional utility easement was dedicated over an existing stormwater sewer on the school property per the Village's request.

FINANCIAL IMPACT

N/A

RECOMMENDATION

Approval of an Ordinance vacating public right of way and accepting a public utility easement at 800 Hassell Road (Eisenhower Junior High School).

ATTACHMENTS

1. Ordinance - Eisenhower School
2. Exhibit A - Location Map
3. Exhibit B - Eisenhower School Legal Description
4. Exhibit C - Plat of Vacation and Plat of Easement

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE VACATING PUBLIC RIGHT OF WAY AND ACCEPTING A
PUBLIC UTILITY EASEMENT AT
800 HASSELL ROAD, HOFFMAN ESTATES, ILLINOIS
(EISENHOWER JUNIOR HIGH SCHOOL)

WHEREAS, the Planning, Building and Zoning Committee, at a public meeting duly called and held according to law on September 8, 2025, considered vacating a portion of the public right of way and accepting a public utility easement at 800 Hassell Road, and shown on Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, it was determined that the nature and extent of the public use and the public interests to be subserved are such as to warrant the vacation of the portion of right of way hereinafter described in this Ordinance and that the public interests will be subserved and the Village relieved from the responsibility for maintaining the same; and

WHEREAS, a Public Utility Easement has been granted over the vacated portion of right of way for public utilities; and

WHEREAS, no compensation shall be given for said vacation;

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

Section 1: The Village Board hereby finds that the facts and statements contained in the preamble of this Ordinance are true.

Section 2: The public right of way for the portion of Hassell Road shown as "Hereby Vacated" on the Plat of Vacation attached hereto; is no longer required for public use and public interests will be served by such vacation.

Section 3: That the legal description of the parcel of property acquiring title to the vacated Right of Way is attached hereto and incorporated herein as Exhibit "B".

Section 4: The Village President and Village Clerk are hereby authorized to sign and attest to the Plat of Vacation and Plat of Easement attached hereto as Exhibit "C" and the Village Clerk hereby authorized to cause said Plats to be recorded with the Cook County Recorder of Deeds.

Section 5: The Village Clerk is hereby authorized to publish this Ordinance in pamphlet form.

Section 6: This Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS _____ day of _____, 2025

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

APPROVED THIS _____ DAY OF _____, 2025

Village President

ATTEST:

Village Clerk

Published in pamphlet form this _____ day of _____, 2025.

800 HASSELL ROAD
PIN: 07-04-107-015-0000



Legend

-  Subject Property
-  Parcel



Department of Development Services
Village of Hoffman Estates

Eisenhower School

LEGAL DESCRIPTION

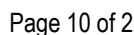
LOTS 10 AND 11, BLOCK 244 IN THE HIGHLANDS WEST AT HOFFMAN ESTATES XXXI, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 4, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF HOFFMAN ESTATES, SCHAUMBURG TOWNSHIP, COOK COUNTY, ILLINOIS

EXCEPT THEREFROM THE FOLLOWING:

THAT PART OF LOTS 10 AND 11 IN BLOCK 244 OF THE HIGHLANDS WEST AT HOFFMAN ESTATES XXXI BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 4, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 30, 1969 AS DOCUMENT NO. 20915532, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 11; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 11, 836.22 FEET TO THE NORTHEAST CORNER OF SAID LOT 11; THENCE NORTHWESTERLY ALONG THE NORTH LINE OF SAID LOTS 11 AND 10, 656.88 FEET TO THE NORTHWEST CORNER OF SAID LOT 10; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 10 277.81 FEET TO A JOG IN SAID WEST LINE; THENCE WESTERLY ALONG SAID JOG, 161.72 FEET TO THE MOST WESTERLY LINE OF SAID LOT 10; THENCE SOUTHERLY ALONG SAID MOST WESTERLY LINE, BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 233.09 FEET, A DISTANCE OF 40.40 FEET THENCE SOUTHERLY ALONG SAID MOST WESTERLY LINE, BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 167.00 FEET AND BEING TANGENT TO THE LAST DESCRIBED CURVE, 22.63 FEET TO A JOG IN SAID MOST WESTERLY LINE; THENCE EASTERLY ALONG SAID JOG, 144.63 FEET TO THE WEST LINE OF SAID LOT 10; THENCE SOUTHERLY ALONG SAID WEST LINE, 140.00 FEET; THENCE EASTERLY AT RIGHT ANGLES TO SAID WEST LINE, 230.00 FEET; THENCE SOUTHEASTERLY ALONG A LINE THAT FORMS AN ANGLE OF 35 DEGREES 00 MINUTES TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, 315.00 FEET; THENCE SOUTHERLY ALONG A LINE THAT FORMS AN ANGLE OF 35 DEGREES 00 MINUTES TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, 312 FEET, MORE OR LESS, TO A POINT ON THE MOST SOUTHERLY LINE OF SAID LOT 11; THENCE EASTERLY ALONG SAID MOST SOUTHERLY LINE, 139.57 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO EXCEPTING THEREFROM, THE FOLLOWING:

THAT PART OF LOTS 10 AND 11 IN BLOCK 244 IN HIGHLANDS WEST AT HOFFMAN ESTATES XXXI, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 4, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 30, 1969, AS DOCUMENT NO. 20915532 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 9 IN SAID BLOCK 244; THENCE NORTHERLY ALONG THE EAST LINES OF LOT 9, 8 AND 7 IN SAID BLOCK 244 A DISTANCE OF 210.0 FEET TO THE NORTHEASTERLY CORNER OF SAID OF SAID LOT 7; THENCE EASTERLY ALONG A LINE THAT FORMS AN ANGLE OF 90 DEGREES 00 MINUTES TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 230.0 FEET; THENCE SOUTHEASTERLY ALONG A LINE THAT FORMS AN ANGLE OF 35 DEGREES 00 MINUTES TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 315.0 FEET; THENCE SOUTHERLY ALONG A LINE THAT FORMS AN ANGLE OF 35 DEGREES 00 MINUTES TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 27 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE EXTENDED EASTERLY OF LOT 9 IN BLOCK 244 AS AFORESAID; THENCE WESTERLY ALONG SAID SOUTH LINE EXTENDED EASTERLY, A DISTANCE OF 490 FEET MORE OR LESS TO THE POINT OF BEGINNING, BEING SITUATED IN SCHAUMBURG TOWNSHIP, IN COOK COUNTY, ILLINOIS.



PLAT OF VACATION

OWNER'S CERTIFICATE

STATE OF _____)
COUNTY OF _____)S.S.
THIS IS TO CERTIFY THAT _____ THE HOLDER OF
RECORD TITLE TO THE PROPERTY SHOWN AND DESCRIBED ON THE PLAT,
AND HAS CAUSED THE SAME TO BE PLATTED AS SHOWN FOR THE USES AND
PURPOSES THEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE THE
SAME UNDER THE STYLE AND TITLE THEREON INDICATED.
WE FURTHER CERTIFY THAT THE PROPERTY HEREIN SUBDIVIDED LIES
WITHIN PALATINE TOWNSHIP HIGH SCHOOL 211 SCHOOL DISTRICT AND
SCHAUMBURG COMMUNITY CONSOLIDATED SCHOOL DISTRICT 54.

