



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

October 2, 2024

Council Chambers

6:30 PM

1. CALL TO ORDER/ROLL CALL

2. APPROVAL OF MINUTES

A. Planning & Zoning Commission 09-18-2024

3. CHAIRPERSON'S REPORT

4. NEW BUSINESS

A. Public Hearings

1. Amendment to the Poplar Creek RPD General Plan of Development, Preliminary and Final Plat of Subdivision, Preliminary and Final Site Plan, Master Sign Plan, and a Variation from the Municipal Code for Kensington Fields Townhomes located at 1950 Hassell Road

5. STAFF DISCUSSION

A. Planning & Zoning Commission Training: Ethics & Findings of Fact Follow-Up

6. PUBLIC COMMENT

7. ADJOURNMENT

The next regular Planning & Zoning Commission meeting is scheduled for Wednesday, **October 16, 2024 at 6:30 p.m.**

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.



MINUTES
Planning & Zoning Commission
Regular Meeting
Village Hall
1900 Hassell Road, Hoffman Estates, IL 60169

September 18, 2024

Council Chambers

6:30 PM

1. CALL TO ORDER/ROLL CALL

Chairperson Combs called the meeting to order at 06:33 PM.

Commissioners Present: Lon Harner, Lenard Henderson, John Wise, Tom Burnitz, Nancy Trieb, Minerva Milford, Denise Wilson, Adam Bauske, Eva Combs, Daniel Lee (arrived at 06:37 PM)

Commissioners Absent: Unexcused: Sarah McClarey

A quorum was present.

Administrative Personnel Present: Kevin Anderson, Associate Planner

2. APPROVAL OF MINUTES

A. Planning & Zoning Commission 07-17-2024

Motion by Commissioner Harner, seconded by Commissioner Henderson, to approve the July 17, 2024, regular meeting minutes. Voice vote taken. Ayes - 6, Nays - 0, (Abstain: Minerva Milford, Nancy Trieb, Denise Wilson). Motion Passed.

3. CHAIRPERSON'S REPORT

None.

4. NEW BUSINESS

A. Public Hearings

1. Variation from Section 9-3-6-E-1 of the Zoning Code to permit a deck to have a side yard setback of 5 feet instead of the required 10 feet for the property located at 1720

Highland Boulevard

Motion by Commissioner Harner, seconded by Commissioner Henderson, to Open Public Hearing. Voice vote taken. Ayes - 9, Nays - 0, (Abstain: None). Motion Passed.

Chairperson Combs swore the petitioner in.

Pragnash Patel (1720 Highland Blvd.)

Mr. Patel presented an overview of the project.

Kevin Anderson presented an overview of the staff report.

Commissioner Burnitz had no questions.

Commissioner Trieb had no questions.

Commissioner Harner had no questions.

Commissioner Henderson had no questions.

Commissioner Wise asked what sections of the deck would be repaired or replaced. Mr. Patel stated the deck would be torn down completely and replaced with the same size structure.

Commissioner Milford had no questions.

Commissioner Wilson had no questions.

Vice Chairperson Bauske had no questions.

Chairperson Combs asked the petitioner if he agreed with the conditions of approval in the staff report. Mr. Patel stated yes.

Chairperson Combs asked if there were any members of the audience that would like to comment on the request. There were no public comments.

Motion by Commissioner Harner, seconded by Commissioner Henderson, to Close Public Hearing. Voice vote taken. Ayes - 9, Nays - 0, (Abstain: Lee). Motion Passed.

Motion by Commissioner Harner, seconded by Commissioner Henderson, to adopt the Findings of Fact for a Variation as stated in the Findings and Recommendations Summary of the September 18, 2024 Staff Report.

Roll call vote:

Aye: Eva Combs, Adam Bauske, Tom Burnitz, Lon Harner, Lenard Henderson, Minerva Milford, Nancy Trieb, Denise Wilson, John Wise

Nay: None

Absent: Sarah McClarey

Abstain: Daniel Lee
Motion Passed.

Motion by Commissioner Harner, seconded by Commissioner Henderson, to recommend to the Village Board of Trustees approval of a request for a Variation from 9-3-6- E-1 of the Zoning Code to permit a deck to have a side yard setback of 5 feet instead of the required 10 feet for the property located at 1720 Highland Boulevard.

Roll call vote:

Aye: Eva Combs, Adam Bauske, Tom Burnitz, Lon Harner, Lenard Henderson, Minerva Milford, Nancy Trieb, Denise Wilson, John Wise

Nay: None

Absent: Sarah McClarey

Abstain: Daniel Lee

Motion Passed.

Mr. Anderson stated that this recommendation would be presented to the Village Board at their next regular meeting on October 14, 2024, at 7:00 p.m.

*** Following the meeting, Mr. Anderson realized an error in reporting the date of the next Village Board meeting. The correct meeting date will be October 7, 2024, at 7:00 p.m. Both Chairperson Combs and the petitioner, Mr. Patel, were notified by email of the correct meeting date.*

5. STAFF DISCUSSION

Mr. Anderson stated there would be discussion about Kensington Fields, the property located next door to the Village Hall (the old CDK property) at the next regular meeting.

6. PUBLIC COMMENT

None.

7. ADJOURNMENT

Motion by Commissioner Harner, seconded by Commissioner Henderson, to adjourn at 06:43 PM. Voice vote taken. Ayes - 10 | Nays - 0 (None) | Abstain - 0 (None). Motion Passed.

Minutes prepared by Marquelle Cnota, Administrative Assistant.

Chairperson's Approval

Date Approved



PLANNING & ZONING COMMISSION STAFF REPORT

Meeting Date: 10/2/2024

From: James Donahue, Senior Planner

PLN24-0024

Public Hearing

Amendment to the Poplar Creek RPD General Plan of Development, Preliminary and Final Plat of Subdivision, Preliminary and Final Site Plan, Master Sign Plan, and a Variation from the Municipal Code for Kensington Fields Townhomes located at 1950 Hassell Road

REQUEST SUMMARY

PulteGroup is proposing to demolish the CDK office building located at 1950 Hassell Road and develop a 69-unit for-sale townhome community. The property is zoned RPD (Residential Planned Development) and the approved Poplar Creek RPD General Plan allows for 4-story or less office development on the site. The applicant is requesting an amendment to the General Plan to allow for attached single-family residential use on the property. Additionally, the applicant is seeking Preliminary and Final Plat of Subdivision, Preliminary and Final Site Plan, Master Sign Plan, and a Variation from Section 9-3-6-K-1 of the Municipal Code to allow garages to be 375 square feet instead of the minimum 440 square feet.

Location:	1950 Hassell Road
Property Owner:	CDK Global LLC
Applicant:	PulteGroup
Property Size:	13.4 Acres
Zoning / Land Use:	RPD / Office
Surrounding Properties:	N: Golf Coures S: Barrington Square Townhomes E: Village Hall/Golf Course W: Barrington Square Apartments

BACKGROUND / ANALYSIS

The existing CDK building was originally constructed in 1986. The two-story 157,000 square foot office building was originally built as a speculative office and has been home most recently to ADP (Automatic Data Processing), which spun off its Dealer Services division to form the independent company CDK Global in 2014. CDK has recently relocated within Hoffman Estates to a smaller office setting and are selling the property. Pulte has the property under contract and is proposing redevelopment of the site into a for-sale townhome development with 69 units.

The plan consists of 16 three, four and five-unit buildings. Each unit includes 3 bedrooms and will range in size from 1,883 to 2,508 square feet. Optional upgrades include a 1st floor sunroom adjacent to the kitchen and living room, as well as a 3rd

floor loft and roof terrace, also known as a 'habitable attic'. Each unit will have a 2-car garage and space to park an additional 2 cars in each driveway. The 24' wide, front-load garage townhome product will have a base price starting in the low \$400's and a target average sales price in the high \$400's with optional features selected by buyers.

The proposed single-family attached townhomes are compatible with the existing development surrounding the site. With residential properties of the same scale to the south and west of the property, the proposed development will blend in well with the context. The development offers a new construction single-family attached housing alternative in an area where the single-family detached and attached product stock is 30-50+ years old.

RPD PLAN AMENDMENT/LAND USE

To allow the construction of the townhomes on the site, the Poplar Creek RPD General Plan of Development designation must be amended from 4-Story or less Office Use to Single-Family Attached Residential Use. The proposed land use change would be compatible with the adjacent multi-family and single-family properties to the west and south.

PRELIMINARY AND FINAL SITE PLAN

Access and Parking: The existing curb cuts along Hassell Road will be utilized for the development and modified to meet current code requirements. Proposed streets throughout the development will be public and sidewalks will be provided throughout the development as per code.

The office building generated approximately 1,798 daily auto trips, while the proposed residences are projected to generate approximately 476 daily trips. The net result is that the traffic generation of the proposed residential development will generate over 1,300 fewer auto trips per day than the office use did. The plan includes 276 off-street parking spaces, or 4 per unit, including 2 in each garage and 2 in each driveway. The plan also includes an additional 41 on-street parking spaces for guests. This is a total of 317 parking spaces. Additionally, on-street parking is available on Hassell Road.

Engineering: Existing utilities near the site will be utilized for the development. Water and sewer connections made on Hassell Road will be extended through the site. The existing detention located on Outlot A will remain. Two smaller detention areas, Outlot F and Outlot H, are being installed to meet Village and MWRD requirements.

The applicant is seeking a waiver from Section 10-3-2-C-2-b to allow a centerline radius reduction from 95' to 90'. Given the design speed of the road (20 MPH) and the low volumes, planning and engineering staff are supportive of this request.

The Engineering Division has reviewed the proposed engineering, grading, utility, and erosion control plans and found that the plans are acceptable.

Landscaping: The proposed landscape plan incorporates a large number of trees, shrubs and perennials into the site design. All landscaping would be maintained by the HOA. Some existing trees along the east side and the tree line on the north are being

preserved as part of the development. Additional landscape is being added throughout the site.

The applicant is seeking a waiver from Section 10-4-4-F-2 to eliminate the required shade tree in the front of each home due to the limited space between drives. Additional landscape is being provided throughout the site to offset this request, and staff are supportive of this request.

Building Design: The proposed townhomes feature high-quality architectural design that will fit in well within the context of the neighboring apartments and townhomes. The building materials are designed for a low-maintenance lifestyle and include reinforced concrete slabs / foundations, wood and steel structural framing, vinyl siding and windows, as well as asphalt shingles.

The residential townhomes will have 3 bedrooms and will range in size from 1,883 to 2,508 SF. Each unit will have a 2-car garage and space to park an additional 2 cars in each driveway. The overall height of the townhomes will be 35.16' as measured from the ground surface to the peak of the roof.

The garage fronts will feature brick faces with vinyl siding above and on the sides. As part of the design review, the applicant has committed to incorporating a masonry wainscot wrap on the side elevations of the end units facing Hassell Road. A condition has been added to reflect this commitment.

School and Park Donations: The proposed development is subject to school and park donation requirements as per Section 10-9-2 of the Municipal Code. Based on the size of the development, the petitioner will be paying cash-in-lieu of land for both the school and park donation requirement. The cash donation amounts are noted in the conditions of approval.

VARIATION

The applicant is requesting a Variation from Section 9-3-6-K-1 to allow a minimum garage size of 375 square feet versus the required 440 square feet. The garage is equipped with a standard 16' wide double garage door and is designed to provide protected parking for two vehicles. The petitioner has stated that the Homeowners Association will provide for all exterior lawn mowing maintenance and driveway snow removal in the winter, thus the variation will not adversely impact future homeowners. The petitioner has answered the standards for a variation in their submittal.

MASTER SIGN PLAN

The applicant is proposing a unified marketing theme throughout the site that represents the proposed Kensington Fields development. In addition to the proposed marketing signs, two permanent subdivision signs are proposed (one at each entrance). Each sign will be double-sided and made of brick veneer over a reinforced CMU core. Each face would be 47.05 square feet with a total height of 6'. The signs would not be illuminated.

The Master Sign Plan as attached provides for the following sign allowances:

<u>Signage Type</u>	<u>Proposed</u>
Subdivision Monument	Two entry monument signs – 6’ in height, 47.05 sq. ft. per face
Temporary Marketing Signs	2 signs - 10’ in height, 80 square feet
Tempoaru Burma Shave Signs	5 signs – 5’ in height, 9 square feet (each sign)
Temporary Onsite Model and Parking Signage	As noted in the Master Sign Plan

PRELIMINARY & FINAL PLAT OF SUBDIVISION: The Preliminary & Final Plat of Subdivision proposes to resubdivide the existing lot into 16 blocks with 3–5 units per block. Each unit within a block would contain a townhome.

Common areas controlled by the HOA are proposed for all areas outside the buildings. These common areas are identified as Outlots B, C, D, E, and G. Outlots A, F & H are detention ponds, and Outlot I is being created and will be deeded to the golf course as part of an agreement to realign the cart path off the subject property. All Outlots (except Outlot I) would be owned and maintained by the HOA. A dormant SSA will be required to ensure future maintenance of the HOA controlled areas should the HOA not perform as noted as a condition of approval. A blanket utility easement for public utilities is being granted over all Outlots A-H

The Final Plat of Subdivision meets all Municipal Code requirements per Seciton 10-6-3-A and has been reviewed and approved by Corporation Counsel.

MOTIONS

The Planning & Zoning Commission shall make the following motions (a total of 4 motions are required):

1. Adopt the Findings of Fact for Site Plan, Master Sign Plan and Variation as outlined in Findings & Recommendations Summary (as may be amended by the Commission).
2. Recommend to the Village Board approval of an Amendment to the Poplar Creek RPD General Plan of Development to allow for attached single-family residential use.
3. Recommend to the Village Board approval of Preliminary and Final Plat of Subdivision, subject to the Final Plat of Subdivision for Kensington Fields as attached hereto.
4. Recommend to the Village Board approval of Preliminary and Final Site Plan, Master Sign Plan, and a Variation from Section 9-3-6-K-1 of the Municipal Code to allow all garages to be 375 square feet instead of the required 440 square feet. subject to the following conditions:

- a. The building permit shall be obtained within twelve (12) months of the Village Board action on this request.
- b. Masonry wainscot wrap on the end until elevations facing Hassell Road are required as outlined in the Elevations date June 28, 2024.
- c. A waiver from Section 10-3-2-C-2-b is granted to allow a road centerline radius reduction from 95' to 90'.
- d. A waiver from Section 10-4-4-F-2 is granted to eliminate the required shade tree in the front of each home due to the limited space between drives.
- e. A dormant Special Service Area (SSA) must be established prior to the issuance of the first building permit for the townhomes (excluding demolition and site development permits).
- f. The applicant shall submit master sets of townhome plans for review and approval by the Village staff prior to the submittal of any individual building permits.
- g. At the time of subdivision acceptance, the subdivision improvements shall be accepted as a single unit. Acceptance shall be done in accordance with the Municipal Code.
- h. The HOA Declarations shall be recorded prior to the issuance of the first building permit for the townhomes (excluding demolition and site development permits).
- i. The model parking area as noted on sheet L.101 is subject to engineering review as part of the site plan permit and may be modified based on grading, access location or other engineering concerns.
- j. A performance guarantee based on an Engineers' Estimate of Cost shall be submitted to the Village prior to issuance of the site development permit.
- k. A permit from the Metropolitan Water Reclamation District (MWRD) shall be provided prior to site construction commencing.
- l. Cash contribution in lieu of school and park land donation must be submitted prior to the issuance of any building permit for the development as provided for in 10-9-2 G. of the Municipal Code, at a rate of \$165,000 per acre of required land dedication (Elementary School District 54 - \$64,358, High School District 211 - \$14,778, Hoffman Estates Park District - \$149,781).
- m. A Statement of Awareness, provided by the Village, shall be recorded for each townhome unit. The statement shall be required to be signed by all prospective purchasers prior to the closing. Copies of the signed Statement of Awareness must be provided to the Village prior to the issuance of a building permit. If no purchaser has been identified at the time of the building permit issuance, then the developer shall provide a copy when a contract is signed. In addition to the signed letter, a board with the Statement of Awareness enlarged to a size not less than 24x36 inches shall be posted in the sales office, and additional copies shall be available to be taken away by the customer with the other materials provided at the sales office. The posted notice and additional copies shall be located in a conspicuous area that is accessible to the public.
- n. Fire Department and emergency access to the property shall be maintained at all times. Petitioner shall make any adjustments on the site as needed for access as per direction by the Village.
- o. In accordance with Municipal Code, construction hours shall be limited to 7 a.m. to 7 p.m. Monday through Friday, and 8 a.m. to 6 p.m. Saturday and Sunday.
- p. The following documents and plans, all on file with the Village, are hereby approved and constitute the final site plan approval for the project:

1. Final Civil Engineering Plans updated through 6/21/24
2. Final Plat of Subdivision for Kensington Fields updated through 9/11/24
3. Final Landscape Plans updated through 6/28/24
4. Elevations updated through 6/28/24.
5. Community Impact Statement and attachments dated May 2024
6. Traffic Study dated May 23, 2024
7. Final Stormwater Report dated May 24, 2024
8. Declarations for the Kensington Fields Townhomes
9. Statement of Awareness for Kensington Fields Townhomes
10. Application and Addendum as submitted by the applicant

ATTACHMENTS

1. Draft Findings and Recommendations Summary - Kensington Fields
2. Location Map - 1950 Hassell Road
3. Final Plat of Subdivision - Kensington Fields
4. Final Civil Engineering Plans - Kensington Fields
5. Landscape Plan - Kensington Fields
6. Elevations - Kensington Fields
7. Community Impact Statement - Kensington Fields
8. Application and Addendums - Kensington Fields



**PLANNING & ZONING COMMISSION
FINDINGS & RECOMMENDATION SUMMARY**

Meeting Date: 10/2/2024Y

Prepared By: James Donahue, Senior Planner

PLN24-0024

Amendment to the Poplar Creek RPD General Plan of Development, Preliminary and Final Plat of Subdivision, Preliminary and Final Site Plan, Master Sign Plan, and a Variation from the Municipal Code for Kensington Fields Townhomes located at 1950 Hassell Road

Draft Findings of Fact – Site Plan *(as drafted by staff and may be modified by the Commission)*

Sec. 10-2-2-H: Planning and Zoning Commission Review and Recommendation

1. The Planning and Zoning Commission recommends approval for the stated reasons.

FINDING: The proposed use is consistent with the Barrington Road subarea plan to increase density to help facilitate more entertainment uses near the Pace Barrington Road station. New housing stock helps fill a need for people who want to remain in the heart of Hoffman Estates, but want modern conveniences associated with newer construction.

Draft Findings of Fact – Variation *(as drafted by staff and may be modified by the Commission)*

Sec. 9-1-15-C: Standards for Variations.

1. The Planning and Zoning Commission shall not recommend the variation of the regulations of the Code unless it shall first make a finding based upon the evidence presented to it in each specific case that:
- a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located;
FINDING: The reduced garage size is the national standard for the proposed townhome models and is requested to go along with the expected purchaser not needing to house lawn and snow equipment.
 - b. The plight of the owner is due to unique circumstances;
FINDING: The site is encumbered with floodway and an existing detention pond that can't be altered, thus creating a more compact site layout.
 - c. The variation, if granted, will not alter the essential character of the locality.
FINDING: The existing nearby townhomes have smaller garages than required by code, so the character of the area will not be impacted.
2. For the purpose of implementing the above rules, the Planning and Zoning Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into

consideration the extent to which the following facts favorable to the applicant have been established by the evidence:

- a. The particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
FINDING: The site is encumbered with floodway and an existing detention pond that can't be altered, thus creating a more compact site layout.
 - b. The conditions upon which the petition for a variation is based would not be applicable, generally, to other property within the same zoning classification;
FINDING: Adjacent properties are generally built out. existing density allowances may impact future redevelopment.
 - c. The purpose of the variation is not based exclusively upon a desire to increase the value of the property;
FINDING: The nature of the variation would not increase the value of the property.
 - d. The alleged difficulty or hardship has not been created by any person presently having an interest in the property;
FINDING: The proposed site layout is dictated by site constraints. In order to conform to MWRD requirements, site design was impacted.
 - e. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
FINDING: There is no evidence to suggest the variation would impact adjacent properties.
 - f. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fires, or endanger the public safety, or substantially diminish or impair property values in the neighborhood.
FINDING: There is no evidence that the proposal will have an impact on the supply of light and air to the surrounding properties, or an impact on property values in the neighborhood
3. The Planning and Zoning Commission may recommend to the Village Board that such conditions and restrictions be imposed upon the premises benefitted by a variation as may be necessary to comply with the standards set forth in this section to reduce or minimize the injurious effect of such variation upon other property in the neighborhood, and better to carry out the general intent of this Code.

Draft Findings of Fact – Master Sign Plan *(as drafted by staff and may be modified by the Commission)*

Sec. 9-3-9-M-13 requires that the Planning and Zoning Commission shall, in making its determination, find that adequate evidence is provided to meet the Standards of a Master Sign Plan.

1. The Master Sign Plan shall result in architecture and graphics of a scale appropriate for the subject development and the surrounding area.
FINDING: The subdivision signs are moderately sized, architecturally pleasing and similar in scale to other residential signs in the area. Marketing signage is temporary but is not overbearing and is similar in color and graphics.
2. The Master Sign Plan shall provide signage consistent with the site plan and architecture of the project.
FINDING: The subdivision signs will utilize similar materials as those found on the townhomes and will blend in well with the project.
3. The Master Sign Plan will avoid visual clutter.
FINDING: The subdivision signs are moderately sized and not illuminated. Marketing signage is temporary but is not overbearing and is similar in color and graphics.
4. The Master Sign Plan shall allow visitors, employees, and consumers to readily identify the business entrances, while addressing the community's need for attractive, unobstructed architecture and commercial graphics.
FINDING: The subdivision signs are unique to the development, architecturally pleasing and will help establish an identity for the neighborhood. Marketing signage is unique to Pulte and is intended to direct prospective home buyers to the models.
5. The Master Sign Plan shall result in a unified theme of signage for this project.
FINDING: Both signs are identical, set back from the road similarly and surrounded by landscape. Marketing signage is unified in color and graphics.

Draft Recommendations

The Planning & Zoning Commission shall make the following motions (*a total of 4 motions are required*):

1. Adopt the Findings of Fact for Site Plan, Master Sign Plan and Variation as noted in the Findings & Recommendations Summary (*as may be modified by the Planning & Zoning Commission*).
2. Recommend to the Village Board approval of an Amendment to the Poplar Creek RPD General Plan of Development to allow for attached single-family residential use.
3. Recommend to the Village Board approval of Preliminary and Final Plat of Subdivision, subject to the Final Plat of Subdivision for Kensington Fields.
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 - b. Masonry wainscot wrap on the end until elevations facing Hassell Road are required as outlined in the Elevations date June 28, 2024.
 - c. A waiver from Section 10-3-2-C-2-b is granted to allow a road centerline radius reduction from 95' to 90'.
 - d. A waiver from Section 10-4-4-F-2 is granted to eliminate the required shade tree in the front of each home due to the limited space between drives.

- e. A dormant Special Service Area (SSA) must be established prior to the issuance of the first building permit for the townhomes (excluding demolition and site development permits).
- f. The applicant shall submit master sets of townhome plans for review and approval by the Village staff prior to the submittal of any individual building permits.
- g. At the time of subdivision acceptance, the subdivision improvements shall be accepted as a single unit. Acceptance shall be done in accordance with the Municipal Code.
- h. The HOA Declarations shall be recorded prior to the issuance of the first building permit for the townhomes (excluding demolition and site development permits).
- i. The model parking area as noted on sheet L.101 is subject to engineering review as part of the site plan permit and may be modified based on grading, access location or other engineering concerns.
- j. A performance guarantee based on an Engineers' Estimate of Cost shall be submitted to the Village prior to issuance of the site development permit.
- k. A permit from the Metropolitan Water Reclamation District (MWRD) shall be provided prior to site construction commencing.
- l. Cash contribution in lieu of school and park land donation must be submitted prior to the issuance of any building permit for the development as provided for in 10-9-2 G. of the Municipal Code, at a rate of \$165,000 per acre of required land dedication (Elementary School District 54 - \$64,358, High School District 211 - \$14,778, Hoffman Estates Park District - \$149,781).
- m. A Statement of Awareness, provided by the Village, shall be recorded for each townhome unit. The statement shall be required to be signed by all prospective purchasers prior to the closing. Copies of the signed Statement of Awareness must be provided to the Village prior to the issuance of a building permit. If no purchaser has been identified at the time of the building permit issuance, then the developer shall provide a copy when a contract is signed. In addition to the signed letter, a board with the Statement of Awareness enlarged to a size not less than 24x36 inches shall be posted in the sales office, and additional copies shall be available to be taken away by the customer with the other materials provided at the sales office. The posted notice and additional copies shall be located in a conspicuous area that is accessible to the public.
- n. Fire Department and emergency access to the property shall be maintained at all times. Petitioner shall make any adjustments on the site as needed for access as per direction by the Village.
- o. In accordance with Municipal Code, construction hours shall be limited to 7 a.m. to 7 p.m. Monday through Friday, and 8 a.m. to 6 p.m. Saturday and Sunday.
- p. The following documents and plans, all on file with the Village, are hereby approved and constitute the final site plan approval for the project:
 - 1. Final Civil Engineering Plans updated through 6/21/24
 - 2. Final Plat of Subdivision for Kensington Fields updated through 9/11/24
 - 3. Final Landscape Plans updated through 6/28/24
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 - 9. Statement of Awareness for Kensington Fields Townhomes
 - 10. Application and Addendum as submitted by the applicant

KENSINGTON FIELDS DEVELOPMENT
1950 HASSELL ROAD
PIN: 07-05-300-003-0000

N

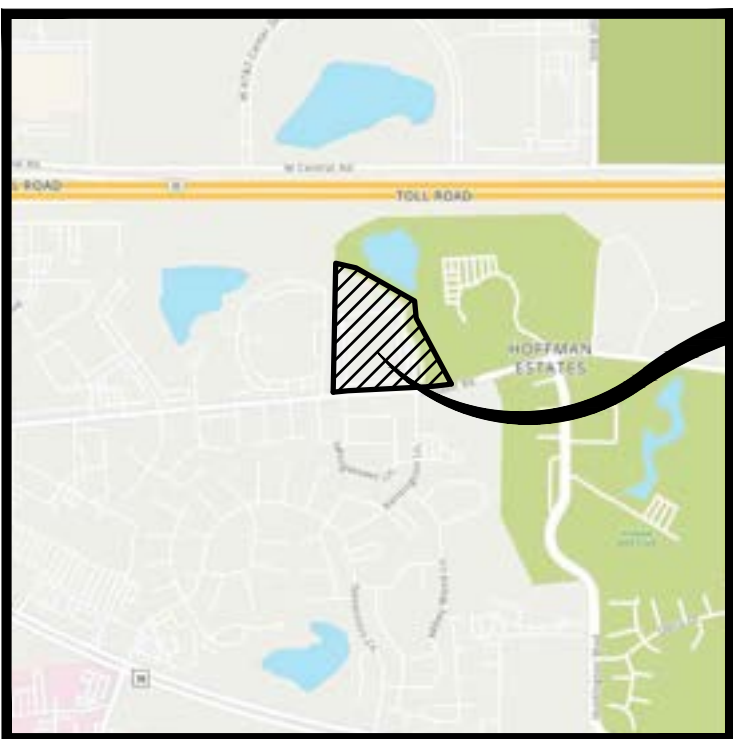


Legend

- Subject Property
- Parcel



Department of Development Services
Village of Hoffman Estates
September 2024



VICINITY MAP

SITE
LOCATION

FINAL PLAT OF SUBDIVISION KENSINGTON FIELDS

PART OF THE SOUTHWEST QUARTER OF SECTION 5 AND THE SOUTHEAST QUARTER
OF SECTION 6, BOTH IN TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

NOTE:
KEYMAP FOR BOUNDARY
AND PAGE INDEX ONLY.
SEE FOLLOWING SHEETS
FOR PARTICULARS.

THIS PLAT WAS SUBMITTED TO THE COUNTY
RECORDER FOR THE PURPOSES OF RECORDING BY
AND RETURN TO:
VILLAGE OF HOFFMAN ESTATES
1900 HASSELL ROAD
HOFFMAN ESTATES, IL 60169

TOTAL AREA OF SUBDIVISION

13.390 ACRES
(MORE OR LESS)

PARCEL INDEX NUMBER

07-05-300-003
HOFFMAN ESTATES, ILLINOIS

SHEET 1 OF 4

50 25 0 50
SCALE: 1 INCH = 50 FEET

LEGEND	
	SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
	LOT LINE/PROPERTY LINE (Solid Line)
	ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
	CENTERLINE (Single Dashed Lines)
	QUARTER SECTION LINE (Double Dashed Lines)
	SECTION LINE (Triple Dashed Lines)
	SET CONCRETE MONUMENT

NOTES

3/4 INCH IRON PIPE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS ENCLOSED WITH () ARE RECORD DATA. ALL OTHER DIMENSIONS ARE MEASURED.

ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.

B.S.L. - BUILDING SETBACK LINE

THE MEASURED BEARINGS SHOWN ARE BASED ON THE WEST LINE OF THE SUBJECT SITE BEING N 01°08'54" E (ASSUMED).

FIP = FOUND IRON PIPE (# AS SHOWN)
FIR = FOUND IRON ROD (# AS SHOWN)

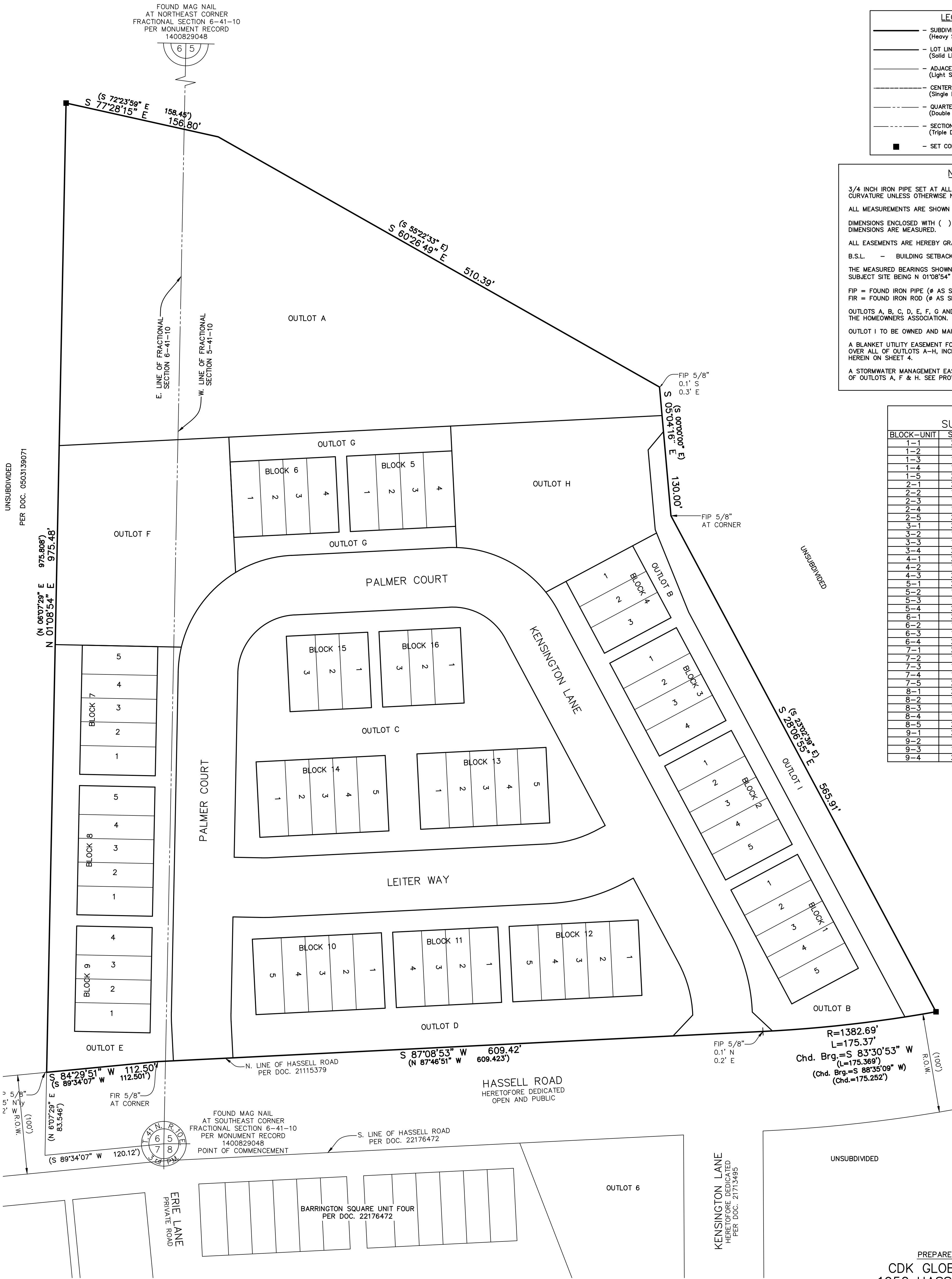
OUTLOTS A, B, C, D, E, F, G AND H TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

OUTLOT I TO BE OWNED AND MAINTAINED BY THE OWNER.

A BLANKET UTILITY EASEMENT FOR PUBLIC UTILITIES IS HEREBY GRANTED OVER ALL OF OUTLOTS A-H, INCLUSIVE. SEE PROVISIONS CONTAINED HEREIN ON SHEET 4.

A STORMWATER MANAGEMENT EASEMENT IS HEREBY GRANTED OVER ALL OF OUTLOTS A, F & H. SEE PROVISIONS CONTAINED HEREIN ON SHEET 4.

