



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

January 13, 2025

Council Chambers

**Immediately following
Transportation & Road
Improvement Committee**

1. **CALL TO ORDER/ROLL CALL**
2. **APPROVAL OF MINUTES**
 - A. Planning, Building & Zoning Committee 12-09-2024
3. **PUBLIC COMMENT**
4. **OLD BUSINESS**
 - A. Approval of an Ordinance amending Section 8-8-7, Hotels, of Chapter 8, Licenses, of the Hoffman Estates Municipal Code
5. **NEW BUSINESS**
 - A. Approval of an Ordinance Supporting a Cook County Class 7C Renewal Application for the Property Located at 2590 W. Golf Road (Ricky Rockets)
 - B. Approval of an Ordinance Supporting a Cook County Class 7C Renewal Application for the Property Located at 1051 W. Higgins Road (Zeigler Mercedes Sprinter Dealership)
 - C. Direction to proceed with a public hearing to consider an extension of the temporary Planned Development approval process (Sec. 9-1-18A)
6. **REPORTS**
 - A. Planning Division Monthly Report
 - B. Code Enforcement Division Monthly Report
 - C. Economic Development and Tourism Monthly Report
7. **PRESIDENT'S REPORT**
8. **ITEMS IN REVIEW**
9. **OTHER**
10. **ADJOURNMENT**

Further details and information can be found in the agenda packet attached hereto and incorporated herein and

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

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

December 9, 2024

1. ROLL CALL

Members in Attendance:

**Gary Stanton, Chair
Karen Arnet, Vice-Chair
Patrick Kinnane, Trustee
Karen Mills, Trustee
Anna Newell, Trustee
Mayor William D. McLeod**

Members Absent:

Gary Pilafas, Trustee

**Management Team Members
in Attendance:**

**Eric Palm, Village Manager
Dan O'Malley, Deputy Village Manager
Arthur Janura, Corporation Counsel
Jon Pape, Assistant Village Manager
Patrick Seger, Director of HRM
Alan Wenderski, Director of Engineering
Kevin Kramer, Director of Econ. Dev.
Sonia Zala, Senior Trans. Engineer
Kasia Cawley, Police Chief
Alan Wax, Fire Chief
Monica Saavedra, Director of HHS
Joe Nebel, Director of Public Works
Darek Raszka, Director of IS
Patty Richter, Village Clerk
Ben Gibbs, GM, NOW Arena
Ken Koop, Risk Manager
Jennifer Horn, Dir. Planning and Trans.
Ric Signorella, Multimedia Production Mgr.**

The Planning, Building & Zoning Committee meeting was called to order at 7:32 p.m.

2. APPROVAL OF MINUTES

Motion by Trustee Arnet, seconded by Trustee Kinnane, to approve the Planning, Building & Zoning Committee meeting minutes of November 11, 2024. Voice vote taken. All ayes. Motion carried.

3. PUBLIC COMMENT

4. OLD BUSINESS

- A. Approval of an Ordinance amending Section 8-8-7, Hotels, of Chapter 8, Licenses, of the Hoffman Estates Municipal Code (to be continued to January PB&Z meeting).**

An item summary sheet from Kevin Kramer and Linda Scheck was presented to Committee.

Motion by Trustee Arnet, seconded by Trustee Kinnane, to defer this item to the January Planning, Building & Zoning Committee meeting. Voice vote taken. All ayes. Motion carried.

5. NEW BUSINESS

- A. Approval of an Employee Leasing Agreement with MGT Impact Solutions, LLC, for Civil Engineer staff services at a rate of \$95.16 per hour.**

An item summary sheet from Al Wenderski and Peter Gugliotta was presented to Committee.

Al Wenderski addressed the Committee and reported that the Village has retained the services of an experienced Civil Engineer since 2021 through MGT Impact Solutions. Staff expects to continue the need from January through May 2025 with an average of 15 hours per week.

Motion by Trustee Arnet, seconded by Mayor McLeod, to approve an Employee Leasing Agreement with MGT Impact Solutions, LLC for Civil Engineer staff services at a rate of \$95.16 per hour. Voice vote taken. All ayes. Motion carried.

- B. Approval of Lakewood Center TIF Reimbursement Request #4 in an amount of \$26,221,583.98.**

An item summary sheet from Kevin Kramer was presented to Committee.

Trustee Stanton requested the total amount paid to date from this TIF fund.

Motion by Trustee Arnet, seconded by Trustee Kinnane, to approve the Lakewood Center TIF Reimbursement Request #4 in an amount of \$26,221,583.98. Voice vote taken. All ayes. Motion carried.

6. REPORTS (INFORMATION ONLY)

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

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

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

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

C. Department of Development Services monthly report for Economic Development and Tourism.

The Department of Development Services monthly report for Economic Development and Tourism was received and filed.

7. PRESIDENT'S REPORT

8. ITEMS IN REVIEW

9. OTHER

9. ADJOURNMENT

Motion by Trustee Arnet, seconded by Trustee Kinnane, to adjourn the meeting at 7:41 pm. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

Debbie Schoop, Executive Assistant

Date



AGENDA ITEM REPORT

Planning, Building & Zoning Committee
January 13, 2025
ITEM 4A

REQUEST: Approval of an Ordinance amending Section 8-8-7, Hotels, of Chapter 8, Licenses, of the Hoffman Estates Municipal Code

FROM: Kevin Kramer, Director of Economic Development
Linda Scheck, Director of Tourism & Business Retention

ITEM TYPE: Ordinance - Committee

REQUEST SUMMARY

Each year, Economic Development, Tourism, Police Department, and General Government staff meet with owners and general managers of the nine hotels in Hoffman Estates. During the recent meeting, the hotel community shared that they have been challenged with the residential usage of their properties by guests who stay thirty days or more. Any guest who lives in a room thirty or more days consecutively becomes a resident of that location. This trend began during 2020 and has continued since.

To prevent future occurrences of residential occupancy, the proposed amendment to Section 8-8-7 of the Municipal Code would prohibit any person staying at a hotel, motel, or extended-stay hotel longer than twenty-nine days. One hotel employee would be allowed to reside on site to serve guests twenty-four hours a day. All hotels must comply with this requirement within forty-five days of passing this ordinance. The hotel community who attended the last check-in meeting is supportive of this change and feels it will assist them in preventing future residential occupancy.

FINANCIAL IMPACT

N/A

RECOMMENDATION

Approval of an Ordinance amending Section 8-8-7, Hotels, of Chapter 8, Licenses, of the Hoffman Estates Municipal Code.

ATTACHMENTS

1. Ordinance amending Sec. 8-8-7-Hotels 29 day limit

VILLAGE OF HOFFMAN ESTATES
AN ORDINANCE AMENDING SECTION 8-8-7, HOTELS,
OF CHAPTER 8, LICENSES,
OF THE HOFFMAN ESTATES MUNICIPAL CODE

WHEREAS, the Village of Hoffman Estates, as a home rule unit of local government as provided by Article VII, Section 6 of the Illinois Constitution of 1970, has the authority to exercise any power and perform any function pertaining to its government and affairs, except as limited by Article VII, Section 6 of the Illinois Constitution of 1970; and

WHEREAS, the Village of Hoffman Estates desires to enact certain regulations regarding hotels; and

WHEREAS, the Village of Hoffman Estates finds it is the best interests of the Village to amend the Village's Municipal Code to provide for same.

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

Section 1: That Section 8-8-7, HOTELS, of Chapter 8, LICENSES, of the Hoffman Estates Municipal Code, is hereby amended to read as follows:

Section 8-8-7. HOTELS

A. DEFINITIONS - Unless the context otherwise requires, the following terms as used in this Section shall be construed according to the definitions given below:

“Hotel” - the term “hotel” when used in this Code shall mean every building, structure or any part thereof used, kept or maintained as or advertised or held out to the public to be an inn, hotel, family hotel, apartment hotel, lodging house, motel, dormitory or other place where sleeping accommodations are furnished or maintained for hire or rent for 20 or more transient persons, whether with or without meals.

“Extended Stay Hotel” - the term “extended stay hotel” when used in this Code shall mean a hotel which offers services and facilities designed to appeal to longer-term guests, such as laundry and kitchen facilities, and may quote rates on a weekly or monthly basis.

“Guest” - the term “guest” when used in this Code shall mean a person who exercises occupancy or is entitled to occupancy in a hotel by reason of concession, permit, right of access, license or other agreement.

“Identification Document” - the term “identification document” when used in this Code shall mean a document that contains the name, date of birth, description and picture of a person issued by a local, state or governmental entity.

“Record” - the term “record” when used in this Code shall mean a written documentation of information about a guest. A record may be maintained electronically, in a book or on cards.

“Visitor” - the term “visitor” when used in this Code shall mean a person, who is not a guest, who is on the premises of a hotel, motel or extended-stay hotel at the invitation of a guest, but without the express permission of the owner, operator, keeper or proprietor of the hotel, motel or extended-stay hotel.

"Group" - the term "group" when used in this Code shall mean a number of individuals assembled together for purposes of a wedding, family event, religious event, or organized competition by which the individuals are participants.

B. LICENSE REQUIRED

No person shall conduct, keep, manage or operate, or cause to be conducted, managed or operated, a hotel without obtaining a license therefor. Each applicant shall comply with all applicable regulations of the Department of Code Enforcement, Police Department, and Fire Department.

C. TRAINING OF EMPLOYEES

The owner or proprietor of a hotel, motel, or extended-stay hotel shall take all reasonable steps, including, but not limited to, providing training regarding this section to ensure that the person who checks a person into the hotel complies with provisions of this section. A person who has not been trained shall not be assigned to check persons into the hotel.

D. ENTRY DOORS

For any hotel, motel, extended-stay hotel permitted for construction after the date of adoption of the ordinance codified in this chapter, any public-facing entry points to the premises must require a magnetic or electronic keycard/locking device for access. Within one hundred eighty (180) days after the effective date of the ordinance codified herein, all public facing entry point doors for any hotel, motel, or extended stay hotel shall have operating automatic closures, key entry and shall remain locked at all times. These requirements are not applicable to entry points that enter directly into the lobby, as long as the lobby is manned by a bona fide employee twenty-four (24) hours a day.

E. HOURLY RENTALS

No owner, operator, keeper or proprietor of a hotel, motel, or extended-stay hotel shall provide lodging at an hourly rate.

F. RENTAL OF ROOMS TO PERSONS UNDER TWENTY-ONE

It shall be unlawful for any hotel, motel or extended-stay hotel to rent a room to any individual under the age of twenty-one (21).

Exception: A hotel, motel, or extended-stay hotel may rent a room to a person under the age of twenty-one (21) if said individual is part of a group, convention, corporate meeting, pageant or other major contracted booking at the hotel, motel, or extended-stay hotel.

G. RESPONSIBILITIES OF ALL HOTELS

Every owner, operator, keeper or proprietor of any hotel, motel, or extended-stay hotel shall, without delay, report violations of law to the Hoffman Estates Police Department that were either witnessed or made known to them by an employee, guest, visitor or other person on the premises.

Every owner, operator, keeper or proprietor of any hotel, motel, or extended-stay hotel shall, at all times, maintain a manager on duty or on-call capable of assisting, communicating, and cooperating with the police or other law enforcement officials in maintaining the public health, welfare, and safety.

All information required to be procured and kept pursuant to this article shall be kept strictly confidential in accordance with state and federal law and shall not be provided to any person except to a federal or state law enforcement officer or to any officer empowered to enforce this article.

All information required to be procured and kept pursuant to this article shall be provided to any federal or state law enforcement officers, or local sworn enforcement officer empowered to enforce this article upon demand. Nothing in this requirement shall be construed as giving any such officer any greater right or license to enter a room or invade privacy than the officer shall otherwise possess as a matter of law, probable cause, constitutional law, statutory right, or warrant.

Every owner, operator, keeper or proprietor of any hotel, motel, or extended-stay hotel shall keep a record of all rental agreements between the hotel, motel, or extended-stay hotel and all guests and their visitors, and make these records available to the village within a reasonable time upon request. For the purposes of this section, the term “record” shall mean the hotel, motel or extended-stay hotel’s electronic guest registration system which stores guest identifying information. In the event an electronic guest registration system does not exist, a record shall be maintained with the guest and any visitor’s information in a paper record or reservation book. The following information, at a minimum, must be recorded at the time of registration and maintained for a period of no less than one (1) year after the rental agreement’s termination:

The full name, phone number, and home address of each overnight guest. If the guest is a tourism company or other business, only the guest shall be required to provide this information, but the total number of people staying under the tourism company or other business shall be provided;

The make, type and license number of the guest’s vehicle if the vehicle will be parked on the premises that are under the control of the operator or management;

The day, month, year and time of arrival of each guest;

The number or other identifying symbol of location of the room rented or assigned each guest;

The date that each guest is scheduled to depart;

The method of payment for the room;

The full name of the person checking in the guest.

Every owner, operator, keeper or proprietor of any hotel, motel, or extended-stay hotel shall require each guest to provide proper identification prior to renting a room when registering in person. A record of the provided identification documents shall be kept on file for the duration of the occupancy and for one hundred eighty (180) days thereafter.

No person shall procure or provide lodging in any hotel, motel, or extended-stay hotel, or any services therefrom, through misrepresentation or production of false identification, or identification which misrepresents the identity of the person procuring or sharing in such lodging or service.

H. OCCUPANCY REQUIREMENTS

No operator, owner, keeper or proprietor of any hotel, motel, or extended-stay hotel shall rent or provide a room for any number of persons greater than the sleeping accommodations provided within the particular rental unit or temporary sleeping accommodations provided by the hotel, motel, or extended-stay hotel.