DATES THIS _____ DAY OF _____, 20 ____.

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____)SS
I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN
THE STATE AFORESAID, KNOWN TO ME TO BE THE SAME PERSONS WHOSE
NAMES ARE SUBSCRIBED THERETO AND THAT THEY APPEARED BEFORE
ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND
DELIVERED THE PLAT AS THEIR OWN FREE AND VOLUNTARY ACT AND
AS THEIR FREE AND VOLUNTARY ACT UNDER THE STYLE AND TITLE
THEREON INDICATED FOR THE USES AND PURPOSES THEREIN
SET FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 20 ____.

VILLAGE BOARD CERTIFICATE

APPROVED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF HOFFMAN ESTATES,
COOK COUNTY, ILLINOIS.
THIS _____ DAY OF _____, 20 ____.
SIGNED _____
VILLAGE PRESIDENT
ATTEST _____
VILLAGE CLERK

SURVEYOR'S DESIGNATION OF RECORDING

I, COLLIN C. GRAVES, A REGISTERED LAND SURVEYOR, IN THE STATE OF
ILLINOIS, HEREBY DESIGNATE THE VILLAGE CLERK, OR AN EMPLOYEE
THEREOF, OF HOFFMAN ESTATES TO RECORD THIS PLAT OF VACATION WITH
THE COOK COUNTY CLERK OR REGISTRAR OF TITLES. THIS DESIGNATION IS
GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER 765
ILCS 205/2.
DATE _____
REGISTERED LAND SURVEYOR _____

VILLAGE TREASURER CERTIFICATE

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

ABROGATION CERTIFICATE

THE UNDERSIGNED AUTHORIZED REPRESENTATIVES HEREBY RELEASE AND
ABROGATE ALL UTILITY RIGHTS WITHIN THE HEREON DESCRIBED PART OF
SAID REAL ESTATE.
ASTOUND BROADBAND
BY: _____ NAME: _____
(SIGNATURE) (PLEASE PRINT)
TITLE: _____ DATE: _____
AT&T
BY: _____ NAME: _____
(SIGNATURE) (PLEASE PRINT)
TITLE: _____ DATE: _____
COMCAST
BY: _____ NAME: _____
(SIGNATURE) (PLEASE PRINT)
TITLE: _____ DATE: _____
COMMONWEALTH EDISON COMPANY
BY: _____ NAME: _____
(SIGNATURE) (PLEASE PRINT)
TITLE: _____ DATE: _____
NICOR GAS COMPANY
BY: _____ NAME: _____
(SIGNATURE) (PLEASE PRINT)
TITLE: _____ DATE: _____
VILLAGE OF HOFFMAN ESTATES
BY: _____ NAME: _____
(SIGNATURE) (PLEASE PRINT)
TITLE: _____ DATE: _____

PUBLIC UTILITY EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED BY AND GRANTED TO THE VILLAGE OF HOFFMAN ESTATES
AND TO UTILITY SERVICE PROVIDERS AND THEIR SUCCESSORS THAT HOLD A LICENSE OR
FRANCHISE UPON THE DATE OF THIS DOCUMENT WITHIN THE VILLAGE OF HOFFMAN ESTATES,
COOK COUNTY, ILLINOIS, WITHIN THE AREA SHOWN BY DASHED LINES AND WITHIN THE AREA
DEFINED 'EASEMENTS FOR PUBLIC UTILITIES' ON THIS PLAT, TO INSTALL, LAY, CONSTRUCT,
RENEW, OPERATE AND MAINTAIN CONDUITS, CABLES AND WIRES, STORM AND SANITARY SEWER
AND WATER MAINS AND DRAINAGE SWALES, ABOVE AND UNDERGROUND, WITH ALL NECESSARY
MANHOLES, WATER VALVES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE
SUBDIVISION AND OTHER PROPERTY WITH TELEPHONE, ELECTRIC, TELEVISION, SEWER AND
WATER SERVICE, AND DRAINAGE PURPOSES, THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES
TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN WITHIN SAID EASEMENT AREA
SAID CONDUITS, CABLES, WIRES, MANHOLES, WATER VALVES AND OTHER EQUIPMENT, AND FOR
THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND
APPURTENANCES, AND FINALLY THE RIGHT IS HEREBY GRANTED TO CUT DOWN AND REMOVE AND
TRIM AND KEEP TRIMMED, TREES, SHRUBS, OR SAPLINGS THAT INTERFERE OR THREATEN TO
INTERFERE WITH ANY OF THE SAID PUBLIC UTILITY EQUIPMENT, OPERATION AND MAINTENANCE
OF THE STORMWATER MANAGEMENT FACILITIES WILL BE PERFORMED BY THE VILLAGE ONLY IN
THE EVENT OF OWNER DEFAULT IN THE OWNER'S MAINTENANCE OBLIGATIONS, AND WILL BE DONE
AT THE OWNERS EXPENSE IN ACCORDANCE WITH THE ACCOMPANYING EASEMENT AGREEMENT.
NO PERMANENT BUILDINGS OR CONCRETE PATIOS SHALL BE PLACED ON SAID EASEMENT, BUT
SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT
THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED. HOWEVER,
IF FENCES ARE TO BE ERECTED BY ANY OWNER OR OWNERS IN THIS SUBDIVISION WITHIN SAID
EASEMENT, THESE MUST BE PLACED IN A LOCATION ACCEPTABLE TO THE VILLAGE OF HOFFMAN
ESTATES AND PRIOR TO ERECTING SUCH A FENCE, A PERMIT FOR SUCH A FENCE INSTALLATION
MUST BE OBTAINED FROM SAID VILLAGE.