LOT AREA SUMMARY TABLE			
BLOCK-UNIT	SQ. FT.	BLOCK-UNIT	SQ. FT.
1-1	2,204	10-1	2,204
1-2	1,824	10-2	1,824
1-3	1,824	10-3	1,824
1-4	1,824	10-4	1,824
1-5	2,204	10-5	2,204
2-1	2,204	11-1	2,204
2-2	1,824	11-2	1,824
2-3	1,824	11-3	1,824
2-4	1,824	11-4	2,204
2-5	2,204	12-1	2,204
3-1	2,204	12-2	1,824
3-2	1,824	12-3	1,824
3-3	1,824	12-4	1,824
3-4	2,204	12-5	2,204
4-1	2,204	13-1	2,204
4-2	1,824	13-2	1,824
4-3	2,204	13-3	1,824
5-1	2,204	13-4	1,824
5-2	1,824	13-5	2,204
5-3	1,824	14-1	2,204
5-4	2,204	14-2	1,824
6-1	2,204	14-3	1,824
6-2	1,824	14-4	1,824
6-3	1,824	14-5	2,204
6-4	2,204	15-1	2,204
7-1	2,204	15-2	1,824
7-2	1,824	15-3	2,204
7-3	1,824	16-1	2,204
7-4	1,824	16-2	1,824
7-5	2,204	16-3	2,204
8-1	2,204	OUTLOT A	124,326
8-2	1,824	OUTLOT B	27,699
8-3	1,824	OUTLOT C	43,210
8-4	1,824	OUTLOT D	35,036
8-5	2,204	OUTLOT E	24,878
9-1	2,204	OUTLOT F	33,939
9-2	1,824	OUTLOT G	11,403
9-3	1,824	OUTLOT H	28,676
9-4	2,204	OUTLOT I	17,717



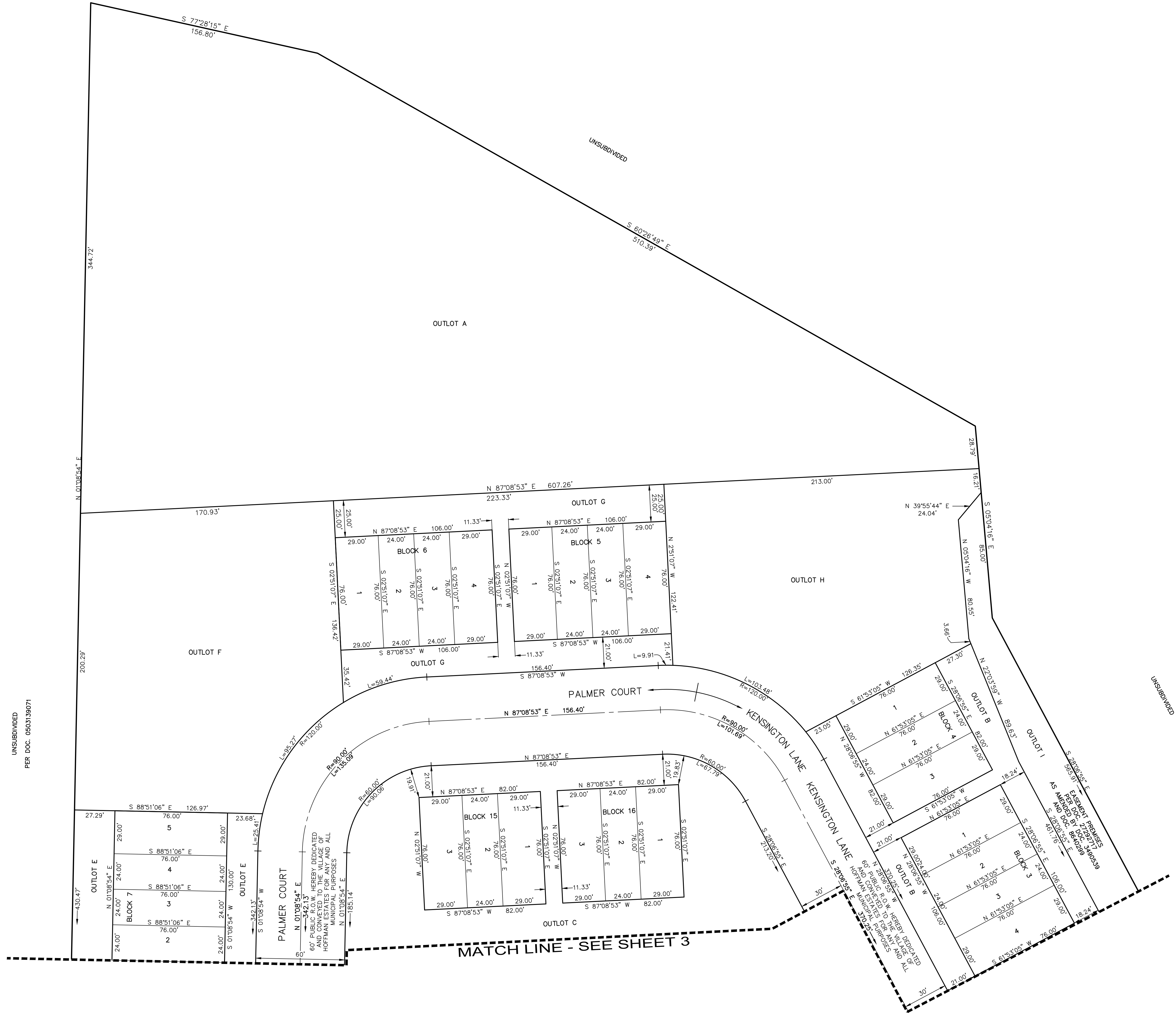
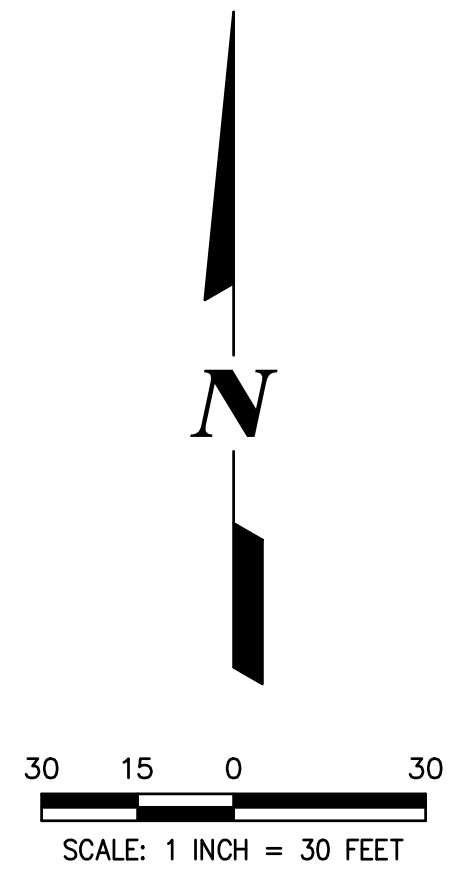
PREPARED FOR:
CDK GLOBAL, LLC
1950 HASSELL ROAD
HOFFMAN ESTATES, IL 60169

CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: info@cemcon.com Website: www.cemcon.com

DISC NO.: 402168 FILE NAME: SUBPLAT
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 05-17-24 JOB NO.: 402.168
CHECKED BY:
REVISED 06-25-24\AJB PER VILLAGE COMMENTS DATED 06-14-24
REVISED 07-10-24\AJB PER CLIENT REVIEW COMMENT DATED 07-03-24
REVISED 09-04-24\AJB PER CLIENT REVIEW COMMENTS DATED 08-28-24
REVISED 09-11-24\AJB PER CLIENT REVIEW

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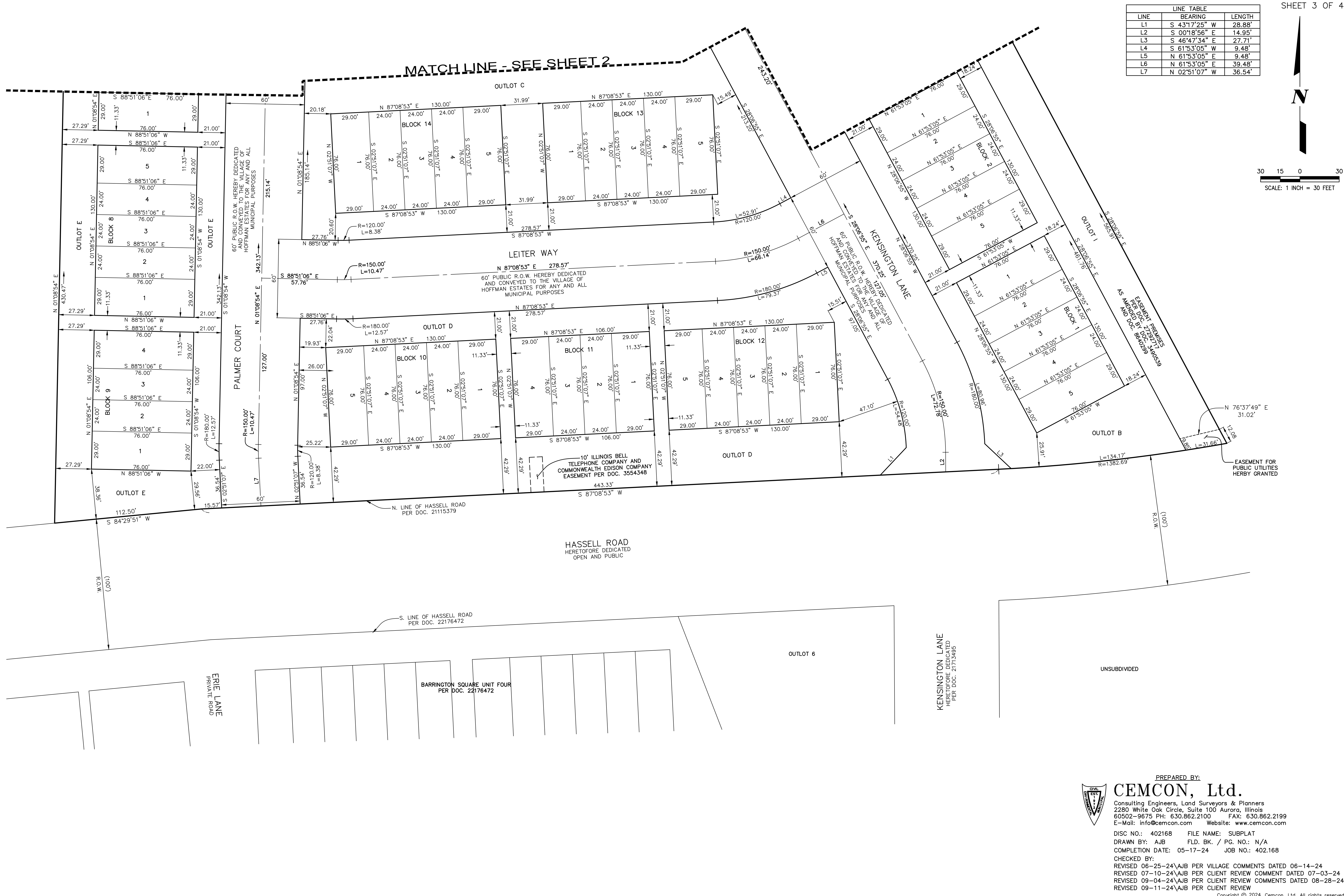
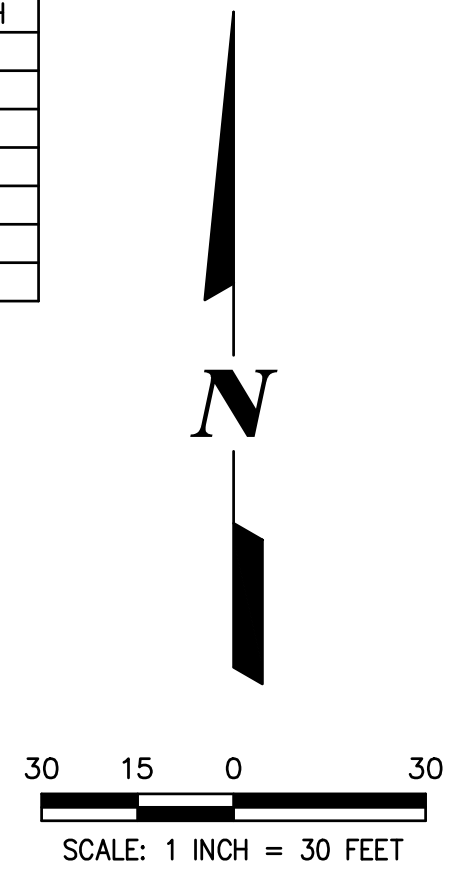


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REVISED 09-11-24\AJB PER CLIENT REVIEW
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LINE TABLE		
LINE	BEARING	LENGTH
L1	S 43°17'25" W	28.88'
L2	S 00°18'56" E	14.95'
L3	S 46°47'34" E	27.71'
L4	S 61°53'05" W	9.48'
L5	N 61°53'05" E	9.48'
L6	N 61°53'05" E	39.48'
L7	N 02°51'07" W	36.54'



DRAWING PATH: P:\402168\DWG\SURVEY\DRAWINGS\PLATS\SUBPLAT.DWG
PLOT FILE CREATED: 9/17/2024 BY: TONY BLUS



PREPARED BY:
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REVISED 09-11-24\AJB PER CLIENT REVIEW

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OWNER'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF COOK)

THIS IS TO CERTIFY THAT CDK GLOBAL, LLC IS THE RECORD OWNER OF THE PROPERTY DESCRIBED HEREON, AND THAT AS SAID RECORD OWNER IT CONSENTS TO THE SUBDIVISION OF SAID PROPERTY. THE VARIOUS DEDICATIONS, GRANTS AND RESERVATIONS OF EASEMENTS AND RIGHT-OF-WAY SHOW THEREON.

DATED THIS _____ DAY OF _____ AD., 20____.

BY: _____
SIGNATURE

ATTEST: _____
SIGNATURE

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF COOK)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DOE 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 BY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D., 20____

_____ NOTARY
AFFIX SEAL

_____ PLEASE TYPE/PRINT NAME

SCHOOL DISTRICT – SUBDIVISION

WE, CDK GLOBAL, LLC AS OWNERS, HAVE STATED THAT THE DESCRIBED PROPERTY (KENSINGTON FIELDS SUBDIVISION) IS LOCATED IN SCHAUMBURG COMMUNITY CONSOLIDATED SCHOOL DISTRICT NO. 54 (GRADES K-8) AND TOWNSHIP HIGH SCHOOL DISTRICT 211 (GRADES 9-12).

CDK GLOBAL, LLC
OWNER

BY: _____
ITS: _____

BY: _____
ITS: _____

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ AD., 20____

NOTARY

PLANNING & ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF COOK)

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF HOFFMAN ESTATES, COOK COUNTY, ILLINOIS,

THIS _____ DAY OF _____ A.D., 20____.

BY: _____
CHAIRPERSON

ATTEST: _____
SECRETARY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF COOK)

VILLAGE BOARD. APPROVED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF HOFFMAN ESTATES, COOK COUNTY, ILLINOIS THIS _____ DAY OF _____, A.D. 20____.

BY: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

VILLAGE TREASURER CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF COOK)

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

DATED AT HOFFMAN ESTATES, COOK COUNTY, ILLINOIS,

THIS _____ DAY OF _____ A.D., 20____.

VILLAGE TREASURER

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
S.S.
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, JEFFREY R. PANKOW, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE PREPARED FOR SUBDIVISION PURPOSES THE PROPERTY DESCRIBED IN THE ABOVE LOCATION AS SHOWN BY THE PLAT, WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. SCALE OF MAP IS SHOWN HEREON.

THAT PART OF FRACTIONAL SECTION 5 AND THAT PART OF FRACTIONAL SECTION 6 BOTH IN TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 5, 6, 7 AND 8 IN THE TOWNSHIP AND RANGE AFORESAID; THENCE SOUTH 89 DEGREES 34 MINUTES 07 SECONDS WEST ALONG THE SOUTH LINE OF SAID FRACTIONAL SECTION 6, A DISTANCE OF 120.12 FEET; THENCE NORTH 06 DEGREES 07 MINUTES 29 SECONDS EAST, PARALLEL WITH THE EAST LINE OF SAID FRACTIONAL SECTION 6, A DISTANCE OF 83.546 FEET TO A POINT IN THE NORTH LINE OF HASSELL ROAD AS DEDICATED PER DOCUMENT NUMBER 21 115379, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE CONTINUING NORTH 06 DEGREES 07 MINUTES 29 SECONDS EAST, PARALLEL WITH THE EAST LINE OF SAID FRACTIONAL SECTION 6, A DISTANCE OF 975.808 FEET; THENCE SOUTH 72 DEGREES 23 MINUTES 59 SECONDS EAST, 158.45 FEET; THENCE SOUTH 55 DEGREES 22 MINUTES 33 SECONDS EAST, 510.39 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 130. FEET; THENCE SOUTH 23 DEGREES 02 MINUTES 39 SECONDS EAST, 565.91 FEET TO A POINT IN THE AFOREMENTIONED NORTH LINE OF HASSELL ROAD; THENCE WESTERLY ALONG THE SAID NORTH LINE OF HASSELL ROAD, BEING THE ARC OF A CIRCLE CONVEX TO THE SOUTHEAST AND HAVING A RADIUS OF 1382.69 FEET (THE CHORD OF WHICH BEARS SOUTH 88 DEGREES 35 MINUTES 09 SECONDS WEST AND MEASURES 175.252 FEET) AN ARC DISTANCE OF 175.369 FEET; THENCE NORTH 87 DEGREES 48 MINUTES 51 SECONDS WEST, TANGENT TO THE LAST DESCRIBED CURVED LINE, AND STILL ALONG THE NORTH LINE OF SAID HASSELL ROAD, 609.423 FEET TO AN ANGLE POINT IN SAID LINE; THENCE SOUTH 89 DEGREES 34 MINUTES 07 SECONDS WEST, 112.501 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

I HEREBY FURTHER CERTIFY THAT, BASED ON REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP PANEL NO. 17031C0159J AND 17031C0167J BOTH WITH AN EFFECTIVE DATE OF AUGUST 19, 2008, IT IS MY OPINION THAT THE PROPERTY DESCRIBED HEREON FALLS WITHIN ZONE X, A ZONE AE AND FLOODWAY AS DESIGNATED AND DEFINED BY F.E.M.A.

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 _____, A.D., 20____

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2024
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937
EXPIRATION DATE IS APRIL 30, 2025

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
S.S.
COUNTY OF DUPAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, 20____.

BY: _____
PROFESSIONAL ENGINEER

COOK COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF COOK)

I DO NOT FIND ANY DELINQUENT GENERAL TAXES UNPAID CURRENT GENERAL TAXES DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE OWNER OF THE LAND IN THE ABOVE PLAT.

COOK COUNTY CLERK

DATE: _____

COMMONWEALTH EDISON AND SBC EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICES IS HEREBY RESERVED FOR AND GRANTED TO:

COMMONWEALTH EDISON COMPANY AND AT&T, A.K.A. SBC ILLINOIS, AMERITECH ILLINOIS, A.K.A. ILLINOIS BELL TELEPHONE COMPANY GRANTEEES, THEIR RESPECTIVE LICENSEES, SUCCESSORS, AND ASSIGNS JOINTLY AND SEVERALLY TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "BLANKET UTILITY EASEMENT", "B.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICES CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES, OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "BLANKET UTILITY EASEMENT", "B.U.E." (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES, AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH IN SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2, AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCEL OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDES REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL OR RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

NICOR GAS EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH NATURAL GAS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO NICOR GAS COMPANY

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "BLANKET UTILITY EASEMENT" (B.U.E.). THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES, OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED "BLANKET UTILITY EASEMENT" (B.U.E.) WITH THE PRIOR WRITTEN CONSENT OF GRANTEEES, AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH IN SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(E), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCEL OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL OR RETENTION POND, OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

BLANKET UTILITY EASEMENT (B.U.E.) PROVISIONS

A BLANKET UTILITY EASEMENT (B.U.E.) IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF HOFFMAN ESTATES ("VILLAGE") AND ITS FRANCHISEES, OVER ALL OF OUTLOTS A THROUGH H, INCLUSIVE ON THIS PLAT OF SUBDIVISION, EXCEPTING ANY BUILDINGS, PLANNED OR CONSTRUCTED, TO CONSTRUCT, INSTALL RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES IN, UNDER, OVER, ACROSS, ALONG AND UPON THE SURFACE OF SAID EASEMENT, INCLUDING BUT NOT LIMITED TO THE FOLLOWING WITHOUT LIMITATION, GAS MAINS, TELEPHONE CABLES, ELECTRICAL LINES, AND CABLE TELEVISION. NO ENCROACHMENT OF ANY KIND SHALL BE ALLOWED WITHIN SAID EASEMENT UNLESS THE VILLAGE DETERMINES THAT SAID ENCROACHMENT SHALL NOT INTERFERE WITH THE PROPER FUNCTIONING OF SUCH UTILITY FACILITIES, SUCH AS ENCROACHMENT BY NON-INTERFERING GARDENS, SHRUBS AND OTHER LANDSCAPING MATERIAL. THE VILLAGE AND ITS FRANCHISEES WITH PERMITS FROM THE VILLAGE MAY ENTER UPON SAID EASEMENT FOR THE USES HEREIN SET FORTH AND HAVE THE RIGHT TO CUT, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED ABOVE AS BLANKET UTILITY EASEMENT WHICH ENCROACH ON AND INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF THE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND SUCH FACILITIES APPURTENANT THERETO.

FOLLOWING ANY WORK TO BE PERFORMED BY THE VILLAGE FRANCHISEES WITH PERMITS FROM THE VILLAGE, IN THE EXERCISE OF THE EASEMENT RIGHTS GRANTED HEREIN, SAID ENTITIES SHALL MAKE SURFACE RESTORATIONS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: BACKFILL ANY TRENCH, RESTORE CONCRETE AND ASPHALT SURFACES, TOPSOIL AND SEED, REMOVE EXCESS DEBRIS, MAINTAIN AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION. ALL SAID RESTORATION SHALL BE COMPLETED IN ACCORDANCE WITH VILLAGE STANDARDS.

FOLLOWING ANY WORK TO BE PERFORMED BY THE VILLAGE IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN. THE VILLAGE SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN OR SHRUBBERY, PROVIDED, HOWEVER, THAT THE VILLAGE SHALL BE OBLIGATED FOLLOWING MAINTENANCE WORK TO BACKFILL AND MOUND ANY TRENCH CREATED SO AS TO RETAIN SUITABLE DRAINAGE, TO COLD PATCH ANY ASPHALT OR CONCRETE SURFACE, TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND TO LEAVE THE MAINTENANCE AREA IN GENERALLY CLEAN AND WORKMANLIKE CONDITION.

EASEMENT PROVISIONS FOR THE VILLAGE OF HOFFMAN ESTATES

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 AND KANE COUNTIES, 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 ALLOCATION 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'S DESIGNATION OF RECORDING

STATE OF ILLINOIS)
S.S.
COUNTY OF DUPAGE)

I, JEFFREY R. PANKOW, A REGISTERED LAND SURVEYOR, IN THE STATE OF ILLINOIS, HEREBY DESIGNATE THE VILLAGE CLERK OF HOFFMAN ESTATES TO RECORD A CERTAIN PLAT OF SUBDIVISION KNOWN AS KENSINGTON FIELDS WITH THE COOK COUNTY RECORDER OF DEEDS OR REGISTRAR OF TITLES. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER 765 ILCS 205/2. _____

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D., 20____

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2024
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937
EXPIRATION DATE IS APRIL 30, 2025



PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: info@cemcon.com Website: www.cemcon.com

DISC NO.: 402168 FILE NAME: SUBPLAT
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 05-17-24 JOB NO.: 402.168
CHECKED BY:
REVISED 06-25-24/AJB PER VILLAGE COMMENTS DATED 06-14-24
REVISED 07-10-24/AJB PER CLIENT REVIEW COMMENT DATED 07-03-24
REVISED 09-04-24/AJB PER CLIENT REVIEW COMMENTS DATED 08-28-24
REVISED 09-11-24/AJB PER CLIENT REVIEW

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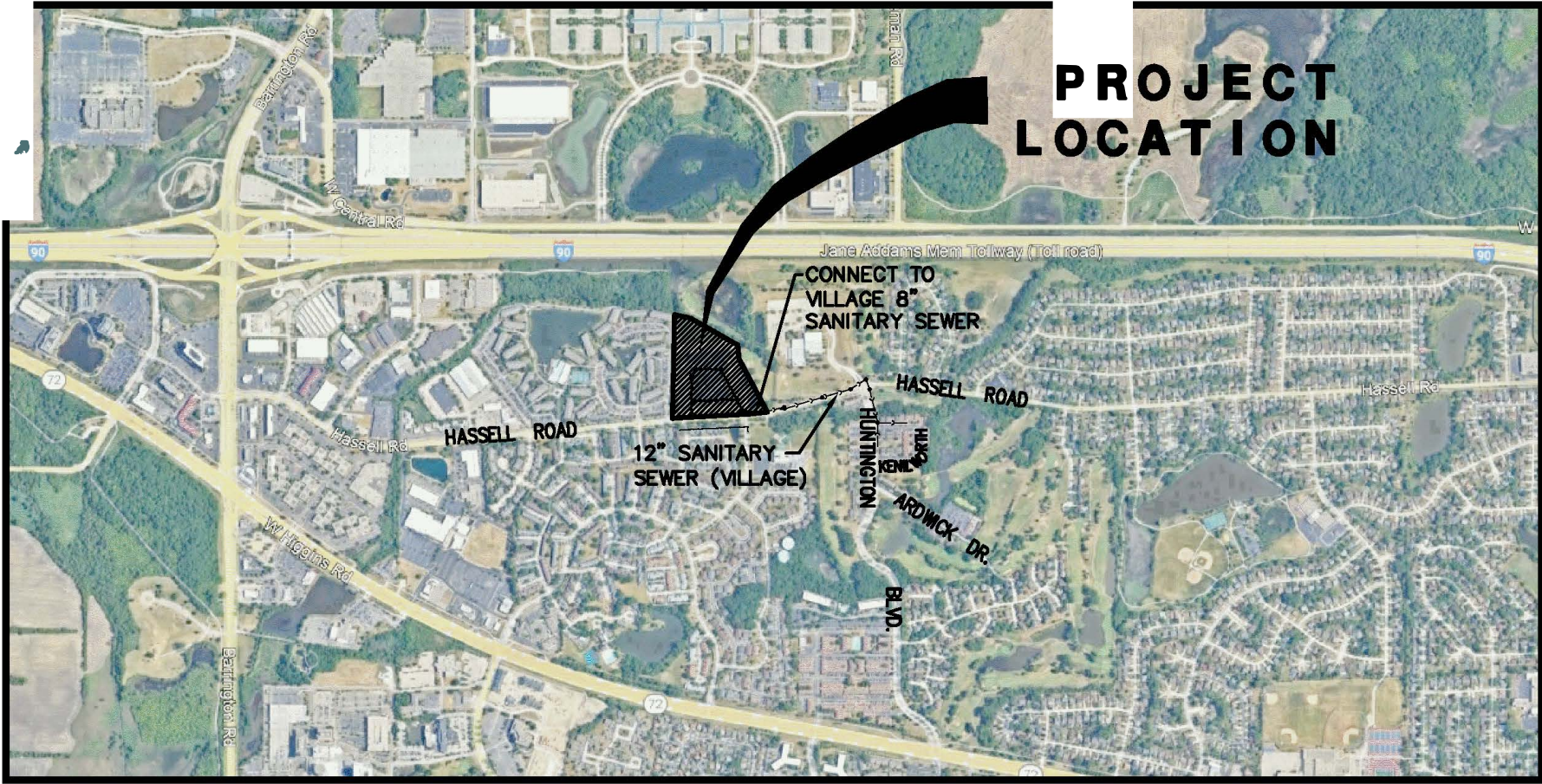
PRELIMINARY/FINAL SITE DEVELOPMENT PLANS
FOR
KENSINGTON FIELDS

HOFFMAN ESTATES, ILLINOIS

WATERMAIN-SANITARY SEWER-STREET-STREET LIGHTING
AND DRAINAGE IMPROVEMENTS

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		MANHOLE
		CATCH BASIN
		INLET
		CLEANOUT
		SLOPE INLET BOX
		HEADWALL
		END SECTION
		STORM SEWER
		SANITARY SEWER
		WATERMAIN
		VALVE & BOX
		WATER VALVE IN VAULT
		FIRE HYDRANT
		CONTOURS
		ELEVATIONS
		STREET LIGHT
		WATERMAIN PROTECTION
		SILT FENCE INLET PROTECTOR
		TEMPORARY STRAW BALE DITCH CHECK
		SILT FENCE DITCH CHECK
		RIP-RAP
		OVERFLOW ROUTE
		OBSERVATION WELL
		UNDERDRAIN



LOCATION MAP

BFE = 789
FLOOD PROTECTION ELEVATION – 791
LOWEST OPENING = 798.7

BENCH MARKS

ELEVATION REFERENCE MARK:

NGS MONUMENT COO IDOT A (PID A/J2838); STATION LOCATED 50 FT NORTH OF THE CONCRETE MEDIAN OF CENTRAL RD, 0.35 MI WEST OF ROSELLE RD, 0.15 MI WEST OF THE WEST ENTRANCE TO THE SCHAUMBURG TECHNOLOGICAL CENTER (CENTER COURT). STATION IS 235 FT WEST OF CENTERLINE OF BITUMINOUS ENTRANCE, 142 FT WEST OF A CATCH BASIN, 35.7 FT NORTH OF THE CENTERLINE OF WESTBOUND CENTRAL RD, 22 FT NORTH OF THE BACK OF CURB OF CENTRAL RD, AND 2.0 FT SOUTH OF AN ORANGE FIBERGLASS WITNESS POST. NOTE- ACCESS TO DATUM POINT THROUGH 6 INCH LOGO CAP. DATUM POINT IS 0.50 FT BELOW CAP. PK NAILS WERE SET IN WOOD PHYSICAL TIES.
ELEVATION: 771 NAVD 88

CONTROL POINTS:

CP #131: SET '+' IN TOP OF CONCRETE CURB ON THE SOUTH SIDE OF HASSELL ROAD APPROXIMATELY 25 FEET SOUTH OF THE CENTERLINE OF HASSELL ROAD APPROXIMATELY 170 FEET WEST OF THE CENTERLINE OF KENSINGTON LANE.
NORTHING: 1965314.74
EASTING: 1040135.91
ELEVATION: 802.92 NAVD 88

CP #132: SET '+' IN TOP OF CONCRETE CURB ON THE SOUTH SIDE OF HASSELL ROAD APPROXIMATELY 25 FEET SOUTH OF THE CENTERLINE OF HASSELL ROAD APPROXIMATELY 173 FEET EAST OF THE CENTERLINE OF ERIE LANE.
NORTHING: 1965304.01
EASTING: 1039917.57
ELEVATION: 806.84 NAVD 88

FOR UNDERGROUND UTILITY
LOCATIONS, CALL
J.U.L.I.E.
TOLL FREE
TEL. 1-800-892-0123 or 811

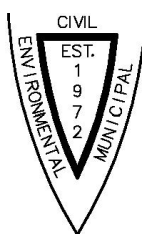
DATE:

RELEASED FOR PLAN REVIEW AND PERMIT
PROCESSING ONLY.

IF USED FOR BIDDING PURPOSES, THOSE PARTIES
CONCERNED SHALL BE ADVISED THAT REVISIONS
MAY BE REQUIRED PRIOR TO PLAN APPROVAL.

NOT ISSUED FOR CONSTRUCTION UNTIL APPROVED BY THE
VILLAGE OF AND PERMITTED AS REQUIRED.

PREPARED FOR:
PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
(847) 230-5400



PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
Ph: 630.862.2100 Fax: 630.862.2199
E-Mail: info@cemcon.com Website: www.cemcon.com

NO. DATE SHEETS
06-21-24/LAL 1, 5-8, 10-17, 19 & ERO1

REVISIONS

NO. DATE SHEETS

JOB NO. 402.168
COMPLETION DATE
MAY 24, 2024
SHEET 1 OF 19

PROFESSIONAL ENGINEER'S CERTIFICATION

STATE OF ILLINOIS) SS.
COUNTY OF DU PAGE)

I, CHRISTOPHER R. MORGART, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THIS TECHNICAL SUBMISSION WAS PREPARED ON BEHALF OF PULTE HOME COMPANY, LLC, BY CEMCON, LTD. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

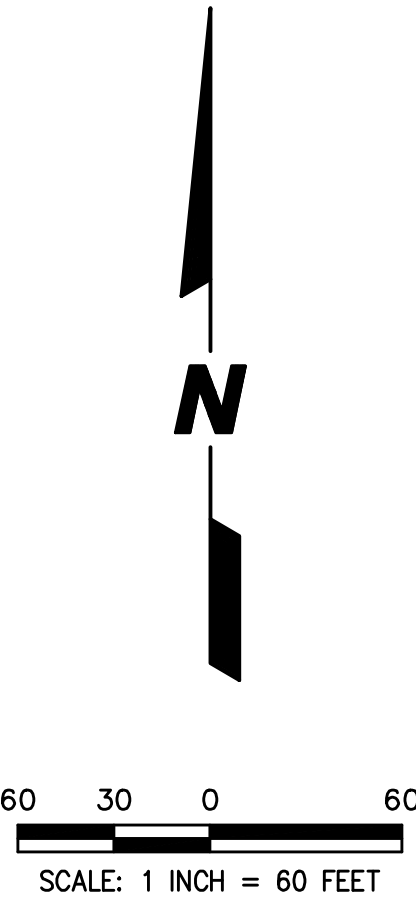
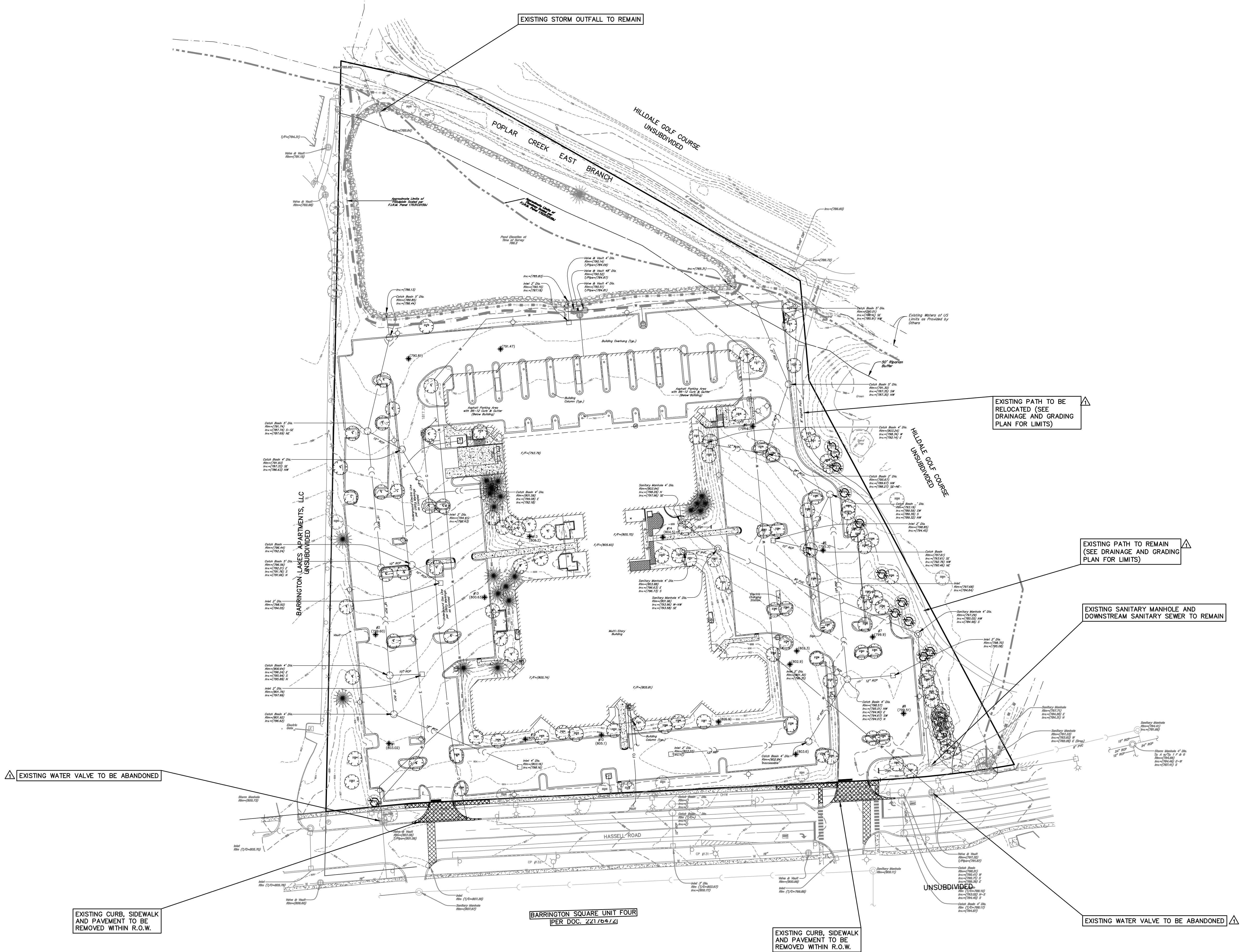
DATED THIS 1st DAY OF , A.D., 2024.

ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 062-055788
MY LICENSE EXPIRES ON NOVEMBER 30, 2025

PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002937
EXPIRES APRIL 30, 2025

NOTE : UNLESS THIS DOCUMENT BEARS THE ORIGINAL SIGNATURE AND IMPRESSED SEAL OF THE DESIGN PROFESSIONAL ENGINEER, IT IS NOT A VALID TECHNICAL SUBMISSION.

PLOT FILE CREATED: 6/25/2024 11:07 AM BY LESLIE LUNDBERG DRAWING LAST SAVED: 6/25/2024 11:07 AM BY LESLIE LUNDBERG DRAWING PATH: F:\402168\DWG\ENG DRAWINGS\FINAL DRAFTING\DEMO.DWG



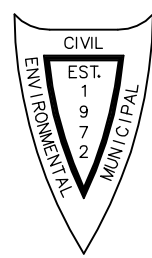
NOTE:
ALL ONSITE EXISTING BUILDINGS, PAVEMENT,
UTILITIES AND TREES LOCATED ONSITE TO BE
REMOVED AND DISPOSED UNLESS INDICATED
OTHERWISE.

