



AGENDA
Village Board of Trustees
Regular Meeting
Village Hall
1900 Hassell Road, Hoffman Estates, IL 60169

January 20, 2025	Council Chambers	7:00 PM
-------------------------	-------------------------	----------------

1. **CALL TO ORDER/ROLL CALL**
2. **PLEDGE OF ALLEGIANCE TO THE FLAG**
3. **PUBLIC COMMENT**
4. **APPROVAL OF MINUTES**
 - A. Village Board 01-13-2025
5. **CONSENT AGENDA/OMNIBUS VOTE (Roll Call Vote)**

(All items under the Consent Agenda are considered to be routine in nature and will be enacted by one motion. There will be no separate discussion of these items unless a Trustee so requests. In that event, the discussion will be the first item of business after approval of the Consent Agenda.)

 - A. Approval of Agenda
 - B. Approval of the schedule of bills for January 20, 2025 - \$475,679.74.
 - C. Approval of an Ordinance amending Section 8-8-7, Hotels, of Chapter 8, Licenses, of the Hoffman Estates Municipal Code.
 - D. Approval of an Ordinance Supporting a Cook County Class 7C Renewal Application for the Property Located at 2590 W. Golf Road (Ricky Rockets).
 - E. 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).
 - F. Approval of Phase II Engineering Services Agreement with TranSystems Corporation, of Schaumburg, IL, for the Gannon Drive Resurfacing and Bicycle Facility Project, in an amount not to exceed \$110,000.
 - G. Approval of a Resolution appropriating Motor Fuel Tax funds for the 2025 Street Revitalization Project - Contract 1, in the amount of \$3,317,500.
6. **REPORTS**
 - A. President's Report
 1. Resolution(s)
 - a. Approval of a Resolution Pledging to Join the Cook County to Unite Against Hate

Campaign.

- B. Trustee Comments
- C. Village Manager's Report
- D. Village Clerk's Report
- E. Committee Reports
 - 1. Public Health & Safety
 - 2. Finance
 - 3. Public Works & Utilities
- F. Treasurer's Report

7. PLANNING AND ZONING COMMISSION RECOMMENDATIONS

- A. Approval of an ordinance granting a Variation for Rear Yard Setback for the property located at 3688 Whispering Trails Drive.
- B. Approval of an ordinance granting a Variation for garage size for the property located at 1120 Ash Road.

8. ADDITIONAL BUSINESS

- A. Approval of an Ordinance granting Site Plan Amendment for Bell Works Townhomes located at 1705 Lakewood Boulevard.
- B. Approval of a Development Agreement with Hoffman Estates Acquisitions III LLC and Hoffman Estates Acquisitions IV LLC for the Bell Works Townhomes located at 1705 Lakewood Boulevard

9. 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.

MEETING: **HOFFMAN ESTATES VILLAGE BOARD**
DATE: **JANUARY 13, 2025**
PLACE: **COUNCIL CHAMBERS**
 MUNICIPAL BUILDING COMPLEX
 1900 HASSELL ROAD
 HOFFMAN ESTATES, ILLINOIS

1. CALL TO ORDER/ROLL CALL

Village President William McLeod called the meeting to order at 7:00 p.m. The Village Clerk called the roll. Trustees present: Gary Stanton, Karen Arnet, Patrick Kinnane, Anna Newell, Gary Pilafas.

A quorum was present.

Trustee Karen Mills arrived at 7:02 p.m.

ADMINISTRATIVE PERSONNEL PRESENT

E. Palm, Village Manager
D. O'Malley, Deputy Village Manager
J. Pape, Assistant Village Manager
A. Janura, Corporation Counsel
K. Cawley, Chief of Police
A. Wax, Fire Chief
J. Bending, Deputy Police Chief
R. Musiala, Finance Director
P. Gugliotta, Development Services Director
J. Nebel, PW Director
P. Seger, HRM Director
M. Saavedra, HHS Director
D. Raszka, Director of IT
M. Brito, Communications Manager
R. Signorella, Multimedia Production Manager
K. Kramer, Economic Development Director
A. Wenderski, Director of Engineering

2. PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Trustee Stanton.

3. PUBLIC COMMENTS

Mayor McLeod requested that this item be moved to after Additional Business Item 7. There was agreement.

4. APPROVAL OF MINUTES

Motion by Trustee Arnet, seconded by Trustee Pilafas, to approve Item 4A.

4.A. Approval of Minutes 12-16-2024

Roll Call:

Aye: Stanton, Arnet, Kinnane, Newell, Pilafas

Abstain:

Mayor McLeod voted aye.

Motion carried.

5. CONSENT AGENDA/OMNIBUS VOTE:

Motion by Trustee Stanton, seconded by Trustee Kinnane, to approve Item 5.A.

5.A. Approval of Agenda

Roll Call:

Aye: Stanton, Arnet, Kinnane, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Stanton, seconded by Trustee Kinnane, to approve Item 5.B.

5.B. Approval of the schedule of bills for January 13, 2025 - \$5,535,105.78.

Roll Call:

Aye: Stanton, Arnet, Kinnane, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Stanton, seconded by Trustee Kinnane, to approve Item 5.C.

5.C. Authorization to enter into a multi-year Snow Removal Agreement with Snow Systems, Wheeling, IL to provide snow plowing services for the NOW Arena.

Roll Call:

Aye: Stanton, Arnet, Kinnane, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

Trustee Mills arrived at 7:02 p.m.

6. REPORTS

6.A. President's Report

1. Presentation(s)

- a. The Hoffman Estates Foundation presented Health and Human Services with a check in the amount of \$30,860.15 for the Self Help Fund. The foundation raised the funds at the inaugural golf outing held this past July by the Hope Fore Hoffman Golf Committee. The Foundation and the Hope Fore Hoffman Golf Committee were thanked by the board.
- b. Great Citizen Awards were awarded to Matt Oclon, Alex Perez, and Justin Zara (Carpenters Local 58) for outstanding dedication and generosity in the installation of a handrail system for a disabled veteran and longtime resident, and to Lon Harner and Nandini Intraganti for their dedication and contribution to the Hope Fore Hoffman Golf Outing. All were congratulated by the board.

Mayor McLeod attended a NWMC Legislative Committee meeting, the Panasonic Ribbon Cutting, the Senior Commission's Senior Luncheon, a NWMC Transportation Committee meeting, a meeting with the Turkish American Society members, the Preschool Art Show, the Illinois General Assembly Inauguration in Springfield, the NWMC Executive Board meeting and the Beth Tikvah Chili Cookoff. He also mentioned the upcoming Wine Wednesday at Rookies and shared an email from a property manager complementing our Village staff.

6.B. Trustee Comments

Trustee Stanton reported that he attended the Panasonic Ribbon Cutting, the Senior Commission's Senior Luncheon, the Preschool Art Show, and the Illinois General Assembly Inauguration in Springfield

Trustee Arnet wished everyone a Happy New Year and reported that she attended the Beth Tikvah Chili Cookoff.

Trustee Kinnane stated that he attended several volunteer functions for Our Lady of Angels Mission in Chicago, a Knights of Columbus meeting, a Knights of Columbus get together, and the Beth Tikvah Chili Cookoff.

Trustee Newell attended a Utility Commission meeting, and the Beth Tikvah Chili Cookoff. She mentioned during this winter weather to please remember to check on neighbors and friends, and to check The Citizen or our website for a list of warming centers for those in need. She extended her congratulations to all the recipients of the Good Citizen Awards.

Trustee Mills stated she was looking forward to another successful year with the Village and hoped everyone had a happy holiday season. She congratulated all the Good Citizen Award recipients.

Trustee Pilafas attended the first Emerging Technology Commission meeting of the year. He thanked the Foundation for the inaugural golf outing. He also extended his thanks to the Carpenters Local 58 members for the work that they did for the local veteran.

6.C. Village Manager's Report

Village Manager Palm mentioned the upcoming Coffee with the Board at 10:00 a.m. on Saturday here at Village Hall. He also mentioned the Special Planning, Building, and Zoning Committee meeting to be held on Monday, January 20th at 6:55 p.m.

6.D. Village Clerk's Report

The Village Clerk stated that during the month of December, 44 passports were processed and 244 FOIA requests were responded to.

6.E. Committee Reports

Public Health & Safety

Trustee Mills stated that they would be meeting to discuss authorization to enter into a software agreement for public safety advanced scheduling software for both the fire and police departments with PACE Scheduler, Naperville, IL, for a three year term in an amount not to exceed \$57,900, and to receive and file the Police Department Monthly Report, the Health & Human Services Monthly Report, the Emergency Management Coordinator Monthly Report, and the Fire Department Monthly Report.

Finance

Trustee Pilafas stated that they would be meeting to receive and file the Finance Department Monthly Report, the Information Technology Department Monthly Report, and the NOW Arena Monthly Report.

Public Works & Utilities

Trustee Newell stated that they would be meeting to discuss approval of an Intergovernmental Agreement with the Metropolitan Water Reclamation District of Greater Chicago (MWRDGC) for Village Hall Parking Lot Improvements; authorization to waive formal bidding and purchase one trailer mounted Vermeer Model BC1800 Brush/Branch Chipper through Vermeer Midwest, Inc., Aurora, IL (Sourcewell Cooperative Purchasing Program) in an amount not to exceed \$121,178; authorization to waive formal bidding and purchase water meters from Water Resources of Elgin, IL in an amount not to exceed \$78,000; and to receive and file the Department of Public Works Monthly Report and the Engineering Division Monthly Report.

7. ADDITIONAL BUSINESS

There was no additional business.

3. PUBLIC COMMENT

No one wished to be recognized.

8. ADJOURNMENT

Motion by Trustee Kinnane, seconded by Trustee Arnet, to adjourn the meeting. Time: 7:25 p.m.

Roll Call:

Aye: Stanton, Arnet, Kinnane, Mills, Newell, Pilafas

Nay:

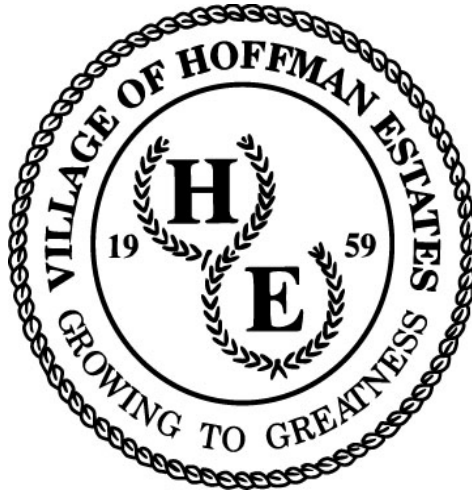
Mayor McLeod voted aye.

Motion carried.

Patty Richter
Village Clerk

Date Approved

The Village of Hoffman Estates complies with the Americans with Disabilities Act (ADA). For accessibility assistance, call the ADA Coordinator at 847/882-9100.



BILL LIST SUMMARY

BILL LIST AS OF	01/20/2025	\$	180,676.31
MANUAL CHECKS	01/10/2025 - 01/16/2025	\$	(10,523.98)
CREDIT CARDS	11/06 - 12/05/2024	\$	305,527.41
TOTAL			\$ 475,679.74

VILLAGE OF HOFFMAN ESTATES

JANUARY 20, 2025

ACCOUNT	YEAR	VENDOR	DESCRIPTION	AMOUNT
GENERAL FUND				
01 0302	25	ADVANCE AUTO PARTS	STOCK REPAIR PARTS	\$32.25
01 0302	25	CHICAGO PARTS & SOUND LLC	STOCK REPAIR PARTS	\$1,057.20
01 0302	25	FACTORY MOTOR PARTS CO	STOCK REPAIR PARTS	\$343.57
01 0302	25	FRIENDLY FORD	STOCK REPAIR PARTS	\$6.76
01 0302	25	O'REILLY AUTO PARTS	STOCK REPAIR PARTS	\$3.73
CASH AND INVENTORIES				\$1,443.51
01000013 3405	24	EMS MANAGEMENT & CONSULTANTS	MEDICAL BILLING NOV 2024	\$5,241.84
01000013 3405	24	SANDRA K. SCHMALFELD	AMBULANCE OVERPAYMENT RFND	\$94.95
01000013 3431	25	RICHARD TURMAN	JAN INSURANCE PREMIUM REFUND	\$2,276.86
GENERAL-REVENUE ACCOUNTS				\$7,613.65
01101223 4402	25	DIVINE SIGNS	ROOM IDENTIFICATION SIGNS	\$595.00
ADMINISTRATIVE				\$595.00
01101324 4542	25	RICHARD A KAVITT ATTORNEY AT LAW	PROFESSIONAL SERVICES	\$1,000.00
01101324 4567	24	SHAMBEE LAW OFFICE, LTD	PROFESSIONAL SERVICES	\$5,062.50
LEGAL				\$6,062.50
01101423 4403	25	THE FINER LINE	NAME PLATE & ENGRAVING	\$105.24
01101424 4505	25	SIKICH LLP	PROFESSIONAL SERVICES	\$9,923.00
01101424 4510	25	QUADIENT INC	LEASE PAYMENT FEB 1- APR 30	\$1,127.41
FINANCE				\$11,155.65
01101621 4212	25	SETH D ROSLAND	TUITION REIMB FALL 2024	\$3,000.00
HUMAN RESOURCES				\$3,000.00
TOTAL GENERAL GOVERNMENT DEPARTMENT				\$20,813.15
POLICE DEPARTMENT				
01201223 4405	25	THE FINER LINE	RETIREMENT PLAQUE - LAWRENCE	\$425.00
ADMINISTRATIVE				\$425.00
01202122 4301	25	MVP MEDIA GROUP	SUMMIT PASS - DAN DONOHUE	\$329.00
PATROL & RESPONSE				\$329.00
01202322 4303	25	MID-STATES ORGANIZED CRIME INFO	MOCIC MEMBERSHIP FEE 2025	\$250.00
INVESTIGATIONS				\$250.00
TOTAL POLICE DEPARTMENT				\$1,004.00

VILLAGE OF HOFFMAN ESTATES

JANUARY 20, 2025

ACCOUNT	YEAR	VENDOR	DESCRIPTION	AMOUNT
PUBLIC WORKS				
01404123 4408	25	RUSSO POWER EQUIPMENT	SNOW SHOVEL	\$79.98
01404123 4410	24	SICALCO LTD	CALCIUM CHLORIDE DEICER	\$3,037.38
01404124 4507	25	BAMWX LLC	METEOROLOGICAL SERVICE	\$4,820.19
SNOW & ICE REMOVAL				\$7,937.55
01404223 4414	24	A & A EQUIPMENT & SUPPLY CO.	VARIOUS SUPPLIES	\$147.00
01404223 4414	24	MCCANN INDUSTRIES	VARIOUS SUPPLIES	\$134.44
01404224 4502	24	COMMONWEALTH EDISON	ELECTRIC TRAFFIC SIGNAL	\$2,320.92
01404224 4510	24	MCCANN INDUSTRIES	VARIOUS SUPPLIES	\$172.28
TRAFFIC OPERATIONS				\$2,774.64
01404324 4507	24	ADVANCED TREE CARE	2024 TREE MAINTENANCE PROGR	\$5,480.00
01404324 4507	24	ADVANCED TREE CARE	2024 TREE REMOVAL PROGRAM	\$16,335.00
01404324 4510	24	ARLINGTON POWER EQUIPMENT	OIL 5 GAL SYNTETIC	\$62.82
FORESTRY				\$21,877.82
01404423 4412	24	CASE LOTS	VARIOUS SUPPLIES	\$3,741.90
01404424 4503	24	NICOR GAS	GAS 1900 HASSELL RD	\$55.50
01404424 4509	25	CINTAS #22	FLOOR MAT RENTAL AND CLEAN	\$51.80
01404424 4510	24	GENSERVE LLC	PM W/ OIL CHANGE	\$2,650.00
01404424 4510	24	WEBMARC DOORS	DOOR REPAIR SERVICE	\$296.50
01404424 4510	25	GRAINGER INC	REPAIR PARTS	\$507.06
01404424 4510	25	MENARDS - HNVR PARK	VARIOUS SUPPLIES	\$60.25
01404424 4516	25	AMLINGS INTERIOR LANDSCAPE	INTERIOR LANDSCAPING	\$487.83
01404424 4518	24	GENSERVE LLC	DUPL PMNT REFUND REF: 136427	(\$1,170.02)
01404424 4518	24	GENSERVE LLC	PM W/ OIL CHANGE	\$1,502.00
01404424 4518	25	CINTAS #22	FLOOR MAT RENTAL AND CLEAN	\$89.52
FACILITIES				\$8,272.34
01404522 4304	25	CINTAS #22	UNIFORM AND MAT RENTAL	\$53.28
01404523 4408	25	PAT CHLOPEK	CBA TOOL ALLOWANCE	\$775.00
01404523 4408	25	SCOTT LASKEN	CBA TOOL ALLOWANCE	\$775.00
01404524 4510	25	CAR-ONE TIRE AND AUTO	REPAIR SERVICE	\$961.72
01404524 4513	25	CAR-ONE TIRE AND AUTO	TIRE DISPOSAL FEE	\$60.00
01404524 4513	25	ULTRA STROBE COMMUNICATIONS	VARIOUS SUPPLIES	\$429.90
01404524 4514	24	CUMMINS POWER, LLC	DAMAGE REFUND FOR INV 389324	(\$500.00)
01404524 4514	24	CUMMINS POWER, LLC	OVERHAUL ENGINE	\$40,923.30
01404524 4514	25	AEC FIRE-SAFETY & SECURITY INC	REPAIR PARTS	\$215.26
01404524 4514	25	INTERSTATE BATTERIES-NORTH CH-GO	REPAIR PARTS	\$386.25
01404524 4514	25	O'REILLY AUTO PARTS	REPAIR PARTS	\$20.24
01404524 4534	25	BRAD MANNING FORD INC	REPAIR PARTS	\$474.52
01404524 4534	25	EBY GRAPHICS	VEHICLE GRAPHICS	\$932.36
01404524 4534	25	INTERSTATE BATTERIES-NORTH CH-GO	REPAIR PARTS	\$281.42
01404524 4534	25	RUSH TRUCK CENTER OF ILLINOIS	REPAIR PARTS	\$2,066.78

VILLAGE OF HOFFMAN ESTATES

JANUARY 20, 2025

ACCOUNT	YEAR	VENDOR	DESCRIPTION	AMOUNT
01404524 4534	25	RUSH TRUCK CENTER OF ILLINOIS	RTN REPAIR PARTS	(\$22.85)
01404524 4535	24	CAR-ONE TIRE AND AUTO	E91 REPAIRS	\$2,668.23
01404524 4536	25	ADVANCE AUTO PARTS	REPAIR PARTS	\$172.34
01404524 4545	25	PAT CHLOPEK	CBA BOOT ALLOWANCE	\$125.00
01404524 4545	25	SCOTT LASKEN	CBA BOOT ALLOWANCE	\$125.00
FLEET SERVICES				\$50,922.75

01404623 4414	25	MENARDS - HNVN PARK	VARIOUS SUPPLIES	\$14.41
F.A.S.T.				\$14.41

TOTAL PUBLIC WORKS DEPARTMENT				\$91,799.51
--------------------------------------	--	--	--	--------------------

DEVELOPMENT SERVICES

01505122 4303	25	CRYSTIN GINDORF	ABCI MEMBERSHIP DUES	\$150.00
01505124 4507	24	THOMPSON ELEVATOR INSPECTION	ELEVATOR INSPECTIONS	\$1,374.00
CODE ENFORCEMENT				\$1,524.00

01505924 4546	24	MULTIVIEW INC	AD & PUBLICITY	\$6,200.00
01505924 4546	25	MULTIVIEW INC	AD & PUBLICITY	\$3,800.00
ECONOMIC DEVELOPMENT				\$10,000.00

TOTAL DEVELOPMENT SERVICES DEPARTMENT				\$11,524.00
--	--	--	--	--------------------

BOARDS & COMMISSIONS DEPARTMENT

01605824 4560	24	MINUTEMAN PRESS	500 STICKERS 5.5X7 GLOSS	\$209.90
01605824 4573	24	XIMENA BIGURRA	HISPANIC HERITAGE DAY	\$24.18
01605824 4573	25	KATHRYN MCCORD	MLK JR - TABLE CLOTHES	\$25.00
TOTAL BOARDS & COMMISSIONS DEPARTMENT				\$259.08

TOTAL GENERAL FUND				\$134,456.90
---------------------------	--	--	--	---------------------

WATERWORKS AND SEWERAGE FUND

40 1445	25	ALAMP CONCRETE CONTRACTORS	HYDRANT METER DEP REFUND	\$2,025.00
40 1445	25	FACTORY ENTERPRISES	WATER DEPOSIT REFUND	\$256.43
40 1445	25	MEADE ELECTRIC CO., INC.	HYDRANT METER DEP REFUND	\$860.63
40 1445	25	WALSH CONSTRUCTION COMPANY	HYDRANT METER DEP REFUND	\$929.00
WATER MISCELLANEOUS PAYMENT				\$4,071.06

40406723 4414	24	USA BLUE BOOK	VARIOUS SUPPLIES	\$121.73
40406723 4414	25	PROVEN IT	COPIER SERVICES	\$126.47
40406724 4503	24	NICOR GAS	GAS 1775 ABBEYWOOD LN	\$192.02

VILLAGE OF HOFFMAN ESTATES
JANUARY 20, 2025

ACCOUNT	YEAR	VENDOR	DESCRIPTION	AMOUNT
40406724 4503	24	NICOR GAS	GAS 95 ASTER LN	\$391.94
40406724 4507	24	PACE ANALYTICAL SERVICES LLC	PERFORM WATER SAMPLE TEST	\$1,680.00
40406724 4509	24	ALEXANDER CHEMICAL CORP	CONTAINER RENTAL	\$116.00
40406724 4510	25	CAR-ONE TIRE AND AUTO	REPAIR PARTS	\$130.52
40406724 4524	24	CORE & MAIN LP	VARIOUS SUPPLIES	\$138.00
40406724 4526	25	DOORS DONE RIGHT INC	DOOR REPAIR SERVICE	\$600.00
40406724 4529	24	BEVERLY MATERIALS, L.L.C.	CA6 GRAVEL 020/021 CM11	\$2,381.57
40406724 4529	24	BEVERLY MATERIALS, L.L.C.	CLEAN FILL - SEMI	\$204.00
40406724 4529	24	UNDERGROUND PIPE & VALVE CO	16X20 WATER MAIN REPAIR	\$1,815.00
40406724 4529	25	FLAT CAN RECYCLING INC	RECYCLING SERVICES	\$132.60
40406724 4529	25	WATER PRODUCTS CO.	REPAIR PARTS	\$508.50
40406724 4529	25	ZIEBELL WATER SERVICE	REPAIR PARTS	\$1,588.84
40406724 4545	24	LEE JENSEN SALES CO., INC.	REPAIR PARTS	\$364.00
40406724 4585	25	INTERSTATE BATTERIES-NORTH CH-GO	REPAIR PARTS	\$515.00
WATER DIVISION				\$11,006.19

40406824 4502	24	COMMONWEALTH EDISON	ELECTRIC 1101 WESTBURY DR	\$1,157.27
40406824 4530	24	BUILDERS ASPHALT, LLC	DUMP BROKEN ASPHALT	\$847.25
40406824 4530	24	OZINGA READY MIX, CONCRETE INC	CONCRETE	\$2,862.75
40406824 4530	25	FLAT CAN RECYCLING INC	RECYCLING SERVICES	\$132.60
SEWER DIVISION				\$4,999.87

40407024 4510	25	QUADIENT INC	LEASE PAYMENT FEB 1 - APR 30	\$1,127.42
BILLING DIVISION				\$1,127.42

TOTAL WATERWORKS AND SEWERAGE FUND	\$21,204.54
---	--------------------

INSURANCE FUND

46 1101	25	HARRY RUSSMAN	SICK INCENTIVE REIMB	\$102.40
46 1101	25	JAMES CAWLEY	SICK INCENTIVE REIMB	\$500.00
46700024 4552	24	DUNDEE COLLISION INC	VEHICLE REPAIRS	\$3,497.38
46700024 4552	24	EBY GRAPHICS	VEHICLE GRAPHIC	\$98.28
46700024 4552	25	DUNDEE COLLISION INC	VEHICLE REPAIRS	\$3,329.12
RISK RETENTION				\$7,527.18

TOTAL INSURANCE FUND	\$7,527.18
-----------------------------	-------------------

ROSELLE ROAD TIF FUND

62000024 4507	24	MULTIVIEW INC	AD & PUBLICITY	\$6,200.00
62000024 4507	24	NBCUNIVERSAL MEDIA LLC	PROFESSIONAL SERVICES	\$2,487.69
62000024 4507	25	MULTIVIEW INC	AD & PUBLICITY	\$3,800.00
TOTAL ROSELLE ROAD TIF FUND				\$12,487.69

VILLAGE OF HOFFMAN ESTATES

JANUARY 20, 2025

ACCOUNT	YEAR	VENDOR	DESCRIPTION	AMOUNT
LAKEWOOD CENTER TIF FUND				
67000024 4507	24	MULTIVIEW INC	AD & PUBLICITY	\$3,100.00
67000024 4507	25	MULTIVIEW INC	AD & PUBLICITY	\$1,900.00
TOTAL LAKEWOOD CENTER TIF FUND				\$5,000.00

BILL LIST TOTAL	\$180,676.31
------------------------	---------------------

SUPERION
DATE: 01/16/2025
TIME: 10:51:39

VILLAGE OF HOFFMAN ESTATES
CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 1
ACCTPA21

SELECTION CRITERIA: transact.t_c='20' and transact.trans_date between '20250110 00:00:00.000' and '20250116 00:00:00.000'
ACCOUNTING PERIOD: 1/25

FUND - 01 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
0102	137344 V	12/03/24	19388	MADHAN GOVARDHAN	01000014	TICKET OVERPMNT REFUND	0.00	-55.04
0102	137451 V	12/17/24	22181	COTIVITI	01000013	PARAMEDIC FEE REFUND	0.00	-425.76
0102	137514 V	12/17/24	1569	NORTH EAST MULTI-REGIONA	01202122	TRAINING 10/22-23/24	0.00	-400.00
0102	137523 V	12/17/24	21425	PLANTE & MORAN PLLC	47008524	PHASE 6: CONTRACT NEGO	0.00	-11,250.00
0102	137596 V	12/31/24	22192	CHARLES & VERONICA MCCAN	40	UB REFUND	0.00	-27.73
0102	137721 V	01/14/25	15306	ILLINOIS SECRETARY OF ST	40406724	M PLATES FOR UNIT 88	0.00	-8.00
0102	137721 V	01/14/25	15306	ILLINOIS SECRETARY OF ST	01404524	M PLATES FOR UNIT 72	0.00	-8.00
0102	137721 V	01/14/25	15306	ILLINOIS SECRETARY OF ST	01404524	M PLATES FOR UNIT FC02	0.00	-8.00
0102	137721 V	01/14/25	15306	ILLINOIS SECRETARY OF ST	01404524	M PLATES FOR UNIT E97	0.00	-8.00
0102	137721 V	01/14/25	15306	ILLINOIS SECRETARY OF ST	01404524	M PLATES FOR UNIT P24A	0.00	-8.00
TOTAL CHECK							0.00	-40.00
0102	137778 V	01/14/25	1753	POSTMASTER	01101423	PERMIT # 24 ANNUAL FEE	0.00	-350.00
0102	137778 V	01/14/25	1753	POSTMASTER	01101423	PERMIT #223000 ANNUAL	0.00	-350.00
TOTAL CHECK							0.00	-700.00
0102	137832	01/10/25	21916	BLEECKER BRODEY AND ANDR	01	CASE #18 M3 001912	0.00	468.33
0102	137833	01/10/25	21917	MANDARICH LAW GROUP	01	CASE #21SC678 EDWARDS	0.00	80.70
0102	137834	01/10/25	22181	COTIVITI	01000013	PARAMEDIC FEE REFUND	0.00	425.76
0102	137835	01/13/25	19388	MADHAN GOVARDHAN	01000014	TICKET OVERPNT REFUND	0.00	55.04
0102	137836	01/13/25	1569	NORTH EAST MULTI-REGIONA	01202122	TRAINING 10/22-23/24	0.00	400.00
0102	137837	01/14/25	2645	FEDERAL EXPRESS CORP	01101423	SHIPPING	0.00	24.31
0102	137838	01/14/25	15306	ILLINOIS SECRETARY OF ST	40406724	M PLATES FOR UNIT 88	0.00	8.00
0102	137839	01/14/25	15306	ILLINOIS SECRETARY OF ST	01404524	M PLATES FOR UNIT 72	0.00	8.00
0102	137840	01/14/25	15306	ILLINOIS SECRETARY OF ST	01404524	M PLATES - UNIT FC02	0.00	8.00
0102	137841	01/14/25	15306	ILLINOIS SECRETARY OF ST	01404524	M PLATES FOR UNIT E97	0.00	8.00
0102	137842	01/14/25	15306	ILLINOIS SECRETARY OF ST	01404524	M PLATES - UNIT P24A	0.00	8.00
0102	137843	01/14/25	22224	CV MCCANN LLC	40	UB REFUND	0.00	27.73
0102	137844	01/14/25	2226	PETTY CASH	09000016	PETTY CASH	0.00	152.68
0102	137845	01/14/25	1753	POSTMASTER	01101423	PERMIT #223000 ANNUAL	0.00	350.00
0102	137846	01/14/25	1753	POSTMASTER	01101423	PERMIT #24 ANNUAL FEE	0.00	350.00
TOTAL CASH ACCOUNT							0.00	-10,523.98

SUPERION
DATE: 01/16/2025
TIME: 10:51:39

VILLAGE OF HOFFMAN ESTATES
CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 2
ACCTPA21

SELECTION CRITERIA: transact.t_c='20' and transact.trans_date between '20250110 00:00:00.000' and '20250116 00:00:00.000'
ACCOUNTING PERIOD: 1/25

FUND - 01 - GENERAL FUND

CASH ACCT CHECK NO	ISSUE DT	VENDOR NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
TOTAL FUND					0.00	-10,523.98
TOTAL REPORT					0.00	-10,523.98

VILLAGE OF HOFFMAN ESTATES
Monthly Credit Card Activity

From: 11/06/2024

To: 12/5/2024

Account Name	Merchant Name	Transaction Date	Accounting Code	Accounting Code	Transaction Amount	Expense Description
ALAN G WAX	AMAZON MKTPL*LL7AI4SV3	11/19/2024	01301223	4402	\$101.79	OFFICE SUPPLIES
ALAN G WAX	AMAZON MKTPL*ZL1SJ1V71	12/05/2024	01301223	4402	\$35.99	OFFICE SUPPLIES
ALAN G WAX	AMAZON MKTPL*ZL9V88BH0	12/03/2024	01301223	4402	\$30.17	OFFICE SUPPLIES
ALAN G WAX	AMAZON.COM*ST5GV58D3	11/13/2024	01303124	4515.10	\$556.74	APPARATUS EQUIPMENT
ALAN G WAX	AMZN MKTP US*NC2946O03	11/17/2024	01303124	4510.15	\$53.88	STATION SUPPLIES
ALAN G WAX	NFPA NATL FIRE PROTECT	12/04/2024	01303123	4404.19	\$163.57	TRAINING BOOK
BEN GIBBS	3DAY BLINDS 8008003329	11/08/2024	01	1445	\$1,926.50	NOW-WINDOW TREATMENTS
BEN GIBBS	3DAY BLINDS 8008003329	11/10/2024	01	1445	\$36.50	NOW-WINDOW TREATMENTS
BEN GIBBS	3DAY BLINDS 8008003329	11/27/2024	01	1445	\$1,850.95	NOW-WINDOW TREATMENTS
BEN GIBBS	ADOBE *ADOBE	11/27/2024	01	1445	\$21.24	NOW-SUBSCRIPTION
BEN GIBBS	AMAZON MKTPL*9S3RI4AZ3	11/14/2024	01	1445	\$250.66	NOW-SUPPLIES
BEN GIBBS	AMAZON MKTPL*HN0Y809M3	11/23/2024	01	1445	\$24.99	NOW-SUPPLIES
BEN GIBBS	AMAZON MKTPL*ZL7QV5Z80	12/01/2024	01	1445	\$49.95	NOW-SUPPLIES
BEN GIBBS	AMAZON.COM*654W301V3	11/23/2024	01	1445	\$24.83	NOW-SUPPLIES
BEN GIBBS	AMAZON.COM*7F1FZ2NU3	11/23/2024	01	1445	\$14.24	NOW-SUPPLIES
BEN GIBBS	AMAZON.COM*AK6O08LS3	11/12/2024	01	1445	\$23.78	NOW-SUPPLIES
BEN GIBBS	AMAZON.COM*N41QH62Y3	11/13/2024	01	1445	\$17.98	NOW-SUPPLIES
BEN GIBBS	AMZN MKTP US*EC0QZ8PZ3	11/12/2024	01	1445	\$13.99	NOW-SUPPLIES
BEN GIBBS	BOOKEO PTY LTD	12/01/2024	01	1445	\$11.98	NOW-WEB ASSISTANCE
BEN GIBBS	CAB STORE HOFFMAN ESTA	11/29/2024	01	1445	\$382.55	NOW-SUPPLIES
BEN GIBBS	CANVA* I04342-73494636	11/21/2024	01	1445	\$12.99	NOW-SUBSCRIPTION
BEN GIBBS	FABBRINISFLOWERSGIFTSH	11/08/2024	01	1445	\$113.50	NOW-FLOWERS
BEN GIBBS	GAME SHOW BATTLE ROOMS	11/19/2024	01	1445	\$1,689.11	NOW-AMUSEMENT CENTER
BEN GIBBS	GOOGLE *YOUTUBE TV	11/25/2024	01	1445	\$64.99	NOW-ADVERTISING
BEN GIBBS	IN *RETRO FINDS LLC	12/03/2024	01	1445	\$1,000.00	NOW-SUPPLIES
BEN GIBBS	PARKWHIZ, INC.	11/30/2024	01	1445	\$20.34	NOW-PARKING
BEN GIBBS	PARKWHIZ, INC.	12/02/2024	01	1445	-\$20.34	NOW-PARKING CREDIT
BEN GIBBS	PAYPAL *DROPBOX	11/30/2024	01	1445	\$11.99	NOW-SUBSCRIPTION
BEN GIBBS	PP*P321352427	12/04/2024	01	1445	\$11.99	NOW-SUPPLIES
BEN GIBBS	ROSATI S PIZZA OF STRE	11/12/2024	01	1445	\$187.90	NOW-EVENT EXP
BEN GIBBS	ROSATI S PIZZA OF STRE	11/15/2024	01	1445	\$254.02	NOW-EVENT EXP
BEN GIBBS	ROSATI S PIZZA OF STRE	12/03/2024	01	1445	\$304.98	NOW-EVENT EXP
BEN GIBBS	ROSATIS PIZZA - HOFFMA	11/06/2024	01	1445	\$182.82	NOW-EVENT EXP
BEN GIBBS	SP ALLSTARPRESSCHI	11/18/2024	01	1445	\$625.28	NOW-PRESCHOOL
BEN GIBBS	SP TABLECLOTHSFACOR	11/26/2024	01	1445	\$201.84	NOW-SUPPLIES
BEN GIBBS	SP TABLECLOTHSFACOR	12/04/2024	01	1445	\$92.40	NOW-SUPPLIES
BEN GIBBS	SQ *R.A GRAPHIX / CHIC	11/25/2024	01	1445	\$1,820.00	NOW-BANNERS
BEN GIBBS	TARGET 00021220	12/03/2024	01	1445	\$530.00	NOW-SUPPLIES
BEN GIBBS	TARGET 00021220	12/03/2024	01	1445	\$212.00	NOW-SUPPLIES
BEN GIBBS	TARGET 00021220	12/03/2024	01	1445	\$318.00	NOW-SUPPLIES
BEN GIBBS	THE WEBSTAUANT STORE	11/06/2024	01	1445	\$7,544.00	NOW-SUPPLIES
BEN GIBBS	THE WEBSTAUANT STORE	12/03/2024	01	1445	\$2,156.76	NOW-SUPPLIES
BEN GIBBS	TST*GEORGIOS PIZZA - S	11/30/2024	01	1445	\$263.35	NOW-EVENT EXP
BRIAN A RAYMOND	AED SUPERSTORE	11/07/2024	01303023	4414.21	\$255.00	ELECTRODES-ADULT
BRIAN A RAYMOND	SAMSCLUB.COM	11/23/2024	01303523	4412	\$431.44	STATION SUPPLIES
BRIAN A RAYMOND	SAMSCLUB.COM	11/25/2024	01303523	4412	\$499.58	STATION SUPPLIES
BRIAN A RAYMOND	SAMSCLUB.COM	11/25/2024	01303523	4412	\$498.79	STATION SUPPLIES
BRIAN A RAYMOND	SONANCE, INC.	11/21/2024	01303124	4510.15	\$340.00	COBBECT PRO VESA ST BK

VILLAGE OF HOFFMAN ESTATES
Monthly Credit Card Activity

From: 11/06/2024

To: 12/5/2024

Account Name	Merchant Name	Transaction Date	Accounting Code	Accounting Code	Transaction Amount	Expense Description
BRIAN A RAYMOND	WWW.CATIARMOR.COM	11/06/2024	01303122	4304.16	\$200.00	MOPC PLATE CARRIER
BRYAN ACKERLUND	AMAZON MKTPL*6O9UU9R93	11/06/2024	40406723	4414	\$23.50	SOCKET WRENCH
BRYAN ACKERLUND	AMAZON MKTPL*7G5272233	11/25/2024	40406824	4510	\$389.34	GENERATOR MAINT
BRYAN ACKERLUND	AMAZON MKTPL*BT4F07Q53	11/10/2024	01401224	4545	\$18.44	OFFICE SUPPLIES
BRYAN ACKERLUND	AMAZON MKTPL*BT4F07Q53	11/10/2024	01401223	4402	\$3.96	OFFICE SUPPLIES
BRYAN ACKERLUND	AMAZON MKTPL*BT4F07Q53	11/10/2024	40406723	4402	\$3.96	OFFICE SUPPLIES
BRYAN ACKERLUND	AMAZON MKTPL*UK34575I3	11/18/2024	01404324	4545	\$227.96	SAFTETY HELMET
BRYAN ACKERLUND	AMAZON MKTPL*Z38DO8VZ0	11/27/2024	40406723	4402	\$8.43	OFFICE SUPPLIES
BRYAN ACKERLUND	AMAZON MKTPL*Z38DO8VZ0	11/27/2024	01401223	4402	\$8.42	OFFICE SUPPLIES
BRYAN ACKERLUND	AMAZON MKTPL*ZG88P8FF3	11/11/2024	01404624	4519	\$139.00	DRY ERASE BOARD
BRYAN ACKERLUND	AMAZON.COM*UI02811U3	11/25/2024	40406723	4414	\$224.54	GEARBOX LINERS
BRYAN ACKERLUND	CARHARTT	11/06/2024	01404322	4304	\$967.83	EMPLOYEE UNIFORMS
BRYAN ACKERLUND	CARHARTT	11/09/2024	01404322	4304	-\$87.99	UNIFORM TAX CREDIT
BRYAN ACKERLUND	CARHARTT	11/20/2024	01404322	4304	\$956.83	EMPLOYEE UNIFORMS
BRYAN ACKERLUND	CARHARTT	11/21/2024	01404322	4304	-\$86.99	UNIFORM TAX CREDIT
BRYAN ACKERLUND	COMCAST CHICAGO	11/15/2024	40406724	4501	\$119.85	SCADA INTERNET
DAREK RASZKA	AMAZON MKTPL*AB1JB58K3	11/08/2024	47008625	4602	\$111.60	HARDWARE-RITC
DAREK RASZKA	AMAZON MKTPL*DD22G2VQ3	11/21/2024	47008625	4602	\$314.95	HARDWARE-RITC
DAREK RASZKA	AMAZON MKTPL*FY9DH1A63	11/22/2024	47008625	4602	\$32.02	HARDWARE-RITC
DAREK RASZKA	AMAZON MKTPL*Z31UA6241	12/01/2024	47008625	4602	\$169.98	COMPUTER PERIPHERALS
DAREK RASZKA	AMAZON.COM*GU7QN2ZE3	11/22/2024	47008625	4602	\$498.00	TV-CRC ROOM
DAREK RASZKA	AMZN MKTP US*DZ3TQ2ND3	11/07/2024	47008625	4602	\$109.42	HARDWARE-RTIC
DAREK RASZKA	AMZN MKTP US*Z30RJ4X70	11/27/2024	47008625	4602	\$192.50	CONFR RM IMPROVMT
DAREK RASZKA	COMCAST CHICAGO	11/08/2024	47008524	4542	\$267.90	INTERNET SERVICE
DAREK RASZKA	COMCAST CHICAGO	11/09/2024	47008524	4542	\$303.38	INTERNET SERVICE
DAREK RASZKA	COMCAST CHICAGO	11/19/2024	47008524	4542	\$252.90	INTERNET SERVICE
DAREK RASZKA	COMCAST CHICAGO	11/21/2024	47008524	4542	\$242.85	INTERNET SERVICE
DAREK RASZKA	COMCAST CHICAGO	11/29/2024	47008524	4542	\$92.95	INTERNET SERVICE
DAREK RASZKA	DLS INTERNET SERVICES	11/23/2024	47008524	4542	\$432.48	INTERNET SERVICE
DAREK RASZKA	DMI* DELL K-12/GOVT	11/07/2024	47008625	4602	\$9,021.96	PC-REAL TIME INFO CNTR
DAREK RASZKA	DYN*DYN.COM/CHARGE	11/10/2024	47008524	4542	\$20.00	NOW ARENA DNS SERVICE
DAREK RASZKA	IN *DOCUMENT IMAGING S	11/15/2024	47001223	4406	\$359.00	PRINTER MAINT KIT
DAREK RASZKA	LANSHACK.COM	11/06/2024	47008625	4602	\$2,798.58	FIBER/FIBER HARDWARE
DAREK RASZKA	WEB*NETWORKSOLUTIONS	11/15/2024	47008524	4542	\$55.98	DOMAIN NAME RENEWAL
DAREK RASZKA	WEB*NETWORKSOLUTIONS	11/27/2024	47008524	4542	\$1,819.48	CERTIFICATE
DEBRA SCHOOOP	LAW BULLETIN/INDEX PUB	11/05/2024	01101323	4404	\$121.54	RENEWAL
DR AUDRA MARKS	1ST PLACE SPORTS BAR &	11/19/2024	01556524	4564	\$100.00	EMPLOYEE WELLNESS
DR AUDRA MARKS	AMAZON MKTPL*VP6BX1CR3	11/19/2024	01605824	4599	\$37.67	FIRST FRIDAY
DR AUDRA MARKS	AMAZON MKTPL*ZR0BS5CJ2	12/04/2024	01605824	4599	\$63.92	FIRST FRIDAY
DR AUDRA MARKS	AMAZON MKTPL*ZR6MC3TJ3	11/20/2024	01605824	4599	\$57.87	FIRST FRIDAY
DR AUDRA MARKS	AMAZON.COM*JU4CG7EB3	11/05/2024	01556524	4507.1	\$100.00	EGIFT CARD-MUJERISTA WKSHP
DR AUDRA MARKS	AMAZON.COM*YO7XK98S3	11/17/2024	01605824	4599	\$32.99	FIRST FRIDAY
DR AUDRA MARKS	IKEA CHICAGO	11/26/2024	01556524	4507.1	\$416.94	CLINIC RM TABLE
DR AUDRA MARKS	JEWEL OSCO 3316	11/18/2024	01556524	4564	\$300.00	EMPLOYEE WELLNESS
DR AUDRA MARKS	PARTY CITY 5256	11/05/2024	01556524	4507.1	\$64.30	MUJERISTA WORKSHOP
DR AUDRA MARKS	ROSATIS PIZZA - HOFFMA	11/18/2024	01556524	4564	\$75.00	EMPLOYEE WELLNESS
DR AUDRA MARKS	VALLI PRODUCE OF HOFFM	12/03/2024	01556524	4507.1	\$46.77	FLORECIENDO GRP
ERIC J PALM	AMZN MKTP US*0K4K94CR3	11/06/2024	01101223	4402	\$35.90	SUPPLIES