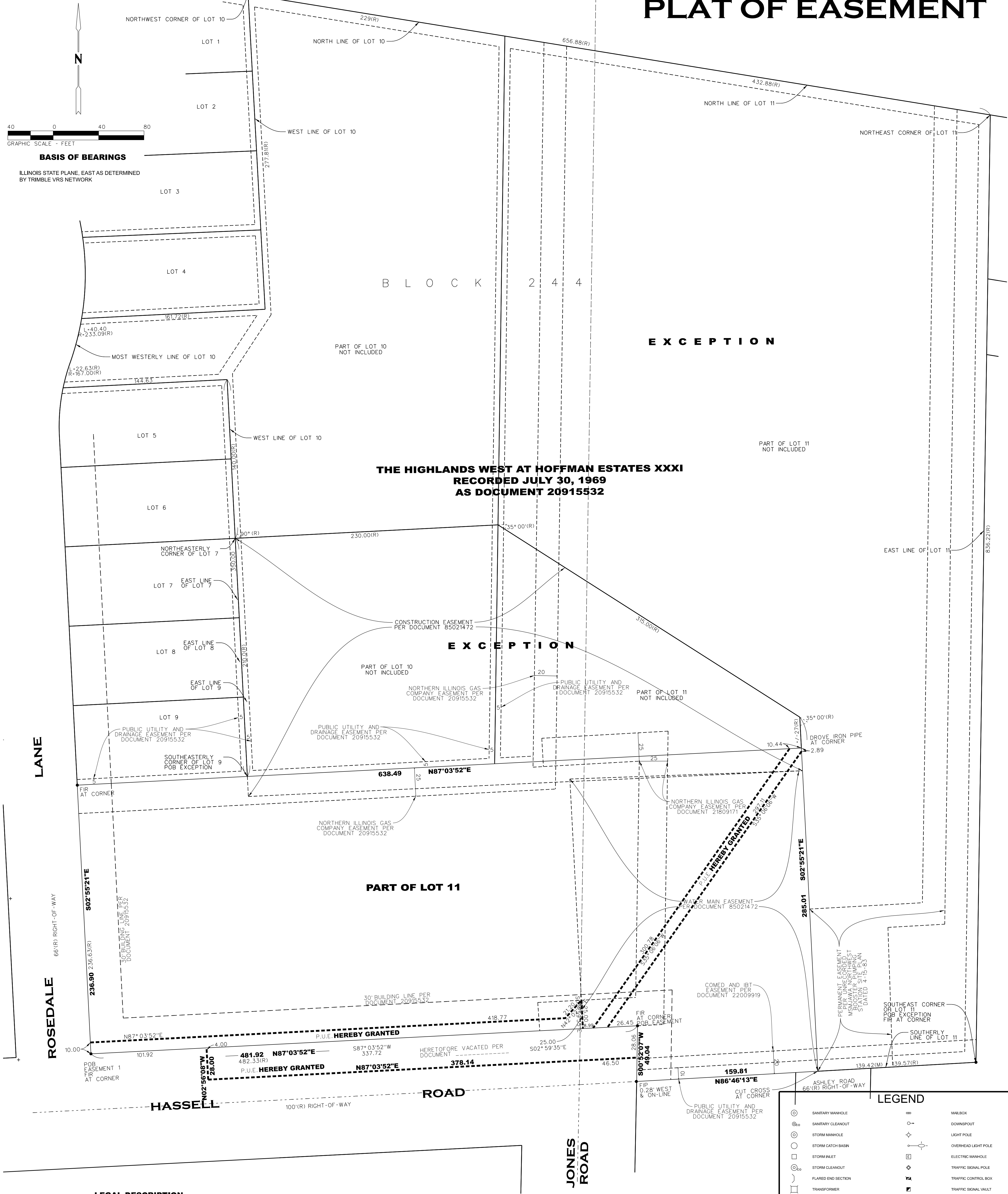
SURVEYOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS
THIS IS TO CERTIFY THAT I, _____, AN ILLINOIS PROFESSIONAL
LAND SURVEYOR, HAVE PREPARED FOR VACATION PURPOSES THE PROPERTY
DESCRIBED IN THE ABOVE LOCATION AS SHOWN BY THE PLAT, AND IS REPRESENTATION
OF SAID RESUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS
THEREOF. SCALE OF MAP IS 40 FEET PER ONE INCH.
I ALSO CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREIN DRAWN IS
WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF HOFFMAN ESTATES, ILLINOIS,
WHICH HAS ADOPTED A VILLAGE PLAN AND WHICH IS EXERCISING THE SPECIAL
POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE XI OF THE ILLINOIS MUNICIPAL
CODES AS HERETOFORE AND HEREAFTER AMENDED.
GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20 ____ AT ____.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. _____
LICENSE EXPIRES: NOVEMBER 30, 2024
WEBSTER, McGRATH & AHLBERG, LTD.
2100 MANCHESTER ROAD
WHEATON, ILLINOIS 60187

Rev	Date	Description	By	PLAT OF VACATION		
1	9/11/23	VILLAGE COMMENTS	CCG	LOCATION: 800 HASSELL RD. HOFFMAN ESTATES, ILLINOIS		
				PREPARED FOR: VILLAGE OF HOFFMAN ESTATES 1900 HASSELL ROAD HOFFMAN ESTATES, ILLINOIS		
Webster, McGrath & Ahlberg Ltd.				JOB #:	DATE:	SCALE:
LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE				44765	7-31-2023	1"=40'
Over a Century of Service to our Clients				SURV:	DRAWN:	DESIGN:
2100 Manchester Road, Suite 203 Wheaton, Illinois 60187				CCG	CCG	XXX
p/c: (630)858-7603 web: www.wmalt.com				FILE #:	SHEET #:	
Design Firm License No. 184-003101				COOK 4-41-10	2 of 2	

PLAT OF EASEMENT



LEGAL DESCRIPTION

LOTS 10 AND 11, BLOCK 244 IN THE HIGHLANDS WEST AT HOFFMAN ESTATES XXXI, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 4, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF HOFFMAN ESTATES, SCHAUMBURG TOWNSHIP, COOK COUNTY, ILLINOIS.

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ALSO EXCEPTING THEREFROM THE FOLLOWING: THAT PART OF LOTS 10 AND 11 IN BLOCK 244 IN HIGHLANDS WEST AT HOFFMAN ESTATES XXXI, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 4, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 30, 1969, AS DOCUMENT NO. 20915532 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 9 IN SAID BLOCK 244; THENCE NORTHERLY ALONG THE EAST LINES OF LOT 9, 8 AND 7 IN SAID BLOCK 244 A DISTANCE OF 210.0 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE EASTERLY ALONG A LINE THAT FORMS AN ANGLE OF 90 DEGREES 00 MINUTES TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 230.0 FEET; THENCE SOUTHEASTERLY ALONG A LINE THAT FORMS AN ANGLE OF 35 DEGREES 00 MINUTES TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 315.0 FEET; THENCE SOUTHERLY ALONG A LINE THAT FORMS AN ANGLE OF 35 DEGREES 00 MINUTES TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 27 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE EXTENDED EASTERLY OF LOT 9 IN BLOCK 244 AS AFORESAID; THENCE WESTERLY ALONG SAID SOUTH LINE EXTENDED EASTERLY, A DISTANCE OF 490 FEET MORE OR LESS TO THE POINT OF BEGINNING, BEING SITUATED IN SCHAUMBURG TOWNSHIP, IN COOK COUNTY, ILLINOIS.