No operator, owner, keeper or proprietor, guest, or visitor of any hotel, motel, or extended-stay hotel shall be allowed to congregate within any room or single rental unit a number of persons which is greater than two (2) times the number of persons for whom sleeping accommodations are provided within the single room or rental unit except when temporarily designated as a hospitality suite.

I. MAXIMUM STAY LENGTH

1. No hotel, motel, extended-stay hotel located within the Village shall allow any person, other than one designated management employee of the hotel, motel, or extended-stay hotel, to occupy such facility for more than twenty-nine (29) consecutive days. No guest residing for more than twenty-nine (29) consecutive days shall begin a new rental agreement with the hotel, motel, or extended-stay hotel without at least a two-day vacancy between stays.

2. No hotel, motel, or extended-stay hotel located within the Village shall allow any person to occupy such hotel, motel, or extended-stay hotel as his or her permanent residence, and/or to utilize the hotel, motel, or extended-stay hotel address as his or her mailing address.

3. All hotels, motels and extended-stay hotels are required to comply with all applicable provisions of this Code. Any existing hotel, motel, or extended-stay hotel is required to comply with this all applicable provisions of this Code within forty-five (45) days of the effective date of this chapter.

J. COMMON AREA AND PARKING ILLUMINATION REQUIREMENTS

The open parking area and all areas surrounding any hotel, motel, or extended stay-motel, shall comply with all requirements related to illumination levels set forth in the subdivision and land development section of this Code, within one (1) year of the effective date of this chapter.

Within one hundred eighty (180) days of the effective date of this chapter, any hotel, motel, or extended-stay hotel must provide and maintain security in its parking area. This shall include but not be limited to, a live security guard or other security measures such as a complete video surveillance. A video surveillance system (VSS) means a continuous digital surveillance system including cameras, cabling, monitors, and digital view recorders (DVR). Any existing hotel, motel, or extended-stay hotel is required to install VSS within one hundred eighty (180) days of the effective date of this chapter. Any VSS

shall be maintained in proper working order at all times and be in continuous operation twenty-four (24) hours a day, seven (7) days a week. The digital images must be retained for no less than twenty-one (21) days.

All VSS shall have no less than one (1) camera dedicated to each register or check-out stand, entrance/exit, interior hallways, lobby and parking areas.

K. LOITERING AND JUVENILE CURFEW

No persons shall loiter in or upon any hotel, motel, or extended-stay hotel parking lot or in or around any building to include breezeways or stairwells without the permission of the owner, operator, keeper or proprietor.

Chapter 7 (Offenses and Punishment) Article 2 (Offenses involving children and juveniles) Section 7-2-5 (Curfew) of this Code related to curfew for minors, shall be enforced in the common areas of the hotel, motel, or extended-stay hotel.

L. UNLAWFUL OPERATION DECLARED NUISANCE

Any hotel, motel, or extended-stay hotel operated, conducted or maintained contrary to the provisions of this article may be declared to be unlawful and a public nuisance. The Village of Hoffman Estates may, in addition, or in lieu of all other remedies, commence actions or proceedings for abatement, removal or enjoinder thereof, in the manner provided by state law and this Code.

M. PENALTIES

If a person is convicted of a violation of this article, the court or other adjudicative body shall impose a fine of not less than two hundred fifty dollars (\$250.00) and not more than one thousand dollars (\$1,000.00) for each violation.

Section 2: The Village Clerk is hereby authorized to publish this ordinance in pamphlet form.

Section 3: This Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS _____ day of _____, 2024

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

APPROVED THIS _____ DAY OF _____, 2024

Village President

ATTEST:

Village Clerk

Published in pamphlet form this _____ day of _____, 2024.



AGENDA ITEM REPORT

Planning, Building & Zoning Committee
January 13, 2025
ITEM 5A

REQUEST: Approval of an Ordinance Supporting a Cook County Class 7C
Renewal Application for the Property Located at 2590 W. Golf Road
(Ricky Rockets)

FROM: Kevin Kramer, Director of Economic Development

ITEM TYPE: Ordinance - Committee

REQUEST SUMMARY

In October 2017, the Village Board, through Resolution, supported the Cook County Class 7C Classification Application for Rick E. Heidner d/b/a 2590 W. Golf Road where a Ricky Rockets fuel center, convenience store, car wash, and retail space was to be built. The Classification was awarded by the County and the 5-year assessment program began in 2020 after completion in 2019. The current owner, Heidner Property Management Company, is requesting support for the renewal of the classification. A completed application to Cook County is attached for review and support. The owner cites difficulty in the financial operations of the property with concerns over the fully assessed taxes on the property. Since this project, this ownership company has purchased and improved the immediately adjacent properties to the north and south and continues to invest in properties in Hoffman Estates. But for this incentive, the owner may be forced to close this location, putting the Village back in the situation of having a vacant property at this gateway-to-the-Village intersection.

FINANCIAL IMPACT

Renewing this incentive would save an average of \$77,998.80 per year over the five year program. A full breakdown of the savings is shown in the attached request letter and application. The Class 7C tax incentive has a one-time renewal policy so this will not be able to be renewed again.

RECOMMENDATION

Approve an Ordinance Supporting a Cook County Class 7C Renewal Application for the Property Located at 2590 W. Golf Road (Ricky Rockets)

ATTACHMENTS

1. Heidner 7C Renewal Ordinance and Application

VILLAGE OF HOFFMAN ESTATES

**AN ORDINANCE SUPPORTING A COOK COUNTY CLASS 7C RENEWAL
APPLICATION FOR PROPERTY TAX ASSESSMENT
PURPOSES FOR THE SITE LOCATED AT 2590 W GOLF ROAD.**

WHEREAS, the Cook County Real Property Assessment Classification Ordinance requires the Village's support and consent for an application of renewal for a 7C real estate classification under Sec. 74-63 (11); and

WHEREAS, Heidner Property Management Company, Inc ("Owner"), redeveloped, owns, and operates the Ricky Rockets Fuel Center at 2590 West Golf Road, Hoffman Estates, Cook County, Illinois (P.I.N. #07-07-300-047-0000) ("Property"); and

WHEREAS, the Property was approved for a Class 7C incentive in 2020; and

WHEREAS, the Property is part of the redevelopment objectives of the Village; and

WHEREAS, it is in the best interests of the Village of Hoffman Estates and its residents to attract and retain new and diverse businesses whom they can support and patronize, and consent to an application for a Cook County 7C real estate classification renewal for the Property; and

WHEREAS, the Owner operates a 8,055 square foot fuel center convenience store with a connected commercial unit and a 2,345 square foot car wash employing 6 employees; and

WHEREAS, the Owner cannot continue business operations at a high level without a commitment of support from the Village for a Cook County 7C real estate classification renewal; and

WHEREAS, the Village has received Applicant's completed Class 7C application (**Exhibit A**), including the identification of persons having an interest in the property, a detailed description of the existing use, and a description of the financial impact; and

WHEREAS, the current business operations result in additional economic and fiscal impacts for the Village of Hoffman Estates and Cook County; and

WHEREAS, the redevelopment objective of this Village is to create a thriving and vital local economy with a strong blend of retail, clean-industrial, commercial and residential properties; and

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

Section 1: That the Village of Hoffman Estates supports and consents to Owner’s filing of a Class 7C Renewal Application with respect to the Property and finds Class 7C classification under the Cook County Real Estate Classification System necessary for continued operations to occur on the Property within Cook County.

Section 2: The Class 7C real estate classification, pursuant to its terms, shall only be renewed to the Owner of the Property for one term of five (5) years.

Section 3: Redevelopment of the Property is an objective and priority of the Village.

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

PASSED THIS _____ day of _____, 2025

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

APPROVED THIS _____ DAY OF _____, 2025

Village President

ATTEST:

Village Clerk

EUGENE L. GRIFFIN & ASSOCIATES, LTD.

LAW OFFICES

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WRITER'S DIRECT DIAL NUMBER

December 13, 2024

855-5012

Via FEDERAL EXPRESS and Electronic Mail

Mr. Kevin Kramer
Director of Economic Development
Village of Hoffman Estates
1900 Hassell Road
Hoffman Estates, IL 60169
kevin.kramer@vohe.org

Re: **Class 7(c) Property Tax Incentive Renewal**

Applicant: 2590 W. Golf, LLC
Property: 2590 West Golf Road, Hoffman Estates
Township: Schaumburg
PIN: 07-07-300-047-0000

Dear Mr. Kramer:

On behalf of the applicant, 2590 W. Golf, LLC, we appreciate the Village of Hoffman Estates' (hereinafter "the Village") willingness to accept this application for a renewal of the Cook County Class 7(c) Real Estate Tax Incentive (hereinafter "the Incentive") of the ***Ricky Rocket's Fuel Center located at 2590 W. Golf Road*** and identified by Property Index Number 07-07-300-047-0000. The Village first consented to this Incentive in 2017 in an effort to revitalize the struggling intersection of Barrington and Golf Roads where, prior to 2019, sat an abandoned gas station at the southeast corner, and a struggling gas station at the northeast corner.

Mr. Rick Heidner of 2590 W. Golf, LLC (ownership entity and hereinafter referred to as "Applicant") approached the Village about the development of both corners. As evidenced by the failure of two separate businesses at the sites, this was a costly and risky business venture for Applicant. However, Applicant felt he could improve this intersection by operating a fuel center on the northeast corner and constructing a new commercial building at the southeast corner, rather than having two competing gas stations. The Village consented to real estate tax incentives for both corners. **This application for Incentive Renewal concerns only the Ricky Rocket's Fuel Center at the northeast corner, 2590 W. Golf Road, hereinafter referred to as "subject property."**

Today, five years after the development of the site, the subject property is struggling. Poor access to the site along with the recent construction of a Mariano's gas station right across the street have resulted in diminished sales. As further detailed herein, the property is operating at a loss. Furthermore, the increasing tax burden makes continued operation of the property untenable. For these reasons, Applicant requests the Village grant a renewal of the Incentive.

History of Subject Property

On October 16, 2017, The Village approved the Incentive on the subject property. Applicant closed on the purchase of the subject property, demolished the existing mini-mart, and constructed a new 8,055 square foot fuel center building with a connected commercial unit. Approximately 6,580 square feet is operated as a fuel center convenience store and 1,475 square feet is leased to a commercial gaming parlor tenant. The site has 10 fuel pumps. Applicant also constructed a 2,345 square foot car wash. The new improvements were completed in 2019.

Applicant believed that having only one gas station at the subject intersection, rather than two, would result in a healthier gas station business at 2590 West Golf. However, in 2021, the Village approved the construction of gas pumps at the north end of the Mariano's parking lot, situated directly across the street from the subject property. This was a significant blow to Applicant's financial projections for the subject property, as it made Applicant's already costly and high-risk development even more tenuous. **The subject property's poor access** has similarly contributed to its bleak financial picture.

- A ***raised median on Golf Road*** restricts eastbound Golf Road traffic from entering the property. Rather, eastbound Golf Road traffic must drive past the subject property, past the neighboring McDonald's, and turn left into the **access shared by McDonald's and Walgreens**.
- ***Traffic signage restrictions*** prohibit southbound Barrington Road traffic from accessing the property. Rather, southbound Barrington Road traffic must turn left onto Golf Road, drive past the subject property, past the neighboring McDonald's, and then turn left into the **access shared by McDonald's and Walgreens**.
- The **access shared by McDonald's and Walgreens**, is located **directly across the street from the Mariano's Gas Pumps**. Gas patrons heading eastbound on Golf Road are therefore more likely to conveniently turn right into the Mariano's gas station, rather than waiting to make a left and traverse two lanes of Golf Road traffic to access the subject property.
- The ***Golf Road median prohibits*** exiting patrons from heading eastbound on Golf Road and the Barrington Road traffic signage restrictions prohibit exiting patrons from heading southbound on Barrington Road.

The construction of the Mariano's gas pumps, combined with the subject property's access restrictions, have contributed to its dismal financial picture.

EUGENE L. GRIFFIN & ASSOCIATES, LTD.

The Financial Picture

Gross Retail Sales

The subject property's fuel pumps, convenience store, and car wash, has experienced the following revenue and expenses since 2021:

	2021	2022	2023	2024 (11/20/24 YTD)
Total Revenue*	\$5,890,248	\$6,801,588	\$5,587,612	\$4,638,360
(Revenue PSF Retail)	\$895	\$1,034	\$849	
(Revenue Per Fuel Pump)	\$589,025	\$680,159	\$558,761	
Cost of Sales	\$4,881,993	\$5,651,249	\$4,697,012	\$3,939,502
Gross Profit	\$1,008,255	\$1,150,340	\$890,600	\$698,858
Operating Expenses	\$983,462	\$1,166,761	\$1,030,080	\$874,692
NET INCOME	\$24,793	(-\$16,422)	(-\$139,480)	(-\$175,835)

* Includes sales of gasoline, retail products, and car washes

Since 2021, the *subject property's fuel center has only turned profit once and even in 2021, it was nominal.*

Leases

Applicant leases 100% of the subject property. Approximately 8,925 square feet is leased to Ricky Rocket's (Fuel Center and Car Wash Operator) and 1,475 square feet is leased to June's (Gaming Parlor Operator). Both entities are related to ownership, but the lease rates are derived at market rates. Because of the relationship between the owner and operator, both tenants pay only what they can based on their month-to-month financial performance. The Contracted Rent is as follows:

Leasing Entity	Square Feet Leased	Contract Rent
Ricky Rocket's	8,925	\$30,000/month Gross \$360,000/year
June's Gaming Parlor	1,475	\$5,961/month Gross or \$71,532/year
Total	10,400	\$35,961/month Gross \$431,532/year

EUGENE L. GRIFFIN & ASSOCIATES, LTD.