VILLAGE OF HOFFMAN ESTATES
Monthly Credit Card Activity

From: 11/06/2024

To: 12/5/2024

Account Name	Merchant Name	Transaction Date	Accounting Code	Accounting Code	Transaction Amount	Expense Description
ERIC J PALM	MENSCH SUPPLY	11/08/2024	01404425	4628	\$9,848.28	CHAIRS
ERIC J PALM	MENSCH SUPPLY	11/08/2024	01404425	4628	\$2,272.68	CHAIRS
JACK CAMPBELL	BC* CONSCIOUSCUPCOFFEE	11/11/2024	01	1445	\$996.95	FFIB-TRAVEL EXP
JACK CAMPBELL	GALLS	11/12/2024	01	1445	-\$124.80	FFIB-CHARGE CREDIT
JAMES THOMAS	BESTBUYCOM806989729754	11/20/2024	01202124	4510	\$229.99	DRONE TV MONITOR
JAMES THOMAS	DD/BR #336651 Q35	11/11/2024	01201223	4421	\$33.58	VET DAY REFRESHMENTS
JAMES THOMAS	MENARDS HANOVER PARK I	11/04/2024	01201223	4414	\$109.43	SUPPLIES-CRC OPEN HOUSE
JAMES THOMAS	NU CTR PUBLIC SAFETY 1	11/12/2024	01201222	4301	\$35.00	SPSC GRADUATION
JENNIFER DJORDJEVIC	MARIANOS #506	11/25/2024	01101123	4414	\$42.91	TRUSTEE OFFICES
JENNIFER DJORDJEVIC	MORETTI'S	11/25/2024	01101122	4301	\$309.98	TRUSTEE DINNER
JENNIFER DJORDJEVIC	PARTY CITY 5256	11/23/2024	01101122	4301	\$51.12	MEETING/MAYOR
JENNIFER DJORDJEVIC	RED ROBIN NO 474	11/19/2024	01101123	4414	\$403.89	TRUSTEE DINNER
JENNIFER DJORDJEVIC	ROSATIS PIZZA HOFFMAN	11/14/2024	01101123	4414	\$27.84	MAYOR LUNCH
JENNIFER DJORDJEVIC	ROSATIS PIZZA HOFFMAN	11/25/2024	01101123	4414	\$27.84	MAYOR LUNCH
JENNIFER DJORDJEVIC	ROSATIS PIZZA HOFFMAN	12/02/2024	01101122	4301	\$27.84	MAYOR LUNCH
JENNIFER DJORDJEVIC	ROSATIS PIZZA - HOFFMA	11/06/2024	01101123	4414	\$21.79	MAYOR LUNCH
JENNIFER DJORDJEVIC	THE ASSEMBLY AMERICAN	11/26/2024	01101122	4301	\$49.50	MAYOR MEETING
JENNIFER DJORDJEVIC	WWW.VOLGISTICS.COM	11/29/2024	01101123	4403	\$48.00	SUBSCRIPTION
JOHN BENDING	THE HOME DEPOT #1904	11/07/2024	01202124	4542	\$25.96	RANGE MAINT SUPPLIES
JOHN JANICKI	ADOBE *ADOBE	11/05/2024	01	1445	\$21.24	NOW-SUBSCRIPTION
JOHN JANICKI	ADOBE *ADOBE	11/08/2024	01	1445	\$13.80	NOW-SUBSCRIPTION
JOHN JANICKI	ADOBE *ADOBE	11/28/2024	01	1445	\$21.24	NOW-SUBSCRIPTION
JOHN JANICKI	DNH*GODADDY#3395236463	11/06/2024	01	1445	\$50.34	NOW-WEB ASSISTANCE
JOHN JANICKI	EIG*CONSTANTCONTACT.C	11/21/2024	01	1445	\$282.00	NOW-WEB ASSISTANCE
JOHN JANICKI	ENDICIA	11/20/2024	01	1445	\$14.57	NOW-POSTAGE
JOHN JANICKI	FACEBK *M7LRAFYSB2	11/30/2024	01	1445	\$250.00	NOW-ADVERTISING
JOHN JANICKI	INFLUENCITY SOFTWARE	11/14/2024	01	1445	\$168.00	NOW-MARKETING SOFTWARE
JOSEPH CAPIGA	ACDELCO TDS	12/04/2024	01404525	4602	\$1,204.00	SCAN TOOL SUBSCRIP
JOSEPH CAPIGA	AMS PERFORMANCE TO	11/19/2024	01404525	4602	\$633.60	SCAN TOOL SUBSCRIP
JOSEPH CAPIGA	APPLE.COM/BILL	11/11/2024	01404524	4501	\$0.99	50GB STOR PLAN-CAPIGA
JOSEPH CAPIGA	HARBOR FREIGHT TOOLS 4	11/15/2024	01404523	4408	\$89.94	PARTS FE21
JOSEPH CAPIGA	HELM-FORD DIAG SOFTWARE	12/04/2024	01404525	4602	\$800.00	SCAN TOOL SUBSCRIP
JOSEPH CAPIGA	LIQUIDSPRING LLC	12/04/2024	01404524	4514	\$511.36	AMBULANCE 23 PARTS
JOSEPH CAPIGA	PETERSEN INDUSTRIES	11/20/2024	01404524	4534	\$1,771.60	UNIT 80 PARTS
JOSEPH CAPIGA	PETERSEN INDUSTRIES	11/25/2024	01404524	4534	\$1,069.01	UNIT 80 PARTS
JOSEPH CAPIGA	PETERSEN INDUSTRIES	11/26/2024	01404524	4534	\$320.99	UNIT 80 PARTS
JOSEPH CAPIGA	SOI NEXIQ	12/04/2024	01404525	4602	\$687.50	SCAN TOOL SUBSCRIP
JOSEPH NEBEL	APPLE.COM/BILL	12/01/2024	40406724	4529	\$2.99	50GB STOR PLAN-WTR DEVCS
JOSEPH NEBEL	APPLE.COM/BILL	12/03/2024	40406722	4301	\$0.99	50GB STOR PLAN-NEBEL
JOSEPH NEBEL	IL TOLLWAY-CALL CENTER	11/27/2024	40406722	4301	\$1.90	IPASS CHARGE
KATHRYN CAWLEY	AMAZON MKTPL*AX8XW1ED3	11/14/2024	01201223	4402	\$11.99	OFFICE SUPPLIES
KATHRYN CAWLEY	AMAZON MKTPL*E25GE7P63	11/23/2024	01201223	4402	\$7.34	OFFICE SUPPLIES
KATHRYN CAWLEY	AMAZON MKTPL*ED1L39Y43	11/19/2024	01201223	4414	\$34.88	CRC OTHER SUPPLIES
KATHRYN CAWLEY	AMAZON MKTPL*PU2C43RG3	11/23/2024	01201223	4402	\$331.77	OFFICE SUPPLIES
KATHRYN CAWLEY	AMAZON MKTPL*VZ9SF5YE3	11/23/2024	01201223	4421	\$15.99	VET COMM SUPPLIES
KATHRYN CAWLEY	AMZN MKTP US*IZ0QP9OE3	11/22/2024	01201223	4414	\$74.90	ET PROP RM SUPPLIES
KATHRYN CAWLEY	AMZN MKTP US*ZL7OR0BE0	12/03/2024	01201223	4417	\$143.98	PRISONER SUPPLIES
KATHRYN CAWLEY	TST* GARIBALDI'S HOFFM	11/08/2024	01	1459	\$63.11	CASE INV HEP24-003837

VILLAGE OF HOFFMAN ESTATES
Monthly Credit Card Activity

From: 11/06/2024

To: 12/5/2024

Account Name	Merchant Name	Transaction Date	Accounting Code	Accounting Code	Transaction Amount	Expense Description
KEVIN D KRAMER	AMERICAN 0012194012178	11/25/2024	01505922	4301	\$72.98	IEDC CONFR FLIGHT-KRAMER
KEVIN D KRAMER	CHICAGO TRIB SUBSCRIPT	11/18/2024	01505923	4404	\$27.96	MONTHLY SUBSCRIPTION
KEVIN D KRAMER	COSTAR GROUP INC	12/01/2024	01505923	4404	\$498.47	MONTHLY SUBSCRIPTION
KEVIN D KRAMER	EB *VILLAGE NETWORKING	11/27/2024	01505922	4301	\$35.00	HOLIDAY LUNCHEON
KEVIN D KRAMER	HILTON CAPITAL	11/26/2024	01505922	4301	\$289.00	IEDC CONFR HTL DEPO-KRAMER
KEVIN D KRAMER	HOFFMANESTATES CHAMBER	12/02/2024	01505922	4301	\$35.00	VLG DEC EVENT
KEVIN D KRAMER	ICSC-NY	11/06/2024	01505922	4301	\$850.00	ICSC LV REG-KRAMER
KEVIN D KRAMER	IEDC ONLINE	11/15/2024	01505922	4303	\$385.00	ANN MEMBER DUES-KRAMER
KEVIN D KRAMER	IEDC ONLINE	11/22/2024	01505923	4404	\$875.00	IEDC CONFR REG-KRAMER
KEVIN D KRAMER	IONOS INC.	11/21/2024	01605824	4575	\$10.00	ARTS COMM WEBSITE
KEVIN D KRAMER	IONOS INC.	12/01/2024	01605824	4575	\$22.00	ARTS COMM WEBSITE
KEVIN D KRAMER	SOLDIER FIELD NORTH GA	11/06/2024	01505922	4301	\$25.00	PARKING-7X24 EVENT
KEVIN D KRAMER	UNITED 01624390844941	11/25/2024	01502922	4301	\$388.41	ETCA FLIGHT-KRAMER
KEVIN D KRAMER	USPS KIOSK 1670649553	11/11/2024	01	1445	\$256.00	NLNW PO BOX
KEVIN MCGRW	AMAZON MKTPL*178EF0YH3	11/20/2024	01605824	4593	\$26.39	SELFIE STAND-TREE LGHTG
KEVIN MCGRW	IL ARBORIST ASSOC.	11/08/2024	01404322	4301	\$330.00	IAA CONFR-OATES
KEVIN MCGRW	IL ARBORIST ASSOC.	11/18/2024	01404322	4301	\$330.00	KEN EDWARDS IAA CONFR
KEVIN MCGRW	MARIANOS #506	11/18/2024	01605824	4578	\$37.48	COM PRIDE AWARD-COOKIES
KEVIN MCGRW	ROSATIS PIZZA - HOFFMA	11/13/2024	01404123	4414	\$851.68	FOOD-SNOW/ICE TRNG
KEVIN MCGRW	SQ *PETERSON'S TASTY D	11/12/2024	01404123	4414	\$158.43	DONUTS-SNOW/ICE TRNG
MONICA SAAVEDRA	AMAZON MKTPL*4E4SG5C73	11/20/2024	01556524	4507.1	\$19.36	BOOKS-HHS LIBRARY
MONICA SAAVEDRA	AMAZON MKTPL*5A0C46L03	11/08/2024	01556524	4507.1	\$299.10	MUJERISTA WORKSHOP
MONICA SAAVEDRA	AMAZON MKTPL*8Y4O047I3	11/20/2024	01556524	4507.1	\$814.86	BOOKS-HHS LIBRARY
MONICA SAAVEDRA	AMAZON MKTPL*AV8CH1YV3	11/20/2024	01556524	4507.1	\$55.99	BOOKS-HHS LIBRARY
MONICA SAAVEDRA	AMAZON MKTPL*EY4QJ41V3	11/20/2024	01556524	4507.1	\$174.09	BOOKS-HHS LIBRARY
MONICA SAAVEDRA	AMAZON MKTPL*MR2FG8BF3	11/19/2024	01556524	4507.1	\$63.98	BOOKS-HHS LIBRARY
MONICA SAAVEDRA	AMAZON MKTPL*PS4ZH4A43	11/19/2024	01556523	4414	\$30.10	STOCKINGS-INTERNS/STUDENTS
MONICA SAAVEDRA	AMAZON MKTPL*PU0601L03	11/20/2024	01556524	4507.1	\$1,260.75	BOOKS-HHS LIBRARY
MONICA SAAVEDRA	AMAZON MKTPL*S295H13I3	11/05/2024	01556524	4507.1	\$25.98	MUJERISTA WORKSHOP
MONICA SAAVEDRA	AMAZON MKTPL*VH5C029W3	11/13/2024	01605824	4599	\$16.95	PLANNER-LILLIAN CLINTON
MONICA SAAVEDRA	AMAZON MKTPL*ZL5079KP0	12/04/2024	01556524	4507.1	\$42.14	BOOKS-HHS LIBRARY
MONICA SAAVEDRA	AMAZON MKTPL*ZW2RR33J3	11/21/2024	01556524	4564	\$39.99	EMPLOYEE WLNSS ELF COSTUME
MONICA SAAVEDRA	AMAZON.COM*IT7T34JI3	11/19/2024	01556524	4507.1	\$369.55	BOOKS-HHS LIBRARY
MONICA SAAVEDRA	AMZN MKTP US*2N6U05AW3	11/20/2024	01556524	4507.1	\$61.89	YOUTH COMM CRAFT
MONICA SAAVEDRA	AMZN MKTP US*G371K7IA3	11/21/2024	01556524	4507.1	\$202.54	PUPPETS-PLAY THERAPY RM
MONICA SAAVEDRA	AMZN MKTP US*N91MK4RN3	11/20/2024	01556524	4507.1	\$41.99	BOOKS-HHS LIBRARY
MONICA SAAVEDRA	AMZN MKTP US*S93LC7KO3	11/20/2024	01556524	4507.1	\$36.99	BOOKS-HHS LIBRARY
MONICA SAAVEDRA	AMZN MKTP US*TY6UE2DV3	11/20/2024	01556524	4507.1	\$23.48	BOOKS-HHS LIBRARY
MONICA SAAVEDRA	AMZN MKTP US*YW58V3873	11/19/2024	01556524	4507.1	\$23.00	BOOKS-HHS LIBRARY
MONICA SAAVEDRA	AMZN MKTP US*Z38XY02O3	11/20/2024	01556524	4507.1	\$34.52	BOOKS-HHS LIBRARY
MONICA SAAVEDRA	HILTON GARDEN INN HOFF	11/10/2024	01556524	4507.1	\$334.53	MUJERISTA WORKSHOP
MONICA SAAVEDRA	IPAD RECEPTIONIST	11/12/2024	01556524	4507	\$567.00	SERVICE RENEWAL
MONICA SAAVEDRA	MARIANOS #506	11/07/2024	01556524	4507.1	\$242.03	MUJERISTA WORKSHOP
MONICA SAAVEDRA	MORETTI'S	11/08/2024	01556524	4507.1	\$143.02	MUJERISTA WORKSHOP
MONICA SAAVEDRA	OFFICEMAX/OFFICEDEPT#3	11/06/2024	01556524	4507.1	\$139.69	MUJERISTA WORKSHOP
MONICA SAAVEDRA	PAYPAL *THE CHICAGO	11/22/2024	01556524	4507.1	\$440.00	CE PRGM FEE-MUJERISTA WKSH
MONICA SAAVEDRA	SIGNUPGENIUS	11/18/2024	01556523	4413	\$269.89	ANNUAL MEMBERSHIP
MONICA SAAVEDRA	SP DANIAFURNITURE	11/16/2024	01556524	4507.1	\$4,146.00	FURNITURE-OFFICES

VILLAGE OF HOFFMAN ESTATES
Monthly Credit Card Activity

From: 11/06/2024

To: 12/5/2024

Account Name	Merchant Name	Transaction Date	Accounting Code	Accounting Code	Transaction Amount	Expense Description
MONICA SAAVEDRA	SP DANIAFURNITURE	11/22/2024	01556524	4507.1	\$530.19	FURNITURE-OFFICE
MONICA SAAVEDRA	THEFARMERSDOG.COM	11/07/2024	01556523	4414	\$173.69	THERAPY DOG FOOD
MONICA SAAVEDRA	THEFARMERSDOG.COM	11/21/2024	01556523	4414	\$173.69	THERAPY DOG FOOD
MONICA SAAVEDRA	THEFARMERSDOG.COM	12/05/2024	01556523	4414	\$173.69	THERAPY DOG FOOD
MONICA SAAVEDRA	THERANEST MONTHLY SUB	11/15/2024	01556524	4507	\$115.50	EMR ACTIVE CLIENT PLAN
MONICA SAAVEDRA	TST* I SMELL BACON	11/16/2024	01605824	4559	\$1,337.37	SEN COMM LUNCHEON
MONICA SAAVEDRA	TST* I SMELL BACON	11/20/2024	01605824	4559	\$204.88	SEN COMM LUNCHEON
PATRICK J CLARKE	PY *LOU MALNATIS - BAR	11/14/2024	01301222	4305	\$150.00	STATION 22
PATRICK J SEGER	BROWN INDUSTRIES INC	11/13/2024	01101623	4405	\$739.20	ANNIVERSARY OINS
PATRICK J SEGER	ID-ENHANCEMENTS.COM	12/02/2024	01101623	4414	\$37.77	CLEANING ROLLER SLEEVES
PATRICK J SEGER	JIMMY JOHNS - 424	11/15/2024	01101624	4546	\$6.72	GIS MGR ASSESS CTR LUNCH
PATRICK J SEGER	JIMMY JOHNS - 424 - EC	11/15/2024	01101624	4546	\$192.83	GIS MGR ASSESS CTR LUNCH
PATRICK J SEGER	LOU MALNATI'S PIZZERIA	11/15/2024	01101623	4405	\$75.00	ANNV GC-CUATCHON
PATRICK J SEGER	MC JOB POST	12/03/2024	01101624	4546	\$175.00	ECON DEVEL SPECIALIST
PATRICK J SEGER	PANERA BREAD #204022 O	11/19/2024	01101623	4405	\$18.29	ANNV CELEBR-CUATCHON
PATRICK J SEGER	PERSONALIZATION MALL	12/04/2024	01101613	4405	\$71.98	RETIRE CLOCKS-2 PPL
PATRICK J SEGER	PERSONALIZATION MALL	12/05/2024	01101623	4405	\$59.99	RETIRE CLOCK-HINDENBURG
PATRICK J SEGER	TARGET.COM	11/15/2024	01101623	4405	\$150.00	ANNIV GC-CAWLEY
PATRICK J SEGER	TARGET.COM	12/04/2024	01101623	4405	\$100.00	RAFFLE GC-ROACH
PATRICK J SEGER	WGC*CHIPOTLE	11/18/2024	01101623	4405	\$27.40	ANNV GC-AVILA
PATTY RICHTER	AMAZON MKTPL*Z31HS8SP1	12/01/2024	01101523	4402	\$49.18	OFFICE SUPPLIES
PAUL W PETRENKO	1000BULBS.COM	11/16/2024	01404424	4516	\$262.25	40,082 LUMEN LIGHT FIXTURE
PAUL W PETRENKO	AMAZON MKTPL*A91A05W63	11/19/2024	01404424	4510	\$21.90	TILE REPAIR KIT
PAUL W PETRENKO	AMAZON.COM*F06C91XO3	11/06/2024	01404424	4518	\$47.54	SINGLE LEVER CARTRIDGE
PAUL W PETRENKO	AMZN MKTP US*7M5W14I33	11/19/2024	01404424	4510	\$29.99	TILE REPAIR ADHESIVE
PAUL W PETRENKO	AMZN MKTP US*QN82I7VZ3	11/07/2024	01404424	4516	\$40.23	50 WATT HALOGEN BULB
PAUL W PETRENKO	AMZN MKTP US*ZH8SR1Q11	11/07/2024	01404424	4517	\$124.19	19 WATT HIGH LUMEN LED
PAUL W PETRENKO	APPLE.COM/BILL	12/05/2024	01404424	4510	\$0.99	50GB STOR PLAN-PETRENKO
PAUL W PETRENKO	CARROLL PARTS	12/02/2024	01404424	4510	\$291.41	MARLEY SEQUENCER
PAUL W PETRENKO	SUPPLYHOUSE.COM	11/15/2024	01404424	4518	\$165.83	VENTER MOTOR
PAUL W PETRENKO	SUPPLYHOUSE.COM	11/21/2024	01404424	4518	-\$165.83	VENTER MOTOR CREDIT
PAUL W PETRENKO	SUPPLYHOUSE.COM	11/27/2024	01404424	4518	\$33.65	BUBBLER KIT
PAUL W PETRENKO	SUPPLYHOUSE.COM	12/03/2024	01404424	4518	\$242.90	FAN MOTOR-UDAP/S
PAUL W PETRENKO	WWP*ROSE PEST SOLUTION	11/08/2024	01404424	4518	\$148.00	PEST SER-5775 BEACON POINTE
PAUL W PETRENKO	WWP*ROSE PEST SOLUTION	11/08/2024	01404424	4518	\$130.00	PEST SER-1300 WESTBURY
PAUL W PETRENKO	WWP*ROSE PEST SOLUTION	11/08/2024	01404424	4518	\$113.00	PEST SER-225 FLAGSTAFF
PAUL W PETRENKO	WWP*ROSE PEST SOLUTION	11/08/2024	01404424	4518	\$130.00	PEST SER-1700 MOON LAKE
PAUL W PETRENKO	WWP*ROSE PEST SOLUTION	11/12/2024	01404424	4507	\$161.00	PSET SER-1900 HASSELL
PAUL W PETRENKO	WWP*ROSE PEST SOLUTION	11/27/2024	01404424	4507	\$130.00	PEST SER-411 W HIGGINS
PAUL W PETRENKO	WWP*ROSE PEST SOLUTION	12/03/2024	01404424	4507	\$161.00	PEST SER-1900 HASSELL
PETER GUGLIOTTA	AMAZON.COM*X69OY8IZ3	11/25/2024	01501223	4402	\$14.02	CLEANING SUPPLIES
PETER GUGLIOTTA	CHICAGO BOOKS & JOURNA	12/04/2024	01505023	4404	\$59.88	PLANNING BOOKS
RACHEL E MUSIALA	AMAZON MKTPL*5Y8VT21V3	11/21/2024	01101423	4402	\$13.97	COFFEE FILTERS-FIN
RACHEL E MUSIALA	AMZN MKTP US*BJ35J34Y3	11/22/2024	01101423	4402	\$24.48	PLASTIC UNTENSILS-FIN
RACHEL E MUSIALA	AUTODESK ADY	11/15/2024	01505225	4602	\$3,000.00	AUTOCAD TOKEN SUBSCR-ENG
RACHEL E MUSIALA	IL TOLLWAY-WEB	11/26/2024	01301222	4301	\$412.20	UNPAID TOLLS-FIRE DEPT
RACHEL E MUSIALA	MARIANOS #506	11/07/2024	01101423	4414	\$19.64	FOOD-BUDGET MTG
RACHEL E MUSIALA	MORETTI'S	11/05/2024	01101423	4414	\$485.00	FOOD-BUDGET MTG

VILLAGE OF HOFFMAN ESTATES
Monthly Credit Card Activity

From: 11/06/2024

To: 12/5/2024

Account Name	Merchant Name	Transaction Date	Accounting Code	Accounting Code	Transaction Amount	Expense Description
RACHEL E MUSIALA	WCI*GROOT EAST	11/18/2024	09000024	4542	\$206,261.47	VLG REFUSE SERVICE
RYAN M CHRISTENSEN	ILLINOIS AWWA	11/26/2024	40406722	4301	\$450.00	2025 WATERCON CONFR REG
SANYOKTA KAPUR	AMZN MKTP US*ZL4GY2H22	12/03/2024	01505124	4501	\$34.99	OFF SPPLY/LAPTOP CASE
SANYOKTA KAPUR	AMZN MKTP US*ZL6TP0LJ1	12/03/2024	01505124	4501	\$35.65	SAFETY EQUIPMENT
SANYOKTA KAPUR	FSP*IACE	11/20/2024	01505122	4301	\$375.00	ANN GEN MTG & TRNG
SANYOKTA KAPUR	IAEI	11/08/2024	01505122	4301	\$300.00	IAEI RENEW ENERGY TRNG
SANYOKTA KAPUR	NWBOCA	11/15/2024	01505122	4301	\$400.00	ANN GEN MTG & ELECTION
SANYOKTA KAPUR	NWBOCA	11/20/2024	01505122	4301	\$40.00	ANN GEN MTG/ELECTN-DAVID B
SANYOKTA KAPUR	ODP BUS SOL LLC# 10686	11/07/2024	01501223	4402	\$162.20	MISC OFFICE SUPPLIES
SANYOKTA KAPUR	ODP BUS SOL LLC# 10686	11/08/2024	01501223	4402	\$25.73	MISC OFFICE SUPPLIES
SANYOKTA KAPUR	THOMPSON LEARNING	12/04/2024	01505122	4301	\$249.00	ICC PRACTICE TEST
SUSANA ARROYO	AMAZON.COM*TH4TN03P3	11/19/2024	01102523	4414	\$734.98	UPS BTRY BCKUP-SIGNORELLA
SUSANA ARROYO	ILLINOIS GOVERNMENT FI	11/06/2024	01101422	4301	\$20.00	IGFOA WEBINAR-DOWNES
SUSANA ARROYO	ILLINOIS GOVERNMENT FI	11/19/2024	01101422	4301	\$160.00	CHIMET LUNCH-3 PPL
WILLIAM D MCLEOD	2NOW ARENA	11/16/2024	01101122	4301	\$17.92	MEETING
WILLIAM D MCLEOD	2NOW ARENA	11/16/2024	01101122	4301	-\$17.92	MEETING CREDIT
WILLIAM D MCLEOD	THE ASSEMBLY AMERICAN	11/07/2024	01101122	4301	\$71.43	MEETING
WILLIAM D MCLEOD	THE ASSEMBLY AMERICAN	11/09/2024	01101122	4301	\$73.99	MEETING
WILLIAM D MCLEOD	THE ASSEMBLY AMERICAN	11/16/2024	01101122	4301	\$70.99	MEETING
WILLIAM D MCLEOD	THE ASSEMBLY AMERICAN	11/30/2024	01101122	4301	\$60.44	MEETING
Total					\$305,527.41	



AGENDA ITEM REPORT

Village Board of Trustees
January 20, 2025
ITEM 5C

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 - Village Board

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

Section 2: This Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS ____ day of ____, 2025

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

APPROVED THIS ____ DAY OF ____ 2025

Village President

ATTEST:

Village Clerk

Published in pamphlet form this ____ day of ____ 2025.



AGENDA ITEM REPORT

Village Board of Trustees
January 20, 2025
ITEM 5D

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 - Village Board

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. Ordinance Heidner 7c Renewal
2. Completed Application to Village of Hoffman Estates-- 2590 W Golf LLC

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

Published in pamphlet form this ____ day of ____ 2025.

EUGENE L. GRIFFIN & ASSOCIATES, LTD.

LAW OFFICES

29 NORTH WACKER DRIVE, SUITE 650
CHICAGO, ILLINOIS 60606-3215
(312)855-5050

FACSIMILE
(312) 855-5048

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.

EUGENE L. GRIFFIN & ASSOCIATES, LTD.

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

EUGENE L. GRIFFIN & ASSOCIATES, LTD.

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

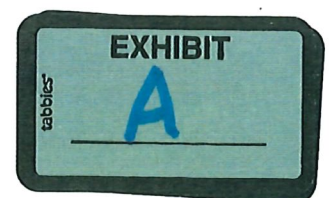
02/10/2020

[This page is intentionally blank]

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.



9573

EUGENE L. GRIFFIN & ASSOCIATES, LTD.
29 N. WACKER DR., STE. 650
CHICAGO, IL 60606



70-2533/719

DATE 12/13/24

PAY
TO THE
ORDER OF Village of Hoffman Estates

\$1,000.00

One thousand dollars and 00/100-----DOLLARS

Security Features
Included
Details on Back.

HIGHLAND PARK BANK
& TRUST
A member of the First Bank & Trust Company, N.A.
A WINTRUST COMMUNITY BANK

FOR 2590 W. Golf, LLC
7c Incentive Application

Handwritten signature

MP

⑈009573⑈ ⑆071925334⑆ ⑈8200010163⑈



AGENDA ITEM REPORT

Village Board of Trustees
January 20, 2025
ITEM 5E

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 - Village Board

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
2. 7c Renewal Application and Attachments

ORDINANCE NO. 5144 - 2025

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 20th day of January, 2025

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

APPROVED THIS 20th DAY OF January 2025

Village President

ATTEST:

Village Clerk

Published in pamphlet form this 22nd day of January 2025.



**CLASS 6B/7/8
RENEWAL APPLICATION**

Control Number

--

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: Zeigler Hoffman Estates I, LLC Telephone: (269) 375-4500

Address: 4201 Stadium Drive

City, State: Kalamazoo, MI Zip Code: 49008

Email Address: ds@zeigler.com

Agent/Representative (if any)

Name: Anne Reed Telephone: (312) 662-5817

Address: 350 W. Hubbard St., Ste 630

City, State: Chicago, IL Zip Code: 60654

Email Address: aer@stevepearlman.com

II. Description of Subject Property

Street address: 1051 W. Higgins Rd.

City, State: Hoffman Estates, IL Zip Code: 60169

Permanent Real Estate Index Number (s): 07-09-300-029-000

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. same as original application. (see attached)

Attach legal description, site dimensions and square footage, and building dimensions and square footage. auto dealership 14,255 s.f. & car wash building 4,815 s.f. on 126,385 s.f. of land

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. Auto dealership and car wash building

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. None.

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: 16 Part-time: 0

In Cook County: Full-time: 16 Part-time: 0

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.

To Follow

I, Daniel Scheid 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.



Signature

December 30, 2024

Date

Daniel J. Scheid

Print Name

CFO of Zeigler Auto Group

Title

02/10/2020

[This page is intentionally blank]

Applicant: Zeigler Hoffman Estates I, LLC
Property Address: 1051 W. Higgins Rd., Hoffman Estates, IL
Township: Schaumburg
PINs: 07-09-300-029-0000

CLASS 7C RENEWAL APPLICATION ADDENDUM

Identification of Persons Having an Interest in the Property

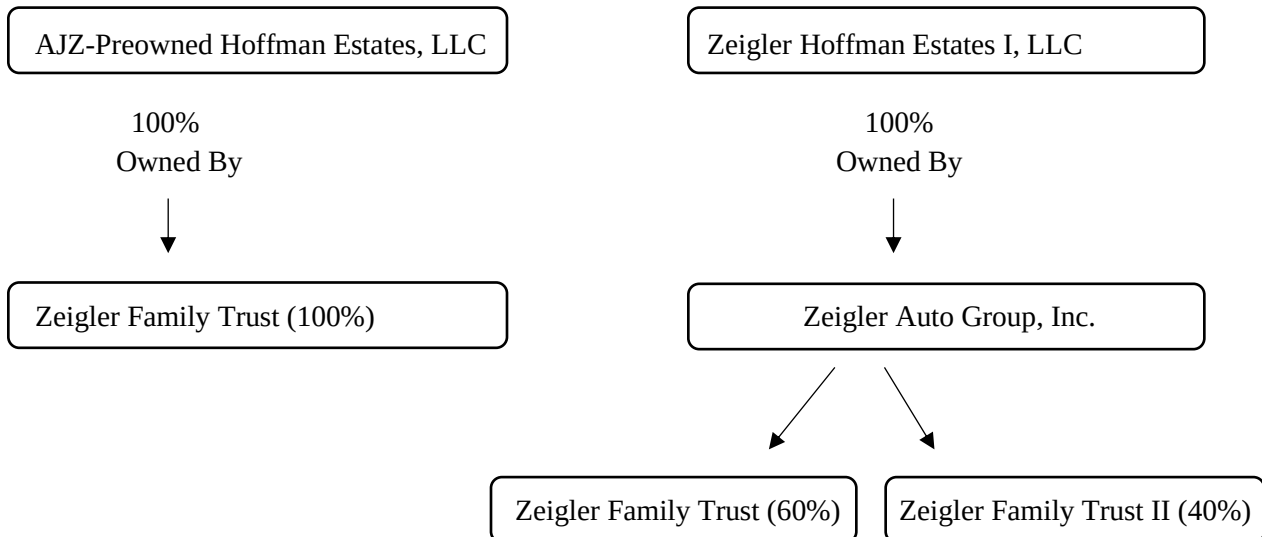
Property Owner

- AJZ-Preowned Hoffman Estates, LLC
4201 Stadium Drive
Kalamazoo, MI 49008

Future Occupant

- Current Occupant is Zeigler Hoffman Estates I, LLC

Ownership Structure



Zeigler Family Trust

Grantor: Harold Zeigler
Trustee: Aaron Zeigler
Beneficiary: Aaron Zeigler

Zeigler Family Trust II

Grantor: Aaron Zeigler
Trustee: Harold Zeigler & Daniel Scheid
Beneficiary: Harold Zeigler

Applicant: Zeigler Hoffman Estates I, LLC
Property Address: 1051 W. Higgins Rd., Hoffman Estates, IL
Township: Schaumburg
PINs: 07-09-300-029-0000

Property Use

The Applicant invested approximately \$1.5 million in 2021 to renovate the current building into a commercial sales facility for commercial vans.

General Description of the Proposed Property Usage

The subject property was acquired by the applicant in January 2020. The property was a 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 owner was forced to include the subject property as part of the acquisition because the prior owner had no use for it and was not willing to sell the other three properties and dealership business unless the vacant property was also included in the transaction.

The subject property was previously used as a Jaguar Land Rover dealership. The property was vacated on June 3, 2019 when the Jaguar Land Rover dealership was moved to a new facility at a new location. Upon moving the dealership, the subject property became limited in its use as a new car dealership because franchise laws and availability of new car dealerships prevent the possibility of a new car dealership occupying the space. In addition, the facility was outdated, in dire need of interior and exterior clean up and restoration and requires investment to convert to use for another product line.

The applicant considered various uses for the vacant property including a complete demolition to use the property strictly for parking. The applicant, however, considered the concept of opening a commercial vehicle center to sell Mercedes-Benz Sprinter vans and other commercial products. With the dramatic increase in home delivery with Amazon and other similar services as well as the growth and demand for commercial trucks and vans for a multitude of trades and businesses, there is a need to provide these vehicles.

Upon the original approval of the Class 7C filed with Cook County in 2021, the applicant converted the old, vacant Jaguar Land Rover facility into a commercial truck and van center. The renovation was extensive and included interior clean up, new flooring with their branded colors, new trim work to match their look and an exterior façade to represent the brand with their image and color scheme (see Exhibit A for a visual of the completed facility).

As described above, the applicant was forced to purchase the facility as part of a larger acquisition. The facility was in poor repair with outdated branding (see photos in Exhibit B). The renovation required an approximate \$1.5 million. The support provided by the Class 7c designation assisted in the redevelopment of the property and structure and allowed for the opening of a new commercial van center which now employs 16 people full time with strong paying jobs.

Property Tax Support

As noted above, the subject property was forced to be included as part of a larger transaction. In order to make the property financially viable and invest a large sum of money to rehab the property and

Applicant: Zeigler Hoffman Estates I, LLC
Property Address: 1051 W. Higgins Rd., Hoffman Estates, IL
Township: Schaumburg
PINs: 07-09-300-029-0000

make it usable for a viable business, the Class 7C support was vital to the project and, in fact, the Class 7C was the catalyst that moved the project forward. The Class 7C tax relief amounts to approximately \$125,00 per year for the first three years of the Class 7C period (i.e., the 10% period). The renewal to extend this initial relief period continues to be vital to keep the business operating at a level that is feasible to the operations.

Applicant: Zeigler Hoffman Estates I, LLC
Property Address: 1051 W. Higgins Rd., Hoffman Estates, IL
Township: Schaumburg
PINs: 07-09-300-029-0000

EXHIBIT A

Completed Renovation

The completed renovation is depicted below showing improvements to the roofing, building materials and a new front branded fascia.



Applicant: Zeigler Hoffman Estates I, LLC
Property Address: 1051 W. Higgins Rd., Hoffman Estates, IL
Township: Schaumburg
PINs: 07-09-300-029-0000

EXHIBIT B
Previous Facility



Applicant: Zeigler Hoffman Estates I, LLC
Property Address: 1051 W. Higgins Rd., Hoffman Estates, IL
Township: Schaumburg
PINs: 07-09-300-029-0000



Applicant: Zeigler Hoffman Estates I, LLC
Property Address: 1051 W. Higgins Rd., Hoffman Estates, IL
Township: Schaumburg
PINs: 07-09-300-029-0000



Applicant: Zeigler Hoffman Estates I, LLC
Property Address: 1051 W. Higgins Rd., Hoffman Estates, IL
Township: Schaumburg
PINs: 07-09-300-029-0000





AGENDA ITEM REPORT

Village Board of Trustees
January 20, 2025
ITEM 5F

REQUEST: Approval of Phase II Engineering Services Agreement with TranSystems Corporation, of Schaumburg, IL, for the Gannon Drive Resurfacing and Bicycle Facility Project, in an amount not to exceed \$110,000.

FROM: Alan Wenderski, Director of Engineering
Sonia Zala, Senior Transportation Engineer

ITEM TYPE: Agreement - Village Board

REQUEST SUMMARY

The Gannon Drive Resurfacing and Bicycle Facility project includes the reconfiguration of Gannon Drive between Golf Road (IL 58) and Higgins Road (IL 72) from an existing 4-lane roadway (with 2 lanes of traffic in each direction) to a 3-lane roadway featuring 1 lane of traffic in each direction and a bidirectional left-turn lane. To achieve this, the east curb line will be shifted westward, narrowing the roadway and creating additional space in the parkway. This extra area will be used to replace the existing sidewalk on the east side with a 10-foot wide multi-use path. On the west side, the current 4-foot sidewalk will be upgraded to 5 feet in width. The project will also enhance accessibility by reconstructing intersection ramps to comply with ADA standards. Phase I engineering for the project is nearing completion with design approval expected from IDOT in early 2025.

Utilizing the pre-qualified engineering services short list, an RFP was released on September 20, 2024. Four proposals were received and were reviewed by staff. Staff independently assessed and scored the proposals based on the criteria outlined in the RFP, which included project approach, firm experience, staff qualifications, and project schedule. Following individual evaluations, the team convened to discuss their assessments and TranSystems was unanimously selected as the top candidate by all three reviewers. The firm demonstrated superior knowledge of the project requirements and proposed an efficient execution plan. As the selected firm, TranSystems was asked to submit a detailed scope of work, including proposed tasks, hours, direct costs, labor rates, and any subconsultants. Staff worked closely with TranSystems to negotiate a reduction in hours and the removal of certain non-essential tasks, resulting in a more cost-effective proposal that still met the Phase II scope of work. The attached agreement reflects the outcome of this negotiation process.

UPDATE:

The following sections are additions to the original item summary to clarify concerns and answer questions brought up during the previous committee meeting. Supplemental documents are attached.

Project Implementation

- Street segment is in need of resurfacing based on current condition. Last resurfaced in 2000 with some patching completed in 2023.
- Complete Streets resolution adopted by the Village of Hoffman Estates in 2011 committing to creating a more accessible transportation system which accommodates all modes of travel.
- Village Comprehensive Bike Plan identifies future connectivity along the IL 72 corridor and on-street bike route connectivity on Gannon south of IL 58.
- Northbound through lane on the south side of the Gannon and Golf intersection will be converted into a dedicated right-turn lane to accommodate high volume of right-turning traffic.
- Phase I Engineering Agreement approved by Village Board in February 2023. Supplement to Phase I Engineering Agreement approved in September 2023 to account for specific IDOT requirements.

Traffic Safety and Capacity

- Based on traffic counts, the current average daily traffic volume on this portion of Gannon Drive is 5,500 vehicles, and current roadway conditions pose no capacity issues.
- Future build conditions show that the lane reduction will have a minimal impact on traffic operations and capacity. A single through lane in each direction is appropriate to accommodate the current traffic volume.
- For reference, in 2013, portions of Hassell Road were reconfigured from two lanes in each direction to one lane, with a center bi-directional turn lane and bike lanes. Despite carrying a higher average daily traffic volume of 7,500 vehicles, Hassell Road continues to operate efficiently.
- Similar to Hassell, in 2015, portions of Bode Road were reconfigured from two lanes in each direction to one lane, with a center bi-directional turn lane and bike lanes. Bode has an average daily traffic volume of 6,000 vehicles, yet has no operation or capacity issues.
- Road diets also act as a traffic calming strategy by reducing the total pavement area- reductions in speeds would be expected.
- Site plans of both the Acura and Audi dealerships account for the circulation of delivery trucks on their property, therefore there should be no operational site impact for not utilizing Gannon for car loading/unloading.
- Village Code prohibits parking on both sides of Gannon between Higgins and Golf- "no parking" signs are currently posted.

FINANCIAL IMPACT

TranSystems has proposed a scope of work and fee for Phase II engineering in an amount not to exceed \$110,000, which is the amount allocated in the Village's budget (2024 and 2025) for this phase of the project.

Although federal funds are not eligible for Phase I and II engineering on resurfacing projects, they can cover up to 75% of the construction and construction engineering costs once the project is awarded. As such, the Phase II engineering cost must be paid 100% by the Village. Construction is scheduled to occur in 2026.

UPDATE:

This summary provides a detailed breakdown of the costs associated with the project, along with a comparison to the expenses involved in resurfacing the roadway as-is.

Project Costs

- Federal Surface Transportation Program- Local (STP-L) funding awarded for construction and construction engineering in June 2024 for FFY 2026 construction.
- Funding is awarded through a point system that prioritizes enhancements for all roadway users, a critical element in securing the grant.
- As proposed per current Phase I engineering plans- project includes resurfacing, off-street multi-use path, road diet (reduction to three lanes). Total Village project costs estimated at approximately \$480,000.
- Resurface road as-is, no changes in lane configuration, no off-street path. Total Village project costs estimated at approximately \$383,883. STP-L funds would not be able to be utilized.

Proposed Project (With Road Diet and Multi-Use Path)				
Phase	Initial Cost	IIC Funding	STP Federal Funding	Final VOHE Cost
Phase 1 Engineering - <i>original cost</i>	\$114,237	\$50,000	\$0	\$64,237
<i>Phase 1 Supplement</i>	\$44,646	\$0	\$0	\$44,646
Phase 2 Engineering	\$110,000	\$0	\$0	\$110,000
Phase 3 Construction Engineering	\$95,000	\$0	\$71,250	\$23,750
Phase 3 Construction	\$950,000	\$0	\$712,500	\$237,500
Total	\$1,313,883	\$50,000	\$783,750	\$480,133

Resurfacing Only (As-Is)				
Phase	Initial Cost	IIC Funding	STP Federal Funding	Final VOHE Cost
Phase 1 Engineering - original cost	\$114,237	\$50,000	\$0	\$64,237
Phase 1 Supplement	\$44,646	\$0	\$0	\$44,646
Phase 2 Engineering*	\$20,000	\$0	\$0	\$20,000
Phase 3 Construction Engineering*	\$30,000	\$0	\$0	\$30,000
Phase 3 Construction	\$225,000	\$0	\$0	\$225,000
Total	\$433,883	\$50,000	\$0	\$383,883

*In-house engineering staff would complete these tasks. Approximate costs for staff effort are shown.

As you can see, the Village will receive nearly \$800,000 in federal funding that it can leverage to enhance this particular project to implement current best practices and thus improving the quality of life for the community.

RECOMMENDATION

Approval of Phase II Engineering Services Agreement with TranSystems Corporation, of Schaumburg, IL, for the Gannon Drive Resurfacing and Bicycle Facility Project, in an amount not to exceed \$110,000.

ATTACHMENTS

1. Gannon Phase II- Professional Services Agreement
2. Gannon Phase II- Supplemental Documents

VILLAGE OF HOFFMAN ESTATES

Professional Services Agreement

This Professional Services Agreement (the “Agreement”) is made and entered into this ____ day of _____, 2025, by and between the VILLAGE OF HOFFMAN ESTATES, ILLINOIS, a municipal corporation located at 1900 Hassell Road, Hoffman Estates, IL (“Village”) and TranSystems Corporation, with a principal place of business at 1475 E. Woodfield Road, Suite 600, Schaumburg, Illinois (“Contractor”) and sets forth the terms and conditions under which Contractor agrees to perform engineering services as set forth below.

This Agreement is made pursuant to Hoffman Estates RFP dated September 20, 2024 and Contractor’s Proposals dated November 5, 2024 attached hereto as Exhibit A and incorporated herein by reference.

1. SERVICES

Contractor shall perform engineering services detailed in scope of services, attached hereto as Exhibit A and incorporated herein by reference, at various locations within the Village of Hoffman Estates, Illinois.

Other than what is provided in Paragraph 3 below, Village shall not be responsible for the cost of materials and equipment necessary for the performance of the Services.

No claim for services furnished by Contractor, not specifically provided for in this Agreement, shall be allowed by the Village nor shall Contractor perform any services or furnish any material not covered by this Agreement without prior written approval by Village. Such approval shall be considered a modification of this Agreement.

2. TERM AND TERMINATION

This Agreement shall be effective and binding upon execution. The parties agree that the time for completion of the services outlined in Exhibit A is March 6, 2026. Failure to complete the services outlined in Exhibit A by the completion date shall be considered a breach of this Agreement unless an extension is agreed to in writing by both parties.

3. FEES AND PAYMENT TERMS

The total cost for services shall not exceed \$110,000.

Costs include all mobilization, equipment and labor charges incurred throughout the duration of the services. Traffic control, heavy clearing, root cutting, waste hauling and disposal, structure location, municipal water usage license, fees, permits, and or deposits are not considered part of the fee.

Any fee for additional services must be agreed to in writing by the Village.

Contractor shall not incur any expenses or costs on behalf of the Village or in performing the Services, other than what is provided for above, unless Village specifically authorizes in advance such expenses or costs in writing. Such additional expenses may include, but are not limited to, travel and lodging expenses.

4. RELATIONSHIP OF THE PARTIES

In performing Services hereunder, Contractor shall at all times act as an independent contractor and not as an agent or employee of Village. The Services shall be completed to the satisfaction of Village; however the actual details of the Services shall be under Contractor's control. Contractor agrees to comply with all applicable state and federal statutes and the Municipal Code of the Village. Contractor further agrees to indemnify and hold Village harmless for any and all claims made arising out of Contractor's breach of the obligations contained in this paragraph.

