



AGENDA
Plan Commission
Regular Meeting
Village Hall
1900 Hassell Road, Hoffman Estates, IL 60169

September 2, 2026	Council Chambers	6:30 PM
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1. **CALL TO ORDER/ROLL CALL**
2. **PLEDGE OF ALLEGIANCE TO THE FLAG**
3. **APPROVAL OF MINUTES**
 - A. Plan Commission 08-05-2026
4. **CHAIRPERSON'S REPORT**
5. **NEW BUSINESS**
 - A. Public Hearings
 1. Variation from Section 9-3-3-C-1 of the Municipal Code to permit a fence to be 10 feet 6 inches in height for the property at 4285 N Sturbridge Drive
 2. Special Use to Maple Creek Hospitality Inc. to permit a hotel at 2280 N Barrington Road (Country Inn & Suites)
6. **STAFF DISCUSSION**
7. **PUBLIC COMMENT**
8. **ADJOURNMENT**

The next regular Plan Commission meeting is scheduled for **Wednesday, September 16, 2026 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
Plan Commission
Regular Meeting
Village Hall

1900 Hassell Road, Hoffman Estates, IL 60169

August 5, 2026

Council Chambers

6:30 PM

1. CALL TO ORDER/ROLL CALL

Chairperson Chhatwani called the meeting to order at 06:31 PM.

Commissioners Present: Kendra Alexander, Adam Bauske, Rajkumari Chhatwani, Lon Harner, Daniel Lee, Minerva Milford, Nancy Trieb, John Wise

Commissioners Absent: Excused: Lenard Henderson | Unexcused:

A quorum was present.

Administrative Personnel Present: Daisy Dose-Adamzadeh, Planner II; Phil Green, Transportation & Long Range Planner

2. PLEDGE OF ALLEGIANCE TO THE FLAG

3. APPROVAL OF MINUTES

A. Plan Commission 07-15-2026

Motion by Commissioner Harner, seconded by Commissioner Trieb, to approve the July 15, 2026, regular meeting minutes. Voice vote taken. Ayes - 8 | Nays - 0 | (Abstain: None).
Motion Passed.

4. CHAIRPERSON'S REPORT

Chairperson Chhatwani stated the Master Sign Plan Amendment for the property located at 675 W. Golf Road was approved by the Village Board on July 20, 2026.

5. STAFF DISCUSSION

A. Discussion of Hello Hoffman Phase 1 Report

Phil Green presented the Hello Hoffman Phase 1 report.

Commissioner Harner asked if it was possible to get more information on what was put together in the summary. Mr Green stated that raw data is available, and he is working with the Spatial Technology Department to build a more accessible tool to look through the data.

Chairperson Chhatwani commented about the positive impact this will make on moving Hoffman Estates up on the list of "must visit" destinations in Illinois.

Commissioner Wise commented that he has lived in the Village for forty years, on the North side and now the West side of town, and even he does not know where some of the locations are that are not located around where he has lived and feels he may not be the only one. Mr. Green responded that in the next survey, the question will be asked about how to bridge the disconnectedness/barriers created due to the size and separation of areas of the Village, along with whether being more connected to the neighborhood areas where the respondents live or the Village as a whole is more important.

Commissioner Milford asked what activities the team had in mind for this particular event. Mr. Green stated there will be six different stations that will focus on what people want to see in the future. There will be a model building exercise, voting activities about housing, feedback, etc., as well as expansive thinking engagement, and children's activities, business partners, freebies, and giveaways.

Vice Chairperson Bauske asked if we had accomplished what we set forth to do 20 years ago, or if that wasn't part of that plan. Mr. Green stated that part of the phase 1 process was a review of all of our existing plans to see what should be carried through. Some of the plans, such as the Sustainability plan, have not been fully implemented yet and require additional review of priorities to move forward with, whereas others, like the Comprehensive Plan, were reviewed to see what may have worked and what may not be possible to achieve. The previous Comprehensive Plan was indicative of its time; it was not very forward-thinking, it was not truly built for implementation, had limited public engagement activities, with only 93 people providing feedback, and relied heavily on the creation of the StarLine, which was never realized. Our current plan initiatives have already brought in feedback from over 2000 people, and lend itself to the goal of being representative of the community rather than responsive to a particular project that might never come to fruition.

Vice Chairperson Bauske commented on the community being highly separated, not just geographically, but also by the three separate school districts, which make families separated on a personal level.

Vice Chairperson Bauske asked about how the business changes, both large and small, have changed over the years, and whether we are still hoping to attract large businesses, or do we feel we are in a good place. Mr. Green stated we are doing a 20-year look back on our building permit history to better inform ourselves from a residential standpoint if people are investing in their homes, and then from a business standpoint, we can track investment at all scales of business, from tenant buildouts up to high-end office construction. We also

have done a lot of this data collection work as part of the Economic Development Strategic Plan a few years ago, reviewing the work they did and seeing what's changed and what needs to be refreshed. So, yes, this piece is on the list of things to do.

Chairperson Chhatwani asked if the Hoffman Estates Park District is collaborating with us so they know we are hosting this event at South Ridge Park. Mr. Green stated yes, they are a wonderful partner that helps provide the park, tent, marketing, etc. and we are working to increase our partnership with the Park District.

Commissioner Harner asked if collaboration with the Park District is a focus, then why was the Summer Hang scheduled on the same night as the Volunteer Appreciation event which is being hosted by the Park District? Mr. Green stated the choice had to be made whether to clash with the volunteer appreciation event or with back to school.

Chairperson Chhatwani asked if this would be presented to the Village Board. Mr. Green stated this had already been done on July 20, 2026, at the Planning, Building & Zoning meeting. The information was presented to the Board due to the large amount of non-land-use policy content and to ensure they were comfortable adopting this plan and moving forward before we start the land use conversation.

Chairperson Chhatwani asked Daisy Dose-Adamzadeh if there would be a regular meeting on August 19, 2026. Ms. Dose-Adamzadeh stated there would not be a meeting on August 19. There will be a meeting planned on September 2, 2026.

6. PUBLIC COMMENT

Chairperson Chhatwani swore in a petitioner for public comment.

Maggie Dowling (2160 Seaver Lane)

Ms. Dowling proceeded: "I live near the, well, you know where Seaver Lane is. All my neighbors are Bulgarians, Russians, Ukrainian, and I wondered is that what category they fall into, the white category? And then I had one other comment. You asked what do people think of Hoffman. People outside of Hoffman. My friends think it's, they, we are very high density. We have these three floor, we have a lot of three-floor apartments, we've got apartments across from McDonald's. You know, when I got of college I had a three floor, I walked up three flights, which I thought was bad, but my niece in New York, she has six flights. But anyway, I don't want us to be six flights, you know. But I am sort of nervous about all these three, it would be nice to have some larger homes, you know. But anyway, thank you."

The Commissioners thanked Ms. Dowling for her comments.

Mr. Green apologized for looking at his phone, as his computer had died. He stated he was pulling up the exact category Ms. Dowling was inquiring about. He also stated there is a growing eastern European population in town, which is why Polish is one of the languages into which the survey was translated. The Village collaborated with the Health & Human Services team and the Police Department to get the sense of the biggest language needs in the community in order to be inclusive of the majority of the community. Census data shows they would be likely be counted as "white" and all of this data is available on

hellohoffman.com for anyone to review. Mr. Green also stated that if there were ever to be any six-story buildings in town, they would have an elevator.

7. ADJOURNMENT

Motion by Commissioner Harner, seconded by Commissioner Trieb, to adjourn at 07:28 PM. Voice vote taken. Ayes - 8 | Nays - 0 (None) | Abstain - 0 (None). Motion Passed.

Minutes prepared by Marquelle Cnota, Administrative Assistant.

Chairperson's Approval

Date Approved

Draft



PLAN COMMISSION STAFF REPORT

Meeting Date: 9/2/2026

From: Kevin Anderson, Planner II

PLN2606-0007

Public Hearing

Variation from Section 9-3-3-C-1 of the Municipal Code to permit a fence to be 10 feet 6 inches in height for the property at 4285 N Sturbridge Drive

REQUEST SUMMARY

The Petitioner has constructed a fence with a height of 10 feet 6 inches, which exceeds the maximum permitted 6 feet in height. The Petitioner is seeking a Variation to allow the fence to remain.

Location:	4285 N Sturbridge Dr
Property Owner / Applicant:	Bradley Engler
Property Size:	~8,800 sf.
Zoning / Land Use:	R-9 B, Planned Development
Adjacent Properties:	All Surrounding Properties: R-9 B, Planned Development

BACKGROUND / ANALYSIS

Section 9-3-3-C-1 of the Municipal Code states no fence shall be erected in excess of six feet above ground level or grade level.

The Petitioner received a building permit to construct a fence in 2025 (BLDG2507-0204). The permit identified a 6' privacy fence in a permissible location and the application was approved. Upon final inspection, staff observed several sections of the fence were installed greater than 6' in height. The inspection failed, and the applicant was advised to either remove the non-conforming sections of fence or seek a Variation to allow it to remain. If this Variation request is denied, the applicant will have to amend the fence to make it a maximum 6' in height, as his original approved plans indicated.

The Petitioner has noted the fence height is necessary to provide privacy for his rear deck. Due to the grading of the property, the rear deck is approximately 5 to 6 feet above street level. The property also slopes down toward the rear yard. The Petitioner's intent was to keep the top of the fence level even as the elevation falls. The result is that the fence is 10'6" tall (126 inches) at the southeast corner.



The fence is set back 20' from the south (corner side) lot line. The Code would allow a 6' fence within 1' of the south lot line.

Elevated decks are common in the surrounding neighborhood. Notably, the property at 4300 Portage Ln (across from the subject property) has an elevated rear deck and a privacy fence that complies with the Code.

Public Notice

Public notice was completed in accordance with the code. No objections have been received. The Petitioner has submitted a letter of awareness from the property owner at 1440 N Sturbridge Dr.

MOTIONS

The Plan Commission shall make the following motions (a total of 2 motions are required):

1. Adopt the Findings of Fact for a Variation as outlined in the attached document (as amended by the Commission).
2. Recommend to the Village Board of Trustees approval of a Variation from Section 9-3-3-C-1 of the Municipal Code to permit a fence up be 10 feet 6 inches in height for the property at 4285 N Sturbridge Drive, subject to the following conditions:
 - a. The Variation for maximum fence height shall only apply to the southeast corner fence sections as outlined in the application materials submitted by the petitioner.
 - b. Final inspections for building permit #BLDG2507-0204 shall be scheduled within one month of Village Board approvals.