LEGAL DESCRIPTION OF EASEMENT

PART OF LOTS 10 AND 11, BLOCK 244 IN THE HIGHLANDS WEST AT HOFFMAN ESTATES XXXI, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 4, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF HOFFMAN ESTATES, SCHAUMBURG TOWNSHIP, COOK COUNTY, ILLINOIS, AND ALSO THAT PART OF HASSELL ROAD, LYING IN FRACTIONAL SECTION 4, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE VILLAGE OF HOFFMAN ESTATES, SCHAUMBURG TOWNSHIP, COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF HASSELL ROAD WITH THE EASTERLY RIGHT-OF-WAY LINE OF JONES ROAD; THENCE SOUTH 00 DEGREES 52 MINUTES 07 SECONDS WEST ALONG SAID EASTERLY LINE A DISTANCE OF 28.06 FEET; THENCE SOUTH 87 DEGREES 03 MINUTES 52 SECONDS WEST ALONG A LINE PARALLEL WITH AND 28.00 FEET SOUTHERLY OF SAID NORTHERLY LINE A DISTANCE OF 378.14 FEET; THENCE NORTH 02 DEGREES 56 MINUTES 08 SECONDS WEST PERPENDICULAR WITH SAID NORTHERLY LINE A DISTANCE OF 28.00 FEET TO A POINT ON SAID NORTHERLY LINE; THENCE SOUTH 87 DEGREES 03 MINUTES 52 SECONDS EAST ALONG SAID NORTHERLY LINE A DISTANCE OF 101.92 FEET TO THE EAST LINE OF ROSEDALE LANE; THENCE NORTH 02 DEGREES 55 MINUTES 21 SECONDS WEST ALONG SAID EAST LINE A DISTANCE OF 10.00 FEET; THENCE NORTH 87 DEGREES 03 MINUTES 52 SECONDS EAST ALONG A LINE PARALLEL WITH AND 10.00 FEET NORTHERLY OF SAID NORTHERLY LINE A DISTANCE OF 418.77 FEET; THENCE NORTH 42 DEGREES 02 MINUTES 09 SECONDS EAST A DISTANCE OF 21.20 FEET, MORE OR LESS, TO A POINT 25.00 FEET NORTH OF THE NORTH LINE OF HASSELL ROAD AS MEASURED PERPENDICULAR AND SAID POINT ALSO LIES ON THE WEST LINE OF A WATER MAIN EASEMENT GRANTED PER DOCUMENT 85021472; THENCE SOUTH 02 DEGREES 59 MINUTES 35 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 25.00 TO THE NORTH LINE OF HASSELL ROAD; THENCE NORTH 87 DEGREES 03 MINUTES 52 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 8.99 FEET; THENCE NORTH 35 DEGREES 06 MINUTES 08 SECONDS EAST A DISTANCE OF 300.78 FEET TO THE NORTH LINE OF LOT 11; THENCE NORTH 87 DEGREES 03 MINUTES 52 SECONDS EAST A DISTANCE OF 10.44 FEET ALONG THE NORTH LINE OF LOT 11 TO THE NORTHEAST CORNER OF LOT 11; THENCE SOUTH 02 DEGREES 55 MINUTES 21 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 11 A DISTANCE OF 2.89 FEET; THENCE SOUTH 35 DEGREES 06 MINUTES 08 SECONDS WEST A DISTANCE OF 297.11 FEET TO A POINT ON THE NORTH LINE OF HASSELL ROAD; THENCE NORTH 87 DEGREES 03 MINUTES 52 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 26.45 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

ABBREVIATIONS

FIP = FOUND IRON PIPE
FIR = FOUND IRON ROD
POB = POINT OF BEGINNING
CONC = CONCRETE
P.U.E. = PUBLIC UTILITY EASEMENT

LINE LEGEND
— = BOUNDARY LINE
- - - = LOT LINE
- - - = SETBACK LINE
- - - = EASEMENT LINE

LEGEND

⊙	SANITARY MANHOLE	⊙	MAILBOX
⊙ ₂₅	SANITARY CLEANOUT	⊙	DOWNSPOUT
⊙	STORM MANHOLE	⊙	LIGHT POLE
⊙	STORM CATCH BASIN	⊙	OVERHEAD LIGHT POLE
⊙	STORM INLET	⊙	ELECTRIC MANHOLE
⊙	STORM CLEANOUT	⊙	TRAFFIC SIGNAL POLE
⊙	FLARED END SECTION	⊙	TRAFFIC CONTROL BOX
⊙	TRANSFORMER	⊙	TRAFFIC SIGNAL VAULT
⊙	ELECTRICAL BOX	⊙	RAILROAD SIGNAL POLE
⊙	CABLE T.V. BOX	⊙	RAILROAD SIGNAL VAULT
⊙	TELEPHONE BOX	⊙	UTILITY POLE
⊙	TRAFFIC CONTROL BOX	⊙	OVERHEAD WIRES
⊙	ELECTRIC HANDHOLE	⊙	UNDERGROUND ELECTRIC
⊙	COMMUNICATION MANHOLE	⊙	UNDERGROUND GAS
⊙	TELEPHONE MANHOLE	⊙	UNDERGROUND TELEPHONE
⊙	ELECTRIC METER	⊙	UNDERGROUND FIBER OPTIC
⊙	GAS METER	⊙	UNDERGROUND CABLE T.V.
⊙	GAS VALVE	⊙	WATER MAIN
⊙	B-BOX	⊙	SANITARY SEWER
⊙	WATER VALVE	⊙	STORM SEWER
⊙	WATER VALVE VAULT	⊙	FENCE LINE
⊙	FIRE HYDRANT	⊙	GUARDED RAIL
⊙	POST INDICATOR VALVE	⊙	DECIDUOUS TREE
⊙	WATER METER	⊙	PINE TREE
⊙	PARKING METER	⊙	DRIVE ROCK PIPE
⊙	SGN	⊙	FOUND ROCK PIPE
⊙	FLAG POLE	⊙	CROSS CUT IN CONCRETE
⊙	RPELINE MARKER	⊙	M = MEASURED DIMENSION R = RECORDED DIMENSION

PLAT OF EASEMENT

LOCATION: 800 HASSELL RD.
HOFFMAN ESTATES, ILLINOIS

PREPARED FOR: VILLAGE OF HOFFMAN ESTATES
1800 HASSELL ROAD
HOFFMAN ESTATES, ILLINOIS

JOB #: 44765 DATE: 7-31-2023 SCALE: 1"=40'
SURV: CCG DRAWN: CCG DESIGN: XXX
FILE #: COOK 4-41-10 SHEET #: 1 of 2

WEBSTER, McGRATH & AHLBERG LTD.
LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
Over a Century of Service to our Clients
2100 Manchester Road, Suite 203 Wheaton, Illinois 60187
PH: (630)858-7603 web: www.wmaltltd.com
Design Firm License No. 184-003101

LAST DAY OF FIELD WORK: 07/14/2023

SDATES

STIMES

FILES

PLAT OF EASEMENT

OWNER'S CERTIFICATE

STATE OF _____)
COUNTY OF _____)S.S.
THIS IS TO CERTIFY THAT _____ THE HOLDER OF
RECORD TITLE TO THE PROPERTY SHOWN AND DESCRIBED ON THE PLAT,
AND HAS CAUSED THE SAME TO BE PLATTED AS SHOWN FOR THE USES AND
PURPOSES THEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE THE
SAME UNDER THE STYLE AND TITLE THEREON INDICATED.
WE FURTHER CERTIFY THAT THE PROPERTY HEREIN SUBDIVIDED LIES
WITHIN PALATINE TOWNSHIP HIGH SCHOOL 211 SCHOOL DISTRICT AND
SCHAUMBURG COMMUNITY CONSOLIDATED SCHOOL DISTRICT 54.

DATES THIS _____ DAY OF _____, 20__.