- LEGEND**
- Approximate Scanned Limits of Floodplain per Firm Map
 - Approximate Limits of Floodplain as plotted per Topo
 - Approximate Limits of Floodway per Firm Map
 - Approximate Limits of Waters of the U.S.
 - Approximate Limits of 50' Riparian Buffer

- LEGEND**
- SOIL BORING LOCATION w/BORER NUMBER AND ELEVATION
 - EXISTING TREE, WITH TREE PROTECTION FENCE, TO BE PRESERVED IF IN GOOD CONDITION. SEE LANDSCAPE PLANS FOR FURTHER INFORMATION.
 - INDICATES EXISTING CURB, SIDEWALK AND PAVEMENT REMOVAL

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PREPARED FOR:
PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
(847) 230-5400



PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
Ph: 630.862.2100 Fax: 630.862.2199
E-Mail: info@cemcon.com Website: www.cemcon.com

NO.			REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	06-21-24/DDD	REVISED PER IN-HOUSE REVIEW & VILLAGE COMMENTS REC'D 6/17/24			

EXISTING CONDITIONS AND DEMOLITION PLAN
KENSINGTON FIELDS

FILE NAME: DEMO	DSGN. BY: CRM	JOB NO.: 402,168	FLD. BK./PG.:	SHEET NO.
DIR: 402168	DRN. BY: LAL	DATE: 05-24-24	SCALE: 1" = 60'	05 of 19

PLOT FILE CREATED: 7/1/2024 10:32 AM BY LESLIE LUNDBERG DRAWING LAST SAVED: 6/27/2024 8:23 AM BY LESLIE LUNDBERG DRAWING PATH: P:\402168\DWG\ENG\DRAWINGS\FINAL\DRAWING\OVRSITE.DWG

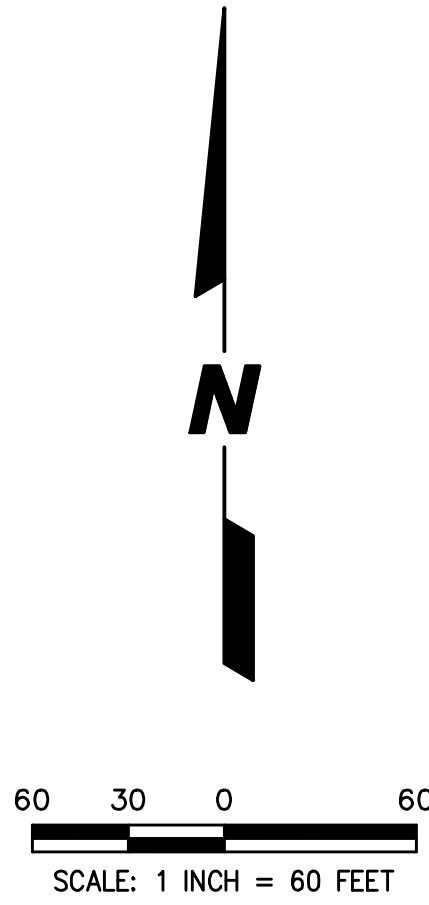
APPROXIMATE SCANNED LIMITS
OF FLOODPLAIN PER FIRM MAP

APPROXIMATE LIMITS OF
FLOODWAY PER FIRM MAP

APPROXIMATE LIMITS OF
FLOODPLAIN AS PLOTTED
PER TOPO

5' SIDEWALK (TYP.)

RETAINING WALL



RETAINING WALL

PATH RELOCATION

PROPOSED PATH

SITE DATA

BUILDING SETBACK MIN.	26.00'
MIN. DISTANCE BETWEEN DRIVES	2.82'
MIN. BUILDING TO BUILDING SIDE TO SIDE	21.67'
MIN. BUILDING TO BUILDING BACK TO BACK	75.15'
R.O.W. WIDTH	60.00'
ROADWAY WIDTH - BACK TO BACK	27.00'
* GARAGE AREA	360 S.F.

PARKING DATA

A. UNITS	69
B. GARAGE PARKING SPACES	138
C. DRIVEWAY PARKING SPACES	138
D. ON STREET PARKING SPACES	41
F. TOTAL PARKING SPACES	317

* PULTE REQUESTING AN EXCEPTION FROM 440 S.F. REQUIREMENTS SINCE THE HOA WILL MAINTAIN THIS PROPERTY SO HOME OWNERS WILL NOT HAVE TO OWN OR STORE LAWN MOWER, SNOW BLOWERS OR OTHER TOOLS/EQUIPMENT.

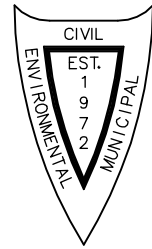
LEGEND

- Approximate Scanned Limits of Floodplain per Firm Map
- Approximate Limits of Floodplain as plotted per Topo
- Approximate Limits of Floodway per Firm Map
- Approximate Limits of Waters of the U.S.
- Approximate Limits of 50' Riparian Buffer

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
CURVE NO. 1	10.47'	150.00'	10.47'	S 00°51'07" E	4°00'01"
CURVE NO. 2	135.09'	90.00'	122.76'	S 44°08'53" W	85°59'59"
CURVE NO. 3	101.69'	90.00'	96.36'	N 60°29'01" W	64°44'12"
CURVE NO. 4	72.78'	150.00'	72.07'	N 14°12'56" W	27°47'59"
CURVE NO. 5	10.47'	150.00'	10.47'	N 89°08'53" E	4°00'01"
CURVE NO. 6	66.14'	150.00'	65.60'	N 74°30'59" E	25°15'48"

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PREPARED FOR:
PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
(847) 230-5400



PREPARED BY:
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E-Mail: info@cemcon.com Website: www.cemcon.com

NO.			REVISIONS			NO.		
DATE			DESCRIPTION			DATE		
06-21-24/LAL			REVISED PER IN-HOUSE REVIEW & VILLAGE COMMENTS REC'D 6/17/24					

GEOMETRIC AND LAYOUT PLAN KENSINGTON FIELDS

FILE NAME: OVRSITE	DSGN. BY: CRM	JOB NO.: 402,168	F.LD. BK./PG.:	SHEET NO.
DIR: 402168	DRN. BY: LAL	DATE: 05-24-24	SCALE: 1" = 60'	06 of 19

PLOT FILE CREATED: 7/2/2024 11:19 AM BY LESLIE LUNDBERG DRAWING LAST SAVED: 7/1/2024 5:29 PM BY LESLIE LUNDBERG DRAWING PATH: P:\402168\DWG\ENG\DRAWINGS\FINAL DRAFTING MASTER UTIL.DWG

EXISTING STORM OUTFALL
TO REMAIN

APPROXIMATE SCANNED LIMITS
OF FLOODPLAIN PER FIRM MAP

APPROXIMATE LIMITS OF
FLOODWAY PER FIRM MAP

APPROXIMATE LIMITS OF
FLOODPLAIN AS PLOTTED
PER TOPO

RETAINING WALL

MONUMENT SIGN.
SEE LANDSCAPE
PLAN FOR DETAILS

BARRINGTON LAKES APARTMENTS, LLC
UNSUBDIVIDED

OUTLOT A
(Existing Detention Facility)

50' RIPARIAN BUFFER

POPLAR CREEK EAST BRANCH
HILDALE GOLF COURSE
UNSUBDIVIDED

OUTLOT H

RETAINING WALL

EXISTING CART PATH
TO BE RELOCATED

CONNECT TO EXISTING
SANITARY MANHOLE

50' RIPARIAN
BUFFER

UNSUBDIVIDED

BARRINGTON SQUARE UNIT FOUR
PER DOC. 22176472

OPEN CUT EXISTING ROAD. CONTRACTOR TO MAINTAIN ONE LANE
W/FLAGGERS DURING WORK DAY AND REOPEN TO TWO LANES
DURING NIGHTS AND WEEKENDS (NON WORK TIMES).

MONUMENT SIGN.
SEE LANDSCAPE
PLAN FOR DETAILS

PRESSURE CONNECTION TO
EXISTING 16" WATERMAIN

LEGEND

PROPOSED	DESCRIPTION
----------	-------------

- | | |
|--|--|
| | STORM SEWER |
| | STORM MANHOLE |
| | CATCH BASIN |
| | INLET |
| | SLOPE INLET BOX |
| | END SECTION |
| | SANITARY SEWER |
| | SANITARY MANHOLE |
| | WATERMAIN |
| | WATER VALVE IN VAULT |
| | FIRE HYDRANT |
| | STREET LIGHT |
| | FLOODPLAIN LIMIT LINE |
| | OBSERVATION WELL |
| | UNDERDRAIN |
| | NUMBERING SYSTEM USED ON PLANS FOR DRAINAGE STRUCTURE IDENTIFICATION |
| | NUMBERING SYSTEM USED ON PLANS FOR SANITARY MANHOLE IDENTIFICATION |
| | NUMBERING SYSTEM USED ON PLANS FOR FIRE HYDRANT IDENTIFICATION |
| | NUMBERING SYSTEM USED ON PLANS FOR VALVE VAULT IDENTIFICATION |

NOTE: ALL SANITARY SEWER SHALL BE 8 INCH DIA.
UNLESS OTHERWISE NOTED.

ALL WATERMAIN SHALL BE 8 INCH DIA.
UNLESS OTHERWISE NOTED.

BLANKET STYLE UTILITY EASEMENTS LOCATED
OVER OUTLOTS B, C, D, E, F, G AND H.
SEE FINAL PLAT FOR DETAILS.

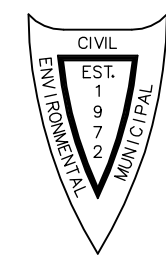
LEGEND

- Approximate Scanned Limits of Floodplain per Firm Map
- Approximate Limits of Floodplain as plotted per Topo
- Approximate Limits of Floodway per Firm Map
- Approximate Limits of Waters of the U.S.
- Approximate Limits of 60' Riparian Buffer

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PREPARED FOR:

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1900 E. GOLF ROAD, SUITE 300
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(847) 230-5400



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REVISIONS

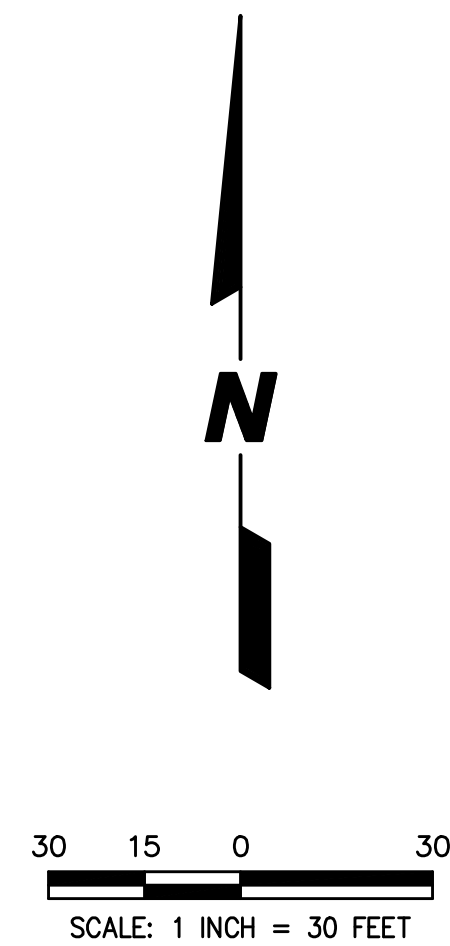
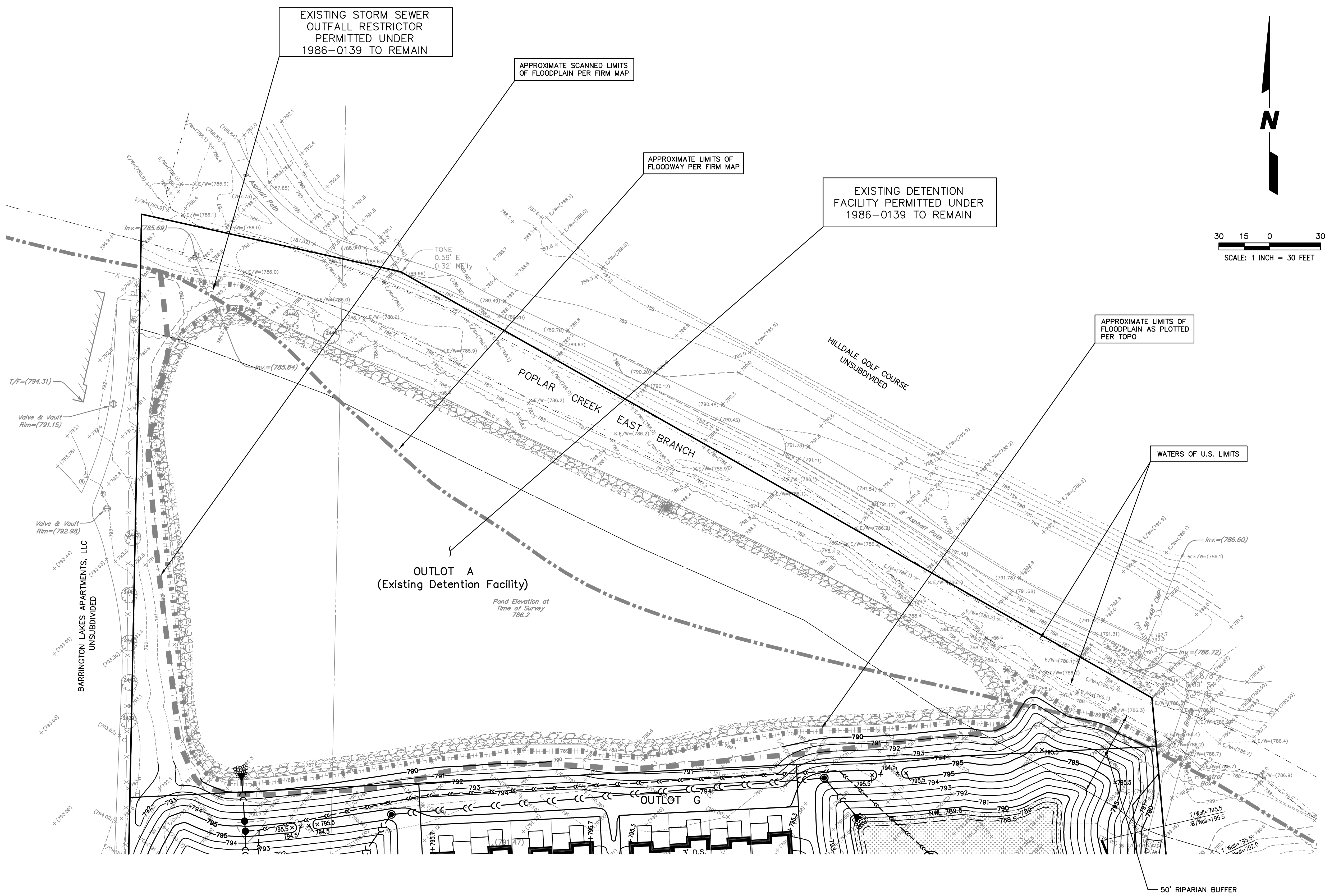
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	06-21-24/LAL	REVISED PER IN-HOUSE REVIEW & VILLAGE COMMENTS REC'D 6/17/24			

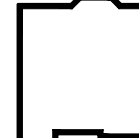
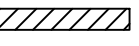
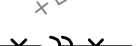
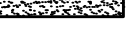
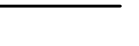
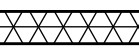
MASTER UTILITY SITE PLAN

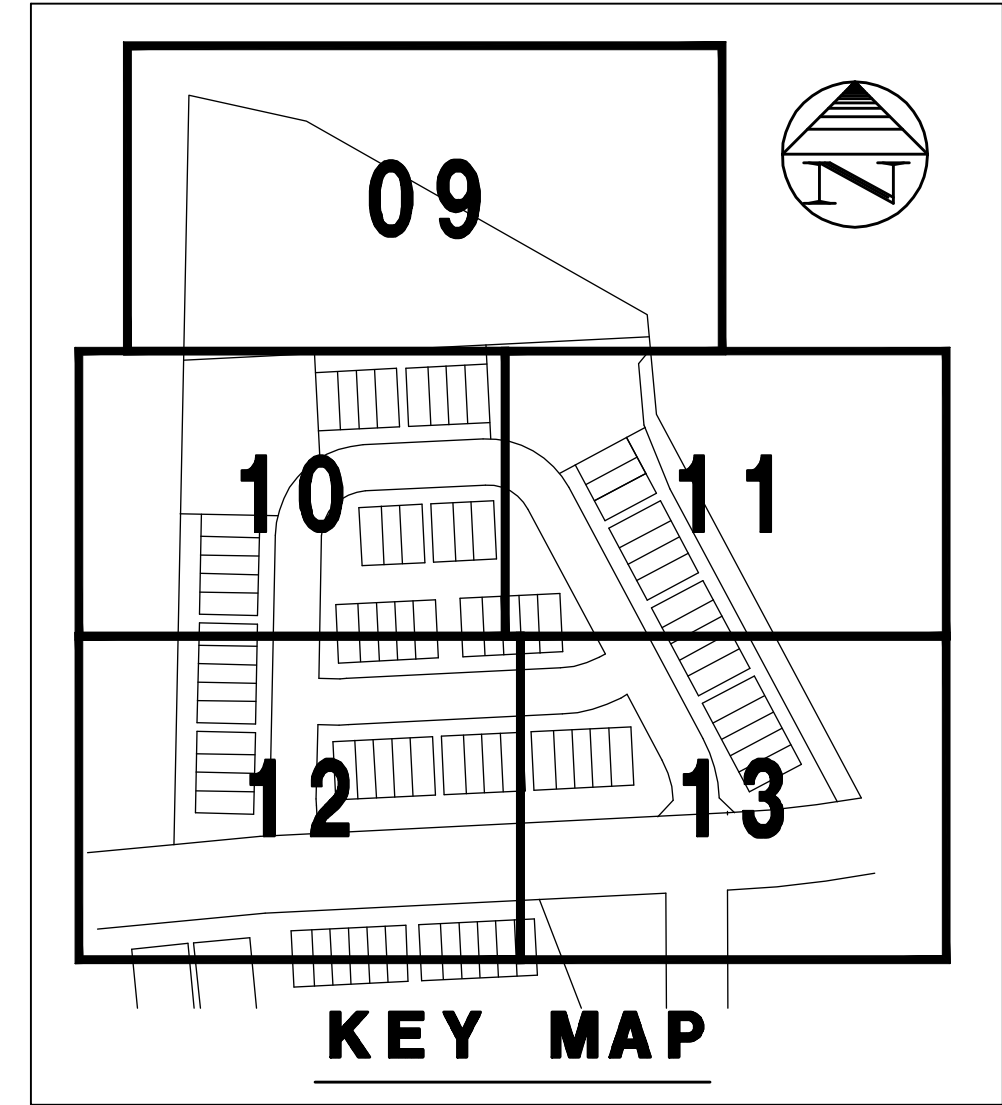
KENSINGTON FIELDS

FILE NAME: MASTER UTIL	DSGN. BY: CRM	JOB NO.: 402,168	FLD. BK./PG.:	SHEET NO.
DIR: 402168	DRN. BY: LAL	DATE: 05-24-24	SCALE: 1" = 60'	07 of 19

PLOT FILE CREATED: 7/1/2024 10:30 AM BY LESLIE LUNDBERG DRAWING LAST SAVED: 6/27/2024 8:20 AM BY LESLIE LUNDBERG DRAWING PATH: P:\402168\DWG\ENG\DRAWINGS\FINAL\DRAWING\OVRGRADE.DWG

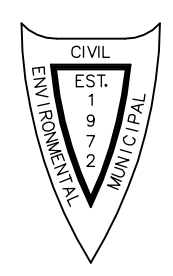


- DRAINAGE & GRADING NOTES**
- ELEVATIONS SHOWN FOR ALL CURB INLETS, CATCH BASINS, AND MANHOLES ARE TOP OF CURB.
 - ALL CURBS SHALL BE BACKFILLED TO WITHIN 6 INCHES OF THE TOP OF CURB.
 - ALL BACK YARD SWALES SHALL BE CUT OR FILLED 6 INCHES BELOW FINISHED GRADE.
 - EXISTING DRAINAGE TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE PRESERVED OR REPAIRED IN ACCORDANCE WITH SPECIFICATIONS.
 - T/F - INDICATES PROPOSED TOP OF FOUNDATION ELEVATIONS.
 - THE FINISHED TOPSOIL ELEVATION AT THE FOUNDATION SHOULD GENERALLY BE 0.7 FEET BELOW THE TOP OF FOUNDATION ELEVATION UNLESS INDICATED OTHERWISE.
 - D.S. - INDICATES DROP SIDING IS SUGGESTED TO MINIMIZE REAR YARD SLOPES. DROP SIDING CAN BE MODIFIED AS NECESSARY AS LONG AS POSITIVE DRAINAGE IS ACHIEVED.
 -  - INDICATES AVERAGE BUILDING PRODUCT ENVELOPE. (SEE MASS EARTHWORK SECTION FOR BUILDING PAD DETAILS.)
 -  - ACCENTED SIDES OF PROPOSED HOUSE FOUNDATIONS ARE INTENDED TO INDICATE THE APPROXIMATE LOCATION WHERE A LOOK-OUT OR WALK-OUT BASEMENT MAY BE CONSTRUCTED OR TO INDICATE THAT SPECIAL CONSTRUCTION MEASURES MUST BE EMPLOYED IN ORDER TO MINIMIZE SIDE YARD, REAR YARD AND/OR FRONT YARD GRADIENTS (E.G. DROPPED SIDING, STEPPED FOUNDATION, RETAINING WALL, ETC.) - SEE NOTES ABOVE FOR FURTHER DETAILS.
 - LOT DIMENSIONS SHOWN ON THIS PLAN MAY NOT NECESSARILY CORRESPOND TO THE PLATTED DIMENSIONS. REFER TO THE FINAL RECORDED PLAT OF SUBDIVISION.
 -  - WATERMAIN PROTECTION (SEE SHEETS 2 & 3 FOR DETAILS.)
 -  - INDICATES THE LOCATION AND DIRECTION OF OVERLAND DRAINAGE, ASSUMING STORM SEWER IS FULL OR IS BLOCKED, THAT MUST BE RESPECTED IN ALL FINAL GRADING OPERATIONS (SEE DETAIL.)
 -  - DENOTES AREA WHERE GRANULAR TRENCH BACKFILL IS REQUIRED.
 -  - INDICATES EXISTING ELEVATION.
 -  - DENOTES EXISTING UTILITY TO BE REMOVED.
 -  - INDICATES BITUMINOUS PATH.
 -  - INDICATES DEPRESSED CURB.
 -  - INDICATES 6.12 CURB & GUTTER.
 -  - APPROXIMATE SCANNED LIMITS OF FLOODPLAIN PER FIRM MAP
 -  - APPROXIMATE LIMITS OF FLOODPLAIN AS PLOTTED PER TOPO
 -  - APPROXIMATE LIMITS OF FLOODWAY PER FIRM MAP
 -  - DENOTES WHERE SIDEWALK IS LOWER THAN CURB
 -  - DENOTES DETECTABLE WARNING STRIP



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PREPARED FOR:
PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
(847) 230-5400



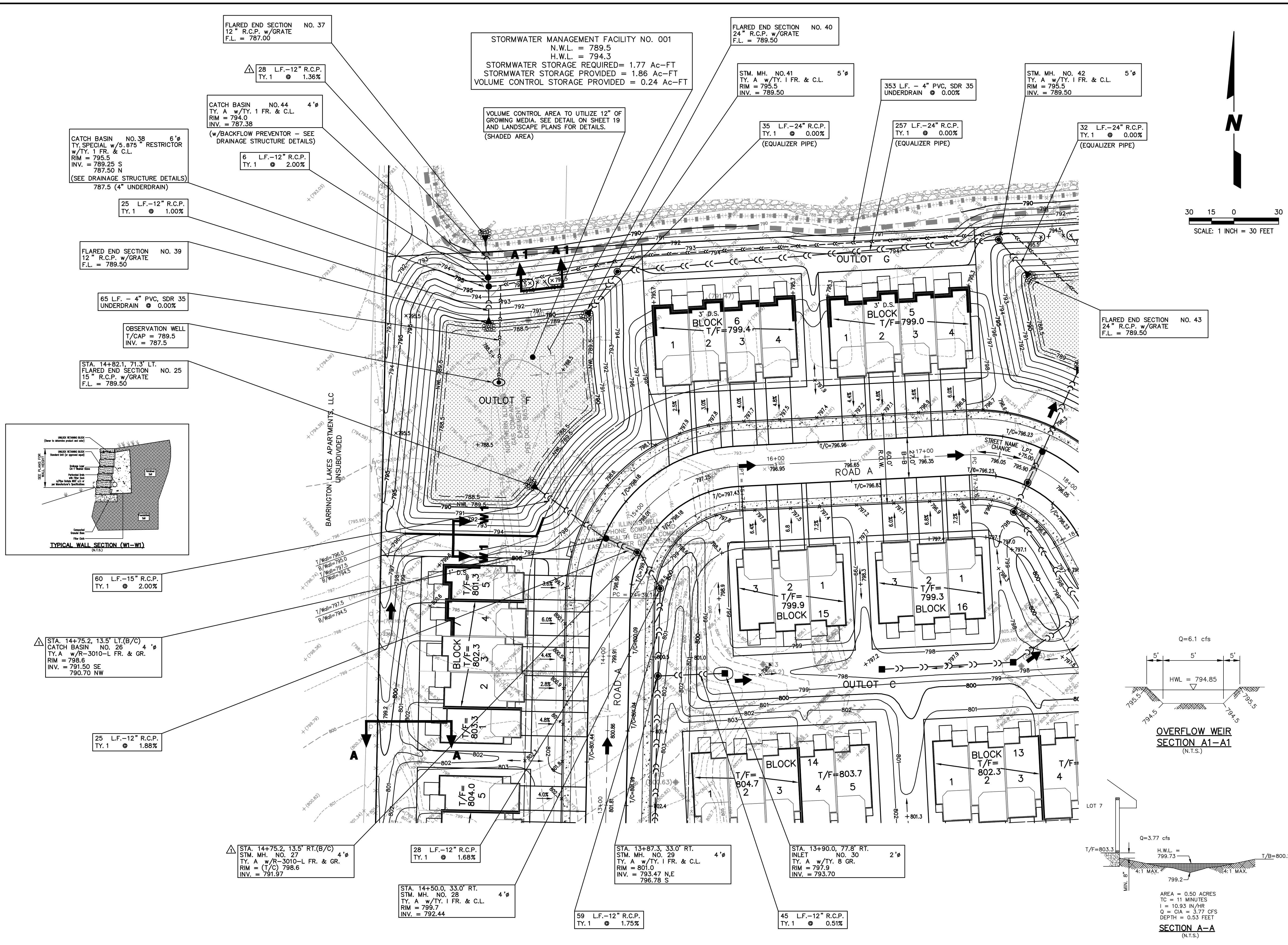
PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
Ph: 630.862.2100 Fax: 630.862.2199
E-Mail: info@cemcon.com Website: www.cemcon.com

REVISIONS			REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

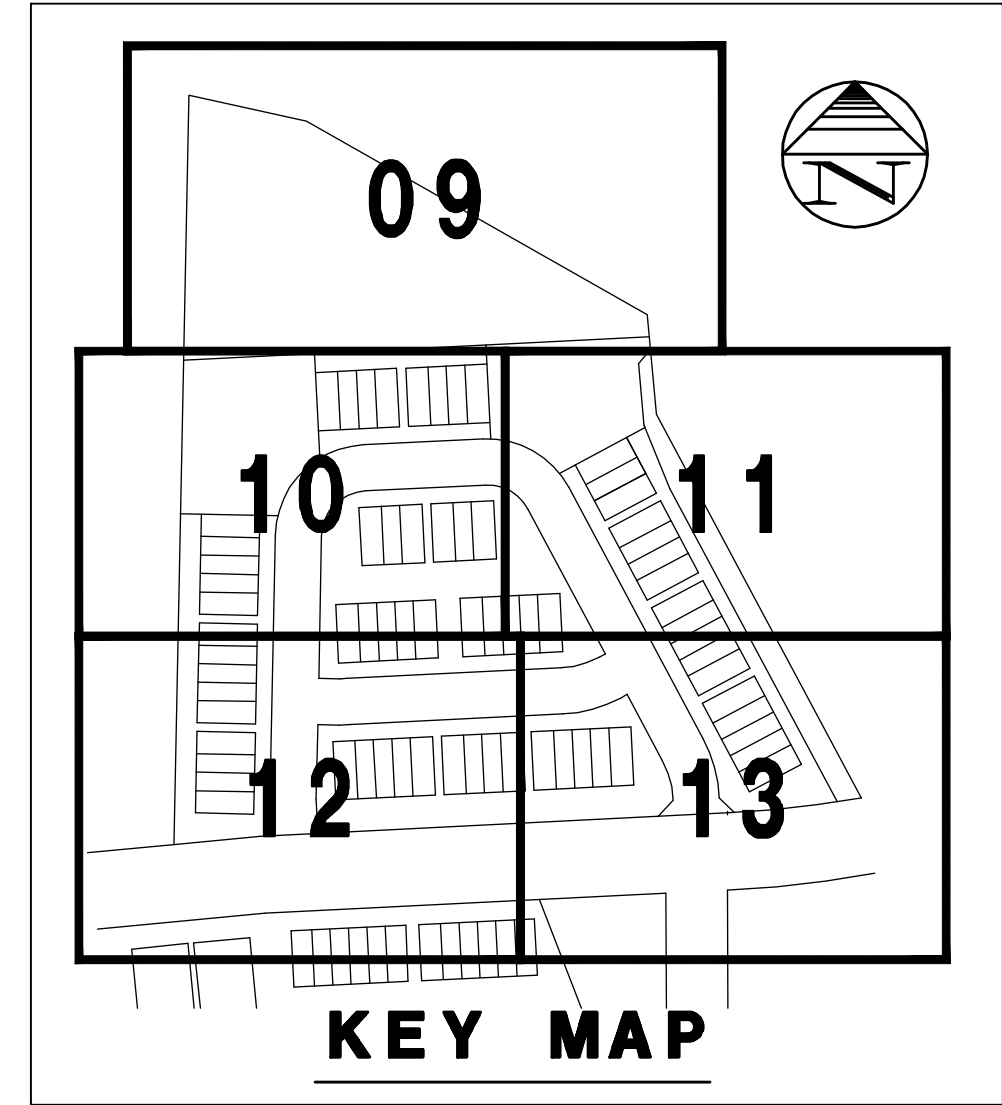
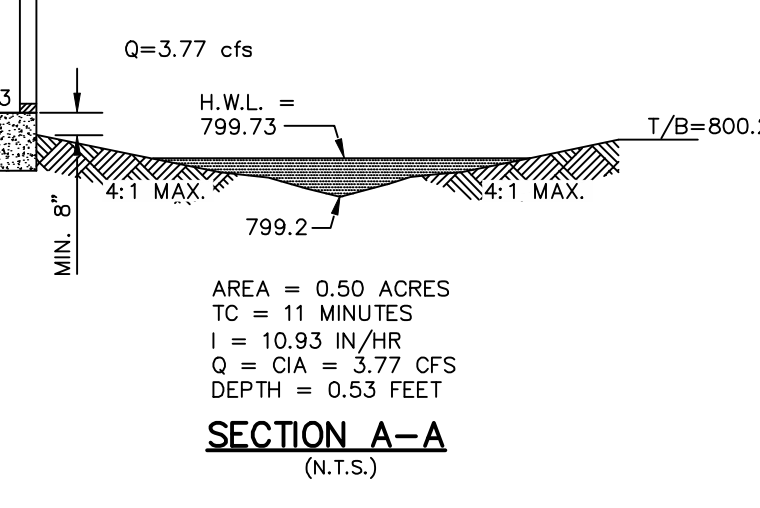
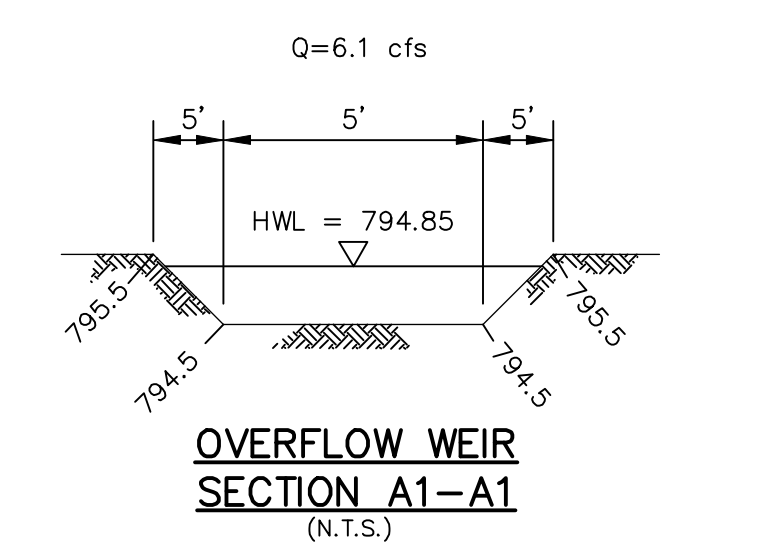
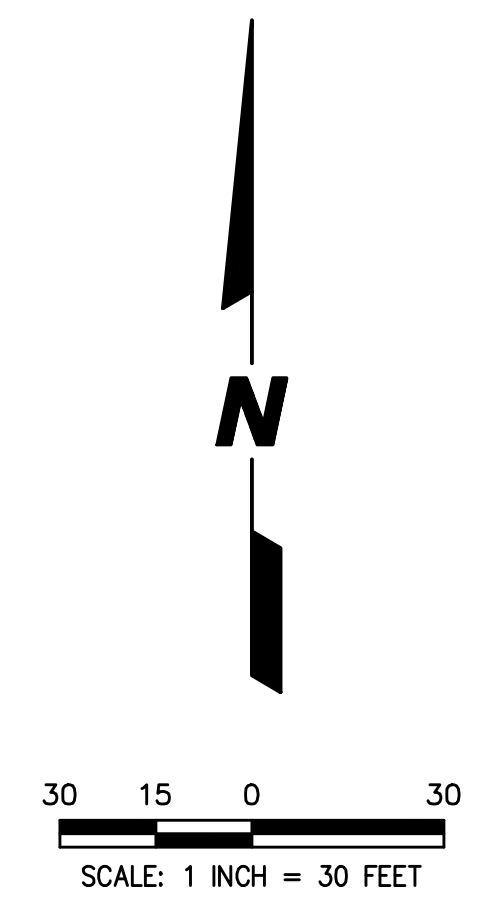
DRAINAGE AND GRADING PLAN
KENSINGTON FIELDS

FILE NAME: OVRGRADE	DSGN. BY: CRM	JOB NO.: 402,168	FLD. BK./PG.: E23/40-42	SHEET NO.
DIR: 402168	DRN. BY: LAL	DATE: 05-24-24	SCALE: 1" = 30'	09 of 19

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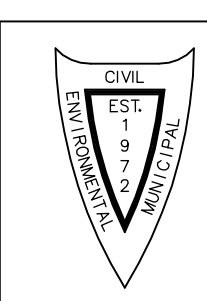