ATTACHMENTS

1. DRAFT PZC Findings and Recommendations Summary - 4285 Sturbridge Dr
2. LOCATION MAP - 4285 N STURBRIDGE DR
3. Supporting Documents - 4285 N Sturbridge Dr - Fence Variation



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

Meeting Date: 9/2/2026

Prepared By: Kevin Anderson, Planner

PLN2606-0007

Variation from Section 9-3-3-C-1 of the Municipal Code to permit a fence to be 10 feet 6 inches in height for the property located at 4285 N Sturbridge Drive

Findings of Fact – Variation

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: No evidence was presented to support that this standard was met.
 - b. The plight of the owner is due to unique circumstances;
FINDING: This corner lot has a significant east-west grade differential.
 - c. The variation, if granted, will not alter the essential character of the locality.
FINDING: The Variation, if granted, will not alter the character of the neighborhood.
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: No evidence was presented to support that this standard was met.
 - 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: While other homes along the block have similar east-west grade differential, not all are corner lots with backyard facing a right-of-way.
 - c. The purpose of the variation is not based exclusively upon a desire to increase the value of the property;

FINDING: Petitioner has indicated that the intent of the Variation is to provide privacy from his elevated deck.

- d. The alleged difficulty or hardship has not been created by any person presently having an interest in the property;

FINDING: No evidence was presented to support that this standard was met.

- 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: The Variation, if granted, will not be detrimental to public health or injurious to other 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: The Variation, if granted, will not impair the supply of light and air, increase congestion, or endanger public safety.

- 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.

Recommendations

The Planning & Zoning Commission shall make the following motions (a total of 2 motions are required):

- 1. Adopt the Findings of Fact for a Variation.
- 2. Recommend to the Village Board approval of a Variation from Section 9-3-3-C-1 of the Municipal Code to permit a fence to be 10 feet 6 inches in height for the property located at 4285 N Sturbridge Drive, subject to the following conditions:
 - a. The Variation for maximum fence height shall only apply to the southeast corner fence sections as outlined in the application materials submitted by the petitioner.
 - b. Final inspections for building permit #BLDG2507-0204 shall be scheduled within one month of Village Board approvals.

4285 N STURBRIDGE DR
PIN: 02-19-321-090-0000



N STURBRIDGE DR

HASSELL RD

4285

LAKE EDGE CT

PORTAGE LN

Legend

-  Subject Properties
-  Parcels

N





VILLAGE OF HOFFMAN ESTATES
PZE APPLICATION SUMMARY

APPLICATION INFORMATION

Project Number: PLN2606-0007

Project Name: Fence Height Variation

Application Date: 6/19/2026

Staff Contact: Kevin Anderson

PROJECT TYPE

Variation

SITE INFORMATION

Property Address: 4285 N STURBRIDGE DR

All included PINs: 02-19-321-090-0000

PROJECT CONTACTS

Applicant: BRADLEY J ENGLER

Owner: BRADLEY J ENGLER



VILLAGE OF HOFFMAN ESTATES

Building Permits: buildingpermits@vohe.org (847) 781-2631
Public Works / ROW Permits: publicworks@vohe.org (847) 490-6800
Planning & Development: planning@vohe.org (847) 781-2660

PLN2606-0007

4285 N STURBRIDGE DR

07/08/2026

Review Comments & Concerns

Review Step: Project Review

Revision # 00

Status: Disapproved

Review Type

Status

Planning

Disapproved

Concern

A project narrative must be submitted that identifies the work that was performed and provides dimensions of the Variation request. The narrative should indicate why you want/need a fence in excess of 6'.

Concern

Identify the maximum height of the fence and identify the linear feet/sections which exceed 6 feet in height.

Provide detail photographs/plans of the support posts. Identify dimensions and materials of the support posts.

Building - PZE Review

Approved

Narrative:

DO TO THE CONTOUR OF THE BACK YARD
IF WE STAYED AT 6' WE WOULD HAVE HAD TO INSTALL A FENCE ON
TOP OF THE DECK FOR CODE WHICH I BELIEVE WOULD HAVE BEEN
MORE OF AN EYE SORE AND TAKEN AWAY THE PRIVACY AND APPEAL
TO MY PROPERTY AND THE NEIGHBORS.



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING VARIATION ADDENDUM

REQUIRED SUBMITTALS

	General Application
	Variation Hearing Fee <i>Commercial: \$500 per variation</i> <i>Residential: \$175</i> <i>Sign: \$500 per sign</i>
	Legal Description typically found on the tax bill, deed, or plat of survey.
	Current Plat of Survey drawn to scale showing the proposed improvement(s) and distance(s) from existing structures and property lines. For sign variations, ALL signs should be shown and labeled on the plat including the sign(s) for which the variation is being requested.
	A scale drawing of the floor plan and elevations, including windows and door locations.
	A project narrative detailing the request including whether there are other options that would not require a variation, proposed construction materials, whether removal/relocation of trees or utilities will be required and the estimated total project cost. Include any relevant plans, documents, and photos to support the request.
	If any part of your existing and/or proposed use is located in any part of a utility easement, written release(s) from the Village or utility company may be required.
	A Statement of Awareness from directly impacted neighbors acknowledging their awareness of your proposal (residential variations only) .

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.

As you can see in the pictures, the house was built on a big slope to that corner which is why we are requesting a variance of fence height to 10'.

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.

The need for this variance is due to the unique topography of our property. This is not common to other properties in the same zoning classification.

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

This request is not based on a desire to increase the value of the property; rather, it is to address the slope in our yard (see pictures).

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

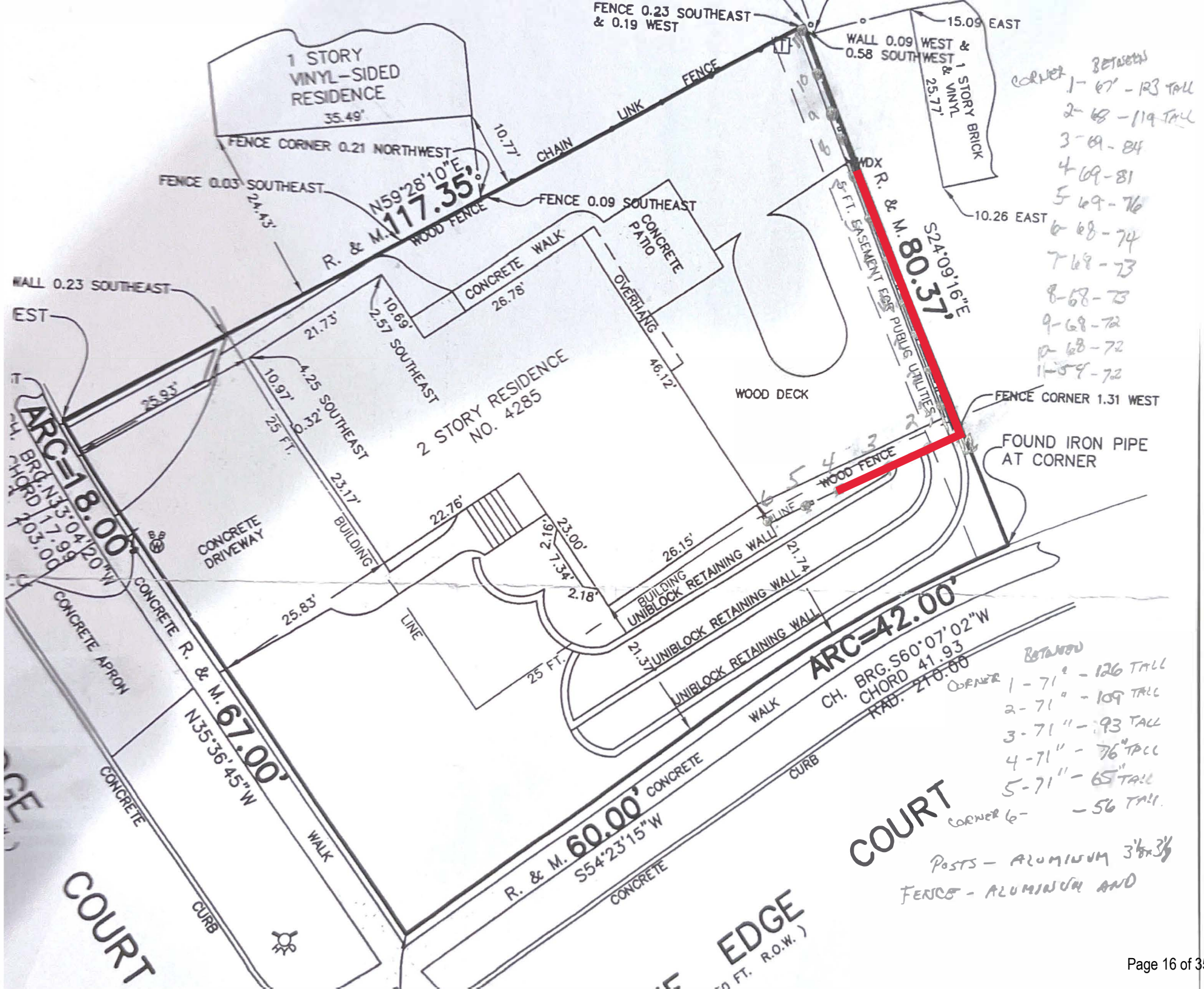
The hardship is only created by the slope in the yard on which the house was built.

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.

No, this variance would not be detrimental to the public welfare or injurious to other properties in the neighborhood.

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.

No, it would not.



- Between*
- corner 1- 67' - 123 TALL
 - 2- 68' - 119 TALL
 - 3- 69' - 84
 - 4- 69' - 81
 - 5- 69' - 76
 - 6- 68' - 74
 - 7- 68' - 73
 - 8- 68' - 73
 - 9- 68' - 72
 - 10- 68' - 72
 - 11- 59' - 72

- Between*
- corner 1- 71' - 126 TALL
 - 2- 71' - 109 TALL
 - 3- 71' - 93 TALL
 - 4- 71' - 76 TALL
 - 5- 71' - 65 TALL
 - corner 6- - 56 TALL