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____)SS
I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN
THE STATE AFORESAID, KNOWN TO ME TO BE THE SAME PERSONS WHOSE
NAMES ARE SUBSCRIBED THERETO AND THAT THEY APPEARED BEFORE
ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND
DELIVERED THE PLAT AS THEIR OWN FREE AND VOLUNTARY ACT AND
AS THEIR FREE AND VOLUNTARY ACT UNDER THE STYLE AND TITLE
THEREON INDICATED FOR THE USES AND PURPOSES THEREIN
SET FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 20__.

VILLAGE BOARD CERTIFICATE

APPROVED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF HOFFMAN ESTATES,
COOK COUNTY, ILLINOIS.
THIS _____ DAY OF _____, 20__.
SIGNED _____ VILLAGE PRESIDENT
ATTEST _____ VILLAGE CLERK

SURVEYOR'S DESIGNATION OF RECORDING

I, COLLIN C. GRAVES, A REGISTERED LAND SURVEYOR, IN THE STATE OF
ILLINOIS, HEREBY DESIGNATE THE VILLAGE CLERK, OR AN EMPLOYEE THEREOF,
OF HOFFMAN ESTATES TO RECORD THIS PLAT OF VACATION WITH THE COOK
COUNTY CLERK OR REGISTRAR OF TITLES. THIS DESIGNATION IS GRANTED
UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER 765 ILCS 205/2.
DATE _____
REGISTERED LAND SURVEYOR _____

VILLAGE TREASURER CERTIFICATE

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

PUBLIC UTILITY EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED BY AND GRANTED TO THE VILLAGE OF HOFFMAN ESTATES
AND TO UTILITY SERVICE PROVIDERS AND THEIR SUCCESSORS THAT HOLD A LICENSE OR
FRANCHISE UPON THE DATE OF THIS DOCUMENT WITHIN THE VILLAGE OF HOFFMAN ESTATES,
COOK COUNTY, ILLINOIS, WITHIN THE AREA SHOWN BY DASHED LINES AND WITHIN THE AREA
DEFINED "EASEMENTS FOR PUBLIC UTILITIES" ON THIS PLAT, TO INSTALL, LAY, CONSTRUCT,
RENEW, OPERATE AND MAINTAIN CONDUITS, CABLES AND WIRES, STORM AND SANITARY SEWER
AND WATER MAINS AND DRAINAGE SWALES, ABOVE AND UNDERGROUND, WITH ALL NECESSARY
MANHOLES, WATER VALVES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE
SUBDIVISION AND OTHER PROPERTY WITH TELEPHONE, ELECTRIC, TELEVISION, SEWER AND
WATER SERVICE, AND DRAINAGE PURPOSES. THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES
TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN WITHIN SAID EASEMENT AREA
SAID CONDUITS, CABLES, WIRES, MANHOLES, WATER VALVES AND OTHER EQUIPMENT, AND FOR
THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND
APPURTENANCES, AND FINALLY THE RIGHT IS HEREBY GRANTED TO CUT DOWN AND REMOVE
AND TRIM AND KEEP TRIMMED, TREES, SHRUBS, OR SAPLINGS THAT INTERFERE OR THREATEN
TO INTERFERE WITH ANY OF THE SAID PUBLIC UTILITY EQUIPMENT, OPERATION AND
MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES WILL BE PERFORMED BY THE
VILLAGE ONLY IN THE EVENT OF OWNER DEFAULT IN THE OWNER'S MAINTENANCE OBLIGATIONS,
AND WILL BE DONE AT THE OWNER'S EXPENSE IN ACCORDANCE WITH THE ACCOMPANYING
EASEMENT AGREEMENT. NO PERMANENT BUILDINGS OR CONCRETE PATIOS SHALL BE PLACED
ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND
OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR
RIGHTS HEREIN GRANTED. HOWEVER, IF FENCES ARE TO BE ERECTED BY ANY OWNER OR
OWNERS IN THIS SUBDIVISION WITHIN SAID EASEMENT, THESE MUST BE PLACED IN A LOCATION
ACCEPTABLE TO THE VILLAGE OF HOFFMAN ESTATES AND PRIOR TO ERECTING SUCH A FENCE, A
PERMIT FOR SUCH A FENCE INSTALLATION MUST BE OBTAINED FROM SAID VILLAGE.

SURVEYOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS
THIS IS TO CERTIFY THAT I, _____, AN ILLINOIS PROFESSIONAL
LAND SURVEYOR, HAVE PREPARED FOR EASEMENT PURPOSES THE PROPERTY
DESCRIBED IN THE ABOVE LOCATION AS SHOWN BY THE PLAT, AND IS REPRESENTATION
OF SAID RESUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS
THEREOF. SCALE OF MAP IS 40 FEET PER ONE INCH.
I ALSO CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREIN DRAWN IS
WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF HOFFMAN ESTATES, ILLINOIS,
WHICH HAS ADOPTED A VILLAGE PLAN AND WHICH IS EXERCISING THE SPECIAL
POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE XI OF THE ILLINOIS MUNICIPAL
CODES AS HERETOFORE AND HEREAFTER AMENDED.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20__ AT _____.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. _____
LICENSE EXPIRES: NOVEMBER 30, 2024
WEBSTER, McGRATH & AHLBERG, LTD.
2100 MANCHESTER ROAD
WHEATON, ILLINOIS 60187

Rev	Date	Description	By	PLAT OF EASEMENT			
1	9/11/23	VILLAGE COMMENTS	CCG				
				LOCATION: 800 HASSELL RD. HOFFMAN ESTATES, ILLINOIS			
				PREPARED FOR: VILLAGE OF HOFFMAN ESTATES 1900 HASSELL ROAD HOFFMAN ESTATES, ILLINOIS			
				JOB #:	DATE:	SCALE:	1"=40'
				44765	7-31-2023		
				SURV:	DRAWN:	DESIGN:	XXX
				CCG	CCG		
				FILE #:	COOK 4-41-10	SHEET #:	2 of 2
WEBSTER, McGRATH & AHLBERG LTD. WMA LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE <i>Over a Century of Service to our Clients</i> 2100 Manchester Road, Suite 203 Wheaton, Illinois 60187 ph: (630)858-7603 web: www.wmaill.com Design Firm License No. 184-003101							



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

SUBMITTED TO: PLANNING, BUILDING & ZONING COMMITTEE

BY: Jennifer Horn, Director of Planning and Transportation

September 2025

GENERAL UPDATES

- Phil Green, AICP, attended the Midwest Community Development Institute where he served as the Keynote speaker. Phil spoke about the importance of community engagement in economic development, focusing on the work done as part of *Hoffman in Motion*.



HOFFMAN ESTATES ZONING UPDATE

- ◆ Teska Associates (as lead) and Ancel Glink awarded contract to complete the update of the Zoning Code. The new code will be a Unified Development Code.
- ◆ The PB&Z Committee moved to support the consultant's findings and recommendations on August 7, 2023.
- ◆ The project website is live at www.VOHEzoning.org.
- ◆ A first draft of the complete code has been reviewed by Corporation Counsel. Staff are actively redrafting ahead of an anticipated 2025 adoption process.