However, based on the financial performance of both entities, Applicant has only collected the following rents this year:

<i>Leasing Entity</i>	<i>Square Feet Leased</i>	<i>2024 Actual Rent Collected</i> (09/30/24 YTD)	<i>Estimated Annualized</i>
Ricky Rocket's	8,925	\$150,000 (\$16,667/month)	\$200,004
June's Gaming Parlor	1,475	\$16,871 (\$1,875/month)	\$22,500
Total	10,400	\$166,871 (\$18,541/month)	\$222,504

In sum, the entities' poor financial performance has resulted in Applicant collecting only 56% of the contracted rent from the Fuel Center Operator (Ricky Rocket's) and 31.45% of the from the Gaming Parlor Operator. In total, ***it has resulted in Applicant collecting only 52% of the contracted market rent.*** Further, these rental income figures are based on Gross lease rates, meaning that real estate taxes are paid ***after*** these rents are collected¹. The lessees' financial performance alone makes continued operation of the property improbable. However, when combined with the real estate tax burden, continued operation of the property seems impossible.

The Real Estate Tax Burden

The subject property's local tax rate has been more than 10% since Applicant's development. Combined with a countywide multiplier of 3, the taxes are significant. The subject property's five year tax history is as follows:

<i>Tax Year</i>	<i>Level of Assessment</i>	<i>Multiplier</i>	<i>Tax Rate</i>	<i>Real Estate Taxes</i>
2020	10%	3.2234	10.269%	\$69,631
2021	10%	3.0027	11.253%	\$65,011
2022	10%	2.9237	10.214%	\$81,830
2023	15%	3.0163	10.212%	\$97,498
2024 Estimated	20%	3.0163	10.212%	\$129,998

Since 2021, the subject property's taxes have been steadily increasing due to both a 2022 reassessment and ramping up of the Incentive. At the same time, the subject property's net income from retail sales has been steadily decreasing. The ramp up to a 15% level of assessment in 2023 caused a nearly \$16,000 increase in taxes. The ramp up to 20% in 2024 will cause an estimated \$32,500 increase in taxes. In 2025 the property will be reassessed and, without renewal of the Incentive, the level of assessment will ramp up to 25%, further increasing the tax burden. **The minimal rental income collected by Applicant merely subsidizes the real estate taxes at a site losing nearly \$200,000 in gas, retail and car wash sales.**

¹ The June's Gaming Parlor lease is a Triple Net Lease but in order to draw appropriate comparisons with the Ricky Rocket's lease, Applicant has provided an estimated gross rental rate and gross rental income.

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A Point of Comparison—Ricky Rocket's at 2095 Barrington Road

Ricky Rocket's, the fuel center operator at the subject property, also operates a similarly sized gas station approximately 1 mile north at 2095 Barrington Road. As a point of comparison, Applicant has included a chart, attached hereto as Exhibit A, which illustrates the differences in the two locations. A shortened table, providing important points of emphasis, is as follows:

	<i>Ricky Rockets Golf Road Incentive Property</i>	<i>Ricky Rockets Barrington Road Comparable</i>
<i>Address PIN</i>	2590 W. Golf Road Hoffman Estates	2095 Barrington Road Hoffman Estates
<i>Land Size</i>	60,141 SF (1.38 acres)	39,560 SF (0.91 acre)
<i>Ricky Rockets Total Retail Square Footage</i>	6,580 SF	5,798 SF
<i>Car Wash</i>	2,345 SF	2,827 SF
<i>Gas Pumps</i>	10	14
<i>Construction</i>	2019	2013
<i>2024 Market Value per Assessor</i>	\$2,110,190	\$2,136,240
<i>Real Estate Taxes</i>		
<i>2023 RE Taxes</i>	\$97,498	\$163,913
<i>2024 Estimated RE Taxes</i>	\$129,998	\$163,913
<i>2025 Estimated RE Taxes (Without Incentive)</i>	\$162,498	\$163,913
<i>Income (Gas, Car Wash, Retail)</i>		
<i>2023 Gross Revenue</i>	\$5,587,612	\$12,525,416
<i>2023 Net Income</i>	<i>-\$139,480</i>	<i>\$175,662</i>
<i>2024 YTD Revenue</i>	\$4,638,360	\$9,341,228
<i>2024 YTD Net Income</i>	<i>-\$175,835</i>	<i>\$215,448</i>
<i>Units of Comparison</i>		
<i>2023 Gross Revenue per Retail SF</i>	\$849.18	\$2,160.30
<i>2023 Gross Revenue per Gas Pump</i>	\$558,761.20	\$894,672.57
<i>2023 Real Estate Taxes per Retail SF</i>	\$14.82	\$28.27
<i>2024 Est. Real Estate Taxes per Retail SF</i>	\$19.76	\$28.27
<i>2025 Est. Real Estate Taxes per Retail SF</i>	\$24.70	\$28.27

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In sum, the subject property generates 45% of the gross revenue of the Barrington Road Ricky Rocket's yet, without a renewal of the Incentive, **their tax burdens will be the same.**

The Incentive Renewal

Applicant now respectfully requests the Village consent to renewal the subject property's 7(c) incentive to allow Applicant to continue to operate the property, otherwise, Applicant may be forced to close, putting the Village back in the situation it was in prior to the initial incentive. Applicant has included, as Exhibit B to this application, a tax impact table. For convenience, Applicant has provided a summary table below:

<i>Tax Year</i>	<i>Estimated Taxes without 7(c) renewal</i>	<i>Estimated Taxes with 7(c) renewal</i>	<i>Tax Savings</i>
2025	\$162,498	\$64,999	\$97,499
2026	\$162,498	\$64,999	\$97,499
2027	\$162,498	\$64,999	\$97,499
2028	\$162,498	\$97,499	\$64,999
2029	\$162,498	\$129,998	\$32,500
2030	\$162,498	\$162,498	\$0
<i>TOTAL</i>	<i>\$974,986</i>	<i>\$584,991</i>	<i>\$389,994</i>

Given the subject property's woeful financial picture, the Incentive is necessary to stay in operation. The Incentive will save Applicant approximately \$77,999 per year in real estate taxes during the 5-year life of the renewal. This will help to offset the lagging rental income and stagnant retail sales.

Per your request, we have also included a copy of the fully completed Cook County Renewal Application. I have also enclosed a check in the amount of \$1,000.00 in satisfaction of the Village's Application fee.

Thank you for your consideration. Please let me know if you have any questions or concerns and we look forward to working with the Village in the coming months.

Very truly yours,

EUGENE L. GRIFFIN & ASSOCIATES, Ltd.


Kevin A. Griffin

Enclosures

	INCENTIVE PROPERTY <i>Ricky Rockets Golf Road</i>	<i>Ricky Rockets Barrington Road</i>
Incentive Characteristics		
<i>Incentive</i>	7(c)—New Construction	
<i>Year Incentive Began</i>	2020	
<i>First Year to initiate Renewal</i>	2022	
<i>Last Year to initiate Renewal</i>	2024	
Property Characteristics		
<i>Address</i>	2590 W. Golf Road Hoffman Estates	2095 Barrington Road Hoffman Estates
<i>Township</i>	Schaumburg	Schaumburg
<i>PIN</i>	07-07-300-047	07-06-101-004
<i>Land Size</i>	60,141 SF (1.38 acres)	39,560 SF (0.91 acre)
<i>Improvement Description</i>	1 story fuel center convenience store + tunnel car wash + commercial unit (gaming parlor)	1 story fuel center convenience store + tunnel car wash
<i>Ricky Rockets Retail Area</i>	6,580 SF	5,798 SF (1,359 is storage and office)
<i>Car Wash</i>	2,345 SF	2,827 SF
<i>Other Commercial Space</i>	1,475 SF (June’s Gaming Parlor)	None
<i>Total Gross Leasable Area</i> (Retail + Car Wash + Other Commercial)	10,400 SF	8,625 SF
<i>Gas Canopy</i>	2,275 SF	3,625 SF
<i>Gas Pumps</i>	10 fuel stations	14 fuel stations
<i>Gaming Parlor</i>	Yes	No
<i>Date of Construction</i>	2019	2013
<i>External Factors</i>	Poor access—raised median separating EB and WB traffic on Golf; traffic restrictions for SB Barrington Road traffic; Competing fuel pumps across street.	Poor access—raised median Southern portion developed with site improvements shared by non-appraised multi-unit commercial building.
Assessment Information		
<i>Last Reassessment</i>	2022	2022
<i>Next Reassessment</i>	2025	2025



2022 Assessment Year		
Final Assessment	274,020 (10% LOA)	534,058
Indicated FMV	\$2,740,200 (\$45.56 land psf) (\$263.48 imp psf)	\$2,136,232 (\$54.00 land psf) (\$247.68 imp psf)
2023 Assessment Year		
Final Assessment	316,528 (15% LOA)	534,060
Indicated FMV	\$2,110,187 (\$35.09 land psf) (\$202.90 imp psf)	\$2,136,240 (\$54.00 land psf) (\$247.58 imp psf)
2024 Assessment Year		
Proposed Assessment	422,038 (20% LOA)	534,060
Indicated FMV	\$2,110,187 (\$35.09 land psf) (\$202.90 imp psf)	\$2,136,240 (\$54.00 land psf) (\$247.58 imp psf)
Real Estate Tax Information		
2022 RE Taxes	\$81,830	\$158,610
2023 RE Taxes	\$97,498	\$163,913
2024 RE Estimated Taxes on Proposed	\$129,998	\$163,913
Rental Income Information		
Total Contract Rent	\$431,537 annually (Gross) (\$35,961.45/month) Itemized 1. Ricky Rockets-- \$30,000/month gross 2. Junes Gaming-- \$5,961.45/month gross (\$4,056.25/month NNN)	\$180,000 annually (Gross) (\$15,000/month) (Ricky Rockets only tenant)
Rent Collected YTD (through 09/30/24)	\$166,870.80 (\$222,492 annualized) (\$18,541/month) Itemized 1. Ricky Rockets-- \$150,000 2. Junes Gaming-- \$16,870.80	Not provided—need to request from ownership

Gross Sales Information (Includes Gas and Car Wash Sales) (Does not Include Gaming Income)		
2021		
Total Revenue	5,890,248 (\$895.17 psf) (\$589,024.80/fuel pump)	9,946,925 (\$1,715.58 psf) (\$710,494.64/fuel pump)
Cost of Sales	4,881,993	8,255,165
Gross Profit	1,008,255	1,691,760
Operating Expenses	983,462	1,265,933
Net Income	24,793	425,826
2022		
Total Revenue	6,801,588 (\$1,033.68 psf) (\$680,158.80/fuel pump)	13,974,171 (\$2,410.17 psf) (\$998,155/fuel pump)
Cost of Sales	5,651,249	11,593,011
Gross Profit	1,150,340	2,381,160
Operating Expenses	1,166,761	1,577,745
Net Income	-16,422	803,416
2023		
Total Revenue	5,587,612 (\$849.18 psf) (\$558,761.20/fuel pump)	12,525,416 (\$2,160.30 psf) (\$894,672.57/fuel pump)
Cost of Sales	4,697,012	10,702,303
Gross Profit	890,600	1,823,114
Operating Expenses	1,030,080	1,647,451
Net income	-139,480	175,662
2024 YTD (thru 11/20/24)		
Total Revenue	4,638,360	9,341,228
Cost of Sales	3,939,502	7,890,577
Gross Profit	698,858	1,450,651
Operating Expenses	874,692	1,235,204
Net income	-175,835	215,448

12/9/2024

Class 7c Impact Table
2590 W. Golf, LLC
PIN: 07-07-300-047

INCENTIVE YEAR	Tax Year		Estimated Market Value at Full	2023 Tax Rate	2023 Equalization Factor	Equalized Tax Rate	Estimated Assessed Value Without Incentive	Without Class 7c		With Class 7c		Building Square Feet	
								Assessment Level	Estimated Tax Without Incentive	Estimated Assessed Value with Incentive	Assessment Level		Estimated Tax With Incentive
				10.212%	3.0163	30.8025%							
1	2025		\$2,110,190			30.8025%	\$527,548	25%	\$162,498	\$211,019	10%	\$64,999	10,400
2	2026		\$2,110,190			30.8025%	\$527,547.50	25%	\$162,498	\$211,019	10%	\$64,999	10,400
3	2027		\$2,110,190			30.8025%	\$527,547.50	25%	\$162,498	\$211,019	10%	\$64,999	10,400
4	2028		\$2,110,190			30.8025%	\$527,547.50	25%	\$162,498	\$316,529	15%	\$97,499	10,400
5	2029		\$2,110,190			30.8025%	\$527,547.50	25%	\$162,498	\$422,038	20%	\$129,998	10,400
6	2030		\$2,110,190			30.8025%	\$527,547.50	25%	\$162,498	\$527,548	25%	\$162,498	10,400
Totals									\$974,986			\$584,991	
							TOTAL 5 YEAR ESTIMATED SAVINGS						\$389,994



COOK COUNTY ASSESSOR
FRITZ KAEGI



COOK COUNTY ASSESSOR'S OFFICE
118 NORTH CLARK STREET, CHICAGO, IL 60602
PHONE: 312.443.7550 FAX: 312.603.6584
WWW.COOKCOUNTYASSESSOR.COM

CLASS 6B/7/8
RENEWAL APPLICATION

Control Number

7c0049

A certified copy of the resolution or ordinance obtained from the municipality in which the real estate is located, or from the Cook County Board of Commissioners if located in an unincorporated area, must accompany this Renewal Application. This application, resolution and a filing fee of \$500.00 must be filed. For assistance in preparing this Renewal Application, please contact the Cook County Assessor's Office Development Incentives Department at (312) 603-7529.