- DRAINAGE & GRADING NOTES**
- ELEVATIONS SHOWN FOR ALL CURB INLETS, CATCH BASINS, AND MANHOLES ARE TOP OF CURB.
 - ALL CURBS SHALL BE BACKFILLED TO WITHIN 6 INCHES OF THE TOP OF CURB.
 - ALL BACK YARD SWALES SHALL BE CUT OR FILLED 6 INCHES BELOW FINISHED GRADE.
 - EXISTING DRAINAGE TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE PRESERVED OR REPAIRED IN ACCORDANCE WITH SPECIFICATIONS.
 - T/F - INDICATES PROPOSED TOP OF FOUNDATION ELEVATIONS.
 - THE FINISHED TOPSOIL ELEVATION AT THE FOUNDATION SHOULD GENERALLY BE 0.7 FEET BELOW THE TOP OF FOUNDATION ELEVATION UNLESS INDICATED OTHERWISE.
 - D.S. - INDICATES DROP SIDING IS SUGGESTED TO MINIMIZE REAR YARD SLOPES. DROP SIDING CAN BE MODIFIED AS NECESSARY AS LONG AS POSITIVE DRAINAGE IS ACHIEVED.
 - INDICATES AVERAGE BUILDING PRODUCT ENVELOPE. (SEE MASS EARTHWORK SECTION FOR BUILDING PAD DETAILS.)
 - ACCENTED SIDES OF PROPOSED HOUSE FOUNDATIONS ARE INTENDED TO INDICATE THE APPROXIMATE LOCATION WHERE A LOOK-OUT OR WALK-OUT BASEMENT MAY BE CONSTRUCTED OR TO INDICATE THAT SPECIAL CONSTRUCTION MEASURES MUST BE EMPLOYED IN ORDER TO MINIMIZE SIDE YARD, REAR YARD AND/OR FRONT YARD GRADIENTS (E.G. DROPPED SIDING, STEPPED FOUNDATION, RETAINING WALL, ETC.) - SEE NOTES ABOVE FOR FURTHER DETAILS.
 - LOT DIMENSIONS SHOWN ON THIS PLAN MAY NOT NECESSARILY CORRESPOND TO THE PLATTED DIMENSIONS. REFER TO THE FINAL RECORDED PLAT OF SUBDIVISION.
 - WATERMAIN PROTECTION (SEE SHEETS 2 & 3 FOR DETAILS.)
 - INDICATES THE LOCATION AND DIRECTION OF OVERLAND DRAINAGE, ASSUMING STORM SEWER IS FULL OR IS BLOCKED, THAT MUST BE RESPECTED IN ALL FINAL GRADING OPERATIONS (SEE DETAIL).
 - DENOTES AREA WHERE GRANULAR TRENCH BACKFILL IS REQUIRED.
 - INDICATES EXISTING ELEVATION.
 - DENOTES EXISTING UTILITY TO BE REMOVED.
 - INDICATES BITUMINOUS PATH.
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PREPARED FOR:
PULTE HOME COMPANY, LLC
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(847) 230-5400



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REVISIONS				REVISIONS			
NO.	DATE	DESCRIPTION		NO.	DATE	DESCRIPTION	
1	06-21-24/LAL	REVISED PER IN-HOUSE REVIEW & VILLAGE COMMENTS REC'D 6/17/24					

DRAINAGE AND GRADING PLAN

KENSINGTON FIELDS

FILE NAME: OVRGRADE	DSGN. BY: CRM	JOB NO.: 402,168	FLD. BK./PG.: E23/40-42	SHEET NO.
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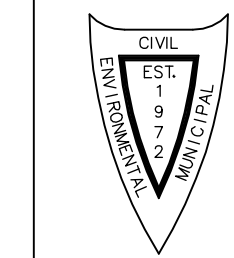
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STA. 11+80.5, 33.0' RT.
STM. MH. NO. 31
TY. A w/TY. I FR. & C.L.
RIM = 803.9
INV. = 797.82 N.S
799.70 W

△ STA. 11+80.5, 13.5' LT.(B/C)
INLET NO. 33
TY. A w/R-3010-L FR. & GR.
RIM = 804.2
INV. = 800.00

25 L.F.-12" R.C.P.
TY. 1 @ 0.52%

△ STA. 11+80.5, 13.5' RT.(B/C)
CATCH BASIN NO. 34
TY. A w/R-3010-L FR. & GR.
RIM = 804.2
INV. = 799.87



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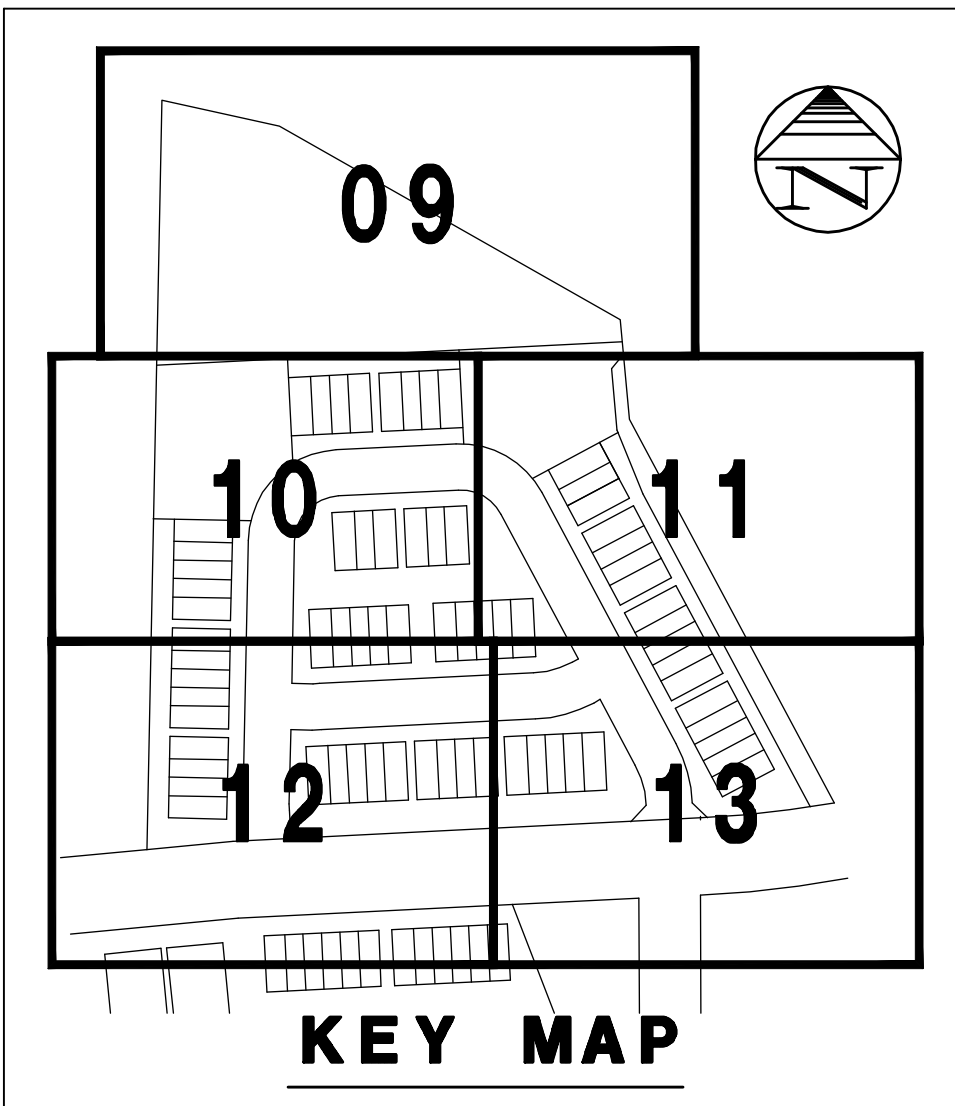
DRAINAGE AND GRADING PLAN
KENSINGTON FIELDS

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DRAINAGE & GRADING NOTES

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DRAWING LAST SAVED: 7/1/2024 10:28 AM BY LESLIE LUNDBERG
DRAWING PATH: P:\402168\DWG\ENG\DRAWINGS\FINAL DRAFTING\SWPPP.DWG

639± L.F. - DUAL ROW SILT FENCE
w/MAINTENANCE (1,278 L.F. TOTAL)

2,513± S.Y. - NAG
75 EROSION CONTROL
BLANKET (TYP.)
(SEE DETAIL)

354± L.F. - SILT FENCE
w/MAINTENANCE ON TOP
OF SLOPE OF BASIN AFTER
BASIN IS CONSTRUCTED

PROBABLE TOPSOIL STOCKPILE
LOCATION w/713± L.F. - SILT
FENCE w/MAINTENANCE

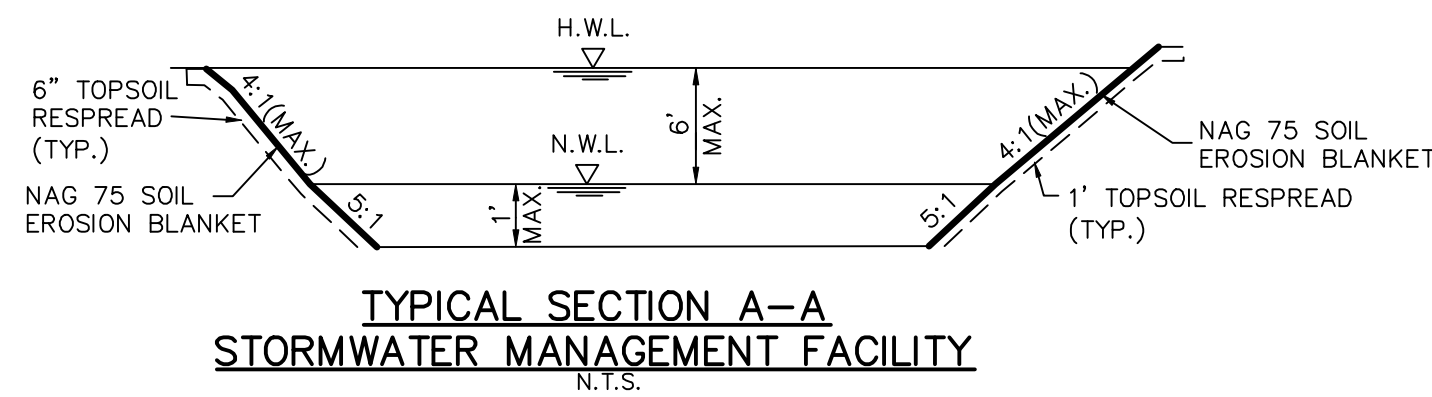
PROBABLE LOCATION OF CONCRETE
WASH CONTAINMENT w/MAINTENANCE.
ACTUAL LOCATION TO BE DETERMINED
IN THE FIELD BY PERMITTEE.
(SEE DETAIL)

787± L.F. - SILT FENCE
w/MAINTENANCE

DROP IN INLET
PROTECTOR (TYP.)

STABILIZED CONSTRUCTION
ENTRANCE (SEE DETAIL)

496± L.F. - SILT FENCE
w/MAINTENANCE



60 30 0 60
SCALE: 1 INCH = 60 FEET

LEGEND	
EXISTING	PROPOSED DESCRIPTION
	MANHOLE
	CATCH BASIN
	INLET
	CLEANOUT
	SLOPE INLET BOX
	HEADWALL
	END SECTION WITH RIP-RAP
	STORM SEWER
	CATCH ALL FILTER BASKET INLET PROTECTOR (OR APPROVED EQUAL) - PAVED AREAS
	ABOVE GROUND INLET PROTECTOR - NON PAVED AREAS
	SILT FENCE WITH MAINTENANCE
	RIP-RAP
	OVERFLOW ROUTE
	NUMBERING SYSTEM USED ON PLANS FOR DRAINAGE STRUCTURE IDENTIFICATION
	EROSION CONTROL BLANKET NAG 75 WHERE SLOPES GREATER THAN 10% (TOTAL AREA = 4,714 S.Y.)
	PROBABLE TOPSOIL STOCKPILE LOCATIONS

2,201± S.Y. - NAG
75 EROSION CONTROL
BLANKET (TYP.)
(SEE DETAIL)

120± L.F. - SILT FENCE
w/MAINTENANCE

347± L.F. - SILT FENCE
w/MAINTENANCE ON TOP
OF SLOPE OF BASIN AFTER
BASIN IS CONSTRUCTED

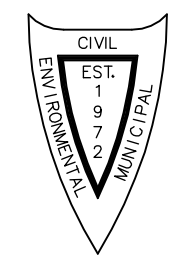
389± L.F. - SILT FENCE
w/MAINTENANCE

ABOVE GROUND
INLET PROTECTOR (TYP.)

132± L.F. - DUAL ROW SILT
FENCE w/ONE BEING HIGHLY
VISIBLE MATERIAL w/MAINTENANCE
(264 L.F. TOTAL)

119± L.F. - SILT FENCE
w/MAINTENANCE

PREPARED FOR:
PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
(847) 230-5400



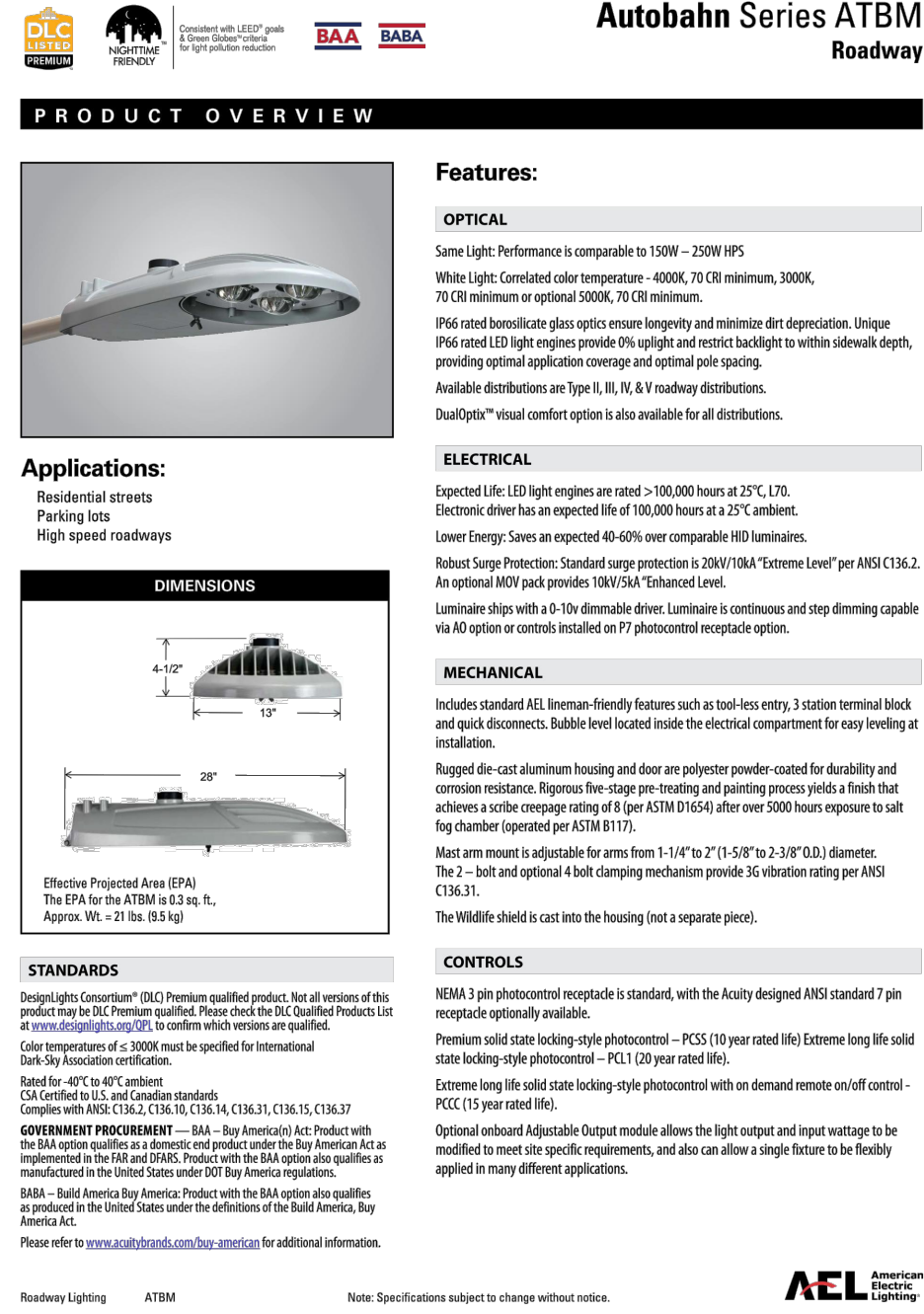
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1	06-21-24/LAL	REVISED PER IN-HOUSE REVIEW & VILLAGE COMMENTS REC'D 6/17/24			

SOIL EROSION AND SEDIMENTATION CONTROL PLAN
KENSINGTON FIELDS

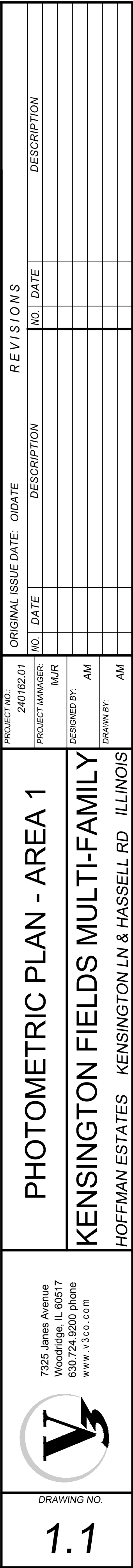
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DIR: 402168	DRN. BY: LAL	DATE: 05-24-24	SCALE: 1" = 60'	ER01 of ER03

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SITE LIGHTING FIXTURE SCHEDULE							
SYMBOL	DESCRIPTION	QUANTITY	LLF	COLOR	MOUNTING	CONFIG.	CATALOG NO. & NOTES
SL-1 	AMERICAN ELECTRIC LIGHTING, ABTM SERIES, LUMINAIRE PACKAGE P10, 81W, ROADWAY TYPE III DISTRIBUTION WITH HOUSESIDE SHIELD, PHOTOCONTROL	12	0.90	3000K	24'-0" POLE, 24'-9" MOUNTING HEIGHT	1 FIXTURE	ATBM-P10-MVOLT-R3-3K-ATBMHSS

1. THE LIGHT POLE LOCATIONS ON THIS PLAN SHOW THE RECOMMENDED PLACEMENT. ADJUSTMENTS TO THESE LOCATIONS MAY BE REQUIRED TO ACCOMMODATE SITE CONDITIONS.
2. PAVEMENT CALCULATION AREAS ARE TAKEN WITHIN THE LIMITS OF PAVEMENT AREAS IDENTIFIED ON THIS PLAN.
3. THE PHOTOMETRIC PLAN WAS PREPARED CONSIDERING THE FIXTURES IN THE SCHEDULE ON THIS SHEET.



Preliminary / Final
Landscape Development Plans



Issued: 5.24.2024 - Final Plan Submittal
1 6.28.2024 - Per Village Review Memo dated 6.14.2024

KENSINGTON FIELDS
HOFFMAN ESTATES, ILLINOIS



DEVELOPER :

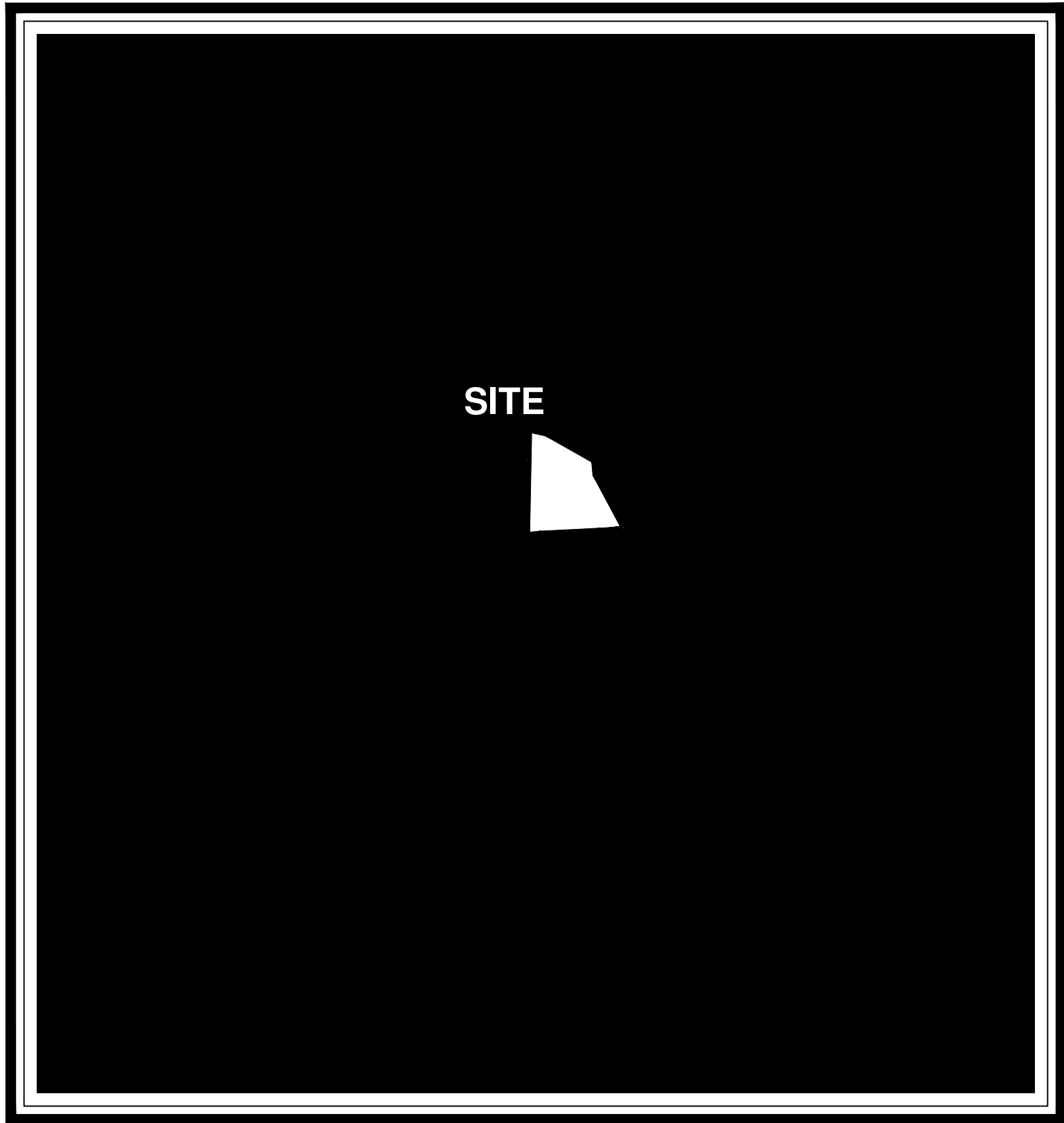
1900 E. Golf Road - Suite 300
Schaumburg, Illinois 60173
Project Manager : Matt Brolley, P.E.

ENGINEER :

CEMCON, Ltd.
2280 White Oak Circle
Aurora, Illinois 60502
(630) 862-2100 voice
Project Manager : Chris Morgart, P.E.

LANDSCAPE ARCHITECT :

Signature Design Group, Inc.
132 N. Washington Street
Naperville, Illinois 60540
(630) 305.3980 voice
Project Manager: Greg G. Sagen, RLA



LOCATION MAP

INDEX OF DRAWINGS

- L.100 Overall Landscape Plan
- L.101 Final Landscape Plan - SOUTH
- L.102 Final Landscape Plan - NORTH
- L.103 Turf Exhibit
- L.104 Typical Townhome Planting Plans
- L.105 Plant List, Notes & Details
- L.106 Monument Sign Details
- TS.100 Existing Tree Removal / Preservation Plan - SOUTH
- TS.101 Existing Tree Removal / Preservation Plan - NORTH
- TS.102 Existing Tree Inventory

project:

Kensington Fields

Hassell Road
Hoffman Estates, Illinois

sheet description:

Overall Landscape Plan

owner:



north: scale: 1" = 50' 0"

revisions: 6.28.2024 Per Village Review Memo dated 6.14.2024

original issue date: 24 May 2024

drawn by:

checked by:

project no.: 24005

sheet no.:

L.100

Plan Legend :

- Parkway Tree
- Canopy Tree
- Evergreen Tree
- Ornamental Tree
- Deciduous Shrub Beds
- Existing Trees (to be preserved)

Landscape Area Tree Requirement :

Site Open Space - 198,634 SF
(Excludes Outlot A)

Open Space Tree Requirement - 132 trees required
(1 / 1500 SF) 178 trees provided *

* excludes parkway trees and TH foundation plantings

* includes Common Area Canopy, Evergreen and Ornamental Trees



PLANT MATERIAL LEGEND : (Sheet L.104 Only)

Ornamental Trees, 6' - 8' m/s or 2.5" cal.
20% Prairie Fire Crab, 8' or 2.5"
20% Red Jewel Crab, 8' or 2.5"
20% Apple Serviceberry, 7'
20% Eastern Redbud, 6'
10% Common Witchhazel, 6'
10% Ivory Silk Tree Lilac, 6'

Upright Evergreen, 4' - 6' tall
40% Mission Arborvitae, 6'
40% Fairview Upright Juniper, 5'
20% Wintergreen Arborvitae, 4'

Evergreen Shrubs, 24" wide
25% Dense Yew, 24"
25% Green Velvet Boxwood, 18"
25% Kallay Compact Juniper, 18"
25% Hughes Juniper, 18"

Deciduous Shrubs, 24" - 36" tall
35% Redtwig Dogwood, 36" (large)
25% Mohican Viburnums, 36" (large)
20% Limeslight Hydrangea, 30" (large)
20% Miss Kim Lilac, 36" (large)

50% Annabella Hydrangea, 24" (med.)
20% Black Chokeberry, 24" (med.)
20% Knockout Shrub Rose, 18" (med.)
10% Snowmound Spirea, 24" (med.)

20% G.M. Alpine Currant, 18" (small)
20% Goldmound Spirea, 18" (small)
20% Brox Forsythia, 18" (small)
20% Potentilla - Yellow, 18" (small)
20% Little Princess Spirea, 18" (small)

Perennial
25% Blue Wonder Catmint
25% Happy Return Daylily
25% Autumn Joy Sedum
25% Summer Beauty Allium

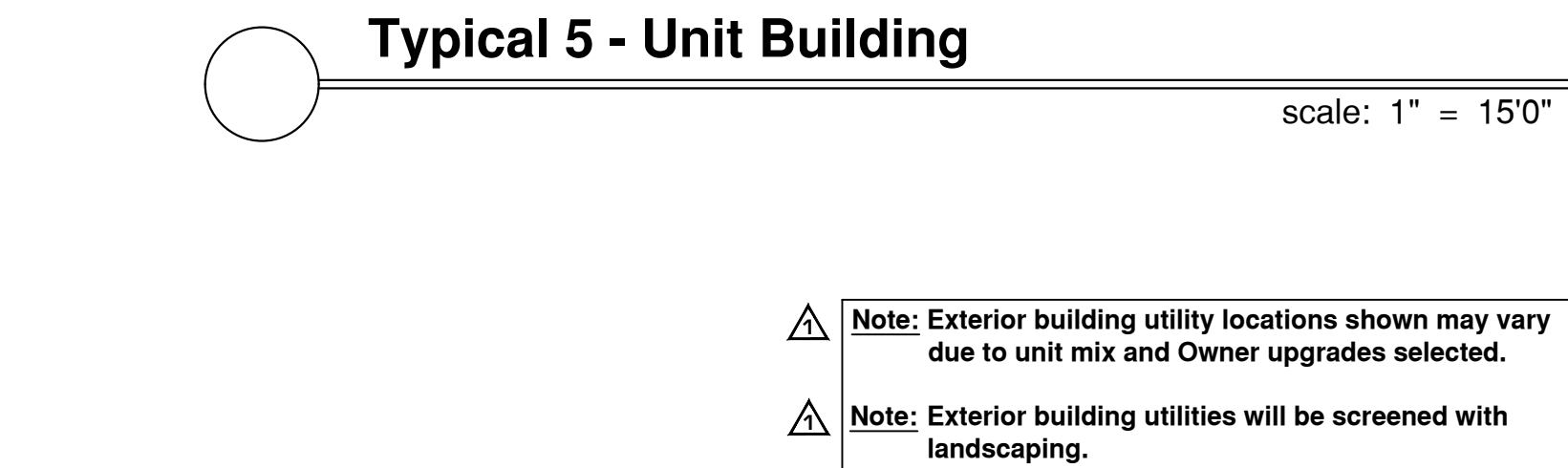
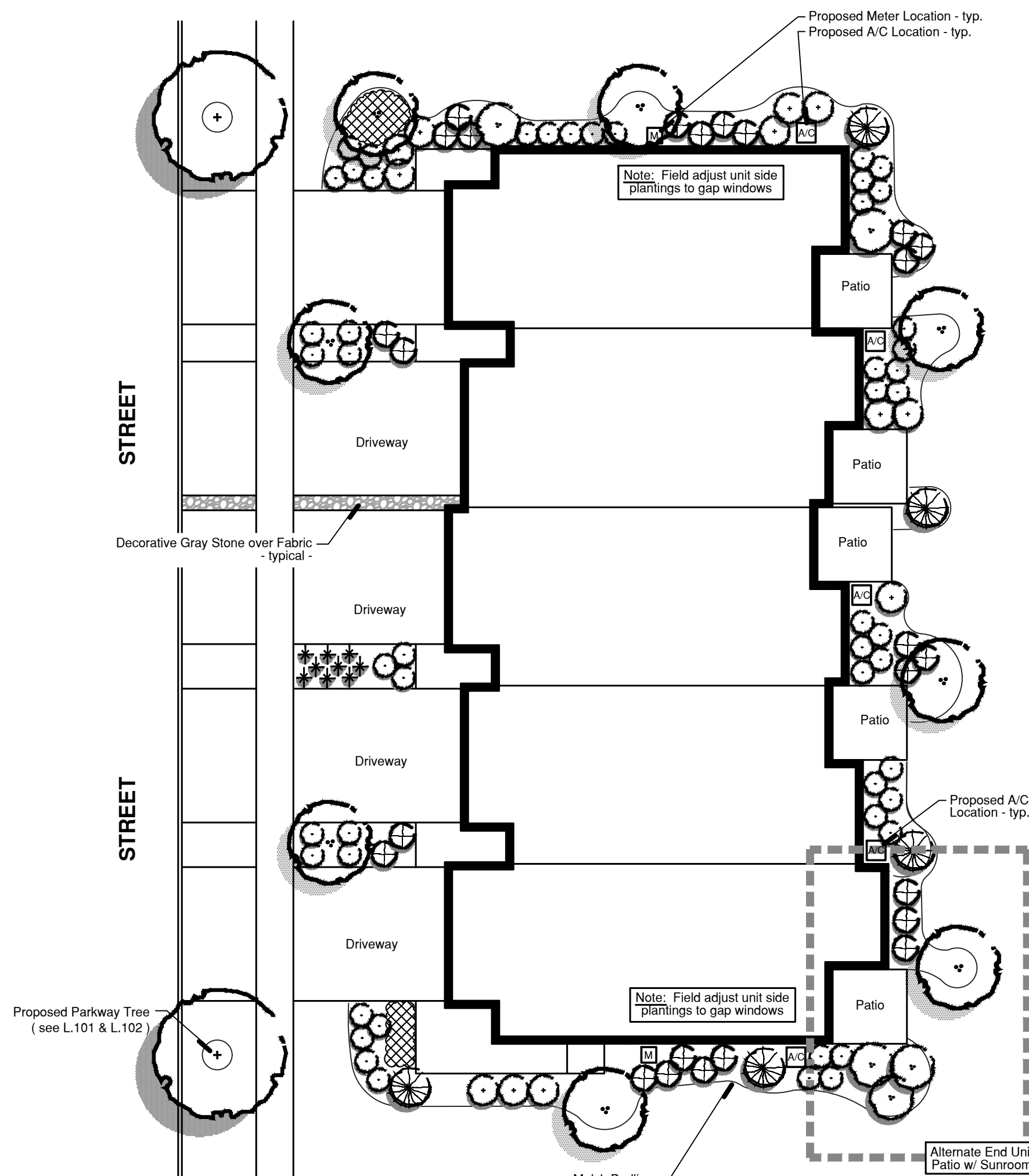
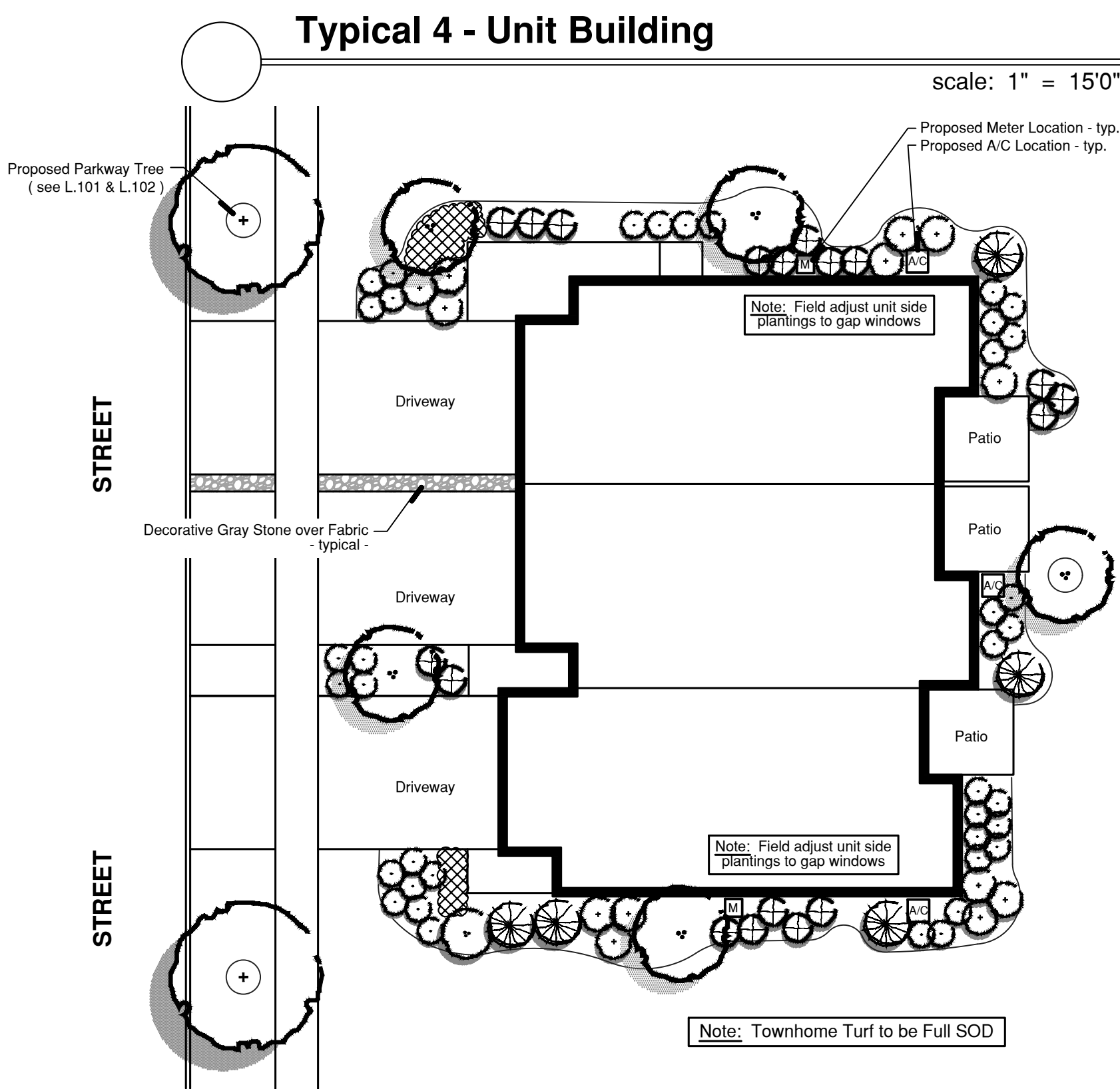
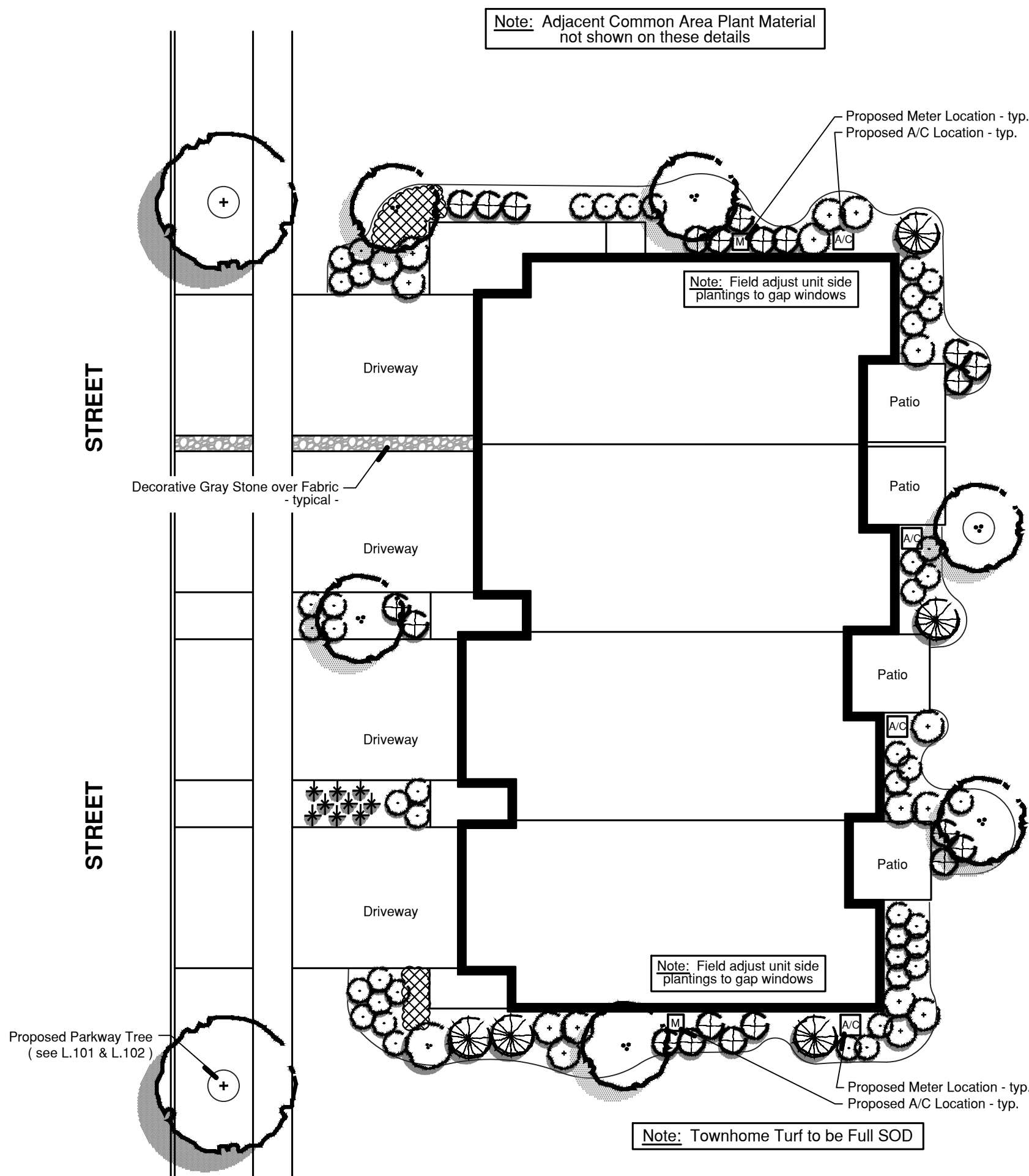
Ornamental Grass
50% Dw. Prairie Dropseed
25% Autum Moor Grass
25% Korean Feather Reed Grass (brachytricha)