POSTS - ALUMINUM 3 1/2\"/>





GREMLEY & BIEDERMANN

LICENSE NO. 184-002761

PROFESSIONAL LAND SURVEYORS

4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630

TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM

25-046
Engler

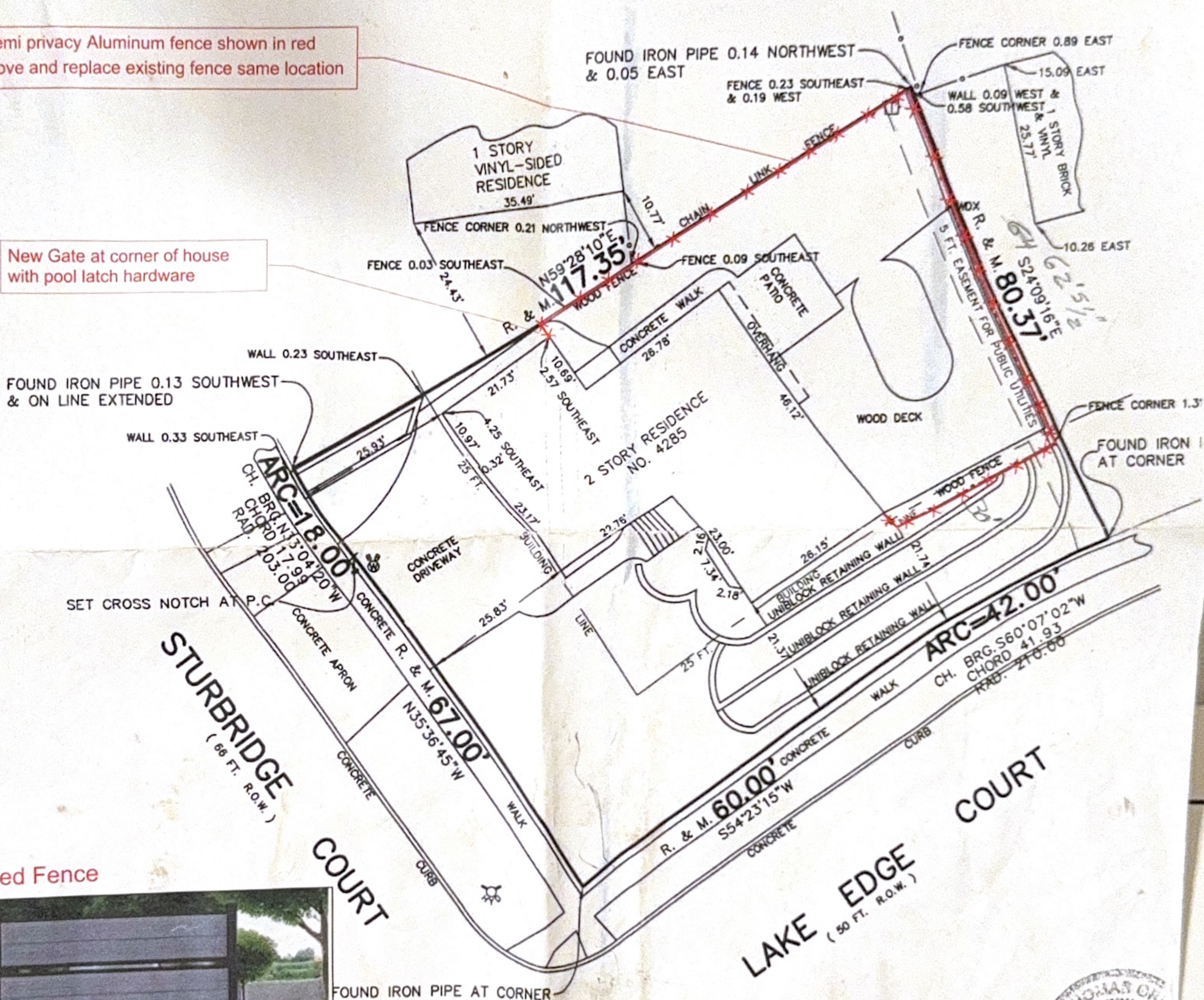
**Proposed Fence
By Woodridge Deck & Gazebo**
07/22/25

Plat of Survey

Lot 27 in Block 1 in Westerly Lakes Unit One, being a subdivision of part of Section 19 and part of Section 20, both inclusive, in streets vacated per document No. 22650177 and a resubdivision of parts Blocks 15 to 20, both inclusive, in Howie in the Hills Unit One and parts of Howie in the Hills Unit Three, both being subdivision in said Section 19, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

6' Semi privacy Aluminum fence shown in red
Remove and replace existing fence same location

New Gate at corner of house
with pool latch hardware



Proposed Fence



**Deluxe Semi Privacy, 6
Feet, Silver Grey, Black
Aluminum**

69" Center to Center



State of Illinois)
County of Cook)ss

We, GREMLEY & BIEDERMANN, INC. hereby certify that
have surveyed the above described property and that the
hereon drawn is a correct representation of said survey
corrected to a temperature of 62° Fahrenheit.

Field measurements completed on June 23, 2006.

Signed on 6/30/06

By: *G. Thomas Orlowski*
Professional Illinois Land Surveyor No. 2477
My License Expires November 30, 2008

ORDERED BY	BRAD ENGLER	CHECKED	JB	DRAWN	BB
ADDRESS	4285 N. STURBRIDGE DRIVE				
GREMLEY & BIEDERMANN					
LICENSE NO. 184-002761 PROFESSIONAL LAND SURVEYORS 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM					
ORDER NO.	2006-06277-001	DATE	JUNE 23, 2006	PAGE NO.	1

Note R. & M. denotes Record and Measured distances
respectively.

Distances are marked in feet and decimal parts thereof.
Compare all points BEFORE building by same and at
once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not
shown on survey plat refer to your abstract, deed,
contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement
upon this plat.

Unless otherwise noted hereon the Bearing Basis,
Elevation Datum and Coordinate Datum if used is
ASSUMED.

STATEMENT OF AWARENESS

TO: THE VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION

DATE: 10/19/25

THIS IS TO CERTIFY THAT THE UNDERSIGNED, BEING A PROPERTY OWNER
DIRECTLY AFFECTED, IS AWARE OF THE INTENTIONS OF:

BRAD ENGELER
Petitioner Name

4285 N. STURBRIDGE DR. HOFF. ESTATES
Petitioner Address

TO INSTALL/ERECT/CONSTRUCT A:

FENCE

ON PROPERTY LOCATED AT:

4285 N. STURBRIDGE DR. HOFF. ESTATES
Address

HOFFMAN ESTATES, ILLINOIS, AS SO STATED IN THIS PETITION FOR A ZONING
VARIATION.

Frank Del Vecchio
Signature of Property Owner Directly Affected

1440 LAKE EDGE CT., HOFFMAN ESTATES, IL 60192
Address of Property Owner Directly Affected

This form is to be completed by the property owner directly affected by the petitioner before
the Planning and Zoning Commission and submitted with the Residential Variation
Application.

The "property owner affected by the petition" may appear and testify for or against the petition.
The date and time of the hearing will be mailed to said property owner.

Should assistance be required in determining property owners affected or in obtaining
signatures, contact the Planning Division, 847/781-2660.



PLAN COMMISSION STAFF REPORT

Meeting Date: 9/2/2026

From: Daisy Dose-Adamzadeh, Planner II

PLN2604-0002

Public Hearing

Special Use to Maple Creek Hospitality Inc. to permit a hotel at 2280 N Barrington Road (Country Inn & Suites)

REQUEST SUMMARY

Maple Creek Hospitality Inc. is the new owner and operator of Country Inn & Suites located at 2280 N Barrington Road. The property was initially developed as a hotel in 1986 and has had many owners/operators since then. The new property owner is seeking a Special Use to allow the continued operation of a limited-service hotel.

Location:	2280 N Barrington Road
Property Owner / Applicant:	Maple Creek Hospitality Inc.
Property Size:	2.2 Acres
Zoning / Land Use:	B-2 Community Business District
Adjacent Properties:	North: B-2 Community Business District (Office) South: Unincorporated (Forest Preserve) East: B-2 Community Business District (Restaurants) West: B-2 Community Business District (Office & Hotel)

BACKGROUND / ANALYSIS

Country Inn & Suites hotel at 2280 N Barrington Road was purchased by Maple Creek Hospitality Inc. in April 2026. The change in ownership requires a new special use.

Country Inn & Suites is a 116-room limited-service hotel that provides services such as 24-hour front desk assistance, daily housekeeping, a business center, small meeting rooms, a fitness center, an outdoor swimming pool, and complimentary breakfast. The new property owner has indicated that there will be no operational changes, and they will continue to operate as a Country Inn & Suites.

There are approximately 97 parking spaces, including 5 ADA spaces located on the property. The Municipal Code recommends a minimum of 1.1 parking spaces per guest room and although the site does not meet the minimum parking space guidelines of 127 spaces, there have been no complaints regarding onsite parking.

Prior to the purchase of the property, the Village notified the new owner that there were multiple violations on the property due to the previous owner not closing out building

permits or obtaining the correct permits. The new owner agreed to remedy the violations and received a building permit to close out all pending work. All life-safety violations were addressed immediately, and the new owner has been working with the Village's Building and Code Enforcement division to close out all remaining issues. Significant progress has been made and inspections are being scheduled appropriately.

A condition of approval has been included that requires the new property owner to come into compliance with all requirements of the Building and Code Enforcement Division and obtain a Certificate of Occupancy by April 1, 2027, approximately one year following the purchase of the property.

MOTIONS

The Plan Commission shall make the following motions (a total of 2 motions are required):

1. Adopt the Findings of Fact for a Special Use as outlined in Exhibit B - Findings & Recommendations Summary.
2. Recommend to the Village Board of Trustees approval of a Special Use to Maple Creek Hospitality Inc. to permit a hotel at 2280 N Barrington Road, subject to the following conditions:
 - a. Special Use is granted solely to Maple Creek Hospitality Inc. and may not be transferred.
 - b. The approval of the special use shall be based on the application materials submitted by the petitioner for this request except as noted with this approval.
 - c. The property owner shall obtain a Certificate of Occupancy by April 1, 2027, demonstrating that the property has come into full compliance with all requirements of the Building and Code Enforcement Division.

ATTACHMENTS

1. Draft PC Findings and Recommendations Summary
2. Location Map - 2280 N Barrington Road - Special Use
3. Supporting Documents - 2280 N Barrington Road - Special Use



**PLAN COMMISSION
FINDINGS & RECOMMENDATION SUMMARY**

Meeting Date: 9/2/2026

Prepared By: Daisy Dose-Adamzadeh, Planner II

PLN2604-0002

Special Use to Maple Creek Hospitality Inc. to permit a hotel at 2280 N Barrington Road.

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

Sec. 9-1-18-I: Standards. No special use shall be recommended by the Planning and Zoning Commission unless said Planning and Zoning Commission shall find:

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
FINDING: The proposal would allow the continued operation of a limited service hotel which has been in operation from this location for many years.
2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
FINDING: The continued use as a hotel will not have a detrimental impact on the neighborhood or surrounding properties.
3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
FINDING: The proposal would continue the use of a hotel. No changes are proposed to the site and there would be no impact on the use of nearby properties.
4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
FINDING: All utilities would be provided by existing services.
5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in public streets.
FINDING: Access to the site would continue from the existing curb cuts on Higgins Road and Hassell Road. No changes are proposed.
6. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except in each instance as such regulations may be modified by the Village Board pursuant to the recommendation of the Planning and Zoning Commission.
FINDING: The proposed operations would comply with the Village's performance standards.
7. That the special use shall support the economic development goals of the Village as conveyed through the Village's Comprehensive Plan, or other relevant adopted sub-area or strategic plans.
FINDING: The continued operation of an established business supports the economic goals of the Village.