Contractor is in no way authorized to make any agreement, warranty or representation on behalf of Village or to incur any expenses or implied obligation on behalf of Village without first obtaining Village's prior written consent.

5. INSURANCE

At Contractor's sole expense, Contractor shall be required to maintain at all times insurance of such types and such amounts, as are necessary to cover responsibilities and liabilities on a project of the character contemplated under this proposal. The Contractor shall meet all insurance requirements as stated in Article 107.27 of the "Standard Specifications for Road and Bridge Construction" adopted January 1, 2022. All insurance policies obtained for the project shall include the Village of Hoffman Estates and its duly authorized representatives as an additional insured.

Village shall be named as an additional insured and the address for certificate holder must read exactly as:

Village of Hoffman Estates
1900 Hassell Rd.
Hoffman Estates, IL

6. THIRD PARTY MATERIALS

Contractor will not prepare any deliverables or other material for Village that contains any limitations by third parties on its use without first securing either (i) Village's prior written approval of such limitations, or (ii) the third party's prior written waiver of such limitations. Contractor will not use any materials produced or provided by any third party ("Third Party Materials") having said limitations without having secured the appropriate licenses or prior written approval of each said third party. In addition, Contractor will not, without Village's prior written approval, use any Third Party Materials pursuant to licenses or agreements that limit or

prohibit the assignment of Contractor's rights in and to such Third Party Materials to Village or Village's designee. Contractor shall maintain a copy of all such licenses and agreements and provide copies to Village upon Village's request.

7. OWNERSHIP OF WORK PRODUCT

Contractor agrees that all work product produced by Contractor hereunder, including, without limitation, all reports and other documents ("Work Product") shall be deemed to be works made for hire under U.S. copyright laws and that all right, title, and interest in and to the Work Product shall be the sole property of Village and Village shall have the exclusive right to the copyrights on the Work Product. To the extent that the Work Product is not deemed to satisfy the requirements for a work made for hire under U.S. copyright laws, Contractor hereby assigns to Village all copyrights the Work Product and agrees to execute any additional documents requested by Village to further such assignment at no additional cost to Village. Contractor warrants that the Work Product shall not infringe the patent, copyright or other intellectual property or proprietary right of any third party and agrees to defend, indemnify and hold Village harmless against any such third party claim.

8. ASSIGNMENT AND SUBCONTRACTING

This Agreement shall not be assigned by Contractor without prior written approval of the Village, subject to such conditions and provisions as the Village may deem necessary in its sole and absolute discretion. No such approval by the Village of any assignment shall be deemed in any event or in any manner to provide for the incurrence of any obligation of the Village in addition to the total agreed upon price. Approval by the Village of an assignment shall not be deemed a waiver of any right accrued or accruing against Contractor. No assignee of Contractor shall assign this Agreement without prior written approval of the Village. This Agreement shall be binding upon the parties and their respective heirs, successors, and assigns. Furthermore, Contractor shall not enter into any subcontract with any agency or individual with respect to the performance of Services under this Agreement without the written consent of the Village. Such consent Village may grant, condition or withhold in Village's sole discretion.

9. NOTICE

All notices and other communications required to be given under the Agreement shall be in writing and shall be deemed to have been given (i) when personally delivered; (ii) three (3) business days after sending certified mail, or (iii) sending via email to the addresses below.

If to Village:	Village of Hoffman Estates Eric Palm, Village Manager 1900 Hassell Rd. Hoffman Estates, IL 60169
----------------	---

If to Contractor: David W. Block, P.E.
TranSystems Corporation
1475 E. Woodfield Road, Suite 600
Schaumburg, IL 60173
Email: dwblock@transystems.com
Phone: (847) 407-5313

10. GOVERNING LAW AND VENUE

The parties agree this Agreement has been executed and delivered in Illinois and that their relationship and any and all disputes, controversies or claims arising under this Agreement shall be governed by the laws of the State of Illinois, without regard to conflicts of laws principles. The parties further agree that the exclusive venue for all such disputes shall be the Circuit Court in Cook Village, Illinois, and the parties hereby consent to the personal jurisdiction thereof.

11. COMPLIANCE WITH LAWS

Each party hereto covenants and agrees to comply with all applicable federal, state, and local laws, codes, ordinances, rules and regulations.

12. SEVERABILITY

The invalidity or unenforceability of any particular word, phrase, sentence, paragraph or provision of this Agreement shall not affect the other words, phrases, sentences, paragraphs or provisions hereof. This Agreement shall be construed in all respects as if such invalid or unenforceable provisions were omitted and the remainder construed so as to give them meaningful and valid effect. It is the intention of the parties that if any particular provision of this Agreement is capable of two constructions, one of which would render the provision void and the other of which would render the provision valid, the provision shall have the meaning which renders it valid.

13. WAIVER

Either Party's failure to insist upon strict compliance with any provision hereof or its failure to enforce any rights or remedy in any instance shall not constitute or be deemed to be a waiver of any provision, right or remedy.

14. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement and understanding of the parties with regard to the subject matter contained herein and supersedes all prior agreements and understandings between the parties dealing with such subject matter, whether written or oral. No agreement hereafter made between the parties shall be binding on either party unless reduced in writing and signed by the party sought to be bound thereby.

IN WITNESS WHEREOF, the Parties have executed this contract as of the date first written above.

The Village of Hoffman Estates

By: _____
Printed Name: _____
Title: _____
Date: _____

TranSystems Corporation

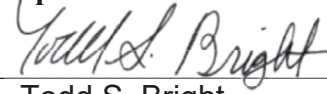
By:  _____
Printed Name: Todd S. Bright
Title: Principal
Date: November 11, 2024

EXHIBIT A



TranSystems

1475 E. Woodfield Road, Suite 600
Schaumburg, IL 60173

www.transystems.com

November 5, 2024

Ms. Sonia Zala, P.E.
Senior Transportation Engineer
Village of Hoffman Estates
1900 Hassell Road
Hoffman Estates, IL 60169

Re: Gannon Drive Resurfacing and Bicycle Facility Project – Phase 2 Engineering Proposal

Dear Ms. Zala,

TranSystems Corporation (TranSystems) is pleased to submit this proposal to provide professional consulting services for the Village of Hoffman Estates (Village) on the above referenced Project.

This proposal details the services TranSystems proposes to perform in connection with the project, the pricing at which TranSystems proposes to perform these services, and the assumptions upon which TranSystems has based this proposal.

SCOPE OF SERVICES

The project consists of a Phase 2 design for the 1,100-foot segment of Gannon Drive between but not including Golf Road and Higgins Road. The scope includes final engineering plans, specifications, and an Engineer's estimate of cost in accordance with IDOT and federal requirements to gain IDOT approval. As part of the plan development, proposed roadway and multi-use path profiles and cross sections along with ADA sidewalk details and intersection ramp details shall be developed. The construction project will be let as a State contract through IDOT. All required bid documents will be produced and submitted to IDOT for inclusion in the State Contract letting schedule for advertisement and award. Adequate time and costs have been included for multiple reviews of plans including an adequate number of plan sets needed for review. The project is targeting a January 2026 IDOT letting.

COMPENSATION

As compensation for the performance of the above-described services, TranSystems will be reimbursed by the Village on a cost-plus fixed fee basis not to exceed **\$110,000**. Invoices will be sent monthly.

Gannon Drive	
Resurfacing and Bicycle Facility Project	
Phase 2 Design Engineering	
Village of Hoffman Estates	
Scope and Workhour Summary	
11/05/2024	
Task and Description	Total Workhours
Task 1 – Data Collection and Review	
a Coordinate with Hoffman Estates and IDOT for existing drainage plans	4
b Assumes no design changes requiring an update the Phase 1 PDR	0
Subtotal:	4
Task 2 – Utility Coordination	
a Review utility atlases	8
b Verify and/or update CADD file	8
c Review and identify potential conflicts for each utility	4
d Review utility relocation permits and revise design, if possible	8
e Complete Status of Utilities	8
Subtotal:	36
Task 3 – Supplemental Topographic Survey	
a Assumes 1 day for 2-person survey crew to collect storm sewer structure information	16
b Assumes no additional topographic survey is needed	0
Subtotal:	16
Task 4 – Environmental Coordination	
a Assume no update for environmental clearances needed	0
b Submit PESA Response Form to IDOT	8
c Incorporate special waste pay items and special provisions into the contract documents	8
Subtotal:	16
Task 5 – Permitting	
a Assumes no SWPPP or NPDES permit (less than 1 acre impact)	0
b Assumes no Pre-application meeting with Metropolitan Water Reclamation District	0
c MWRD Stormwater Permit Application	8
Subtotal:	8
Task 6 – Plan Deliverables	
a Prepare plan sheets (See attached detailed summary of plan sheets)	358
b Prepare special provisions and applicable checksheets	30
c Prepare quantity calculations and Engineer's Estimate	32
d Prepare estimate of time	8
e Submit Pre-final, Check-Final, and Final PS&E	8
f Prepare dispositions of comments for each subsequent submittal	12
g Submit Phase II update for the Transportation Management Plan (TMP) to IDOT	4
Subtotal:	452
Task 7 – Meetings	
a Project kick-off meeting with IDOT	8
b Village of Hoffman Estates (assume 2 meetings or the equivalent effort of coordination)	16
Subtotal:	24
Task 8 – Project Management and Administration	
a Prepare and monitor the project schedule (assume 22 month schedule)	22
b Prepare and submit monthly progress reports and invoices	22
Subtotal:	44

Gannon Drive	
Resurfacing and Bicycle Facility Project	
Phase 2 Design Engineering	
Village of Hoffman Estates	
Scope and Workhour Summary	
11/05/2024	
Task and Description	Total Workhours
Task 9 - QA/QC	
a Pre-final PS&E	8
b Check-final PS&E	4
Subtotal:	12
Task 10 - PPI and Agreement Preparation	
a Coordinate with IDOT and NWMC for submittal, processing, and approval of PPI and LPA agreement	8
b Prepare IDOT Local Agency Agreement for Federal Participation (BLR 05310C)	8
Subtotal:	16
Task 11 - Construction Support	
a Attend preconstruction meeting	8
b Respond to Requests for Information (assume 2 RFIs @ 4 hrs/RFI)	8
Subtotal:	16
Total:	644

Sheet Description	No. of Sheets	Hours / Sheet	Total Hours
Cover Sheet	1	8	8
Index of Sheets, IDOT Highway Standards, General Notes	1	8	8
Summary of Quantities	3	8	24
Earthwork Schedule	1	8	8
Typical Sections	2	8	16
Alignment, Ties, and Bench Marks	1	8	8
Removal Plans (1" = 20' Dual Pane)	2	12	24
Roadway and Drainage Plan and Profile (1"=20' H, 1"=5' V)	3	20	60
Suggested Traffic Control Plans (1"=50', Dual Pane, Assume 2 Stages)	4	12	48
Erosion and Sediment Control Plans (1"=50')	2	12	24
MWRDGC General Notes	1	4	4
MWRDGC Details	1	4	4
Pavement Marking and Signing Plans (1"=20', Dual Pane)	2	8	16
Landscaping Plans and Details	1	8	8
Sidewalk ADA Ramp Details	4	12	48
Village of Hoffman Estates Standard Details	2	1	2
IDOT District One Standard Details	12	1	12
Cross Sections @ 50-foot Spacing and Key Locations (1"=10' H, 1=5' V)	6	6	36
TOTAL:	49		358
Pre-Final Roadway Plans (90%)			269
Initial Final Roadway Plans (98%)			72
Final Roadway Plans (100%)			18

Assumptions and Exclusions

1. Assumes no design changes that require a review or update to the Phase 1 PDR. If IDOT requires revisions or updates to the Phase 1 PDR, the effort will be added by contract amendment.
2. Assumes no additional/supplemental topographic survey is needed. If required, the effort will be added by contract amendment.
3. Assumes no pre-application meeting with Metropolitan Water Reclamation District. Assumes most basic stormwater permit application with reduced proposed impervious area. If additional time required, the effort will be added by contract amendment.
4. Assumes no SWPPP or NPDES permit, since impacted area is less than 1 acre.
5. Assumes no update for environmental clearances needed. If required, the effort will be added by contract amendment.
6. Assumes no traffic signal improvements, including temporary traffic signal and signal and cable plans. If required, the effort will be added by contract amendment.
7. Assumes roadway and drainage plan and profile are combined sheets rather than separate.
8. Assumes MWRD routing map not needed, since proposed impervious area is reduced.
9. Assumes no 3-D modeling. Assumes cross sections every 50' on east side of roadway and parkway only.
10. Assumes the Construction Engineering Agreement (BLR 05530) will be prepared by the Phase 3 construction engineer.
11. Assumes no shop drawing reviews (managed by Phase 3 construction engineer).
12. Assumes 2 RFIs @ 4 hours/RFI for a total of 8 hours. If more required, the effort will be added by contract amendment.
13. Assumes a plan sheet reduction to 49 sheets. If more are required, the effort will be added by contract amendment.

Local Public Agency Village of Hoffman Estates	County Cook	Section Number Gannon Drive Phase 2
Prime Consultant (Firm) Name TranSystems Corporation	Prepared By Dave Block	Date 11/5/2024
Consultant / Subconsultant Name TranSystems Corporation	Job Number 	

Note: This is name of the consultant the CECS is being completed for. This name appears at the top of each tab.

Remarks

PAYROLL ESCALATION TABLE

CONTRACT TERM	22	MONTHS			OVERHEAD RATE	134.03%
START DATE	12/1/2024				COMPLEXITY FACTOR	0
RAISE DATE	4/12/2025				% OF RAISE	2.00%
END DATE	9/30/2026					

ESCALATION PER YEAR

Year	First Date	Last Date	Months	% of Contract
0	12/1/2024	4/12/2025	4	18.18%
1	4/13/2025	4/12/2026	12	55.64%
2	4/13/2026	10/12/2026	6	28.37%

The total escalation = 2.19%

Village of Hoffman Estates

Cook	
------	--

Gannon Drive Phase 2

TranSystems Corporation

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET FIXED RAISE

MAXIMUM PAYROLL RATE	86.00
ESCALATION FACTOR	2.19%

[illegible]

DIRECT COSTS WORKSHEET

List ALL direct costs required for this project. Those not listed on the form will not be eligible for reimbursement by the LPA on this project.
EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

ITEM	ALLOWABLE	QUANTITY	CONTRACT RATE	TOTAL
Lodging (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual Cost (Up to state rate maximum)			\$0.00
Lodging Taxes and Fees (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual Cost			\$0.00
Air Fare	Coach rate, actual cost, requires minimum two weeks' notice, with prior IDOT approval			\$0.00
Vehicle Mileage (per GOVERNOR'S TRAVEL CONTROL BOARD)	Up to state rate maximum	50	\$0.67	\$33.50
Vehicle Owned or Leased	\$32.50/half day (4 hours or less) or \$65/full day			\$0.00
Vehicle Rental	Actual Cost (Up to \$55/day)			\$0.00
Tolls	Actual Cost			\$0.00
Parking	Actual Cost			\$0.00
Overtime	Premium portion (Submit supporting documentation)			\$0.00
Shift Differential	Actual Cost (Based on firm's policy)			\$0.00
Overnight Delivery/Postage/Courier Service	Actual Cost (Submit supporting documentation)	3	\$20.00	\$60.00
Copies of Deliverables/Mylars (In-house)	Actual Cost (Submit supporting documentation)	1490	\$0.20	\$298.00
Copies of Deliverables/Mylars (Outside)	Actual Cost (Submit supporting documentation)			\$0.00
Project Specific Insurance	Actual Cost			\$0.00
Monuments (Permanent)	Actual Cost			\$0.00
Photo Processing	Actual Cost			\$0.00
2-Way Radio (Survey or Phase III Only)	Actual Cost			\$0.00
Telephone Usage (Traffic System Monitoring Only)	Actual Cost			\$0.00
CADD	Actual Cost (Max \$15/hour)			\$0.00
Web Site	Actual Cost (Submit supporting documentation)			\$0.00
Advertisements	Actual Cost (Submit supporting documentation)			\$0.00
Public Meeting Facility Rental	Actual Cost (Submit supporting documentation)			\$0.00
Public Meeting Exhibits/Renderings & Equipment	Actual Cost (Submit supporting documentation)			\$0.00
Recording Fees	Actual Cost			\$0.00
Transcriptions (specific to project)	Actual Cost			\$0.00
Courthouse Fees	Actual Cost			\$0.00
Storm Sewer Cleaning and Televising	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Traffic Control and Protection	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Aerial Photography and Mapping	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Utliity Exploratory Trenching	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Testing of Soil Samples	Actual Cost			\$0.00
Lab Services	Actual Cost (Provide breakdown of each cost)			\$0.00
Equipment and/or Specialized Equipment Rental	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00

Village of Hoffman Estates

Cook

Gannon Drive Phase 2

TranSystems Corporation

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

OVERHEAD RATE	134.03%
---------------	---------

COMPLEXITY FACTOR 0

84,668

Village of Hoffman Estates

Cook

Gannon Drive Phase 2

TranSystems Corporation

AVERAGE HOURLY PROJECT RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

SHEET 1 **OF** 2

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJ. RATES			1-Data Collection and Review			2-Utility Coordination			3-Supplemental Topographic Survey			4-Environmental Coordination			5-Permitting		
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Engineer 5 (E5)	86.00	12.0	1.86%	1.60															
Engineer 4 (E4)	86.00	67.0	10.40%	8.95	1	25.00%	21.50	2	5.56%	4.78	1	6.25%	5.38	1	6.25%	5.38	1	12.50%	10.75
Engineer 3 (E3)	78.86	71.0	11.02%	8.69	1	25.00%	19.72	4	11.11%	8.76	1	6.25%	4.93	1	6.25%	4.93	1	12.50%	9.86
Engineer 2 (E2)	54.16	258.0	40.06%	21.70	1	25.00%	13.54	18	50.00%	27.08	14	87.50%	47.39	8	50.00%	27.08	3	37.50%	20.31
Engineer 1 (E1)	41.90	224.0	34.78%	14.57	1	25.00%	10.47	12	33.33%	13.97				6	37.50%	15.71	3	37.50%	15.71
Administrative 2 (A2)	35.54	12.0	1.86%	0.66															
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
TOTALS		644.0	100%	\$56.18	4.0	100.00%	\$65.23	36.0	100%	\$54.59	16.0	100%	\$57.70	16.0	100%	\$53.10	8.0	100%	\$56.63

Village of Hoffman Estates

Cook

Gannon Drive Phase 2

TranSystems Corporation

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

SHEET 2 OF 2

/G 2



A Subsidiary of GZA

GEOTECHNICAL

ENVIRONMENTAL

ECOLOGICAL

WATER

CONSTRUCTION
MANAGEMENT

915 Harger Road
Suite 330
Oak Brook, IL 60523
T: 630.684.9100
F: 630.684.9120
www.huffnhuff.com
www.gza.com



November 4, 2024

Mr. David W. Block, P.E.
Assistant Vice President
TranSystems Corporation
1475 East Woodfield Road – Suite 600
Schaumburg, IL 60173-5440

Via Email: dwbblock@transystems.com

Re: Gannon Drive Resurfacing and Bicycle Facility – Phase II
Illinois Route 58 to Illinois Route 72
Hoffman Estates, Cook County, Illinois
Proposal No.: 81.P013113.25 (R2)

Dear Mr. Block:

Huff & Huff, Inc., a subsidiary of GZA, Inc. (GZA) is pleased to submit this proposal to TranSystems Corporation (Client) for the Gannon Drive Resurfacing and Bicycle Facility Phase II Study located within in the Village of Hoffman Estates (Village), Cook County, Illinois. Client has requested environmental services including completion of a preliminary Site Investigation (PSI), including LPC-663 Form assessment and documentation for consideration of acceptance of clean fill at a clean construction or demolition debris (CCDD) or uncontaminated soil fill operation (USFO) facility.

This proposal presents our: Project Understanding; Scope of Services; Level of Effort, Cost, and Schedule; and Proposal Acceptance. Terms and Conditions are included as an attachment. The revisions contained herein are in response to the Village's request to lower the scope due to budgetary constraints. We caution against cutting back PSI scope to save Phase II costs since it results in less borings and samples and if soils are identified as non-special waste, the significant distance to adjacent borings will translate to larger volumes for landfill disposal and Phase III costs can increase dramatically.

1. PROJECT UNDERSTANDING

GZA understands that the Village is the lead agency and recipient of a Cook County *Invest in Cook* grant. The project application was approved in 2022 with preliminary engineering planned to start in 2023 for resurfacing and incorporating bicycle facilities on Gannon Drive. Phase I engineering was completed in compliance with all procedures and criteria used for federally funded projects.

The proposed improvements include prior Phase I and current Phase II preliminary engineering services for resurfacing Gannon Drive and incorporating bicycle accommodations. Limits of the proposed improvements include Gannon Drive between Golf Road (Illinois Route 58 [IL 58]) and Higgins Road (Illinois Route 72 [IL 72]), which is included in the Village's Comprehensive Bicycle Plan as a potential location for on-street bicycle lanes. In preparing this Phase II proposal, GZA has made the following assumptions and comments:

- The project limits are those provided to GZA by Client on December 23, 2022, utilized for completion of Phase I Wetland and PESA reports, and excludes IDOT jurisdiction at both IL 58 and IL 72 for special waste considerations, and no work south of Golf Road;

- Funds are expected to be programmed for construction in 2026 with a target of a March 2026 IDOT letting; and
- The PSI/CCDD scope is based on findings of the July 25, 2024 PESA and industry trends for CCDD documentation, and Client provided information for maximum depth of improvements being six (6) feet below ground surface (bgs)).

2. SCOPE OF SERVICES

Task 1: Preliminary Site Investigation / LPC-663 Form Documentation (CCDD)

The PESA identified seven (7) sites as having recognized environmental conditions (RECs) and/or as potentially impacted properties (PIPs). Due to the age of the PESA in consideration of anticipated letting, GZA originally included direct costs to obtain a contemporary database to include PESA Validation documentation within the PSI Report if necessary. However, with Village request to curb costs, we have removed the database and consideration of validating the PESA. If this becomes necessary, it will require supplemental scope and fee. The REC/PIP sites are summarized below:

Site ID	Site Name	Address
1	Hoffman Estates High School	1100 W Higgins Rd
2	Hazardous liquid pipeline	Parallel to and South of Illinois 72/Higgins Rd
3	Jones, Lang LaSalle; Retail - 170000331772; Harris Trust & Savings Bank; Harris N.A	1400 N Gannon Dr
4	Mullers Woodfield Acura; Woodfield Acura Inc.; Muller's Woodfield Acura; Northwest Auto Sales	1099 W Higgins Rd
6	Hoffman Estates Police (Former); Village of Hoffman Estates; Village Municipal Building; Audi Hoffman Estates	1200 N Gannon Dr; 1200 W Golf Rd
9	Mullers Woodfield Acura	1149 W Golf Rd
10	INFINTI of Hoffman Estates	1075 W Golf Rd

Based on the findings of the PESA and in consideration of characterizing soils for consideration of acceptance at a CCDD facility, the proposed scope of the PSI/CCDD assessment is presented below.

A. Soil Sampling

It is anticipated that up one (1) day of field effort will be required with up to six (6) soil borings completed via hand auger. Costs for borings completed with the aid of a drilling (GeoProbe) and traffic control subcontractors have been removed to save costs. The borings will be advanced and soil samples collected for laboratory analysis to address sites identified as RECs/PIPs and for full project coverage of non-REC/PIP for soil disposal considerations, specifically at locations identified for proposed excavation. The depths of the soil borings will be dependent upon design details to account for depths of proposed disturbance, currently understood to be a maximum depth of 6-feet bgs. However, due to the cost savings request and switch to hand auger sampling, there are limitations to the locations (unpaved, grassy areas) and generally limits our ability to get samples beyond 4 to 5 feet deep. Samples will be collected in 1 to 2-foot intervals for field screening and select samples prepared for laboratory analysis as discussed below.

B. Laboratory Analysis

A total of up to five (5) soil boring locations are proposed and we anticipate a single sample from each location for laboratory analysis, for a total of up to five (5) samples total. The soil samples will be analyzed for the contaminants of concern (COCs) per IDOT protocol, which include:



- 22 Total metals (Target Analyte List (TAL) minus Aluminum)
- SPLP/TCLP Metals (8 RCRA and Be, Co, Cu, Fe, Mn, Ni, and Zn)
- Volatile organic compounds (VOCs)
- Semi-volatile organic compounds (SVOCs)
- Soil pH

C. PSI Report Preparation

A report summarizing the results of the soil sample collection activities and analytical results will be prepared. This document will present information pertinent for the bidding documents regarding conditions of soils tested, handling and final disposition considerations. Time has also been included to assist Client in preparing draft special provisions and pay items associated with the soil classifications identified in the PSI report consistent with IDOT Article 669.05.

D. LPC-663 Form Preparation and CCDD facility Coordination

The soil sample results will be compared to the Maximum Allowable Concentrations (MACs) associated with CCDD facility acceptance, including the soil pH range of 6.25 to 9.0. If results achieve the MAC values, H&H will prepare the LPC-663 document that will be signed/stamped by the H&H. Any locations that do not achieve the MACs (including soil pH range) will be identified as exclusion zones, not acceptable for CCDD facility disposal.

If desired, H&H will coordinate with at least three (3) CCDD facilities to review the PSI/CCDD documentation and if acceptable, to provide pre-authorization acceptance letters for inclusion in the bidding documents.

Task 2: QA/QC

Time under this task includes Quality Assurance/Quality Control time for the reports as described above.

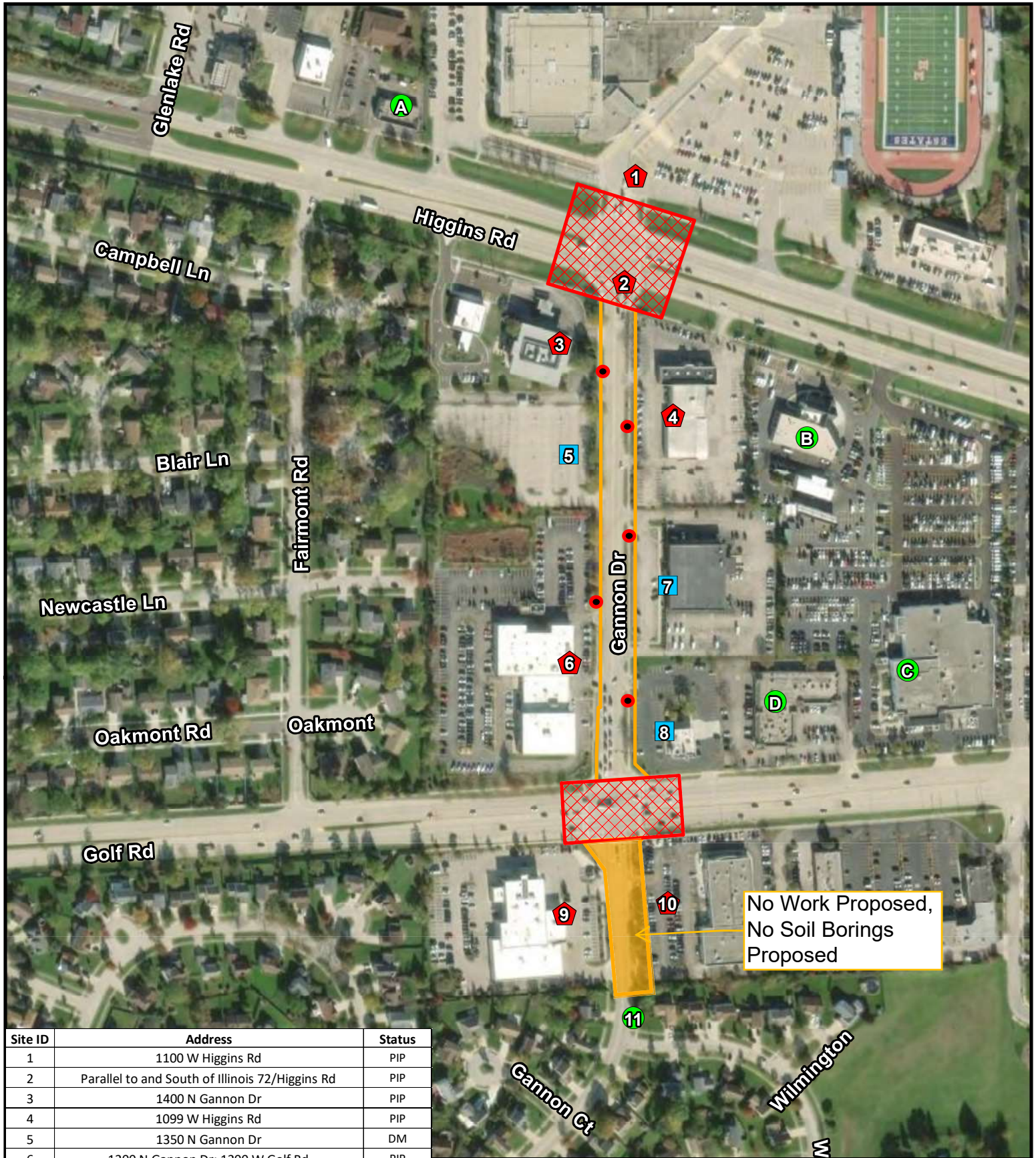
Task 3: Project Administration

Time under this task includes project administration and management activities that include cost and schedule tracking, coordination with Client on authorized activities, memo production and other in-house management activities, and project closeout. This task includes preparing a Health and Safety Plan as appropriate for the project and tasks.

3. LEVEL OF EFFORT, COST, AND SCHEDULE

The PSI work will commence within 5 days of the notice to proceed (NTP), and we anticipate this task will require approximately twelve (12) weeks to complete. If an expedited schedule is necessary, GZA will coordinate with Client to establish a schedule that is appropriate for the project needs. Please note that CCDD facility industry trends indicate that analytical results for acceptance consideration be within one-year of collection when the project goes to construction. Therefore, timing the sampling as close to the final design/letting is an important consideration.

The estimated hours and costs for this scope of work is presented in the attached Cost Estimate of Consultant Services (CECS). Costs will be invoiced as a cost-plus fixed fee.



Site ID	Address	Status
1	1100 W Higgins Rd	PIP
2	Parallel to and South of Illinois 72/Higgins Rd	PIP
3	1400 N Gannon Dr	PIP
4	1099 W Higgins Rd	PIP
5	1350 N Gannon Dr	DM
6	1200 N Gannon Dr; 1200 W Golf Rd	PIP
7	1255 N Gannon Dr	DM
8	1100 W Golf Rd	DM
9	1149 W Golf Rd	PIP
10	1075 W Golf Rd	PIP
11	Multiple Addresses	NS
A	1200 W Higgins Rd	NS
B	1051 W Higgins Rd	NS
C	1000 W Golf Rd	NS
D	1200 W Higgins Rd	NS

Aerial Source: ESRI Online World Imagery.

Legend

- Project Limits
- Approximate Area of Non-Local Jurisdiction (Area Excluded)
- Di Minimis
- No Status
- ⬠ PIP
- PROPOSED SOIL BORING

Huff & Huff, Inc.

Figure 5-1
Identified Sites Map
Gannon Drive Resurfacing &
Bicycle Facility Project
Village of Hoffman Estates,
Cook County, Illinois



Village of Hoffman Estates Engineering Division

REQUEST FOR PROPOSALS

PHASE II ENGINEERING – PLANS, SPECIFICATIONS, ESTIMATE

GANNON DRIVE RESURFACING AND BICYCLE FACILITY PROJECT Section Number 23-00114-00-CH

RELEASE DATE: September 20, 2024

DUE DATE: October 4, 2024

PROJECT LIMITS: Gannon Drive –Golf Road (IL 58) to Higgins Road (IL 72)

OVERVIEW

The Village of Hoffman Estates (Village) received authorization for the use of Surface Transportation Program (STP) funds for resurfacing and installing bicycle accommodations on Gannon Drive from IL 58 to IL 72. The Village seeks proposals from the Village's short-list of qualified consulting firms to complete Phase II designs, plans, specifications, estimate of cost, and bidding documents for the proposed project. Funds are expected to be programmed for construction in 2026, with a target of a March 2026 IDOT letting.

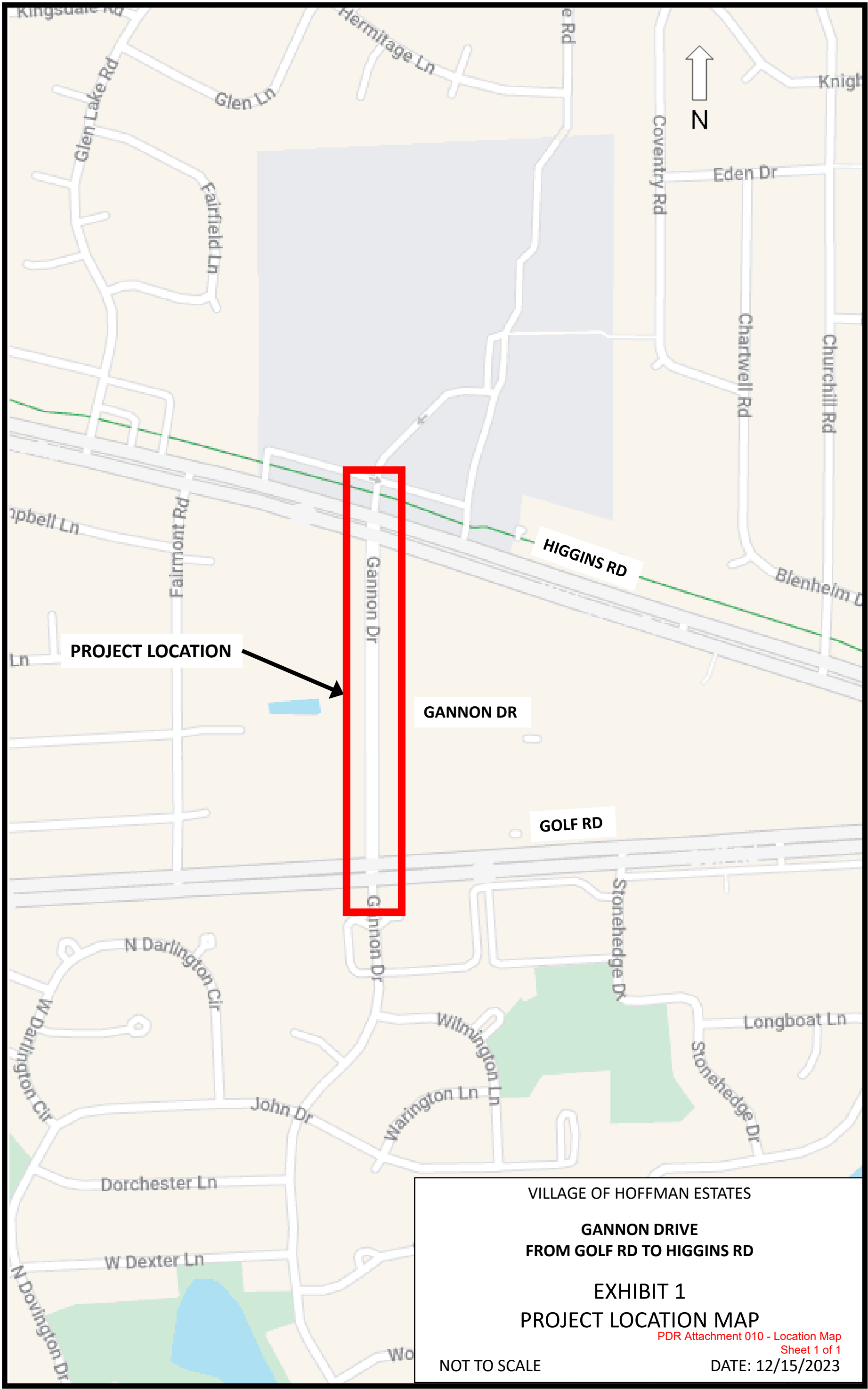
PROJECT DESCRIPTION

The project description is provided in the attached draft Phase 1 PDR documents.

PROJECT SCHEUDLE

The Village is requesting proposals from the Village's short list of qualified consulting firms to perform professional engineering services for the design, plans, specifications, estimate of cost, and bidding documents of the proposed project.

The proposed project schedule is shown below.



VILLAGE OF HOFFMAN ESTATES

**GANNON DRIVE
FROM GOLF RD TO HIGGINS RD**

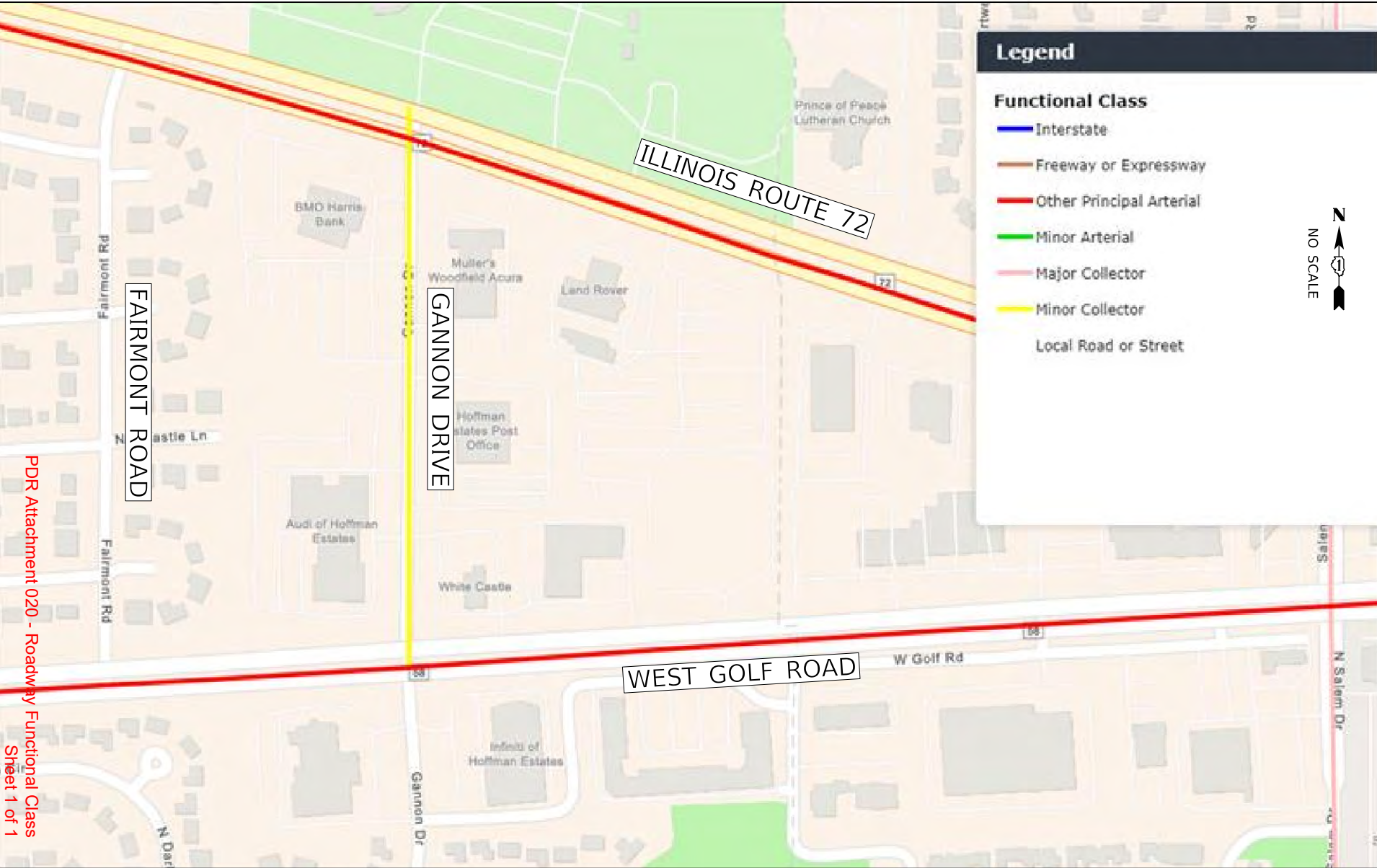
**EXHIBIT 1
PROJECT LOCATION MAP**

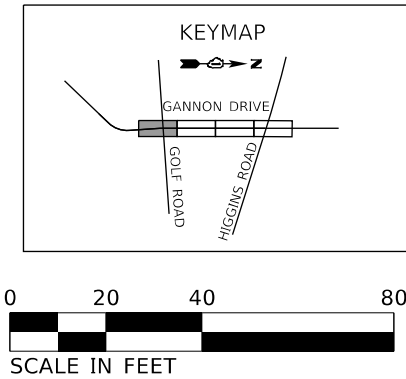
PDR Attachment 010 - Location Map
Sheet 1 of 1

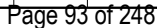
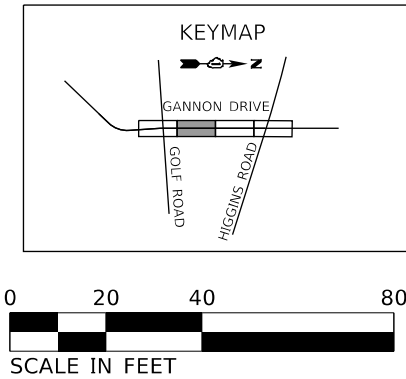
NOT TO SCALE

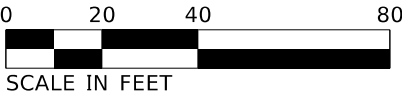
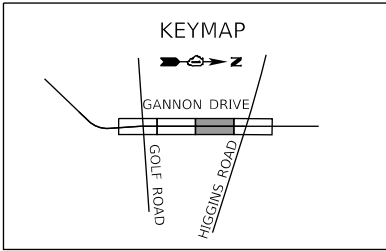
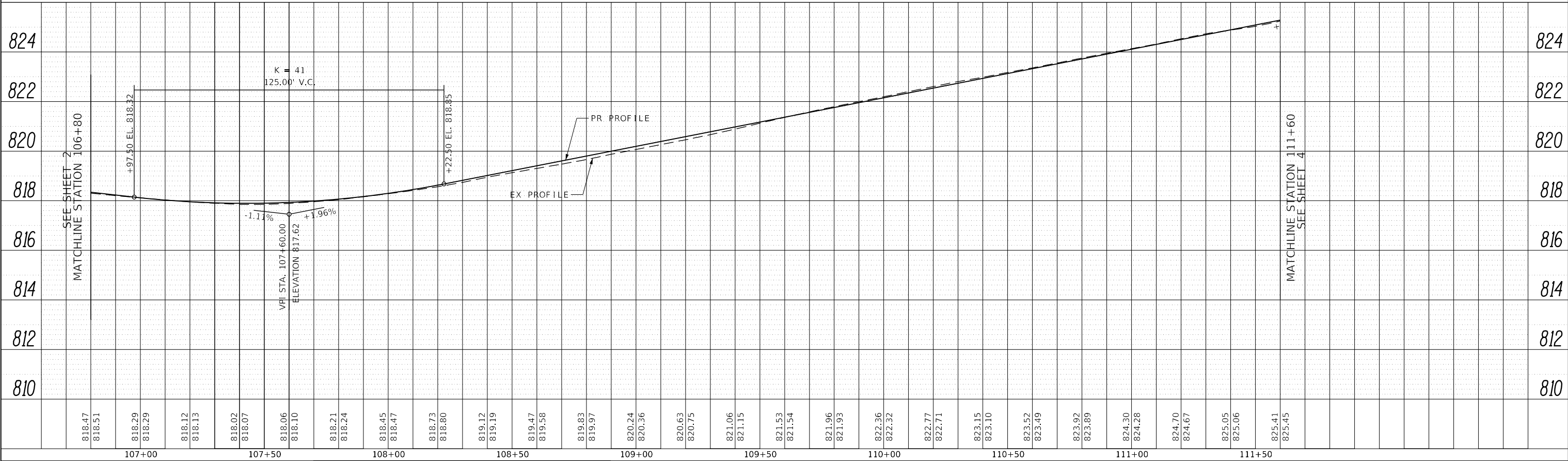
DATE: 12/15/2023

DESIGNED -	STATE OF ILLINOIS					TOTAL SHEETS IN EXHIBIT
DRAWN -	GANNON DRIVE ENHANCEMENT					
CHECKED -	ROADWAY FUNCTIONAL CLASS MAP					
DATE -	TRANSPORTATION					
SCALE:		SECTION: 23-00114-00-CH	COUNTY: COOK	RTE NO. 2049	SEQ. NO. PEND	1
						1
						R.F.C.