CONSTRUCTION NOTES :

- Sod all turf areas as noted with an approved blend of improved Kentucky Bluegrass Sod with a mineral soil back.
- Fine grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.
- Prior to turf installation all areas shall be fertilized with a 12-12-12 granular fertilizer at a rate of 400 lbs. per Acre.
- Prepare perennial, ornamental grass, groundcover and annual flower beds with 1 CY. mushroom compost per 100 SF. rototilled to an 8" depth.
- Mulch all trees, shrub, perennial & orn grass beds with a minimum of three inches shredded hardwood bark mulch.
- Mulch all groundcover and annual beds with minimum of one inch pinebark fines.
- All bed lines and tree saucers require a 4" deep spaded edge between lawn and mulch areas.
- All evergreen (conifers) trees and shrubs must be grown in a natural shape - and not sheared.
- Plant material sizing, branching and ball sizes shall conform to the " American Standards for Nursery Stock" (latest edition) by the American Association of Nurseryman, Inc.
- Plant material shall be nursery grown and be either balled and burlapped or container grown. Sizes and spreads on plant list represent minimum requirements.
- Quantity lists are supplied as a convenience. Contractor shall verify all quantities, and in case of a discrepancy, the plan shall prevail.
- The Landscape Contractor shall adjust plant locations in field to maintain appropriate spacing from fire hydrants, light poles, all utility structures, driveways and sidewalks. Approval of the Landscape Architect is required when field adjustments to be implemented do not conform to the intent of the plans.
- Contractor shall report any discrepancies in the field to the Landscape Architect and/or Owner.
- The Landscape Contractor shall verify locations of all underground utilities prior to digging. Is required to Contact J.U.L.I.E. (1.800.892.0123), and any other public or private agency necessary for utility location 48 hours prior to construction.
- Where underground utilities exist, all field adjustments must be approved by the landscape architect.
- The Landscape Contractor shall water plant material, seed and sod areas until the plants have become adequately established and until final acceptance by the owner. Owner to provide all supplemental watering and proper care and maintenance of all plant materials, seed and sod areas after acceptance of Landscape Contractors work.
- No plants are to be changed or substituted without the approval of the Landscape Architect and the Village of Plainfield.
- Landscape Contractor shall warrantee all material and labor for a period of one year from the date of final acceptance and shall repair any defects and replace all dead plant material as required during the warranty period.

Contractor Quality Control :

- Upon Completion of landscape installation, and prior to final acceptance, the Contractor Shall :
- Lightly hand-prune all trees and evergreens to remove broken, crossing or mis-shaped branches.
 - On clump-form ornamental trees, remove all minor branches, suckers and stems from the bottom 24" of the main trunks.
 - Lightly hand-prune all shrubs to remove wild branches and insure uniformity in groups of similar shrubs.
 - Dead head all perennials plants to remove all old flowers and dead or discolored foliage.
 - Remove all nursery tags and ribbons from all plantings
 - Hand water all plant material.
 - Rake out mulch beds to insure a smooth, uniform layer with a sharp, defined spade edge.



Land Planning
Landscape Architecture
Environmental Site Design

132 N. WASHINGTON ST. - NAPERVILLE, IL 60540 - 630.305.3980 Fax 630.305.3994

project:

Kensington
Fields

Hassell Road
Hoffman Estates, Illinois

sheet description:

Typical Townhome
Landscape
Package

owner:



north: scale: 1" = 15' 0"

revisions: 6.28.2024 Per Village Review Memo dated 6/14/2024

original issue date: 24 May 2024

drawn by:

checked by:

project no.: 24005

sheet no.:

L.104

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project:

Kensington Fields

Hassell Road
Hoffman Estates, Illinois

sheet description:

Monument Sign Details

owner:



north: scale:

revisions: 6.28.2024 Per Village Review Memo dated 6.14.2024

original issue date: 24 May 2024

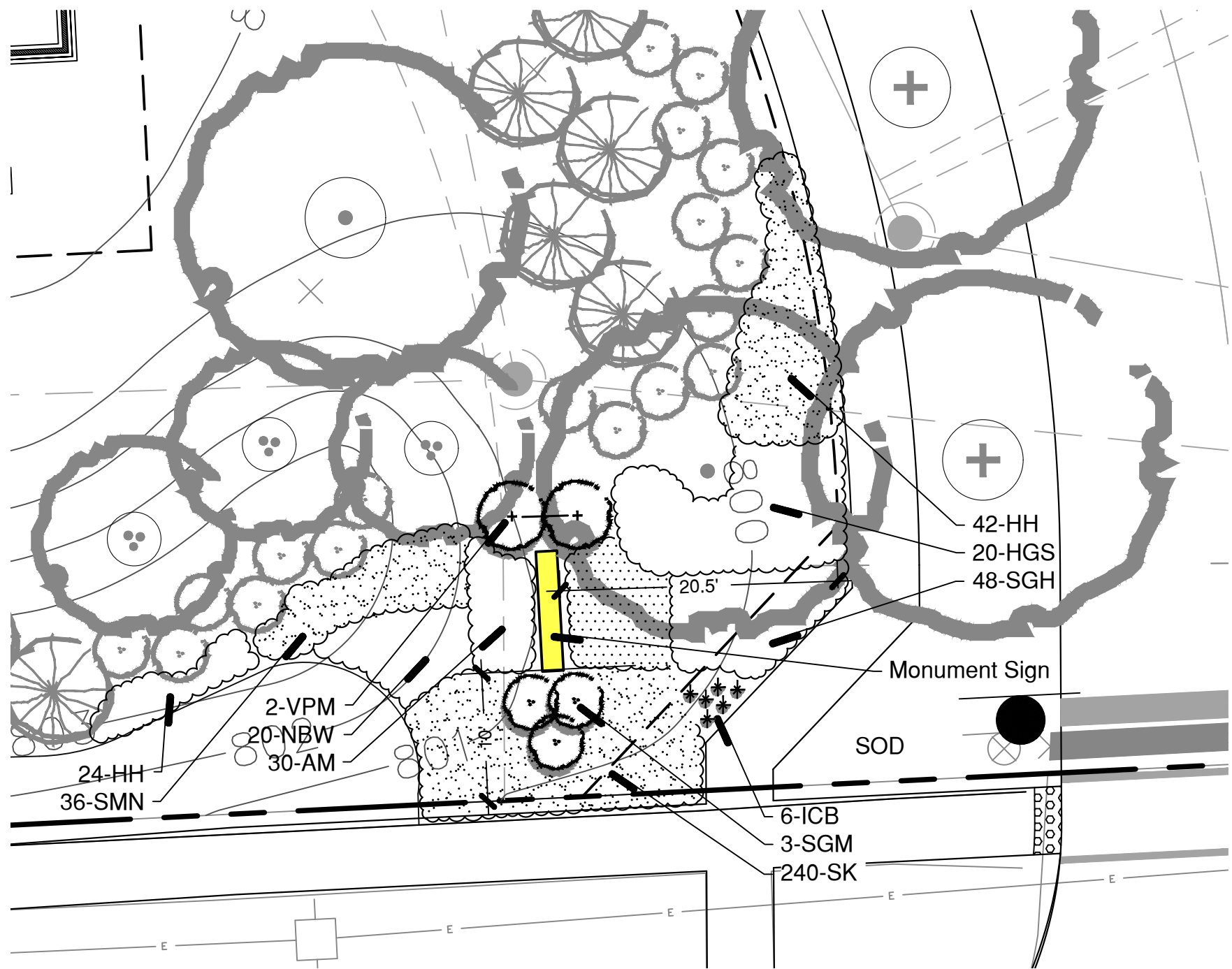
drawn by:

checked by:

project no.: 24005

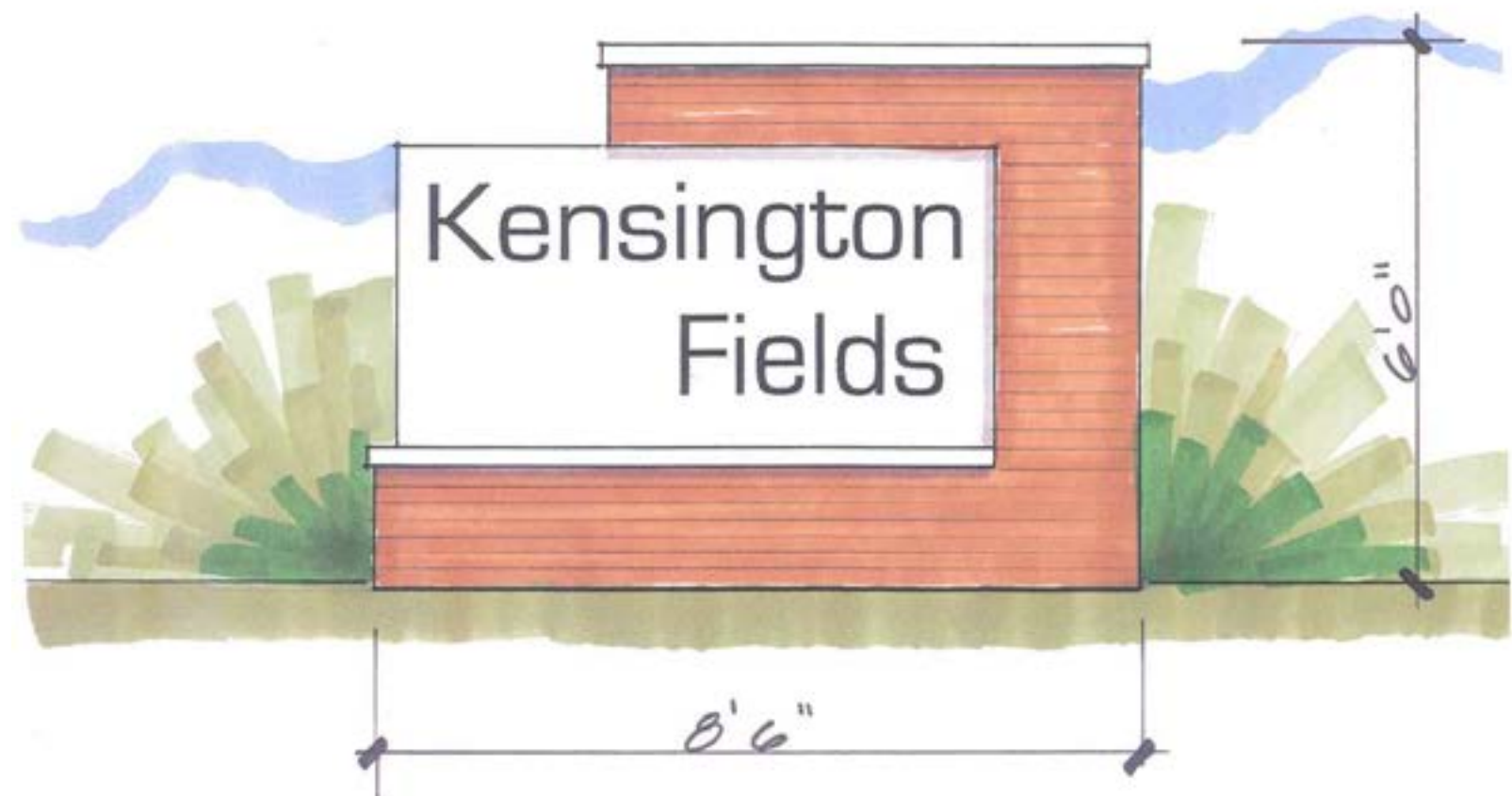
sheet no.:

L.106



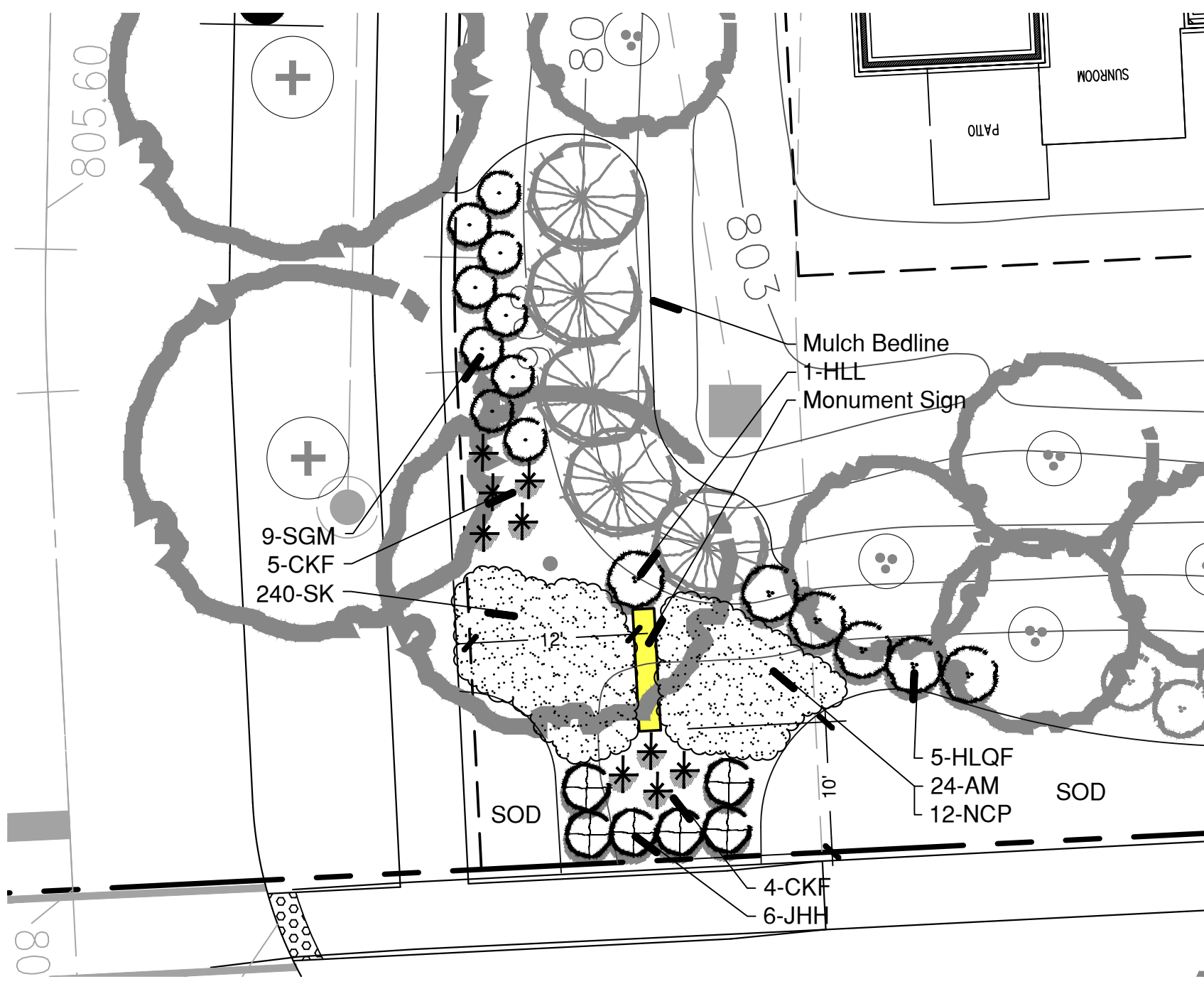
East Entrance Enlargement

scale: 1" = 10'0"



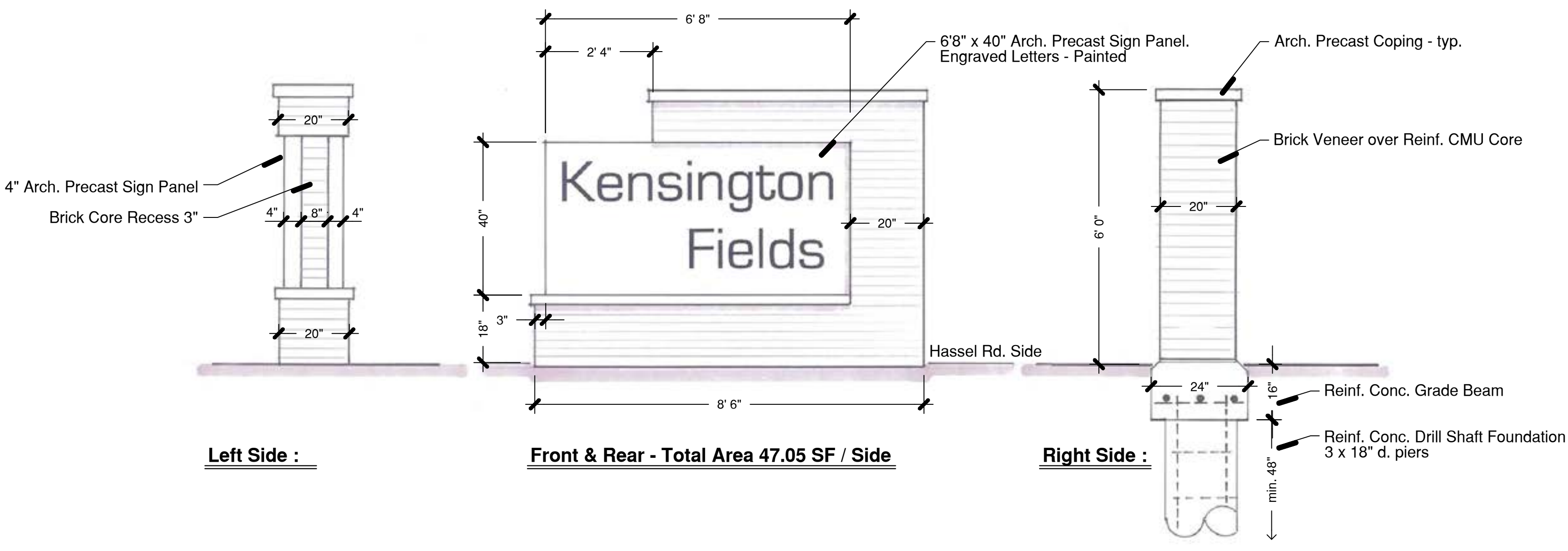
Illustrative Color Sign Elevation

scale: 1/2" = 1'0"



West Entrance Enlargement

scale: 1" = 10'0"



Monument Sign Elevations

scale: 1/2" = 1'0"

- Signs are Double-Sided
- Signs are NOT illuminated
- Signs are setback min. 10' from P.L.

project:

Kensington Fields

Hassell Road
Hoffman Estates, Illinois

sheet description:

Existing Tree Inventory & Preservation Details

owner:



north: scale:

revisions: 6.28.2024 No Revision This Sheet

original issue date: 24 May 2024

drawn by:

checked by:

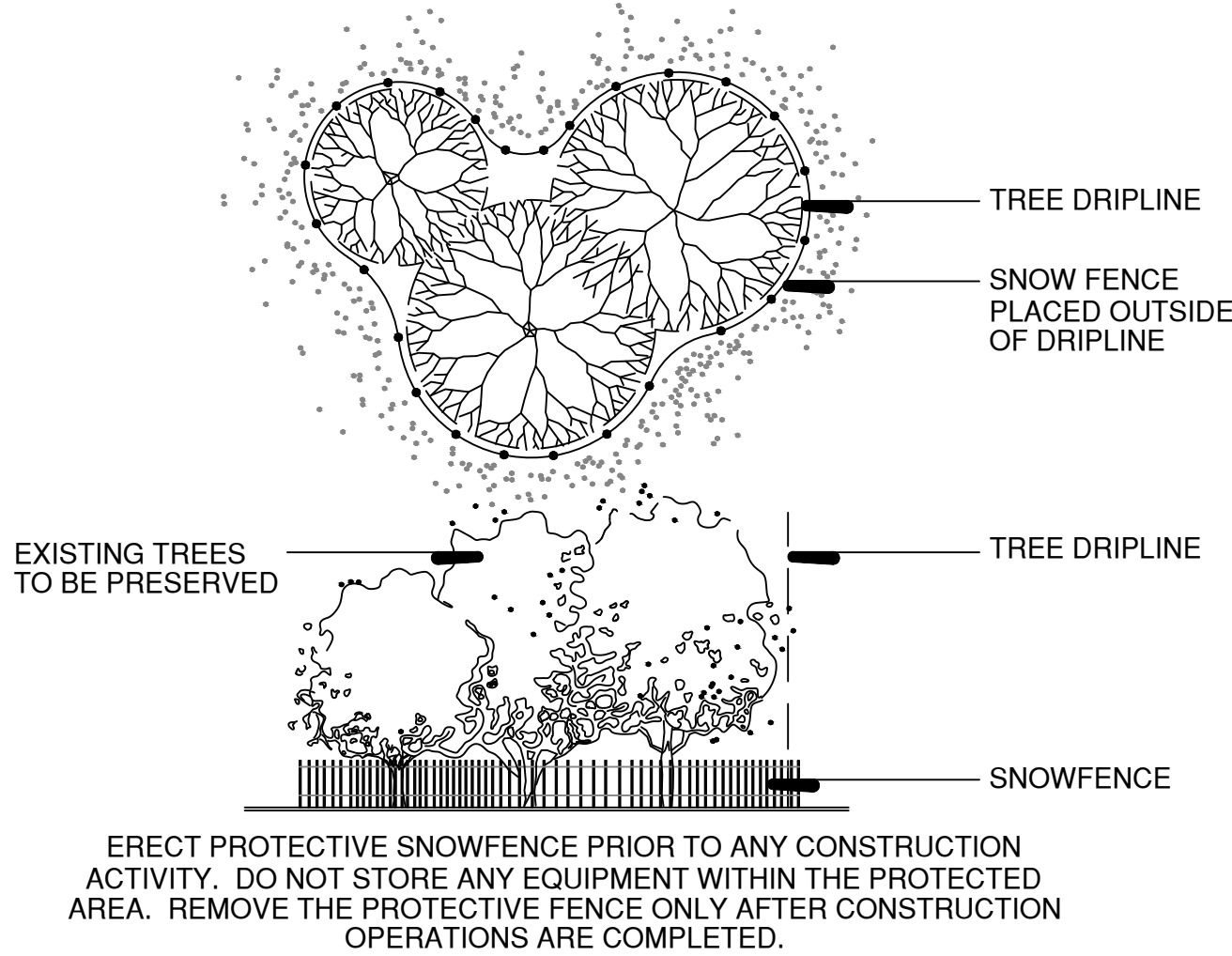
project no.: 24005

sheet no.:

TS.102

Tree Inventory Table :

TagNo.	Common Name	Size	Condition	Comments	S/R
2285	Spruce	14	Fair	One-Sided	S
2286	Black Alder	M/S	Good		S
2287	Norway Spruce	18	Good		S
2288	Norway Spruce	18	Good		S
2289	Norway Spruce	18	Good		S
2296	River Birch	3x12	Fair		S
2301	Norway Spruce	30	Excellent		S
2302	Silver Maple	28	Good	Off-Site	S
2305	Norway Maple	28	Good		S
2306	Colorado Spruce	12	Fair	Pruned up to 8'	R
2307	Colorado Spruce	12	Fair	Pruned up to 8'	R
2308	Colorado Spruce	12	Dead	Pruned up to 8'	R
2309	Colorado Spruce	12	Fair	Pruned up to 8'	R
2310	Colorado Spruce	12	Poor	Pruned up to 8'	R
2311	Colorado Spruce	12	Fair	Pruned up to 8'	R
2312	Colorado Spruce	12	Fair	Pruned up to 8'	R
2379	Autumn Blaze Maple	9	Fair	Frost Crack	R
2439	Swamp White Oak	7	Excellent	Off-Site	S
2440	Swamp White Oak	7	Excellent	Off-Site	S
22441	Swamp White Oak	7	Excellent	Off-Site	S
2442	Swamp White Oak	7	Excellent	Off-Site	S
2443	Swamp White Oak	7	Excellent	Off-Site	S
2446	Black Alder	7	Fair		S
2444	Boxelder	10	Fair		S
2445	Cedar	8	Fair	In Rip-Rap	S
2352	Spruce	12	Fair	Pole Screen	S
2351	Cockspur Hawthorn	M/S	Fair	Thorns!	R
2350	Cockspur Hawthorn	M/S	Fair	Thorns!	R
100	Serviceberry	8'	Fair	Hassel Parkway	S
101	Serviceberry	6'	Fair	Hassel Parkway	S
102	Serviceberry	8'	Good	Hassel Parkway	S
103	Redbud	10'	Fair	Hassel Parkway	S
104	Magnolia	8'	Fair	Hassel Parkway	S
105	Redbud	10'	Poor	Hassel Parkway	R



1
A
Typical Tree Preservation Fencing
NTS

Tree Preservation Notes :

1. Tree Removal Permit Required: A tree removal permit shall be required for the removal of any tree in the woodland. No person shall, directly or indirectly, remove, damage or destroy a woodland without having secured a TRP.
2. The Owner or his/her designee shall be responsible for construction and maintenance of temporary fencing or other tree protection measures, to be used during construction.
3. Snow fencing shall be temporarily installed at the drip line protection of trees prior to any construction activities and maintained throughout the entire project. The drip line area is the ground under a tree canopy from the trunk to the outmost branches.
See detail A Above
4. Grading and construction equipment shall be forbidden from encroaching within the drip line of a tree.
5. No construction activity, movement, and/or placement of equipment or materials or spoils storage shall be permitted within the drip line of a protected tree or at any higher location where drainage toward the tree could conceivably affect the health of the tree. No excess soil, additional fill, liquids or construction debris shall be placed within the drip line of a protected tree.
6. No attachments, fences, or wires, other than those approved for bracing, guying or wrapping, shall be attached to trees during the construction period.
7. Grade change shall be allowed under the drip line of any trees designated for preservation only if tree trunks and branches are protected when construction must occur within tree drip line areas.
8. To improve the survival rate of trees, root pruning and/or thinning shall be performed in accordance with industry standards and practices and where indicated on the plan.

Tree Survey Date :

Existing tree inventory and rating completed by Signature Design Group on April 16, 2024. Location Survey and Tree Tagging prepared by CEMCON, Ltd. in Spring 2024.

Condition Rating Key :

Rating	Description	General Criteria
5	Excellent	The tree is typical of the species, has less than 10% deadwood in the crown that is attributable to normal causes, has no other observed problems, and requires no remedial action
4	Good	The tree is typical of the species and / or has less than 20% deadwood in the crown, only 1 or 2 minor problems that are easily corrected with normal care.
3	Fair	The tree is typical of the species and / or has less than 40% deadwood in the crown, only 1 or 2 minor problems that are not imminently lethal to the tree and no significant decay or significant decay or structural problems, but the tree must have remedial care above normal care in order to minimize the impact of future stress and to ensure continued health.
2	Poor	The tree is not typical of the species and / or has over 50% deadwood in the crown, major decay or structural problems, is hazardous or is severely involved with insects, disease, or other problems that even if aggressively corrected would not result in the long term survival of the tree.
1	Dead	Less than 10% of the tree shows signs of life



Townhomes – Front View



Townhomes – Front / Side View

* End units facing Hassel Road shall include masonry wainscot wrap along the Hassel Road facing elevation



Townhomes – Side / Rear View

* End units facing Hassel Road shall include masonry wainscot wrap along the Hassel Road facing elevation



Townhomes –Rear View

Townhome Design Features



Typical Front Elevation

Townhome Design Features



LEFT ELEVATION

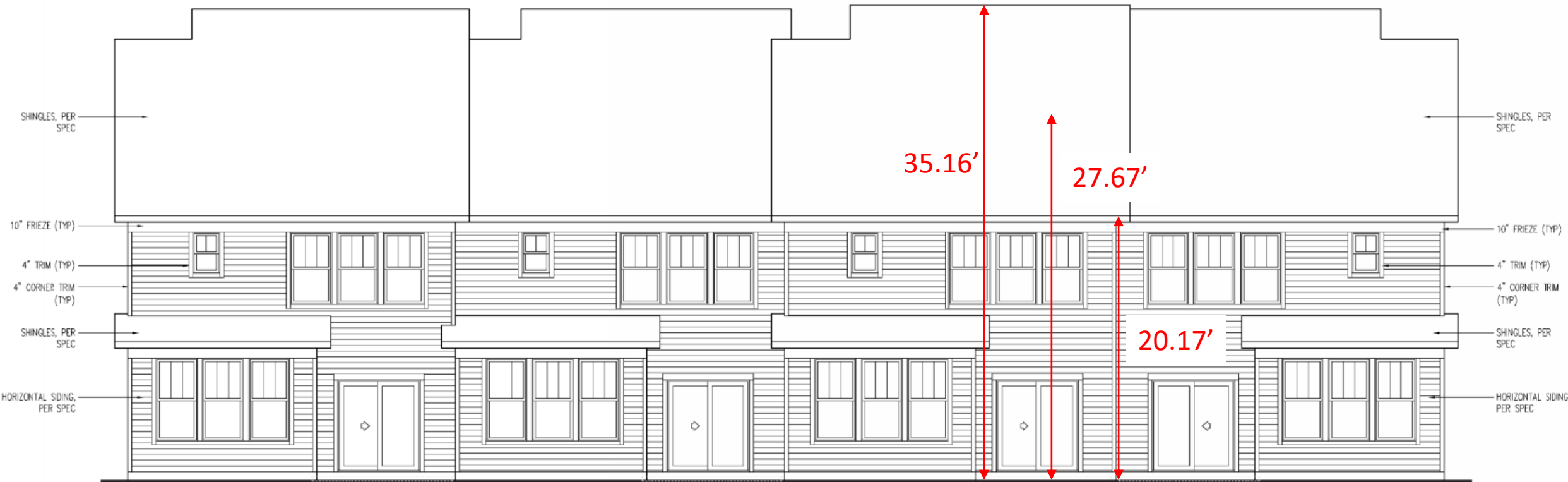


RIGHT ELEVATION

Typical Side Elevations

* End units facing Hassel Road shall include masonry wainscot wrap along the Hassel Road facing elevation

Townhome Design Features



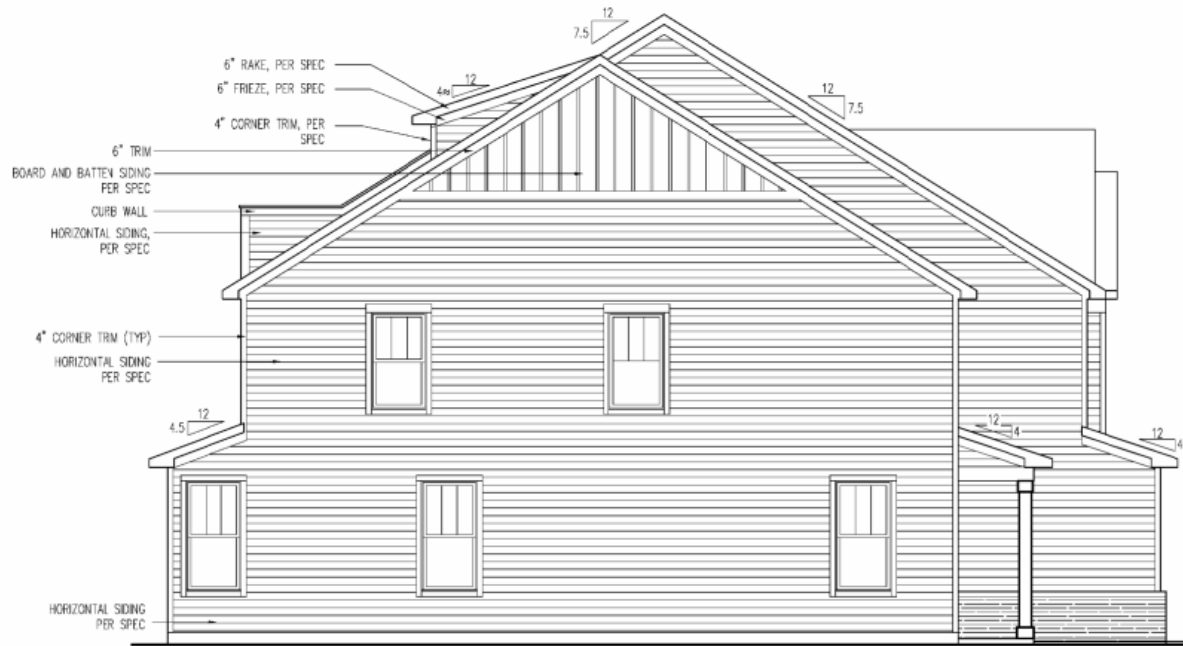
Typical Rear Elevation

Townhome Design Features

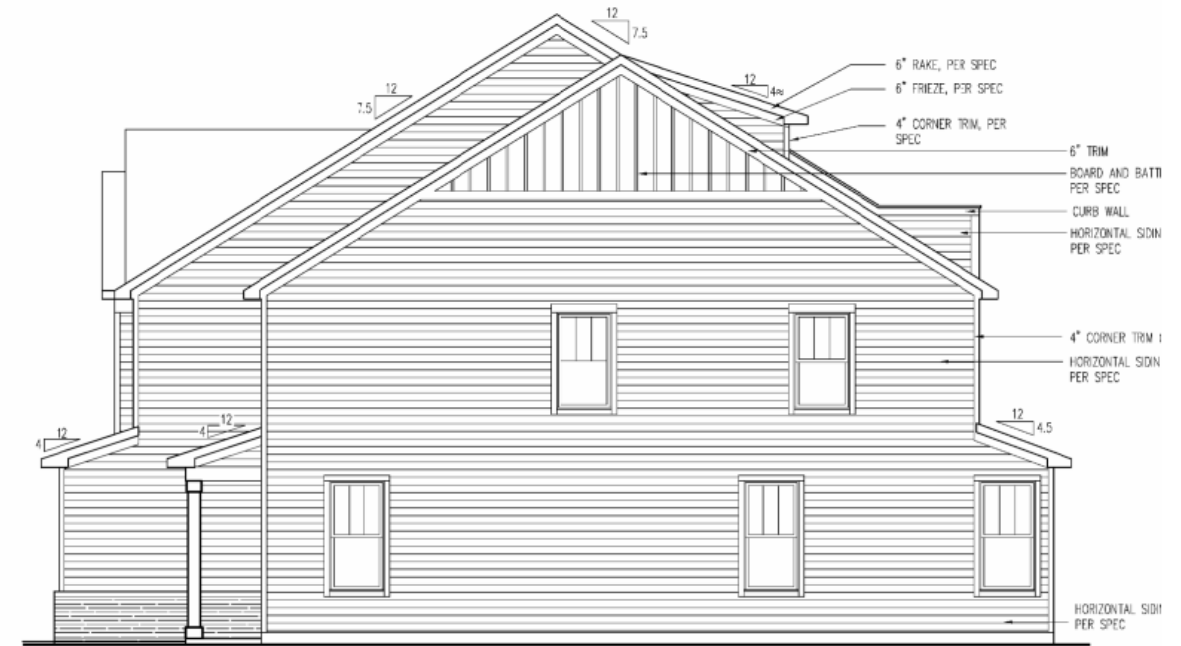


Optional Habitable Attic – Rear Elevation

Townhome Design Features



LEFT ELEVATION



RIGHT ELEVATION

Optional Habitable Attic – Side Elevations

* End units facing Hassel Road shall include masonry wainscot wrap along the Hassel Road facing elevation