Draft Recommendations

The Plan Commission shall make the following motions (*a total of 2 motions are required*):

1. Adopt the Findings of Fact for a Special Use, as noted in the Findings & Recommendations Summary.
2. Recommend to the Village Board approval of a Special Use to Maple Creek Hospitality Inc. to permit a hotel at 2280 N Barrington Road, subject to the following conditions:
 - a. Special Use is granted solely to Maple Creek Hospitality Inc. and may not be transferred.
 - b. The approval of the special use shall be based on the application materials submitted by the petitioner for this request except as noted with this approval.
 - c. The property owner shall obtain a Certificate of Occupancy by April 1, 2027, demonstrating that the property has come into full compliance with all requirements of the Building and Code Enforcement Division.

2280 N BARRINGTON RD
PIN: 06-01-200-017-0000



GREENSPPOINT PKWY

HASSELL RD

N BARRINGTON RD

W HIGGINS RD

2280

Legend

 Subject Properties

 Parcels

N





VILLAGE OF HOFFMAN ESTATES PZE APPLICATION SUMMARY

APPLICATION INFORMATION

Project Number: PLN2604-0002

Project Name: Country Inn and Suites Special Use Ownership Transfer

Application Date: 4/6/2026

Staff Contact: Daisy Dose

PROJECT TYPE

Special Use - Ownership Transfer

SITE INFORMATION

Property Address: 2280 N BARRINGTON RD

All included PINs: 06-01-200-017-0000

PROJECT CONTACTS

Applicant: MAPLE CREEK HOSPITALITY INC DBA COUNTRY INN & SUITES BY RADISSON
HOFFMAN ESTATES

Owner: MAPLE CREEK HOSPITALITY INC DBA COUNTRY INN & SUITES BY RADISSON
HOFFMAN ESTATES



VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING
PLANNING@VOHE.ORG | 847-781-2660

OWNER CONSENT FOR APPLICATION

ACKNOWLEDGEMENTS AND VERIFICATION

I hereby certify that I am the current owner of record of the subject property. I certify that the statements or information made in any paper or plans are true and correct to the best of my knowledge. I understand that any false, inaccurate, or incomplete information provided by me, or the applicant may result in the denial, revocation, or withdrawal of the request and/or approval.

Furthermore, I acknowledge the following:

- Owner, applicant and primary contact 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. Owner acknowledges that it is bound by and must act in accordance with any statements, promises, or assurances given by such team members (consultants, brokers, tenants, etc.).
- 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.

Required Disclosures:

1. Proof of Ownership
 - a. Proof of current ownership must be submitted with the application. Examples of proof of ownership may include a deed, current tax bill, or title commitment.
2. Disclosure of Beneficiaries
 - a. If the owner or applicant is a Partnership, Corporation, Joint Venture, LLC, Trust, or publicly traded company, the Village of Hoffman Estates Owner or Applicant Disclosure of Beneficiaries found on the application portal must be submitted with the application.
3. Other Interested Parties
 - a. If someone other than the owner has a property interest in the subject property such a mortgage or lease, such property interest and individual or entity holding such interest must be disclosed.

The Owner and Applicant, by signing this Application, certifies the correctness of the application and all submittals and represents that it has the legal authority to do so.

2280 N. Barrington Rd. Hoffman Estates, IL 60156	06-01-200-017-0000
Property Address	Property PIN
Maple Creek Hospitality Inc	dotloop verified 03/16/26 11:06 AM CDT MD7G-8M8L-93IP-740R
Ownership Name / Entity Name (Please Print)	Owner's Signature Date
Haseeb Mohammed	dotloop verified 03/16/26 11:06 AM CDT 1RBQ-NH9L-LD6Q-ZUAT
Applicant Name / Entity Name (Please Print)	Applicant's Signature Date

Business Operations Narrative

Country Inn & Suites – Hoffman Estates, Illinois

Business Overview

Country Inn & Suites by Radisson is a limited-service hotel located in Hoffman Estates, Illinois. The hotel provides lodging accommodation for business travelers, families, tourists, and visitors to the greater Chicago metropolitan area. The property operates under the Country Inn & Suites by Radisson brand and adheres to all brand standards, local regulations, and applicable state and federal laws governing hotel operations.

The hotel offers guest rooms and suites designed for short-term stays and includes amenities such as complimentary breakfast, Wi-Fi access, business services, fitness facilities, and guest parking.

Operations are conducted in a professional hospitality environment focused on providing safe, clean, and comfortable accommodation to guests.

Hours of Operation

The hotel operates **24 hours per day, 7 days per week**.

Front desk services are available at all times to assist guests with check-in, check-out, reservations, and general inquiries.

Housekeeping, maintenance, and administrative services operate primarily during daytime hours.

Services Provided

The hotel provides the following services:

- Short-term lodging accommodations
- Guest check-in and check-out services
- Complimentary breakfast service
- Housekeeping and linen service
- Business center services

- Fitness center access
- Guest parking
- Customer service assistance

Food service is limited to **continental breakfast offerings** and does not include a full-service restaurant or bar.

Staffing and Management

The hotel is managed by a **General Manager** responsible for daily operations, staffing, and compliance with local regulations.

Typical staffing includes:

- General Manager
- Front Desk Staff
- Housekeeping Staff
- Maintenance Personnel
- Breakfast Attendants

Staffing levels vary depending on occupancy and seasonal demand but are adequate to ensure guest safety, service quality, and facility maintenance.

Building Operations and Maintenance

Routine maintenance and inspections are conducted to ensure the property remains in good condition and compliant with building and safety codes.

Operational practices include:

- Regular cleaning and sanitation of guest rooms and public areas
- Preventative maintenance for mechanical, electrical, and plumbing systems
- Landscaping and exterior maintenance
- Waste removal and recycling services

Maintenance staff address operational issues promptly to maintain a safe and comfortable environment for guests and employees.

Safety and Security

The hotel prioritizes guest and staff safety through the following measures:

- 24-hour staffed front desk
- Security cameras monitoring common areas
- Electronic guest room key access
- Fire alarm and sprinkler systems compliant with local fire codes
- Clearly marked emergency exits and evacuation plans
- Routine fire safety inspections

The property complies with all regulations set forth by the **Hoffman Estates Fire Department and building inspection authorities**.

Parking and Traffic

The property provides **on-site guest parking** designed to accommodate hotel guests and staff.

Parking is limited to registered guests, staff members, and approved visitors. Traffic flow is typical of hotel operations and primarily consists of passenger vehicles entering and exiting the property for guest check-in and check-out.

Compliance with Local Regulations

Country Inn & Suites will operate in compliance with all applicable:

- Village of Hoffman Estates zoning and occupancy requirements
- Illinois Department of Public Health regulations
- Fire and life safety codes
- Building codes and inspection requirements
- Licensing and permitting requirements

The hotel will maintain all required permits and inspections necessary to legally operate within the Village.

Conclusion

Country Inn & Suites by Radisson in Hoffman Estates will continue to operate as a professional hospitality establishment providing short-term lodging accommodations and related services. Operations are structured to maintain compliance with all applicable municipal, state, and federal regulations while providing high-quality accommodations for visitors to the area.

Legend of Symbols & Abbreviations

	— Stockade Fence	N.	North
	— Chain Link Fence	S.	South
	— Guard Rail	E.	East
	⊙ Auto Sprinkler	W.	West
	△ Flared End Section	°	Degrees
	• Found Iron Rod	'	Feet or Minutes
	○ Found Iron Pipe	"	Inches or Seconds
	⊙ Monitoring Well	Sq.	Square
	Parking Stop	Ft.	Feet
	• Bollard	Vol.	Volume
	⊙ Soil Boring Location	Pg.	Page
	Concrete	Calc.	Calculated
	⊙ Buried Utilities	Rec.	Record
	— Telephone	Meas.	Measured
	• Gas	ROW	Right of Way
	— Electric	CL	Centerline
	OHW Overhead Wires	P.U.E	Public Utility Easement
	— SAN— Sanitary Sewer	(S)	Survey Bearing

Items Corresponding to Schedule B

- ② EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 88170020. ITEM DOES APPLY AND IS PLATTED.
- ② EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING HERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 89184083. ITEM DOES APPLY AND IS PLATTED.
- ② TERMS, COVENANTS, RESTRICTIONS AND EASEMENTS CONTAINED IN THE DECLARATION OF EASEMENTS RECORDED FEBRUARY 24, 1987 AS DOCUMENT NUMBER 87108425 RELATING BUT OT LIMITED TO, DETENTION/RETENTION POND AND STORM SEWER EASEMENTS; PARKING EASEMENTS; TEMPORARY EASEMENT AND RIGHT TO DEDICATE. SUPPLEMENTAL DECLARATION OF EASEMENTS RECORDED JUNE 8, 1987 AS DOCUMENT NUMBER 87310055. ITEM DOES APPLY AND IS PLATTED.
- ③ DRIVEWAY, INGRESS AND EGRESS AND UTILITY EASEMENT AND THE PROVISIONS RELATING HERETO CONTAINED IN THE PLAT OF BARRINGTON POINTE SUBDIVISION RECORDED AS DOCUMENT NO. 87108425. ITEM DOES APPLY AND IS PLATTED.
- ② (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENTS DESCRIBED AS PARCELS 2 TO 8 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENTS.
(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENTS. ITEM DOES APPLY AND IS PLATTED.
- ② EASEMENT IN FAVOR OF ILLINOIS BELL TELEPHONE COMPANY AND COMMONWEALTH EDISON COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND THEIR PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 88149990. ITEM DOES NOT AFFECT AND IS NOT PLATTED.

Miscellaneous Notes

- (MN1) ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS.
- (MN2) ALL STREETS SHOWN ARE PUBLIC RIGHT OF WAY, UNLESS OTHERWISE NOTED.
- (MN3) ASSUMED BEARING: THE WEST RIGHT OF WAY LINE OF BARRINGTON ROAD TO BE NORTH 00 DEGREES 03 MINUTES 13 SECONDS WEST.
- (MN4) AT THE TIME OF THIS SURVEY THERE IS NO VISIBLE EVIDENCE OF A CEMETERY.
- (MN5) AT THE TIME OF THIS SURVEY, THE ADDRESS WAS POSTED AS 2280 BARRINGTON ROAD.
- (MN6) THE SUBJECT PROPERTY HAS ACCESS TO AND FROM BARRINGTON ROAD (VIA INGRESS AND EGRESS EASEMENT) AND HIGGINS ROAD WHICH ARE GOVERNED BY THE VILLAGE OF HOFFMAN ESTATES.
- (MN7) IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE WAS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- (MN8) IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, THERE WAS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY(S) EITHER COMPLETED OR PROPOSED.
- (MN9) IN REGARDS TO TABLE "A" ITEM 18, AT THE TIME OF THE SURVEY, THERE WERE NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- (MN10) IN REGARDS TO TABLE "A" ITEM 21, PROFESSIONAL LIABILITY INSURANCE IN THE AMOUNT OF \$1,000,000 IS IN EFFECT.

Significant Observations

NONE WERE OBSERVED THEREFORE NONE ARE SHOWN.

Zoning Information

The Surveyor was not provided with the zoning information by the insurer pursuant to Table A item 8b.