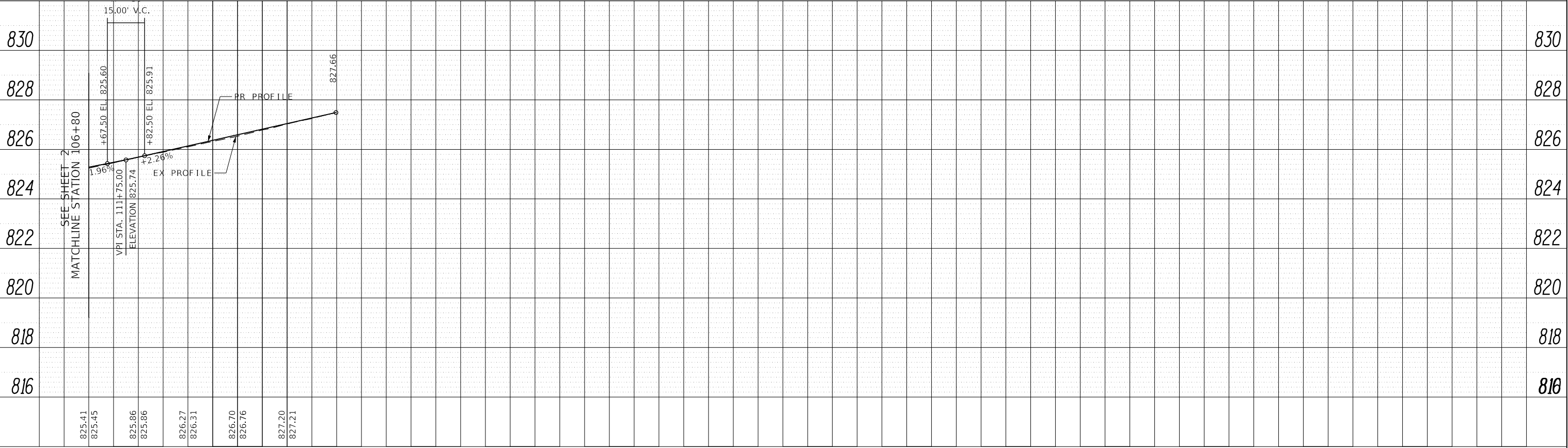


Page 92 of 248





FILE NAME =	USER NAME= bjholman	DESIGNED -	REVISED -	STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION	GANNON DRIVE ENHANCEMENT PLAN & PROFILE			ROUTE NO.	SECTION NO.	TOTAL SHEETS IN EXHIBIT	SHEET NO.	EXHIBIT NO.
220203-Ex08-PnP-Sht-03		DRAWN -	REVISED -			2049	23-00114-00-CH					
	PLOT SCALE= 40.0000 ' / in.	CHECKED -	REVISED -			COUNTY	SEQUENCE NO.					
Default	PLOT DATE = 10/11/2024	DATE - 12/12/2023	REVISED -			SCALE:	SHEET OF SHEETS	LPA: VILLAGE OF HOFFMAN ESTATES	COOK	PENDING	4	3



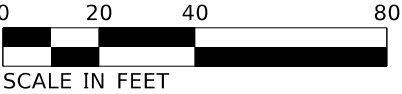
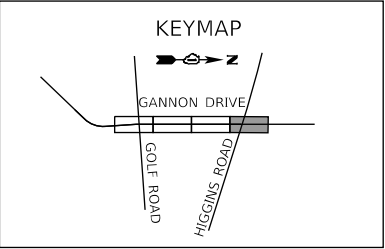
FILE NAME= 220203-Ex08-PnP-Sht-04 Default	USER NAME=bjholman	DESIGNED -	REVISED -
		DRAWN -	REVISED -
	PLOT SCALE= 40.0000 ' / in.	CHECKED -	REVISED -
	PLOT DATE = 10/11/2024	DATE - 12/12/2023	REVISED -

STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

GANNON DRIVE ENHANCEMENT
PLAN & PROFILE

SCALE: SHEET OF SHEETS LPA: VILLAGE OF HOFFMAN ESTATES

ROUTE NO.	SECTION NO.	TOTAL SHEETS IN EXHIBIT	SHEET NO.	EXHIBIT NO.
2049	23-00114-00-CH			
COUNTY	SEQUENCE NO.			
COOK	PENDING	4	4	9





Local Public Agency	County	Section Number
Village of Hoffman Estates	Cook	23-00114-00-CH
Prime Consultant (Firm) Name	Prepared By	Date
TranSystems Corporation	JJR	11/4/2024
Consultant / Subconsultant Name	Job Number	
Huff & Huff, Inc., a subsidiary of GZA, Inc.		

Note: This is name of the consultant the CECS is being completed for. This name appears at the top of each tab.

Remarks

Phase II - PSI and CCDD (Revised to 5 SBs via Hand Auger)

PAYROLL ESCALATION TABLE

CONTRACT TERM	12	MONTHS	OVERHEAD RATE	190.00%
START DATE	1/1/2025		COMPLEXITY FACTOR	0
RAISE DATE	3/1/2025		% OF RAISE	2.00%
END DATE	12/31/2025			

ESCALATION PER YEAR

Year	First Date	Last Date	Months	% of Contract
0	1/1/2025	3/1/2025	2	16.67%
1	3/2/2025	1/1/2026	10	85.00%

The total escalation = 1.67%

Local Public Agency	County	Section Number
Village of Hoffman Estates	Cook	23-00114-00-CH
Consultant / Subconsultant Name	Job Number	
Huff & Huff, Inc., a subsidiary of GZA, Inc.		

PAYROLL RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET FIXED RAISE

MAXIMUM PAYROLL RATE	86.00
ESCALATION FACTOR	1.67%

CLASSIFICATION	IDOT PAYROLL RATES ON FILE	CALCULATED RATE
Principal	\$85.96	\$86.00
Associate Principal III	\$83.37	\$84.76
Associate Principal II	\$76.01	\$77.28
Associate Principal I	\$71.92	\$73.12
Senior Project Manager III	\$73.19	\$74.41
Senior Project Manager I	\$56.56	\$57.50
Senior Landscape Architect	\$61.47	\$62.49
Senior Planning PM	\$59.03	\$60.01
Senior Technical Specialist II	\$62.64	\$63.68
Senior Technical Specialist I	\$55.79	\$56.72
Senior Scientist PM II	\$61.17	\$62.19
Senior Technical Scientist	\$57.15	\$58.10
Scientist PM II	\$53.34	\$54.23
Scientist PM I	\$46.97	\$47.75
Assistant PM Scientist	\$39.32	\$39.98
Environmental Engineer PM II	\$49.99	\$50.82
Environmental Engineer PM I	\$47.00	\$47.78
Assistant PM Engineer I	\$41.15	\$41.84
Engineer II	\$31.75	\$32.28
Engineer I	\$35.69	\$36.28
Scientist SI	\$34.50	\$35.08
Scientist SII	\$30.16	\$30.66
Technical Graphics Technician	\$27.73	\$28.19
Administrative Executive	\$52.42	\$53.29
Senior Administrative Assistant	\$36.31	\$36.92
Billing Administrator	\$25.00	\$25.42

Local Public Agency	County	Section Number
Village of Hoffman Estates	Cook	23-00114-00-CH
Consultant / Subconsultant Name		Job Number
Huff & Huff, Inc., a subsidiary of GZA, Inc.		

SUBCONSULTANTS

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

[illegible]

NOTE: Only subconsultants who fill out a cost estimate that splits out direct labor may be listed on this sheet.

Local Public Agency

Village of Hoffman Estates

County

Cook

Section Number

23-00114-00-CH

Consultant / Subconsultant Name

Huff & Huff, Inc., a subsidiary of GZA, Inc.

Job Number**DIRECT COSTS WORKSHEET**

List ALL direct costs required for this project. Those not listed on the form will not be eligible for reimbursement by the LPA on this project.

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

ITEM	ALLOWABLE	QUANTITY	CONTRACT RATE	TOTAL
Lodging (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual Cost (Up to state rate maximum)			\$0.00
Lodging Taxes and Fees (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual Cost			\$0.00
Air Fare	Coach rate, actual cost, requires minimum two weeks' notice, with prior IDOT approval			\$0.00
Vehicle Mileage (per GOVERNOR'S TRAVEL CONTROL BOARD)	Up to state rate maximum	94	\$0.67	\$62.98
Vehicle Owned or Leased	\$32.50/half day (4 hours or less) or \$65/full day			\$0.00
Vehicle Rental	Actual Cost (Up to \$55/day)			\$0.00
Tolls	Actual Cost			\$0.00
Parking	Actual Cost			\$0.00
Overtime	Premium portion (Submit supporting documentation)			\$0.00
Shift Differential	Actual Cost (Based on firm's policy)			\$0.00
Overnight Delivery/Postage/Courier Service	Actual Cost (Submit supporting documentation)			\$0.00
Copies of Deliverables/Mylars (In-house)	Actual Cost (Submit supporting documentation)			\$0.00
Copies of Deliverables/Mylars (Outside)	Actual Cost (Submit supporting documentation)			\$0.00
Project Specific Insurance	Actual Cost			\$0.00
Monuments (Permanent)	Actual Cost			\$0.00
Photo Processing	Actual Cost			\$0.00
2-Way Radio (Survey or Phase III Only)	Actual Cost			\$0.00
Telephone Usage (Traffic System Monitoring Only)	Actual Cost			\$0.00
CADD	Actual Cost (Max \$15/hour)			\$0.00
Web Site	Actual Cost (Submit supporting documentation)			\$0.00
Advertisements	Actual Cost (Submit supporting documentation)			\$0.00
Public Meeting Facility Rental	Actual Cost (Submit supporting documentation)			\$0.00
Public Meeting Exhibits/Renderings & Equipment	Actual Cost (Submit supporting documentation)			\$0.00
Recording Fees	Actual Cost			\$0.00
Transcriptions (specific to project)	Actual Cost			\$0.00
Courthouse Fees	Actual Cost			\$0.00
Storm Sewer Cleaning and Televising	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Traffic Control and Protection	Actual Cost (Requires 2-3 quotes with IDOT approval)	0	\$2,950.00	\$0.00
Aerial Photography and Mapping	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Utility Exploratory Trenching	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Testing of Soil Samples	Actual Cost			\$0.00
Lab Services	Actual Cost (Provide breakdown of each cost)	5	\$740.00	\$3,700.00
Equipment and/or Specialized Equipment Rental	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Driller	Actual Cost - Daily Rate	0	\$2,950.00	\$0.00
Photoionization Detector	Daily Rate	1	\$100.00	\$100.00
Field Kit-Expendable Materials	Daily Rate	1	\$35.00	\$35.00
ERIS E4 Database	Actual Cost	0	\$285.00	\$0.00
TOTAL DIRECT COSTS:				\$3,897.98

Local Public Agency

Village of Hoffman Estates

County

Cook

Section Number

23-00114-00-CH

Consultant / Subconsultant Name

Huff & Huff, Inc., a subsidiary of GZA, Inc.

Job Number

COST ESTIMATE WORKSHEET

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

OVERHEAD RATE 190.00%

COMPLEXITY FACTOR 0

TASK	DIRECT COSTS (not included in row totals)	STAFF HOURS	PAYROLL	OVERHEAD & FRINGE BENEFITS	FIXED FEE	SERVICES BY OTHERS	TOTAL	% OF GRAND TOTAL
PSI/CCDD	3,898	75.25	2,382	4,526	786	0	7,694	59.18%
QAQC	0	4.25	316	600	104	0	1,020	7.85%
Project Administration	0	3	120	228	40	0	388	2.98%
Subconsultant DL							\$0.00	
Direct Costs Total ==>	\$3,897.98						\$3,897.98	29.98%
TOTALS		82.5	2,818	5,354	930	-	13,000	100.00%

8,172

Local Public Agency

Village of Hoffman Estates

Consultant / Subconsultant Name

Huff & Huff, Inc., a subsidairy of GZA, Inc.

County

Cook

Section Number

23-00114-00-CH

Job Number

AVERAGE HOURLY PROJECT RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

SHEET1OF1

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJ. RATES			PSI/CCDD			QAQC			Project Administration								
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Principal	86.00	0.0																	
Associate Principal III	84.76	0.0																	
Associate Principal II	77.28	1.3	1.52%	1.17				1.25	29.41%	22.73									
Associate Principal I	73.12	3.0	3.64%	2.66				3	70.59%	51.61									
Senior Project Manager III	74.41	0.0																	
Senior Project Manager II	61.45	0.0																	
Senior Project Manager I	57.50	0.0																	
Senior Landscape Architect	62.49	0.0																	
Senior Planning PM	60.01	0.0																	
Senior Technical Specialist II	63.68	0.0																	
Senior Technical Specialist I	56.72	0.0																	
Senior Scientist PM II	62.19	0.0																	
Senior Technical Scientist	58.10	0.0																	
Scientist PM II	54.23	0.0																	
Scientist PM I	47.75	0.0																	
Assistant PM Scientist	39.98	7.0	8.48%	3.39	4	5.32%	2.12				3	100.00%	39.98						
Environmental Engineer PM II	50.82	0.0																	
Environmental Engineer PM I	47.78	0.0																	
Assistant PM Engineer I	41.84	0.0																	
Engineer II	32.28	30.0	36.36%	11.74	30	39.87%	12.87												
Engineer I	36.28	0.0																	
Scientist SI	35.08	0.0																	
Scientist SII	30.66	33.3	40.30%	12.36	33.25	44.19%	13.55												
Technical Graphics Technician	28.19	7.0	8.48%	2.39	7	9.30%	2.62												
Administrative Executive	53.29	0.0																	
Senior Administrative Assistant	36.92	1.0	1.21%	0.45	1	1.33%	0.49												
Billing Administrator	25.42	0.0																	
TOTALS		82.5	100%	\$34.16	75.3	100.00%	\$31.66	4.3	100%	\$74.34	3.0	100%	\$39.98	0.0	0%	\$0.00	0.0	0%	\$0.00

HUFF & HUFF, INC.
SUMMARY OF INHOUSE DIRECT COSTS
 Project: Gannon Drive Ph II

						<u>DIRECT</u>
Task 1: PSI/CCDD						
Trips - Company	47 miles	x	2 x	\$ 0.67	= \$	62.98
Field Kit	1 day	x	1 x	\$ 35.00	= \$	35.00
PID	1 day	x	1 x	\$ 100.00	= \$	100.00
Task Total						\$ 197.98

Task 2: QAQC

Task Total	\$ -
-------------------	-------------

Task 3: Project Administration

0 x	\$ -	= \$	-
Task Total		\$	-

GRAND TOTAL	\$ 197.98
--------------------	------------------

F:\Proposal-FY2025\Transystems\Gannon Drive Ph II\Revised\Rev 2\81.P013113.25_R12_HAs_TS Gannon Dr PSI_CCDD

Project: Gannon Drive Ph II

Task 1: PSI/CCDD

Task 2: QAQC

Task 3: Project Administration

GRAND TOTAL	\$ 3,700.00
--------------------	--------------------

HUFF & HUFF, INC.
SUMMARY OF SERVICES BY OTHERS
Project: Gannon Drive Ph II

OUTSIDE

Task 1: PSI/CCDD

	0	x	\$ -	=	\$ -
			Task Total		\$ -

Task 2: QAQC

	0	x		=	\$ -
			Task Total		\$ -

Task 3: Project Administration

	0	x	\$ -	=	\$ -
			Task Total		\$ -

	GRAND TOTAL	\$	-
--	--------------------	-----------	----------

F:\Proposal-FY2025\Transystems\Gannon Drive Ph II\Revised\Rev 2\81.P013113.25_R12_HAs_TS Gannon Dr PSI_CC

Gannon Drive Proposed Improvements

Table of Contents

Comprehensive Bike Plan 1

Complete Streets Resolution 3

Typical Sections 6

Golf/Gannon Right-Turn Analysis 8

Plan and Profile 11

Phase 1 Agreement..... 16

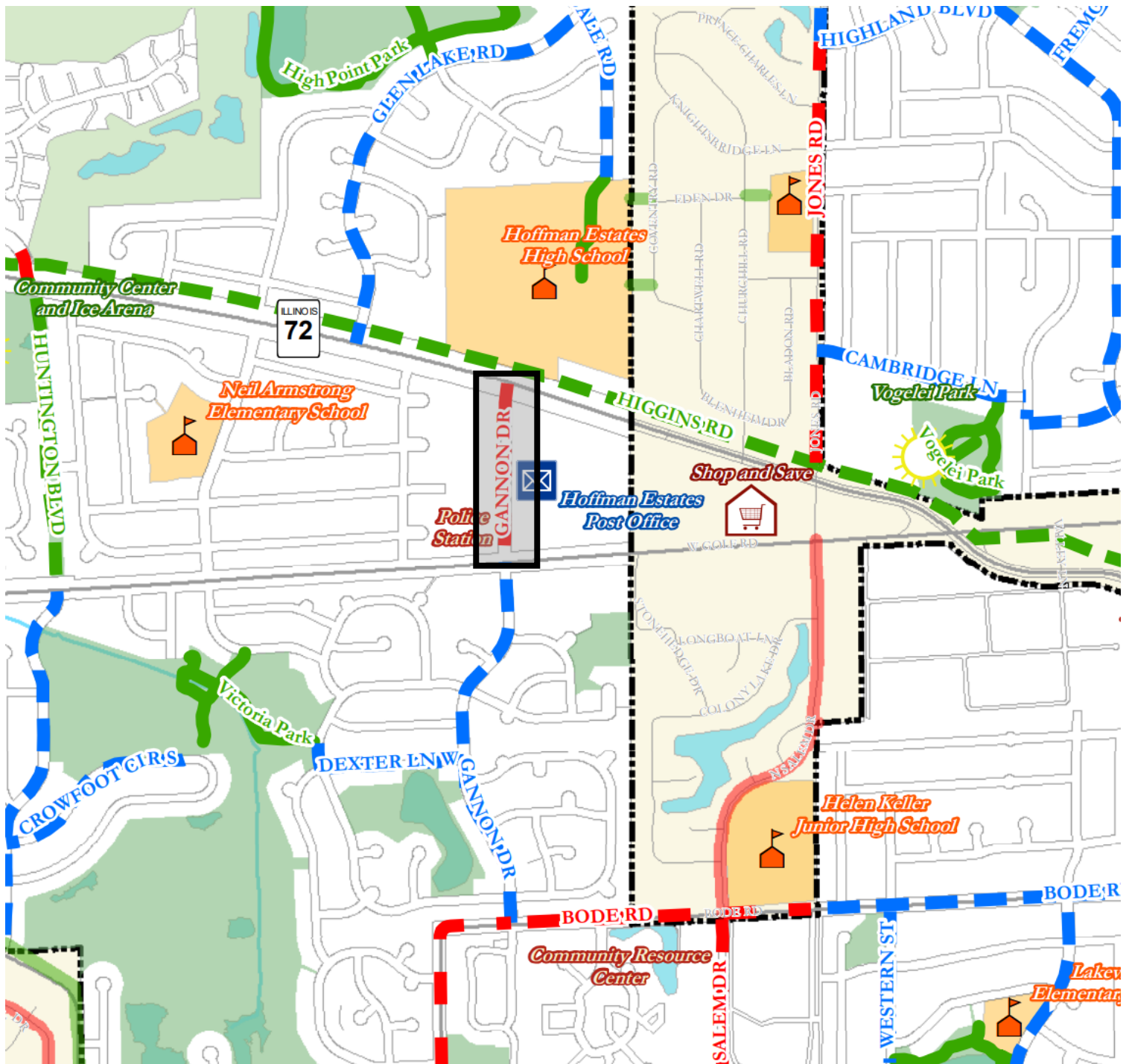
Phase 1 Supplement..... 51

Village of Hoffman Estates

Comprehensive Bike Plan

Village of Hoffman Estates Comprehensive Bike Plan

Legend		
	Trail Parking	 Bike Lane, Existing
	Park District Facilities	 Bike Lane, Future
	Schools	 Bike Route, Existing
	Libraries	 Bike Route, Future
	Post Office	 Bike Path, Existing
	Hospital	 Bike Path, Future
	Grocery Stores	 Bike Corridor, Future
		 Streams
		 Rail Roads
		 Water Bodies
		 Schools
		 Wetlands
		 Forest Preserves
		 Golf Courses



Village of Hoffman Estates
Complete Streets Resolution

VILLAGE OF HOFFMAN ESTATES

**A RESOLUTION PROVIDING FOR
A COMPLETE STREETS POLICY**

WHEREAS, the Village of Hoffman Estates desires to ensure that all users, of all ages and abilities, of our transportation system are able to travel safely and conveniently on all streets and roadways in the Village; and

WHEREAS, a complete street is one which provides a safe, convenient and context-sensitive facility for all modes of travel including pedestrians including those with disabilities, bicycles, public transit, vehicles, freight vehicles, and emergency vehicles; and

WHEREAS, complete streets improves the livability of a community through improving the human, environmental, and economic health of Hoffman Estates; and

WHEREAS, complete streets provide public health benefits, including increasing physical activity and improving air quality, by providing the opportunity for more people to bike and walk safely; and

WHEREAS, the implementation of complete streets will lead to greater street connectivity and provide increased flexibility for recreation and travel; and

WHEREAS, complete streets goals can be achieved on a project-level basis or through more comprehensive policy changes; and

WHEREAS, the principles of complete streets are compatible with the Village's Capital Improvement Plan, Comprehensive Plan and Comprehensive Bicycle Plan.

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

Section 1: The Village commits to a Complete Streets Policy through which all streets in the Village shall be designed, operated and maintained in accordance with complete streets principles.

Section 2: The Village commits to incorporating complete streets principles into relevant Village plans, manuals, policies, processes and programs.

Section 3: The Village will incorporate complete streets into improvement project such as but not limited to construction, implementation, resurfacing, reconstruction, and maintenance work.

Section 4: The application of complete streets principles will be flexible to permit design and operation of facilities within the context of the surrounding land uses.

Section 5: The Village commits to partner with other government entities as necessary to implement this complete streets policy.

Section 6: Any exemptions to this policy shall be limited to instances where the project involves a facility where access by non-motorized users is prohibited by law, there is a documented absence of use by all except motor vehicle users now and would be in the future if the roadway were a complete street, or the scope of the project is limited to maintenance activities intended to keep the roadway in a serviceable condition, and the exemption is documented in writing and the exemption is approved by the Village Manager.

Section 7: This Resolution shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS 14th day of November, 2011

VOTE	AYE	NAY	ABSENT	ABSTAIN
Trustee Karen V. Mills	<u>X</u>	_____	_____	_____
Trustee Raymond M. Kincaid	<u>X</u>	_____	_____	_____
Trustee Jacquelyn Green	<u>X</u>	_____	_____	_____
Trustee Anna Newell	<u>X</u>	_____	_____	_____
Trustee Gary J. Pilafas	<u>X</u>	_____	_____	_____
Trustee Gary G. Stanton	<u>X</u>	_____	_____	_____
Mayor William D. McLeod	<u>X</u>	_____	_____	_____

APPROVED THIS 14th DAY OF November, 2011

William D. McLeod
Village President

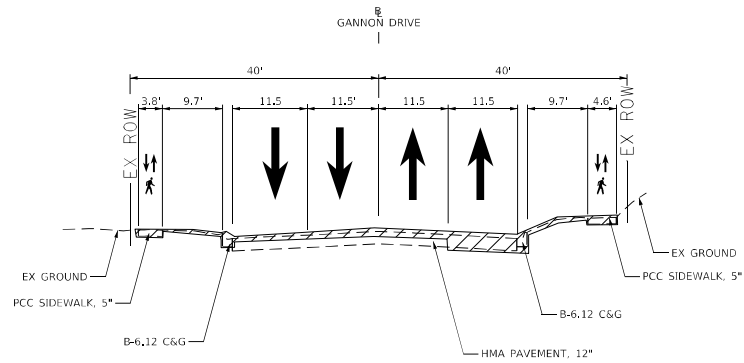
ATTEST:

Dee Romang
Village Clerk

Gannon Drive

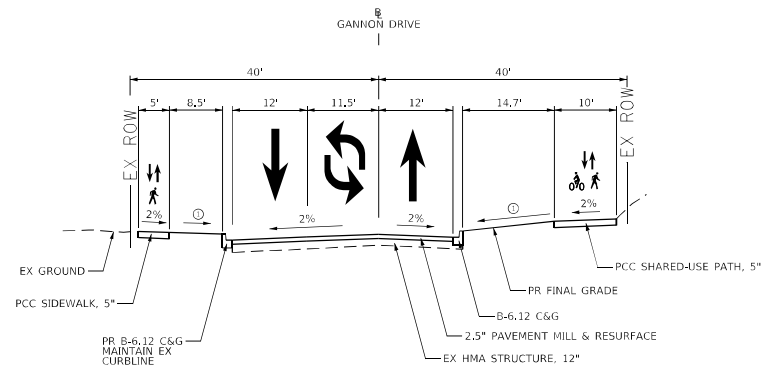
Typical Sections

Gannon Drive Typical Sections



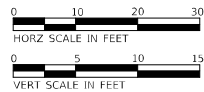
APPROXIMATE AREA TO BE REMOVED,
HAVE EARTH EXCAVATION, OR HAVE OTHER
WORK DONE WITHIN

EXISTING TYPICAL SECTION
GANNON DRIVE
STATION 104+24.72 TO 108+01.53



① VARIES 4:1 H:V TO 16:1 H:V

PROPOSED TYPICAL SECTION
GANNON DRIVE
STATION 104+24.72 TO 108+01.53



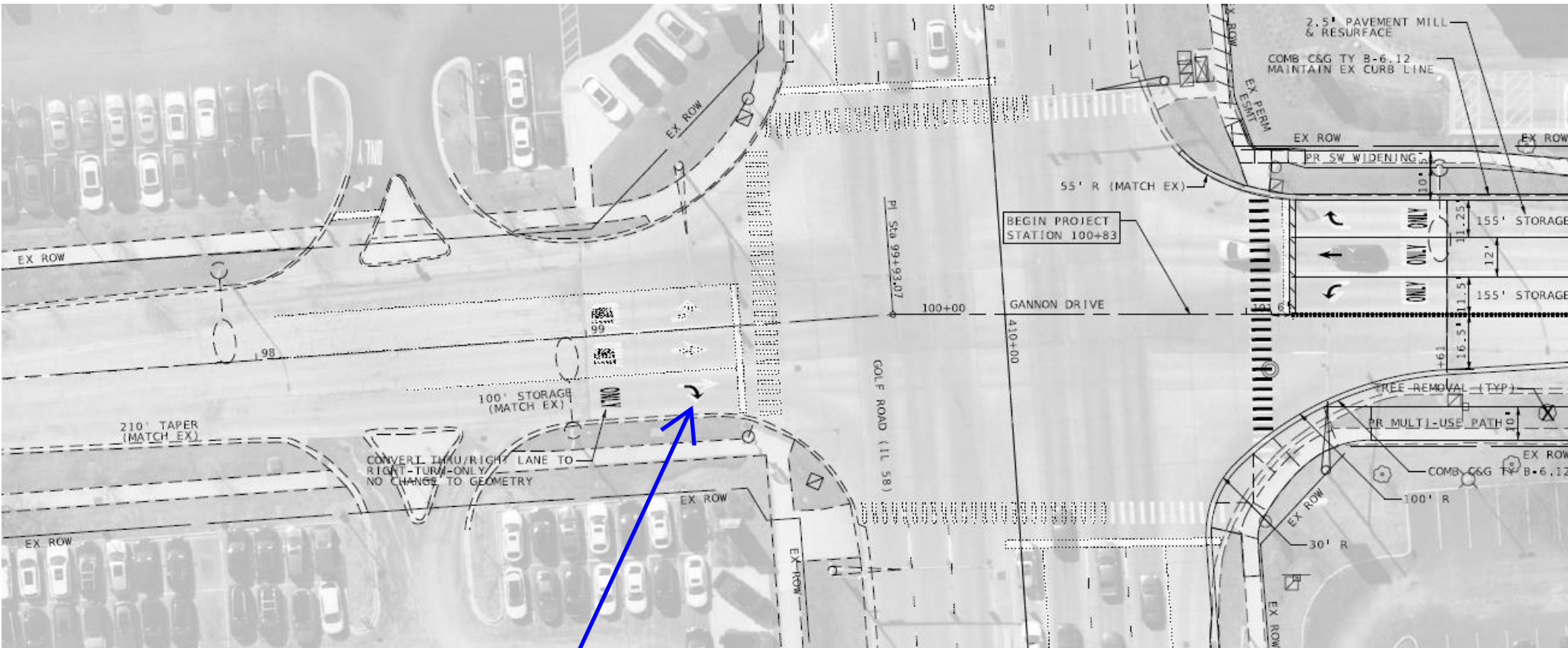
FILE NAME=	USER NAME=bjholman	DESIGNED -	REVISED -	STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION	GANNON DRIVE ENHANCEMENT TYPICAL SECTIONS	ROUTE NO.	SECTION NO.	TOTAL SHEETS IN EXHIBIT	SHEET NO.	EXHIBIT NO.
22020-Ex12-Shts-CombinedTypSecs		DRAWN -	REVISED -			2049	23-00114-00-CH	4	2	TYP
Default:		CHECKED -	REVISED -			COUNTY	SEQUENCE NO.			
		DATE - 12/12/2023	REVISED -			COOK	PENDING			

PDR Attachment 030
Typical Sections
Sheet 2 of 4

Gannon Drive

Golf/Gannon Right-Turn Analysis

Gannon and Golf Right-Turn Only Lane



Changed from
through/right to
right-turn only due to
high volume of
right-turning traffic

1173 vehicles per day continue north on Gannon across Golf
1302 vehicles per day turn right from Gannon onto Golf

IL 58 (Golf Rd) & Gannon Dr - TMC

Tue Apr 25, 2023

Full Length (12 AM-12 AM (+1))

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks,
Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 1058159, Location: 42.048093, -88.107671



Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

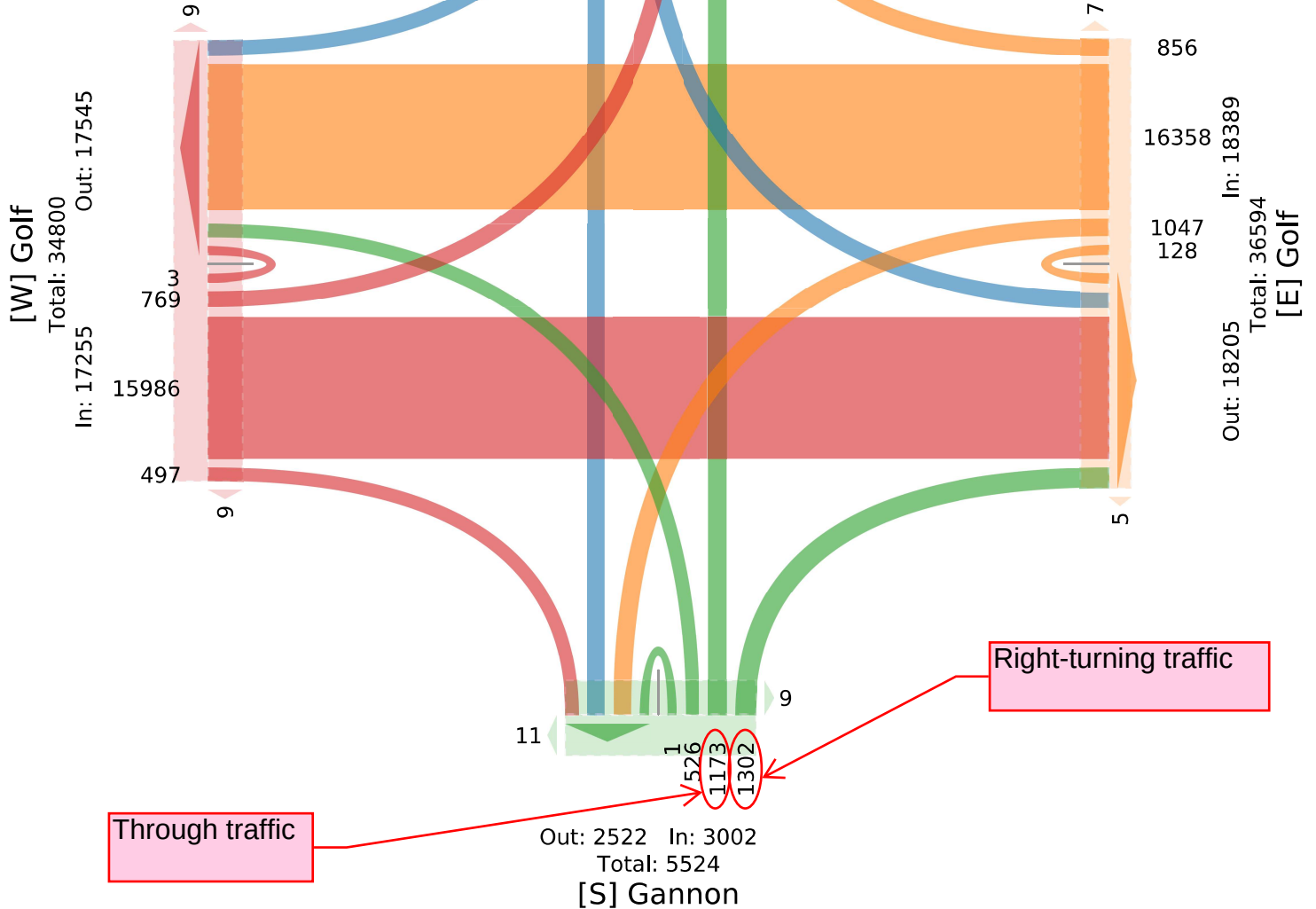
[N] Gannon

Total: 5222

In: 2424 Out: 2798

658
977
789

3 8

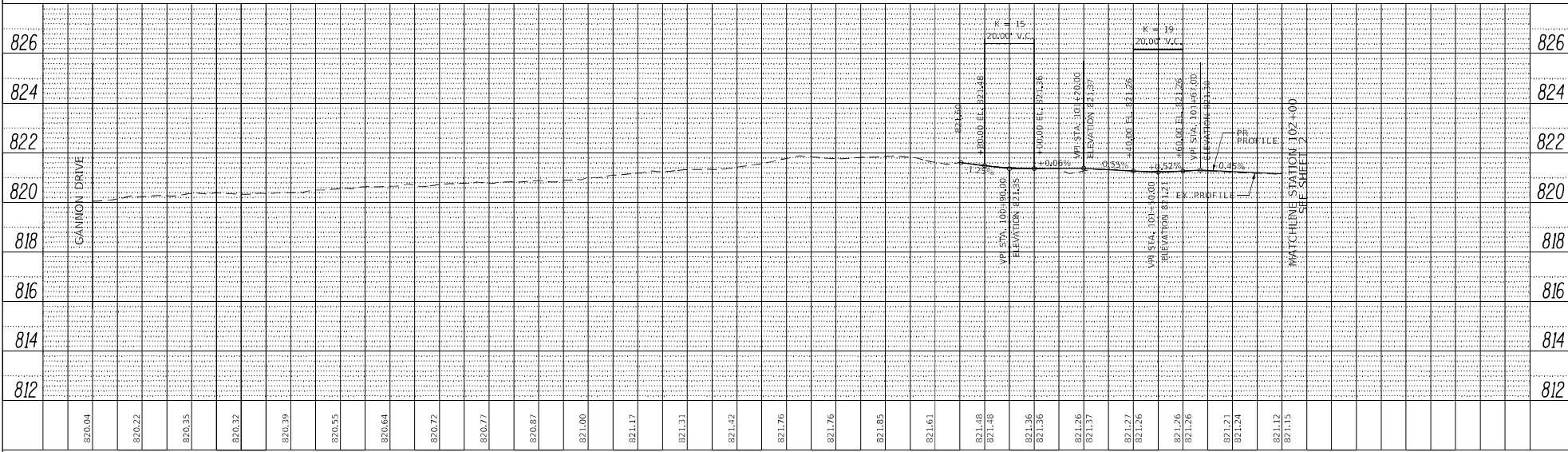
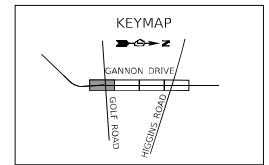


Gannon Drive

Plan and Profile

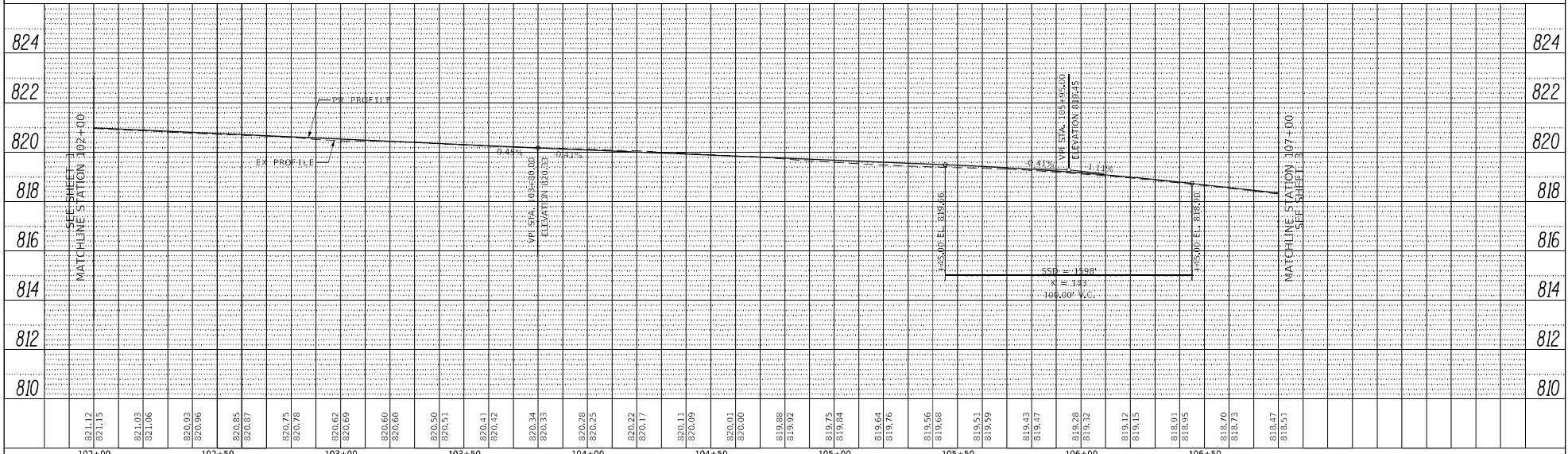
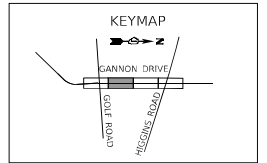
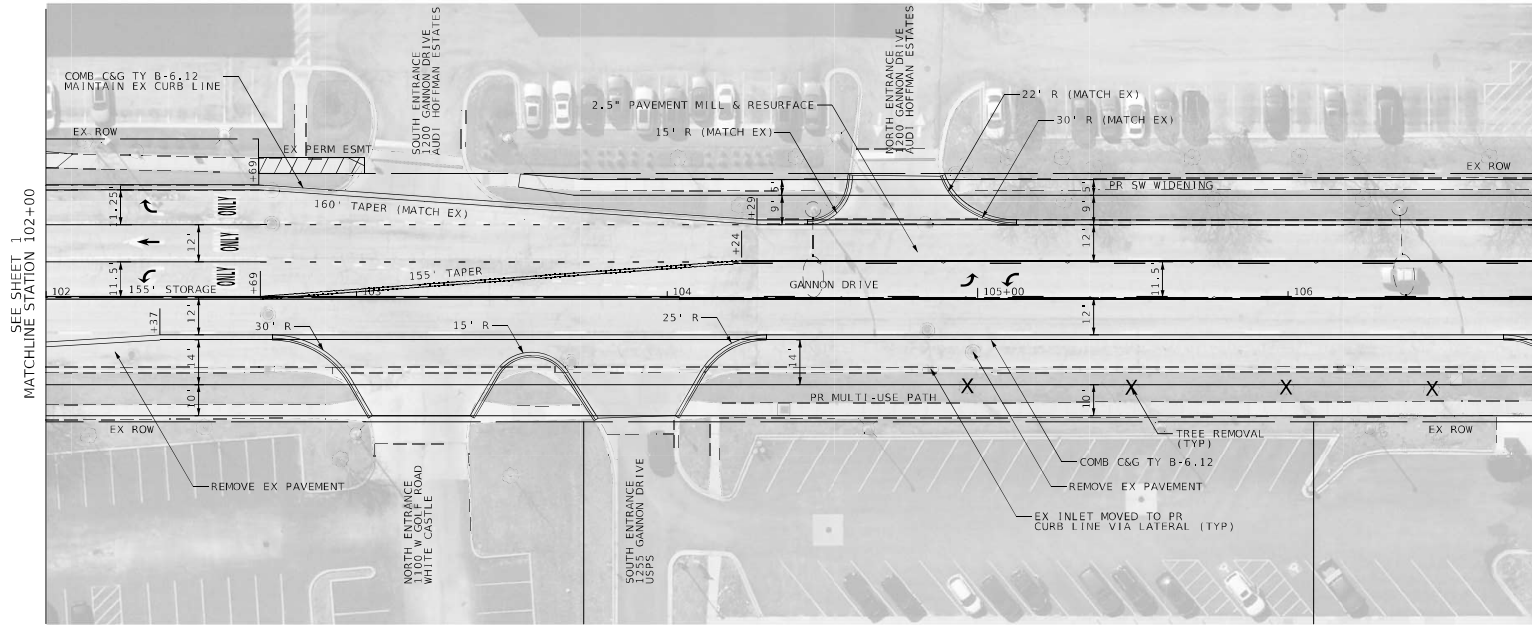


MATCHLINE STATION 102+00
SEE SHEET 2

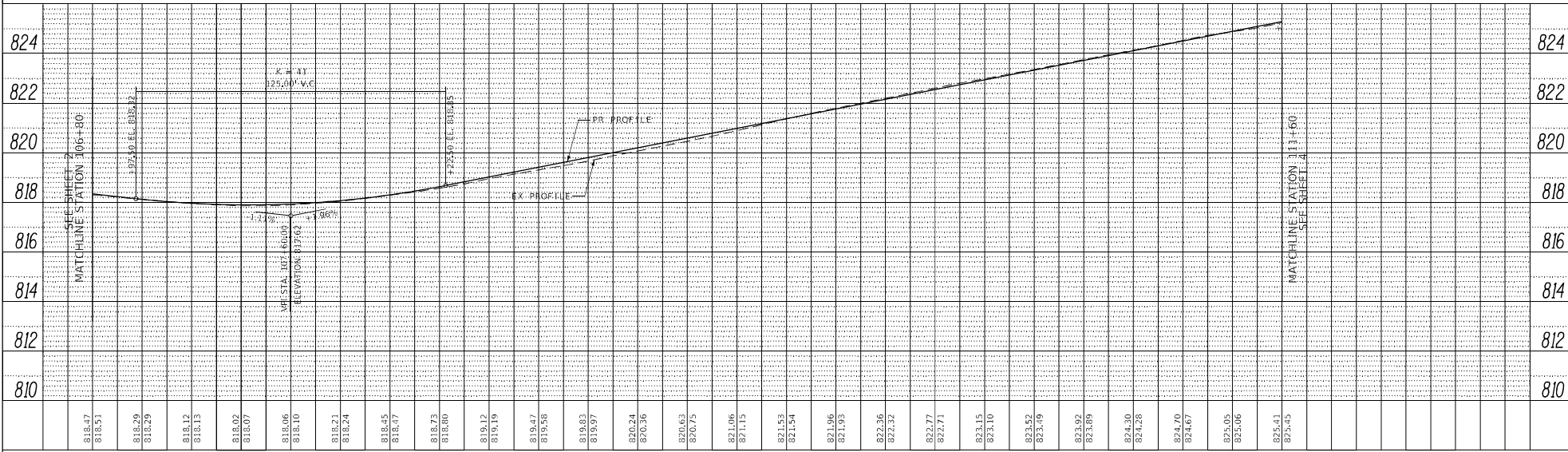


FILE NAME = 220203-EX00-PP-S&T-01	USER NAME=bholman	DESIGNED -	REVISED -	STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION										ROUTE NO. 2049	SECTION NO. 23-00114-00-CH	TOTAL SHEETS IN EXHIBIT	SHEET NO.	EXHIBIT NO.
Default:	PLOT SCALE=40,000' / in.	DRAWN -	REVISED -											COUNTY COOK	SEQUENCE NO.	4	1	9
	PLOT DATE = 9/20/2024	CHECKED -	REVISED -											PENDING				