Zoning Code Update Timeline



- ◆ Epstein (as lead), HNTB, and All Together awarded contract for comprehensive multimodal plan: Hoffman in Motion.
- ◆ Website is live www.hoffmaninmotion.com.

Public Engagement

- ◆ A full public engagement summary including the results of both surveys is available at www.hoffmaninmotion.com
- ◆ The final open house for the project was held on June 24 at Fabbri Park. Approximately 30 people provided feedback on the draft recommendations.

Work Product

- ◆ A full draft of the final plan is under review. Public comment period anticipated to start in September 2025.



Hello, Hoffman!

Hello, Hoffman is the Village's new **Comprehensive & Strategic Plan**—a guide for how Hoffman Estates will grow and thrive in the years ahead. This plan is all about shaping the future of our neighborhoods, roads, public spaces, businesses, and services. It will be shaped by input from those who live here, work here, play here, and know this community best.

Together, we're answering three big questions throughout the project:

- **#1: Where are we now?** Let's take a good look at where we stand today. What's working, and where can we improve? What makes our community shine?
- **#2: Where do we want to go?** Let's boldly envision the next 20 years for our community. What are our values and priorities as we say hello to a bigger, brighter future?
- **#3: How do we get there?** Let's make plans! What policies, decisions, and actions do we need to take together to reach our community's goals?

**Project Updates**

- ◆ Public engagement continues with over 1000 individual contacts across the Summer Hang, various pop-up events, and the online survey.
- ◆ Project website is live at www.hellohoffman.com. The first survey for *where are we now?* is live and has received 89 responses to date.

ACTIVE PLANNING PROJECTS

Project	Address	Status	PZC or PBZ Meeting	VB Meeting
Shed Size Variation and Open Space Release	1845 W SHOREWOOD DR	APPROVED	8/6/2025	8/18/2025
Advance Preschool Expansion - SU	2353 HASSELL RD # 110	PUBLIC MEETING	9/3/2025	9/15/2025
Eisenhower School Plat of Vacation	800 HASSELL RD	PUBLIC MEETING	9/8/2025	9/15/2025
Grand Reserve Apartments – Barrington Square Town Center (Synergy)	2300 W HIGGINS RD	UNDER REVIEW		
Microsoft CHI07 Data Center	3125 N BARRINGTON RD	UNDER REVIEW		
Bell Works Apartments	1730 LOHAN WAY	UNDER REVIEW		
Bell Works – West Side Entrance Site Plan	2000 CENTER DR	UNDER REVIEW		
Scooter's Coffee	2 E HIGGINS RD	UNDER REVIEW		
Hyatt Hotel Exterior Remodel – Administrative Approval	2750 GREENSPPOINT PKWY	UNDER REVIEW		
Fire Station 22 Pre-Development Review	2170 – 2190 W HIGGINS RD	UNDER REVIEW		
Medcoa Buildings – SU and Parking Lot Improvements	990 - 1000 GRAND CANYON PKWY	UNDER REVIEW		
635 Lakeview Ln Plat of Subdivision	635 LAKEVIEW LN	UNDER REVIEW		

MONTHLY PLANNING PROJECT ACTIVITY

Projects Submitted by Type	August	2025 YTD
Pre-Development		4
Agreement		1
Annexation		
Courtesy Review		1
Easement		1
Master Sign Plan		2
Plat of Subdivision	1	2
Other Plat		2
RPD Amendment		
Site Plan Review		12
Special Use		3
Text Amendment		1
Rezoning		
Variation		5
Total	6	34
FOIA Processed	7	27
Zoning Verification Letters	1	4
Building Permits Reviewed by Planning	67	526

PLANNING PERFORMANCE MEASURES

Site Plan Review Process	August		2025 YTD	
Number of administrative/staff review site plan cases completed	N/A	N/A	5	56%
Number of PZC site plan cases processed	N/A		4	
Annual goal is to complete at least 65% of site plan cases through administrative review process				

Site Plan Review Timing	August		2025 YTD	
Number of cases processed within 105 days	N/A	N/A	9	100%
Annual goal is to complete 100% of cases within 105 days				



VILLAGE OF HOFFMAN ESTATES DEPARTMENT OF DEVELOPMENT SERVICES

BUILDING & CODE ENFORCEMENT DIVISION MONTHLY REPORT

SUBMITTED TO: PLANNING, BUILDING & ZONING COMMITTEE

BY: Sanyokta Kapur, Director of Building & Code Enforcement

September 2025

GENERAL ACTIVITIES

- On August 5, 2025, Tricia Morandi attended the NFPA webinar on Fire Safety: Lithium-ion batteries in your home.
- On August 10, 2025, Kathleen Kuffer inspected food trucks and temporary food vendors at Markers & Margaritas at the Hideway and Markers Market at Barrington Square.
- On August 22, 2025, David Dodge, Tricia Morandi, Liz Dianovsky, Jeff Miller, John Staschke, Anthony Knuth & David Banaszynski attended the annual SBOC event.
- On August 26, 2025, Mike McAvoy attended an Illinois Plumbing Inspectors Association meeting in Aurora.
- On August 27, 2025, Tricia Morandi attended the PermitTechNation webinar on Commercial Construction Document Reading.
- Site development is ongoing for **Kensington Townhomes by Pulte** on 1950 Hassell Rd. Permit for model Building 1 construction has been issued and foundation work is expected to start by first week of August.
- **Microsoft** has reached substantial completion of **Building 1, CHI05-** Colos 2 and Colos 3 and will be applying for temporary occupancy of these zones by mid-August. Colos 4 and Colos 5 buildouts are expected to be completed by October 2025. Construction is underway for site and structure for **CHI06, Building 2** of the campus. Expected date of construction completion is July, 2026.
- All buildings at the **Sears campus** at 3333 Beverly Rd, have been demolished. Site Development permit for existing site demolition, mass grading and Land Development permit of the **Compass Data Centers** has been issued. Compass Data Center, Building 1, has received permit to start construction.
- **Shangrila Dispensary** off N. Barrington Rd has completed interior buildout and is pending site upgrades.
- **Dar-UI-Ilm** Foundation interior buildout for religious center at Lakewood Blvd is underway.
- **Belle Tire** on Higgins Rd has made significant progress with site work and building shell and core construction.
- **Rookies** from Higgins Rd at the Poplar Creek Crossing subdivision has progressed in construction for expansion into the tenant space next door and outdoor seating.
- **Fire Station 21** off Flagstaff Lane has made significant progress on building shell and site work.
- **ComEd** is almost complete with construction on Pembroke Ave. substation expansion.
- **Airdrie Estates** subdivision has several lots under construction for new single-family homes.
- **Marriott** has received full occupancy for the event rooms and restaurant area. Exterior patio work is pending.
- Code Enforcement staff have been involved in several ongoing property maintenance cases as well as annual monitoring of commercial snow removal and pothole maintenance.

Bell Works Construction Update:

- Staff is working with Bell Works on several tenant build-outs and parking garage repairs throughout the east side. **Convergint** office space has received full occupancy. Land Development permit for Bell Works **Townhomes** has been issued and work is underway. **West side parking garage** repairs and interior demolition of **West and Central building** is under progress.