EXISTING PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	111
HANDICAP	5
TOTAL	116

Utility Notes

(UN1) The location of Utilities shown hereon are from observed evidence of above ground appurtenances only. The surveyor was not provided with underground plans to determine the location of any subterranean uses.

Record Description

PARCEL 1:
LOT 3 IN BARRINGTON POINTE SUBDIVISION IN THE EAST 1/2 OF FRACTIONAL SECTION 1, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY SIGN EASEMENT AGREEMENT RECORDED FEBRUARY 24, 1987 AS DOCUMENT 87108392 AND RE-RECORDED SEPTEMBER 28, 1988 AS DOCUMENT 88444133, AND SHOWN ON PLAT DOCUMENT NUMBER 86108425 BY AND BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 109437 BY DOCUMENT EXECUTED BY LASALLE NATIONAL BANK, AS TRUSTEE, UNDER TRUST AGREEMENT DATED AUGUST 22, 1985 AND KNOWN AS TRUST NUMBER 110224 AND LA QUINTA MOTOR PANS, INC., ON THAT PART OF THE EAST 1/2 OF THE EAST 1/2 OF FRACTIONAL SECTION 1, TOWNSHIP 41 NORTH RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF HIGGINS ROAD AS DEDICATED BY INSTRUMENT RECORDED MARCH 27TH, 1941 AS DOCUMENT NO. 12647903, WITH THE WEST LINE OF BARRINGTON ROAD AS DEDICATED BY INSTRUMENT RECORDED JULY 8TH, 1932 AS DOCUMENT NUMBER 1113016; THENCE NORTH 00 DEGREES 03 MINUTES 13 SECONDS WEST ALONG SAID WESTERLY LINE OF BARRINGTON ROAD, BEING A LINE 50.00 FEET, AS MEASURED AT RIGHT ANGLES, WEST OF AND PARALLEL, WITH THE EAST LINE OF SAID FRACTIONAL SECTION 1, 446.81 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF PERPETUAL EASEMENT FOR HIGHWAY PURPOSES AS PER WARRANTY DEED DATED MAY 31, 1987 AND RECORDED JUNE 10, 1987 AS DOCUMENT NO. 16920633; THENCE SOUTH 89 DEGREES 56 MINUTES 47 SECONDS WEST ALONG SAID LAST DESCRIBED LINE, BEING A LINE AT RIGHT ANGLES TO SAID WEST LINE OF BARRINGTON ROAD, 30.00 FEET TO THE WEST LINE OF SAID PERPETUAL EASEMENT; THENCE NORTH 00 DEGREES 03 MINUTES 13 SECONDS WEST ALONG SAID LAST DESCRIBED LINE, BEING A LINE 50.00 FEET, AS MEASURED AT RIGHT ANGLES, WEST OF AND PARALLEL, WITH THE EAST LINE OF SAID FRACTIONAL SECTION 1, 236.60 FEET TO A POINT FOR A PLACE OF BEGINNING; THENCE SOUTH 89 DEGREES 56 MINUTES 47 SECONDS WEST AT RIGHT ANGLES TO SAID LAST DESCRIBED PARALLEL LINE, 10.00 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 13 SECONDS WEST 6.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 56 MINUTES 47 SECONDS, EAST 10.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 03 MINUTES 13 SECONDS EAST 6.00 FEET TO THE PLACE OF BEGINNING.

PARCEL 3:
EASEMENT FOR THE BENEFIT OF PARCEL 1 AS DEPICTED ON THE PLAT OF SUBDIVISION OF BARRINGTON POINTE SUBDIVISION, RECORDED AS DOCUMENT 87108425 AND AS ADDITIONALLY SET OUT IN THE DECLARATION OF EASEMENTS, DATED FEBRUARY 19, 1987, EXECUTED BY LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST NO. 109437 AND LASALLE NATIONAL BANK, AS TRUSTEE, UNDER TRUST NUMBER 110224, RECORDED AS DOCUMENT 87108425, FOR PASSAGEWAY OVER: THE AREA DESCRIBED AS EASEMENT FOR DRIVEWAY, INGRESS AND EGRESS AND UTILITY EASEMENT, 28 FEET IN TOTAL WIDTH ALONG THE COMMON BORDER WITH LOTS 4 AND 5 IN BARRINGTON POINTE SUBDIVISION IN THE EAST 1/2 OF FRACTIONAL SECTION 1, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, RECORDED FEBRUARY 24, 1987 AS DOCUMENT 87108425.

PARCEL 4:
EASEMENT FOR THE BENEFIT OF PARCEL 1, AS DEPICTED ON THE PLAT OF SUBDIVISION OF BARRINGTON POINTE SUBDIVISION RECORDED AS DOCUMENT NUMBER 87108425 AND AS ADDITIONALLY SET OUT IN THE DECLARATION OF EASEMENTS, DATED FEBRUARY 19, 1987, RECORDED AS DOCUMENT 87108425, EXECUTED BY LASALLE NATIONAL BANK, AS TRUSTEE, UNDER TRUST NUMBER 109437 AND LASALLE NATIONAL BANK, AS TRUSTEE, UNDER TRUST NUMBER 110224, FOR PASSAGEWAY OVER THAT PORTION OF LOT 2 FOLLOWING BETWEEN THE BOUNDARIES OF LOTS 1, 3 AND 5, 54 FEET WIDE AT THE EAST LINE AND 144.54 FEET ALONG THE SOUTH LINE.

PARCEL 5:
EASEMENT FOR THE BENEFIT OF PARCEL 1 AS DEPICTED ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NUMBER 87108425 OF BARRINGTON POINTE SUBDIVISION AND AS ADDITIONALLY SET OUT IN THE DECLARATION OF EASEMENTS, DATED FEBRUARY 19, 1987 AND RECORDED AS DOCUMENT 87108425, EXECUTED BY LASALLE NATIONAL BANK, AS TRUSTEE, UNDER TRUST NUMBER 109437 AND LASALLE NATIONAL BANK, AS TRUSTEE, UNDER TRUST NUMBER 110224, FOR PASSAGEWAY OVER: LOT 2 ALONG ITS COMMON BORDER WITH LOT 3, BEING 12 FEET WIDE ALONG THE SOUTHEASTERLY LINE OF LOT 2, ADJOINING LOT 3.

PARCEL 6:
EASEMENT FOR THE BENEFIT OF PARCEL 1 AS DELINEATED ON THE PLAT OF SUBDIVISION OF THE BARRINGTON POINTE SUBDIVISION RECORDED AS DOCUMENT NUMBER 87108425 AND AS ADDITIONALLY SET OUT IN THE DECLARATION OF EASEMENTS, DATED FEBRUARY 19, 1987 RECORDED AS DOCUMENT NUMBER 87108425, EXECUTED BY LASALLE NATIONAL BANK, AS TRUSTEE, UNDER TRUST NUMBER 109437 AND LASALLE NATIONAL BANK, AS TRUSTEE, UNDER TRUST NUMBER 110224, FOR DETENTION/RETENTION, AT THE NORTHWEST CORNER OF LOT 2.

PARCEL 7:
EASEMENT FOR THE BENEFIT OF PARCEL 1, AS DEPICTED ON THE PLAT OF SUBDIVISION OF BARRINGTON POINTE SUBDIVISION RECORDED AS DOCUMENT NUMBER 87108425 AND AS ADDITIONALLY SET OUT IN THE DECLARATION OF EASEMENTS, DATED FEBRUARY 19, 1987 RECORDED AS DOCUMENT NUMBER 87108425, EXECUTED BY LASALLE NATIONAL BANK, AS TRUSTEE, UNDER TRUST NUMBER 109437 AND LASALLE NATIONAL BANK, AS TRUSTEE, UNDER TRUST NUMBER 110224, FOR STORM SEWER, WITHIN THAT PORTION OF LOT 2 DESCRIBED ON THE PLAT AS "UTILITY EASEMENT".

PARCEL 8:
EASEMENT FOR THE BENEFIT OF PARCEL 1, AS DEPICTED ON THE PLAT OF BARRINGTON POINTE SUBDIVISION RECORDED AS DOCUMENT NUMBER 87108425 AND AS ADDITIONALLY SET OUT IN THE DECLARATION OF EASEMENTS, DATED FEBRUARY 19, 1987, RECORDED AS DOCUMENT 87108425, EXECUTED BY LASALLE NATIONAL BANK, AS TRUSTEE, UNDER TRUST NUMBER 109437 AND LASALLE NATIONAL BANK, AS TRUSTEE, UNDER TRUST NUMBER 110224, FOR TEMPORARY EASEMENT FOR LIGHTING, LANDSCAPING, CONSTRUCTION AND SLOPE LOCATION UPON LOT 2 ADJACENT TO THE EASEMENT FOR DRIVEWAY, INGRESS AND EGRESS AND UTILITY EASEMENT LOCATION ON LOT 2 ALONG ITS COMMON BORDER WITH LOT 3 FOR THE PURPOSE OF INSTALLING AND MAINTAINING LIGHTS AND LANDSCAPING, SAID EASEMENT AREA OVER THE SOUTHEASTERLY 5 FEET OF LOT 2 LYING NORTHEASTERLY AND ADJOINING THE SOUTHEASTERLY 12 FOOT DRIVEWAY EASEMENT OF LOT 2.

ABOVE LEGAL DESCRIPTION IS THE PROPERTY DESCRIPTION IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER 1401 008979306 D1, BEARING AN EFFECTIVE DATE OF AUGUST 18, 2015.

ALTA/ACSM Land Title Survey

La Quinta 2015 Project

B&C Project No. 201502667, 013

678

2280 Barrington Road, Hoffman Estates, IL

based upon Title Commitment No. 1401 008979306 D1
of Chicago Title Insurance Company
bearing an effective date of August 18, 2015

Surveyor's Certification

To: Chicago Title Insurance Company and Bock & Clark Corporation.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6a, 7a, 7b, 7c, 9, 9, 11a, 13, 14, 16, 17, 18 and 21 of Table A thereof. The field work was completed on September 11, 2015.

James L. Harpole
Illinois Professional Land Surveyor No. 3190
In the State of Illinois, Expires 11-30-2016

Survey Performed By:
JLH Land Surveying Inc.
7222 Courtwright Drive
Plainfield, IL 60586
Phone: 815-729-4000
www.jlhl survey.com

Date of First Issue	September 21, 2015
Date of Last Revision	September 23, 2015
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.	