I. Identification of Applicant

Name: 2590 W. Golf, LLC Telephone: (630) 894-0099
Address: Heidner Property Management, Company, Inc., 5277 Trillium Boulevard
City, State: Hoffman Estates, IL Zip Code: 60192
Email Address: c/o kagriffin@griffinlaw.com

Agent/Representative (if any)

Name: Kevin A. Griffin Telephone: (312) 855-5012
Address: Eugene L. Griffin & Associates, Ltd., 29 N. Wacker Drive, Suite 650
City, State: Chicago, IL Zip Code: 60606
Email Address: kagriffin@griffinlaw.com

II. Description of Subject Property

Street address: 2590 W. Golf Road
City, State: Hoffman Estates, IL Zip Code: 60169
Permanent Real Estate Index Number (s): 07-07-300-047-0000

Township: Schaumburg

III. Identification of Persons or Entities Having an Interest

Attach a current and complete list of all owners, developers, occupants and other interested parties (including all beneficial owners of a land trust) identified by names and addresses, and the nature and extent of their interest. See Exhibit A

Attach legal description, site dimensions and square footage, and building dimensions and square footage. See Exhibit B

IV. Property Use

Attach a current and detailed description of the precise nature and extent of the use of the subject property, specifying in the case of multiple uses the relative percentages of each use. See Exhibit C

If there have been any changes from the original application, include current copies of materials which explain each occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc. Not Applicable.

V. Nature of Development

Indicate the nature of the original development receiving the Class 6B/7/8 designation

☒ New Construction

☐ Substantial Rehabilitation

☐ Occupation of Abandoned Property - No Special Circumstance

☐ Occupation of Abandoned Property - With Special Circumstance

VI. Employment

How many permanent full-time and part-time employees do you now employ?

On-Site: Full-time: 4 Part-time: 2

In Cook County: Full-time: 7 Part-time: 3

VII. Local Approval

A certified copy of a resolution or ordinance from the municipality in which the real estate is located (or the County Board, if the real estate is located in an unincorporated area) must accompany this renewal. The ordinance or resolution must expressly state that the municipality supports and consents to this Class 6B/7/8 Renewal and has determined that the industrial use of the property is necessary and beneficial to the local economy.

The Village of Hoffman Estates is still in the process of preparing the resolution supporting and consenting to this renewal. Applicant will supplement this application with the resolution or a letter in lieu of the resolution before implementation of this renewal.

I, Kevin Griffin the undersigned, certify that I have read this Renewal Application and that the statements set forth in this Renewal Application and in the attachments hereto are true and correct, except as those matters stated to be on information and belief and as to such matters the undersigned certifies that he/she believes the same to be true.

Kevin Griffin
Signature

12/13/24
Date

Kevin Griffin
Print Name

Attorney-in-Fact
Title

02/10/2020

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Persons Having an Interest in the Property

Rick Heidner, d/b/a 2590 W. Golf, LLC. The members of the LLC and the percentage of their interest are below.

Rick E. Heidner Declaration of Trust 20 Brinker Road Barrington Hills, IL 60010		25
Zachary T. Heidner Trust 20 Brinker Road Barrington Hills, IL 60010		15
Nathan R. Heidner Trust 20 Brinker Road Barrington Hills, IL 60010		15
Chase M. Heidner Trust 20 Brinker Road Barrington Hills, IL 60010		15
Collin P. Heidner Trust 20 Brinker Road Barrington Hills, IL 60010		15
Aleea R. Heidner Trust 20 Brinker Road Barrington Hills, IL 60010		15



LEGAL DESCRIPTION

PARCEL 1:

Lot 1 in Shell Oil Company's Consolidated Plat No. 4 in part of the Southwest Quarter of Section 7, Township 41 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois. Being the same tract of land described in Deed from Shell Oil Company to Equilon Enterprises, LLC recorded as Document No. 98601800.

PARCEL 2: (PARTIALLY SURVEYED)

Non-exclusive easement for the benefit of Parcel 1 for ingress and egress as created by the Plat of Consolidation recorded as Document No. 98396417 over and across portions of Lot 3 and Outlot A in Shell Oil Company's Consolidated Plat No. 4 in part of the Southwest Quarter of Section 7, Township 41 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 07-07-300-044

SITE DIMENSIONS AND SQUARE FOOTAGE

Irregularly shaped site of 60,141 square feet or 1.38 acres.

BUILDING DIMENSIONS AND SQUARE FOOTAGE

6,580 sq. ft. - Retail Area - Mini Mart
2,345 sq. ft. - Car Wash Area
1,475 sq. ft. - Gross Leasable Area - Junes
TOTAL: 10,400 Square Feet



CURRENT USE

The subject property is operated as a fuel center containing 10 fuel pumps, a mini-mart, attached commercial unit, and a car wash building. Approximately 6,580 square feet or 63.27% of the subject property is used as a mini-mart. Approximately 2,345 square feet or 22.55% of the subject property is used as a car wash. Approximately 1,475 square feet or 14.18% of the subject property is used as a separate commercial unit operated as a gaming parlor.





AGENDA ITEM REPORT

Planning, Building & Zoning Committee
January 13, 2025
ITEM 5B

REQUEST: Approval of an Ordinance Supporting a Cook County Class 7C
Renewal Application for the Property Located at 1051 W. Higgins
Road (Zeigler Mercedes Sprinter Dealership)

FROM: Kevin Kramer, Director of Economic Development

ITEM TYPE: Ordinance - Committee

REQUEST SUMMARY

In January 2020, Zeigler Hoffman Estates I (Applicant), purchased the vacant auto dealership that previously was used as a Jaguar Land Rover dealership. The property was part of a larger purchase by the owner which included three other properties along with three auto dealership businesses. The Applicant considered various uses for the vacant property including a complete demolition to use the property strictly for parking, but ultimately opened a commercial vehicle center to sell Mercedes-Benz Sprinter vans and other commercial products. The Village Board, approved a redevelopment agreement in December 2020 and supported the Cook County Class 7C Classification Application for the project. The Classification was awarded by the County and the 5-year assessment program began in 2021. The owner is now requesting support for the renewal of the classification. A completed application to Cook County is attached for review and support. The owner cites difficulty in having to purchase this property as part of a larger acquisition despite its sub-par location and dilapidated state. The reuse plan contemplated a 10-year payback of an incentive which included a reimbursement of sales tax and the 7C savings to fill the gap in the project financials. But for this incentive, the Village will need to reimburse additional sales tax dollars and the business may not be able to operate at peak level.

FINANCIAL IMPACT

Renewing this incentive would save an average of \$49,992 per year over the five year program. A description of the tax support is explained in the attachments to the application. The Class 7C tax incentive has a one-time renewal policy so this will not be able to be renewed again.

RECOMMENDATION

Approval of an Ordinance Supporting a Cook County Class 7C Renewal Application for the Property Located at 1051 W. Higgins Road (Zeigler Mercedes Sprinter Dealership)

ATTACHMENTS

1. Zeigler 7C Renewal Ordinance & Application

VILLAGE OF HOFFMAN ESTATES

**AN ORDINANCE SUPPORTING A COOK COUNTY CLASS 7C RENEWAL
APPLICATION FOR PROPERTY TAX ASSESSMENT
PURPOSES FOR THE SITE LOCATED AT 1051 W HIGGINS ROAD.**

WHEREAS, the Cook County Real Property Assessment Classification Ordinance requires the Village's support and consent for an application of renewal for a 7C real estate classification under Sec. 74-63 (11); and

WHEREAS, Zeigler Hoffman Estates I, LLC ("Owner"), redeveloped, owns, and operates the Mercedes-Benz Commercial Sprinter Van automobile dealership at 1051 West Higgins Road, Hoffman Estates, Cook County, Illinois (P.I.N. #07-09-300-029-0000) ("Property"); and

WHEREAS, the Property was approved for a Class 7C incentive in 2021; and

WHEREAS, the Property is part of the redevelopment objectives of the Village; and

WHEREAS, it is in the best interests of the Village of Hoffman Estates and its residents to attract and retain new and diverse businesses whom they can support and patronize, and consent to an application for a Cook County 7C real estate classification renewal for the Property; and

WHEREAS, the Owner operates a 14,255 square foot auto dealership, a 4,185 square foot car wash, and employs 16 full time employees on site; and

WHEREAS, the Owner cannot continue business operations at a high level without a commitment of support from the Village for a Cook County 7C real estate classification renewal; and

WHEREAS, the Village has received Applicant's completed Class 7C application (**Exhibit A**), including the identification of persons having an interest in the property, a detailed description of the existing use, and a description of the financial impact; and

WHEREAS, the current business operations result in additional economic and fiscal impacts for the Village of Hoffman Estates and Cook County; and

WHEREAS, the redevelopment objective of this Village is to create a thriving and vital local economy with a strong blend of retail, clean-industrial, commercial and residential properties; and

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

Section 1: That the Village of Hoffman Estates supports and consents to Owner’s filing of a Class 7C Renewal Application with respect to the Property and finds Class 7C classification under the Cook County Real Estate Classification System necessary for continued operations to occur on the Property within Cook County.

Section 2: The Class 7C real estate classification, pursuant to its terms, shall only be renewed to the Owner of the Property for one term of five (5) years.

Section 3: Redevelopment of the Property is an objective and priority of the Village.

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

PASSED THIS _____ day of _____, 2025

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

APPROVED THIS _____ DAY OF _____, 2025

Village President

ATTEST:

Village Clerk



AGENDA ITEM REPORT
Planning, Building & Zoning Committee
January 13, 2025
ITEM 5C

REQUEST: Direction to proceed with a public hearing to consider an extension of the temporary Planned Development approval process (Sec. 9-1-18A)

FROM: Jennifer Horn, Director of Planning & Transportation

ITEM TYPE: Discussion - Committee

REQUEST SUMMARY

In April 2023, the Village Board approved Ordinance 5018-2023 amending the Zoning Code to include a temporary Planned Development approval process for multi-family residential uses in specific commercial zoning districts. Two development concepts were submitted under this process, but due to high development costs, interest rates, and other timing and project specific factors, these applications were ultimately withdrawn.

The temporary process was valid for a period of one year (through April 2024), with the expectation that it would be replaced with a permanent process as part of the comprehensive update to the Village's Zoning and Subdivision Codes. Initially, the Code update was anticipated to be completed in 2024, but that timeframe has extended into 2025, with adoption expected in spring/summer of 2025.

There are several active multi-family development concepts under Village staff review. To allow the development process to continue, staff recommends extending the temporary Planned Development approval process for a period of six months or until the Code update has been adopted. Staff is seeking direction prior to proceeding with the required public hearing before the Planning & Zoning Commission. No other changes are proposed to the language as originally adopted.

A copy of Ordinance 5018-2023 is attached for reference.

FINANCIAL IMPACT

N/A

RECOMMENDATION

Direction to proceed with a public hearing to consider an extension of the temporary Planned Development approval process (Sec. 9-1-18A).

ATTACHMENTS

1. Ord 5018 -2023 Temporary Planned Development Process

ORDINANCE NO. 5018 - 2023

VILLAGE OF HOFFMAN ESTATES

**AN ORDINANCE CREATING SECTION 9-1-18A AND AMENDING
SECTIONS 9-1-18-I, 9-7-6-C, 9-8-2-C, 9-8-4-C, 9-8-5-C, AND 9-9-1-C OF THE
MUNICIPAL CODE OF THE VILLAGE OF HOFFMAN ESTATES (TEMPORARY
PLANNED DEVELOPMENT PROCESS AND SPECIAL USE STANDARDS)**

WHEREAS, the Planning and Zoning Commission of the Village of Hoffman Estates, at a public hearing duly called and held according to law on March 15, 2023, considered a request to add Section 9-1-18A and amend Sections 9-1-18-I, 9-7-6-C, 9-8-2-C-1, 9-8-4-C-1, 9-8-5-C-1, and 9-9-1-C-2 of the Hoffman Estates Municipal Code to create a temporary Planned Development approval process as a Special Use and amend the standards of approval for all Special Uses within the Village.

WHEREAS, the Planning and Zoning Commission made certain Findings of Fact attached hereto and made a part hereof as Exhibit "A" and recommended approval of the text amendments to the Board of Trustees; and

WHEREAS, the Corporate Authorities have received and considered said recommendation of said Planning and Zoning Commission and find that the standards of Section 9-1-17 of the Zoning Code of the Hoffman Estates Municipal Code have been met.

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

Section 1: That Section 9-1-18A, Planned Developments, of Chapter 9, ZONING CODE, of the Hoffman Estates Municipal Code be and is hereby added to read as follows:

Sec. 9-1-18A. – Planned Developments.