Townhome Design Features



Optional Sunroom– Rear Elevation

Townhome Design Features



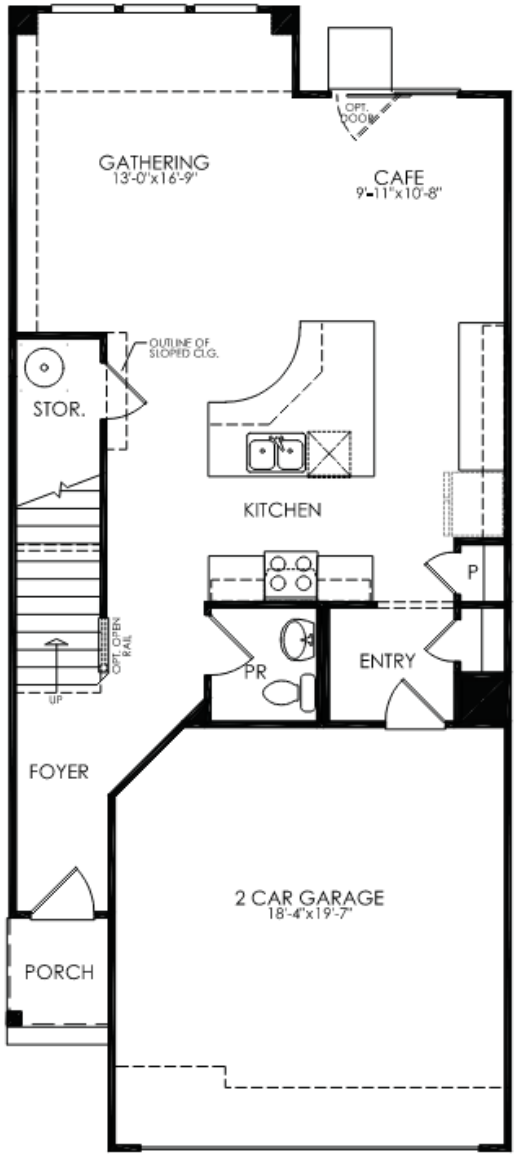
LEFT ELEVATION

RIGHT ELEVATION

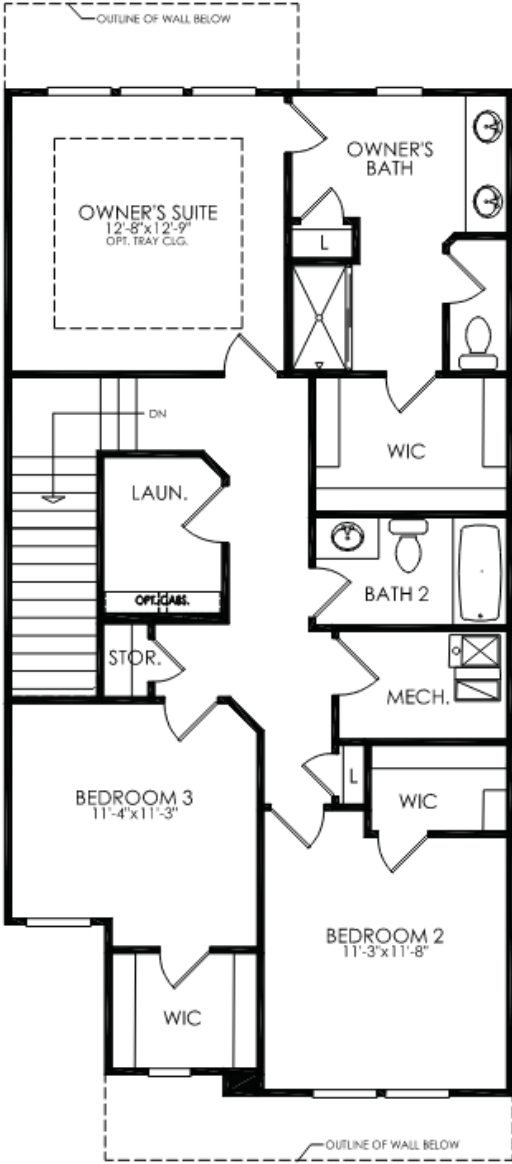
Optional Sunroom – Side Elevations

* End units facing Hassel Road shall include masonry wainscot wrap along the Hassel Road facing elevation

Bowman Townhome Base Floor Plans

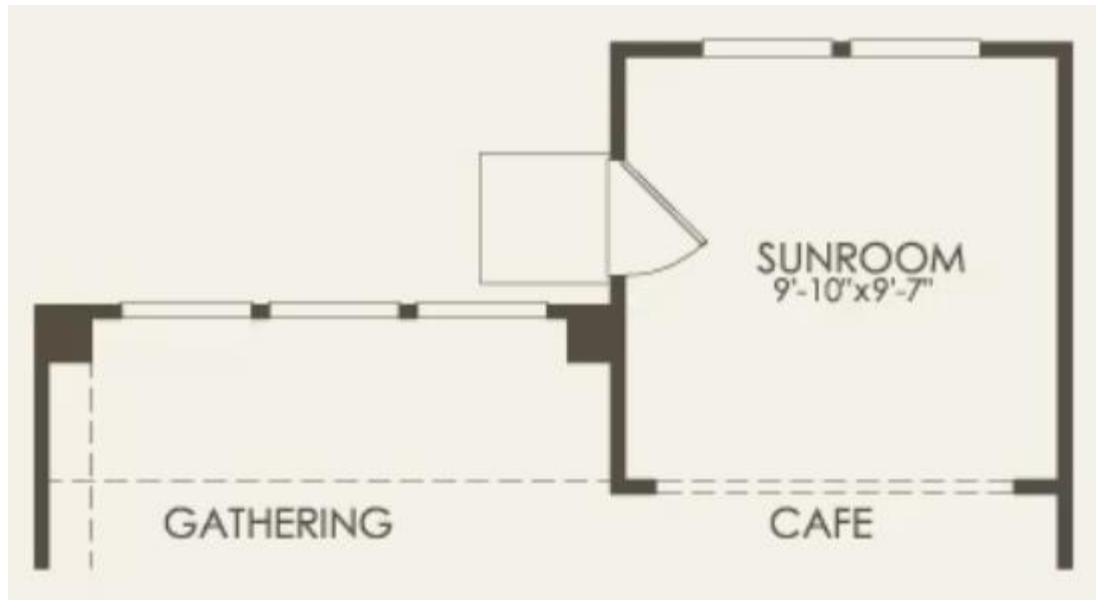


First Floor



Second Floor

Townhome Optional Upgrades



Optional First Floor Sunroom /
Second Floor Extension



Optional Third Floor Habitable Attic

Proposed Exterior Townhome Color Palette



VW-119-W-M

Shingle Roofing
CertainTeed
Architectural
Moire Black

Shingle Roofing
CertainTeed
3-Tab
Moire Black

Horizontal /
Board & Batten /
Shake Siding
Charcoal Smoke

Shutters
Black

Windows
White

Trim
Glacier White

Brick Veneer
Brick Craft
Wabash

Metal Roof
Mastic Metals
Terra Bronze

Entry Door
Black of Night
SW 6993

Garage Doors
CloPay
White

Gutters & Fascia
Glacier White

Color Package 119



Community Impact Statement for the
Kensington Fields townhome development
Village of Hoffman Estates, Illinois

May 2024



Village of Hoffman Estates
1900 Hassell Road
Hoffman Estates, Illinois
60169

Mr. Jim Donahue
Senior Planner
T: 847.781.2666.
E: james.donahue@vohe.org

www.hoffmanestates.org

May 24, 2024

Dear Mr. Donahue,

Pulte Homes is pleased to submit this Community Impact Statement for our proposed '**Kensington Fields**' townhome community to the Village of Hoffman Estates for your consideration. Along with our development review application, we believe that the Village will find that our proposal fits appropriately with the neighborhood context and will provide housing choice in the community.

Kensington Fields is comprised of 69 single-family attached townhome units within 3, 4, and 5-unit buildings. The townhomes are 3-bedroom units with 2-car garages that are front-loaded from the street, along with an optional sunroom and habitable attic space. Pulte has built and sold these homes successfully in several other communities in the greater Chicago metropolitan area.

We believe the keys to success for the Kensington Fields development in Hoffman Estates will be driven by the following:

- ***Exhibited Market Demand for this Housing Type***
- ***Healthy Feeder Market Activity in Target Price Range***
- ***Excellent Depth of the Potential Buyer Pool***
- ***High Quality School District Perception and Premium***
- ***Great Proximity to Transportation, Employment & Entertainment***

This Community Impact Statement provides responses and information relative to the requirements identified in the Hoffman Estates Code of Ordinances, Chapter 10, Article 6, Section 10-6-2. We have restated the requirements of Section 10-6-2, with our responses listed to each one below.

We look forward to our dialogue with you and other Village representatives, and we are excited to see this development take shape. If you have questions about our responses, need any additional information, or wish to discuss next steps, please don't hesitate to reach out and contact me.

Best regards,

Pulte Homes

Todd Meyer, AICP, PLA
Land Planning & Entitlements

T: (847) 230-5254 direct
E: todd.meyer@pultegroup.com

More Life Built In



Contents

1. Pulte / Team Overview	x
2. Project Information	x
3. Project Description	x
4. Construction Phasing	x
5. Environmental Impact	x
6. Fiscal Impact Analysis	x
7. Market Analysis	x
8. Air Quality	x
9. Archaeological / Historical	x
10. Public Service Impacts	x

1. Pulte Group Overview

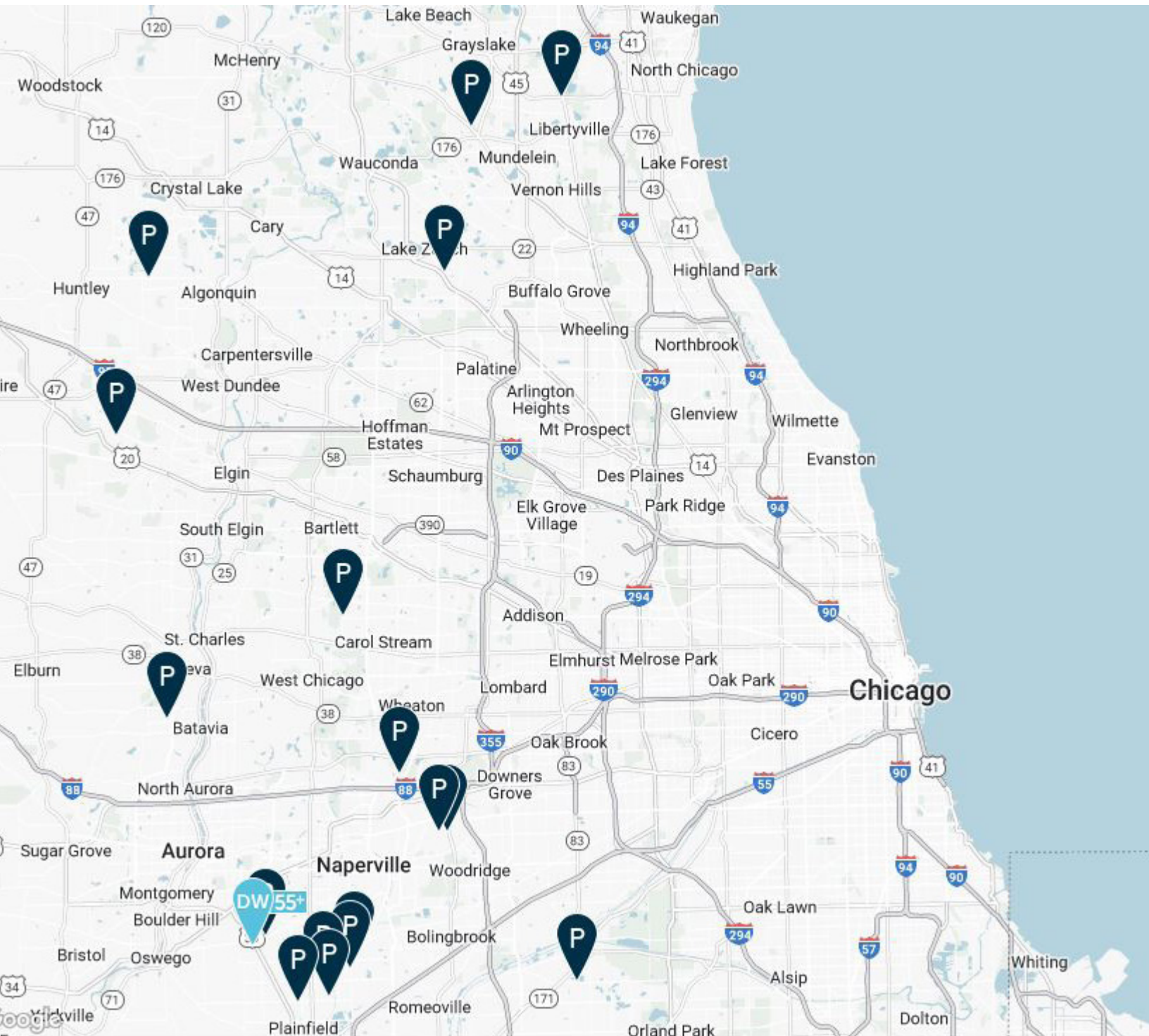
Since our founding in 1950, PulteGroup has delivered almost 750,000 homes throughout the United States. What began as a single home built by the hands and entrepreneurial spirit of our founder Bill Pulte, is today the nation's third largest homebuilder with operations in over 40 major cities. Marketing under some of the industry's best known brands: Pulte, Centex, Del Webb, DiVosta, American West, and John Wieland Homes and Neighborhoods, we can meet the needs of first-time, move-up and active-adult home buyers. Key metrics include:

- ***Publicly Traded Homebuilding Company (PHM)***
- ***Third Largest Builder in the U.S. and in the Greater Chicago Area***
- ***Have been building homes in Chicagoland since the mid 1960's***
- ***Top Selling Communities in Chicagoland 2017-2023***
- ***Acquired Del Webb in 2001 and have built 5 Del Webb communities in greater Chicago***
- ***Sold 737 homes in 2023 with an average sales price of \$614,000***

Pulte takes pride in building high-quality homes and communities, and we view the municipalities in which we build as partners. We are looking forward to a positive relationship with the Village of Hoffman Estates. The following represent what we refer to as "The Pulte Homes Advantage":

- ***Modern/Innovative Floor Plans***
- ***Personalization Options Available***
- ***Smart Home Technology***
- ***Energy Efficient (2021 IECC Compliant)***
- ***EV Car Charger Ready (hookups in garages)***
- ***10 Year Structural Warranty***

Pulte is currently building & selling homes in 20 different communities throughout suburban Chicago



The Illinois Division of Pulte Homes works closely with some of the best land development consultants in the Chicago region. This core team has worked with Pulte to plan, design, engineer and implement a wide range of projects throughout the suburban area. The following firms prepared the preliminary / final documents to redevelop the former CDK Global office building site for consideration of the Village of Hoffman Estates:



Cemcon, Ltd.

Consulting Engineers, Land Surveyors and Land Planners

2280 White Oak Circle, Suite 100

Aurora, Illinois 60502-9675

www.cemcon.com

Primary Contact: **Chris Morgart, PE, LEED AP**

Vice President

(630) 862-2100

chrism@cemcon.com



V3 Companies

Wetland Consultant, Lighting Design

7325 Janes Avenue

Woodridge, Illinois 60517

www.v3co.com

Primary Contact: **Scott Brejcha, PWS**

Wetland Consulting Group Leader

(630) 675-8584

sbrejcha@v3co.com



Kenig, Lindgren, O'Hara, Aboona, Inc.

Traffic Engineering, Transportation Planning

9575 West Higgins Road, Suite 400

Rosemont, Illinois 60018

www.kloainc.com

Primary Contact: **Luay Aboona, PE, PTOE**

Principal

(847) 518-9990

laboona@kloainc.com



Signature Design Group

Landscape Architecture, Site Design

132 North Washington Street

Naperville, Illinois 60540

sgntrgroup.com

Primary Contact: **Greg Sagen, ASLA**

President

(630) 305-3980

greg@sgntrgroup.com



Source: Google Earth Pro

Exhibit #2 - Location Map



When we propose a new community, we're interested in more than building and selling homes - we're building a relationship with the residents and the municipality that we want to last. And, we work just as hard at that.

2. Project Information

a. Boundary Survey. A boundary survey or survey of record prepared at a scale of not less than one inch equals 100 feet. The survey shall include the following material:

Response: See Exhibit #1, Site Boundary and Topographic Survey.

i. Name of the person and firm responsible for preparation of the survey:

Response: Jeff Pankow, Professional Land Surveyor #3483, Cemcon, Ltd. 2280 White Oak Circle, Suite 100, Aurora, Illinois 60502. (630) 862-2100.

ii. Location, width and name of abutting or adjoining rights-of-way:

Response: The southern property line of the site abuts Hassell Road, which has a 100' wide ROW.

iii. Legal description of the parcel in a format appropriate for legal advertisement (including the total acreage of the parcel):

Response: THAT PART OF FRACTIONAL SECTION 5 AND THAT PART OF FRACTIONAL SECTION 6 BOTH IN TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 5, 6, 7 AND 8 IN THE TOWNSHIP AND RANGE AFORESAID; THENCE SOUTH 89 DEGREES 34 MINUTES 07 SECONDS $\backslash$ 1EST ALONG THE SOUTH LINE OF SAID FRACTIONAL SECTION 6, A DISTANCE OF 120.12 FEET; THENCE NORTH 06 DEGREES 07 MINUTES 29 SECONDS EAST, PARALLEL 111TH THE EAST LINE OF SAID FRACTIONAL SECTION 6, A DISTANCE OF 83.546 FEET TO A POINT IN THE NORTH LINE OF HASSELL ROAD AS DEDICATED PER DOCUMENT NUMBER 21 115379, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE CONTINUING NORTH 06 DEGREES 07 MINUTES 29 SECONDS EAST, PARALLEL 111TH THE EAST LINE OF SAID FRACTIONAL SECTION 6, A DISTANCE OF 975.808 FEET; THENCE SOUTH 72 DEGREES 23 MINUTES 59 SECONDS EAST. 158.45 FEET; THENCE SOUTH 55 DEGREES 22 MINUTES 33 SECONDS EAST, 510.39 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 130. FEET; THENCE SOUTH 23 DEGREES 02 MINUTES 39 SECONDS EAST, 565.91 FEET TO A POINT IN THE AFOREMENTIONED NORTH LINE OF HASSELL ROAD; THENCE $\backslash$ 1ESTIERLY ALONG THE SAID NORTH LINE OF HASSELL ROAD, BEING THE ARC OF A CIRCLE CONVEX TO THE SOUTHEAST AND HAVING A RADIUS OF 1382.69 FEET (THE CHORD OF WHICH BEARS SOUTH 88 DEGREES 35 MINUTES 09 SECONDS WEST AND MEASURES 175.252 FEET) AN ARC DISTANCE OF 175.369 FEET; THENCE NORTH 87 DEGREES 46 MINUTES 51 SECONDS $\backslash$ 1EST, TANGENT TO THE LAST DESCRIBED CURVED LINE, AND STILL ALONG THE NORTH LINE OF SAID HASSELL ROAD, 609.423 FEET TO AN ANGLE POINT IN SAID LINE; THENCE SOUTH 89 DEGREES 34 MINUTES 07 SECONDS $\backslash$ 1EST, 112.501 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Project Information, continued

b. Location Map. A location map prepared to scale with the subject property clearly marked:

Response: See Exhibit #2 - Project Location Map above.

c. Permanent Index Number (PIN). A listing of all the PINs for the subject property:

Response: 07-05-300-003-0000

d. Owner of Record. Name and address of the owner of record.

Response: **CDK Global, LLC**
 2895 Greenspoint Parkway, Suite 500
 Hoffman Estates, Illinois 60169

Contact: **Mark O'Leary**
 Director of Real Estate, NA
 (973) 830-0760

e. Out Parcel Reference. Notation of surveys and other documents pertaining to parcels which are not part of the project, or parcels identified for future subdivision:

Response: Not Applicable.

f. Land Use. Description of the existing land use:

Response: The existing site conditions include a 1-3 office building that was constructed in the mid 1980's and until recently was occupied by CDK Global. The building is now vacant and is surrounded by surface parking. The land is higher at the southwest corner and gently slopes east and north toward the north branch of Poplar Creek. A stormwater detention pond exists at the north end of the property. There are some trees on the site, primarily adjacent to the building and at the perimeter of the property. The existing detention pond will be protected in place, while the building and parking lot will be demolished and removed to make way for the development of the townhome neighborhood.



Source: Google Earth Pro

View of existing site and office building looking Southeast - formerly occupied by CDK Global

3. Project Description

The following material shall be submitted to provide an accurate description of the proposed project.

a. Proposed Land Use Plan. Descriptions shall be provided for project sub-areas in mixed use or phased projects. The proposed land use plan shall be prepared to scale; however, detailed sub-area maps at a larger scale than the land use plan may be required. The following material shall be submitted to provide an accurate description of the proposed land use plan.

i. Identification and description of the land use, including the size in acres, type and number of residential units to be constructed, project density, and type and size of non-residential construction.

Response: The property is located at 1950 Hassell Road in Hoffman Estates. The site is 13.4 acres and has two (2) access points from Hassell Road. The proposed development includes 69 single-family attached townhomes. Streets, utilities, stormwater management basins will also be constructed in support of the development.

Following construction of these elements, landscape enhancements will be planted across the site, including naturalized planting of the stormwater management basins. A landscaped berm will be constructed along Hassell Road to provide a buffer to the new homes from the roadway.

The applicant is requesting three (3) deviations from the code including: 1) A reduction of the street ROW from 66' to 60'; 2) A reduction in the horizontal curves at the north end from 95' to 90' radii; and 3) waiving the requirement of a shade tree in the front yard of every unit, which is not feasible due to the front-loaded garages and driveways.

The landscape and common areas of the neighborhood will be maintained by a Homeowner's Association.

Refer to Exhibit #3, Proposed Site Plan, for more information.



Exhibit #3 - Proposed Site Plan

TRIP GENERATION COMPARISON

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Trips		
		In	Out	Total	In	Out	Total	In	Out	Total
710	General Office Building (165,430 s.f.)	227	31	258	43	209	252	899	899	1,798
215	Single Family - Attached (69 Units)	8	22	30	22	15	37	238	238	476
	Difference	+219	+9	+228	+21	+194	+215	+661	+661	+1,322

Project Description, continued

ii. Description of structures, including proposed use, height, total square footage, number of bedrooms (for residential units), construction materials, and other items deemed necessary to accurately describe the proposed structure:

Response: The residential townhomes will have 3 or 4 bedrooms and will range in size from 1,883 to 2,508 SF. Optional upgrades include a 1st floor sunroom adjacent to the kitchen and living room, as well as a 3rd floor loft and roof terrace, also known as a 'habitable attic'. Each unit will have a 2-car garage and space to park an additional 2 cars in each driveway. The overall height of the townhomes will be 35.16' as measured from the ground surface to the peak of the roof. The structures will be wood frame construction enclosed by low-maintenance vinyl windows and siding. The homes will be designed to comply with all Village building codes.

iii. Notation of the presence of cafeteria or other food preparation or processing facilities in order to determine applicability of a sewer and water surcharge:

Response: No cafeteria, food preparation or processing facilities are a part of this proposed development.

iv. The number of trips generated by the use, the number of off-street and on-street parking provided, parking demand expected, handicapped spaces proposed, and loading spaces.

Response: A summary of the analysis of the trip generation for the project is included in Exhibit #4 - Trip Generation Comparison. The existing office building generated approximately 1,798 daily trips, while the proposed residences are projected to generate approximately 476 daily trips. The net result is that the traffic generation of the proposed residential development will generate over 1,300 fewer trips per day than the existing office use.

The development is expected to generate demand for approximately 94 cars / parking spaces per unit including residents and guests according to the ITE Parking Generation Manual. The plan includes 276 off-street parking spaces, or 4 per unit including 2 in each garage and 2 in each driveway. The plan also includes an additional 41 on-street parking spaces for guests. This is a total of 317 parking spaces, more than 3 times the expected demand. No loading zones or spaces are proposed as this is a residential project.

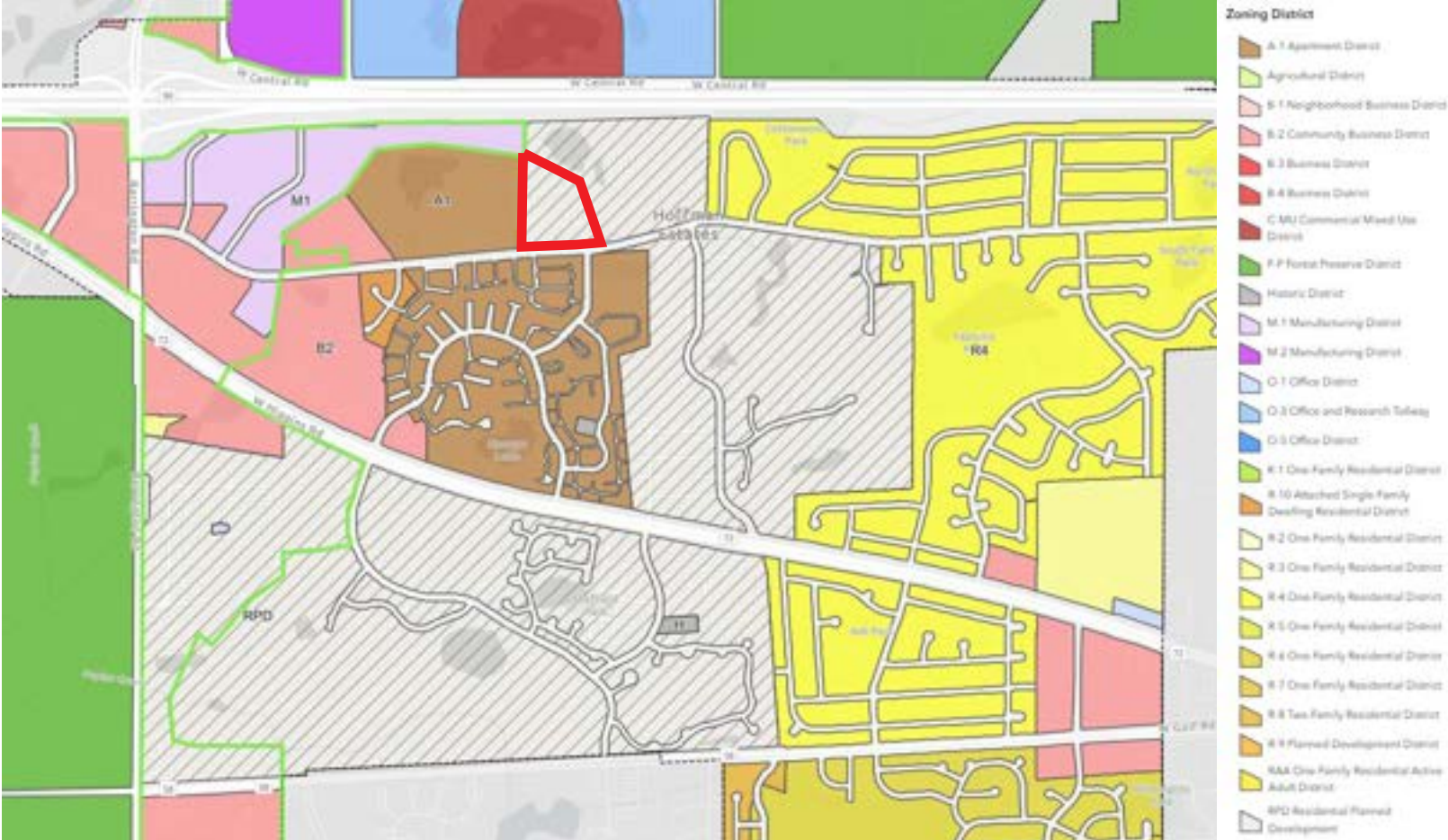


Exhibit #5 - Zoning Map with subject property in red outline

Source: Village of Hoffman Estates

b. Adjacent Land Use. A map shall be submitted indicating the adjacent land uses:

Response: The property is part of the "Residential Planned Development" (RPD) district, which the applicant is seeking to be amended to change the existing land use from commercial office to single-family attached residential. The site is bordered by existing townhomes to the South, apartments to the West, Village Hall and the Hilldale golf course to the East, and open space to the North. Please refer to Exhibit #5, the Village of Hoffman Estates Zoning Map, with the subject property identified.

c. Adjacent Zoning Classification. A map shall be submitted indicating the adjacent zoning classifications.

Response: The property is adjacent to one (1) other zoning district, which is the A-1 Apartment District, which is located to the South and to the West of the subject parcel. Please refer to Exhibit #5, the Village of Hoffman Estates Zoning Map, with the subject property identified.

d. Project Compatibility. A statement describing the compatibility of the proposed project with adjacent land uses and/or land uses permitted under existing

zoning. Items analyzed shall include, but not be limited to, lighting, noise, mixture of land uses, building design, screening and shadows (cast by structures over 35 feet in height). Where potential incompatibilities may exist, mitigation measures shall be proposed.

i. A statement shall be submitted which reviews the appropriateness of the building design both with the regard to the individual structure, as well as in relationship to the context developed by surrounding buildings and topography. The following aspects of the building design shall be specifically discussed:

a) Building scale relative to planned development in the area and permanent neighboring developments.

Response: The proposed single-family attached townhomes are compatible with the existing development surrounding the site. With residential properties of the same scale to the South and West of the property, the proposed development will blend in well with the context. The open space to the North and East of the site will also provide a good visual and physical amenity for the new residents.



Project Description, continued

b) Architectural materials which are durable, suitable for the type of building and design, as well as demonstrating good architectural character and harmony with nearby buildings.

Response: The proposed townhomes are of high-quality architectural design that is attractive and fits well with the context of the neighboring apartments and townhomes. The building materials have been designed with a low-maintenance lifestyle and long-term durability in mind. This includes reinforced concrete slabs / foundations, wood and steel structural framing, vinyl siding and windows as well as asphalt shingles on the rooftops.

c) The appropriate relationship and proportion of building components to one another.

Response: The design of the proposed townhomes follows Pulte's extensive market research and consumer feedback that have helped to shape the floor plans and

elevations. As a result, the building components have good proportions and logical relationships to one another that promotes ease of use and a format that supports modern lifestyles.

d) The use of primary and accent colors with regard to their harmony with other buildings in the area and the limitation of accent colors to secondary uses on the building.

Response: The proposed homes use a single primary color for the siding, which is accented by white trim, molding, soffits, windows, garage doors, etc. The addition of masonry at the base of the front elevations also provides visual interest and breaks up the massing. The dark color of the roof shingles provide further contrast.

e) The avoidance of monotony of design through the use of variation and detail form and setting to provide visual interest.



Response: The proposed buildings have been designed carefully with this in mind. Since the townhomes are attached, the massing and articulation between the units has been addressed using several design strategies. First, the roof planes have been separated vertically and horizontally in order to break up the monolithic effect. Second, the elevations are varied with some having roof dormers, while others have multiple gables that face the street, with different window sizes and configurations.

In addition, the siding runs horizontally in some areas, while in others it is vertical. In a similar way, the masonry on the front of the units varies in height. Finally, the location of the front of the units vary, including recessed front entry doors, so the front elevations are in different locations from each other. All of these elements help to provide strong visual interest, increased depth, and more shadow lines in order to avoid monotony.

ii. A list of visual considerations shall be submitted by the developer with a site plan which includes an inventory of the existing and planned areas of high

visual interest in the project area. A detailed description shall be presented which reviews how the owner will design and locate buildings, and retain or alter existing grades, drainage and trees in such a way as to maintain, enhance or create views both within and into the site. Where possible, topographic features that contribute to the beauty or utility of a development shall be preserved and integrated into the development design. Landscape treatment shall be provided to enhance architectural features, strengthen vistas and develop important axis.

Response: The existing suburban office will be replaced with attached townhomes that will retain the two (2) site entries, and which have been configured to maximize use of the site as well as views of the internal and external open space areas. Grading on site will include some of the excavation material being placed along the east side of the site to minimize cross-slope across the community. Along Hassell Road, a landscaped berm will be installed to screen views into the residential units and their associated yards. The streets and common areas will be planted with trees and shrubs, while the stormwater ponds will be stabilized using native plants.



4. Construction Phasing

Construction/Phasing Schedule. A statement of the proposed construction/phasing schedule shall be submitted. This statement shall include the following material:

a. Estimated starting date of construction:

Response: Following approvals from the Village of Hoffman Estates and MWRD, the applicant anticipates the following approximate construction start dates:

February 3, 2025: Commence Demolition

April 1, 2025: Commence Land Development

July 15, 2025: Pavement Complete / Start Model Home Construction

November 2025: Model Homes Complete / Grand Opening w/ First Sign-Ups

December 2025: First Production Home Start

b. Total square footage or total residential units to be built by type per year or by phase:

Response: A total of 69 single-family attached townhomes are proposed. The units will range in size from 1,883 to 2,508 SF of floor area, depending on the options selected by the buyers. The applicant anticipates closing on the first home in December 2025 and selling approximately 3 units per month.

c. Estimated completion date of construction:

Response: If sales proceed as planned, the last home closing will occur sometime early 2028. If this schedule holds, substantial construction should be complete by March or April, 2028.

With over 70 years of experience building homes, Pulte's stringent Construction Standards meet or exceed those of the industry. All of our homes are backed by a 10-year limited warranty.