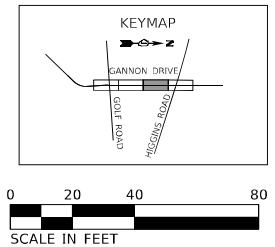
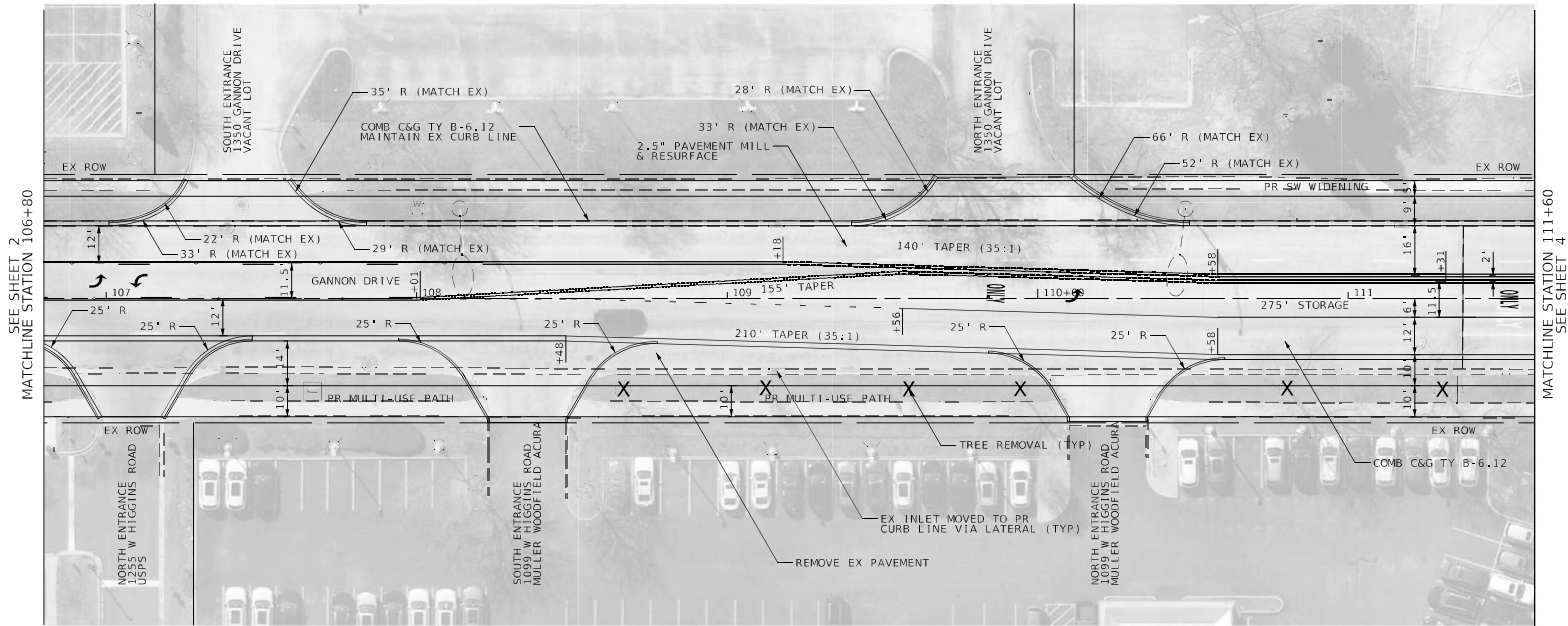
GANNON DRIVE ENHANCEMENT PLAN & PROFILE									
SCALE:	SHEET	OF	SHEETS	LPA: VILLAGE OF HOFFMAN ESTATES					

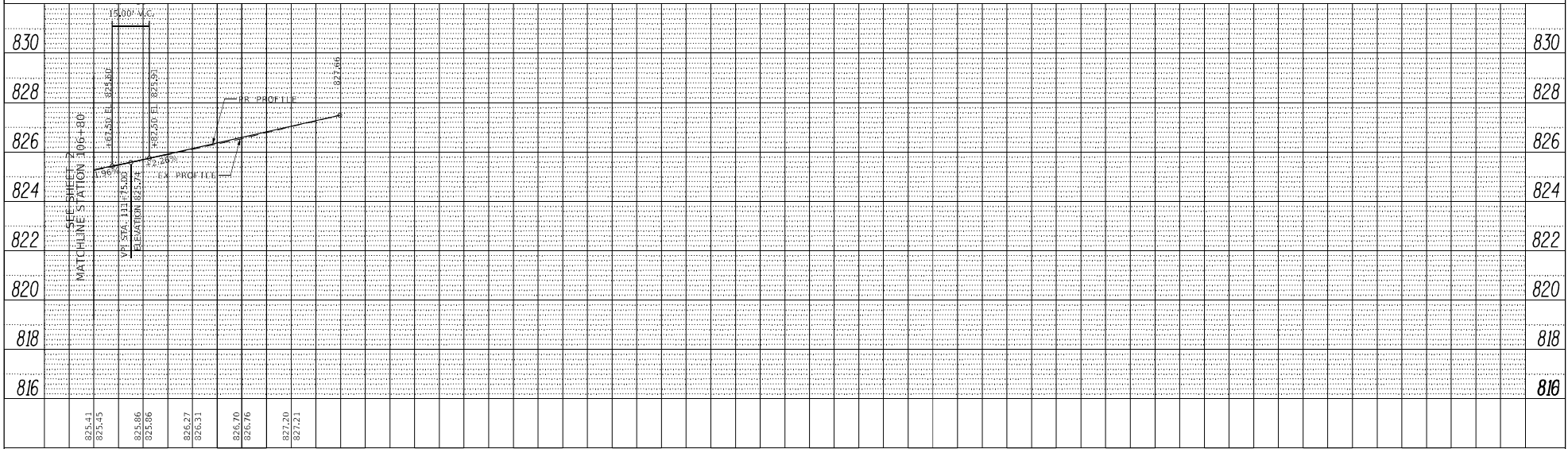
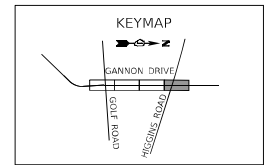


FILE NAME = 220203-EX00-PR-P-Sht-02	USER NAME = bholman	DESIGNED -	REVISED -	STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION				GANNON DRIVE ENHANCEMENT PLAN & PROFILE				ROUTE NO. 2049	SECTION NO. 23-00114-00-CH	TOTAL SHEETS IN EXHIBIT	SHEET NO.	EXHIBIT NO.
Default:	PLOT SCALE = 40,000' / in.	CHECKED -	REVISED -									COUNTY COOK	SEQUENCE NO.	4	2	9
	PLOT DATE = 9/20/2024	DATE = 12/12/2023	REVISED -										PENDING			



FILE NAME = 220203-EX00-PRP-Snt-03	USER NAME = bholman	DESIGNED -	REVISED -	STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION				GANNON DRIVE ENHANCEMENT PLAN & PROFILE				ROUTE NO. 2049	SECTION NO. 23-00114-00-CH	TOTAL SHEETS IN EXHIBIT	SHEET NO.	EXHIBIT NO.
Default:	PLOT SCALE = 40,000" / in.	DRAWN -	REVISED -									COUNTY COOK	SEQUENCE NO.	4	3	9
	PLOT DATE = 9/20/2024	CHECKED -	REVISED -									PENDING				
		DATE = 12/12/2023	REVISED -													





FILE NAME = 220203-EX00-PRP-Smt-04		USER NAME=bholman		DESIGNED -	REVISED -
Default:		DRAWN -		CHECKED -	REVISED -
PLOT SCALE=40,0000' / in.		PLOT DATE =9/20/2024		DATE = 12/12/2023	REVISED -

STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

GANNON DRIVE ENHANCEMENT
PLAN & PROFILE

ROUTE NO.
2049

SECTION NO.
23-00114-00-CH

TOTAL SHEETS IN EXHIBIT
4

SHEET NO.
4

EXHIBIT NO.
9

SCALE: SHEET OF SHEETS LPA: VILLAGE OF HOFFMAN ESTATES

15
Page 120 of 248

Gannon Drive
Phase 1 Agreement

VILLAGE OF HOFFMAN ESTATES Phase 1 Engineering Services Agreement

This Professional Services Agreement (the "Agreement") is made and entered into this 25th day of February, 2023, by and between the VILLAGE OF HOFFMAN ESTATES, ILLINOIS, a municipal corporation located at 1900 Hassell Road, Hoffman Estates, IL ("Village") and TranSystems,* with a principal place of business at 1475 E. Woodfield Road, Suite 600 in Schaumburg, Illinois ("Contractor") and sets forth the terms and conditions under which Contractor agrees to perform certain land surveying services as set forth below.

* TranSystems Corporation

This Agreement is made pursuant to Hoffman Estates RFP dated November 23, 2022 and Contractor's Proposal dated January 31, 2023 attached hereto as Exhibit A and incorporated herein by reference.

1. SERVICES

Contractor shall perform engineering services detailed in scope of services, attached hereto as Exhibit A and incorporated herein by reference, at various locations within the Village of Hoffman Estates, Illinois. Contractor represents that the Services shall be performed in accordance with the standards of professional practice, care, and diligence practiced by recognized consulting firms in performing services of a similar nature in the same locale in existence at the time of performance of this Agreement.

Other than what is provided in Paragraph 3 below, Village shall not be responsible for the cost of materials and equipment necessary for the performance of the Services.

No claim for services furnished by Contractor, not specifically provided for in this Agreement, shall be allowed by the Village nor shall Contractor perform any services or furnish any material not covered by this Agreement without prior written approval by Village. Such approval shall be considered a modification of this Agreement.

2. TERM AND TERMINATION

This Agreement shall be effective and binding upon execution. The parties agree that the time for completion of the services outlined in Exhibit A is May 31, 2024. Failure to complete the services outlined in Exhibit A by May 31, 2024 shall be considered a breach of this Agreement unless due to events beyond Contractor's control or an extension is agreed to in writing by both parties.

3. FEES AND PAYMENT TERMS

The total cost for services shall be \$114,237.

Costs include all mobilization, equipment and labor charges incurred throughout the duration of the services.

Any fee for additional services must be agreed to in writing by the Village.

Contractor shall not incur any expenses or costs on behalf of the Village or in performing the Services, other than what is provided for above, unless Village specifically authorizes in advance such expenses or costs in writing. Such additional expenses may include, but are not limited to, travel and lodging expenses.

4. RELATIONSHIP OF THE PARTIES

In performing Services hereunder, Contractor shall at all times act as an independent contractor and not as an agent or employee of Village. The Services shall be completed to the satisfaction of Village; however the actual details of the Services shall be under Contractor's control. Contractor agrees to comply with all applicable state and federal statutes and the Municipal Code of the Village. Contractor further agrees to indemnify and hold Village harmless for any and all claims made arising out of Contractor's breach of the obligations contained in this paragraph.

Contractor is in no way authorized to make any agreement, warranty or representation on behalf of Village or to incur any expenses or implied obligation on behalf of Village without first obtaining Village's prior written consent.

5. INSURANCE

At Contractor's sole expense, Contractor shall be required to maintain at all times insurance of such types and such amounts, as are necessary to cover responsibilities and liabilities on a project of the character contemplated under this proposal. The Consultant shall meet all insurance requirements as stated in Article 107.27 of the "Standard Specifications for Road and Bridge Construction" adopted January 1, 2022. All insurance policies obtained for the project shall include the Village of Hoffman Estates and its duly authorized representatives as an additional insured.

Village shall be named as an additional insured and the address for certificate holder must read exactly as:

Village of Hoffman Estates
1900 Hassell Rd.
Hoffman Estates, IL

6. THIRD PARTY MATERIALS

Contractor will not prepare any deliverables or other material for Village that contains any limitations by third parties on its use without first securing either (i) Village's prior written approval of such limitations, or (ii) the third party's prior written waiver of such limitations. Contractor will not use any materials produced or provided by any third party ("Third Party Materials") having said limitations without having secured the appropriate licenses or prior

written approval of each said third party. In addition, Contractor will not, without Village's prior written approval, use any Third Party Materials pursuant to licenses or agreements that limit or prohibit the assignment of Contractor's rights in and to such Third Party Materials to Village or Village's designee. Contractor shall maintain a copy of all such licenses and agreements and provide copies to Village upon Village's request.

7. OWNERSHIP OF WORK PRODUCT

Contractor agrees that all work product produced by Contractor hereunder, including, without limitation, all reports and other documents ("Work Product") shall be deemed to be works made for hire under U.S. copyright laws and that all right, title, and interest in and to the Work Product shall be the sole property of Village and Village shall have the exclusive right to the copyrights on the Work Product. To the extent that the Work Product is not deemed to satisfy the requirements for a work made for hire under U.S. copyright laws, Contractor hereby assigns to Village all copyrights the Work Product and agrees to execute any additional documents requested by Village to further such assignment at no additional cost to Village. Contractor warrants that the Work Product shall not infringe the patent, copyright or other intellectual property or proprietary right of any third party and agrees to defend, indemnify and hold Village harmless against any such third party claim. Contractor shall be held harmless for any re-use of Work Product beyond the scope and schedule of this specific Project.

8. ASSIGNMENT AND SUBCONTRACTING

This Agreement shall not be assigned by Contractor without prior written approval of the Village, subject to such conditions and provisions as the Village may deem necessary in its sole and absolute discretion. No such approval by the Village of any assignment shall be deemed in any event or in any manner to provide for the incurrence of any obligation of the Village in addition to the total agreed upon price. Approval by the Village of an assignment shall not be deemed a waiver of any right accrued or accruing against Contractor. No assignee of Contractor shall assign this Agreement without prior written approval of the Village. This Agreement shall be binding upon the parties and their respective heirs, successors, and assigns. Furthermore, Contractor shall not enter into any subcontract with any agency or individual with respect to the performance of Services under this Agreement without the written consent of the Village. Such consent Village may grant, condition or withhold in Village's sole discretion.

9. NOTICE

All notices and other communications required to be given under the Agreement shall be in writing and shall be deemed to have been given (i) when personally delivered; (ii) three (3) business days after sending certified mail, or (iii) sending via email to the addresses below.

If to Village: Village of Hoffman Estates
Eric Palm, Village Manager
1900 Hassell Rd.
Hoffman Estates, IL 60169

If to Contractor: David W. Block, P.E.
TranSystems Corporation
1475 E. Woodfield Road, Suite 600
Schaumburg, IL 60173
Email: dwblock@transystems.com

10. GOVERNING LAW AND VENUE

The parties agree this Agreement has been executed and delivered in Illinois and that their relationship and any and all disputes, controversies or claims arising under this Agreement shall be governed by the laws of the State of Illinois, without regard to conflicts of laws principles. The parties further agree that the exclusive venue for all such disputes shall be the Circuit Court in Cook Village, Illinois, and the parties hereby consent to the personal jurisdiction thereof.

11. COMPLIANCE WITH LAWS

Each party hereto covenants and agrees to comply with all applicable federal, state, and local laws, codes, ordinances, rules and regulations.

12. SEVERABILITY

The invalidity or unenforceability of any particular word, phrase, sentence, paragraph or provision of this Agreement shall not affect the other words, phrases, sentences, paragraphs or provisions hereof. This Agreement shall be construed in all respects as if such invalid or unenforceable provisions were omitted and the remainder construed so as to give them meaningful and valid effect. It is the intention of the parties that if any particular provision of this Agreement is capable of two constructions, one of which would render the provision void and the other of which would render the provision valid, the provision shall have the meaning which renders it valid.

13. WAIVER

Either Party's failure to insist upon strict compliance with any provision hereof or its failure to enforce any rights or remedy in any instance shall not constitute or be deemed to be a waiver of any provision, right or remedy.

14. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement and understanding of the parties with regard to the subject matter contained herein and supersedes all prior agreements and understandings between the parties dealing with such subject matter, whether written or oral. No agreement hereafter made between the parties shall be binding on either party unless reduced in writing and signed by the party sought to be bound thereby.

IN WITNESS WHEREOF, the Parties have executed this contract as of the date first written above.

The Village of Hoffman Estates

By: *William D. McCreed*
Printed Name: William D. McCreed
Title: Village President
Date: 2-25-2023

TranSystems Corporation

By: *Todd S. Bright*
Printed Name: Todd S. Bright
Title: Principal
Date: February 6, 2023

Exhibit A



TranSystems

1475 E. Woodfield Road, Suite 600
Schaumburg, IL 60173

www.transystems.com

January 31, 2023

Mr. Alan Wenderski, P.E.
Director of Engineering
Village of Hoffman Estates
1900 Hassell Road
Hoffman Estates, IL 60169

Re: Proposal – Gannon Drive Phase 1 Resurfacing and Bicycle Facility - Preliminary Engineering

Dear Mr. Wenderski,

TranSystems Corporation (TranSystems) is pleased to submit this proposal to provide professional consulting services for the Village of Hoffman Estates (Village) on the above referenced Project.

This proposal details the services TranSystems proposes to perform in connection with the project, the pricing at which TranSystems proposes to perform these services, and the assumptions upon which TranSystems has based this proposal.

SCOPE OF SERVICES

The project consists of a Phase I study for the 1,100-foot segment of Gannon Drive between but not including Golf Road and Higgins Road. Roadway and bike alternatives will be analyzed to improve operations, safety, and connectivity. The corridor serves Hoffman Estates High School, a US Post Office, several commercial properties, and a residential neighborhood to the south. As identified in the Village's Comprehensive Bicycle Plan it is anticipated that the roadway will undergo a road diet with resurfacing, and the addition of on-street bike lanes or an off-street multi-use path.

COMPENSATION

As compensation for the performance of the above-described services, TranSystems will be reimbursed by the Village on a cost-plus fixed fee basis not to exceed **\$114,237**. Invoices will be sent monthly.

Gannon Drive					
Resurfacing and Bicycle Facility					
Phase I Preliminary Engineering					
Village of Hoffman Estates					
Scope and Workhour Summary					
January 31, 2023					
Task and Description	Total Workhours	TS	HLR (fee)	Huff & Huff	GHA (fee)
Task 1 - Data Collection and Evaluation					
a Request Information from Hoffman Estates, CCDOTH, IDOT, CMAP	6	6			
b Consolidate, catalog and evaluate collected data	4	4			
Subtotal:	10	10	-	-	-
Task 2 - Survey					
a Topographic Survey (see separate proposal from HLR)	4	4	\$6,500		
b ROW Location	-		\$6,840		
c Project Administration	-		\$460		
d Develop CAD Base Sheets (Assuming Microstation Open Roads Designer (ORD) Platform)	8	8			
e Full sidewalk ADA field observation and evaluation	8	8			
f Evaluate curb and gutter condition with field observation	4	4			
Subtotal:	24	24	\$13,800	-	-
Task 3 - Utility Identification and Coordination					
a Initial coordination / data collection	8	8			
b Utility base mapping	8	8			
c Complete preliminary conflict analysis	8	8			
Subtotal:	24	24	-	-	-
Task 4 - Environmental Data Collection, Coordination & Analysis					
a Wetland and Surface Waters Screening (see separate proposal from Huff & Huff)	9	4		5	
b Wetland Screening Memo	16			16	
c PESA	43			43	
d QA/QC	5			5	
e Project Administration	3			3	
f ESR submittal to IDOT (assumes 1 submittal)	12	12			
Subtotal:	88	16	-	72	-
Task 5 - Traffic Analysis					
a Traffic data collection	6	6			
GHA Traffic Count: Mid-block vehicle counts only on Gannon at one location between Golf and Higgins. No ped counts.					\$1,920
HCS Analysis of 3-lane vs 4-lane for 2050. (exist, no-build & build models) AM and PM peak for preferred alternative	16	16			
d Review of ADT and IDOT criteria	8	8			
e Paragraph and output tables in PDR with HCS results and 2050 ADT	10	10			
Subtotal:	40	40	-	-	\$1,920
Task 6 - Safety Analysis					
Safety Tier Information, Crash Data and Police Reports Request for Illinois Route 58 at Gannon Drive, Illinois Route 72 at Gannon Drive, and segment of Gannon Drive between Illinois Route 58 and Illinois Route 72	4	4			
b Police Reports Review	24	24			
c Crash Summary Tables Preparation	8	8			
d Paragraph and output tables in PDR	8	8			
Subtotal:	44	44	-	-	-

Gannon Drive					
Resurfacing and Bicycle Facility					
Phase I Preliminary Engineering					
Village of Hoffman Estates					
Scope and Workhour Summary					
January 31, 2023					
Task and Description	Total Workhours	TS	HLR (fee)	Huff & Huff	GHA (fee)
Task 7 - Alternative Analysis					
a Preparation of the project Purpose and Need Statement	4	4			
b List range of alternatives and coordinate with Hoffman Estates to choose preferred	8	8			
c Preferred alternative development and evaluation	32	32			
d Preparation of alternatives carried forward technical memorandum	12	12			
Subtotal:	56	56	-	-	-
Task 8 - Proposed Improvement Plans (Preferred Alternative)					
a Preliminary proposed improvement plans (2 sheets @ 50 scale, 16 hours/sheet)	32	32			
b Final proposed improvement plans	32	32			
c Prepare preliminary engineer's estimate of construction	24	24			
Subtotal:	88	88	-	-	-
Task 9 - Agency Coordination					
a IDOT coordination meetings (10 hours/meeting * 2 meetings)	20	20			
b FHWA coordination meetings (10 hours/meeting * 1 meeting)	10	10			
c General IDOT coordination (2 hours/month * 10 months)	20	20			
d Permitting agencies coordination (MWRD)	4	4			
Subtotal:	54	54	-	-	-
Task 10 - Public Involvement					
a Develop public meeting notice	4	4			
b Prepare public meeting summary brochure (1 meeting)	8	8			
c Prepare public meeting exhibits (1 meeting)	16	16			
d Attend public meeting, present and lead input activities (1 meeting)	8	8			
e Gather all public comments and prepare summary (1 meeting)	8	8			
f Prepare responses to public comments and concerns (1 meeting)	8	8			
Subtotal:	52	52	-	-	-
Task 11 - Project Development Report (PDR)					
a Compile maps, charts, graphs and exhibits	4	4			
b Prepare preliminary report and submit to Hoffman Estates and IDOT for initial review (Assumes BLR 19100)	28	28			
c Prepare revised report with disposition of comments and resubmit to IDOT and FHWA	24	24			
d Prepare final report with disposition of comments and resubmit to Hoffman Estates, IDOT and FHWA for final review and issuance of Phase 1 Design Approval	24	24			
Subtotal:	80	80	-	-	-
Task 12 - Project Management and Administration					
a Prepare and submit monthly progress reports and invoices (3 hrs/month * 15 months)	45	45			
Subtotal:	45	45	-	-	-
Task 13 - QA/QC					
a Quality management plan (QMP)	4	4			
b QA/QC reviews in accordance with quality process and QMP	-				
1. Report Submittals (Draft and Final)	16	16			
2. Preferred Improvement Plan Submittals (Draft and Final)	16	16			
Subtotal:	36	36	-	-	-
Total:	641	569	\$13,800	72	\$1,920

Assumptions and Exclusions

1. The project limits do not include either of the state intersections at Golf Road/Gannon Drive and Higgins Road/Gannon Drive to intentionally reduce the time and effort involved to receive design approval for the corridor. If IDOT requires any work in the intersections as a contingency to design approval for the corridor, that work will need to be added by supplement to the contract.
2. As part of the alternatives analysis, a working session meeting will review initial pros and cons for no more than three alternatives and the preferred alternative will be selected. An in-depth evaluation and analysis are included for only the preferred alternative.
3. Only one alternative is considered for the 2050 Build analysis.
4. Collision diagrams are assumed not to be part of this scope and are not included.
5. The hours and fees for a Subsurface Utility Engineering (SUE) investigation are not included.
6. It is assumed that the Village will be responsible for publishing notices for public meetings, coordinating with newspapers, and incur potential costs for reserving public meeting venues. Therefore, hours and fees for these services are not included.
7. A noise analysis is not included as no additional through lanes or shift of the roadway alignment is anticipated.
8. A COSIM air quality pre-screening is not included.
9. A Transportation Management Plan is not included and assumed to not be required by IDOT.
10. Preparation of plats and legal descriptions are not included and are assumed to be included in Phase 2, if needed.
11. A pavement design is not included in this scope and would be part of Phase 2 engineering.
12. A photometric analysis is not included in this scope and anticipated to be part of Phase 2 engineering.



Illinois Department
of Transportation

EXHIBIT D
COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET
FIXED RAISE

Local Public Agency	County	Section Number
Village of Hoffman Estates	Cook	Gannon Drive Phase 1
Prime Consultant (Firm) Name	Prepared By	Date
TranSystems Corporation	David Block	1/31/2023
Consultant / Subconsultant Name	Job Number	
TranSystems Corporation		

Note: This is name of the consultant the CECS is being completed for. This name appears at the top of each tab.

Remarks

--

PAYROLL ESCALATION TABLE

CONTRACT TERM	18 MONTHS	OVERHEAD RATE	149.49%
START DATE	3/1/2023	COMPLEXITY FACTOR	
RAISE DATE	4/1/2023	% OF RAISE	2.00%
END DATE	8/31/2024		

ESCALATION PER YEAR

Year	First Date	Last Date	Months	% of Contract
0	3/1/2023	4/1/2023	1	5.56%
1	4/2/2023	4/1/2024	12	68.00%
2	4/2/2024	9/1/2024	5	28.90%

Local Public Agency

Village of Hoffman Estates

County

Cook

Section Number

Gannon Drive Phase 1

Consultant / Subconsultant Name

TranSystems Corporation

Job Number

DIRECT COSTS WORKSHEET

List ALL direct costs required for this project. Those not listed on the form will not be eligible for reimbursement by the LPA on this project.

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

ITEM	ALLOWABLE	QUANTITY	CONTRACT RATE	TOTAL
Lodging (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual Cost (Up to state rate maximum)			\$0.00
Lodging Taxes and Fees (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual Cost			\$0.00
Air Fare	Coach rate, actual cost, requires minimum two weeks' notice, with prior IDOT approval			\$0.00
Vehicle Mileage (per GOVERNOR'S TRAVEL CONTROL BOARD)	Up to state rate maximum	100	\$0.66	\$65.50
Vehicle Owned or Leased	\$32.50/half day (4 hours or less) or \$65/full day			\$0.00
Vehicle Rental	Actual Cost (Up to \$55/day)			\$0.00
Tolls	Actual Cost			\$0.00
Parking	Actual Cost			\$0.00
Overtime	Premium portion (Submit supporting documentation)			\$0.00
Shift Differential	Actual Cost (Based on firm's policy)			\$0.00
Overnight Delivery/Postage/Courier Service	Actual Cost (Submit supporting documentation)	5	\$20.00	\$100.00
Copies of Deliverables/Mylars (In-house)	Actual Cost (Submit supporting documentation)	3000	\$0.20	\$600.00
Copies of Deliverables/Mylars (Outside)	Actual Cost (Submit supporting documentation)			\$0.00
Project Specific Insurance	Actual Cost			\$0.00
Monuments (Permanent)	Actual Cost			\$0.00
Photo Processing	Actual Cost			\$0.00
2-Way Radio (Survey or Phase III Only)	Actual Cost			\$0.00
Telephone Usage (Traffic System Monitoring Only)	Actual Cost			\$0.00
CADD	Actual Cost (Max \$15/hour)			\$0.00
Web Site	Actual Cost (Submit supporting documentation)			\$0.00
Advertisements	Actual Cost (Submit supporting documentation)			\$0.00
Public Meeting Facility Rental	Actual Cost (Submit supporting documentation)			\$0.00
Public Meeting Exhibits/Renderings & Equipment	Actual Cost (Submit supporting documentation)			\$0.00
Recording Fees	Actual Cost			\$0.00
Transcriptions (specific to project)	Actual Cost			\$0.00
Courthouse Fees	Actual Cost			\$0.00
Storm Sewer Cleaning and Televising	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Traffic Control and Protection	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Aerial Photography and Mapping	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Utility Exploratory Trenching	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Testing of Soil Samples	Actual Cost			\$0.00
Lab Services	Actual Cost (Provide breakdown of each cost)			\$0.00
Equipment and/or Specialized Equipment Rental	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Traffic Counts (GHA)		1	\$1,920.00	\$1,920.00
				\$0.00
				\$0.00
				\$0.00
TOTAL DIRECT COSTS:				\$2,685.50

December 22, 2022



625 Forest Edge Drive, Vernon Hills, IL 60061

TEL 847.478.9700 • FAX 847.478.9701

www.gha-engineers.com

**Re: Traffic Data Collection FY2023
Price Adjustment & Fee Schedule**

It is that time again to review our business model and update our price chart. Last year, we made the decision to hold our pricing on the backend of the pandemic and have not raised our fees since early 2021, despite rising inflation and volatile fuel costs. This past year we have invested in new equipment, technology and vehicles in order to continually serve you better and to stay on the cutting edge of new technology. The trend we are seeing is that Data Collection and Traffic Studies have increased significantly since 2020 and are continuing to be steady going into 2023.

We built this division with our clients in mind, to try and provide a simple and reasonably priced approach to collecting data. Our philosophy is to be in a partnership with you, where we can both grow and prosper together. Our business model is based on volume, and we rely on bundling projects together to provide you a high level of service with a quick turnaround and competitive pricing to ensure we are sustainable for the future.

As to be expected, we continually review our business model, and we have found that we do well with our larger projects but not so well with the smaller ones, especially those with 12-hours or less of processing hours. In other words, the larger projects end up subsidizing the smaller projects, which is good for some but not for everyone. Of course, we are always willing to work with you to meet budgets when feasible, or competitively bid on projects as needed. And, although we will continue to collect data coast to coast, we may need to price select projects on a case-by-case basis.

On the next page you will find our updated pricing schedule for 2023, but here are a couple of highlights.

- All local TMC projects, those being within a 2-hr drive, will be a set fee of \$75/hr
- The tiered pricing model for TMC's has been updated and now each hour has a set fee
- We will continue to offer a 10% incentive for any consecutive 24-hr TMC or ATR video count
- For multi-lane and longer processing hours we will offer a flat fee of \$800/day for ATR's
- TMC's have increased an average of 7.9%

As I mentioned, we look forward to the future and being your partner in Data Collection. If you have any questions, please feel free to reach out to me.

Sincerely,
Gewalt Hamilton Associates, Inc.

A handwritten signature in blue ink that reads 'William J. Klewin'.

William J. Klewin
Director of Data Collection

Data Collection Price Chart as of January 1, 2023

Type of Count	Locations	Rate	Unit
TMC 4-Hours or Less	ea	\$175.00	hr
TMC 5-Hours	ea	\$170.00	hr
TMC 6-Hours	ea	\$165.00	hr
TMC 7-Hours	ea	\$160.00	hr
TMC 8-Hours	ea	\$155.00	hr
TMC 9-Hours	ea	\$150.00	hr
TMC 10-Hours	ea	\$145.00	hr
TMC 11-Hours	ea	\$140.00	hr
TMC 12-Hours	ea	\$135.00	hr
TMC 13-Hours	ea	\$130.00	hr
TMC 14-Hours	ea	\$125.00	hr
TMC 15-Hours	ea	\$120.00	hr
TMC 16-Hours	ea	\$115.00	hr
TMC 17-Hours	ea	\$110.00	hr
TMC 18-Hours	ea	\$105.00	hr
TMC 19-Hours	ea	\$100.00	hr
TMC 20-Hours	ea	\$95.00	hr
TMC 21-Hours	ea	\$90.00	hr
TMC 22-Hours	ea	\$85.00	hr
TMC 23-Hours	ea	\$80.00	hr
TMC 24-Hours or More	ea	\$75.00	hr
TMC Local	ea	\$75.00	hr
TMC 24-Hours 10% Incentive	ea	(\$7.50)	hr
TMC Roundabout	ea	\$300.00	hr
ATR - Video	lane	\$20.00	hr
ATR - Video 10% Incentive	lane	(\$2.00)	hr
ATR - Video 24-Hours or More	ea	\$800.00	day
Pedestrian Pathway Volume	path	\$20.00	hr
Pedestrian Junction Count	ea	\$70.00	hr
ADT - Mechanical Device (Day 1)	ea	\$600.00	day
ADT - Mechanical Device (Day 2+)	ea	\$110.00	day
ALPR - Video	lane	\$175.00	hr
Premium Classification - TMC	ea	\$4.00	hr
Premium Classification - ATR	lane	\$2.00	hr
Crosswalks (pedestrians & bicycles)	ea	\$4.00	hr
Standard Processing	ea	\$0.00	hr
Expedited Processing	ea	\$6.00	hr
Right Turn on Red Intersection	leg	\$4.00	hr
GAP Study	ea	\$125.00	hr
Video Only	ea	\$50.00	hr
Video Only Extended	ea	\$10.00	hr

Section Number

Gannon Drive Phase 1

Job Number

Downloaded from <http://ajph.org/> by guest on June 11, 2016

AVERAGE HOURLY PROJECT RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

SHEET 3 OF 3

PAYROLL CLASSIFICATION	AVG HOURLY RATES	12-Project Management and Administration			13-QA/QC											
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Engineer 5 (E5)	78.00															
Engineer 4 (E4)	78.00	4	8.89%	6.93	18	50.00%	39.00									
Engineer 3 (E3)	73.01	17	37.78%	27.58	18	50.00%	36.50									
Engineer 2 (E2)	51.23	10	22.22%	11.38												
Engineer 1 (E1)	38.93															
Administrative 2 (A2)	35.19	14	31.11%	10.95												
TOTALS		45.0	100%	\$56.85	36.0	100%	\$75.50									



Hampton, Lenzini and Renwick, Inc.

Civil Engineers • Structural Engineers • Land Surveyors • Environmental Specialists
www.hltreengineering.com

Gannon Drive Scope

Task 1: Topographic Survey

Control Points – Set approximately 4 control points. Control will be horizontally located with GPS on NAD 83 IL East State plane coordinates. A digital level loop will be completed through the control, elevations will be based on NAVD 88 datum holding one of the GPS control points.

Topographic Survey – Topo of the area will be completed with ground-based scanner/LIDAR and features will be extracted on a 50-foot cross section interval perpendicular to the street the cross section is on. Typical hard surface items such as curb, road centerline, sidewalks, trees, signs, driveways and building faces will be collected and defined in the topographic survey. This scope does not include performing the topo work during snow on the ground periods of the year. No additional conventional topo is proposed at this time. Traffic control, if deemed necessary, is not part of this scope and will be expected to be provided by the local agency.

No utility location is proposed as part of this scope.

Data deliverables Features extraction linework and a surface file will be delivered in a .dgn format utilizing IDOT layer and codes. Point cloud data will be delivered in a .las and .e57 file. Scan data will also be delivered in a free/shareable google type street view program by thumb drive.

Limits of work area from back of walk on the east side to back of walk on the west side of Gannon Drive starting at the south sidewalk along Golf Road, south to the north sidewalk of W Higgins Road.

Task 1 cost: \$6,500

Task 2: ROW Location

Locate Gannon Drive right-of-way between the south right-of-way line of Higgins Road (Illinois Route 72) and the north right-of-way line of Golf Road (Illinois Route 58). The right-of-way of Gannon Drive will determined by field location of existing property monuments and plats and documents of record. The right-of-way will be located using Illinois State Plane Coordinates 1983 Datum East Zone.

Task 2 cost: \$6,840 (Includes direct costs of 5 plats and 3 documents from Cook County - \$600)

Task 3: Project Administration

Task 3 includes project coordination, scheduling, and invoice associated with these project tasks.

Task 3 cost: \$460

Total cost: \$13,800

380 Shepard Drive
1401 Timber Drive, Unit 1
Egin, Illinois 60123-7010
Tel. 847.697.6700
Fax 847.697.6753

380 N. Terra Cotta Road
Unit G
Crystal Lake, Illinois 60014
Tel. 847.697.6700
Fax 847.697.6753

3085 Stevenson Drive
Suite 201
Springfield, Illinois 62703
Tel. 217.546.3400
Fax 217.546.8116

323 West 3rd Street
P.O. Box 160
Mt Carmel, Illinois 62863
Tel. 618.262.8651
Fax 618.263.3327



A Subsidiary of GZA

GEOTECHNICAL
ENVIRONMENTAL
ECOLOGICAL
WATER
CONSTRUCTION
MANAGEMENT

915 Harger Road
Suite 330
Oak Brook, IL 60523
T: 630.684.9100
F: 630.684.9120
www.huffnhuff.com
www.gza.com



January 13, 2023

Mr. David W. Block, P.E.
Assistant Vice President
TranSystems Corporation
1475 East Woodfield Road – Suite 600
Schaumburg, IL 60173-5440

Via Email: dwbblock@transystems.com

Re: Gannon Drive Resurfacing and Bicycle Facility – Phase I
Illinois Route 58 to Illinois Route 72
Hoffman Estates, Cook County, Illinois
Proposal No.: 81.P013136.23

Dear Mr. Block:

Huff & Huff, Inc., a subsidiary of GZA, Inc. (H&H/GZA) is pleased to submit this proposal to TranSystems Corporation (Client) for the Gannon Drive Resurfacing and Bicycle Facility Phase I Study located within in the Village of Hoffman Estates (Village), Cook County, Illinois. Client has requested environmental services including completion of a wetland screening and associated memorandum and completion of a Preliminary Environmental Site Assessment (PESA). This proposal presents our: Project Understanding; Scope of Services; Level of Effort, Cost, and Schedule; and Proposal Acceptance. Terms and Conditions are included as an attachment.

1. PROJECT UNDERSTANDING

H&H/GZA understands that the Village is the lead agency and recipient of a Cook County *Invest in Cook* grant. The project application was approved in 2022 with preliminary engineering planned to start in 2023 for resurfacing and incorporating bicycle facilities on Gannon Drive. The Village desires to complete Phase I engineering in compliance with all procedures and criteria used for federally funded projects.

The proposed improvements include Phase I preliminary engineering services for resurfacing Gannon Drive and incorporating bicycle accommodations. Limits of the proposed improvements include Gannon Drive between Golf Road (Illinois Route 58 [IL 58]) and Higgins Road (Illinois Route 72 [IL 72]), which is included in the Village's Comprehensive Bicycle Plan as a potential location for on-street bicycle lanes. H&H/GZA understands that wetlands and waterways/surface waters are likely not present within the project limits. Therefore, H&H/GZA proposes to conduct a screening to confirm and document the absence of wetlands and waterways/surface waters within the project limits. In preparing this proposal, H&H/GZA has made the following assumptions and comments:

- If this project were processed through IDOT Local Roads, biological and cultural clearances would be available through the IDOT Environmental Survey Request (ESR) process. The submittal of an Environmental Survey Request through IDOT is not included in this scope of services;
- The project limits are those provided to H&H/GZA by Client on December 23, 2022, and excludes IDOT jurisdiction at both IL 58 and IL 72 for special waste considerations;



- H&H/GZA will complete field screening of wetlands and surface waters within the project limits, plus 100 feet beyond the project limits per the Metropolitan Water Reclamation District of Greater Chicago (MWRD), Watershed Management Ordinance (WMO), as amended April of 2022;
- Access to all areas within the project limits, as well as 100 feet beyond the project limits, to conduct field assessments will be provided by Client; and
- Formal wetland delineations, wetland permitting, boundary verifications, mitigation design, and mitigation coordination are not included in this scope of services.

2. SCOPE OF SERVICES

Task 1: Wetland and Surface Waters Screening

H&H/GZA understands that regulated wetlands and waterways/surface waters are likely not present within or adjacent to the project limits. With the potential lack of water resources within the project limits, H&H/GZA will screen the project for potential wetlands, surface waters, and constructed stormwater features such as roadside ditches and detention ponds. Time under this task does not include the completion of formal delineations. The following records/documents will be reviewed prior to conducting the field investigation:

- Current and historic aerial photographs;
- U.S. Geological Survey (USGS), Topographic Maps;
- U.S. Fish and Wildlife Service (USFWS), National Wetlands Inventory (NWI) Maps;
- Natural Resources Conservation Service (NRCS), Soil Survey of Cook County;
- Hydric Soils of the United States;
- Federal Emergency Management Agency (FEMA), Flood Insurance Rate Maps (FIRM); and
- USGS, Hydrologic Atlases.

Actively farmed agricultural land is not present within the project limits. Therefore, completing a farmed wetland determination (FWD) will be not required and is not included within this scope of services.

A. On-Site Investigation (Field Inventory)

H&H/GZA proposes to conduct an on-site screening of all potential wetlands, surface waters, and constructed stormwater features within the project limits as well as confirm the absence of wetlands and surface waters if none are present. Proposed services include the identification of wetlands and surface waters and an estimation of their boundaries. H&H/GZA will also estimate wetlands and/or surface waters boundaries present within 100 feet of the project limits. This is necessary to determine buffer boundaries that may extend into the project limits. H&H/GZA will survey the boundaries of screened wetlands, surface waters, and constructed stormwater features, and will provide global positioning system (GPS) data for wetland and surface waters boundaries.

The field assessment will be completed within the designated growing season for Cook County, which is between April 11 and October 25. If wetlands or surface waters are identified within the project limits, formal delineations of these resources will likely be required for permitting purposes, which are not included in this scope.

Task 2: Wetland / Surface Waters Screening Memorandum

Upon completion of Task 1, a Wetland / Surface Waters Screening Memorandum will be prepared summarizing the findings of the off-site record/document review and the on-site screening. This report will be submitted to the Client as



a PDF only. H&H/GZA will provide Shapefiles and a MicroStation file of the estimated wetland and surface waters boundaries. Specific items to be included in the memo are as follows:

- Map showing the estimated wetland, surface waters, and constructed features boundaries within the project limits;
- Aerial photography depicting the appropriate limits of the screened wetlands, surface waters, and constructed features;
- Color photos of the wetlands, surface waters, and constructed features; and
- Written description of wetland, surface waters, and constructed features functional classification.

Wetland, surface waters, and constructed features boundary maps will be derived from the GPS survey of these features. Shapefiles for the surveyed areas will be provided to the Client digitally. The wetland, surface waters, and constructed features layers will be separated for use by the Client for their construction drawings.

Task 3: Preliminary Environmental Site Assessment (PESA)

A PESA will be completed for local roads portions of the project and the process will follow general protocols within:

- A Manual for Conducting Preliminary Environmental Site Assessments for Illinois Department of Transportation (IDOT) Highway Projects (Erdmann et al., 2012)
- ASTM International (ASTM) standard 1527-13
- The IDOTs Bureau of Design and Environment (BDE) Procedure Memorandum Number 10-07, *Special Waste Procedures*. This memo was incorporated into Chapter 27-3 of the IDOT BDE Manual in June 2012.
- IDOT Bureau of Local Roads and Streets (BLRS) Manual, Chapter 20-12, Special Waste, July 2013.
- Public Act 96-1416
- Clean Construction or Demolition Debris Fill Operations (CCDD) and Uncontaminated Soil Fill Operations: Amendments to 35 Illinois Administrative Code 1100. Effective on August 27, 2012.

A. Historical Research

The Site's historical land use/ownership record will be developed from standard historical sources. Historic aerial photographs will be reviewed to identify land use over time and potential areas of environmental concern, such as areas of surface disturbance and outside storage.

B. Site Evaluation

Current environmental features and conditions of sites adjacent to the right-of-way/project area will be evaluated. A site walkover of potential right-of-way/project areas designated for excavation and/or acquisition will be conducted for first-hand evaluation of current environmental conditions within the project limits. All of the features and conditions listed above will be investigated and, as appropriate, documented in photographs. The land-use and housekeeping practices of adjacent properties also will be evaluated in accordance with ASTM protocols.

C. Records Review

A records review will be conducted to determine potential environmental concerns within the study area. It will include a search of standard state and federal environmental record databases in accordance with the specifications of ASTM standards. This search is based on the outline of the study area.



Specifically, Consultant will search each database to identify any potential sources requiring further investigation. As appropriate, Freedom of Information Act (FOIA) requests will be filed with the IEPA to obtain additional data pertaining to identified sites.

D. Report Preparation

A PESA Report summarizing the results of the evaluation will be prepared. The following information will be included in this report:

- a) The project location and description.
- b) Historical uses of corridor.
- c) The area geology and hydrology.
- d) The environmental status of sites adjacent to the corridor regarding chemical use and storage, underground and aboveground storage tanks, solid waste, special waste, and hazardous waste, and PCBs.
- e) An analysis of the site inspection.
- f) A summary of the findings regarding environmental concerns. This will include IDOT's BDE Manual Chapter 27-3, Special Waste Procedures, and identification of Potentially Impacted Properties (PIPs) per Subpart F, Section 1100, 35 IAC, related to Clean Construction or Demolition Debris management.

Task 4: QA/QC

Time under this task includes Quality Assurance/Quality Control time for the reports as described above.

Task 5: Project Administration

Time under this task includes project administration and management activities that include cost and schedule tracking, coordination with Client on authorized activities, memo production and other in-house management activities, and project closeout. This task includes preparing a Health and Safety Plan as appropriate for the project and tasks.

3. LEVEL OF EFFORT, COST, AND SCHEDULE

The wetland and surface waters screening will be completed during the growing season, approximately between April 11 and October 25, with an anticipated completion of the wetland screening memo within six weeks of field work. The PESA work will commence within 5 days of the notice to proceed (NTP), and we anticipate this task will require approximately six to eight weeks to complete. If an expedited schedule is necessary, H&H/GZA will coordinate with Client to establish a schedule that is appropriate for the project needs.

The estimated hours and costs for this scope of work is presented in the attached Cost Estimate of Consultant Services (CECS). Costs will be invoiced as a cost-plus fixed fee.



Illinois Department
of Transportation

EXHIBIT D
COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET
FIXED RAISE

Local Public Agency	County	Section Number
Hoffman Estates	Cook	TBD
Prime Consultant (Firm) Name	Prepared By	Date
TranSystems Corporation	LR/JR	1/13/2023
Consultant / Subconsultant Name	Job Number	
Huff & Huff, Inc., a subsidiary of GZA	TBD	

Note: This is name of the consultant the CECS is being completed for. This name appears at the top of each tab.