Network Project No. 201502667, 013

Page 1 of 1

Bock & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys
3550 West Market Street, Suite 200, Akron, Ohio 44333
Phone: (800) Surveys, Fax: (330) 666-3608 www.bockandclark.com



Vicinity Map

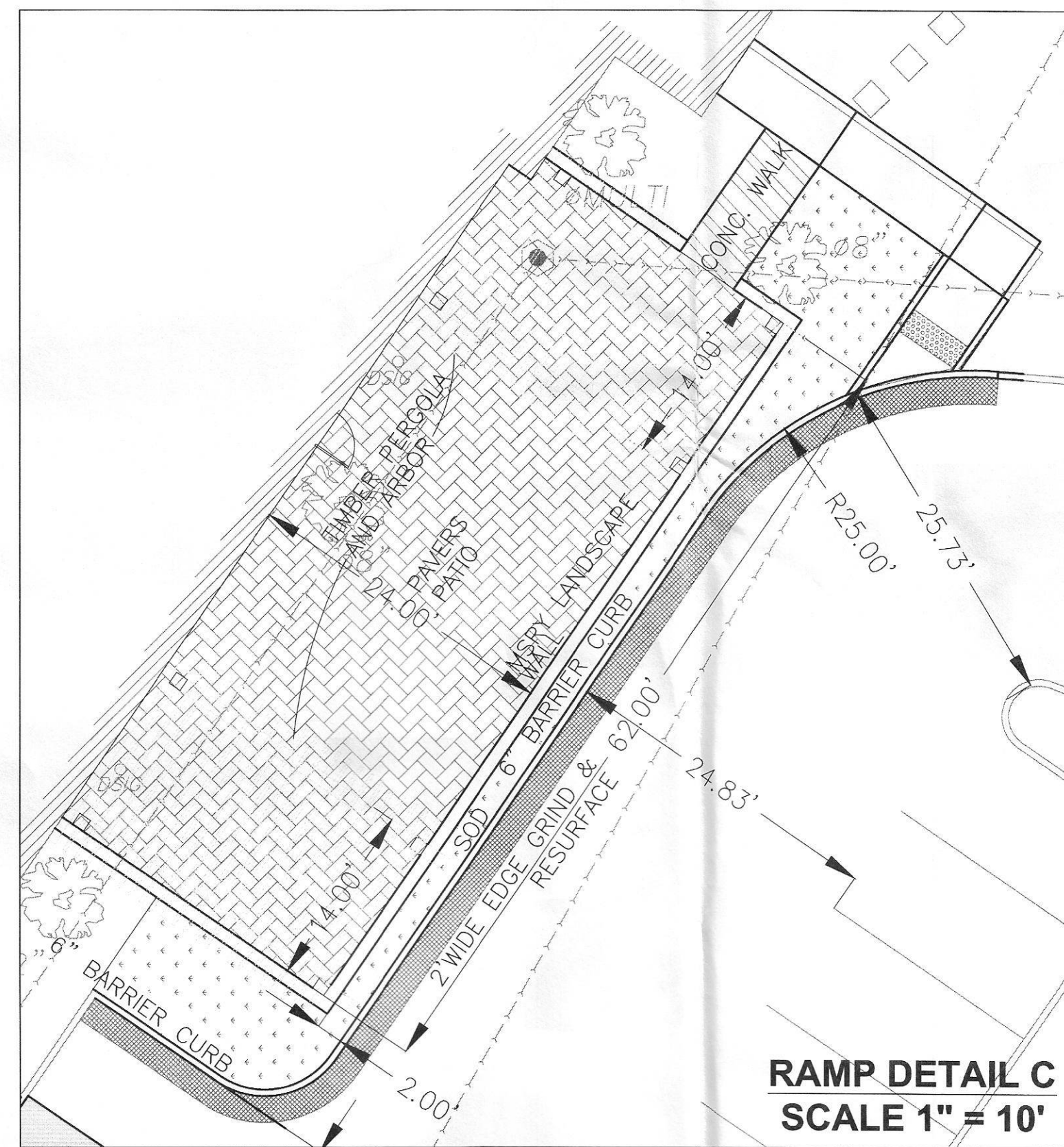
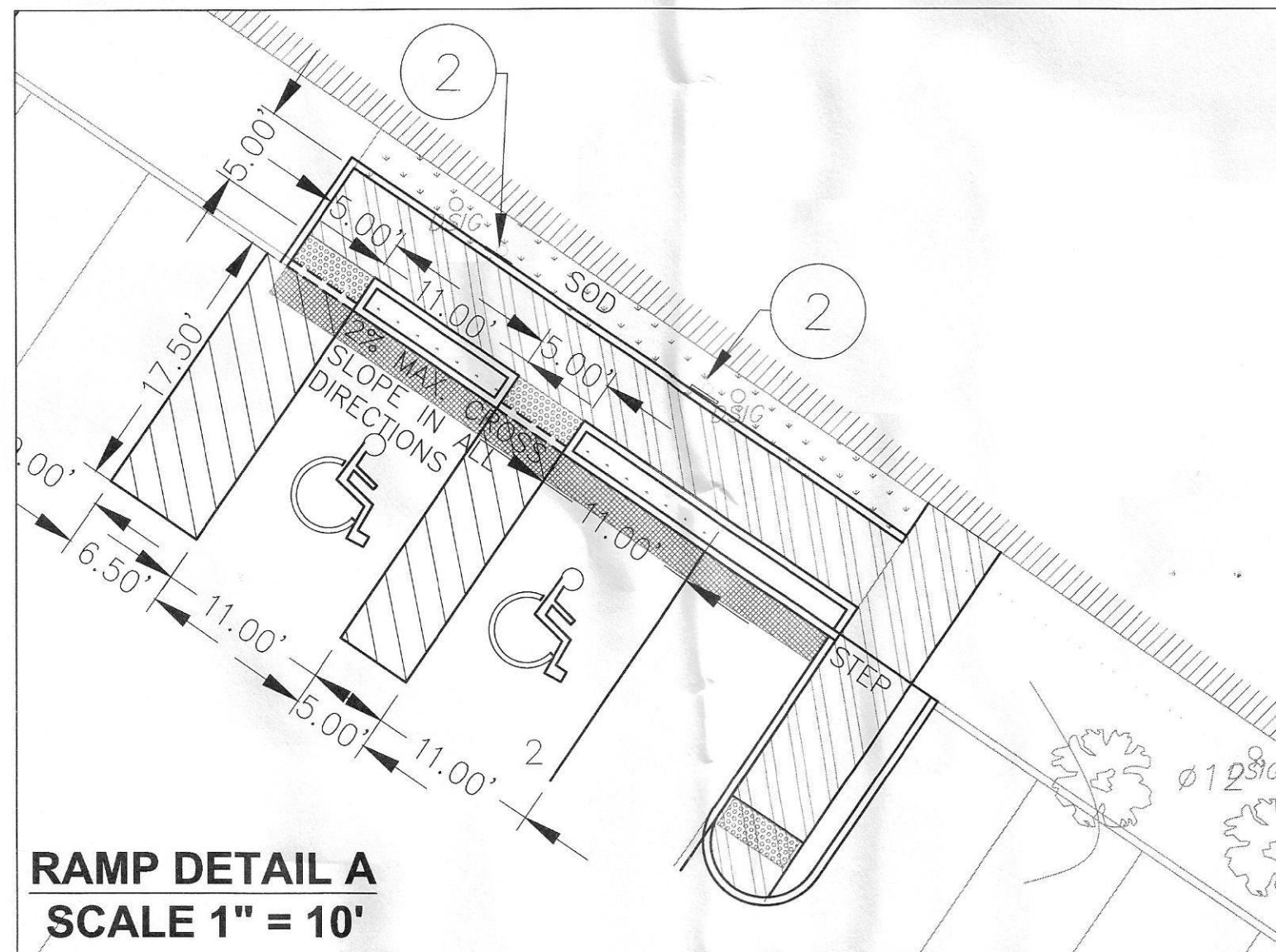
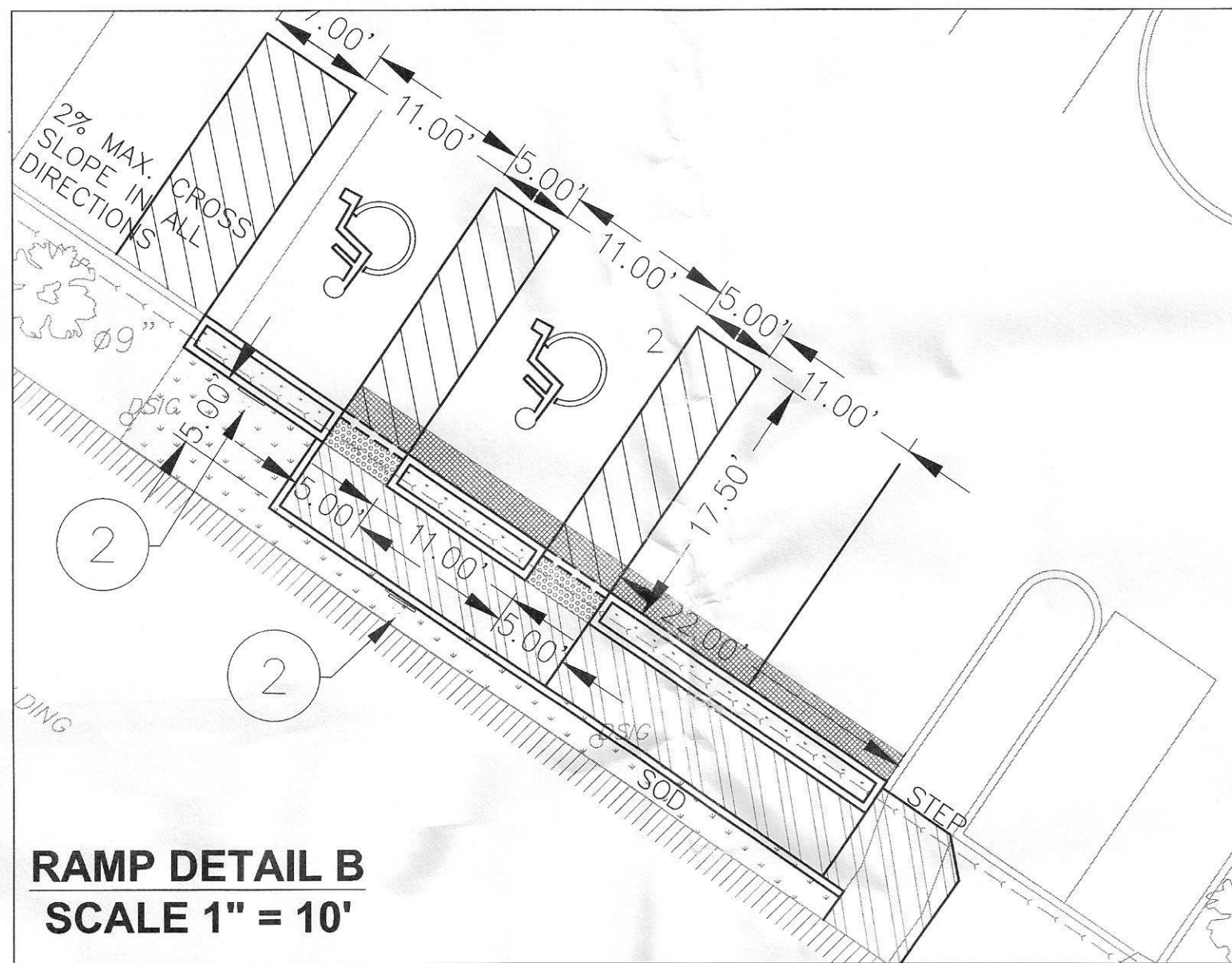
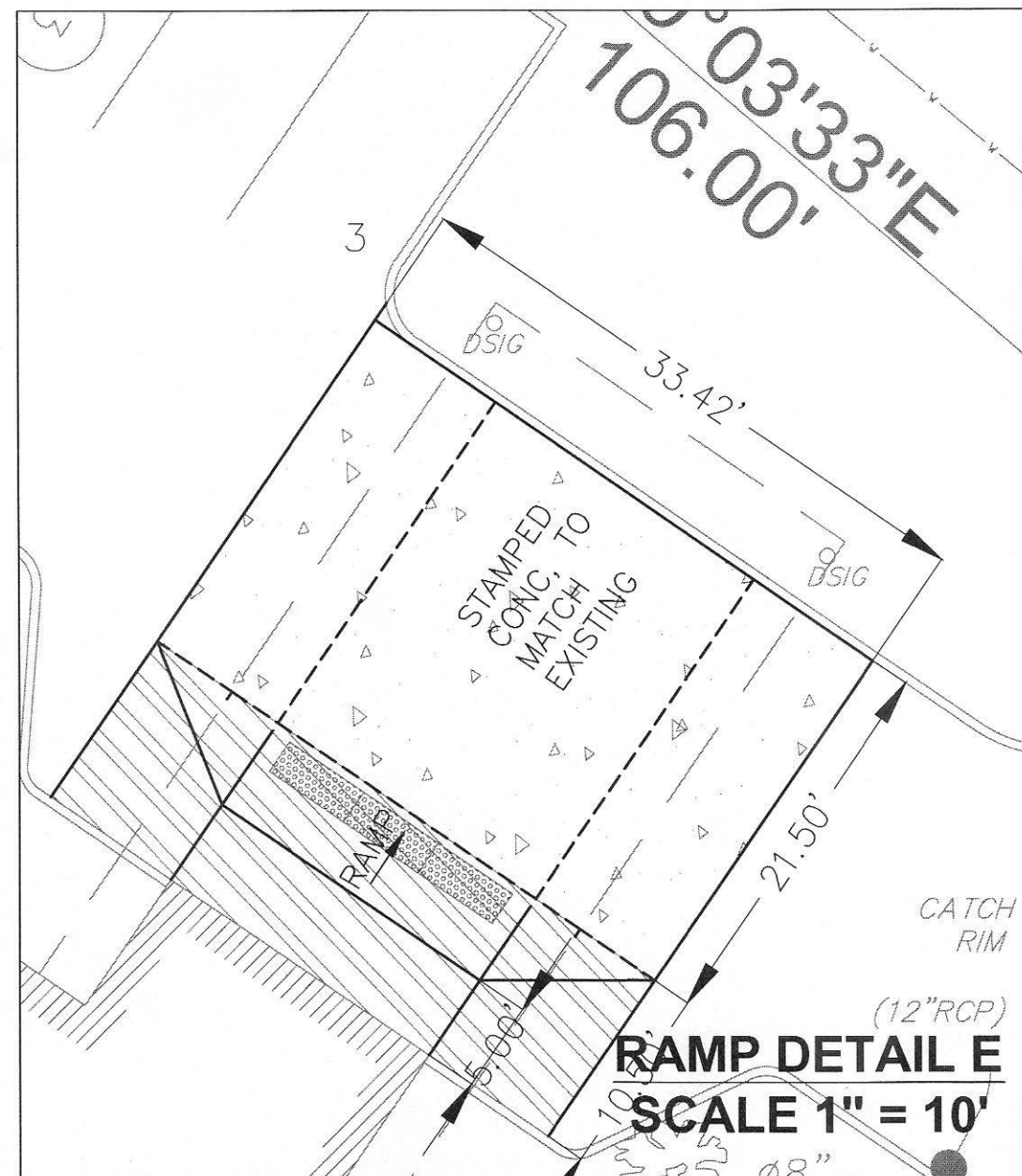
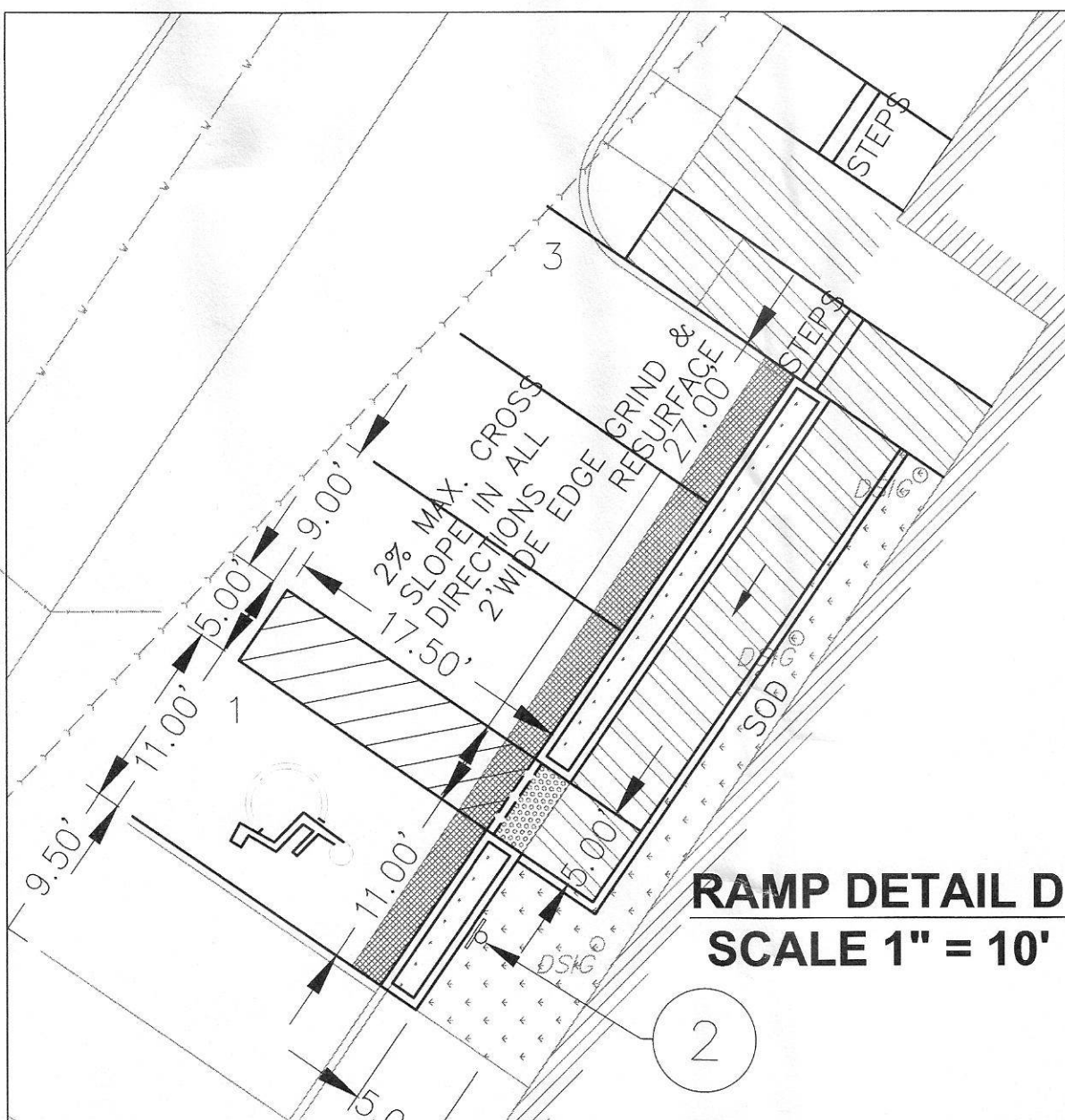
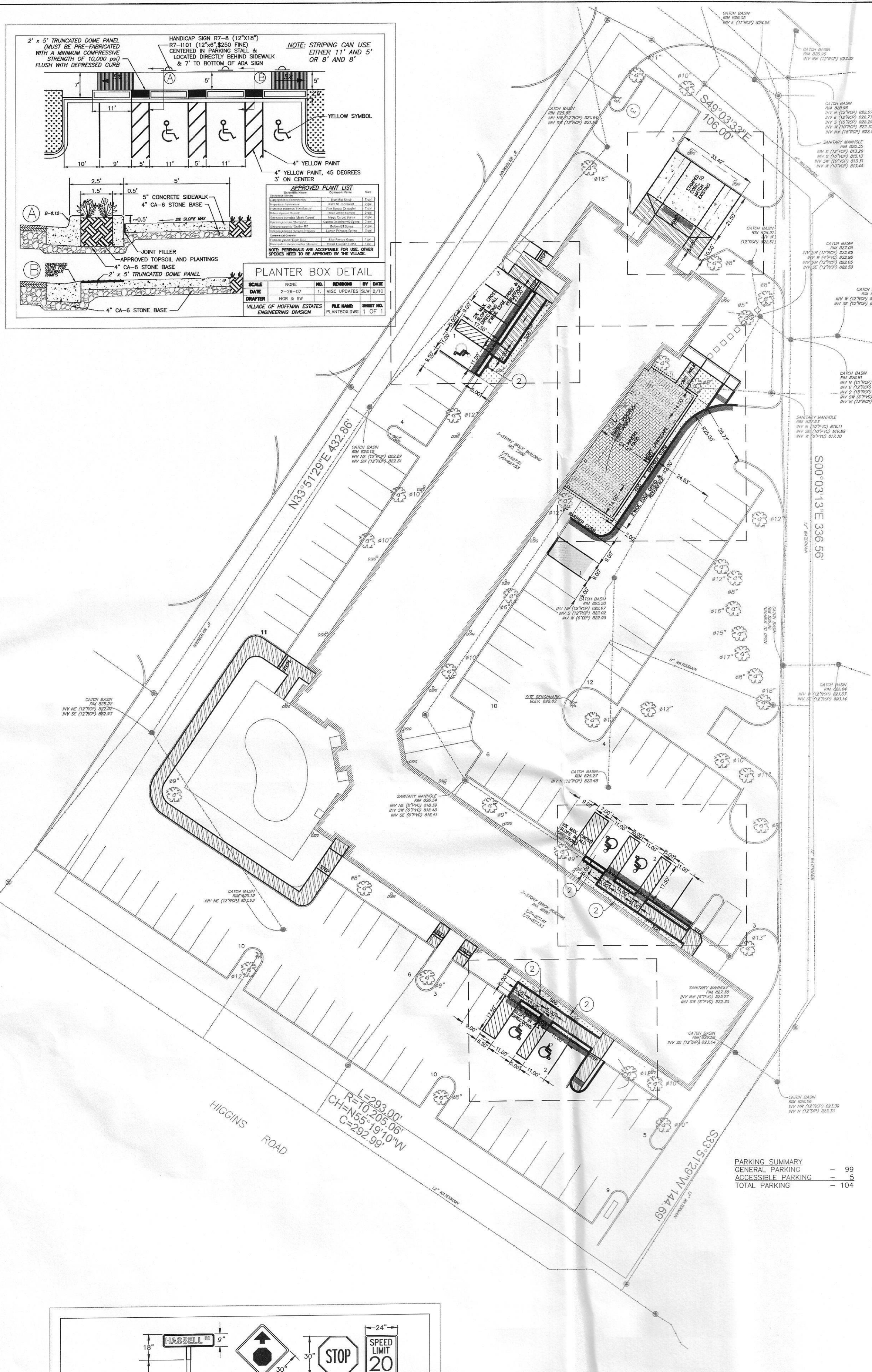