5. Environmental Impact

Environmental Impact Analysis. The following material shall be submitted to provide an accurate description of the environmental impact of the proposed project:

a. Topography, Drainage and Hydrology. The following material shall be submitted describing the topography, drainage system, and site hydrology:

i. Identification of floodplains, including the delineation of the floodway and flood fringe, description of flood hazards, and a description of proposed uses within the floodplain:

Response: While the majority of the site is outside the 100-year floodplain, it does border the East Branch of Poplar Creek. All of the proposed homes will be located outside the 100-year floodplain, and elevated above the flood protection elevation. An existing stormwater detention pond will remain in place at the north end of the property. In addition, two new detention ponds will be installed to meet the code requirements. Portions of these ponds do occur within the 100-year floodplain. Refer

to Exhibit #6 - Stormwater Management Plan, for more information, including the FEMA National Flood Hazard area.

ii. Identification of water courses within or adjacent to the proposed project:

Response: The East Branch of Poplar Creek runs along the Northern property boundary of the site. In addition, there is an existing stormwater detention pond located at the Northern end of the property that discharges into Poplar Creek.

iii. Description and delineation of wetlands:

Response: Since the site is currently used as a suburban office building with a surface parking lot around it, there are no wetlands on site. There are wetlands to the North of the property associated with Poplar Creek. Please refer to Exhibit #7 - Delineated Wetlands per USACE / MWRD criteria.



Existing stormwater detention pond at north end of property & Poplar Creek, looking West

iv. A description of the existing drainage system, including the location and description of all drainage improvements:

Response: The site gently slopes down in elevation from West and South portions of the site to the North and East portions of the site toward Poplar Creek. The stormwater from the surface parking lot and the rooftops of the existing office building will be collected in structures throughout the site and discharged into the detention pond located at the North end of the property. This pond then discharges into Poplar Creek on a restricted basis.

v. Previous applicable drainage and hydrological studies:

Response: Please refer to the stormwater report, which references the previous stormwater permit number.

vi. Description of existing drainage problems and any anticipated future drainage patterns:

Response: There are no drainage problems on the site today. The drainage pattern associated with the proposed development will generally follow the same approach, while updating the facilities to meet current code requirements. This includes expanding the capacity of the existing detention pond with two (2) new ponds, as well as Best Management Practices (BMP's) associated with cleaning the stormwater before it is discharged into Poplar Creek and the natural drainage ways.

vii. Project drainage plan listing all required improvements and easements for both onsite and off-site drainage facilities, including improvements necessary to satisfy detention requirements:

Response: The storm sewer system has been designed to convey the 10-year critical duration storm event via gravity flow for the site development area. One portion of the storm sewer system has been designed to convey the 100-year critical duration storm event for a small area located at the southeast corner of the site to prevent runoff from this area from leaving the site undetained.

Two native-vegetated wetland bottom stormwater management facilities (SWMF) are proposed with the redevelopment to provide the required storage volume for the project. The two SWMF are connected by an equalizer pipe and will have one combined discharge to the existing detention facility to the north. The existing detention facility will remain undisturbed with the proposed development. The required volume control storage will be provided as retention based storage volume below the NWL of the SWMF, and in the associated underdrain pipe.

The storm sewer pipes and SWMF will be placed in the appropriate public easements. Please refer to the engineering plans and associated stormwater report for more detailed information.



Existing stormwater detention pond at north end of property



Existing cart path / pedestrian bridge over Poplar Creek

Environmental Impact, continued

viii. A statement of the impact of the project on community drainage facilities, including a description of methodologies proposed to minimize adverse effects:

Response: The proposed development will have a positive effect on the community drainage facilities. This is in part due to a reduction in the impervious surfaces on site, including the office building rooftops and surface parking lot. Additionally, the applicant has proposed two (2) new stormwater detention ponds (SWMF) as a part of the proposed development that meet current standards as prescribed by the Village of Hoffman Estates and the Metropolitan Water Reclamation District (MWRD). This includes volume control to limit the amount of water discharged into the natural drainage ways and BMP's to help clean the water before it is discharged.

b. Soils. The following material shall be submitted describing soil conditions:

i. Soil map describing the types of soil found at the site:

Response: The opinion of the professional geotechnical investigators is that although there are some variable fill materials on site, there are no potential hazards or adverse conditions were found during the geotechnical investigation. This includes rock formations, groundwater, or expansive soils. Please reference Exhibit #8 - Soil Boring Map and Exhibit #9 - Geotechnical Report for more information.

ii. Identification of building constraints and description of methodology to be used to overcome constraints:

Response: No building constraints have been identified.

iii. Reference to recent soil tests conducted at this site:

Response: Please reference Exhibit #8 - Soil Boring Map and Exhibit #9 - Geotechnical Report.

iv. NAVIX: A summary of the North Cook County Soil and Water Conservation District soils report, with the full report attached:

Response: Please refer to Exhibit #10, the NRI Report, as well as the erosion control plans in the site engineering documents.

c. Water Quality. The following material shall be submitted to assess the project impact on water quality:

i. Identification of methodologies to be utilized to control erosion and sedimentation during construction of the project.

Response: Please reference the Temporary Erosion and Sediment Control (TESC) plans, which meet Village and MWRD standards.

ii. Certification by the project developer that the project will conform to all water quality requirements of the Illinois Environmental Protection Agency:

Response: The proposed development will conform to all water quality requirements as prescribed by the IEPA. Refer to the notes on the engineering plans that refer to the IEPA standards.



Existing Barrington Lakes apartment complex to the West of the property

Environmental Impact, continued

Response: Please reference Exhibit #13 - Tree Survey, which indicates existing trees to remain and to be removed.

d. Flora and Fauna. The following material shall be submitted to assess the impacts of the project on plants and animals:

i. Endangered Plant and Animal Species. The following material shall be submitted describing endangered species: Species inventory of endangered, threatened, or unique plants, reptiles, amphibians, mammals, birds, waterfowl, and other wildlife located in the project area.

Response: There are no known endangered plant and animal species on the property. The applicant received letters from both the Illinois Historic Preservation Office and the Illinois Department of Natural Resources stating that adverse effects to protected resources nearby is unlikely. Please refer to Exhibits 11 & 12 to view these letters.

ii. Tree Survey. A tree survey of all existing trees over three inches in diameter, as required under the Landscape Section of the Subdivision Code:

e. Noise. The following material shall be submitted to assess the noise impacts of the project:

i. Identification of existing major generators of noise which may potentially affect the project, including noise generated by aircraft, vehicular traffic, industrial activities, commercial activities, etc.

Response: There are no significant land uses that generate significant noise nearby the site, with the exception of Interstate 90, which is almost 1/4 mile away, and is buffered by trees, wetlands, golf course and the detention pond. In addition, the proposed development is not anticipated to generate any significant noise as a single-family residential development.

ii. Identification of noise sensitive facilities located in the vicinity of the project, including hospitals, schools, nursing homes, churches, parks, housing for the elderly, etc.



Existing Hilldale Golf Club to the East of the property

Response: Hole #12 of the Hilldale Golf Course runs along the Eastern property boundary of the site. Poplar Park and the John Muir Literacy Academy exist across Hassell Road, at the Southeast corner of Kensington Lane and Hassell Road. All other sensitive facilities are more than 1/2 mile away from the property.

iv. An assessment of the impact of the project on adjacent land uses and conversely the impact of adjacent land uses on the project, including a description of the methodologies to be utilized to alleviate excessive noise levels both during and after construction.

Response: The proposed development is not anticipated to have any adverse effects on the neighboring properties after construction has been completed. During the construction process, the applicant will follow all Village of Hoffman Estates code regulations regarding work hours. Excessive noise generation during construction is not anticipated.

v. Certification by the project developer that the project will conform to all noise control requirements of the Illinois Environmental Protection Agency and the Cook County Environmental Control Department.

Response: The applicant certifies that the project design, engineering and construction will conform to all noise control requirements as identified by the IEPA and by the Cook County Environmental Control Department.

f. Archaeological/Historical Significance.

Material shall be submitted identifying and describing the significant archaeological/historical aspects of the project site.

Response: There are no archaeological or historical elements of the exiting land use, which consists of a suburban office building with a surface parking lot around it and a stormwater detention pond at the north end of the property.

g. Recycling. A recycling plan shall be submitted in accordance with the requirements of Article 10 of the Municipal Code (Subdivision Code).

Response: The applicant expects that the proposed townhomes will be serviced by the existing Village trash and recycling service, and will charge each resident accordingly.

6. Fiscal Impact Analysis

Revenue/Expenditure Impact Analysis. The following material shall be submitted to provide a description of the impact of the project on community revenues and expenditures:

Response: For this portion of the Community Impact Statement, the applicant hired an external consultant, Gruen, Gruen + Associates, to prepare a detailed Fiscal Impact Analysis for the proposed development. Please refer to Exhibit #14, their final report document, which addresses all of the items in this section in detail. Summary responses are provided below for convenience.

a. Financial Description. The following material shall be submitted describing the financial aspects of the proposed project:

i. Statement of the estimated total project value, equalized assessed value, and the multiplier used. Estimated selling price for residential units.

Response: The estimated total project value is approximately \$34,017,000. This assumes an average sales price, including buyer options, of \$493,000 per unit, multiplied by

69 total housing units. The equalized assessed value is estimated at \$9,255,550, which represents 10% of the market value, a 2.9 equalization factor, and a \$10,000 homeowner's exemption per unit.

ii. Current land assessment of the property.

Response: The 2022 property taxes of the existing CDK Global office property were \$794,229. According to the Cook County Assessor, the 2023 Board of Review Certified total assessed value is \$2,674,270 consisting of land value of \$1,168,104 and building value of \$1,506,166.

iii. Identification of all corporate parties financially involved in the project, including the identification of the principal officers and all major stockholders owning over five percent stock.



Response: The applicant is a corporation, with the legal entity as "Pulte Home Company, LLC", a Michigan limited liability company, a wholly-owned subsidiary of Pulte Group. The principal officers include the following individuals:

Ryan R. Marshall, President and Chief Executive Officer

Kevin Henry, Executive Vice President and Chief People Officer

Matt Koart, Executive Vice President and Chief Operating Officer

Robert T. O'Shaughnessy, Executive Vice President and Chief Financial Officer

Todd Sheldon, Executive Vice President, General Counsel and Corporate Secretary

David Beznos, Senior Vice President, Growth and Strategic Partnerships

James L. Ossowski, Senior Vice President, Finance

Joseph L. Drouin, Vice President and Chief Information Officer

Kimberly M. Hill, Vice President, Tax and Assistant Secretary

D. Bryce Langen, Vice President and Treasurer

Brien P. O'Meara, Vice President and Controller

Lisa Sharp, Vice President, Compliance

Manish M. Shrivastava, Vice President and Chief Marketing Officer

James P. Zeumer, Vice President, Investor Relations

As a large, publicly-traded corporation, no individuals own more than 5% of the company stock.

Fiscal Impact, continued

iv. Identification of parcels to be subdivided from the total tract for future sale or separate financing.

Response: Please refer to Exhibit #15, the proposed Plat Map. The townhome lots will be sub-divided so that each home sits on a unique lot with separate PIN's associated with the Cook County Tax Assessor's office. All townhomes will be sold on a fee simple basis, and some may be financed through Pulte Mortgage or other lenders.

b. Estimated Revenue Generation. Identification of the total amount of estimated revenue to be generated by the project. This estimate shall include the following material:

i. Identification and description of sources and amounts of revenue generated by the project. This description shall include, but not limited to, real estate tax revenues, Illinois personal income tax revenues, motor fuel tax revenues, water and sewer use revenues, annexation fees, and miscellaneous contributions to various government agencies.

Response: In addition to motor vehicle registration paid to the state, the following represents the Annual General Fund Revenue estimated to be generated by the proposed development:

Property Tax	\$129,600
State Income / Uses Taxes	\$35,000
Sales Tax	\$11,500
Real Estate Transfer Tax	\$8,800
Telecommunications Tax	\$3,200
Franchise Fees	\$2,400
Food & Beverage Tax	\$1,500
TOTAL REVENUES	\$192,000

ii. Identification and description of those revenues specifically available to the Village of Hoffman Estates and each of the other taxing bodies to which the project is subject.

Response: The proposed development is anticipated to generate \$192,000 to the General Fund, specifically available to the Village of Hoffman Estates.

c. Estimated Village Expenditures.

Identification and description of the sources and total amounts of estimated Village revenue expenditures, based on Village requirements and demands created by the project.

Response: The following represents the Annual General Fund Expenditures estimated to be generated by the proposed development:

General Government	\$1,300
Police	\$36,000
Fire	\$51,900
Public Works	\$6,600
Development Services	\$5,000
Health & Human Services	\$2,800
TOTAL EXPENDITURES	\$103,600



Fiscal Impact, continued

d. Revenue/Expenditure Evaluation.

Summarization, in tabular format, of the estimated revenue generation and Village revenue expenditures required above. Where a negative financial impact to the Village is indicated, justification of the project, in terms of specific community benefits, shall be provided.

Response: The Revenue / Expenditure Evaluation estimates that the Village of Hoffman Estates will receive approximately \$88,400 worth of net revenue. The calculation is as follows:

Revenues	\$192,000
Expenditures	\$103,600
NET ANNUAL GAIN	\$88,400

e. Supplementary Community Impact

Statement Requirements. Additional information may be required in the Supplementary Community Impact Statement based upon the Community Impact Statement and development plans submitted. The scope of issues to be addressed in the Supplementary Community Impact Statement shall be determined by the Assistant Village Manager-Development Services.

Response: Please refer to Exhibit #14, the detailed Fiscal Impact Analysis report for additional information.

7. Market Analysis

A statement identifying the need for the proposed project shall be submitted. The statement shall include the following material:

a. Residential. Analysis of the impact the proposed project would have on the existing housing market, the availability of housing for persons currently residing in the Village, the availability of housing for persons desiring to relocate in the Village, and the availability of housing for the elderly and persons of low and moderate income.

Response: The Kensington Fields townhome development presents an excellent opportunity to provide new housing with a relatively affordable price point, and provide a new construction single-family attached housing alternative in a sub-market where resale single family detached product is 50+ years old.

The following elements represent the context and land use around the redevelopment site:

1. Barrington Lakes apartments – built in 1970, 790 units / 3-stories, 1-3 beds, 1-2 baths, 470-1,400 SF, rents \$1,235 to \$1,960, includes pool, clubhouse, fitness center, gated entry/controlled access.

2. Interstate-90 – major east/west transportation corridor for convenient commuting to downtown Chicago, and O'Hare International Airport.

3. Hoffman Estates Village Hall

4. Huntington Club rental condominiums – built in 1970, 250 units / 2-stories, 1-2 beds, 1-1.5 baths, 600-1,000 SF, rents \$1,495 to \$1,950, surrounded by Hilldale golf course.

5. Hilldale Golf Club – golf course

6. John Muir Elementary – grades K-6, Great Schools rating of 8 overall and 8 for test scores, Niche.com B grade.

7. Barrington Square Townhome Community – built in the 1970's offering attached homes in the SF range ~750 to 1,700 (2-3 bed, 1-2.5 baths, 0-1 garage) and home valuations from the low to high \$200ks. HOA is \$214 per month and includes park/playground area, clubhouse, on site manager/engineer, party room, outdoor pool, tennis/sport courts, lawn maintenance, snow removal, exterior maintenance.



The proposed townhomes will consist of 16 three, four and five-unit buildings. PulteGroup will be offering their successful 24' wide, front-load garage townhome product with a base price starting in the low \$400k's and a target Average Sales Price in the high \$400k's with optional features selected by buyers.

The success of Kensington Fields will be driven by the following:

1. Strong Value Proposition to New & Resale – the product and pricing strategy targets an average dollar per square foot of \$231 to \$266 (base price: \$420k to ASP: \$494k) providing a very competitive value equation relative to (1) new townhome competition at \$257 - \$320/sf (ASP range: \$481k to \$557k), and (2) resale with relevant detached SF homes current average sold price of \$707k (\$286/sf; built: 2004) and attached homes current average list price of \$485k (\$266/sf; built: 2015).

2. Healthy Feeder Market Activity in Target Price Range – In the target price range of \$400K to \$499K, the feeder market area annually generates 310 sold transactions, or 26 transactions per month (all product types, all ages) with a very healthy 1.6 months of supply. Average year built: 1985.

3. Depth of Potential Buyer Pool: Kensington Fields will appeal primarily to 8,120 High Income 'Millennial' households in the feeder market. The appeal to this buyer group comes through (1) the excellent proximity to employment and transportation corridors, (2) the convenient accessibility to retail, restaurants, and other necessities, and (3) the top-rated school district as they “pre-nest” and want to invest in a strong school district for the children as they get older. These High-Income Millennial households have the resources to afford this product with over half of them making at least \$100k in annual income and 1 in 5 of every Millennial household making at least \$150k annual income.

Kensington Fields will secondarily appeal to the ~18,000 young first and second move up family buyers households who currently have school-aged children and are looking for relative affordability in Hoffman Estates High School district whose choices right now are SF detached homes (similarly sized and configured as the townhomes) with a current average listing price of \$707K and sold LTM ASP of \$764K for homes built in the last 20 years.



Market Analysis, continued

Kensington Fields offers a strategic opportunity to open an affordably priced alternative to single family homes in the highly prestigious Hoffman Estates High School district – a sub-market which has been historically under served with new construction of any type. In addition, these homes will provide an opportunity for approximately 26,000 households looking for an opportunity to build equity.

b. Non-residential. Analysis of the impact the proposed project would have on similar existing and proposed projects located in the Village and conversely an analysis of the impact similar existing and proposed projects would have on the proposed project.

Response: Not Applicable.

c. Employment. Analysis of the impact the proposed project would have on both permanent community employment rates and temporary community employment rates during construction phases of development. This analysis shall include total number of employees.

Response: During construction, 45 to 50 jobs are anticipated to be created. Once constructed, the applicant anticipates that according to Census data that approximately 1.5 people per unit will be employed full time, which equates to 103 people. 75% of all households in Hoffman Estates include one or two full-time workers. The community will have excellent proximity to existing transportation, employment & entertainment corridors:

1. Residents will be conveniently located to everyday necessities and amenities. Within a 3-mile radius, there is a large variety of retail, restaurants, entertainment, and recreational opportunities. A quick 5-minute drive west gets residents to I-90, a 10-mile drive east to O'Hare International Airport, a 50-minute commute to downtown Chicago, and connectivity to I-290. Within a 5-mile radius, residents will have at least five different Metra® stops to choose from along two different Metra® train lines, both with a quick and comfortable 60-minute ride to the



heart of downtown Chicago (45-minute trains during rush hour).

The parcel is also well-located for easy access to the major employment corridors along I-90 and I-290, Route 72 and Route 58. Note that within a 10-mile radius around the community there are approximately 275,000 jobs consisting of diverse types and levels of employment.

2. Within a 1-mile radius residents will have quick access to Starbucks® and Dunkin® for coffee as well as a plethora of quick-service restaurants, convenience stores, bars, and restaurants. Mariano's grocery store is 1.5 miles southwest from the community along with a Walgreens pharmacy. Other retail, restaurants and fitness establishments in the vicinity include Trader Joe's, Egg Harbor, LifeTime Fitness, Xsport Fitness, Costco, Home Depot, Target, Portillos, Kohl's, and Wal-Mart.

The shopping and recreation opportunities are enhanced by the proximity to Woodfield Mall, which contains approximately 230 stores including premium specialty stores of Apple, Lululemon, EddieBauer, Michael Kors, Abercrombie & Fitch, The North Face, Warby Parker, and Hollister. The area also includes the

'Streets of Woodfield', an outdoor shopping area proximate to Woodfield Mall that offers many more retail and entertainment venues like AMC theatres, Bulls Eye Axe Lounge, Belong Gaming Arenas, Crate&Barrel, Restoration Hardware Outlet, Dick's Sporting Goods, Legoland Discovery Center, Maggiano's Little Italy, Shaw's Crab House and Whole Foods Market.

3. For recreational opportunities, residents will be able to quickly access a dozen different parks and forest preserves. This includes the Paul Douglas Forest Preserve northeast of the community reachable in a quick 5-minute drive. This forest preserve consists of 1,800 acres of open grasslands and restored wetlands with 25 miles of trails for walking, hiking, biking, and cross-country skiing in the winter. For additional recreation, residents can choose to golf at the handful of public/private golf courses all located within 3 miles of the site – including the neighboring (walkable) Hilldale Golf Club.

8. Air Quality

The following material shall be submitted to assess the project impact on air quality.

a. Description of the existing air quality based on measurements taken at County and State monitoring stations.

Response: According to the latest Air Quality report issued by the Illinois EPA, the Hoffman Estates area typically experiences the following air quality in terms of percentage of time:

Good	54.8%
Moderate	41.1%
Unhealthy for Sensitive Groups	3.8%
Unhealthy	0.3%

b. A list of both temporary and permanent pollution emission sources, including a description of type and estimate of amount of pollutants to be emitted by non-residential projects.

Response: The temporary emission sources will be typical for residential uses, similar to the properties to the West and South of the site. During demolition and construction, this will be primarily comprised of the exhaust from trucks and construction equipment. Permanent emissions will include exhaust from natural gas combustion from appliances and other fixtures within the homes.

c. A list of air pollution control equipment to be utilized to meet air pollution control regulations, including a description of methodologies to be used to minimize air pollution during construction of the project.

Response: The construction equipment will be the standard used throughout the region in residential construction. The applicant's contractors are responsible that their construction equipment complies with all local state and federal air pollution standards.

d. Certification that all local, state and federal air pollution standards will be met.

Response: The applicant's contractors are responsible that their construction equipment complies with all local state and federal air pollution standards.

9. Archaeological / Historical

Archaeological/Historical Significance

a. An analysis of any existing structures by period of construction, historical significance, architectural style, condition, present use, assessed valuation, location, identification of structures deemed desirable for preservation, and an evaluation of the impact the proposed project would have on the historic aspects of the site.

Response: The existing structure is a one to two story commercial office building with approximately 155,000 SF of rentable space. The building has been well-maintained and is in good condition, but the owner has moved to another location so the building is vacant. Built in the mid 1980's, the facades of the building are concrete with dark colored, horizontal bands of glass. The existing office building does not have any historical or architectural significance, and is not a candidate for preservation. The proposed townhome development does not present any adverse effects on the historical use of the site. On the contrary, it will provide much needed housing within the Village.

b. A description of archaeological resources which may have existed at the site, including data as to artifacts or evidence of prehistoric or early historic occupation or utilization which may have been uncovered at or near the project site.

Response: There are no known archaeological resources on the site. Prior to the office building, surface parking lots and the detention pond being constructed on site, the property was part of a 192 acre land holding by Marshall Field. Referred to as "Fieldale", the property was used as a shooting range and included a gun showroom, gunsmith shop, an outdoor apparel shop and a log lodge. The golf course was also constructed on the former Fieldale property.

c. An assessment of the degree to which development of the site would inhibit or eliminate the possibility of significant archaeological finds.

Response: No cultural resources are anticipated to be impacted by the project. The applicant intends to demolish the existing office building and surface parking lots. Following this process, the site will be cleared and graded in preparation to construct the townhome community.



Existing office building on site



Existing townhomes South of Hassell Road across from site

10. Public Service Impacts

The following material shall be submitted to provide a description of the impact of the project on public services.

a. Village Services. The following material shall be submitted describing the impact of the project on Village services:

i. Village Administration. Assessment of the impact of the project on Village administrative services, including the identification of additional manpower and equipment requirements due to any increase in demand created by the project.

Response: No increase to the Village administrative services or the need for additional equipment is anticipated in connection with the proposed development.

ii. Police Department. Assessment of the impact of the project on law enforcement services, including the identification of additional manpower and equipment requirements due to any increase in demand created by the project.

Response: No additional police officers, staff or equipment are anticipated in regard to the proposed development. There will be a fraction of the people living in the townhomes (approximately 165 people) as compared to the number of people working in, visiting and making deliveries to the existing office building (800-900 people).

iii. Fire Department. Assessment of the impact of the project on fire protection services, including the identification of additional manpower and equipment requirements due to any increase in demand created by the project, location of the nearest fire station, location of proposed fire hydrants, and topographical or other constraints for accessibility of fire-fighting equipment.



Response: No additional firemen, staff or equipment are anticipated in regard to the proposed development. The proposed townhome development is roughly the same square footage of built-up area as the existing office building. The land plan and proposed units have been designed to meet Village fire code standards including fire truck access, turning movements, access to fire hydrants and access to the proposed townhomes. Please refer to the engineering plans for the locations of the proposed fire hydrants. The site grading will not propose any challenges for fire truck access. The location of the nearest fire station is Hoffman Estates Fire Station 22, which is less than a mile southwest of the site.

iv. Water Production/Distribution System. Assessment of the impact of the project on the water production/distribution system, including the identification of the projected demand for water (estimated daily or monthly usage), location of existing and proposed

distribution lines, proposed primary sources of water and emergency water sources, and description of improvements to be installed by the developer, including a looped water main system.

Response: The total water demand of the project has been estimated at 24,150 gallons per day, using a population equivalent of 3.5 people per unit. The primary source of water is from Hassel Road. An 8" water main loop will be created to provide emergency water in case of a main break. Valves will be provided to ensure that no more than three valves are to be closed to isolate a section of main. Hydrants will be provided at no more than 300' spacing. Please refer to Exhibit #16 - Preliminary / Final Engineering Plans, for more detailed information for the items in this section.



Interior views of proposed Bowman townhomes



Public Service Impacts, continued

b. Metropolitan Water Reclamation District (MWRD). The following material shall be submitted describing the treatment of sanitary waste material generated by the project:

i. Certification that the project is located within the MWRD.

Response: Yes, the project site falls within MWRD jurisdiction.

ii. Estimated quantity of sewage to be generated by the project and a description of any unusual or toxic waste products to be discharged from non-residential uses, including a description of any methods of pretreatment to be conducted on-site.

Response: The estimated quantity of sewage to generated by the project is approximately 24,150 gallons per day, using a population equivalent of 3.5 people per unit. This is a residential project so no unusual or toxic waste products are anticipated to be discharged from the development.

iii. Location and description of existing sewer lines and improvements in the immediate area which will serve the project.

Response: There is an existing sanitary sewer main located in Hassell Road, which will receive the effluent from the proposed townhomes. An 8" sanitary sewer extension will be constructed throughout the site tying into the existing manhole located along Hassell Road at the southeast corner of the site.

c. Public Utilities. Description of all existing and proposed public utility systems (i.e. gas, electric, telephone, etc.) available to service the project, including the identification and location of existing lines and capacities, existing easements and proposed easements both on-site and off-site.

Response: The dry utility services that served the existing commercial office building will be utilized and routed from Hassell Road, throughout the site. The applicant has had initial conversations with the gas, electric and data service providers. All have indicated the ability to adequately service the project. Any required easements have been included on the Final Plat.



d. Solid Waste. The following material shall be submitted describing solid waste collection and disposal:

- i. Estimated amounts and types of solid waste material to be generated by the project. This figure shall be determined by using acceptable generation rates for the various land uses.

Response: The amount of solid waste to be generated by the development is approximately 1,183 pounds per day, using a population equivalent of 3.5 people per unit. The anticipated breakdown of the waste by type is as follows:

Food	29%	343 Lbs/day
Yard Trimmings	15%	178 Lbs/day
Plastics	16%	189 Lbs/day
Glass	6%	71 Lbs/day
Paper / Paperboard	31%	367 Lbs/day
Other	3%	36 Lbs/day

- ii. Description of storage containers to be utilized, including identification of their site location, type and location of materials used to screen waste collection areas, and identification of anticipated special pick up requirements.

Response: The applicant anticipates that the homes will be serviced by the waste hauler under contract with the Village, and that the storage containers will be provided

to residents by that entity. Residents will be required to store their trash and recycling containers in their garages, except for collection day, where they will be placed at the curb. No special pick-up requirements are anticipated, other than the periodic bulk item pick-up.

e. Recreation System. The following material shall be submitted describing the recreation system:

- i. Identification of the park district within which the project will be located.

Response: The project is located within the Hoffman Estates Park District.

- ii. Location and description of existing and proposed public recreation facilities available to serve project residents.

Response: The closest facility is Poplar Park, which is across Hassell Road to the South. This park contains play equipment for children, basketball courts and large open grassy areas to accommodate a variety of activities. In addition, Hilldale Golf Course and Cottonwood Park are both less than a half mile walk to the East of the site. Cottonwood Park contains a playground, open space and soccer fields. Finally, there are many other parks, forest preserves, open spaces and trail networks in the vicinity that residents will be able to use and enjoy.



Interior views of proposed Bowman townhomes



Public Service Impacts, continued

iii. Location and description of proposed public recreation facilities to be located within the project, including identification of sites to be dedicated or reserved for public use, improvements to be installed by the developer, and the percentage of the project to be permanent public open space.

Response: This project doesn't include public recreation facilities. Since it is part of the Residential Planned Development (RPD) District, the park and open space requirements are calculated for the entire district as opposed to a site by site basis. However, a significant portion of the site is dedicated to the existing and proposed detention ponds as part of the open space. In addition, the sidewalks in the community will be connected to the golf course pathway to the East of the site.

iv. Location and description of proposed private recreation facilities to be located within the project. The maintenance provider for the proposed facilities should be identified.

Response: This project does not include private recreation facilities.

f. Library System. Identification of the library district serving the project and the location of the nearest library facility shall be identified and submitted.

Response: The property is served by the Schaumburg Township District Library. The closest facility is the Hoffman Estates Branch, located at 1550 Hassell Road, less than a half mile East of the proposed townhome community.

g. School System. The following material shall be submitted describing the school system:

i. Identification of school districts serving the project.

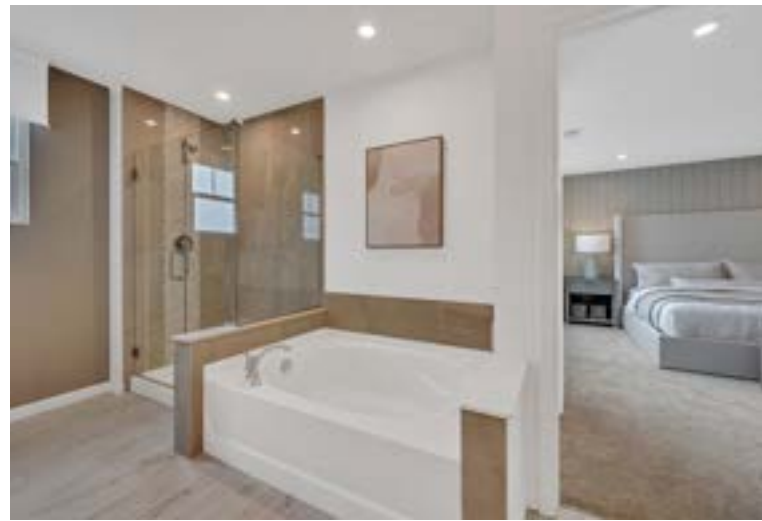
Response: The site is within Township School District 211 and is served by the following schools:

1. John Muir Literacy Academy (K-6) across the street from site

2. Eisenhower Junior High (grades 7-8) – 1.5 miles due east of site on Hassell Road

3. Hoffman Estates High School (grades 9-12) – 2 miles SE on Higgins Road

ii. Letter from the school districts serving the project confirming that adequate capacity and services are available for the students associated with the project.



Response: The applicant was advised by Village Staff to wait until after the project was formally submitted for review in order for the Village to make contact with the school district.

h. Mass Transit. The following shall be submitted describing mass transit systems:

i. Identification of all existing and proposed mass transit systems available to service the project, including identification of the location of nearest access points.

Response: There are existing Pace Bus lines on I-90 including route numbers 603, 605 and 607. Route #554 runs along Golf Road and connects to St. Alexius Medical Center, Elgin, and Schaumburg. In addition, this area is served by an 'On Demand' service through Pace that allows riders to travel to any destination between Barrington Road, I-90, Roselle Road and Bode Road for a fare of only \$2.00. Seniors, persons with disabilities, Medicare card holders, and military personnel can ride for a \$1.00 fare.

ii. Description of mass transit service improvements within the project limits, including identification of those improvements to be installed by the developer. Such improvements shall conform to guidelines developed by the transit service provider.

Response: No mass transit service exists within the project limits and none are proposed as part of the development.

i. Transportation Network. The following material shall be submitted describing the transportation network:

i. Reference to traffic or transportation studies conducted for this project.

Response: Please refer to Exhibit #17, the Traffic Impact Study for the proposed residential development as prepared by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA) attached.

ii. Transportation network map identifying the existing on-site and adjacent off-site transportation network, including street names, right-of-way widths, pavement widths, current traffic counts, and proposed plans for widening roads.

Response: The redevelopment site fronts Hassell Road, which provides one travel lane and one bicycle lane in each direction. At the intersection at Erie Lane, a shared turn lane is provided. At the intersection of Kensington Lane, left and right-turn lanes are provided at both approaches. Since the proposed residential development is projected to generate over 1,300 fewer average daily trips, no changes to Hassell Road or Kensington Lane are proposed. For more detailed information, please refer to the Traffic Impact Study.



Intersection of Hassell Road & Kensington Lane looking East



View from Hassell Road looking North into site at East entry

Public Service Impacts, continued

iii. Traffic generation counts for automobiles and trucks and their directional distribution.

Response: The proposed townhome development is anticipated to generate approximately 476 average daily trips. The anticipated directional distribution is as follows:

Barrington Road North	40%
Barrington Road South	25%
Hassell Road East	20%
Huntington Boulevard South	15%

iv. Proposed transportation plan, including right-of-way dedications, pavement width, sidewalks, bikeways, lighting and identification of those improvements to be installed by the developer.

Response: Kensington Lane will be extended north into the site, and will join two (2) new streets that will provide access to the proposed townhomes. The R.O.W. dedication is 60' wide, while the street width is 27' from back of curb to back of curb. The sidewalks will be 5' wide and the street lighting is designed per the new / updated Village standards. Please refer to the engineering plans for more information.

v. Analysis of Levels of Service by intersection movement under the proposed transportation plan, including generation figures for approved, but not yet constructed projects located in the vicinity of the project.

Response: Due to the fact that the office building is currently unoccupied, the capacity analysis indicated that the level of service at some of the intersections slightly decreased. However, given the fact that most of the area is built-out, and the fewer trips generated by the proposed townhomes, the applicant it's consultant team do not feel the actual level of service will be decreased as compared to the office building being fully occupied. Please refer to the Traffic Impact Study for more detailed information.

vi. Identification and location of both internal and external traffic control measures, including traffic control signals, traffic control signs, and identification of those improvements to be installed by the developer.

Response: There are existing stop signs (4-way) at the intersection of Hassell Road, Kensington Lane and the eastern site entry point. There is also a stop sign at the western access point of the site as vehicles enter Hassell Road. Additional stop signs will be added on the proposed internal street as needed. Refer to the engineering plans for more information.



View of Hassell Road from East entry looking West



View of Hassell Road from West entry looking East

vii. An assessment of the impact of the project on the existing transportation network, including a description of methodologies to be utilized to alleviate any adverse impacts. The supporting documentation of trip reduction methods to reduce travel during peak hours is required if proposed as part of the impact reduction assessment. Plans shall comply with the trip reduction requirements of the Clean Air Act.

Response: The proposed townhome units are projected to generate up to 88 percent less traffic than the traffic estimated to be generated by the existing office building at full occupancy. The traffic that will be generated by the proposed residential development can be accommodated by the existing area roadway system.

Access to the proposed development will continue to be provided via two full movement access drives from Hassell Road. The access system will be adequate in accommodating the traffic projected to be generated by the proposed residential development and will ensure efficient and flexible access to the site.

j. Sustainability. Identification of any aspects of the project designed based on sustainability practices, such as energy efficient systems, use of recycled building materials, solar or wind power generators, accreditation under LEED or similar programs, or any other aspect of the project that exceeds minimum code requirements with regards to efficiency, reduced energy usage, or sustainability.