Remarks

PAYROLL ESCALATION TABLE

CONTRACT TERM	12 MONTHS	OVERHEAD RATE	190.00%
START DATE	1/1/2023	COMPLEXITY FACTOR	0
RAISE DATE	3/1/2023	% OF RAISE	2.00%
END DATE	12/31/2023		

ESCALATION PER YEAR

Year	First Date	Last Date	Months	% of Contract
0	1/1/2023	3/1/2023	2	16.67%
1	3/2/2023	1/1/2024	10	85.00%

The total escalation = 1.67%

Local Public Agency	County	Section Number
Hoffman Estates	Cook	TBD
Consultant / Subconsultant Name	Job Number	
Huff & Huff, Inc., a subsidiary of GZA	TBD	

PAYROLL RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET FIXED RAISE

MAXIMUM PAYROLL RATE	78.00
ESCALATION FACTOR	1.67%

CLASSIFICATION	IDOT PAYROLL RATES ON FILE	CALCULATED RATE
Associate Principal III	\$76.69	\$77.97
Associate Principal II	\$69.75	\$70.91
Associate Principal I	\$63.91	\$64.98
Senior Consultant II	\$77.36	\$78.00
Senior Consultant I	\$43.81	\$44.54
Senior Project Manager III	\$66.11	\$67.21
Senior Project Manager II	\$53.81	\$54.71
Senior Project Manager I	\$50.82	\$51.67
Senior Landscape Architect	\$57.23	\$58.18
Senior Planning PM	\$53.97	\$54.87
Senior Technical Specialist I	\$50.61	\$51.45
Senior Scientist PM II	\$53.71	\$54.61
Senior Technical Scientist	\$51.13	\$51.98
Scientist PM II	\$48.38	\$49.19
Scientist PM I	\$42.00	\$42.70
Assistant PM Scientist	\$35.09	\$35.67
Environmental Engineer PM I	\$46.21	\$46.98
Geotechnical Engineer PM I	\$43.14	\$43.86
Architect PM	\$48.56	\$49.37
Assistant PM Engineer I	\$42.02	\$42.72
Engineer II	\$29.21	\$29.70
Engineer I	\$32.16	\$32.70
Scientist E1	\$29.75	\$30.25
Technical Graphics Technician	\$25.15	\$25.57
Administrative Manager	\$46.64	\$47.42
Senior Administrative Assistant	\$32.81	\$33.36
Lead Word Processor	\$40.46	\$41.13

Local Public Agency

Hoffman Estates

County

Cook

Section Number

TBD

Consultant / Subconsultant Name

Huff & Huff, Inc., a subsidiary of GZA

Job Number

TBD

DIRECT COSTS WORKSHEET

List ALL direct costs required for this project. Those not listed on the form will not be eligible for reimbursement by the LPA on this project.
EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

ITEM	ALLOWABLE	QUANTITY	CONTRACT RATE	TOTAL
Lodging (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual Cost (Up to state rate maximum)			\$0.00
Lodging Taxes and Fees (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual Cost			\$0.00
Air Fare	Coach rate, actual cost, requires minimum two weeks' notice, with prior IDOT approval			\$0.00
Vehicle Mileage (per GOVERNOR'S TRAVEL CONTROL BOARD)	Up to state rate maximum	90	\$0.63	\$56.25
Vehicle Owned or Leased	\$32.50/half day (4 hours or less) or \$65/full day			\$0.00
Vehicle Rental	Actual Cost (Up to \$55/day)			\$0.00
Tolls	Actual Cost			\$0.00
Parking	Actual Cost			\$0.00
Overtime	Premium portion (Submit supporting documentation)			\$0.00
Shift Differential	Actual Cost (Based on firm's policy)			\$0.00
Overnight Delivery/Postage/Courier Service	Actual Cost (Submit supporting documentation)			\$0.00
Copies of Deliverables/Mylars (In-house)	Actual Cost (Submit supporting documentation)			\$0.00
Copies of Deliverables/Mylars (Outside)	Actual Cost (Submit supporting documentation)			\$0.00
Project Specific Insurance	Actual Cost			\$0.00
Monuments (Permanent)	Actual Cost			\$0.00
Photo Processing	Actual Cost			\$0.00
2-Way Radio (Survey or Phase III Only)	Actual Cost			\$0.00
Telephone Usage (Traffic System Monitoring Only)	Actual Cost			\$0.00
CADD	Actual Cost (Max \$15/hour)			\$0.00
Web Site	Actual Cost (Submit supporting documentation)			\$0.00
Advertisements	Actual Cost (Submit supporting documentation)			\$0.00
Public Meeting Facility Rental	Actual Cost (Submit supporting documentation)			\$0.00
Public Meeting Exhibits/Renderings & Equipment	Actual Cost (Submit supporting documentation)			\$0.00
Recording Fees	Actual Cost			\$0.00
Transcriptions (specific to project)	Actual Cost			\$0.00
Courthouse Fees	Actual Cost			\$0.00
Storm Sewer Cleaning and Televising	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Traffic Control and Protection	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Aerial Photography and Mapping	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Utility Exploratory Trenching	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Testing of Soil Samples	Actual Cost			\$0.00
Lab Services	Actual Cost (Provide breakdown of each cost)			\$0.00
Equipment and/or Specialized Equipment Rental	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Database Order Corridor Study	Actual Cost	1	\$350.00	\$350.00
				\$0.00
				\$0.00
				\$0.00
TOTAL DIRECT COSTS:				\$406.25

Local Public Agency

Hoffman Estates

Consultant / Subconsultant Name

Huff & Huff, Inc., a subsidiary of GZA

County

Cook

Section Number

TBD

Job Number

TBD

COST ESTIMATE WORKSHEET

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

OVERHEAD RATE 190.00%

COMPLEXITY FACTOR 0

TASK	DIRECT COSTS (not included in row totals)	STAFF HOURS	PAYROLL	OVERHEAD & FRINGE BENEFITS	FIXED FEE	SERVICES BY OTHERS	TOTAL	% OF GRAND TOTAL
Task 1: Wetland and Surface Waters Screening	28	5	147	278	48	0	473	5.28%
Task 2: Wetland Screening Memo	0	16	552	1,049	182	0	1,783	19.90%
Task 3: PESA	378	43	1,418	2,694	468	0	4,580	51.11%
Task 4: QAQC	0	5	338	643	112	0	1,093	12.20%
Task 5: Project Administration	0	3	194	368	64	0	626	6.99%
Subconsultant DL							\$0.00	
Direct Costs Total ==>	\$406.25						\$406.25	4.53%
TOTALS		72	2,649	5,032	874	-	8,961	95.47%

7,681

Local Public Agency

Hoffman Estates

Consultant / Subconsultant Name

Huff & Huff, Inc., a subsidiary of GZA

County

Cook

Section Number

TBD

Job Number

TBD

AVERAGE HOURLY PROJECT RATES
EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

SHEET 1 OF 1

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJ. RATES			Task 1: Wetland and Surface Waters Screening			Task 2: Wetland Screening Memo			Task 3: PESA			Task 4: QA/QC			Task 5: Project Administration		
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Associate Principal III	77.97	0.0																	
Associate Principal II	70.91	6.0	8.33%	5.91															
Associate Principal I	64.98	0.0																	
Senior Consultant II	78.00	0.0																	
Senior Consultant I	44.54	0.0																	
Senior Project Manager III	67.21	0.0																	
Senior Project Manager II	54.71	0.0																	
Senior Project Manager I	51.67	0.0																	
Senior Landscape Architect	58.18	0.0																	
Senior Planning PM	54.87	0.0																	
Senior Technical Specialist I	51.45	0.0																	
Senior Scientist PM II	54.61	1.0	1.39%	0.76															
Senior Technical Scientist	51.98	5.0	6.94%	3.61															
Scientist PM II	49.19	0.0																	
Scientist PM I	42.70	5.0	6.94%	2.97															
Assistant PM Scientist	35.67	10.0	13.89%	4.95															
Environmental Engineer PM I	46.98	0.0																	
Geotechnical Engineer PM I	43.86	0.0																	
Architect PM	49.37	0.0																	
Assistant PM Engineer I	42.72	0.0																	
Engineer II	29.70	11.0	15.28%	4.54															
Engineer I	32.70	11.0	15.28%	5.00															
Scientist E1	30.25	12.0	16.67%	5.04															
Technical Graphics Technician	25.57	10.0	13.89%	3.55															
Administrative Manager	47.42	0.0																	
Senior Administrative Assistant	33.36	1.0	1.39%	0.46															
Lead Word Processor	41.13	0.0																	
TOTALS		72.0	100%	\$36.79	5.0	100.00%	\$29.31	16.0	100%	\$34.51	43.0	100%	\$32.97	5.0	100%	\$67.65	3.0	100%	\$64.60

46



CERTIFICATE OF LIABILITY INSURANCE

10/1/2023

DATE (MM/DD/YYYY)

2/21/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lockton Companies 444 W. 47th Street, Suite 900 Kansas City MO 64112-1906 (816) 960-9000 kcasu@lockton.com		CONTACT NAME: PHONE (A/C, No. Ext): FAX (A/C, No): E-MAIL ADDRESS:		
INSURED 1079870 TRANSSYSTEMS CORPORATION* 1475 E. WOODFIELD ROAD, SUITE 600 SCHAUMBURG IL 60173		INSURER(S) AFFORDING COVERAGE		NAIC #
		INSURER A : Zurich American Insurance Company		16535
		INSURER B :		
		INSURER C :		
		INSURER D :		
		INSURER E :		
INSURER F :				

COVERAGES **CERTIFICATE NUMBER:** 19354839 **REVISION NUMBER:** XXXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATION MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ SEVERABILITY ☒ CLAUSE GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:	Y	N	GLO3707153	10/1/2022	10/1/2023	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 25,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY	N	N	BAP3707150	10/1/2022	10/1/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
	☐ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$			NOT APPLICABLE			EACH OCCURRENCE \$ XXXXXXXX AGGREGATE \$ XXXXXXXX \$ XXXXXXXX
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	NOT APPLICABLE			PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ XXXXXXXX E.L. DISEASE - EA EMPLOYEE \$ XXXXXXXX E.L. DISEASE - POLICY LIMIT \$ XXXXXXXX

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE: P401220203. GANNON DRIVE PHASE 1 RESURFACING AND BICYCLE FACILITY. VILLAGE OF HOFFMAN ESTATES IS AN ADDITIONAL INSURED ON GENERAL LIABILITY, IF REQUIRED BY WRITTEN CONTRACT AND SUBJECT TO THE TERMS AND CONDITIONS OF THE POLICY.

CERTIFICATE HOLDER**CANCELLATION**

19354839
VILLAGE OF HOFFMAN ESTATES
ATTN: ALAN WENDERSKI
1900 HASSELL ROAD
HOFFMAN ESTATES IL 60169

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.

ACORD™

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/21/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER USI Insurance Services, LLC 8000 Norman Center Dr, Suite 400 Bloomington, MN 55437 612 509-1001		CONTACT NAME: Karen Berkey PHONE (A/C, No, Ext): 612 509-1001 FAX (A/C, No): E-MAIL ADDRESS: Karen.Berkey@usi.com	
INSURED TranSystems Corporation 1475 East Woodfield Road, Suite 600 Schaumburg, IL 60173		INSURER(S) AFFORDING COVERAGE INSURER A: Zurich American Insurance Company	NAIC # 16535
		INSURER B:	
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PROJECT ☐ LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	WC790204602	10/01/2022	10/01/2023	PER STATUTE ☒ OTH-ER ☐ E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Following Endorsements Apply To The Names/Projects/Events Listed Below Only If Required By Written Contract Or Agreement or Agreement: Workers Compensation: UWC3083-A Broad Form Named Insured Endorsement; WC0003-13 Blanket Waiver of Rights to Recover from Others, except for TX & CA; WC040306-CA-Waiver of Rights to Recover from Others; WC420304B-TX-Waiver of our Right to Recover from Others Coverage; UWC198-C Foreign Voluntary (See Attached Descriptions)

CERTIFICATE HOLDER

CANCELLATION

Village of Hoffman Estates Alan Wenderski 1900 Hassell Road Hoffman Estates, IL 60169	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
--	--

DESCRIPTIONS (Continued from Page 1)

Comp & Employers Liability Coverage Endorsement; WC0003 01A Alternate Employer Endorsement. The additional insured and waiver of subrogation coverages indicated by the box(es) checked above are provided by the forms

listed that only extend coverage if required of the insured by a written contract or agreement. All States coverage except in ND, OH, WA and WY

Project Number: P401220203

Project Name: Gannon Drive Resurfacing & Bicycle Facility RFP



CERTIFICATE OF LIABILITY INSURANCE

10/1/2023

DATE (MM/DD/YYYY)

2/21/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lockton Companies 444 W. 47th Street, Suite 900 Kansas City MO 64112-1906 (816) 960-9000 kcasu@lockton.com	CONTACT NAME:	FAX (A/C, No):	
	PHONE (A/C, No, Ext):	E-MAIL ADDRESS:	
INSURED 7979 TRANSYSTEMS CORPORATION* 1475 E. WOODFIELD ROAD, SUITE 600 SCHAUMBURG IL 60173	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: Continental Casualty Company		20443
	INSURER B:		
	INSURER C:		
	INSURER D:		
	INSURER E:		
INSURER F:			

COVERAGES **CERTIFICATE NUMBER:** 19354845 **REVISION NUMBER:** XXXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC OTHER:		NOT APPLICABLE			EACH OCCURRENCE \$ XXXXXXXX DAMAGE TO RENTED PREMISES (Ea occurrence) \$ XXXXXXXX MED EXP (Any one person) \$ XXXXXXXX PERSONAL & ADV INJURY \$ XXXXXXXX GENERAL AGGREGATE \$ XXXXXXXX PRODUCTS - COM/OP AGG \$ XXXXXXXX \$	
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY		NOT APPLICABLE			COMBINED SINGLE LIMIT (Ea accident) \$ XXXXXXXX BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$	
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$		NOT APPLICABLE			EACH OCCURRENCE \$ XXXXXXXX AGGREGATE \$ XXXXXXXX \$	
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y/N ☒ N/A If yes, describe under DESCRIPTION OF OPERATIONS below		NOT APPLICABLE			PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ XXXXXXXX E.L. DISEASE - EA EMPLOYEE \$ XXXXXXXX E.L. DISEASE - POLICY LIMIT \$ XXXXXXXX	
A	PROFESSIONAL LIABILITY	N	N	AEH591904307	10/1/2022	10/1/2023	\$1,000,000 EACH CLAIM & IN ANNUAL AGGREGATE FOR ALL PROJECTS.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE: P401220203. GANNON DRIVE PHASE 1 RESURFACING AND BICYCLE FACILITY.

CERTIFICATE HOLDER**CANCELLATION**

19354845
VILLAGE OF HOFFMAN ESTATES
ATTN: ALAN WENDERSKI
1900 HASSELL ROAD
HOFFMAN ESTATES IL 60169

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Gannon Drive
Phase 1 Supplement

VILLAGE OF HOFFMAN ESTATES

Supplemental Phase 1 Engineering Services Agreement

This Professional Services Agreement (the "Agreement") is made and entered into this 18th day of September, 2023, by and between the VILLAGE OF HOFFMAN ESTATES, ILLINOIS, a municipal corporation located at 1900 Hassell Road, Hoffman Estates, IL ("Village") and TranSystems, with a principal place of business at 1475 E. Woodfield Road, Suite 600 in Schaumburg, Illinois ("Contractor") and sets forth the terms and conditions under which Contractor agrees to perform certain land surveying services as set forth below.

This Agreement is made pursuant to Hoffman Estates RFP dated November 23, 2022 and Contractor's Proposal dated May 24, 2023 attached hereto as Exhibit A and incorporated herein by reference.

1. SERVICES

Contractor shall perform engineering services detailed in scope of services, attached hereto as Exhibit A and incorporated herein by reference, at various locations within the Village of Hoffman Estates, Illinois. Contractor represents that the Services shall be performed in accordance with the standards of professional practice, care, and diligence practiced by recognized consulting firms in performing services of a similar nature in the same locale in existence at the time of performance of this Agreement.

Other than what is provided in Paragraph 3 below, Village shall not be responsible for the cost of materials and equipment necessary for the performance of the Services.

No claim for services furnished by Contractor, not specifically provided for in this Agreement, shall be allowed by the Village nor shall Contractor perform any services or furnish any material not covered by this Agreement without prior written approval by Village. Such approval shall be considered a modification of this Agreement.

2. TERM AND TERMINATION

This Agreement shall be effective and binding upon execution. The parties agree that the time for completion of the services outlined in Exhibit A is May 31, 2024. Failure to complete the services outlined in Exhibit A by October 31, 2024 shall be considered a breach of this Agreement unless due to events beyond Contractor's control or an extension is agreed to in writing by both parties.

3. FEES AND PAYMENT TERMS

The total cost for the supplemental services shall be \$44,646 for a total not to exceed cost of \$158,883.

Costs include all mobilization, equipment and labor charges incurred throughout the duration of the services.

Any fee for additional services must be agreed to in writing by the Village.

Contractor shall not incur any expenses or costs on behalf of the Village or in performing the Services, other than what is provided for above, unless Village specifically authorizes in advance such expenses or costs in writing. Such additional expenses may include, but are not limited to, travel and lodging expenses.

4. RELATIONSHIP OF THE PARTIES

In performing Services hereunder, Contractor shall at all times act as an independent contractor and not as an agent or employee of Village. The Services shall be completed to the satisfaction of Village; however the actual details of the Services shall be under Contractor's control. Contractor agrees to comply with all applicable state and federal statutes and the Municipal Code of the Village. Contractor further agrees to indemnify and hold Village harmless for any and all claims made arising out of Contractor's breach of the obligations contained in this paragraph.

Contractor is in no way authorized to make any agreement, warranty or representation on behalf of Village or to incur any expenses or implied obligation on behalf of Village without first obtaining Village's prior written consent.

5. INSURANCE

At Contractor's sole expense, Contractor shall be required to maintain at all times insurance of such types and such amounts, as are necessary to cover responsibilities and liabilities on a project of the character contemplated under this proposal. The Consultant shall meet all insurance requirements as stated in Article 107.27 of the "Standard Specifications for Road and Bridge Construction" adopted January 1, 2022. All insurance policies obtained for the project shall include the Village of Hoffman Estates and its duly authorized representatives as an additional insured.

Village shall be named as an additional insured and the address for certificate holder must read exactly as:

Village of Hoffman Estates
1900 Hassell Rd.
Hoffman Estates, IL

6. THIRD PARTY MATERIALS

Contractor will not prepare any deliverables or other material for Village that contains any limitations by third parties on its use without first securing either (i) Village's prior written approval of such limitations, or (ii) the third party's prior written waiver of such limitations.

Contractor will not use any materials produced or provided by any third party ("Third Party Materials") having said limitations without having secured the appropriate licenses or prior written approval of each said third party. In addition, Contractor will not, without Village's prior written approval, use any Third Party Materials pursuant to licenses or agreements that limit or prohibit the assignment of Contractor's rights in and to such Third Party Materials to Village or Village's designee. Contractor shall maintain a copy of all such licenses and agreements and provide copies to Village upon Village's request.

7. OWNERSHIP OF WORK PRODUCT

Contractor agrees that all work product produced by Contractor hereunder, including, without limitation, all reports and other documents ("Work Product") shall be deemed to be works made for hire under U.S. copyright laws and that all right, title, and interest in and to the Work Product shall be the sole property of Village and Village shall have the exclusive right to the copyrights on the Work Product. To the extent that the Work Product is not deemed to satisfy the requirements for a work made for hire under U.S. copyright laws, Contractor hereby assigns to Village all copyrights the Work Product and agrees to execute any additional documents requested by Village to further such assignment at no additional cost to Village. Contractor warrants that the Work Product shall not infringe the patent, copyright or other intellectual property or proprietary right of any third party and agrees to defend, indemnify and hold Village harmless against any such third party claim. Contractor shall be held harmless for any re-use of Work Product beyond the scope and schedule of this specific Project.

8. ASSIGNMENT AND SUBCONTRACTING

This Agreement shall not be assigned by Contractor without prior written approval of the Village, subject to such conditions and provisions as the Village may deem necessary in its sole and absolute discretion. No such approval by the Village of any assignment shall be deemed in any event or in any manner to provide for the incurrence of any obligation of the Village in addition to the total agreed upon price. Approval by the Village of an assignment shall not be deemed a waiver of any right accrued or accruing against Contractor. No assignee of Contractor shall assign this Agreement without prior written approval of the Village. This Agreement shall be binding upon the parties and their respective heirs, successors, and assigns. Furthermore, Contractor shall not enter into any subcontract with any agency or individual with respect to the performance of Services under this Agreement without the written consent of the Village. Such consent Village may grant, condition or withhold in Village's sole discretion.

9. NOTICE

All notices and other communications required to be given under the Agreement shall be in writing and shall be deemed to have been given (i) when personally delivered; (ii) three (3) business days after sending certified mail, or (iii) sending via email to the addresses below.

If to Village: Village of Hoffman Estates
Eric Palm, Village Manager
1900 Hassell Rd.
Hoffman Estates, IL 60169

If to Contractor: David W. Block, P.E.
TranSystems
1475 E. Woodfield Road, Suite 600
Schaumburg, IL 60173
Email: dwblock@transystems.com

10. GOVERNING LAW AND VENUE

The parties agree this Agreement has been executed and delivered in Illinois and that their relationship and any and all disputes, controversies or claims arising under this Agreement shall be governed by the laws of the State of Illinois, without regard to conflicts of laws principles. The parties further agree that the exclusive venue for all such disputes shall be the Circuit Court in Cook Village, Illinois, and the parties hereby consent to the personal jurisdiction thereof.

11. COMPLIANCE WITH LAWS

Each party hereto covenants and agrees to comply with all applicable federal, state, and local laws, codes, ordinances, rules and regulations.

12. SEVERABILITY

The invalidity or unenforceability of any particular word, phrase, sentence, paragraph or provision of this Agreement shall not affect the other words, phrases, sentences, paragraphs or provisions hereof. This Agreement shall be construed in all respects as if such invalid or unenforceable provisions were omitted and the remainder construed so as to give them meaningful and valid effect. It is the intention of the parties that if any particular provision of this Agreement is capable of two constructions, one of which would render the provision void and the other of which would render the provision valid, the provision shall have the meaning which renders it valid.

13. WAIVER

Either Party's failure to insist upon strict compliance with any provision hereof or its failure to enforce any rights or remedy in any instance shall not constitute or be deemed to be a waiver of any provision, right or remedy.

14. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement and understanding of the parties with regard to the subject matter contained herein and supersedes all prior agreements and understandings between the parties dealing with such subject matter, whether written or oral. No agreement hereafter made between the parties shall be binding on either party unless reduced in writing and signed by the party sought to be bound thereby.

IN WITNESS WHEREOF, the Parties have executed this contract as of the date first written above.

The Village of Hoffman Estates

By: *William D. McLeod*
Printed Name: William D. McLeod
Title: Village President
Date: 9-20-2023

TranSystems

By: *Todd S. Bright*
Printed Name: Todd S. Bright
Title: Principal
Date: 9/06/2023



TranSystems

1475 E. Woodfield Road, Suite 600
Schaumburg, IL 60173

www.transystems.com

May 24, 2023

Mr. Alan Wenderski, P.E.
Director of Engineering
Village of Hoffman Estates
1900 Hassell Road
Hoffman Estates, IL 60169

Re: Supplement Proposal – Gannon Drive Phase 1 Resurfacing and Bicycle Facility - Preliminary Engineering

Dear Mr. Wenderski,

TranSystems Corporation (TranSystems) is submitting this supplement proposal to provide professional consulting services for the Village of Hoffman Estates (Village) on the above referenced Project.

This supplement details the services TranSystems proposes to perform in connection with the project, the pricing at which TranSystems proposes to perform these services, and the assumptions upon which it was based.

SCOPE OF SERVICES

The original project scope consists of a Phase I study for the 1,100-foot segment of Gannon Drive between but not including Golf Road and Higgins Road. Roadway and bike alternatives will be analyzed to improve operations, safety, and connectivity. The corridor serves Hoffman Estates High School, a US Post Office, several commercial properties, and a residential neighborhood to the south. As identified in the Village's Comprehensive Bicycle Plan it is anticipated that the roadway will undergo a road diet with resurfacing, and the addition of on-street bike lanes or an off-street multi-use path.

At the kick-off meeting with IDOT on April 7, 2023, we were informed by IDOT staff that a traffic capacity analysis would be required at each of the two state intersections at Golf Road and Higgins Road. IDOT would also require an intersection design study at the Golf Road intersection if the proposed lane re-distribution on the south leg to change the thru/right lane into an exclusive right turn lane is implemented. The scope and fee for these items is included in this supplement.

COMPENSATION

As compensation for the performance of the above-described services, TranSystems will be reimbursed by the Village on a cost-plus fixed fee basis not to exceed **\$44,646**. Invoices will be sent monthly.

Gannon Drive			
Resurfacing and Bicycle Facility			
Phase I Preliminary Engineering			
Village of Hoffman Estates			
Supplemental Scope and Workhour Summary			
May 24, 2023			
Task and Description	Total Workhours	TS	GHA (fee)
Task 1 - Traffic Analysis			
a Traffic data collection	2	2	
b GHA Traffic Count: 24-hr TMC counts with xwalk ped/bike (2 main intersections) (Additional cost to supplement original scope for one mid-block vehicle county only)			1,512
c Tabulate traffic count data; determine A.M. and P.M. peak hours for the network; balance traffic volumes if warranted.	8	8	
d Develop design hourly traffic volumes (DHV's) for 2050 No Build and 2050 Build Conditions.	16	16	
e Synchro analysis for the weekday AM and PM peak existing conditions .	20	20	
f Synchro analysis for the weekday AM and PM peak 2050 No-Build conditions.	8	8	
g Synchro analysis for the weekday AM and PM peak 2050 Build condition preferred alternative.	16	16	
h Prepare and Submit Traffic Analysis Memo (includes revisions for one review cycle)	22	22	
Subtotal:	92	92	1,512
Task 2 - Safety Analysis			
a Safety Tier Information, Crash Data and Police Reports Request for Illinois Route 58 at Gannon Drive, Illinois Route 72 at Gannon Drive, and segment of Gannon Drive between Illinois Route 58 and Illinois Route 72	-	-	
b Police Reports Review	-	-	
c Crash Summary Tables Preparation	-	-	
d Collisio Diagrams Preparation	12	12	
e Memo and output tables in PDR	16	16	
Subtotal:	28	28	-
Task 3 - Alternative Analysis			
a Preparation of the project Purpose and Need Statement	-	-	
b List range of alternatives and coordinate with Hoffman Estates to choose preferred	-	-	
c Preferred alternative development and evaluation	8	8	
d Preparation of alternatives carried forward technical memorandum	-	-	
Subtotal:	8	8	-
Task 4 - Proposed Improvement Plans (Preferred Alternative)			
a Preliminary proposed improvement plans (2 sheets @ 50 scale, 16 hours/sheet)	8	8	
b Final proposed improvement plans	8	8	
c Prepare preliminary engineer's estimate of construction	-	-	
Subtotal:	16	16	-
Task 5 - Intersection Design Studies (Preferred Alternative Only)			
a Gannon Drive and Golf Road (IL 58) (excludes sidewalk design meeting PROWAG)	76	76	
Subtotal:	76	76	-
Task 6 - Project Development Report (PDR)			
a Compile maps, charts, graphs and exhibits	4	4	
b Prepare preliminary report and submit to Hoffman Estates and IDOT for initial review (Assumes BLR 22211)	20	20	
c Prepare revised report with disposition of comments and resubmit to IDOT and FHWA	8	8	
d Prepare final report with disposition of comments and resubmit to Hoffman Estates, IDOT and FHWA for final review and issuance of Phase 1 Design Approval	8	8	
Subtotal:	40	40	-
Task 7 - Project Management and Administration			
a Prepare and submit monthly progress reports and invoices (3 hrs/month * 5 months)	15	15	
Subtotal:	15	15	-
Total:	275	275	1,512



EXHIBIT D
COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET
FIXED RAISE

Local Public Agency Village of Hoffman Estates	County Cook	Section Number Gannon Drive Phase 1
Prime Consultant (Firm) Name TranSystems Corporation	Prepared By Dave Block	Date 5/24/2023
Consultant / Subconsultant Name 	Job Number 	

Note: This is name of the consultant the CECS is being completed for. This name appears at the top of each tab.

Remarks

PAYROLL ESCALATION TABLE

CONTRACT TERM	16	MONTHS	OVERHEAD RATE	149.49%
START DATE	6/1/2023		COMPLEXITY FACTOR	0
RAISE DATE	4/6/2024		% OF RAISE	2.00%
END DATE	9/30/2024			

ESCALATION PER YEAR

Year	First Date	Last Date	Months	% of Contract
0	6/1/2023	4/6/2024	10	62.50%
1	4/7/2024	10/6/2024	6	38.25%

The total escalation = 0.75%

Village of Hoffman Estates

Cook

Gannon Drive Phase 1

--

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET FIXED RAISE

MAXIMUM PAYROLL RATE	86.00
ESCALATION FACTOR	0.75%

[illegible]

Local Public Agency

Village of Hoffman Estates

County

Cook

Section Number

Gannon Drive Phase 1

Consultant / Subconsultant Name

Job Number

DIRECT COSTS WORKSHEET

List ALL direct costs required for this project. Those not listed on the form will not be eligible for reimbursement by the LPA on this project.

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

ITEM	ALLOWABLE	QUANTITY	CONTRACT RATE	TOTAL
Lodging (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual Cost (Up to state rate maximum)			\$0.00
Lodging Taxes and Fees (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual Cost			\$0.00
Air Fare	Coach rate, actual cost, requires minimum two weeks' notice, with prior IDOT approval			\$0.00
Vehicle Mileage (per GOVERNOR'S TRAVEL CONTROL BOARD)	Up to state rate maximum			\$0.00
Vehicle Owned or Leased	\$32.50/half day (4 hours or less) or \$65/full day			\$0.00
Vehicle Rental	Actual Cost (Up to \$55/day)			\$0.00
Tolls	Actual Cost			\$0.00
Parking	Actual Cost			\$0.00
Overtime	Premium portion (Submit supporting documentation)			\$0.00
Shift Differential	Actual Cost (Based on firm's policy)			\$0.00
Overnight Delivery/Postage/Courier Service	Actual Cost (Submit supporting documentation)			\$0.00
Copies of Deliverables/Mylars (In-house)	Actual Cost (Submit supporting documentation)			\$0.00
Copies of Deliverables/Mylars (Outside)	Actual Cost (Submit supporting documentation)			\$0.00
Project Specific Insurance	Actual Cost			\$0.00
Monuments (Permanent)	Actual Cost			\$0.00
Photo Processing	Actual Cost			\$0.00
2-Way Radio (Survey or Phase III Only)	Actual Cost			\$0.00
Telephone Usage (Traffic System Monitoring Only)	Actual Cost			\$0.00
CADD	Actual Cost (Max \$15/hour)			\$0.00
Web Site	Actual Cost (Submit supporting documentation)			\$0.00
Advertisements	Actual Cost (Submit supporting documentation)			\$0.00
Public Meeting Facility Rental	Actual Cost (Submit supporting documentation)			\$0.00
Public Meeting Exhibits/Renderings & Equipment	Actual Cost (Submit supporting documentation)			\$0.00
Recording Fees	Actual Cost			\$0.00
Transcriptions (specific to project)	Actual Cost			\$0.00
Courthouse Fees	Actual Cost			\$0.00
Storm Sewer Cleaning and Televising	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Traffic Control and Protection	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Aerial Photography and Mapping	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Utility Exploratory Trenching	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Testing of Soil Samples	Actual Cost			\$0.00
Lab Services	Actual Cost (Provide breakdown of each cost)			\$0.00
Equipment and/or Specialized Equipment Rental	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Copies B/W 11x17	Actual Cost			\$0.00
Copies Color 8.5x11	Actual Cost			\$0.00
Traffic Counts/Geofencing	Actual Cost (See separate calculations)	1	\$1,512.00	\$1,512.00
				\$0.00
TOTAL DIRECT COSTS:				\$1,512.00

Village of Hoffman Estates

Cook

Gannon Drive Phase 1

--

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

COMPLEXITY FACTOR 0

Subconsultant DL							\$0.00	
Direct Costs Total ===>	\$0.00						\$1,512.00	3.39%
TOTALS		275	15,270	22,826	5,038	-	44,646	100.00%

Village of Hoffman Estates

--

Cook

Gannon Drive Phase 1

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

SHEET 1 OF 2

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJ. RATES			1-Traffic Analysis			2-Safety Analysis			3-Alternative Analysis			4-Proposed Improvement Plans			5-Intersection Design Studies		
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Engineer 5 (E5)	86.00	0.0																	
Engineer 4 (E4)	85.69	25.0	9.09%	7.79	4	4.35%	3.73	2	7.14%	6.12	1	12.50%	10.71	2	12.50%	10.71	4	5.26%	4.51
Engineer 3 (E3)	75.59	44.0	16.00%	12.09	16	17.39%	13.15	8	28.57%	21.60	2	25.00%	18.90	2	12.50%	9.45	12	15.79%	11.94
Engineer 2 (E2)	50.38	161.0	58.55%	29.49	56	60.87%	30.66	12	42.86%	21.59	4	50.00%	25.19	9	56.25%	28.34	52	68.42%	34.47
Engineer 1 (E1)	38.29	38.0	13.82%	5.29	16	17.39%	6.66	6	21.43%	8.20	1	12.50%	4.79	3	18.75%	7.18	8	10.53%	4.03
Administrative 2 (A2)	33.65	7.0	2.55%	0.86															
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
TOTALS		275.0	100%	\$55.52	92.0	100.00%	\$54.19	28.0	100%	\$57.51	8.0	100%	\$59.58	16.0	100%	\$55.67	76.0	100%	\$54.94

Village of Hoffman Estates

--

Cook

Gannon Drive Phase 1

SHEET 2 OF 2

PAYROLL CLASSIFICATION	AVG HOURLY RATES	6-Project Development Report			7-Project Management and Administration														
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Engineer 5 (E5)	86.00																		
Engineer 4 (E4)	85.69	4	10.00%	8.57	8	53.33%	45.70												
Engineer 3 (E3)	75.59	4	10.00%	7.56															
Engineer 2 (E2)	50.38	28	70.00%	35.26															
Engineer 1 (E1)	38.29	4	10.00%	3.83															
Administrative 2 (A2)	33.65				7	46.67%	15.70												
TOTALS		40.0	100%	\$55.22	15.0	100%	\$61.40	0.0	0%	\$0.00	0.0	0%	\$0.00	0.0	0%	\$0.00	0.0	0%	\$0.00

Assumptions and Exclusions

1. As part of the alternatives analysis, a working session meeting will review initial pros and cons for no more than three alternatives and the preferred alternative will be selected. An in-depth evaluation and analysis are included for only the preferred alternative.
2. Only one alternative is considered for the 2050 Build analysis.
3. The hours and fees for a Subsurface Utility Engineering (SUE) investigation are not included.
4. It is assumed that the Village will be responsible for publishing notices for public meetings, coordinating with newspapers, and incur potential costs for reserving public meeting venues. Therefore, hours and fees for these services are not included.
5. A noise analysis is not included as no additional through lanes or shift of the roadway alignment is anticipated.
6. A COSIM air quality pre-screening is not included.
7. A Transportation Management Plan is not included and assumed to not be required by IDOT.
8. Preparation of plats and legal descriptions are not included and are assumed to be included in Phase 2, if needed.
9. A pavement design is not included in this scope and would be part of Phase 2 engineering.
10. A photometric analysis is not included in this scope and anticipated to be part of Phase 2 engineering.



AGENDA ITEM REPORT

Village Board of Trustees
January 20, 2025
ITEM 5G

REQUEST: Approval of a Resolution appropriating Motor Fuel Tax funds for the 2025 Street Revitalization Project - Contract 1, in the amount of \$3,317,500.

FROM: Alan Wenderski, Director of Engineering

ITEM TYPE: Resolution - Village Board

REQUEST SUMMARY

When Motor Fuel Tax (MFT) Funds are used to pay for a qualified improvement or maintenance, an IDOT resolution is required to be executed prior to spending funds. As part of the annual budget, MFT funds totaling \$3,317,500 are allocated for the 2025 Street Revitalization project. A draft resolution for the 2025 street project, in the required IDOT form, is attached. Project plans are under development with a goal of starting construction in April. While the full scope of the 2025 Street Revitalization project will be administered in multiple contracts, the full amount of MFT funds will be allocated to the first contract for administrative efficiency.

FINANCIAL IMPACT

The State collects and then distributes MFT funds to local agencies. The amounts received by the Village are determined on a per capita basis applied to the amount of motor fuel tax collected and available for local use. The amount of \$3,317,500 allocated to the 2025 Street Revitalization represents the anticipated annual allocation plus fund balance that accrued due to cost savings on previous projects.

RECOMMENDATION

Approve a Resolution appropriating Motor Fuel Tax funds for the 2025 Street Revitalization Project - Contract 1, in the amount of \$3,317,500.

ATTACHMENTS

1. Draft 2025 MFT Resolution Street Project #1 - BLR 09110 Form



Resolution for Improvement Under the Illinois Highway Code

Is this project a bondable capital improvement?

☒ Yes ☐ No

Resolution Type

Original

Resolution Number

Section Number

25-00117-00-RS

BE IT RESOLVED, by the President and Board of Trustees

Governing Body Type

of the Village

Local Public Agency Type

of Hoffman Estates

Name of Local Public Agency

Illinois that the following described street(s)/road(s)/structure be improved under

the Illinois Highway Code. Work shall be done by Contract

Contract or Day Labor

For Roadway/Street Improvements:

Name of Street(s)/Road(s)	Length (miles)	Route	From	To
see attached				

For Structures:

Name of Street(s)/Road(s)	Existing Structure No.	Route	Location	Feature Crossed

BE IT FURTHER RESOLVED,

1. That the proposed improvement shall consist of

The reconstruction & resurfacing of various streets in Hoffman Estates

2. That there is hereby appropriated the sum of three million three hundred seventeen thousand five hundred

Dollars (\$3,317,500.00) for the improvement of

said section from the Local Public Agency's allotment of Motor Fuel Tax funds.

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) certified originals of this resolution to the district office of the Department of Transportation.

I, Patty Richter

Name of Clerk

Village

Local Public Agency Type

Clerk in and for said Village

Local Public Agency Type

of Hoffman Estates

Name of Local Public Agency

in the State aforesaid, and keeper of the records and files thereof, as provided by

statute, do hereby certify the foregoing to be a true, perfect and complete original of a resolution adopted by

President and Board of Trustees of Hoffman Estates

Governing Body Type

Name of Local Public Agency

at a meeting held on January 20, 2025

Date

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this _____ day of _____.

Day

Month, Year

(SEAL, if required by the LPA)

Clerk Signature & Date

--

Approved

Regional Engineer Signature & Date
Department of Transportation

--

PROPOSED 2025 STREET REVITALIZATION PROJECT - CONTRACT #1

VOHE 2025 Reconstruction Streets

Street	Begin	End
WESTBURY DR STUB W	1410 WESTBURY DR	1420 WESTBURY DR

VOHE 2025 Resurfacing Streets

Street	Begin	End
DELANEY DR	MAUREEN DR	SHOE FACTORY RD
DEVONSHIRE LN	KENWOOD RD	KINGSDALE RD
DRESDEN CT	DRESDEN DR	END OF STREET
ETON DR	SHOE FACTORY RD	HAVERFORD WAY
GANNON DR	DEXTER LN W	GOLF RD
GANNON DR	BODE RD	DEXTER LN W
GREENFIELD RD	HASSELL RD	ROSEDALE LN
HAVERFORD WAY	STEFFEN DR	ESSEX DR
HUDSON DR	FIRESTONE DR	FIRESTONE DR
HUNTERS RIDGE E	HUNTERS RIDGE W	FOX PATH LN
HUNTERS RIDGE W	HUNTERS RIDGE E	FOX PATH LN
JAMISON LN	ASHLEY RD	HAMPTON RD
LEEDS RD	ETON DR	HAVERFORD WAY
LOMBARDY LN	BUCKTHORN DR	WESTBURY DR
MAUREEN DR	SHOE FACTORY RD	END OF STREET
MUMFORD DR	FREEMAN RD	WESTBURY DR
OLD SUTTON RD	HOFFMAN BLVD	HIGGINS RD
PEBBLEWOOD LN	COTTONWOOD TR	HUNTINGTON BLVD
PLYMOUTH RD	WINSTON DR	SUFFOLK LN
WESTBURY DR	SHOREWOOD DR	HUNTINGTON BLVD
WESTBURY DR	HUNTINGTON BLVD	HAMAN AVE
WESTBURY DR STUB E	1390 WESTBURY DR	1400 WESTBURY DR
WOODHOLLOW CT	THORNBARK DR	END OF STREET

RESOLUTION NO. ____ - 2025

VILLAGE OF HOFFMAN ESTATES

**A RESOLUTION PLEDGING TO JOIN THE
COOK COUNTY TO UNITE AGAINST HATE CAMPAIGN**

WHEREAS, the Village of Hoffman Estates seeks to continue to become more equitable, welcoming, and connected as part of the Cook County community; and

WHEREAS, the Village of Hoffman Estates is dedicated to protecting all residents from hate crimes and seeking an end to bigotry in all its forms; and

WHEREAS, the Village of Hoffman Estates supports efforts towards social justice; and

WHEREAS, in 2020 Anti-Black hate crimes continue to be the largest bias incident victim category, with 2,871 incidents, a 49% increase since 2019; and

WHEREAS, the Center for the Study of Hate and Extremism revealed that anti-Asian hate crime increased by 189% percent in the first quarter of 2021 compared to just one year before; and

WHEREAS, FBI reported anti-Hispanic hate crimes rose 8.7% in 2020; and

WHEREAS, there has been a 9% increase in the number of civil rights complaints from Muslims in the United States since 2020; and

WHEREAS, Illinois residents saw a 350% increase in anti-Semitic incidents between 2016 and 2020; and

WHEREAS, the Human Rights Campaign reported that 2021 was the deadliest year on record for trans and gender-nonconforming people; and

WHEREAS, according to the Department of Justice, persons with disabilities comprised 26% of victims of all nonfatal crimes between 2017 and 2019; and

WHEREAS, the Cook County United Against Hate campaign disrupts intolerance by providing a visual, verbal, and educational avenues to stand up against all forms of bigotry; and

WHEREAS, Cook County United Against Hate is an empowering, loving, and community-spirited symbol to disrupt the symbols of discrimination that are too many to count; and

WHEREAS, Cook County United Against Hate is an impactful pledge to welcome all people regardless of their background or identity, and to support tolerance and justice; and

WHEREAS, Cook County United Against Hate is a personal choice to become educated on the legacies of systemic bigotry and how to be actively anti-hate; and

WHEREAS, the Village of Hoffman Estates encourages residents to actively learn from those with lived different experiences, and to question hateful acts whenever seen or heard, and to educate themselves on how to safely interrupt hate; and

WHEREAS, the Village of Hoffman Estates encourages residents to post the “Cook County United Against Hate” beacon on homes, cars, storefronts, office doors, and online so all can recognize it and know that all are welcome, and hate has no home here; and

WHEREAS, the Village of Hoffman Estates encourages its residents to take the pledge to unite against prejudice and to support tolerance and justice; 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: The Village of Hoffman Estates adopts the Cook County United Against Hate pledge.

Section 2: The Village of Hoffman Estates does hereby commit to fighting injustice and intolerance, and hereby joins with its community to welcome all people regardless of their race, religion, ethnicity, age, gender identity, sexual orientation, disability, class, or other backgrounds.

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

PASSED THIS ____ day of ____ 2025

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

APPROVED THIS ____ DAY OF ____ 2025

Village President

ATTEST:

Village Clerk



AGENDA
Public Health & Safety Committee
Regular Meeting
Village Hall
1900 Hassell Road, Hoffman Estates, IL 60169

January 27, 2025	Council Chambers	7:00 PM
-------------------------	-------------------------	----------------

1. **CALL TO ORDER/ROLL CALL**
2. **APPROVAL OF MINUTES**
 - A. Public Health & Safety Committee 12-09-2024
3. **PUBLIC COMMENT**
4. **OLD BUSINESS**
5. **NEW BUSINESS**
 - A. Authorization to enter into a software agreement for public safety advanced scheduling software for both the fire and police departments with PACE Scheduler, Naperville, IL, for a three year term in an amount not to exceed \$57,900.
6. **REPORTS**
 - A. Police Department Monthly Report
 - B. Health & Human Services Department Monthly Report
 - C. Emergency Management Division Monthly Report
 - D. Fire Department 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.



AGENDA
Finance Committee
Regular Meeting
Village Hall

1900 Hassell Road, Hoffman Estates, IL 60169

January 27, 2025

Council Chambers

7:00 PM

1. **CALL TO ORDER/ROLL CALL**
2. **APPROVAL OF MINUTES**
 - A. Finance Committee 12-09-2024
3. **PUBLIC COMMENT**
4. **OLD BUSINESS**
5. **NEW BUSINESS**
6. **REPORTS**
 - A. Finance Department Monthly Report
 - B. Information Technology Department Monthly Report
 - C. NOW Arena 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.