- A. *Authority.* The Village Board may, in accordance with the procedures and standards set out in this section, and by ordinance duly adopted, grant special use authorizing the development of Planned Developments, but only in the districts where such developments are listed as an authorized special use.
- B. *Time for Applications:* It is the intent of the Village Board that the provisions within this section are to be valid for no more than 12 months from the date of adoption, or the enactment of a permanent Planned Development process. No application made pursuant to this section may be made later than 12 months from the date of adoption of this section unless this section has been extended by the Village Board. Upon adoption of a permanent Planned Development process, all applications must be made pursuant to that process and no applications may be made pursuant to this Section. Applications received prior to the expiration of this Section must be complete and include all of the requirements of subsections H and I below in order to be reviewed pursuant to the requirements of this limited-time process. Any incomplete applications received prior to the expiration of this Section shall proceed according to the permanent process.
- C. *Applications pending at the expiration of the temporary process.* Any complete application submitted prior to the expiration of this Section must complete all requirements necessary for submission to the Village Board for approval or denial no later than nine months after the date the application was submitted. Failure to complete the review process in this time period shall result in the application being reviewed pursuant to the requirements of the permanent process. Any change in ownership after the submission of an application shall result in the application being reviewed pursuant to the permanent process. Nothing in this Section shall prevent an applicant from electing to have an application that was reviewed prior to the expiration of this Section reviewed pursuant to the permanent process.

D. *Purpose.* Planned Developments are included in this section as a distinct category of special use. As such, they are authorized for the same general purposes as all other special uses. The Planned Development is intended to allow the flexible application of substantive requirements of Chapters 9 and 10 of the Municipal Code for developments that meet certain criteria as outlined in this section. This special regulatory approach is included in this Chapter in recognition of the fact that traditional regulations, which may be useful in protecting the character of substantially developed and stable areas, may impose inappropriate regulations and rigidities upon the development or redevelopment of parcels or areas that lend themselves to an individual, planned approach. Through the flexibility of the Planned Development process, the village seeks to achieve the following specific objectives:

1. Creation of a more desirable environment than would be possible through strict application of other Village land use regulations.
2. Promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities.
3. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation, and geologic features, and the prevention of soil erosion.
4. Combination and coordination of architectural styles, building forms, and building relationships.
5. Provision for the preservation and beneficial use of open space.
6. Encouragement of land uses that promote the public health, safety, and general welfare.
7. 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.

E. *Authorized Districts.* A special use for a Planned Development will only be allowed in the following zoning districts:

1. B-2 Community Business District
2. B-3 Business District
3. B-4 Business District
4. O-5 Office District
5. M-1 Manufacturing District

F. *Authorized Uses.*

1. *Primary Uses*
 - a. Dwelling-Multiple.
2. *Accessory uses* including, but not limited to, the following:
 - a. Club houses, pools, patios, decks, gazebos, parks, sports courts, and other structures designed to provide support amenities for the multi-family use.
 - b. Home occupations.
 - c. Those uses listed as permitted uses within the B-1 Neighborhood Business District.

G. *Parties Entitled to Seek Planned Development Approval.* An application for a special use for a Planned Development may be filed by the owner of, or any person having a contractual interest in, the subject property.

H. *General Requirements for Planned Development.* The following are required for all Planned Developments:

1. *Unified Ownership Required.* A Planned Development shall be under single ownership or unified control to ensure that the entire property will be developed, constructed, and maintained as a unified whole. No

conveyance of any portion of the property within the Planned Development shall occur without approval of a minor amendment to the special use for a Planned Development as outlined in Section 9-1-18A-K-3.

2. *Minimum Area.* The minimum area for a proposed Planned Development is two-acres; provided, however, that the applicant shall have the burden of establishing that the property is of sufficient size and shape for the proposed Planned Development and to be planned and developed as a unified whole capable of meeting the objectives for which Planned Developments may be established pursuant to this section.
 3. *Covenants and Restrictions Required.* In the event of multiple parcels not under single ownership, unified control will be required in the form of covenants, deed restrictions, easements, and similar restrictions to be recorded in connection with the Planned Development to provide for maintenance of common areas, shared access, parking and other site operational requirements as applicable.
 4. *Public Open Space and Contributions.* Donations shall be provided in accordance with Section 10-9-1.
1. *Procedure for Approval of Planned Development.* The procedure to be followed in considering applications for a special use for a Planned Development shall be as follows:
 1. *Special Use.* Applications for Planned Developments shall follow the process outlined in Section 9-1-18 to obtain a special use. No special use for a Planned Development shall be granted unless the standards found in Section 9-1-18-I are met. In conjunction with this application, all documents as outlined in Section 9-1-18A-J-2 shall be submitted as part of the application submittal.
 2. *Plat of Subdivision and/or Easement.* For all Planned Developments involving the subdivision of land or granting of easements, a plat of subdivision and/or easement shall be required in accordance with Section 10-6-3 of the Subdivision Code.
 3. *Building Permit.* Following approval of an ordinance granting a special use for a Planned Development, a building permit shall be required. Building permit applications shall be made in accordance with requirements of Chapter 11 of the Municipal Code and the requirements of Section 9-1-18A-J.

J. *Submission for Planned Development.*

1. *Staff Pre-Application Meeting.* A formal meeting to review the proposed Planned Development shall be held with Village staff for discussion of the proposed development relative to the requirements of this Chapter 9 and other sections of the Municipal Code. The petitioner, along with all consultants responsible for preparing plans, studies and documents for the Planned Development plan, shall be present at the pre-application meeting. Prior to this meeting, the applicant shall submit the following materials and any other items that may be required by Village staff to provide useful background for the review team:
 - a. A scaled drawing in sketch form showing the proposed location and extent of the land uses, major streets, lots, environmental areas, stormwater management facilities, and other features as needed to convey the proposed form of development.

- b. A general description of the proposed Planned Development, the planning objectives to be achieved by it, including the rationales and assumptions of the applicant supporting the proposed Planned Development, and the market it is intended to serve.

2. *Development Documents for Planned Development.* The following items are required for submission for approval of a Planned Development:

- a. Completion of an application in a form as determined by the Development Services Department.
- b. Legal description.
- c. Plat of Survey.
- d. Proof of ownership or interest in property, including current Title Report.
- e. A written statement addressing the following matters:
 - (1) A general description of the proposed Planned Development, the planning objectives to be achieved by it, including the rationales and assumptions of the applicant supporting the proposed Planned Development, and the market it is intended to serve.
 - (2) How the proposed Planned Development is to be designed, arranged, and operated so as not to adversely affect the development and use of neighboring property in accordance with applicable regulations of this title.
 - (3) A summary of existing natural and environmental resources and features on the subject property, including its topography, vegetation, soils, geology, and scenic view, and the impact of the proposed Planned Development on such resources and features, including proposals to preserve or protect such resources and features.
 - (4) Applicant's intent with respect to the ownership, sale and leasing of the various completed units, structures, spaces and areas within the proposed Planned Development.
 - (5) A development schedule for each and every stage of construction stating the approximate beginning and completion date, proportion of total public or common open space to be provided for each use and with each development stage.
 - (6) A summary of density of residential uses, including the number of dwelling units by type, the number of buildings by type and the number of bedrooms in each building and dwelling unit type.
 - (7) Information on the type and amount of primary and accessory uses, including the amount of open space.
 - (8) A detailed summary of existing bicycle, pedestrian, and transit improvements serving the site and what improvements will be made to enhance or maintain connectivity within the Planned Development and surrounding network.
 - (9) Economic impact summary addressing the economic impacts of the Planned Development on the community including sales tax, equalized assessed property values, transit ridership, employer housing and workforce, etc.
 - (10) A summary of areas proposed to be conveyed, dedicated or reserved for public uses including parks, playgrounds and open spaces.
- f. Site plan indicating:
 - (1) Property lines, lot dimensions, and total gross acreage.
 - (2) Public rights-of-way and easements, including street pavement widths.

- (3) Buildings, structures, and other constructed features (such as fences), with entry and exit points. Building areas, construction types, and heights shall be included.
 - (4) All paved surfaces (hardscape), including but not limited to pedestrian and vehicular travel areas.
 - (5) Parking areas, including delineated spaces, handicapped spaces, curbs, and planted islands.
 - (6) Landscaped areas.
 - (7) Natural site features such as water bodies, wetlands, streams, rock outcroppings, etc.
 - (8) Transformers and HVAC equipment.
 - (9) Conditions on adjacent properties such as buildings, streets, driveways, parking lots, fences and related improvements.
 - (10) Fire hydrants.
 - (11) Fire Department Connection (FDC).
 - (12) Fire lanes.
 - (13) Freestanding signs.
 - (14) Site lighting.
 - (15) Trash storage area and loading areas.
 - (16) Chart with all relevant zoning data such as FAR, building height, lot coverage, density, setbacks, parking ratios (by bedroom and unit), etc.
- g. Architectural floor plans.
- h. Building elevations.
- i. Colored renderings.
- j. Site lighting including locations, heights, types and specifications of all exterior fixtures, including, but not limited to, freestanding, wall mounted, ground mounted, security lighting fixtures, and decorative or accent lighting.
- k. Fire apparatus auto-turn exhibits, and location of Fire Department Connection (FDC).
- l. Preliminary landscape plan including, but not be limited to, the following information:
- (1) North arrow, scale, developer/owner name and address, name and address of landscape architect, and date of preparation.
 - (2) Locations of existing features and proposed improvements.
 - (3) A tree survey and preservation plan.
 - (4) Property lines.
 - (5) All buildings and other structures, paved areas, planted areas, utility poles, fire hydrants, sign locations, fences, underground and overhead utility lines, and any other existing or proposed permanent features.
 - (6) All streets, sidewalks, curbs and gutters, drainage ditches, and other improvements within and adjacent to the site.
 - (7) Locations, sizes, quantity and types (groundcover, shrubs, and ornamental, shade and evergreen trees) of all proposed plantings. Plant sizes shall be scaled to reflect sizes five years after planting.
 - (8) Location of existing natural site features (including, but not limited to, wetland areas, water bodies, streams, rock outcroppings). Locations of existing and proposed berms shall also be shown.
 - (9) Site drainage information, including existing and proposed contours (to verify that the proposed landscaping is compatible with site drainage patterns).
 - (10) Calculations of landscape area.
- m. Signage plan detailing a narrative and graphic explanation of the following:

- (1) Number, location, type and placement of signs on the subject property;
 - (2) Sign materials and methods of illumination;
 - (3) Height and size of signs and sign band areas.
 - n. Preliminary engineering plan indicating storm sewer lines, sanitary sewer lines, water mains and storm water detention or retention facilities and proposed grading plans.
 - o. Preliminary stormwater report to meet the requirements of the Metropolitan Water Reclamation District (MWRD) Watershed Management Ordinance (WMO) and applicable portions of Municipal Code. The stormwater management design shall be incorporated into the preliminary plans and required calculations/reports shall be prepared and submitted concurrently with the preliminary engineering.
 - p. Draft of all proposed bylaws, covenants, easements, maintenance and other agreements, wherever applicable.
 - q. Traffic Impact Study and Parking Study.
 - r. Preliminary and Final Plat of Subdivision (if required) in accordance with the requirements of Section 10-6-3.
 - s. Ultimate population table per Section 10-9-1.
 - t. Fiscal Impact Analysis indicating the possible tax consequences the proposed Planned Development will have upon the Village and other affected taxing bodies.
 - u. Market Study.
 - v. Other information, documents or plans as may be determined necessary by the Department of Development Services to complete the evaluation of the request.
- K. *Building Permit for Planned Development.* No building permit shall be issued without prior Village Board approval of an ordinance for a special use for a Planned Development. The following items shall be required as part of a submittal for a building permit, in addition to all other permit requirements of Chapter 11 of the Municipal Code:
1. Final engineering plans and details for all utilities, stormwater retention and drainage, and grading.
 2. Final stormwater management report to meet the requirements of the Metropolitan Water Reclamation District (MWRD) Watershed Management Ordinance (WMO). The stormwater management design shall be incorporated into the final engineering plans and required calculations/reports shall be prepared and submitted concurrently with the final engineering.
 3. Professional engineer's estimate of probable cost for all public and project improvements. A line item cost estimate for all site improvements is required, including the following work categories, at a minimum:
 - a. Site Grading
 - b. Erosion Control
 - c. Sanitary Sewer
 - d. Storm Sewer (including stormwater detention, volume control)
 - e. Water Main
 - f. Pavement (roadway, parking lot, sidewalk, curb & gutter)
 - g. Site Restoration
 - h. Landscaping
 - i. Lighting
 4. Final construction staging plan, including a construction schedule.

5. Final, recorded copy of all bylaws covenants, easements, and maintenance agreements as requested by the Village.
6. Final lighting plan and specifications including the following:
 - a. A photometric plot, measured in footcandles. The plot shall include all existing and proposed fixtures on and adjacent to the subject site that affect the site.
 - b. Minimum illumination levels and uniformity ratios.
7. Final landscape plan in substantial conformance with the approved preliminary landscape plan. In addition to those items provided on the preliminary plan, the final landscape plan shall include the following information:
 - a. Species of all proposed plantings and a proposed material schedule (in tabular form), listing: botanical name; common name; size; and quantity. Shade, evergreen, and ornamental tree dimensions shall be scaled to reflect sizes five years after planting in lieu of size at full maturity.
 - b. A cost estimate for landscape materials under separate cover or on the landscape plan.
 - c. Proposed treatment of all ground surfaces; i.e., stone materials, bark, sod, seed and/or other.
 - d. Irrigation plan, including the location and type of system to be provided.
 - e. Building elevations, cross sections, renderings and/or photographs to show relationship of proposed plantings to buildings.
8. Other information, documents or plans as may be determined necessary by the Department of Development Services to complete building permit review.