Response: The proposed townhomes have been designed with several sustainability and high-efficiency elements in mind. This includes the following items:

- Smart Home Technology
- Smart Thermostats
- HVAC Energy Recovery Ventilation
- Pulte Energy Advantage
- Energy Efficient (2021 IECC Compliant)
- EV Car Charger Ready hookups in garages
- Electric water heaters
- Low-flow plumbing fixtures
- Low-maintenance vinyl siding

END OF RESPONSES

The following documents have been submitted to the Village of Hoffman Estates as attachments to the Community Impact Statement:

General Application

Site Plan Addendum

Master Sign Plan Addendum

Architectural floor plans, elevations, photographs & renderings of proposed homes

Supplemental Exhibits:

Exhibit #1	Site Boundary (ALTA) & Topographic Survey
Exhibit #2	Project Location Map*
Exhibit #3	Proposed Site Plan
Exhibit #4	Trip Generation Comparison*
Exhibit #5	Village of Hoffman Estates Zoning Map*
Exhibit #6	Floodplain Delineation / Stormwater Management Plan
Exhibit #7	Wetland Determination Report / Map
Exhibit #8	Soil Boring Map
Exhibit #9	Geotechnical Report
Exhibit #10	NCCSWCD Soils / NRI Application
Exhibit #11	Illinois Historic Preservation Office Letter
Exhibit #12	Illinois Department of Natural Resources Letter
Exhibit #13	Tree Survey & Preservation Plan
Exhibit #14	Fiscal Impact Analysis
Exhibit #15	Preliminary / Final Plat of Subdivision Map
Exhibit #16	Preliminary / Final Engineering & Landscape Plans
Exhibit #17	Traffic Impact Study
Exhibit #18	Parking Analysis
Exhibit #19	Student Generation Analysis
Exhibit #20	Marketing Sign Plan

** Denotes exhibits included in this document instead of separate attachments.*

Additional Exhibits for Engineering Design

AutoTurn Exhibit illustrating Fire Truck Access

Engineer's Opinion of Probable Land Development Costs

IEPA Water & Sanitary Sewer Schedules / Construction Application

Property Legal Description

Photometric Plans for Site Lighting

Plat of Easement Releases 1-3

**SUPPLEMENTAL EXHIBITS
NOTED IN COMMUNITY
IMPACT STATEMENT ARE ON
FILE WITH THE VILLAGE**



More Life Built In[®]

For over 70 years, Pulte has built homes with the homeowner in mind. The things that are important to you are what we focus on. Our foundation is quality construction and a simplified buying experience. With our insightful Life Tested[®] design features and easy personalization options, everyday moments are more enjoyable in your new Pulte home. That's More Life Built In.

Todd Meyer, AICP, PLA
Land Planning & Entitlements
Pulte Group, Inc., Illinois Division

T: (847) 230-5254
E: todd.meyer@pultegroup.com

pulte.com



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING GENERAL APPLICATION

PROJECT NAME: Kensington Fields

ADDRESS: 1950 Hassell Road, Hoffman Estates, Illinois 60169

PROPERTY INDEX NO.: 07-05-300-003-0000

PROPERTY ACRES: 13.4 **ZONING:** Residential Planned Development (RPD)

PROJECT DESCRIPTION: Proposed demolition of the former CDK Global office building and parking lot in order to construct new streets, utilities, detention ponds and 69 single-family attached townhomes in 16 buildings.

REQUESTS BEING MADE (check all that apply):

Application Type	Subtype	Addendum
☐ ANX - Annexation	N/A	N/A
☒ MSP - Master Sign Plan	☒ New ☐ Amendment	☐ Yes ☒ No
☒ PLAT - Subdivision	☐ Non-Residential Preliminary ☐ Non-Residential Final ☐ Non-Residential Preliminary/Final	☐ Residential Preliminary ☐ Residential Final ☒ Residential Preliminary/Final
☐ PLAT - Other	Type _____	N/A
☐ RPD Amendment	N/A	N/A
☐ REZ - Rezoning	From _____ to _____	☐ Yes ☐ No
☒ SPR - Site Plan Review	☐ Preliminary Concept ☐ Preliminary	☐ Final ☒ Preliminary/Final
☐ SPA - Site Plan Amendment	☐ Staff Review ☐ Administrative Review	☐ Minor Amendment ☐ Major Amendment
☐ SU - Special Use	☐ Listed Use (please list) _____ ☐ Use Not Cited (please list) _____	☐ Yes ☐ No
☐ TA - Text Amendment	☐ Subdivision Code ☐ Zoning Code	☐ Other (please list) _____ N/A
☐ VAR - Variation	☐ Non-Residential ☐ Residential ☐ Sign	☐ Yes ☐ No

I. Owner of Record

Mike Morsch

CDK Global

Name

Company

2895 Greenspoint Parkway

Hoffman Estates

Street Address

City

Illinois

60169

(847) 252-0730 mike.morsch@cdk.com

State

Zip Code

Telephone Number

Email

II. Applicant (if not the owner)

Matt Brolley, PE

PulteGroup

Name

Firm/Company

1900 E. Golf Road, Suite 300

Schaumburg

Street Address

City

Illinois

60173

(630) 777-2973 matt.brolley@pultegroup.com

State

Zip Code

Telephone Number

Email

Applicant's relationship to property: Contract Purchaser

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

Todd Meyer

PulteGroup

Name

Firm/Company

1900 E. Golf Road, Suite 300

Schaumburg

Street Address

City

Illinois

60173

(847) 230-5254 todd.meyer@pultegroup.com

State

Zip Code

Telephone Number

Email

IV. Owner Consent for Authorized Representative

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

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

Mike Morsch

Matt Brolley, PE

Name/Firm

Name/Firm

CDK Global

Pulte Group

Name/Firm

Name/Firm



Mike Morsch

Owner Signature

Print Name

IV. Acknowledgement(s)

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

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

Owner's Signature:  _____

Owner's Name (Please Print): Mike Morsch

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

Applicant's Name (Please Print): _____

Date: _____

IV. Application and Document Submittals

All required application materials should be submitted to the Planning & Transportation Division in electronic format via email to planning@hoffmanestates.org. Staff will notify the applicant if full size plan submittals are also required for a particular project review. Submittal requirements can be found in Subdivision Code, Section 10-6 of the Village's Municipal Code.

All applications fees must be paid before the Planning and Zoning Commission can hear any case.

Please contact the Planning & Transportation Division with any questions:

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



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION SITE PLAN ADDENDUM – RESIDENTIAL

☐ Amendment ☐ Concept ☒ Preliminary ☒ Final

I. DESCRIPTION OF PROJECT:

A. ATTACH A NARRATIVE FOR THE PROPOSED PROJECT ON A SEPARATE SHEET

- ✓ Article 10-6 of the Subdivision Code details the application process and required submittal documents. For relevant items, provide detailed information as part of the project narrative.

- B. With respect to this project's compatibility with adjacent land uses, address the following in the Project Narrative: Building Scale, Architectural Materials, Coordinated Color Scheme, Existing and Planned Areas of Visual Interest, Design Concept and Relationship of Building Materials to one another.

- C. Estimated construction start date: 2/3/2025 Estimated construction duration: 40 months
Include a phasing schedule in the narrative, if applicable.

- D. Floor Area Ratio (FAR) for entire project: 4.0 Site Area: 13.4 Acres

- E. Height of tallest building (including antennas, hvac, etc.): 35.16' feet

- F. Will these units be intended for individual ownership or rental or a mix?
Include additional information in the narrative.

- G. Will this project seek FHA/VA approval? Yes ☐ No ☒

- H. Does the property contain flood plain lands or wetlands? Yes ☒ No ☐
If yes, please address as part of the narrative.

- I. Is there any historical or archeological significance to the existing structures or features of this site or the surrounding sites? Yes ☐ No ☒
If yes, please address as part of the narrative.

- J. Are there any endangered, threatened, or unique plants or animals located in or near the area? Yes ☐ No ☒
If yes, please address as part of the narrative.

K. Total Number of Principal Residential Buildings: 16 Accessory Buildings: 0

Single Family Detached:

Type	Number of Units	Square Footage	Base Price
One Bedroom			
Two Bedroom			
Three Bedroom			
Four Bedroom			
Other			

Single Family Attached:

Type	Number of Units	Square Footage	Base Price
One Bedroom			
Two Bedroom			
Three Bedroom	69	1,883 - 2,508	\$420,000
Four Bedroom			
Other			

Multiple Family:

Type	Number of Units	Square Footage	Base Price
One Bedroom			
Two Bedroom			
Three Bedroom			
Four Bedroom			
Other			

Other:

Type	Number of Units	Square Footage	Base Price
One Bedroom			
Two Bedroom			
Three Bedroom			
Four Bedroom			
Other			

L. Open Space: Public Open Space 2.25 acres Private Open Space 7.97 acres

M. Estimate how many school aged children will be generated by this project – attach method of calculation using Section 10-9 of the Subdivision Code.

Elementary School 16 Junior High 4 High School 4 Total: 24

II. FINANCIAL CONSIDERATIONS

A. Current assessment value of the property: \$ 2,674,270

B. Estimated cost of construction: \$ 27,000,000

C. Village Property Tax:

Note: The Village's Fiscal Year coincides with the Calendar year. The figures used are from 2010 levy, which apply to taxes due in 2011.

The rates are updated annually in July.

Note: This calculation may be outdated and differs from what is shown in the Fiscal Impact Analysis.

Market Value (Individual Unit):	493,000	
Multiplied by Assessment Level:	.16	
Equals:	\$ 78,880	Assessed Value
Multiplied by multiplier:	3.30	
Equals:	\$ 260,304	Equalized Assessed Valuation
Divided by:	100	
Multiplied by Village Tax Rate:	0.986	
Equals:	\$ 2,566.60	Village Property Tax

III. TRAFFIC/PARKING CONSIDERATIONS

A. Parking ratio per unit:

Guests: 41 Residents: 138 Enclosed Spaces: 138 Total number of spaces: 317

B. Number of visitor/guest parking spaces provided:

On Street: 41 Off-Street: 138

- C.** Will this project involve construction of new rights-of-way or alteration or connection to existing rights-of-way? Yes ☒ No ☐
If yes, please address as part of the narrative.

- D.** As part of the narrative or in a separate report provide estimated trip generation and other traffic related information as required by Section 10-6 of the Subdivision Code.

IV. RECYCLING AND GREEN INITIATIVES

- A.** Article 9 of The Municipal Code of the Village of Hoffman Estates requires that businesses maintain an effective recycling program. Address any unique recycling plans as part of the project narrative.
- B.** The Village supports and promotes sustainability. Please address any planned green or sustainability initiatives as part of the narrative.

- C. Do you anticipate submitting this project for LEED certification (or any other similar certifications)? ☐ Yes ☒ No
If yes, please address as part of the narrative.

V. GENERAL CONSIDERATIONS

- A. Please list examples of similar developments (including name and location) in the area that can be used for comparison by the Village:

1. Barrington Square Townhome Community
2. Townhomes on Raleigh Lane / Sudbury Drive
3. Galena at Blackberry Creek Condominiums

- B. Will this project contain any noise generators that will adversely affect surrounding areas?

Yes ☐ No ☒

If yes, please address as part of the narrative.

- C. Is there anything included in this project that may be sensitive to surrounding noise generators?

Yes ☐ No ☒

If yes, please address as part of the narrative.

- D. In the project narrative, please list and explain anything involved in this project that is not covered in this application that should be brought to the Village's attention. Also address any unusual circumstances or needs related to this project.

Please contact the Planning Division with any questions:

Email: planning@hoffmanestates.org
Address: 1900 Hassell Road
Hoffman Estates, IL 60169
Phone: 847.781.2660
Fax: 847.781.2679

Site Plan Addendum: Applicant Responses

I. DESCRIPTION OF PROJECT

A. Attach a narrative of the proposed project on a separate sheet. Article 10-6 of the Subdivision Code details the application process and required submittal documents. For relevant items, provide detailed information as part of the project narrative.

Response: The site redevelopment proposal is for the former CDK Global office building located at 1950 Hassell Road. The property is 13.4 acres in size and consists of a multi-story office building, surface parking lot, and a stormwater detention pond at the north end. CDK Global has vacated the property and intends to sell it to PulteGroup, pending approval of the redevelopment plans from the Village.

Pulte is proposing 69 single-family attached townhomes within 16 buildings, which will be served by public streets and sidewalks. The plans have been designed to meet MWRD for stormwater management, and Village requirements with one exception. The applicant is requesting a reduction in the garage size from 440 SF to 360 SF since this is a standard product that we build and there will not be a need for people to store lawnmowers, snowblowers, yard tools, etc. For more detailed information, please refer to the Community Impact Statement as well as the attached plans and reports.

B. With respect to this project's compatibility with adjacent land uses, address the following in the Project Narrative: Building Scale, Architectural Materials, Coordinated Color Scheme, Existing and Planned Areas of Visual Interest, Design Concept and Relationship of Building Materials to one another.

Response: The proposed development is compatible with the Zoning Code, which is Residential Planned Development, as well as the context of the land uses around the site, many of which are residential. The proposed townhomes are 2 stories with an optional 3rd story habitable attic or loft space, which makes their scale compatible with the surrounding development. The townhomes south of the site and Hassell Road are 2 stories, while the apartments to the West of the property are 3 stories.

The architectural materials have been selected to be both visually appealing as well as low-maintenance for the owners, aiding in the sustainability of the development. This includes masonry on the front elevation, a 12" roof overhang on all 4 sides of the buildings, and architectural roof shingles. Multiple color packages will be offered to provide variety and visual interest throughout the community.



C. Estimated construction schedule:

Response: Following approvals from the Village of Hoffman Estates and MWRD, the applicant anticipates approximately 40 months of demolition and construction on the following approximate time frames:

February 3, 2025: Commence Demolition

April 1, 2025: Commence Land Development

July 15, 2025: Pavement Complete / Start Model Home Construction

November 2025: Model Homes Complete / Grand Opening w/ First Sign-Ups

December 2025: First Production Home Start / Continued Sales and Home Construction

June 2028: Construction Substantially Complete

F. Will these units be intended for individual ownership or rental or a mix?

Response: The townhomes will be sold on a fee simple ownership basis. Each unit will be contained on a unique parcel of land, subdivided lots that will each have a unique PIN number to

be recorded with the Cook County Tax Assessor. Common areas will be owned and maintained by the Homeowner's Association. No rental properties are proposed.

H. Does the property contain flood plain lands or wetlands? If yes, please address as part of the narrative.

Response: While the majority of the site is outside the 100-year floodplain, it does border the East Branch of Poplar Creek. There is an existing detention pond at the north end of the property, and two new detention ponds will be installed to meet code requirements of the Village and MWRD. Portions of these ponds do occur within the 100-year floodplain, however, all of the proposed homes will be located outside the 100-year floodplain, and elevated above the flood protection elevation. Refer to the Engineering Plans and Stormwater Management Report for more information.



III. TRAFFIC / PARKING

C. Will this project involve construction of new rights-of-way or alteration or connection to existing rights-of-way? If yes, please address as part of the narrative.

Response: The existing ROW of Hassell Road will remain unchanged. Public ROW is proposed withing the new townhome community for new streets. The access point at the East end of the property will remain unchanged and will be utilized to extend Kensington Lane into the site. The access point at the West end of the site will be adjusted slightly in order to accommodate the depth of the residential units, associated lots and open space around them needed between the new street and the West property line. The applicant is requesting a reduction of the street ROW from 66' to 60', and a reduction in the horizontal curves at the north end from 95' to 90' radii in order to accommodate the layout.

D. As part of the narrative or in a separate report provide estimated trip generation and other traffic related information as required by Section 10-6 of the Subdivision Code.

Response: The proposed townhome development is anticipated to generate approximately 476 average daily trips (ADT) of vehicles entering and departing the community. By comparison, when CDK Global occupied the office building, the ADT was approximately 1,798. This results in over 1,300 fewer ADT or 88% less traffic for the townhome development. Refer to the Traffic Impact Study for more information.



IV. RECYCLING & GREEN INITIATIVES

A. Article 9 of The Municipal Code of the Village of Hoffman Estates requires that businesses maintain an effective recycling program. Address any unique recycling plans as part of the project narrative.

Response: The homeowners will pay for trash hauling and recycling service the same as existing residents of Hoffman Estates.

B. The Village supports and promotes sustainability. Please address any planned green or sustainability initiatives as part of the narrative.

Response: The proposed townhomes have been designed with several sustainability and high-efficiency elements in mind. This includes the following items:

- **Smart Home Technology / Smart Thermostats**
- **HVAC Energy Recovery Ventilation**
- **Energy Efficient (2021 IECC Compliant)**
- **EV Car Charger Ready hookups**
- **Electric water heaters**
- **Low-flow plumbing fixtures**
- **Low-maintenance vinyl siding**

V. GENERAL CONSIDERATIONS

D. In the project narrative, please list and explain anything involved in this project that is not covered in this application that should be brought to the Village's attention. Also address any unusual circumstances or needs related to this project.

Response: The Village of Hoffman Estates is a highly desirable community with excellent schools, and a wide variety of shopping, employment and recreational opportunities. The Kensington Fields townhome development will replace a vacant suburban office with limited rental potential with much-needed housing. In addition to being attractive and high-quality construction, the new townhomes will provide a more affordable option for single-family home buyers over comparable detached products.

STANDARDS OF A MASTER SIGN PLAN

Zoning Code Section 9-3-9-M-13 requires that the Planning and Zoning Commission shall, in making its determination, find that adequate evidence is provided to meet the Standards of a Master Sign Plan. All standards must be answered in full.

1. The Master Sign Plan shall result in architecture and graphics of a scale appropriate for the subject development and the surrounding area. Please provide an explanation.

The proposed monument signs are moderate in size and scale, and placed near each entrance, consistent with other residential communities along Hassell Road.

2. The Master Sign Plan shall provide signage consistent with the site plan and architecture of the project. Please provide an explanation.

Both signs will be constructed using a brick similar to that used in the Townhomes, and located within the front yard landscape buffer area.

3. The Master Sign Plan will avoid visual clutter. Please provide an explanation.

Signs are double-sided and located on the inside of each entrance drive for maximum visibility from Hassell Road. The signs will not be illuminated.

4. The Master Sign Plan shall allow visitors, employees, and consumers to readily identify the business entrances, while addressing the community's need for attractive, unobstructed architecture and commercial graphics. Please provide an explanation.

The signs have a unique shape that will visually establish an identity for the Neighborhood. The sign font graphic plays homage to the former building's contemporary styling & design.

5. The Master Sign Plan shall result in a unified theme of signage for this project. Please provide an explanation.

The signs proposed at each entrance are identical, and have similar setbacks. Both signs are set in projecting landscape beds with a turf border.

project:

Kensington Fields

Hassell Road
Hoffman Estates, Illinois

sheet description:

Monument Sign Details

owner:



north: scale:

revisions:

original issue date: 24 May 2024

drawn by:

checked by:

project no.: 24005

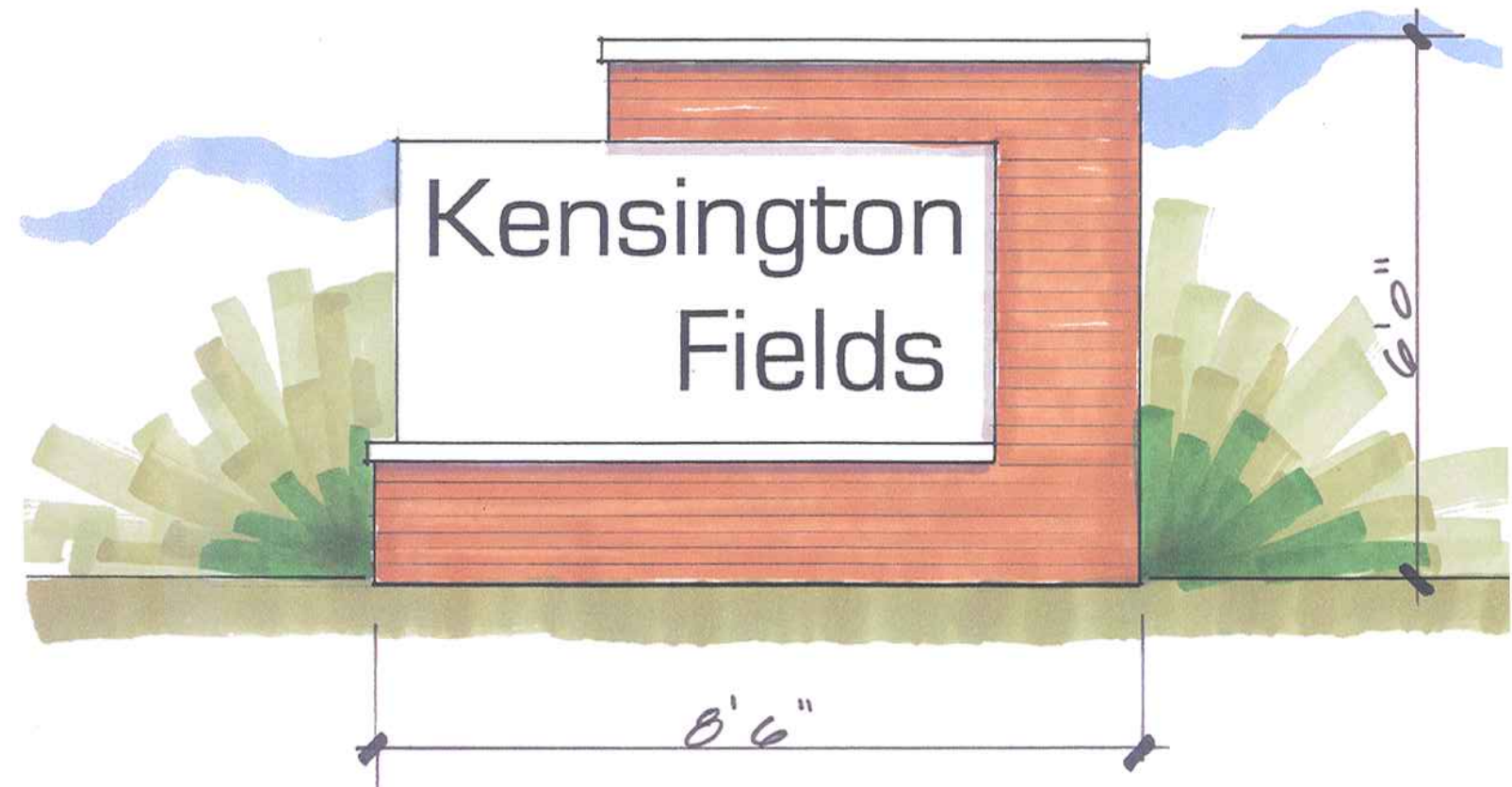
sheet no.:

L.106



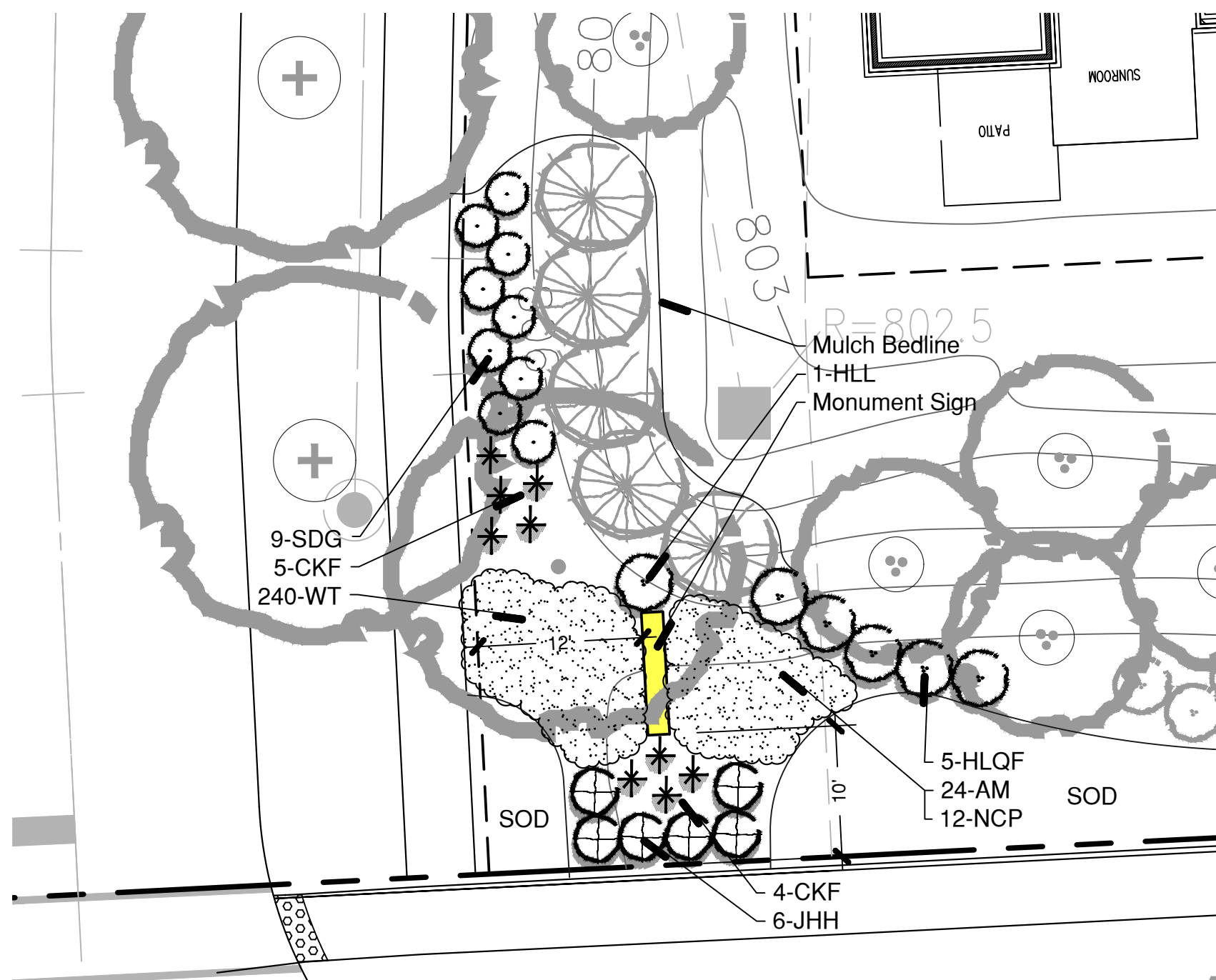
East Entrance Enlargement

scale: 1" = 10'0"



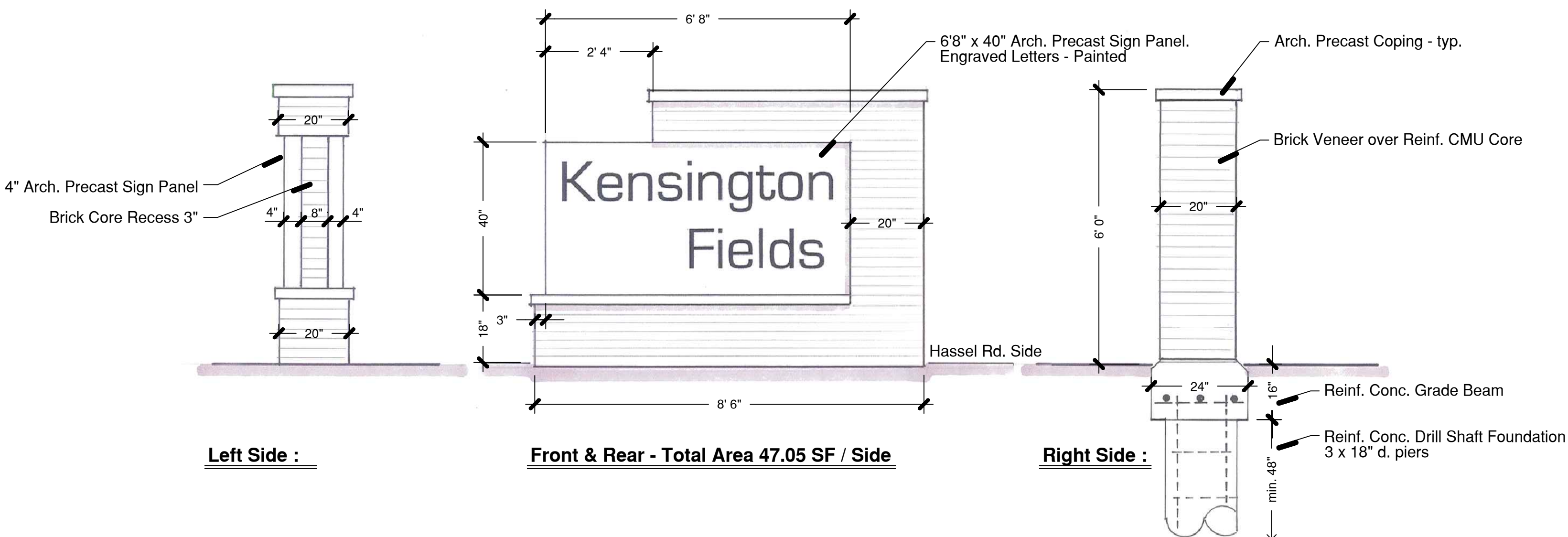
Illustrative Color Sign Elevation

scale: 1/2" = 1'0"



West Entrance Enlargement

scale: 1" = 10'0"



Monument Sign Elevations

scale: 1/2" = 1'0"

- Signs are Double-Sided
- Signs are NOT illuminated
- Signs are setback min. 10' from P.L.

STANDARDS OF VARIATION

Zoning Code Section 9-1-15-C-2 of the Municipal Code requires that the Planning and Zoning Commission shall, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the applicant have been established by the evidence presented. All standards must be answered in full. A separate piece of paper may be used if more room is required.

1. The particular physical surroundings and shape of topographical conditions of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out. Please provide an explanation.

The signs proposed at each entrance are identical, and have similar setbacks. Both signs are set in projecting landscape beds with a turf border.

2. The conditions upon which the petition for a variation is based would not be applicable, generally, to other property within the same zoning classification. Please provide an explanation.

In addition to the standard townhome configuration, the rear of this property is encumbered with a mapped Floodway and Floodplain along with Waters of the U.S. (Army Corps Jurisdiction) and existing detention (MWRD).

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

The purpose of the Variation is not based a desire to increase the property value. Pulte prides itself on "Consumer Inspired" designs that are tailored to meet the needs of each specifically targeted consumer group. The Pulte standard garage configuration provide adequate garage space while maximizing the livable space within the townhome itself.

4. The alleged difficulty or hardship has not been created by any person presently having an interest in the property; Please provide an explanation.

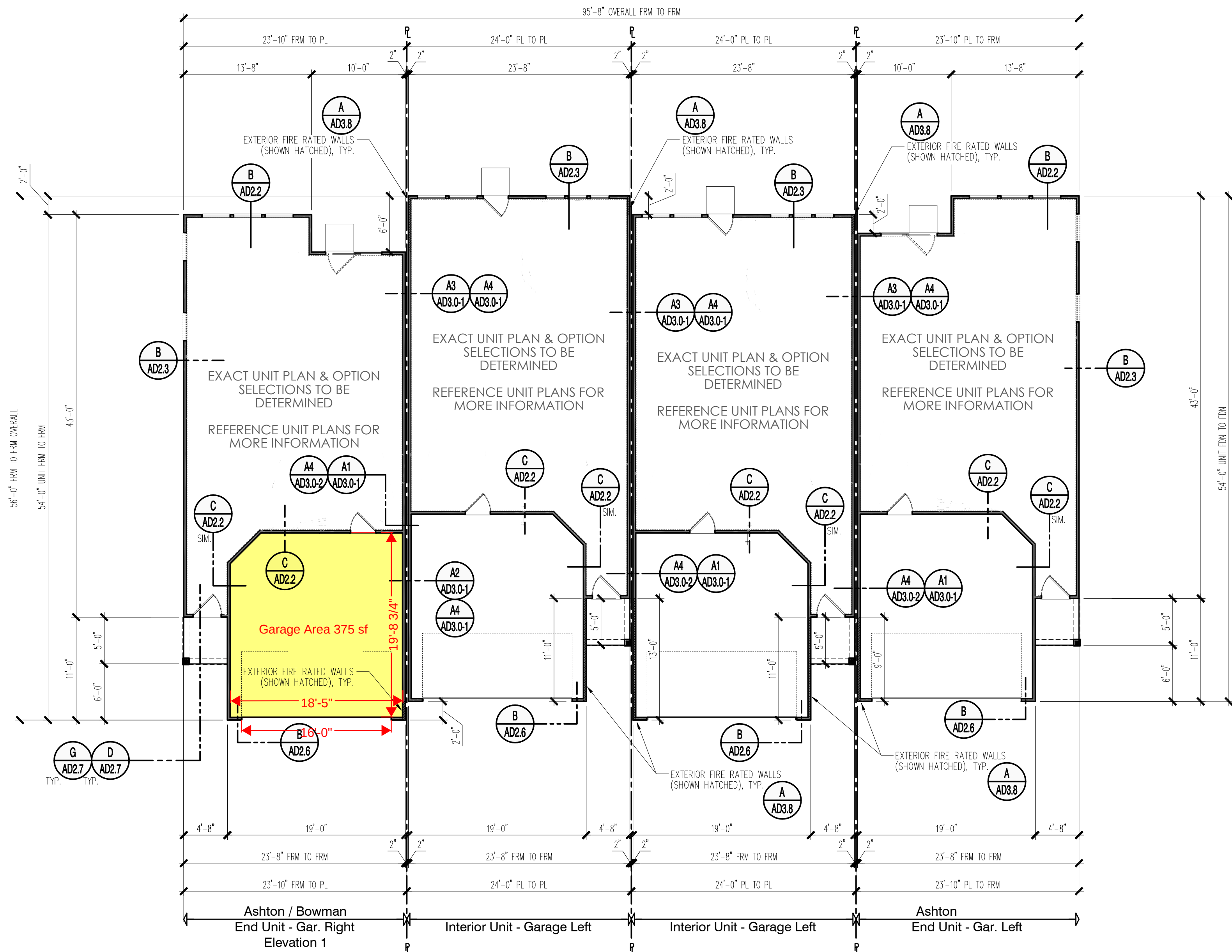
The difficulty/hardship was not created by any person presently having interest in the property. Pulte inherited this situation via the Village Zoning ordinance when we became the contract purchaser.

5. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located. Please provide an explanation.

Since this deviation from the ordinance impacts only the interior of the townhome unit, the variation will not be detrimental to the public welfare or injurious to other property.

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

Since this deviation from the ordinance impacts only the interior of the townhome unit, the variation will not impair on adequate supply of light and air to adjacent properties, or substantially increase the congestion in the public streets, or increase the danger of fires, or endanger the public safety, or substantially diminish or impair property values in the neighborhood.



FIRST FLOOR PLAN - FOUR (4) UNIT BUILDING

NOTE:
PROVIDE 1-HR. RATED CONSTRUCTION AT EXTERIOR WALLS WITHIN 5 FT. OF PROPERTY LINE. REFER TO DETAIL SHEET AD3.8 AND CORRESPONDING DETAIL TAGS.

NOTE:
REFERENCE CIVIL PLANS & LATEST PLOT PLAN FOR EACH UNIT PLAN FINISH ELEVATIONS ALONG WITH VERTICAL & HORIZONTAL OFFSETS.
REFERENCE INDIVIDUAL UNIT ARCHITECTURAL PLANS FOR MORE INFORMATION.
REFERENCE UNIT STRUCTURAL PLANS FOR ADDITIONAL INFORMATION INCLUDING FOOTING SIZES, CONCRETE REINFORCEMENT, DETAILS & NOTES.

PRODUCTION MANAGER	
AL	
INITIAL RELEASE DATE:	
05-06-2022	
CURRENT RELEASE DATE:	
06-02-2023	
REV #	DATE / DESCRIPTION
1	11-04-2022
2	04-14-2023
3	04-21-2023
4	06-02-2023
5	
6	
7	

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS



PLANNING & ZONING COMMISSION STAFF REPORT

Meeting Date: 10/2/2024

From: Phil Green, Transportation & Long Range Planner

N/A

Discussion

Planning & Zoning Commission Training: Ethics & Findings of Fact Follow-Up

REQUEST SUMMARY

This is an informational item to provide training to the Planning & Zoning Commission on Ethics and provide a follow-up to the Findings of Fact and Standards training that was provided during the July 17, 2024, meeting.

BACKGROUND / ANALYSIS

The Village has adopted a new agenda management software, CivicPlus, that will help to streamline current processes, increase efficiencies, and provide the public with an easy-to-use portal where all Village meetings agendas and minutes can be accessed. With the adoption of this software, the Planning & Zoning Commission will begin to see some changes to the format of both agendas and staff reports.

The purpose of this training is to provide the Commission with a follow-up to the updated Findings of Fact process and a provide information on Ethics.

MOTIONS

This item is presented for information only.

ATTACHMENTS

None