AGENDA
Public Works & Utilities Committee
Regular Meeting
Village Hall
1900 Hassell Road, Hoffman Estates, IL 60169

January 27, 2025

Council Chambers

**Immediately Following Finance
Committee**

1. **CALL TO ORDER/ROLL CALL**
2. **APPROVAL OF MINUTES**
 - A. Public Works & Utilities Committee 12-09-2024
3. **PUBLIC COMMENT**
4. **NEW BUSINESS**
 - A. Approval of an Intergovernmental Agreement with the Metropolitan Water Reclamation District of Greater Chicago (MWRDGC) for Village Hall Parking Lot Improvements
 - B. Approval of Managed Support Agreement with Concentric Integration, LLC for SCADA system support for one year in an amount not to exceed \$32,330
 - C. Authorization to:
 - a. waive formal bidding; and
 - b. purchase one trailer mounted Vermeer Model BC1800 Brush/Branch Chipper through Vermeer Midwest, Inc., Aurora, IL (Sourcewell Cooperative Purchasing Program) in an amount not to exceed \$121,178
 - D. Authorization to:
 - a. waive formal bidding; and
 - b. purchase water meters from Water Resources of Elgin, IL in an amount not to exceed \$78,000
 - E. Request approval of an ordinance authorizing the sale of personal property owned by the Village of Hoffman Estates.
5. **REPORTS**
 - A. Public Works Department Monthly Report
 - B. Engineering Division Monthly Report
6. **PRESIDENT'S REPORT**

- 7. **ITEMS IN REVIEW**
- 8. **OTHER**
- 9. **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.

DRAFT



HOFFMAN ESTATES

GROWING TO GREATNESS

December 12, 2024

To: Mayor and Board of Trustees

TREASURER'S REPORT

November 2024

Attached hereto is the Treasurer's Report for the month of November 2024, summarizing total cash receipts and disbursements for the various funds of the Village.

For the Operating funds, cash disbursements and transfers-out exceeded cash receipts and transfers-in by \$7.7 million, primarily due to G.O. debt payments and general operating expenses. After including these receipts and disbursements, the balance of cash and investments for the operating funds is \$74 million.

For the Operating, Debt Service and Capital Projects funds, cash disbursements and transfers-out exceeded cash receipts and transfers-in by \$8.5 million, primarily due to G.O. debt payments and general operating expenses.

For the Trust Funds, the information for the Police Pension Fund was not received in time to determine the effect of cash receipts to cash disbursements.

The total for cash and investments for all funds decreased to \$328 million.

Respectfully Submitted,

Stan W. Helgerson
Village Treasurer

Attachment

TREASURER'S REPORT
FOR THE MONTH ENDING November 30, 2024

Fund	Beginning Balance	Receipts/ Transfers - In	Disbursements/ Transfers - Out	Amount in Cash	Amount Invested	Ending Balance
General (incl. Veterans' Mem)	\$ 38,296,430	\$ 4,304,476	\$ 9,340,681	\$ 57,574	\$ 33,202,651	\$ 33,260,225
Payroll Account	-	4,621,977	4,621,977	-	-	-
Petty Cash	2,100	-	-	2,100	-	2,100
Foreign Fire Ins. Board	272,743	-	-	272,743	-	272,743
Cash, Village Foundation	13,597	-	-	13,597	-	13,597
Cash, Fire Protection District	94,285	50	94,000	334	-	334
Motor Fuel Tax	1,087,540	206,748	259,433	34,140	1,000,714	1,034,854
Comm. Dev. Block Grant	58,767	27,497	48,854	37,411	-	37,411
Asset Seizure - Federal	188,215	-	51,824	136,391	-	136,391
Asset Seizure - State	406,409	263	41,216	302,549	62,907	365,457
Asset Seizure - Battle	1,016	4	-	-	1,020	1,020
Asset Seizure - U.S. Marshall	10,624	-	-	10,624	-	10,624
Municipal Waste System	306,052	303,472	81,552	222,746	305,226	527,971
Roselle Road TIF	3,134,773	13,430	14,763	213,446	2,919,993	3,133,439
Higgins/Hassell TIF	711,496	3,035	153,288	2,032	559,211	561,243
Barrington/Higgins TIF	1,324,575	6,067	-	1,786	1,328,856	1,330,642
Lakewood Center TIF	1,400,850	6,213	3,120	69,860	1,334,082	1,403,942
Higgins/Old Sutton TIF	99,480	380	1,463	14,563	83,835	98,397
Stonington/Pembroke TIF	634	745	878	502	-	502
Water & Sewer	19,991,107	2,224,859	3,609,017	1,225,161	17,381,788	18,606,948
NOW Operating	8,670,296	1,429,700	2,490,911	2,111,409	5,497,675	7,609,084
Insurance	3,496,150	195,200	301,677	22,472	3,367,200	3,389,673
Information Technology	2,129,685	381,003	294,578	359,772	1,856,337	2,216,109
Total Operating Funds	\$ 81,696,823	\$ 13,725,117	\$ 21,409,231	\$ 5,111,213	\$ 68,901,496	\$ 74,012,708
Debt Service						
2015 A & C G.O. Debt Serv.	\$ 1,408,117	\$ 2,437,579	\$ 3,089,537	\$ 328,356	\$ 427,802	\$ 756,158
2016 G.O. Debt Serv.	154,427	10,800	164,802	426	-	426
2018 G.O. Debt Serv.	1,326,078	1,057,879	2,370,852	7,198	5,906	13,104
2024 G.O. Debt Serv.	8,643,138	32,739	-	2,596	8,673,281	8,675,877
Total Debt Service Funds	\$ 11,531,759	\$ 3,538,997	\$ 5,625,191	\$ 338,576	\$ 9,106,989	\$ 9,445,566
Capital Projects Funds						
Central Road Imp.	\$ 58,422	\$ 81	\$ -	\$ 43,146	\$ 15,357	\$ 58,503
Hoffman Blvd Bridge Maintenance	301,780	1,326	-	10,974	292,133	303,106
Western Corridor	2,694,251	10,035	170	2,423	2,701,693	2,704,116
Traffic Improvement	18,695	-	-	18,695	-	18,695
Prairie Stone Capital	479,225	1,933	18,073	610	462,475	463,085
Road Improvements	1,192,992	495,540	41,402	338,165	1,308,965	1,647,130
Western Area Traff. Impr.	24,388	-	-	24,388	-	24,388
West Area Rd Impr. Impact Fee	1,331,121	6,017	-	44,347	1,292,790	1,337,138
Capital Improvements	272,262	299,146	172,203	128,965	270,241	399,205
Capital Vehicle & Equipment	2,104,277	774,880	120,500	877,402	1,881,254	2,758,656
Capital Replacement	8,262,253	36,352	-	217,543	8,081,062	8,298,605
Stormwater Management	166,570	45,533	41,235	170,868	-	170,868
2019 Capital Projects	925,679	543,024	549,442	-	919,261	919,261
Total Capital Proj. Funds	\$ 17,831,916	\$ 2,213,866	\$ 943,026	\$ 1,877,526	\$ 17,225,230	\$ 19,102,756
Total Operating, Debt Service and Capital Project Funds	\$ 111,060,498	\$ 19,477,979	\$ 27,977,448	\$ 7,327,315	\$ 95,233,715	\$ 102,561,030
Trust Funds						
Police Pension (Sept)	\$ 104,535,897	\$ -	\$ -	\$ 11,696	\$ 104,635,048	\$ 104,646,744
Firefighters Pension (Oct)	123,973,545	(2,688,636)	711,663	9,979	120,563,267	120,573,246
EDA Spec. Tax Alloc.	-	-	-	-	-	-
Total Trust Funds	\$ 228,509,442	\$ (2,688,636)	\$ 711,663	\$ 21,675	\$ 225,198,315	\$ 225,219,990
GRAND TOTAL	\$ 339,569,940	\$ 16,789,343	\$ 28,689,111	\$ 7,348,990	\$ 320,432,030	\$ 327,781,020



AGENDA ITEM REPORT

Village Board of Trustees
January 20, 2025
ITEM 7A

REQUEST: Approval of an ordinance granting a Variation for Rear Yard Setback for the property located at 3688 Whispering Trails Drive.

FROM: Kevin Anderson, Associate Planner

ITEM TYPE: Ordinance - PZC Item

REQUEST SUMMARY

The property owner is proposing a single-story addition to an existing home located at 3688 Whispering Trails Drive. The proposed addition is 706.5 square feet and is setback approximately 9.5 feet from the rear yard property line, exceeding the minimum rear yard setback of 20 feet in the R-5 zoning district. The proposed addition meets all other R-5 district zoning regulations.

Location:	3688 Whispering Trails Drive
Property Owner / Applicant:	Barbara Mlynska
Property Size:	0.25 ac
Zoning / Land Use:	R-5 One-Family Residential
Adjacent Properties:	All surrounding properties: R-5 One-Family Residential

FINANCIAL IMPACT

N/A

RECOMMENDATION

The Planning & Zoning Commission held a public hearing on January 15, 2025, and adopted findings and **recommended approval** as summarized below and included in Exhibit B - Findings & Recommendations Summary:

1. Adopted the Findings of Fact for a Variation.
2. Recommended to the Village Board approval of a Variation from Section 9-5-5-D-6 of the Municipal Code to permit a rear yard setback to be 9.5 feet instead of the minimum required 20 feet, subject to the following conditions:
 - a. The development shall substantially conform to the plans attached hereto and submitted as part of this application except as such plans may be changed to conform to all Village Codes and Ordinances
 - b. A building permit shall be obtained within 12 months of the Village Board action on this request. Engineering plans shall be submitted as part of the building permit application.

Voting: 9 ayes, 1 absent

Motion Passed.

ATTACHMENTS

1. Ordinance - Setback Variation - 3688 Whispering Trails Dr
2. Exhibit A - Location Map - 3688 Whispering Trails Dr
3. Exhibit B - PZC Findings and Recommendations Summary
4. PZC Staff Report - 3688 Whispering Trails Dr
5. Supporting Documents - 3688 Whispering Trails Dr

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE GRANTING A VARIATION FOR REAR YARD SETBACK FOR THE
PROPERTY LOCATED AT
3688 WHISPERING TRAILS DRIVE, HOFFMAN ESTATES, ILLINOIS

WHEREAS, the Planning and Zoning Commission, at a public hearing duly called and held according to law on January 15, 2025, considered the request by Barbara Mlynska (owner) for a Variation from Section 9-5-5-D-6 of the Zoning Code to permit a rear yard setback to be 9.5 feet instead of the minimum required 20 feet for the property located at 3688 Whispering Trails Dr, and shown on Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, the Planning and Zoning Commission made certain Finding of Fact attached hereto and made a part hereof as Exhibit "B" and recommended approval of variation to the Board of Trustees; and

WHEREAS, the Corporate Authorities have received and considered said recommendation; and

WHEREAS, the proposed variation has met the standards of Section 9-1-15 of the Zoning Code of the Hoffman Estates Municipal Code; and

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: The Corporate Authorities hereby find that the facts and statements contained in the preamble of this Ordinance are true.

Section 2: A variation from Section 9-5-5-D-6 of the Zoning Code is hereby granted to permit a rear yard setback of 9.5 feet for the property located at 3688 Whispering Trails Dr.

Section 3: The variation is granted upon the following conditions:

1. The development shall substantially conform to the plans attached hereto and submitted as part of this application except as such plans may be changed to conform to all Village Codes and Ordinances
2. A building permit shall be obtained within (12) months of the Village Board action on this request.
3. Engineering plans shall be provided as a component of any building permit.

Section 4: The Village Clerk is hereby authorized to publish this Ordinance in pamphlet form.

Section 5: This Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS _____ day of _____, 2025

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

APPROVED THIS _____ DAY OF _____, 2025

Village President

ATTEST:

Village Clerk

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

3688 WHISPERING TRAILS DR
01-25-207-011-0000

N



Legend

-  Subject Property
-  Parcel



Department of Development Services
Village of Hoffman Estates



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

Meeting Date: 1/15/2025

Prepared By: Kevin Anderson, Associate Planner

PLN24-0048

Variation from Section 9-5-5-D-6 of the Municipal Code to permit a rear yard setback of 9.5 feet instead of the minimum required 20 feet for the property located at 3688 Whispering Trails Drive

Findings of Fact – Variation

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

1. The Planning and Zoning Commission shall not recommend the variation of the regulations of the Code unless it shall first make a finding based upon the evidence presented to it in each specific case that:
 - a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located;
FINDING: Alternatives that meet the zoning code are available but are undesirable to the petitioner.
 - b. The plight of the owner is due to unique circumstances;
FINDING: The petitioner has submitted evidence that they are one of the only units in this neighborhood of this model type, which is located on a corner lot, and does not have a basement.
 - c. The variation, if granted, will not alter the essential character of the locality.
FINDING: The proposed addition would have no impact on the neighborhood character.
2. For the purpose of implementing the above rules, the Planning and Zoning Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the applicant have been established by the evidence:
 - a. The particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
FINDING: No evidence has been provided to support this finding.
 - b. The conditions upon which the petition for a variation is based would not be applicable, generally, to other property within the same zoning classification;
FINDING: The petitioner has identified 3 other units in the Whispering Trails neighborhood which are corner lots with no basement or other addition.

- c. The purpose of the variation is not based exclusively upon a desire to increase the value of the property;

FINDING: The petitioner has indicated they plan to remain in this residence and are seeking to enhance the usefulness of the property.

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

FINDING: The residence was constructed as it is prior to the current homeowner taking possession.

- e. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and

FINDING: There is no evidence that the granting of the variation would have an impact on light, air, or congestion, endanger the public safety or diminish property values in the neighborhood.

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

FINDING: There is no evidence that the granting of the variation would have an impact on light, air, or congestion, endanger the public safety or diminish property values in the neighborhood. The petitioner has been notified that fire suppression sprinklers may be required as part of the addition.

- 3. The Planning and Zoning Commission may recommend to the Village Board that such conditions and restrictions be imposed upon the premises benefitted by a variation as may be necessary to comply with the standards set forth in this section to reduce or minimize the injurious effect of such variation upon other property in the neighborhood, and better to carry out the general intent of this Code.

Recommendations

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

- 1. Adopt the Findings of Fact for a Variation.

Motion by Bauske, seconded by Harner, to adopt the findings.

Roll call vote:

Aye: Eva Combs, Adam Bauske, Lon Harner, Lenard Henderson, Daniel Lee, Minerva Milford, John Wise, Denise Wilson, Raj Chhatwani

Nay: None

Absent: Nancy Trieb

Motion Passed.

2. Recommend to the Village Board of Trustees approval of the request for a Variation from Section 9-5-5-D-6 of the Municipal Code to permit a rear yard setback of 9.5 feet instead of the minimum required 20 feet for the property located at 3688 Whispering Trails Drive, subject to the following conditions:
 - a. The development shall substantially conform to the plans attached hereto and submitted as part of this application except as such plans may be changed to conform to all Village Codes and Ordinances.
 - b. A building permit shall be obtained within 12 months of the Village Board action on this request. Engineering plans shall be submitted as part of the building permit application.

Motion by Bauske, seconded by Harner, to recommend approval.

Roll call vote:

Aye: Eva Combs, Adam Bauske, Lon Harner, Lenard Henderson, Daniel Lee, Minerva Milford, John Wise, Denise Wilson, Raj Chhatwani

Nay: None

Absent: Nancy Trieb

Motion Passed.



PLANNING & ZONING COMMISSION STAFF REPORT

Meeting Date: 1/15/2025

From: Kevin Anderson, Associate Planner

PLN24-0048

Public Hearing

Variation from Section 9-5-5-D-6 of the Municipal Code to permit a rear yard setback of 9.5 feet instead of the minimum required 20 feet for the property located at 3688 Whispering Trails Drive

REQUEST SUMMARY

The property owner is proposing a single-story addition to an existing home located at 3688 Whispering Trails Drive. The proposed addition is 706.5 square feet and is setback approximately 9.5 feet from the rear yard property line, exceeding the minimum rear yard setback of 20 feet in the R-5 zoning district. The proposed addition meets all other R-5 district zoning regulations.

Location:	3688 Whispering Trails Drive
Property Owner / Applicant:	Barbara Mlynska
Property Size:	0.25 ac
Zoning / Land Use:	R-5 One-Family Residential
Adjacent Properties:	All surrounding properties: R-5 One-Family Residential

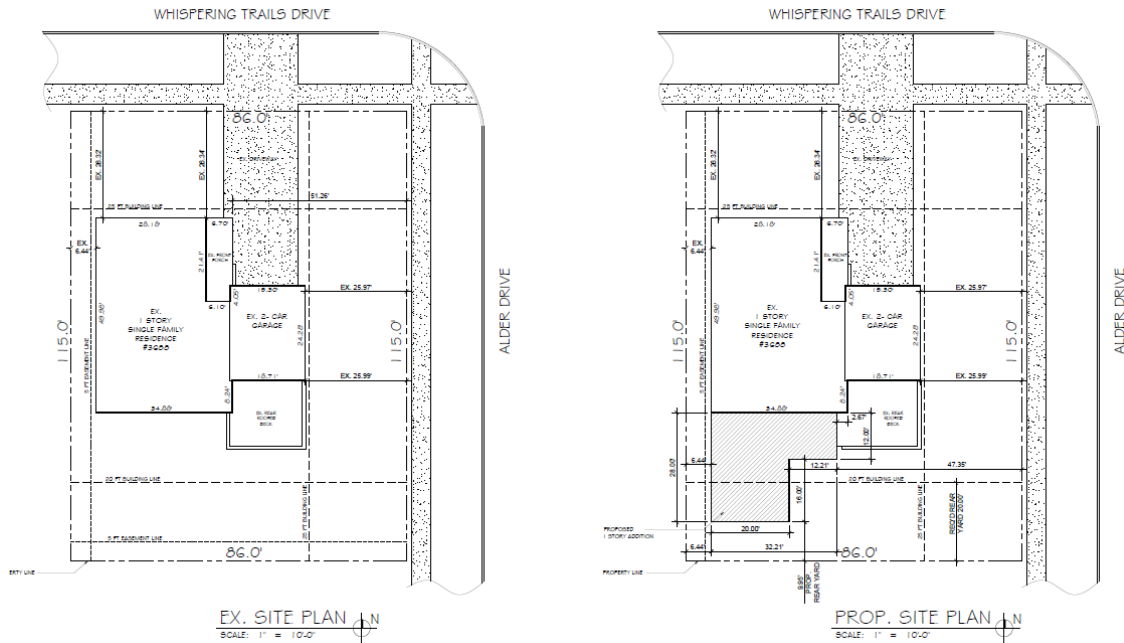
BACKGROUND / ANALYSIS

The subject property is improved with a 1,600 square foot home and attached 2-car attached garage. The owner is proposing a 706.5 square foot single-story addition in the rear of the existing single-story home. The proposed addition has a rear yard setback of 9.5 feet instead of the required 20 feet, necessitating this variation request. The addition conforms to all other bulk regulations of the R-5 district including height, side yard setback, and floor area ratio requirements.

The addition will include space for living and family rooms in an "L" shape so as to maximize the remaining yard area in the southeast corner of the lot. The home does not have a basement. The owner explored a second story addition as an alternative, but prefers a first floor addition due to costs and the desire to have a single-story home for ease of accessibility.

Depending on the value of the addition, fire suppression sprinklers may be required to be installed. This would be determined as part of the building permit review.

Proposed Site Plan:



Notification

The Village sent standard notification letters to all properties within 150' of the subject property. No objections have been received. The Petitioner has submitted letters of awareness from all surrounding property owners.

MOTIONS

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

1. Adopt the Findings of Fact for a Variation.
2. Recommend to the Village Board approval of a Variation from Section 9-5-5-D-6 of the Municipal Code to permit a rear yard setback to be 9.5 feet instead of the minimum required 20 feet, subject to the following conditions:
 - a. The development shall substantially conform to the plans attached hereto and submitted as part of this application except as such plans may be changed to conform to all Village Codes and Ordinances
 - b. A building permit shall be obtained within 12 months of the Village Board action on this request. Engineering plans shall be submitted as part of the building permit application.

ATTACHMENTS

1. Draft PZC Findings and Recommendations Summary
2. Location Map
3. Supporting Documents



VILLAGE OF HOFFMAN ESTATES

PLANNING & ZONING APPLICATION SUMMARY

APPLICATION INFORMATION	
Project Number:	PLN24-0048
Project Name:	SFR Setback Reduction
Project Application Date:	11/27/2024
Project Manager:	Kevin Anderson

PROJECT TYPE
Variation - Residential;

SITE INFORMATION	
Property Address:	3688 WHISPERING TRAILS DR
All Included PINs:	01-25-207-011-0000

PROJECT CONTACTS				
Relationship to Project	Name / Firm	Address	Phone	E-Mail
APPLICANT	BARBARA MLYNSKA	3688 WHISPERING TRAILS DR HOFFMAN ESTATES, IL 601921551	2246284444	BARBARA@CHICAGOACCOUNTING.US
OWNER	BARBARA MLYNSKA	3688 WHISPERING TRAILS DR HOFFMAN ESTATES, IL 601921551	2246284444	BARBARA@CHICAGOACCOUNTING.US



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING VARIATION ADDENDUM

REQUIRED SUBMITTALS

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

STANDARDS OF VARIATION

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

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

If we built a first-story addition within the village's zoning code, most of our backyard would become unusable. The proposed addition's L shape allows for a bigger backyard that the family can enjoy - which is a corner lot. It also allows for fewer windows facing neighbors' yards. Moreover, the addition would be much smaller and would not accommodate the proper family, living and dining room. We considered building up, but building a second floor limits all neighbors privacy because windows would be overlooking neighbors yards, patios and decks. The stairs in the house are a problem for many elderly people, thus it is essential this house is handicapped accessible.

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

Please see narrative list.

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

Need more room for the family.

We are planning to stay in this house until we are not able to take care of it ourselves, so the value increase is not the primary reason for the addition.

4. The alleged difficulty or hardship has not been based exclusively upon a desire to increase the value of the property. Please provide an explanation.

The same as above.

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

1. The addition will be built with permits following the international building codes and inspections

2. This is a private residence

3. Will increase the house's value what should have a positive impact on the value of other houses in the neighborhood.

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

Availability of the light and air is less impacted by new addition than it would have been by the new structure build by the code.

This is the smallest house in the neighborhood. The two story houses in the neighborhood are taller than the highest point in the proposed addition.

Dear Planning and Zoning Commission,

We would like to request a setback reduction for a one-story residential addition.

The size of our family has increased to 5 within the last 4 years, and the existing square footage of our house does not meet all our needs.

Most houses in our neighborhood that are the same model either have a basement or addition or are occupied by smaller families—a maximum of three families.

There are 29 ranch houses in our neighborhood (the same as ours). Only 2 of these 29 houses are occupied by a family of 4 (6%). We talked to some owners, and one is also considering building an addition. The other family plans to move out to a bigger house.

1. There are 16 houses with the basement:

ADDRESS	BASEMENT
3660 HUNTINGTON	X
3671 WHISPERING TRAILS	X
3825 WHISPERING TRAILS	X
1849 BURR RIDGE DRIVE	X
1779 BURR RIDGE DRIVE	X
1820 BURR RIDGE DRIVE	X
3719 N ALDER	X
3710 N ALDER	X
3770 N ALDER	X
3768 ALDER CT	X
1939 W ALDER DRIV	X
1779 DOGWOOD CT	X
1920 DOGWOOD DR	X
1840 DOGWOOD DR	X
3760 WINDING TRAIL	X
3681 LEATHERLEAF CT	X

2. There are 7 houses with the addition

ADDRESS	BASEMENT	ADDITION
3775 WHISPERING TRAILS		X
1779 BURR RIDGE DRIVE	X	X
3770 N ALDER	X	X
1920 DOGWOOD DR	X	X
3711 WINDING TRAIL		X
3710 LEATHERLEAF		X
3681 LEATHERLEAF CT	X	X

3. There are 9 corner lot houses, of which only 4 (including ours) do not have a basement:

ADDRESS	BASEMENT	ADDITION	CORNER LOT
3660 HUNTINGTON	X		X
3805 WHISPERING TRAILS			X
3825 WHISPERING TRAILS	X		X
3659 N ALDER			X
3770 N ALDER	X	X	X
3789 N ALDER			X
1779 DOGWOOD CT	X		X
3760 WINDING TRAIL	X		X
3681 LEATHERLEAF CT	X	X	X

4. There are 10 houses without a basement or addition, which are occupied mainly by families of 2 and 3. There are only 2 houses occupied by families of 4.

ADDRESS	BASEMENT	ADDITION	CORNER LOT	FAMILY SIZE
3690 HUNTINGTON				2
3730 WHISPERING TRAILS				2
3800 WHISPERING TRAILS				2
3805 WHISPERING TRAILS			X	3
2030 W ALDER				4
3659 N ALDER			X	2
3789 N ALDER			X	2
1960 DOGWOOD				4
3745 ARROWWOOD				3
3790 ARROWWOOD				2

The above numbers show that the house's current square footage is too small for a family of 5.

The additional 706 square feet that we are planning to add will make the house more suitable for larger families (4 or more). This house size is also more desirable in neighborhoods with good school districts. Since it is a first-story addition, it will also be a great home for people with mobility impairment.

OTHER OPTIONS NOT REQUIRING A VARIATION.

We also considered other options that would not require a variation process:

- a first-story addition within the village's zoning code, OR
- building a second floor.

If we built a first-story addition within the village's zoning code, most of our backyard would become unusable. The proposed addition's L shape allows for a bigger backyard that the family can enjoy. It also allows for fewer windows facing neighbors' yards. Moreover, the addition would be much smaller and would not accommodate the proper family, living, and dining room.

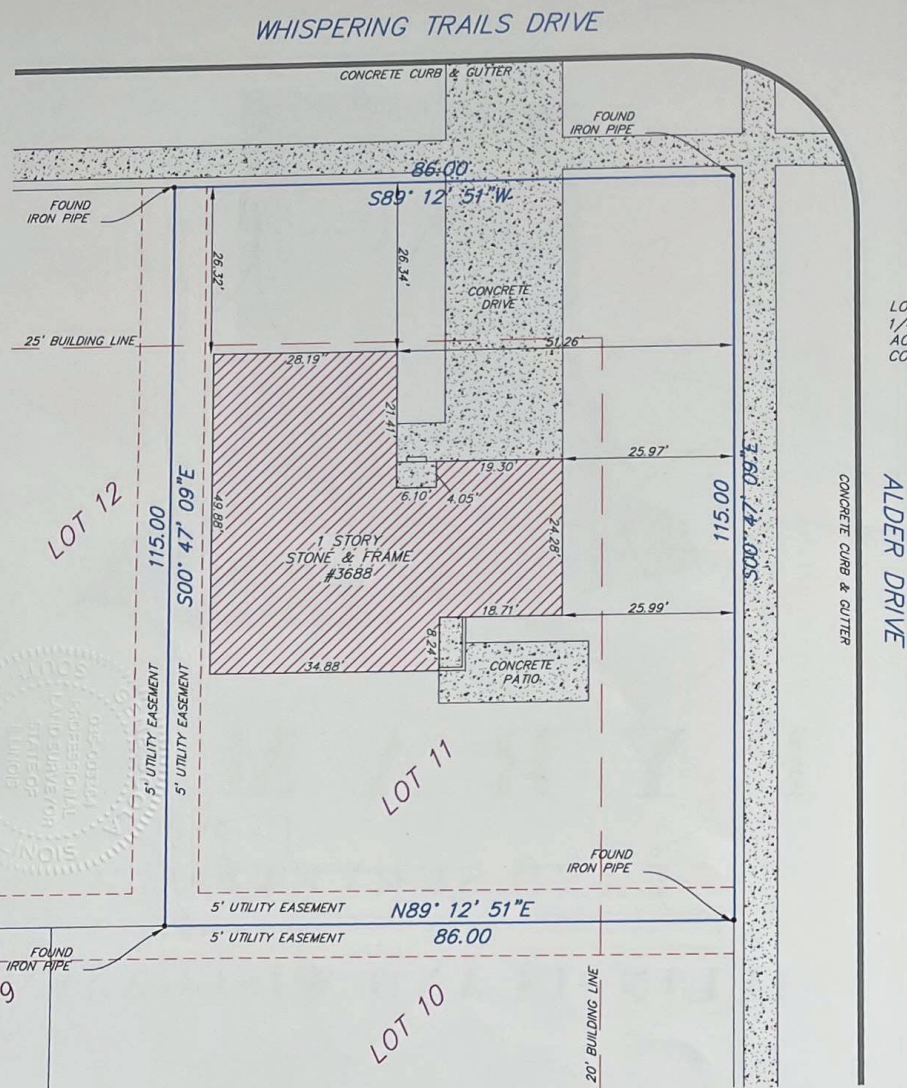
Building a second floor limits all neighbors' privacy. Our windows would overlook all three neighbors' yards, patios, and decks. When discussing the project with the three most affected neighbors, we all agreed that a first-floor addition is the best option. Right now, it is designed so that all windows are not directly facing other neighbors' yards or windows.

Also, we decided not to build a second story because we did not want the stairs. This house is our forever house. We plan to stay here until we cannot take care of it ourselves and need to downsize to a condo or a nursing home. The stairs in the house are a problem for many elderly people and one of the reasons they move out. My husband's mother, who is 70 years old, lives with us, which is also why we do not want any stairs in the house. It is essential that this house is handicapped accessible.

Thank you for considering our request.

Sincerely,

Barbara Mlynska & Andrzej Jozwicki



BOUNDARY SURVEY of

LOT 11 IN BLOCK 10 IN POPLAR HILLS UNIT 2-D, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 1, 1977 AS DOCUMENT 23995893, IN COOK COUNTY, ILLINOIS.

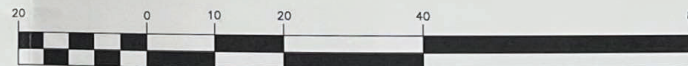
±9,890 SQUARE FEET

LEGAL DESCRIPTION PROVIDED BY CLIENT

MEASURED DISTANCE

(RECORDED DISTANCE)

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

DESIGN FIRM: #184-002898

STATE OF ILLINOIS)
COUNTY OF COOK) C.C.

PYRAMID LAND SURVEYORS, INC. AS ILLINOIS LICENSED PROFESSIONAL LAND SURVEYORS, HEREBY STATE THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
GIVEN UNDER MY HAND AND SEAL Monday, April 22, 2019

Gene Scola

GENE SCOLA PLS #035-003364 EXPIRES 11-30-2020

ORDERED BY

CHANG LEGAL LLC
ATTORNEYS AT LAW

David Chang
Attorney at Law

Phone: 847.907.4971
Fax: 847.890.6335
Email: david@changlegal.com
www.changlegal.com

1900 E. Algonquin Road
Suite 260
Schaumburg, IL 60173

VICINITY MAP



3688 WHISPERING TRAIL DRIVE



PIN# 01-25-207-011-0000



PYRAMID LAND SURVEYORS
Land Surveyors Illinois and Wisconsin

16 SOUTH LIBERTY DRIVE
SOUTH BARRINGTON ILLINOIS, 60010
PHONE 630-497-1832 FAX 847-428-6413

FIELD WORK COMPLETED: APRIL 20, 2019

DRAWN BY: G.V.S. SCALE: 1"=20'

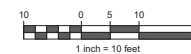
BOOK NUMBER: 1904-15

DRAWING NUMBER: 117-190464

pyramidpls@yahoo.com



LOT AREA CALCULATIONS	
ZONING	
LOT AREA	9,690 SQ
EXIST 1ST FLOOR	1564.6 SQ
EXIST GARAGE	468.8 SQ
PROPOSED 1ST FLOOR ADDITION	706.3 SQ
MAX ALLOWED FLOOR AREA RATIO (F.A.R.)	0.4 + 9,690 = 3,956 SQ
TOTAL FLOOR AREA AFTER ADDITION	2,891 + 1564.6
	4,455.6 SQ
	WHICH IS LESS THAN
	MAX ALLOWED = 3,956 SQ
MAX HEIGHT	20.5'
	WHICH IS LESS THAN
	MAX ALLOWED 30'



COPYRIGHT © 2024 - K.C. ARCHITECTS. DRAWINGS MAY NOT BE REPRODUCED WITHOUT PERMISSION

ISSUED FOR:	
PERMIT	

THE ABOVE DRAWINGS AND SPECIFICATIONS, AND LEGAL DESIGN AND ARRANGEMENTS HEREIN, SHALL BE THE PROPERTY OF THE ARCHITECT AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED, DISCLOSED OR OTHERWISE USED IN THE PREPARATION OF ANY OTHER DRAWING OR SPECIFICATION FOR ANY PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE INSTRUCTIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND DIMENSIONAL RELATIONSHIPS. CONTRACTOR SHALL HAVE CONFIRMATION FROM THE ARCHITECT OF ANY DIMENSIONAL CONTRADICTIONS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY PART OF THE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND DIMENSIONAL RELATIONSHIPS BEFORE BEGINNING OR FABRICATING ANY PART OF THE PROJECT. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER UNWRITTEN DIMENSIONS ON THESE DRAWINGS. DO NOT SCALE THESE DRAWINGS.

I CERTIFY THAT THESE DWGS.
WERE PREPARED UNDER DIRECT
SUPERVISION AND TO THE BEST
OF MY KNOWLEDGE MEET THE BLDG.
CODE OF HOFFMAN ESTATES.



KC ARCHITECTS CORP.
DB  11.26.2024
2210 W. Chicago Ave
CHICAGO, IL 60622
TEL: 773/818-6140
E-MAIL: KC@architect-chicago.com

1 STORY ADDITION TO
EXISTING SINGLE
FAMILY RESIDENCE

At:
3688 Whispering Trails Dr,
Hoffman Estates,
IL 60192

For:
Barbara Mlynska

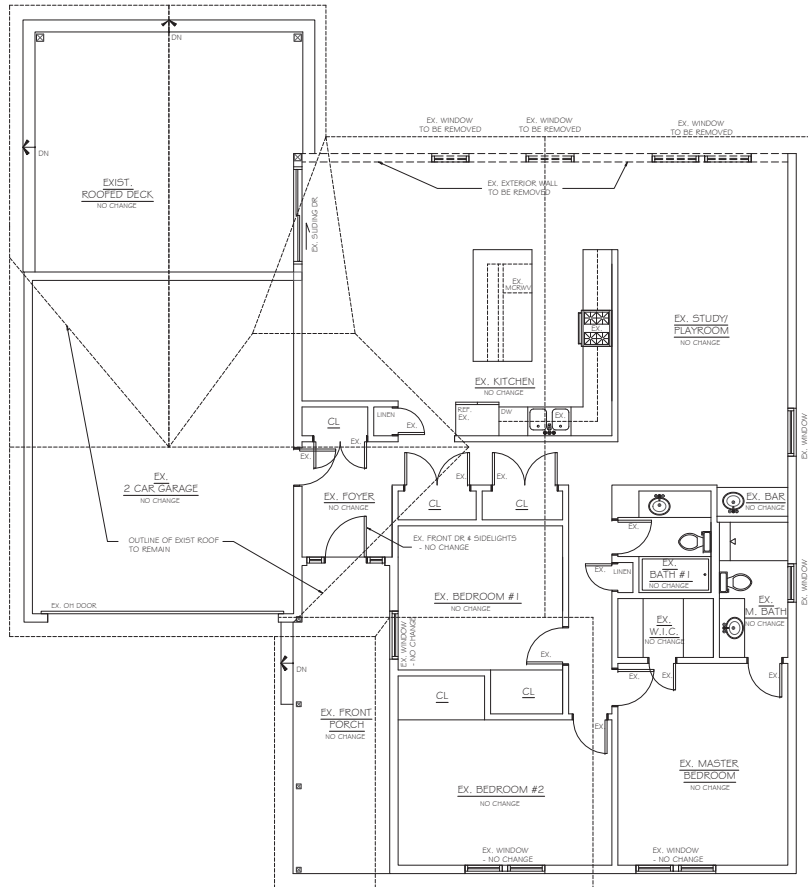
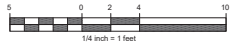
DATE: 11.26.2024

CHCK'D BY: K.C.

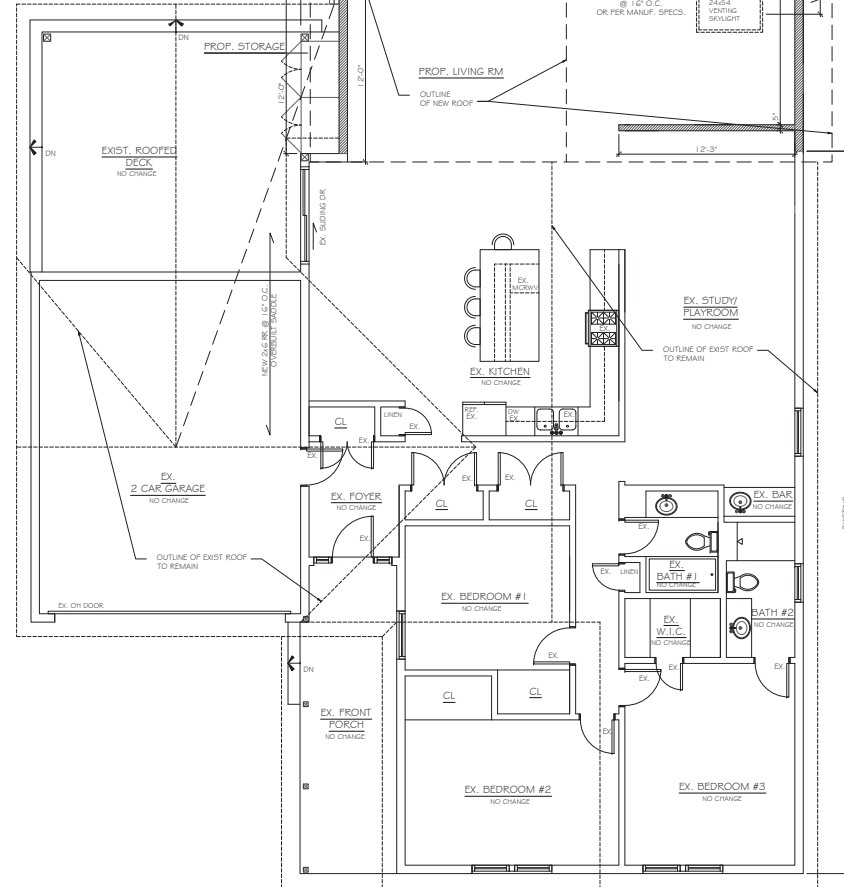
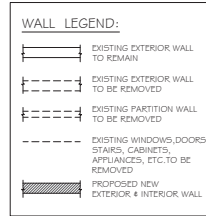
DRAWN BY: K.C.

JOB # 01-10232024

A-1



1 EX./ DEMO 1ST FL PLAN
SCALE: 1/4"=1'-0"



1 EX./ PROP. 1ST FL PLAN
SCALE: 1/4"=1'-0"

COPYRIGHT © 2024 - K.C. ARCHITECTS. DRAWINGS MAY NOT BE REPRODUCED WITHOUT PERMISSION

ISSUED FOR:	
PERMIT	

THESE DRAWINGS AND SPECIFICATIONS, AND ALL DESIGN AND MANUFACTURING INFORMATION, ARE THE PROPERTY OF K.C. ARCHITECTS. NO PART OF THESE DRAWINGS OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF K.C. ARCHITECTS. THE USER OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE CODES AND REGULATIONS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE PROJECT OWNER AND FOR PROVIDING IT TO K.C. ARCHITECTS. K.C. ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS AND SPECIFICATIONS, OR FOR ANY CONSEQUENCES ARISING FROM THE USE OF THESE DRAWINGS AND SPECIFICATIONS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE PROJECT OWNER AND FOR PROVIDING IT TO K.C. ARCHITECTS. K.C. ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS AND SPECIFICATIONS, OR FOR ANY CONSEQUENCES ARISING FROM THE USE OF THESE DRAWINGS AND SPECIFICATIONS.

I CERTIFY THAT THESE DWGS. WERE PREPARED UNDER DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE MEET THE BLDG. CODE OF HOFFMAN ESTATES



K.C. ARCHITECTS CORP.
ILL. 01.26.2024
2210 W. Chicago Ave
CHICAGO, IL 60622
TEL: 773/818-6140
E-MAIL: KC@architect-chicago.com

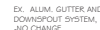
1 STORY ADDITION TO EXISTING SINGLE FAMILY RESIDENCE

At:
3688 Whispering Trails Dr.
Hoffman Estates,
IL 60192

For:
Barbara Mlynska

DATE:	11.26.2024
CHK'D BY:	K.C.
DRAWN BY:	K.C.
JOB #	01-10232024

A-2



EX./DEMO
SCALE: 1/4" = 1'-0"



2 EX./DEMO
SCALE: 1/4"=1'-0"



3 EX./DEMO
SCALE: 1/4"=1'-0"



4 EX./DEMO
SCALE: 1/4"=1'-0"

COPYRIGHT © 2024 - K.C. ARCHITECTS- DRAWINGS MAY NOT BE REPRODUCED WITHOUT PERMISSION

ISSUED FOR:	
PERMIT	

[illegible]

I CERTIFY THAT THESE DWGS.
WERE PREPARED UNDER DIRECT
SUPERVISION AND TO THE BEST
OF MY KNOWLEDGE MEET THE BLDG.
CODE OF HOFFMAN ESTATES.



KC ARCHITECTS CORP.
 D8 © 11.26.2024
 2210 W. Chicago Ave
 CHICAGO, IL 60622
 TEL: 773/818-6140
 E-MAIL: KC@architect-chicago.com

1 STORY ADDITION TO
EXISTING SINGLE
FAMILY RESIDENCE

At:
3688 Whispering Trails Dr,
Hoffman Estates,
IL 60192

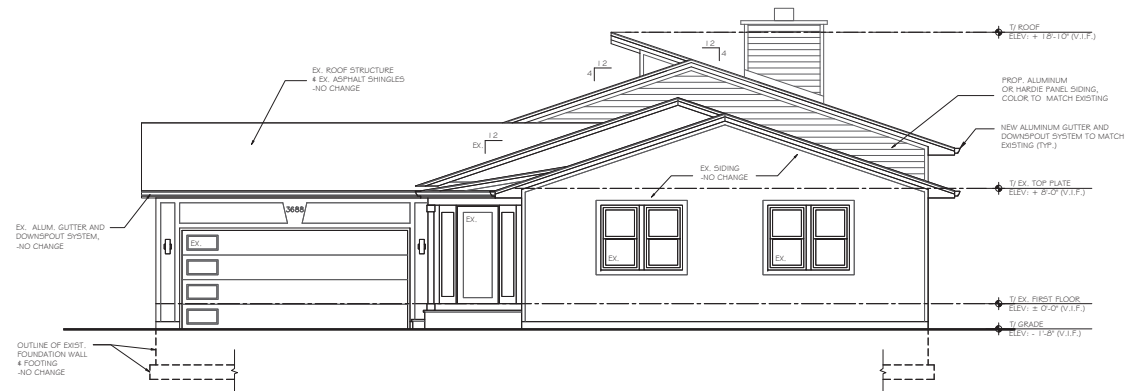
For:
Barbara Mlynska

DATE: 11.26.2024

CHCK'D BY: K.C.

DRAWN BY: K.C.

A-3



COPYRIGHT © 2024 - K.C. ARCHITECTS- DRAWINGS MAY NOT BE REPRODUCED WITHOUT PERMISSION

ISSUED FOR:	
PERMIT	

THE ABOVE DRAWINGS AND SPECIFICATIONS, AND DETAILS, DESIGN AND DIMENSIONS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN THE CONSTRUCTION OF ANY BUILDING OR STRUCTURE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. WRITTEN CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE ACCEPTANCE OF THESE RESTRICTIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURES. CONTRACTOR SHALL HAVE CONTRIBUTION FROM THE ARCHITECT OF ANY DIMENSIONAL DISCREPANCIES OR DISCREPANCIES BEFORE BEGINNING OF FABRICATING ANY PART OF THE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS PRIOR TO FABRICATING ANY PART OF THE PROJECT. CONTRACTOR SHALL HAVE PRECEDENCE IN ALL DIMENSIONS. DO NOT SCALE THESE DRAWINGS.

I CERTIFY THAT THESE DWGS.
WERE PREPARED UNDER DIRECT
SUPERVISION AND TO THE BEST
OF MY KNOWLEDGE MEET THE BLDG.
CODE OF HOFFMAN ESTATES.