L. *Amendments to Approved Planned Developments.* Amendments to approved Planned Developments shall be reviewed by the Director of Development Services, who shall determine whether the changes are "staff level", "administrative", "minor" or "major" and outlined below:

1. Staff level changes shall be reviewed by Department of Development Services staff for compliance with all code requirements and shall be limited to non-significant impact alterations to an approved Planned Development, such as a change in species of plant material, minor adjustment in building materials, the addition of outdoor seating at a restaurant where there is no negative impact on parking or pedestrian access, addition of a dumpster or utility screen, or other minimal changes that do not materially affect the operational impacts or aesthetics of an approved Planned Development. Such changes may be approved through the issuance of a building permit, where necessary.
2. Administrative amendments shall be limited to the addition of landscaping and other changes to the project that meet or exceed current code requirements where feasible in consideration of the existing improvements present on the site, and where a maximum increase to the gross building floor area would be not more than 20 percent of the existing gross floor area. An administrative Planned Development amendment may be granted if the above changes, on a long-term basis, will not substantially increase traffic to the location, the amount of noise, artificial light or other impacts. Such administrative Planned Development amendments may be approved by the Village Manager, following review procedures established by the Village.
3. Minor amendments to previously approved applications shall be acted upon by the Village Board, after review and recommendation by the Planning, Building and Zoning Committee, who shall receive a

recommendation from the Department of Development Services for consideration and final action on such amendments.

4. Major amendments to previously approved applications shall be conducted in accordance with the procedures and requirements for Planned Developments review (including public hearing before the Planning and Zoning Commission and final consideration by the Village Board) as specified in this Chapter. Major amendments shall also require an amendment to the special use for a Planned Development and shall be approved by Ordinance.

M. *Waiver of Submittal Documents.* The Director of Development Services may upon written request by the applicant, and in the discretion of the Director of Development Services, waive one or more of the required applications submittals set forth in Section 9-1-18A-J. Any request by an applicant for such a waiver must be submitted at the time of application and must include specific reasons why such a waiver is being sought.

N. *Site Design and Bulk Requirements.*

1. *Bulk Regulations.* To promote flexibility in design while meeting the purpose of this section, Planned Developments are not subject to the bulk regulations of the underlying zoning district. Instead, the following regulations shall apply:

Maximum Building Height – Residential Uses	125'
Maximum Building Height – All Other Uses	45ft
Maximum FAR	2.0

2. *Site Design Regulations.* Planned Developments shall comply with the all site design regulations of Chapter 10 of the Municipal Code (the Subdivision Code), with the exception of Article 1, Article 2 and Article 6 of Chapter 10. If there is a conflict between this section and the requirements of Chapter 10, the regulations within this section shall govern. Approval of a building permit for an approved Planned Development shall be considered equivalent to site plan approval as outlined in Section 10-1-2-A and 10-2-1-B. Under no circumstance will a development be required to receive both Planned Development and site plan approval.
3. *Off Street Parking Regulations.* The provisions of Section 9-3-2 and Section 10-5-2 shall apply. Proposed parking counts must be supported by evidence including but not limited to the most recent edition of the *ITE Parking Generation Manual* and actual demand data from existing developments similar in nature to that being proposed.
4. *Signage.* Signage shall be considered as part of the overall Planned Development, based upon plans submitted. Plans shall include detailed information about all proposed freestanding and wall signs, including the materials, exact dimensions, and proposed lighting. Signage requirements found within Section 9-3-8 shall not otherwise apply, with the exception of Section 9-3-8-A through Section 9-3-8-L.
5. *Exceptions from Regulations:* The Village Board may, at their sole discretion, approve exceptions from the bulk regulations for Planned Developments, or from any other pertinent requirements as found in Chapter 10, provided the applicant specifically identifies each such exception and demonstrates how each such exception would be

compatible with surrounding development; is in furtherance of the stated objectives of this section; and is necessary for proper development of the site.

- O. *Conditions on Planned Development Approvals.* The approval of Planned Development may be conditioned on such matters as the Village Board may find necessary to prevent or minimize any possible adverse effects of the proposed Planned Development; or to ensure its compatibility with surrounding uses and properties and its consistency with the general purposes, goals, and objectives of this Chapter, Chapter 10 of the Municipal Code, and the Comprehensive Plan, or other relevant sub area and strategic plans. Such conditions shall be expressly set forth in the ordinance granting the approval in question. Violation of any such condition or limitation shall be a violation of this Chapter, and shall constitute grounds for revocation of all approvals granted for the Planned Development as well as, as applicable, penalties as found in Section 9-1-20.
- P. *Fees.* All applications for Planned Development and amendments thereto shall pay fees equal to an equivalent site plan approval in addition to the required special use approval.
- Q. Any amendments made to any Planned Development approved pursuant to this time-limited process after the expiration of this process and enactment of a permanent Planned Development process shall be reviewed and subject to the requirements of the process in effect at the time of the requested amendment.

Section 2: That Section 9-1-18-I, Special Use Standards, of Chapter 9, ZONING CODE, of the Hoffman Estates Municipal Code be and is hereby amended to read as follows:

Sec. 9-1-18. Special uses.

1. *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;
 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;
 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;
 4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided;
 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;
 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; and
 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.

Section 3: That Section 9-7-6-C-1, O-5 Office District Special Uses, of Chapter 9, ZONING CODE, of the Hoffman Estates Municipal Code be and is hereby amended to read as follows:

Sec. 9-7-6. O-5 Office District

C. Special uses, as hereinafter enumerated, may be allowed in the O-5 Office District, subject to the issuance of special use permits in accordance with the provisions of Section 9-1-18.

1. The following special uses may be allowed in the O-5 Office District:
 - a. Drive-in and drive-through restaurants.
 - b. Financial institutions, where the use occupies a freestanding building or more than 50 percent of the floor area of a multi-tenant building. In addition to the special use standards in Section 9-1-18-I, it shall be demonstrated that the use will not have a detrimental effect on the mix of retail and non-retail uses in the immediate area, and that the building can be adapted for a different use in the future.
 - c. A helistop or helipad, but not a heliport.
 - d. Laboratories, offices and other facilities for research and development (including animal research), for full investigation of the merits of a product, including commercial viability. No product shall be produced on the premises primarily for sale either directly or indirectly, except such products which, by their character, require production within a research and development environment.
 - e. Light manufacturing, production, processing, assembly, fabricating, cleaning, servicing and repairing of materials, goods or products, except where adjoining or in any part abutting an existing residential development of one or more dwellings except when separated by a dedicated public right-of-way of 80 feet or greater.
 - f. Light wholesale and distribution facilities.
 - g. Nursery schools and day care centers.
 - h. Pilot plants in which processes planned for use in production elsewhere can be tested to the extent reasonably necessary for full investigation of the merits of a product or process including commercial viability and including the production of prototype products when limited to the scale reasonably necessary, based on standards of trade associated with the particular type of development. No product shall be produced on the premises in a pilot plant that is primarily for sale either directly or indirectly except with respect to such products which, by their character, require production within a research and development environment.
 - i. Planned Development in accordance with Section 9-1-18A.
 - j. Public utility and public service uses.
 - k. Personnel training centers, including those which have dormitory facilities that provide temporary residency for trainees.
 - l. All uses in Sections 9-8-4-B-2 and 9-8-4-C-1 and not heretofore cited in Section 9-7-6.

Section 4: That Section 9-8-2-C, B-2 Community Business District Special Uses, of Chapter 9, ZONING CODE, of the Hoffman Estates Municipal Code be and is hereby amended to read as follows:

Sec. 9-8-2. B-2 Community Business District.

C. *Special Uses.* Special uses, as hereinafter enumerated, may be allowed in the B-2 Community Business District subject to the issuance of special use permits in accordance with the provisions of Section 9-1-18. The following special uses may be allowed in the B-2 (Community Business) District:

1. Automobile service stations.
2. Game rooms, restaurant.
3. Game rooms, dart playing facility.
4. Motels and hotels.
5. Nursery schools or day care centers.

6. Public utility or public service uses.
7. Gun shops and the sale of guns in a permitted retail establishment.
8. Resale stores, or permitted retail establishments in which resale of goods accounts for more than ten percent of the floor space.
9. All other uses not heretofore cited in Sections 9-8-1-B (Permitted Uses in B-1); 9-8-1-C (Special Uses in B-1); 9-8-2-B (Permitted Uses in B-2); and 9-8-2-C.
10. Financial institutions, where the use occupies a freestanding building or more than 50 percent of the floor area of a multi-tenant building. In addition to the special use standards in Section 9-1-18-I, it shall be demonstrated that the use will not have a detrimental effect on the mix of retail and non-retail uses in the immediate area, and that the building can be adapted for a different use in the future.
11. Planned Development in accordance with Section 9-1-18A.

Section 5: That Section 9-8-4-C-1, B-3 Business District Special Uses, of Chapter 9, ZONING CODE, of the Hoffman Estates Municipal Code be and is hereby amended to read as follows:

Sec. 9-8-4. B-3 Business District.

C. *Special Uses.* Special Uses as hereinafter enumerated may be allowed in the B-3 Business District, subject to the issuance of a special use permit in accordance with the provisions of Section 9-1-18:

1. The following special uses may be allowed in the B-3 Business District:
 - a. Amphitheater, outdoor.
 - b. Motion picture theatre, outdoor.
 - c. Outdoor entertainment center, including miniature golf, paint ball, go carts, and other similar uses.
 - d. Outdoor sports venue.
 - e. Water Park, outdoor.
 - f. Any use listed in Section 9-7-6-B or 9-7-6-C, but not listed in Section 9-8-4-B.
 - g. All other similar uses not heretofore cited in Section 9-8-4-B and Section 9-8-4-C.
 - h. Planned Development in accordance with Section 9-1-18A.

Section 6: That Section 9-8-5-C-1, B-4 Business District Special Uses, of Chapter 9, ZONING CODE, of the Hoffman Estates Municipal Code be and is hereby amended to read as follows:

Sec. 9-8-5. B-4 Business District

C. *Special Uses.* Special uses, as hereinafter enumerated, may be allowed in the B-4 Business District, subject to the issuance of special use permits in accordance with the provisions of Section 9-1-18.

1. The following special uses may be allowed in the B-4 Business District:
 - a. Amphitheater, outdoor.
 - b. Motion picture theatre, outdoor.
 - c. Outdoor entertainment center, including miniature golf, paint ball, go carts, and other similar uses.
 - d. Outdoor sports venue.
 - e. Water Park, outdoor.
 - f. All other similar uses not heretofore cited in Section 9-8-5-B.
 - g. Planned Development in accordance with Section 9-1-18A.

Section 7: That Section 9-9-1-C-2, M-1 Manufacturing District Special Uses, of Chapter 9, ZONING CODE, of the Hoffman Estates Municipal Code be and is hereby amended to read as follows:

Sec. 9-9-1. M-1 Manufacturing District.

C. Special Uses.

1. Special uses as hereinafter enumerated, may be allowed in the M-1 Manufacturing District, subject to the issuance of special use permits in accordance with the provisions of Section 9-1-18.
2. The following special uses may be allowed in the M-1 Manufacturing District:
 - a. Building material sales and storage.
 - b. Light self-storage facilities with proprietary residential facility.
 - c. Rentals, truck and trailer, when operated in conjunction with a light self-storage facility.
 - d. Radio and television facilities.
 - e. Retail sales accessory to the permitted principal use limited to 15 percent or less of the total square footage.
 - f. Motels and hotels on sites of not less than three acres including subordinate auxiliary uses within or attached to the principal structures.
 - g. Public utility and public service uses, including municipal.
 - h. The following uses may be allowed as a special use where adjoining or in any part abutting an existing residential development of one or more dwellings:
 - (1) Printing and publishing facilities.
 - (2) Light manufacturing, production, processing, assembly, fabricating, cleaning, servicing and repairing of materials, goods and products.
 - (3) Light wholesale and distribution facilities.
 - (4) Wholesale florist or greenhouses.
 - i. Outdoor storage or operations, when accessory to a permitted or allowed special use.
 - j. Massage establishment.
 - k. Nonprofit food pantries that may include related outreach activities such as accessory training and educational resources. Food pantries shall not include on-site food service or preparation, thrift/resale shops, clothing, furniture or similar merchandise, exterior donation boxes, employment placement offices, or similar uses.
 - l. All other uses not heretofore cited.
 - m. Planned Development in accordance with Section 9-1-18A.

Section 8: The Village Clerk is hereby authorized to publish this Ordinance in pamphlet form.

Section 9: This Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS 17th day of April, 2023

VOTE	AYE	NAY	ABSENT	ABSTAIN
Trustee Karen V. Mills	<u>X</u>	_____	_____	_____
Trustee Anna Newell	<u>X</u>	_____	_____	_____
Trustee Gary J. Pilafas	<u>X</u>	_____	_____	_____
Trustee Gary G. Stanton	<u>X</u>	_____	_____	_____
Trustee Michael Gaeta	<u>X</u>	_____	_____	_____
Trustee Karen Arnet	<u>X</u>	_____	_____	_____
Mayor William D. McLeod	<u>X</u>	_____	_____	_____

APPROVED THIS 17th DAY OF April, 2023

William D. McLeod
Village President

ATTEST:

D. J. Roman
Village Clerk

Published in pamphlet form this 20th day of April, 2023.