SCALE : 1" = 40'

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 17031C0167J & 0159J, WHICH BEARS AN EFFECTIVE DATE OF 8/19/2008, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, BY CONTACT DATED 9/15/2015, TO THE NATIONAL FLOOD INSURANCE PROGRAM http://www.fema.gov/. WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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CURRENT SITE PLAN SHOWING PARKING ARRANGEMENT AND PATIO LOCATION



SITE PLAN NOTES:

- A. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY /COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- B. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL HEALTHY GROWTH OF GRASS IS ESTABLISHED UNLESS OTHERWISE NOTED.
- C. ALL CURBED RADII ARE TO BE 3' MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5' UNLESS OTHERWISE NOTED.
- D. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB AND RADII ARE BACK OF CURB OR BUILDING FOUNDATION UNLESS OTHERWISE NOTED.
- E. BUILDING DIMENSIONS AND ADJACENT PARKING AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST, THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND LOCATIONS OF UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- F. ALL PROPOSED CURB AND GUTTER SHALL BE B6-12 UNLESS OTHERWISE NOTED.
- G. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITION AS PREPARED BY ARV ENGINEERING. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
- H. THE CONTRACTOR SHALL CONTACT JULIE L. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND CONTRACTOR SHALL OBTAIN OWNERS' PERMISSION TO ENTER ANY ADJACENT PROPERTIES.
- I. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE REMOVED UNDER PROPOSED BUILDINGS AND ABANDONED ELSEWHERE AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- J. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STATIONS, TRAFFIC SIGNALS AND POLES, ETC., AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITEWORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- K. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY OTHERS.
- L. ADJACENT TO BUILDING TO BUILDING IF SHOWN SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING LOCATIONS AND EXISTING UTILITIES AND UTILITY ENTRANCE LOCATIONS.
- M. THE CONTRACTOR SHALL ADJUST RM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED GRADES AS INDICATED ON PLANS.
- N. CONTRACTOR TO VERIFY LOCATION, SIZES, AND ELEVATIONS OF ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL PLANS.
 - O. TOTAL LAND AREA IS 2.251+/- ACRES.
 - P. WETLANDS WERE NOT PRESENT ON THIS SITE.
 - Q. THE SITEWORK FOR THIS PROJECT SHALL MEET OR EXCEED THE "SITE SPECIFIC SPECIFICATIONS."
 - R. MONUMENT AND/OR Pylon SIGNS SHALL BE CONSTRUCTED BY OWNER ASSIGNED CONTRACTOR.
 - S. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. PURCHASER OF OUTLOT TO PROVIDE PERMIT FOR TRAILERS AND STORAGE ON OUTLOT AREA REQUIRED FOR THE PROJECT OUTLOT.
 - T. ALL ROADWAY AND PARKING LOT IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS, LATEST EDITION.
 - U. ROUTING OF GAS, ELECTRICITY, AND CABLES SHALL BE DETERMINED IF SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY PRIOR TO STARTING CONSTRUCTION.
 - V. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE

[illegible]

MODIFICATIONS TO EXISTING HOTEL BUILDING
22280 N. BARRINGTON RD., HOFFMAN ESTATES, COOK COUNTY, IL

SITE PLAN & GEOMETRIC PLAN

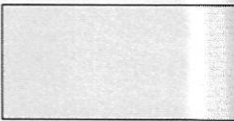
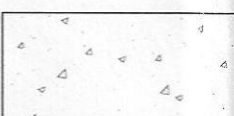
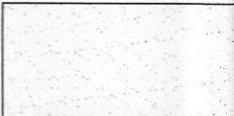
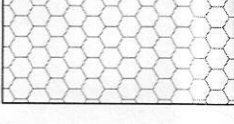
OVERALL SITE

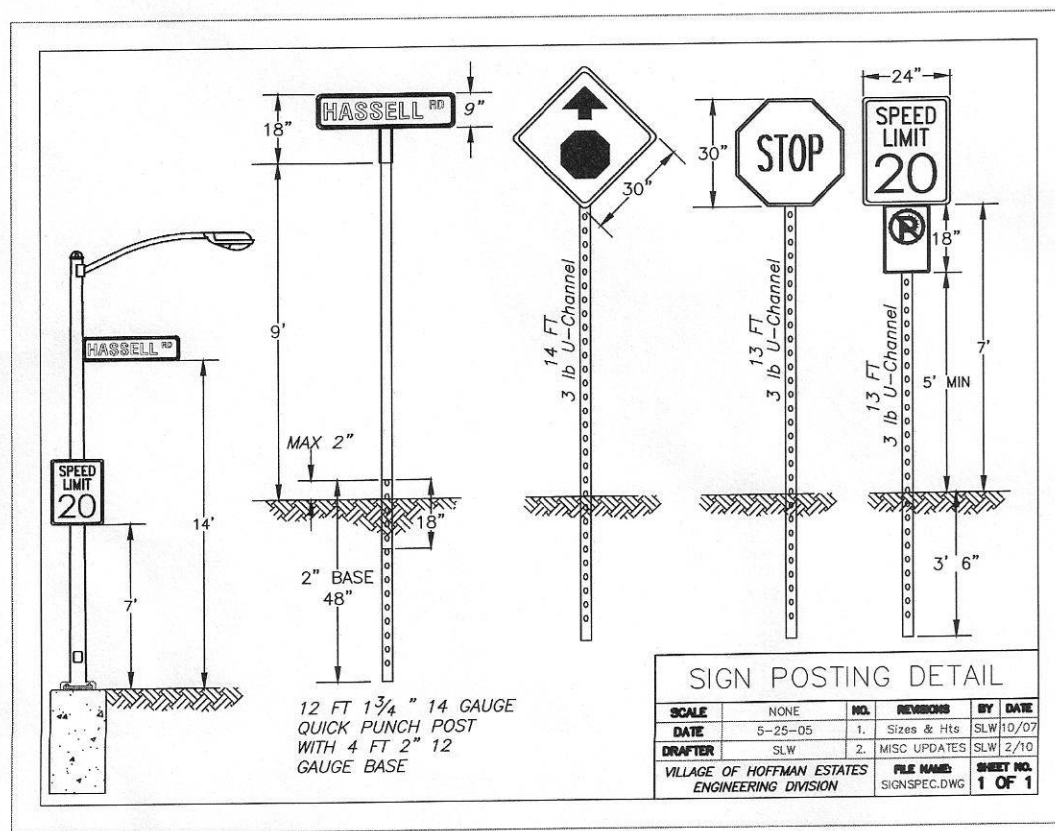
COUNTRY INN

SHEET TITLE	PROJECT ADDRESS
 ABHIJIT VEER 062-067076 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS EXP. 11/30/17 COPYRIGHT: 2016 THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER. PROJECT NO.: 17001 START DATE: JAN. 10, 2017 SCALE: 1"=30'-0" SHEET NUMBER C-4 4 OF 5	

SIGNAGE LEGEND	
①	STOP SIGN (R1-1)
②	ACCESSIBLE PARKING SIGN (R7-8)
③	NO PARKING SIGN FIRE LANE (R8-31)
④	DO NOT ENTER (R5-1)
⑤	PEDESTRIAN CROSSING SIGN
⑥	PICK-UP AND DROP-OFF ONLY - NO PARKING SIGN

	PAVEMENT MARKING LEGEND
(A)	24" WHITE SOLID STOP BAR
(B)	4" YELLOW SOLID LINE
(C)	8" SOLID WHITE LINE
(D)	LETTERS & SYMBOLS PAVEMENT MARKINGS
(E)	TRAFFIC FLOW DIRECTIONAL ARROWS
(F)	ACCESSIBLE PARKING SPACE PAVEMENT MARKINGS—SEE DETAIL
(G)	4" YELLOW DIAGONAL AT 45° SPACED 3' O.C.
(H)	4" SOLID WHITE LINE

PAVEMENT LEGEND	
	<u>PAVEMENT RESURFACING</u> 1-1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
	<u>STANDARD DUTY PAVEMENT</u> 2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50 2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50 8" AGGREGATE BASE COURSE CA-6, TYPE B
	<u>CONCRETE APRON/PVMT</u> 8" CONCRETE PAVEMENT (W/6X6 W/1.4 WWF, IF ALLOWED IN ROW)* 4" COMPACTED AGGREGATE BASE CA-6, TYPE B
	<u>CONCRETE PADS - TRASH CORAL & UTILITY PADS</u> 8" CONCRETE PAVEMENT W/6X6 W/1.4 WWF* 4" COMPACTED AGGREGATE BASE CA-6, TYPE B
	<u>SIDEWALKS</u> 5" PORTLAND CEMENT CONCRETE 4" COMPACTED AGGREGATE BASE COURSE, TYPE B
	DETECTABLE WARNING AND DEPRESSED CURB REPLACEABLE RED POLYMER COMPOSITE PLATES *REFER TO CONCRETE JOINT DETAILS (IF ANY).



PZC APPROVAL: 4/19/17
V.B. APPROVAL: 5/01/17



North Elevation



East Elevation

Sherwin Williams colors:

1. SW7019 Gauntlet Grey: center bays, stair towers [entrances] & porte cochere
2. SW7017 Dorian Grey: main building field
3. SW7003 Extra White: soffits, porch structure, fascia & ceilings
4. SW6096 Jute Brown: architectural feature grills
5. Coronado Stone "Carlson Blend" porte cochere columns, 1st floor
6. Western Red Cedar with MW-3 finish
7. Provide custom branded sconces at entry at 8'-0" aff on the porte cochere columns closest to the building.

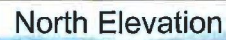
NOTES:

- all other trim, mechanical grills, downspouts, etc... not noted, painted to match adjacent wall color that they are attached to.
- Remove the wood & metal railing faux balconies
- Simplify Porte Cochere roofline to flat roof [H&J]7, and remove or enclose decorative entry treatments.

Country Inns and Suites
2280 Barrington Road Hoffman Estates, Illinois

08.19.16
11.14.16

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East Elevation

West Elevation

South Elevation

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