2025 Code Enforcement Freedom of Information Act Requests Processed

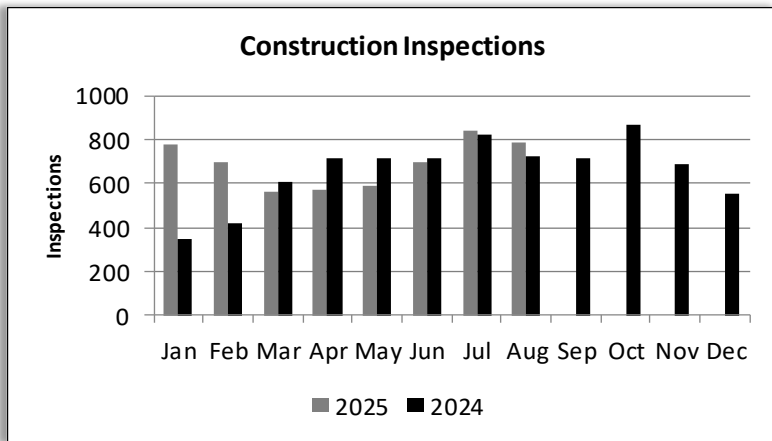
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
24	24	53	36	45	48	49	50					329

2025 Code Enforcement GovQA Questions & Complaints Processed

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
4	16	17	18	35	27	32	19					168

Construction Inspections

Year	2025	2024
Jan	775	346
Feb	693	415
Mar	563	607
Apr	576	715
May	589	718
Jun	698	717
Jul	837	827
Aug	788	720
Sep		716
Oct		865
Nov		689
Dec		552
Total	5519	7887

**RENTAL HOUSING LICENSE AND INSPECTION PROGRAM**

- There are currently 1,842 rental properties registered. This includes 1,195 single family and townhome units (65%) and 647 condominium units (35%). This number fluctuates based on new registrants and owners who choose to no longer rent their properties.
- Renewal notifications were mailed on November 14, 2024, to all rental properties. The deadline to submit payment and update registration information was February 1, 2025.
- As of September 3rd, 1,806 properties have renewed.

2025 Rental Inspections

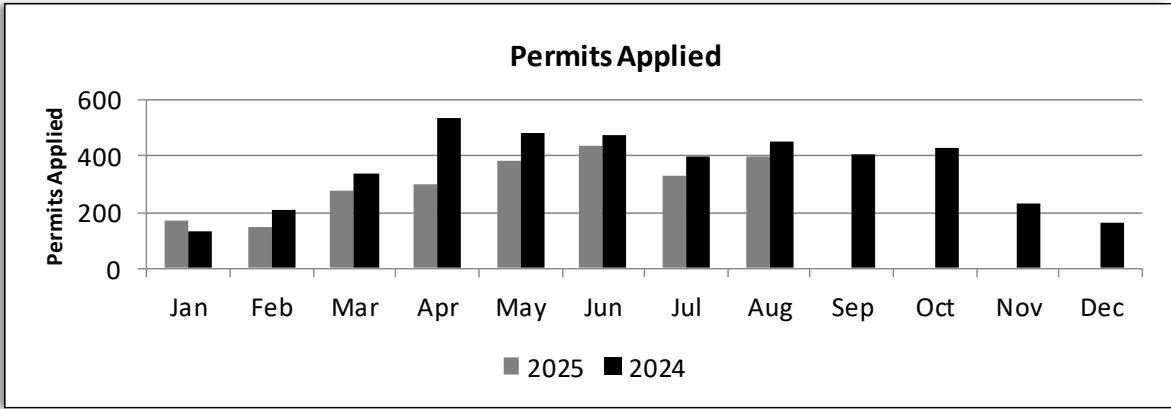
Inspection	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Annual	258	128	125	195	152	87	86	49					1080
Reinspections	183	177	135	130	112	138	89	74					1038
Total	441	305	260	325	264	225	175	123	0	0	0	0	2118

2025 Permits Issued

Permit	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2025 YTD	2024 Total
Commercial New	0	0	2	0	0	0	1	0					3	8
Single Family New	0	0	0	0	2	1	1	0					4	5
Land Development	2	0	3	0	0	0	0	0					5	6
Fire	16	11	7	10	11	9	3	11					78	134
All Other Permits	129	116	179	202	215	329	275	288					1733	3079
2025 Total	147	127	191	212	228	339	280	299	0	0	0	0	1823	

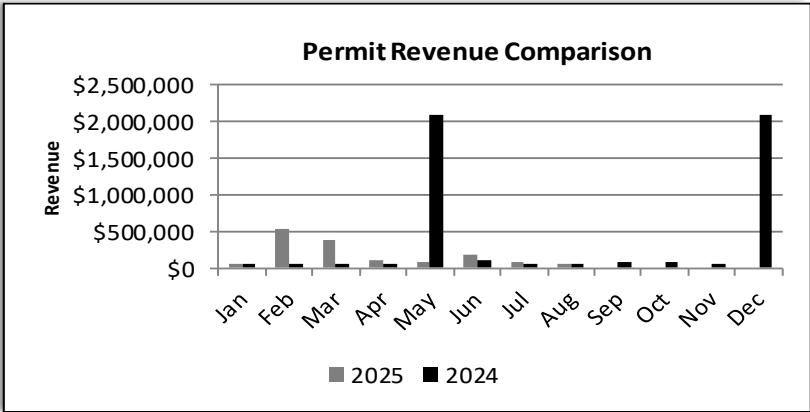
2025 Permits Applied

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2025	168	145	273	302	383	434	326	398					2429
2024	134	205	340	535	479	470	395	447	409	427	233	166	4240



Permit Revenue

Year	2025	2024
Jan	\$57,516	\$54,595
Feb	\$532,367	\$55,383
Mar	\$381,031	\$61,118
Apr	\$102,949	\$63,268
May	\$77,219	\$2,080,130
Jun	\$188,961	\$100,777
Jul	\$85,321	\$67,251
Aug	\$67,944	\$70,712
Sep		\$86,798
Oct		\$88,794
Nov		\$57,749
Dec		\$2,096,911
Total	\$1,493,307	\$4,883,486