EXHIBIT A



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION FINDING OF FACT

PROJECT NUMBER:	PLN23-0016
PROJECT NAME:	TEMPORARY PLANNED DEVELOPMENT PROCESS & SPECIAL USE STANDARDS
ADDRESS/LOCATION:	N/A
OWNER / PETITIONER:	VILLAGE OF HOFFMAN ESTATES
REQUEST:	TEXT AMENDMENTS (TEMPORARY PLANNED DEVELOPMENT PROCESS & SPECIAL USE STANDARDS)
ZONING / LAND USE:	N/A
PZC MEETING DATE:	MARCH 15, 2023
PZC RECOMMENDATION:	APPROVAL (10 AYES, 0 NAY, 1 ABSENT)
VILLAGE BOARD MEETING DATE:	APRIL 17, 2023
STAFF ASSIGNED:	PHIL GREEN, AICP, TRANSPORTATION & LONG-RANGE PLANNER

MOTION

Request for Text Amendments adding Section 9-1-18A and amending Sections 9-1-18, 9-7-6, 9-8-2, 9-8-4, 9-8-5, and 9-9-1 of the Hoffman Estates Municipal Code (Temporary Planned Development Process and Special Use Standards).

FINDING

The Planning & Zoning Commission heard the request from Transportation & Long-Range Planner, Phil Green. He provided an overview of the Staff Report and the requested text amendments to the various sections of Village Code, as well as an explanation of Planned Developments and Special Uses.

Commissioner's questions included:

- Will the Commission review the Village's Comprehensive Plan?
 - Staff responded that the Village's Comprehensive Plan was approved in 2007 and is available on the Village's website.
- Commissioners asked when the Zoning Code Update website would next be updated.
 - Staff responded that it would likely be when the existing conditions memorandum is available for the public.
- Commissioners asked about specific sites being considered for multifamily development.
 - Staff provided a brief overview of proposals recently given courtesy reviews by the Planning, Building and Zoning Committee.
- What is the difference between primary uses and accessory uses?
 - The definition depends on the intensity and impact of the proposed use.

- How are amendments decided?
 - The Director of Development Services designates the level of amendment required based on plans submitted by applicants. The triggers are identical to those outlined in the current site plan approval process.
- A question was asked about the numbering of the proposed new subsection.
 - The numbering was proposed by the Village's consultant to show that Planned Developments are separate from, yet still a type of, special use.
- How can sustainability issues be addressed by the code?
 - Most sustainability issues would be tackled through the building code, but anything that can be addressed through zoning would be handled during the overall zoning code update rather than a temporary process such as this.
- Questions were asked regarding school and park donations.
 - Staff gave an overview of the current process followed by proposals seeking site plan approval. These requirements also apply to proposals seeking Planned Development approval. While the Village oversees this, the negotiations are between a developer and the respective district.
- Can the Village deny a special use ownership transfer?
 - Staff highlighted the need to make standards based decisions to provide clarity in the process.
- Questions were asked about what types of rent control the Village can enforce.
 - Rent control is outside of zoning requirements, and could be a Fair Housing Act violation.

STANDARDS

The Planning & Zoning Commission shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such amendment is in the public interest and is not solely for the interest of the petitioner.

AUDIENCE COMMENTS

None

PLANNING AND ZONING COMMISSION VOTE

Commissioner	Roll Call Vote
Chairperson Eva Combs	Aye
Vice-Chairman Adam Bauske	Aye
Tom Burnitz	Aye
Lon Harner	Aye
Lenard Henderson	Aye
Patrick Kinnane	Aye
Daniel Lee	Aye
Minerva Milford	Aye
Nancy Trieb	Aye
Denise Wilson	Absent
John Wise	Aye
10 Ayes, 0 Nays, 1 Absent	MOTION APPROVED

ATTACHMENTS

The Planning and Zoning Commission Staff Report dated March 15, 2023 and all associated attachments are hereby made a part of this Finding.



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

SUBMITTED TO: PLANNING, BUILDING & ZONING COMMITTEE

BY: Jennifer Horn, Director of Planning and Transportation

January 2025

LONG RANGE PLANNING PROJECT STATUS



- ◆ Teska Associates (as lead) and Ancel Glink awarded contract to complete the update of the Zoning Code. The new code will be a Unified Development Code.
- ◆ The PB&Z Committee moved to support the consultant's findings and recommendations on August 7, 2023.
- ◆ The project website is live at www.VOHEzoning.org.
- ◆ Drafting is ongoing based on direction provided by the PB&Z.
- ◆ Community engagement remains ongoing and additional public comment emails continue to be received.

Zoning Code Update Timeline



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

Public Engagement

- ◆ Steering Committee meeting #2 being scheduled for early 2025.
- ◆ Visit www.hoffmaninmotion.com/photos to see pictures from past and future public engagement events.
- ◆ A full public engagement summary including the results of both surveys is available at www.hoffmaninmotion.com

Work Product

- ◆ Project remains on track for summer 2025 completion.
- ◆ Village staff are meeting with the project team regularly to review recommendations as the draft plan takes shape.



for

EPSTEIN

HNTB

All Together.

ACTIVE PLANNING PROJECTS

Project	Address	Status	PZC or PBZ Meeting	VB Meeting
Ivy Massage N Spa Special Use	1033 W GOLF RD	APPROVED	12/4/24	12/16/24
Schaumburg Township Bus EV Charging Stations – Staff Level Approval	1 ILLINOIS BLVD	APPROVED	-	-
Garage Size Variation	1120 ASH RD	PUBLIC MEETING	1/15/25	1/20/25
Rear Yard Setback Variation	3688 WHISPERING TRAILS DR	PUBLIC MEETING	1/15/25	1/20/25
Apple – Golf Rezoning and Concept Review	1180 & 1190 APPLE ST	PUBLIC MEETING	1/15/25 & 2/19/25	3/3/25
Harvest Community Church SU and Parking Lot Expansion	2060 STONINGTON AVE	PUBLIC MEETING	2/19/25	3/3/25
Beverly Property Mass Grading – Staff Level Approval	2601 BEVERLY RD	UNDER REVIEW		
Compass Data Center	3333 BEVERLY RD	UNDER REVIEW		
Scooter's Coffee	2 E HIGGINS RD	UNDER REVIEW		
Microsoft CHI07 Data Center	3125 N BARRINGTON RD	UNDER REVIEW		
Yoga & Massage Special Use	1721 MOON LAKE BLVD # 410	UNDER REVIEW		
Bell Works Apartments Concept Review	2000 CENTER DR	UNDER REVIEW		
Village Hall Parking Lot	1900 HASSELL RD	UNDER REVIEW		
Garage Size Variation	5560 AIRDRIE CT	UNDER REVIEW		

MONTHLY PLANNING PROJECT ACTIVITY

Projects Submitted by Type	December	2024 YTD
Pre-Development		3
Agreement		1
Annexation		
Courtesy Review		
Easement		3
Master Sign Plan		3
Plat of Subdivision		2
Other Plat		2
RPD Amendment		1
Site Plan Review	1	17
Special Use		7
Text Amendment		
Rezoning		1
Variation	1	9
Total	2	49
FOIA Processed	1	28
Zoning Verification Letters	1	8
Building Permits Reviewed by Planning	51	834

PLANNING PERFORMANCE MEASURES

Site Plan Review Process	December		2024 YTD	
Number of administrative/staff review site plan cases completed	1	100%	9	75%
Number of PZC site plan cases processed	0		3	
Annual goal is to complete at least 65% of site plan cases through administrative review process				

Site Plan Review Timing	December		2024 YTD	
Number of cases processed within 105 days	1	100%	11	100%
Annual goal is to complete 100% of cases within 105 days				



VILLAGE OF HOFFMAN ESTATES DEPARTMENT OF DEVELOPMENT SERVICES **CODE ENFORCEMENT DIVISION MONTHLY REPORT**

SUBMITTED TO: PLANNING, BUILDING & ZONING COMMITTEE
BY: Sanyokta Kapur, Director of Building & Code Enforcement

January 2025

GENERAL ACTIVITIES

- On December 4, 2024, David Banaszynski, Kala Kuttentberg, Kathleen Kuffer, Liz Dianovsky & Jeff Miller attended the IACE seminar on Property Maintenance Inspections of Solar Panels and EV Chargers in Elgin.
- On December 6, 2024, David Doge was elected NWBOCA President for a 2nd term.
- On December 6, 2024, Building & Code Enforcement staff attended the NWBOCA Annual General Meeting and luncheon at Coopers Hawk in Arlington Heights.
- On December 13, 2024, David Banaszynski attended the IEC seminar in Chicago.
- **Seasons of Hoffman Estates** has received approval to occupy all eight residential buildings which are very close to full capacity. Minor landscaping work and final surveys are pending.
- **Microsoft** is making steady construction progress on the Colos 2 to Colos 5 buildouts in Building 1, CHI05 with interior fit out underway. Permit has been issued for Site and Building for CHI06, Building 2 of the campus.
- Demolition of existing structures is ongoing at the Sears campus. Day care building will also be demolished. Construction trailers are in place. Site Development permit for existing site demolition and mass grading of the **Compass Data Centers** has been issued. Permit review is underway for Compass Data Center, Building 1.
- **Lova Dispensary** off of N. Barrington Rd is making good progress for the interior buildout and site upgrades.
- **Café Parlay**, Video Gaming Lounge is open for business at Hoffman Village Shopping center.
- **Dar-ul-Ilm** Foundation interior buildout for religious center at Lakewood Blvd is underway.
- **Nothing Bundt Cake**, in the Poplar Creek Crossing Subdivision is now open for business.
- **Playroom Café** interior buildout at Barrington Square Subdivision is making good progress.
- **Fire Station 21** off Flagstaff Lane has started building foundation installation and site work.
- **ComEd** is almost complete with construction on the Pembroke Ave. substation expansion.
- The new **Advocate** outpatient facility on Hoffman Blvd. within Prairie Stone has received approval for occupancy and is scheduled for ribbon cutting ceremony in April.
- **Airdrie Estates** subdivision has several lots under construction for new single-family homes. Lot 5 has received temporary occupancy.
- Code Enforcement staff have been involved in several ongoing property maintenance cases as well as annual monitoring of commercial snow removal and pothole maintenance.

Bell Works Construction Update:

- Staff is working with Bell Works on several tenant build-outs and parking garage repairs throughout the east side. **Game Night Out** interior alteration is underway. Site Development permit issuance for Bell Works Townhomes is pending.

2024 Code Enforcement Freedom of Information Act Requests Processed

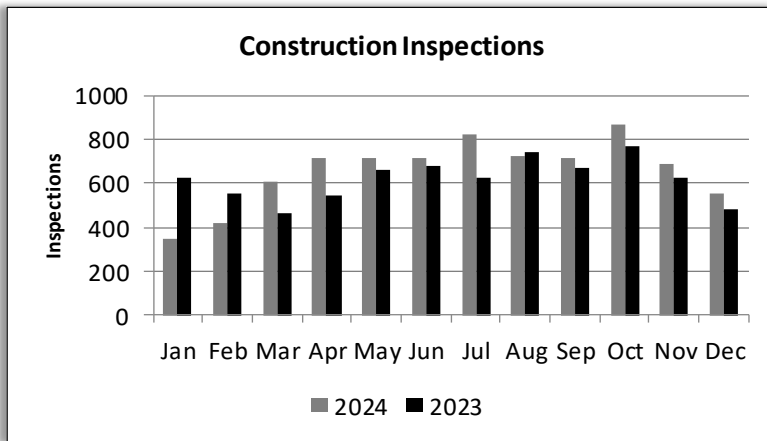
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
31	34	51	46	54	52	52	51	55	41	41	30	538

2024 Code Enforcement GovQA Questions & Complaints Processed

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
10	4	16	20	35	21	23	13	21	16	12	7	198

Construction Inspections

Year	2024	2023
Jan	346	628
Feb	415	555
Mar	607	468
Apr	715	544
May	718	657
Jun	717	676
Jul	827	625
Aug	720	743
Sep	716	671
Oct	865	770
Nov	689	629
Dec	552	478
Total	7887	7444



Construction inspections include review and closure of older permits that have not yet had a final inspection.

RENTAL HOUSING LICENSE AND INSPECTION PROGRAM

- There are currently 1,815 rental properties registered. This includes 1,168 single family and townhome units (64%) and 647 condominium units (36%). This number fluctuates based on new registrants and owners who choose to no longer rent their properties.
- Renewal notifications were mailed on November 14, 2024, to all rental properties. The deadline to submit payment and update registration information is February 1, 2025.
- As of January 2nd, 1,217 properties have renewed.