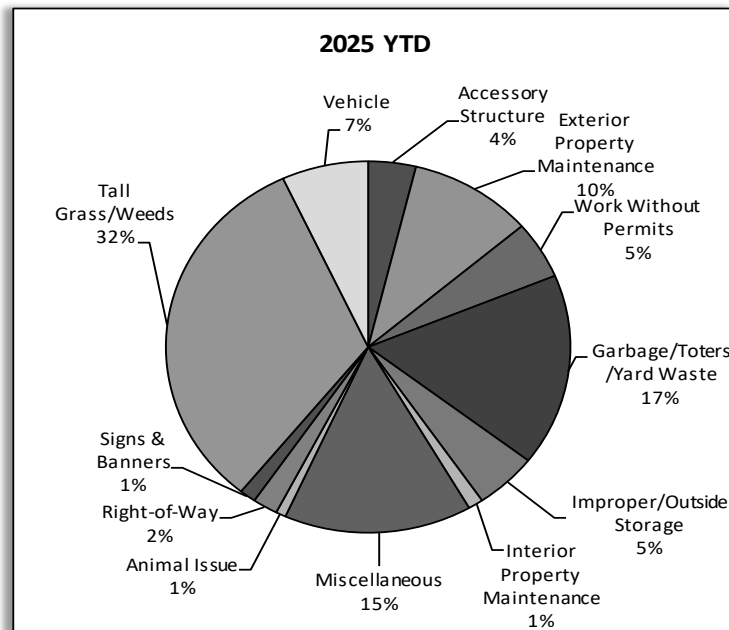


2025 Budget: \$6,625,000.

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

2025 Property Maintenance Summary Report

Violation	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2025 YTD	2024 Total
Accessory Structure	0	1	7	7	3	12	5	3					38	55
Exterior Property Maintenance	0	26	27	12	6	11	9	8					99	105
Work Without Permits	0	1	7	7	5	13	9	8					50	72
Garbage/Toters/Yard Waste	38	28	20	19	7	33	12	10					167	597
Improper/Outside Storage	2	4	6	6	8	3	9	12					50	110
Interior Property Maintenance	1	1	1	0	1	3	0	5					12	9
Miscellaneous	6	9	16	18	12	11	17	61					150	160
Animal Issue	0	2	0	2	0	0	0	4					8	43
Right-of-Way	0	8	0	2	4	0	2	4					20	32
Signs & Banners	0	4	1	1	2	1	1	3					13	21
Tall Grass/Weeds	0	0	0	1	114	109	50	48					322	494
Vehicle	13	3	14	16	4	6	7	6					69	60
2025 Total	60	87	99	91	166	202	121	172	0	0	0	0	998	
2024 Total	61	109	87	164	311	174	184	201	186	139	88	54		1758



2025 Citations Issued

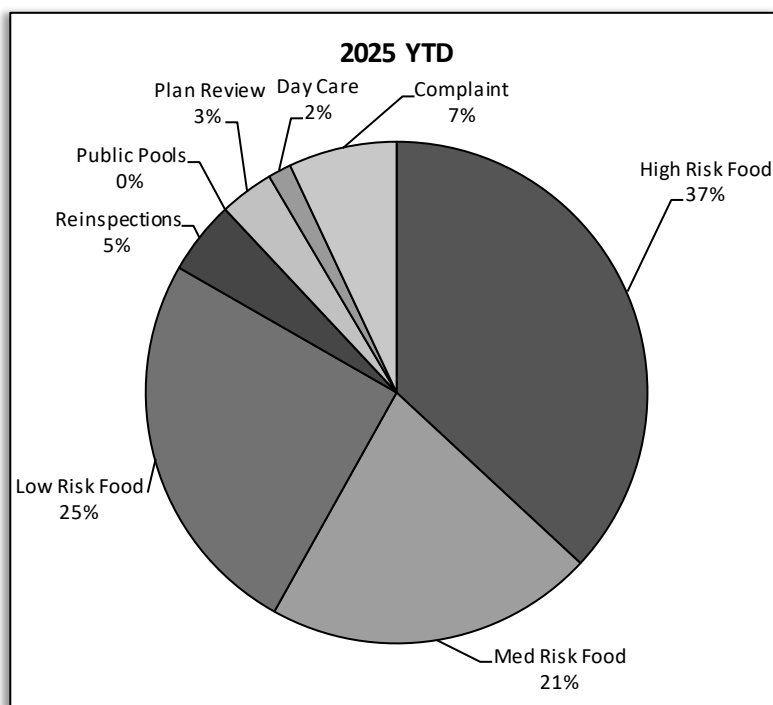
Violation	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Business License	25	13	0	0	56	0	36	12					142
Code	47	55	34	34	67	64	47	65					413
Rental	102	80	25	35	90	63	62	45					502
Total	174	148	59	69	213	127	145	122	0	0	0	0	1057

2025 Adjudication Court Dockets - Citations Presented

Court	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Code	70	64	70	61	70	73	85	69					562
Rental/Bus Lic	75	73	78	61	76	57	60	93					573
Total	145	137	148	122	146	130	145	162	0	0	0	0	1135

2025 Environmental Health Inspection Report

Activity	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
High Risk Food	32	40	1	0	40	33	2	0					148
Med Risk Food	5	4	24	51	1	0	0	0					85
Low Risk Food	0	2	2	0	1	1	42	53					101
Reinspections	1	4	2	3	1	2	1	5					19
Public Pools	0	0	0	0	0	0	0	0					0
Plan Review	3	1	3	1	1	1	0	4					14
Day Care	0	0	2	4	0	0	0	0					6
Complaint	6	3	2	0	3	2	3	9					28
Total	47	54	36	59	47	39	48	71	0	0	0	0	401



Food establishments are divided into the risk categories of high, moderate or low, and planned inspections are performed three, two, or one time each year respectively. A high-risk establishment presents a high relative risk of causing foodborne illness based on the large number of food handling operations typically implicated in foodborne outbreaks and/or the type of population served by the facility. There are approximately 285 facilities that require a total of approximately 550 planned inspections throughout the year (this number fluctuates based on businesses opening/closing).

HIGHLIGHTS THIS MONTH



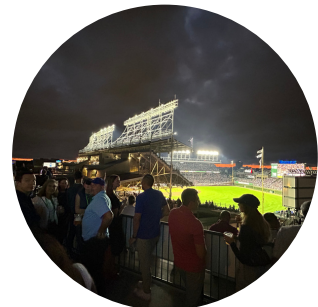
The Chicago Marriott Northwest held their grand reopening after months of remodeling the rooms, lobby, ballroom, and restaurant. The event featured David Marriott coming out to cut the ribbon with the Mayor. The renovations include a new Bar Louie, M Club, and full Starbucks.



The Division continued to work on making the village festivals and concerts a success this year. From the last summer concert to Celtic Fest and Platzkonzert, the Division played a key role in helping those commissions.



Staff is preparing for the ICSC@Midwest show in Chicago on October 9th. Staff also attended the ICSC networking event at a Wrigleyville Rooftop in August.



SUMMARY OF ACTIVITIES

- Staff met with several potential developers for properties around the Village. Staff also met with several property owners to strategize about the most likely development possibilities. Staff continues to seek out a development partner for properties with TIF Districts while searching for retailers and developers for other vacant property throughout the Village.
- Worked with Legal to draft an amendment to the RDA for the Bell Works Chicagoland project.
- Worked with Legal to draft new agreements and amendments to projects within the Higgins Hassell TIF (Barrington Square).
- As part of the BRE efforts, Staff mailed postcards to every business in town with a survey link and invitation to meet them at their place of business. Staff also coordinated a Business Blitz with the Economic Development Commission to visit every business in the Forest View and Huntington Plazas.
- With the dissolution of Next Level Northwest, Staff began working on an agreement to continue to provide free small business coaching through IA Business Advisors.
- Staff worked with Intersect Illinois to submit sites for development through their RFI program.
- Staff continued the outreach to the hotels following up the USA Gymnastics event. Several hotels remain behind on their financial payments but overall revenues are up year over year.