2024 Rental Inspections

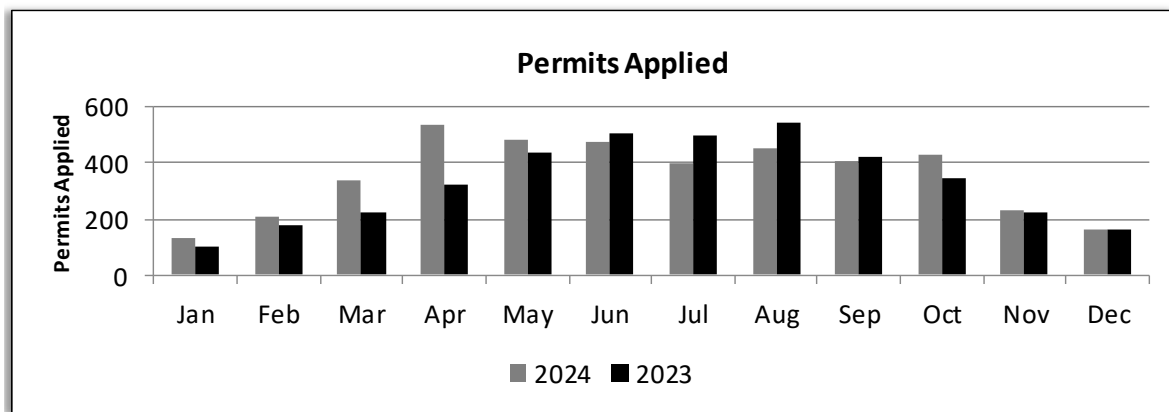
Inspection	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Annual	124	76	68	113	107	127	160	100	154	159	192	170	1550
Reinspections	108	87	64	68	78	79	79	118	94	111	94	134	1114
Total	232	163	132	181	185	206	239	218	248	270	286	304	2664

2024 Permits Issued

Permit	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2024 YTD	2023 Total
Commercial New	0	1	0	1	2	0	0	3	0	0	0	1	8	9
Single Family New	0	0	0	0	1	0	0	0	2	1	1	0	5	5
Land Development	0	0	0	0	0	0	0	0	1	3	2	0	6	1
Fire	13	8	15	9	3	9	17	18	10	14	9	9	134	158
All Other Permits	108	127	205	367	299	296	312	308	304	364	234	155	3079	2907
2024 Total	121	136	220	377	305	305	329	329	317	382	246	165	3232	

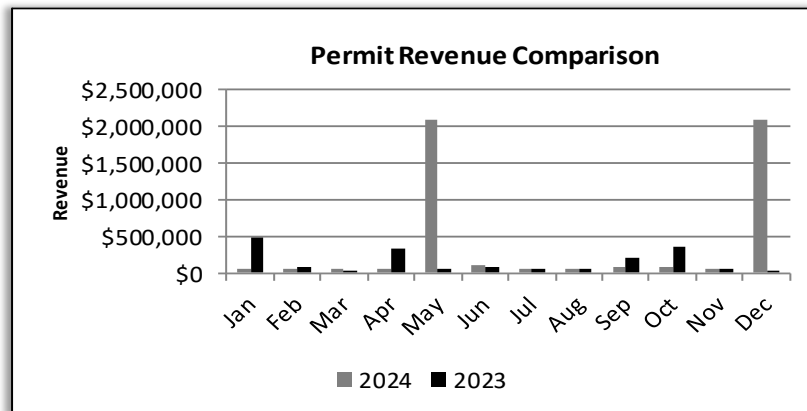
2024 Permits Applied

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2024	134	205	340	535	479	470	395	447	409	427	233	166	4240
2023	105	179	227	322	433	505	496	544	419	345	223	161	3959



Permit Revenue

Year	2024	2023
Jan	\$54,595	\$475,262
Feb	\$55,383	\$92,415
Mar	\$61,118	\$48,876
Apr	\$63,268	\$331,820
May	\$2,080,130	\$62,483
Jun	\$100,777	\$85,224
Jul	\$67,251	\$67,487
Aug	\$70,712	\$66,181
Sep	\$86,798	\$222,586
Oct	\$88,794	\$350,822
Nov	\$57,749	\$56,694
Dec	\$2,096,911	\$34,685
Total	\$4,883,486	\$1,894,535

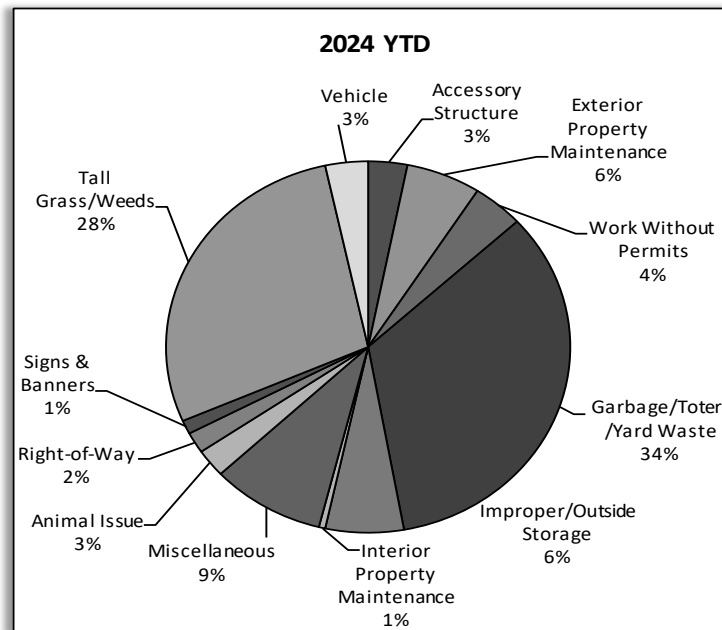


2024 Budget: \$3,767,000.

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

2024 Property Maintenance Summary Report

Violation	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2024 YTD	2023 Total
Accessory Structure	1	3	3	14	6	6	3	5	3	5	3	3	55	44
Exterior Property Maintenance	4	2	19	36	15	10	7	6	2	2	0	2	105	93
Work Without Permits	1	4	5	4	7	9	11	6	9	5	10	1	72	58
Garbage/Toters/Yard Waste	25	70	25	52	60	28	40	59	96	71	47	24	597	468
Improper/Outside Storage	5	8	3	10	9	13	12	15	8	12	9	6	110	165
Interior Property Maintenance	1	0	0	0	2	1	0	0	2	2	0	1	9	11
Miscellaneous	16	14	27	10	15	15	14	10	12	10	8	9	160	123
Animal Issue	1	0	0	3	1	2	11	13	10	1	0	1	43	35
Right-of-Way	4	0	0	10	2	5	3	6	2	0	0	0	32	15
Signs & Banners	1	3	2	0	2	1	1	3	0	2	4	2	21	15
Tall Grass/Weeds	0	0	0	21	190	80	78	74	34	17	0	0	494	276
Vehicle	2	5	3	4	2	4	4	4	8	12	7	5	60	70
2024 Total	61	109	87	164	311	174	184	201	186	139	88	54	1758	
2023 Total	60	69	49	102	257	208	142	131	107	118	69	61		1373



2024 Citations Issued

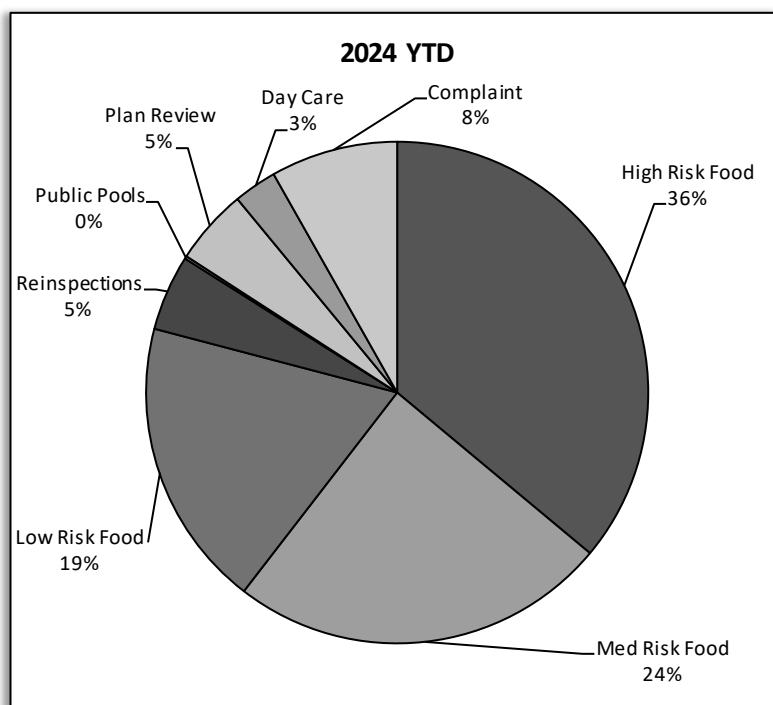
Violation	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Business License	24	20	14	2	90	33	8	24	49	25	16	0	305
Code	42	59	177	46	89	83	67	65	48	69	65	42	852
Rental	0	74	103	0	113	49	6	66	59	65	83	49	667
Total	66	153	294	48	292	165	81	155	156	159	164	91	1824

2024 Adjudication Court Dockets - Citations Presented

Court	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Code/Bus. Lic.	37	54	56	65	82	102	106	82	86	90	76	88	924
Rental	75	84	36	87	73	72	88	60	50	91	83	115	914
Total	112	138	92	152	155	174	194	142	136	181	159	203	1838

2024 Environmental Health Inspection Report

Activity	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
High Risk Food	37	34	0	0	32	39	1	4	12	41	7	0	207
Med Risk Food	0	0	34	35	0	1	4	1	0	0	38	27	140
Low Risk Food	0	0	1	2	1	0	42	57	0	1	2	1	107
Reinspections	2	0	4	2	2	4	3	3	1	3	3	1	28
Public Pools	0	0	0	0	1	0	0	0	0	0	0	0	1
Plan Review	3	0	1	6	3	4	2	3	3	1	2	0	28
Day Care	0	0	2	5	0	0	0	1	0	0	3	5	16
Complaint	2	1	3	6	5	4	7	6	5	0	4	4	47
Total	44	35	45	56	44	52	59	75	21	46	59	38	574



Food establishments are divided into the risk categories of high, moderate or low, and planned inspections are performed three, two, or one time each year respectively. A high-risk establishment presents a high relative risk of causing foodborne illness based on the large number of food handling operations typically implicated in foodborne outbreaks and/or the type of population served by the facility. There are approximately 285 facilities that require a total of approximately 525 planned inspections throughout the year (this number fluctuates based on businesses opening/closing).

HIGHLIGHTS IN 2024

56

Staff attending more events than ever before in 2024. By attending 56 separate events, the Village was represented and promoted at many gatherings throughout the year.



40+

Staff coordinated the first ever Business Blitz visiting more than 40 businesses in an hour and a half with the help of the Village board, the Economic Development Commission and staff. The businesses appreciated the brief meetings and provided valuable feedback to connecting with all companies in the Roselle Rd TIF district.



SUMMARY OF ACTIVITIES

- Continued to design the economic development annual report. Some of the highlights above will be included along with many more notable accomplishments and projects to share.
- Staff met with several potential developers for properties around the Village but a few focusing on the Stonington & Pembroke TIF area.
- Reviewed many applications for the the next Economic Development Specialist position.
- As part of the 2025 BRE plan, postcards will be mailed to each business in an attempt to reach a new audience that isn't responding to virtual outreaches.
- Continued supporting NLNW with two Hoffman Estates companies going through the program in 2024 and recognizing them at the Annual Graduate Recognition Night held on December 4th.
- Attended the annual Prairie Stone POA meeting.
- Attended the quarterly Illinois Economic Development Association Board Meeting.
- Planned the Village's economic development marketing campaign for 2025.
- Created ads and wrote articles to market Hoffman Estates in various publications and on digital platforms.

UPCOMING EVENTS

Staff continued planning the CRE2025 event to promote Hoffman Estates to the commercial real estate industry. Once again, the event will take place at the NOW Arena during a Windy City Bulls game with roundtable discussions lead by industry experts. The event will be the morning of February 6, 2025. 50 people are signed up so far with the goal of 100 attendees.



HOTEL UPDATE

THROUGH NOVEMBER 2023 VS NOVEMBER 2024

YOY HOTEL TAX REVENUES INCREASED BY \$18,702 (11%)

2023 YOY HOTEL TAX REVENUE

Total hotel tax revenues collected for
November 2023 - \$139,905

2024 YOY HOTEL TAX REVENUE

Total hotel tax revenues collected for
November 2024 - \$158,607

(These numbers continue to reflect a dramatic increase in online reservation bookings.)

VISITHOFFMAN UPDATE

- The new website design was shared with staff as the site development continues. The goal is to have a finished product in February.

EVENTS

- Ken Kraft Midlands Wrestling Tournament - NOW Arena December 27-31, 2024: Staff assisted in placing last minute team entries for this event with the six hotels that were partners. Arranged VIP reservations for event staff and Officials.
- Volleyball World - FIVB - NOW Arena June 2025: Countries participating are USA, China, Italy, Poland, Canada, Brazil. Working with the NOW Arena, Staff has submitted a grant to DCEO requesting \$50,000 to increase our marketing spend in cultural communities beyond a 50-mile radius of the Arena. If awarded this would be a matching grant.
- DCEO - Tourism Attraction Grant and DCEO Tourism Incentive Grant: Working with the NOW Arena, Staff has submitted a Tourism Attraction grant request for \$120,942.70 to purchase enhancements to the audiovisual capabilities of the Village Green/Hideaway/Amphitheatre. This would be a matching grant, if awarded.

MEETINGS/ACTIVITIES

- Met with MEET Chicago NW Sports Market Director - DCEO Tourism Incentive Grant - letter of support
- HE Chamber of Commerce - secured letter of support for DCEO Grant application
- Circulated Police Incident Reports to hotels
- Meet with Hyatt Place Sales Director to discuss Midlands
- Meet with Marriott Sales Team to discuss Midlands
- Meet with Holiday Inn Express owners to discuss Midlands
- Meet with Hilton Garden Inn General Manager to discuss new additions to Sales Team and Midlands
- Meet with Country Inn and Suites GM to discuss Midlands
- Meet with Comfort Inn GM to discuss Midlands
- Attended Panasonic Connect ribbon cutting



Kevin Kramer, Director of Economic
Development



Linda Scheck, Director of Tourism & Business
Retention