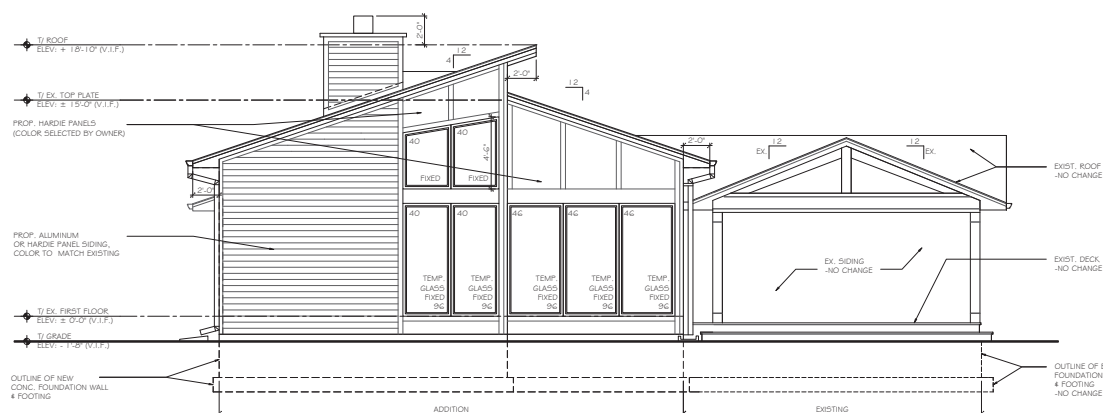
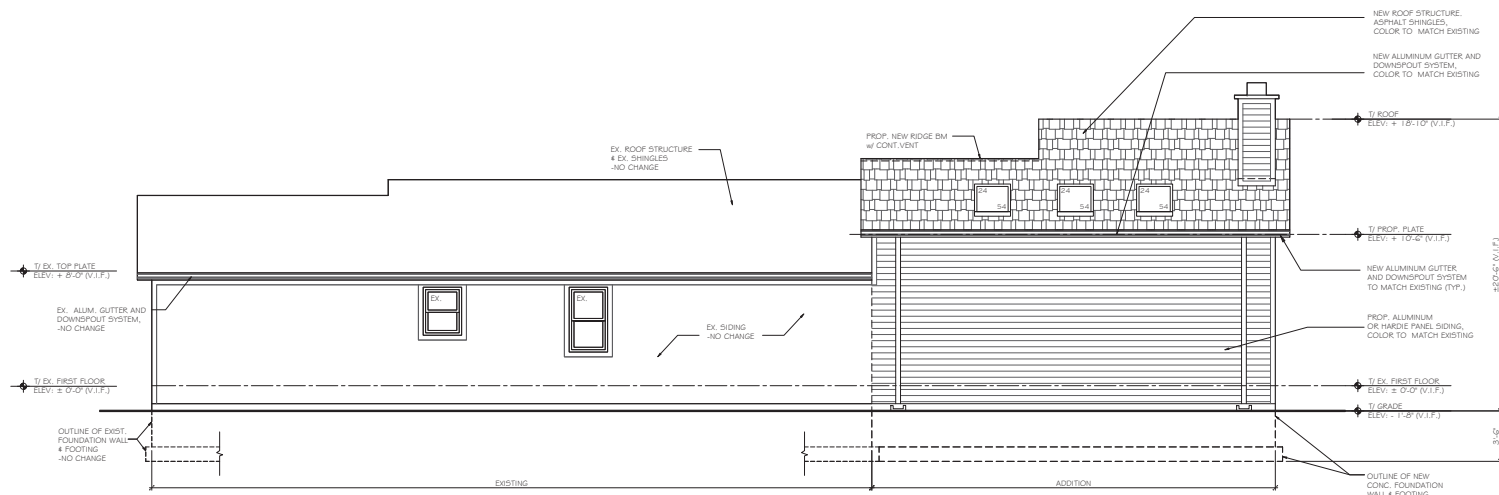
1 STORY ADDITION TO
EXISTING SINGLE
FAMILY RESIDENCE

At:
3688 Whispering Trails Dr,
Hoffman Estates,
IL 60192

For:
Barbara Mlynska

DATE: 11.26.2024
CHK'D BY: K.C.
DRAWN BY: K.C.
JOB # 01-10232024

A-4


$$\textcircled{1} \quad \frac{1}{\text{CALF}} \quad 1/4'' = 1'-0''$$


(2) PROF. SID

COPYRIGHT © 2024 - K.C. ARCHITECTS- DRAWINGS MAY NOT BE REPRODUCED WITHOUT PERMISSION

ISSUED FOR:	
PERMIT	

THE ABOVE DRAWINGS AND SPECIFICATIONS, AND DETAILS, DESIGN AND DIMENSIONS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN THE CONSTRUCTION OF ANY BUILDING OR STRUCTURE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. WRITTEN CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONSTRUCTION OF THE BUILDING. CONTRACTOR SHALL HAVE CONTRIBUTION FROM THE ARCHITECT OF ANY DIMENSIONAL DISCREPANCIES OR DISCREPANCIES BEFORE BEGINNING OF FABRICATING ANY PART OF THE BUILDING. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND CORRECTING ANY DISCREPANCIES. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER ALL OTHER DIMENSIONS. DO NOT SCALE THESE DRAWINGS.

I CERTIFY THAT THESE DWGS.
WERE PREPARED UNDER DIRECT
SUPERVISION AND TO THE BEST
OF MY KNOWLEDGE MEET THE BLDG.
CODE OF HOFFMAN ESTATES.



KC ARCHITECTS CORP.
D8 © 11.26.2024
2210 W. Chicago Ave
CHICAGO, IL 60622
TEL: 773/818-6140
E-MAIL: KC@architect-chicago.com

1 STORY ADDITION TO
EXISTING SINGLE
FAMILY RESIDENCE

At:
3688 Whispering Trails Dr,
Hoffman Estates,
IL 60192

For:
Barbara Mlynska

DATE: 11.26.2024

DRAWN BY: K C

908 01 1025202

A-5

STATEMENT OF AWARENESS

TO: THE VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION

DATE: 11.07.2024

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

BARBARA MLYNSKA

Petitioner Name

3688 WHISPERING TRAILS DR., HOFFMAN ESTATES, IL 60192

Petitioner Address

TO INSTALL/ERECT/CONSTRUCT A:

1ST FLOOR ADDITION

3688 WHISPERING TRAILS DR, HOFFMAN ESTATES, IL 60192

Address

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



Signature of Property Owner Directly Affected

3684 WHISPERING TRAILS DR., HOFFMAN ESTATES, IL 60192

Address of Property Owner Directly Affected

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

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

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

STATEMENT OF AWARENESS

TO: THE VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION

DATE: 11.07.2024

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

BARBARA MLYNSKA

Petitioner Name

3688 WHISPERING TRAILS DR., HOFFMAN ESTATES, IL 60192

Petitioner Address

TO INSTALL/ERECT/CONSTRUCT A:

1ST FLOOR ADDITION

ON PROPERTY LOCATED AT:

3688 WHISPERING TRAILS DR., HOFFMAN ESTATES, IL 60192

Address

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


Signature of Property Owner Directly Affected

~~3688 WHISPERING TRAILS DR., HOFFMAN ESTATES, IL 60192~~ 1900 W ALDER
Address of Property Owner Directly Affected HOFFMAN ESTATES, IL 60192

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

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

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

STATEMENT OF AWARENESS

TO: THE VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION

DATE: 11.07.2024

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

BARBARA MLYNSKA

Petitioner Name

3688 WHISPERING TRAILS DR., HOFFMAN ESTATES, IL 60192

Petitioner Address

TO INSTALL/ERECT/CONSTRUCT A:

1ST FLOOR ADDITION

ON PROPERTY LOCATED AT:

3688 WHISPERING TRAILS DR., HOFFMAN ESTATES, IL 60192

Address

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



Signature of Property Owner Directly Affected

3681 WHISPERING TRAILS DR., HOFFMAN ESTATES, IL 60192

Address of Property Owner Directly Affected

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

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

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



STATEMENT OF AWARENESS

TO: THE VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION

DATE: 11.07.2024

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

BARBARA MLYNSKA

Petitioner Name

3688 WHISPERING TRAILS DR., HOFFMAN ESTATES, IL 60192

Petitioner Address

TO INSTALL/ERECT/CONSTRUCT A:

1ST FLOOR ADDITION

ON PROPERTY LOCATED AT:

3688 WHISPERING TRAILS DR., HOFFMAN ESTATES, IL 60192

Address

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

Signature of Property Owner Directly Affected

3690 WHISPERING TRAILS DR., HOFFMAN ESTATES, IL 60192

Address of Property Owner Directly Affected

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

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

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

STATEMENT OF AWARENESS

TO: THE VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION

DATE: 11.07.2024

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

BARBARA MLYNSKA

Petitioner Name

3688 WHISPERING TRAILS DR., HOFFMAN ESTATES, IL 60192

Petitioner Address

TO INSTALL/ERECT/CONSTRUCT A:

1ST FLOOR ADDITION

ON PROPERTY LOCATED AT:

3688 WHISPERING TRAILS DR., HOFFMAN ESTATES, IL 60192

Address

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



Signature of Property Owner Directly Affected

3685 WHISPERING TRAILS DR, HOFFMAN ESTATES, IL 60192

Address of Property Owner Directly Affected

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

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

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

STATEMENT OF AWARENESS

TO: THE VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION

DATE: 11.07.2024

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

BARBARA MLYNSKA

Petitioner Name

3688 WHISPERING TRAILS DR., HOFFMAN ESTATES, IL 60192

Petitioner Address

TO INSTALL/ERECT/CONSTRUCT A:

1ST FLOOR ADDITION

ON PROPERTY LOCATED AT:

3688 WHISPERING TRAILS DR., HOFFMAN ESTATES, IL 60192

Address

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



Signature of Property Owner Directly Affected

1860 BURR RIDGE DR, HOFFMAN ESTATES, IL 60192

Address of Property Owner Directly Affected

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

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

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

STATEMENT OF AWARENESS

TO: THE VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION

DATE: 11.07.2024

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

BARBARA MLYNSKA

Petitioner Name

3688 WHISPERING TRAILS DR., HOFFMAN ESTATES, IL 60192

Petitioner Address

TO INSTALL/ERECT/CONSTRUCT A:

1ST FLOOR ADDITION

ON PROPERTY LOCATED AT:

3688 WHISPERING TRAILS DR., HOFFMAN ESTATES, IL 60192

Address

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


Signature of Property Owner Directly Affected

1890 W ALDER DR., HOFFMAN ESTATES, IL 60192

Address of Property Owner Directly Affected

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

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

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

STATEMENT OF AWARENESS

TO: THE VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION

DATE: 11.07.2024

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

BARBARA MLYNSKA

Petitioner Name

3688 WHISPERING TRAILS DR., HOFFMAN ESTATES, IL 60192

Petitioner Address

TO INSTALL/ERECT/CONSTRUCT A:

1ST FLOOR ADDITION

3688 WHISPERING TRAILS DR, HOFFMAN ESTATES, IL 60192

Address

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

Joann K. Barratt

Signature of Property Owner Directly Affected

3683 WHISPERING TRAILS DR, HOFFMAN ESTATES, IL 60192

Address of Property Owner Directly Affected

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

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

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



AGENDA ITEM REPORT

Village Board of Trustees
January 20, 2025
ITEM 7B

REQUEST: Approval of an ordinance granting a Variation for garage size for the property located at 1120 Ash Road.

FROM: Kevin Anderson, Associate Planner

ITEM TYPE: Ordinance - PZC Item

REQUEST SUMMARY

The property owner is proposing to demolish the existing garage and construct a new garage, driveway and patio on the property located at 1120 Ash Road. The proposed garage is 1,258 square feet, which includes 850 square feet of fully enclosed garage space and an additional 408 square feet of covered but unenclosed garage space. The proposed garage exceeds the maximum allowable garage size of 750 square feet.

Location: 1120 Ash Road
Property Owner / Applicant: Sergiu Tabirta
Property Size: 0.45 ac.
Zoning / Land Use: R-2 One-Family Residential
Adjacent Properties: All surrounding properties: R-2 One-Family Residential

FINANCIAL IMPACT

N/A

RECOMMENDATION

The Planning & Zoning Commission held a public hearing on January 15, 2025, and adopted findings and **recommended approval** as summarized below and included in Exhibit B - Findings & Recommendations Summary.

1. Adopted the Findings of Fact for a Variation.
2. Recommended to the Village Board approval of a Variation from Section 9-3-6-K-2 of the Municipal Code to permit a garage to be 850 square feet instead of the maximum permitted 750 square feet, subject to the following conditions:
 - a. The development plans shall be modified to eliminate the 408 square feet covered, unenclosed portion of the structure.
 - b. The development shall substantially conform to the modified plans except as such plans may be changed to conform to all Village Codes and Ordinances.
 - c. A building permit shall be obtained within twelve (12) months of the Village Board action on this request.

ATTACHMENTS

1. Ordinance - Garage Variation - 1120 Ash Road
2. Exhibit A - Location Map - 1120 Ash Road
3. Exhibit B - PZC Findings and Recommendations - 1120 Ash Road
4. PZC Staff Report - 1120 Ash Rd
5. Supporting Documents - 1120 Ash Road

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE GRANTING A VARIATION FOR GARAGE SIZE FOR THE PROPERTY LOCATED AT 1120 ASH ROAD, HOFFMAN ESTATES, ILLINOIS

WHEREAS, the Planning and Zoning Commission, at a public hearing duly called and held according to law on January 15, 2025, considered the request by Sergiu Tabirta (owner) for a Variation from Section 9-3-6-K-2 of the Zoning Code to permit a garage to be 850 square feet instead of the maximum 750 square feet for the property located at 1120 Ash Road, and shown on Exhibit “A” attached hereto and made a part hereof; and

WHEREAS, the Planning and Zoning Commission made certain Finding of Fact attached hereto and made a part hereof as Exhibit "B" and recommended approval of the variation to the Board of Trustees; and

WHEREAS, the Corporate Authorities have received and considered said recommendation; and

WHEREAS, the proposed variation has met the standards of Section 9-1-15 of the Zoning Code of the Hoffman Estates Municipal Code; and

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: The Corporate Authorities hereby find that the facts and statements contained in the preamble of this Ordinance are true.

Section 2: A variation from Section 9-3-6-K-2 of the Zoning Code is hereby granted to permit a garage to be 850 square feet for the property located at 1120 Ash Road.

Section 3: The variation is granted upon the following conditions:

1. The development plans shall be modified to eliminate the 408 square feet covered, unenclosed portion of the structure.
2. The development shall substantially conform to the modified plans except as such plans may be changed to conform to all Village Codes and Ordinances.
3. A building permit shall be obtained within twelve (12) months of the Village Board action on this request.

Section 4: The Village Clerk is hereby authorized to publish this Ordinance in pamphlet form.

Section 5: This Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS _____ day of _____, 2025

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

APPROVED THIS _____ DAY OF _____, 2025

Village President

ATTEST:

Village Clerk

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

1120 ASH RD
PIN: 07-15-204-011-0000

N



E GOLF RD

ASTER LN

ASH RD

AZALEA LN

1120

Legend

-  Subject Property
-  Parcel
-  VillageBoundary



Department of Development Services
Village of Hoffman Estates



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

Meeting Date: 1/15/2025

Prepared By: Kevin Anderson, Associate Planner

PLN24-0042

**Variation from Section 9-3-6-K-2 of the Municipal Code for the
property located at 1120 Ash Road**

Findings of Fact – Variation

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

1. The Planning and Zoning Commission shall not recommend the variation of the regulations of the Code unless it shall first make a finding based upon the evidence presented to it in each specific case that:
 - a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located;
FINDING: The owner has indicated that a 750 SF garage does not accommodate his needs for a wheelchair accessible van, physical therapy equipment, and a second vehicle. The request for an accommodation under the Americans with Disabilities Act may meet the Standard for a reasonable return.
 - b. The plight of the owner is due to unique circumstances;
FINDING: The owner has identified a unique circumstance related to his physical condition. The request for an accommodation under the Americans with Disabilities Act may meet the Standard as a unique circumstance.
 - c. The variation, if granted, will not alter the essential character of the locality.
FINDING: The variation would not alter the essential character of the surrounding large lot single-family neighborhood.
2. For the purpose of implementing the above rules, the Planning and Zoning Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the applicant have been established by the evidence:
 - a. The particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
FINDING: No evidence has been provided to support this finding.
 - b. The conditions upon which the petition for a variation is based would not be applicable, generally, to other property within the same zoning classification;
FINDING: No evidence has been provided to support this finding.

- c. The purpose of the variation is not based exclusively upon a desire to increase the value of the property;
FINDING: The owner has noted the intent of this addition is to improve his own use of the property for specific needs.
 - d. The alleged difficulty or hardship has not been created by any person presently having an interest in the property;
FINDING: No hardship was created by the owner.
 - e. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
FINDING: The proposal would comply with the setback requirements and height restrictions for detached garages. There is no evidence that the granting of the variation would be detrimental or injurious to surrounding properties or the neighborhood.
 - f. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fires, or endanger the public safety, or substantially diminish or impair property values in the neighborhood.
FINDING: The proposal would comply with the setback requirements and height restrictions for detached garages. There is no evidence that the granting of the variation would have an impact on light, air, or congestion, endanger the public safety or diminish property values in the neighborhood.
3. The Planning and Zoning Commission may recommend to the Village Board that such conditions and restrictions be imposed upon the premises benefitted by a variation as may be necessary to comply with the standards set forth in this section to reduce or minimize the injurious effect of such variation upon other property in the neighborhood, and better to carry out the general intent of this Code.

Recommendations

The Planning and Zoning Commission made the following motions:

1. Adopt the Findings of Fact for a Variation as noted in the Findings & Recommendations Summary

Motion by Bauske, seconded by Chhatwani, to adopt the findings.

Roll call vote:

Aye: Eva Combs, Adam Bauske, Lon Harner, Lenard Henderson, Daniel Lee, Minerva Milford, John Wise, Denise Wilson, Raj Chhatwani

Nay: None

Absent: Nancy Trieb

Motion Passed.

4. Recommend to the Village Board approval of a Variation from Section 9-3-6-K-2 of the Municipal Code to permit a garage to be 850 SF instead of the maximum permitted 750 SF, subject to the following conditions:

- a. The development shall substantially conform to the plans attached hereto and submitted as part of this application except as such plans may be changed to conform to all Village Codes and Ordinances and the following conditions.
- b. A building permit shall be obtained within twelve (12) months of the Village Board action on this request.

Motion by Bauske, seconded by Chhatwani, to recommend approval.

Roll call vote:

Aye: Eva Combs, Adam Bauske, Lon Harner, Lenard Henderson, Daniel Lee, Minerva Milford, John Wise, Denise Wilson, Raj Chhatwani

Nay: None

Absent: Nancy Trieb

Motion Passed.



PLANNING & ZONING COMMISSION STAFF REPORT

Meeting Date: 1/15/2025

From: Kevin Anderson, Associate Planner

PLN24-0042

Public Hearing

Variation from Section 9-3-6-K-2 of the Municipal Code to permit a garage to be 1,258 square feet instead of the maximum permitted 750 square feet for the property located at 1120 Ash Road

REQUEST SUMMARY

The property owner is proposing to demolish the existing garage and construct a new garage, driveway and patio on the property located at 1120 Ash Road. The proposed garage is 1,258 square feet, which includes 850 square feet of fully enclosed garage space and an additional 408 square feet of covered but unenclosed garage space. The proposed garage exceeds the maximum allowable garage size of 750 square feet.

Location:	1120 Ash Road
Property Owner / Applicant:	Sergiu Tabirta
Property Size:	0.45 ac.
Zoning / Land Use:	R-2 One-Family Residential
Adjacent Properties:	All surrounding properties: R-2 One-Family Residential

BACKGROUND / ANALYSIS

The subject property is zoned R-2 and consists of a 1,441 square foot home with a 450 square foot detached garage. The property owner is proposing to demolish the existing garage and construct a new detached garage in approximately the same location.

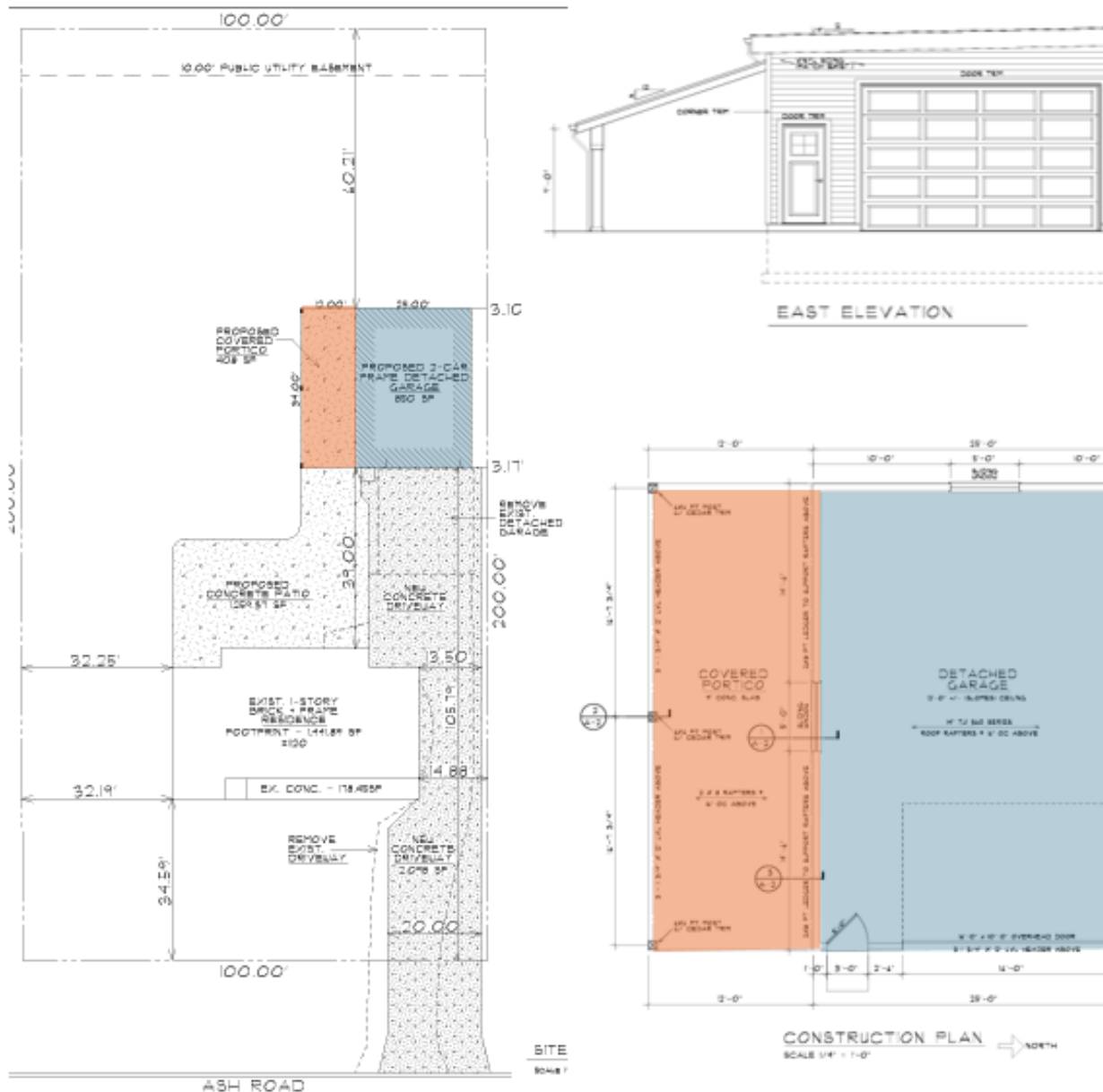
Section 9-3-6-K-2 of the Municipal Code restricts the maximum size for garages to 750 square feet. The proposed garage is 1,258 square feet (34' deep x 37' wide) of which 850 square feet is enclosed on all sides. The owner has indicated he requires this space to accommodate a wheelchair accessible van, physical therapy equipment, and one additional passenger vehicle.

The garage also includes 408 square feet of covered but unenclosed area for parking or storage. The Zoning Code does not differentiate between an unenclosed detached parking structure and a detached garage. The open-aired portion of garage would have direct access from the proposed driveway and is designed to accommodate vehicle parking and storage.

The proposed garage meets the setback requirements and height restrictions of the Zoning Code.

No modifications are proposed to the principal structure. The curb cut on Ash Road would not be changed, but the driveway would be extended and widened behind the residence.

Proposed 1,258 SF Garage at 1120 Ash Road:



Staff Analysis

Staff reviewed the proposal based upon the unique conditions the owner presented in the attached narrative. The owner has outlined a unique need or justification for an additional 100 SF of garage space beyond the maximum 750 SF due to his disability. This expansion is requested to accommodate an accessible van, physical therapy equipment and a second vehicle. Staff has interpreted the owner's described need as a request for an accommodation under the Americans with Disabilities Act (ADA).

The owner's narrative did not outline a unique need or justification for the additional 408

square feet of covered, unenclosed portion of the proposed garage. If approved as requested, the owner or future owner would have the ability to enclose this space without the need for further zoning relief.

Staff recommends that variations and accommodations under the ADA should be for the minimum deviation necessary to overcome an identified hardship.

Notification

The Village sent standard notification letters to all properties within 150'. No objections have been received.

MOTIONS

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

1. Adopt the Findings of Fact for a Variation.
2. Recommend to the Village Board approval of a Variation from Section 9-3-6-K-2 of the Municipal Code to permit a garage to be 1,258 square feet instead of the maximum permitted 750 square feet, subject to the following conditions:
 - a. The development shall substantially conform to the plans attached hereto and submitted as part of this application except as such plans may be changed to conform to all Village Codes and Ordinances.
 - b. A building permit shall be obtained within twelve (12) months of the Village Board action on this request.

The Planning & Zoning Commission may choose to modify Motion #2 as follows:

Recommend to the Village Board approval of a Variation from Section 9-3-6-K-2 of the Municipal Code to permit a garage to be 850 square feet instead of the maximum permitted 750 square feet, subject to the following conditions:

- a. The development plans shall be modified to eliminate the 408 square feet covered, unenclosed portion of the structure.*
- b. The development shall substantially conform to the modified plans except as such plans may be changed to conform to all Village Codes and Ordinances.*
- c. A building permit shall be obtained within twelve (12) months of the Village Board action on this request.*

ATTACHMENTS

1. PZC Findings and Recommendations - 1120 Ash Rd
2. Location Map - 1120 Ash Rd
3. Supporting Documents - 1120 Ash Rd



VILLAGE OF HOFFMAN ESTATES PLANNING & ZONING APPLICATION SUMMARY

APPLICATION INFORMATION

Project Number:	PLN24-0042
Project Name:	Detached Garage Variation
Project Application Date:	10/3/2024
Project Manager:	Kevin Anderson

PROJECT TYPE

Variation - Residential; Master Sign Plan - New; Plat - Residential Final;

SITE INFORMATION

Property Address:	1120 ASH RD
All Included PINs:	07-15-204-011-0000

PROJECT CONTACTS

Relationship to Project	Name / Firm	Address	Phone	E-Mail
APPLICANT	Sergiu Tabirta	1120 Ash Rd Hoffman Estates, IL 60169	7736821292	tabirtasergiu@yahoo.com
OWNER	SERGIU TABIRTA	1120 ASH RD HOFFMAN ESTATES, IL 601694404	7736821292	tabirtasergiu@yahoo.com

STANDARTS OF VARIATION

1.

The specific property in question features a 0.46 acre lot which is uniquely larger than most properties in the neighborhood. Frankly, there isn't any unique hardship on the property that prevents me from building a garage which meets the size restriction of 750 square feet besides the fact that the existing garage is in a very poor structural condition and has a cracked foundation. Due to the nature of the circumstances it is impossible to provide an explanation as to why I'm asking for 100 square feet over the limit without implicating my personal situation. I am disabled in a wheelchair and I need the extra square footage to house my large specialized vehicle. It has a ramp that opens up to the side, which allows me to safely enter and exit the vehicle. I need space for my wife's vehicle and my gym equipment for physical therapy that was prescribed by my doctor. The extra space will be extremely helpful and necessary and it will make my life significantly less challenging. Given the size of the property lot i am hopeful that you would consider my request for the additional 100 sqf, which will have a great impact on the quality of my life. I will be very grateful for any decision you make, thank you.

2.

The floor area ratio (F.A.R.) and impervious coverage for this property remain well below the required limits, and the proposed square footage exceeds the maximum allowed by only a marginal amount. The specific circumstances of this property, including its current underutilization of allowable space, make this variation unique and generally applicable to other properties within the same zoning classification. This emphasizes the minimal impact of the requested variation and focuses on the unique nature of the property.

3.

The purpose of this variation is not to increase the property value, but rather to accommodate my personal needs as a double amputee in a wheelchair. I require the extra space in the garage to park my van, which has an extendable ramp for accessibility. To ensure I can safely enter and exit the van, I cannot park any other vehicle next to it. The additional square footage is necessary to park my wife's car, store gym equipment for physical therapy, and provide the space needed for daily activities. The variation is essential for accessibility and functionality, rather than for any financial gain.

4.

The hardship requiring this variation stems from the poor condition of the existing garage, which was not caused by the current property owners. The deteriorating state of the garage is due to being an old structure that was neglected over time and not properly maintained and has made it unsafe and unusable, necessitating its removal and replacement.

5.

The granting of this variation will not negatively impact public welfare or neighboring properties. The new garage is well within the property lines and will be built in a manner that is consistent with the aesthetics and character of the neighborhood.

6.

The proposed garage will not impair the supply of light or air to adjacent properties and will not increase traffic congestion or fire hazards. The design follows all safety standards. In fact, replacing the deteriorating structure with a modern, aesthetically pleasing garage is likely to enhance property values in the area, improving the overall appearance of the property and its surroundings.

HORIZON SURVEY, LLC

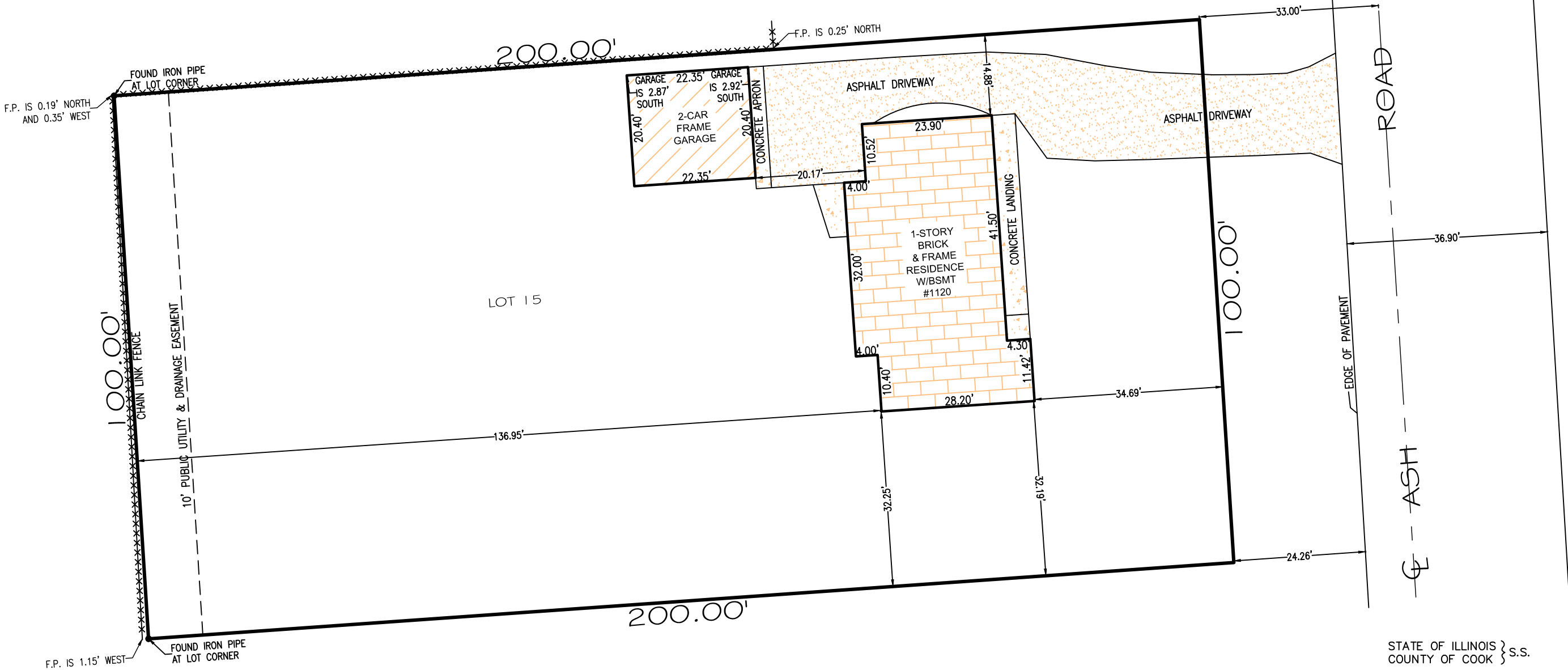
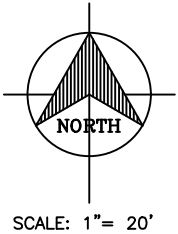
P.O. BOX 438607
Chicago, IL 60643
Office: 312-972-7185
horizonsurveychicago@gmail.com

PLAT OF SURVEY

PLAT OF SURVEYS
ATLA/NSPS
LAND DEVELOPMENT

LOT 15 IN BLOCK 5 IN HOFFMAN ESTATES 1, BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF HIGGINS ROAD, TOGETHER WITH THAT PART OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF HIGGINS ROAD, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON AUGUST 5, 1955 AS DOCUMENT NUMBER 1612242, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: ADD ADDRESS, CHICAGO, ILLINOIS.



JOB #: 1120ASHROAD
DATE OF COMPLETION IN THE FIELD: APRIL 21, 2024
PREPARED FOR: CHICAGOLAND PROPERTY LAW
P.I.N # 07-15-204-011-0000 COOK COUNTY, ILLINOIS
COMMONLY KNOWN AS: 1120 ASH ROAD., HOFFMAN ESTATES, ILLINOIS

COMPARE ALL POINTS BEFORE BUILDING, NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. CRITICAL FIELD MONUMENTATION SHOULD BE ESTABLISHED PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION. PLEASE REFER TO DEED, TITLE POLICY AND/OR LOCAL ORDINANCES FOR BUILDING LINE RESTRICTIONS AND/OR EASEMENTS NOT SHOWN HEREON. PLEASE CHECK LEGAL DESCRIPTION WITH DEED AND IMMEDIATELY REPORT ANY DISCREPANCY TO THE SURVEYOR FOR EXPLANATION AND/OR CORRECTION. ALL DIMENSIONS AND MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE CORRECTED TO A TEMPERATURE OF 62 DEGREES FAHRENHEIT.



STATE OF ILLINOIS } S.S.
COUNTY OF COOK }
1"=20'
SCALE
This is to certify that HORIZON SURVEY, LLC., by it's managing agent George E. Stourton, P.L.S., Professional Land Surveyor #2058, whose licensure expires November 30, 2024, hereby certifies that the property described on this plat has been surveyed and that the results of the survey are shown on this plat. Dimensions are in U.S. Standard Feet and Decimals thereof, sexigesimal bearings based as assumed north. This Professional Service conforms to the current Illinois minimum standards for a boundary survey.
DATED THIS 22ND DAY OF APRIL, 2024
GEORGE E. STOURTON PLS No. 2058
LICENSE EXPIRATION DATE: NOVEMBER 30, 2024
Page 224 of 248

CONCRETE AND EXCAVATION

1. FOOTINGS SHALL BEAR ON UNDISTURBED, INORGANIC SOIL WITH MINIMUM BEARING CAPACITY OF 3000 PSF.
2. ALL EXCESS SOIL SHALL BE REMOVED FROM SITE.
3. FOUNDATION CONCRETE TO ACHIEVE COMPRESSIVE STRENGTH OF 3000PSI AT 28 DAYS; MIN. 5 1/2 BAG MIX. SIDEWALKS, PATIOS, & STEPS TO BE AIR-ENTRAINED WITH COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS, MIN. 4 BAG MIX.
4. BACK-FILL SOIL SO THAT GRADE SLOPES AWAY FROM FOUNDATION 4" WITHIN FIRST 10'-0" (MIN).
5. EXISTING GROUND ELEVATIONS WILL NOT BE ALTERED ANYWHERE ON THE SITE IN ORDER TO MAINTAIN THE EXISTING DRAINAGE PATTERN AND NOT OBSTRUCT ANY TRIBUTARY DRAINAGE FROM THE SURROUNDING PROPERTIES.
6. ALL EXCAVATED SOIL/MATERIALS NOT TO BE USED FOR BACKFILL & TO BE IMMEDIATELY REMOVED FROM SITE. NO ON-SITE STOCKPILING OF EXCAVATED MATERIALS WILL BE ALLOWED, WITH THE EXCEPTION OF TOPSOIL FOR FINAL GRADING.
7. GRAVEL BASE ON CONCRETE SLABS TO HAVE A BASIC COURSE CONSISTING OF CLEAN GRADE SAND, GRAVEL, CRUSHED STONE, OR CRUSHED BLAST-FURNACE SLAG PASSING A 2" SIEVE AND RETAINED ON 1/4" SIEVE SHALL BE PLACED ON THE PREPARED SUBGRADE WHEN THE SLAB IS BELOW GRADE. PEA GRAVEL IS NOT ALLOWED.
8. PLEASE TAKE CARE WHEN DIGGING FOR THE FOOTINGS. THE USE OF ROCK UNDER FOOTINGS CAN FACILITATE WATER ACCUMULATION UNDER THE FLOOR SLAB BASEMENT AND CONTRIBUTE TO FLOODING, AS THE GROUND WATER LEVEL RISES DURING EXTREMELY WET PERIODS. THEREFORE, CRUSHED ROCK CANNOT BE PERMITTED UNDER FOUNDATIONS UNLESS A SOILS REPORT BY AN ILLINOIS LICENSED SOILS ENGINEER SPECIFICALLY ADDRESSES THE EXISTING AND POTENTIAL HIGH LEVELS OF GROUND WATER TABLE AND ADEQUATE PREVENTIVE MEASURES TO PROTECT THE HOMEOWNER.
9. SLABS-ON-GRADE REQUIRE A MINIMUM OF #10 WELDED WIRE FABRIC LOCATED IN THE UPPER ONE THIRD OF THE THICKNESS.
10. PORCHES & STEPS EXPOSED TO WEATHER SHALL HAVE CONCRETE W/ A MIN. COMPRESSIVE STRENGTH OF 3,500 PSI AND SHALL BE AIR ENTRAINED NOT LESS THAN 5% OR MORE THAN 1%.
11. CONTROL JOINTS FOR 4" SLABS SHALL BE AT A MAXIMUM OF 8' INTERVALS (12'-0" FOR 4" SLABS).
12. FIELD VERIFY SAW CUT CONTROL JOINTS ARE INSTALLED WITHIN 24 HOURS OF FINAL FINISHING OF CONC.

ELECTRICAL

1. ALL WIRING 25 VOLTS OR GREATER TO BE IN ELECTRIC METALLIC TUBING. PVC IS NOT PERMITTED.
2. ALL NEW 125 VOLT, 15- AND 20-AMP RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.
3. GARAGES ARE TO BE ON A SEPARATE 20 AMP CIRCUIT.
4. RECEPTACLE RATING FOR A 20 AMP CIRCUIT SHALL BE 20 AMPS.
5. EACH GENERAL LIGHTING CIRCUIT SHALL NOT HAVE MORE THAN 10 POWER CONSUMING DEVICES CONNECTED TO IT & THE CIRCUIT BREAKER SHALL NOT EXCEED 15 AMPS.
6. ALL CEILING BOXES IN HABITABLE AREAS SHALL BE LISTED & APPROVED FOR FAN INSTALLATIONS.
7. GROUNDS FOR SERVICE DISTRIBUTION PANELS SHALL GO TO STREET SIDE OF WATER METER AND BE SO IDENTIFIED.
8. ELECTRICAL RECEPTACLES ARE REQUIRED TO BE SELF-GROUNDING.
9. ALL ELECTRICAL CONDUCTORS ARE TO BE SOLID OR STRANDED COPPER IN ELECTRICAL METALLIC TUBING.
10. A MIN. OF 90% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.
11. SURFACE MOUNTED INCANDESCENT FIXTURES INSTALLED NO CLOSER THAN 12" TO THE NEAREST STORAGE SPACE. SURFACE MOUNTED FLUORESCENT FIXTURES INSTALLED NO CLOSER THAN 4" TO THE NEAREST STORAGE SPACE. RECESSED INCANDESCENT AND FLUORESCENT FIXTURES W/ COMPLETELY ENCLOSED LAMP NO CLOSER AND FLUORESCENT FIXTURES W/ COMPLETELY ENCLOSED LAMP NO CLOSER THAN 4" TO THE NEAREST STORAGE SPACE.
12. CEILING MOUNTED ELECTRICAL OUTLETS INSTALLED IN THE GARAGE SHALL BE GFCI PROTECTED.
13. ALL RECEPTACLES REQUIRE A PIGTAIL GROUNDING WIRE TO THE BOX.
14. PROVIDE A GROUND WIRE IN ALL RACEWAYS.
15. PROVIDE A NEUTRAL WIRE AT EACH SWITCH BOX LOCATION.
16. 14AWG CU CONDUCTORS CANNOT BE USED FOR A BRANCH CIRCUIT LARGER THAN 15A.

STRUCTURAL

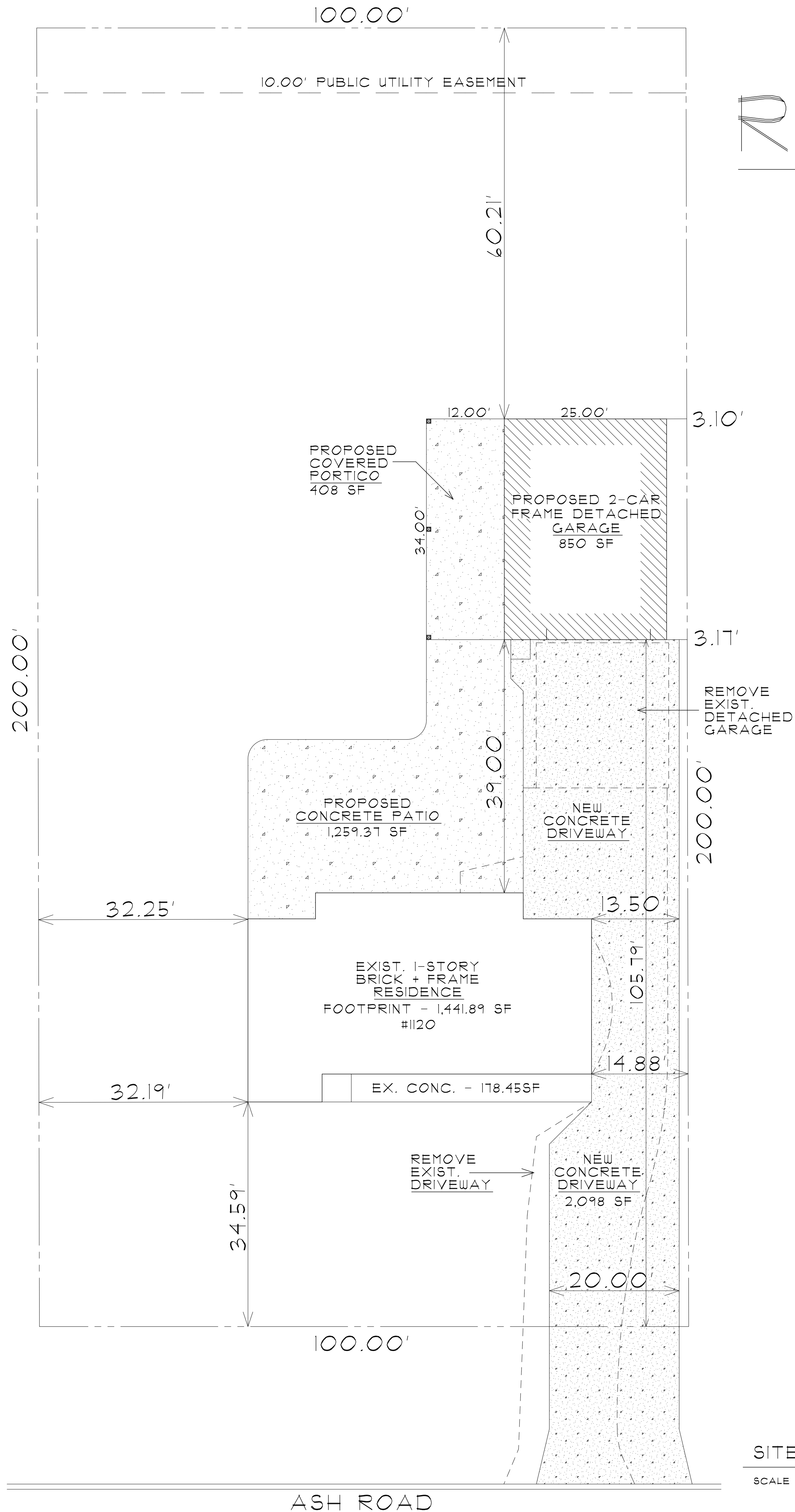
1. ALL WALLS WILL BE PROVIDED WITH A DOUBLE TOP PLATE LAPPED AT THE CORNERS.
2. CONSTRUCTION LUMBER TO BE SPF CONSTRUCTION GRADE NO. 2
 $E_s = 1,000 \text{ PSI}$ MODULUS OF ELASTICITY 1,000,000
3. LUMBER WITH SPANS GREATER THAN 20' TO BE DOUGLAS FIR
CONSTRUCTION GRADE NO. 2
 $E_s = 1,200 \text{ PSI}$ MODULUS OF ELASTICITY 1,000,000
4. PROVIDE 1 X 4 LET-IN CORNER BRACING AT WALL OVER 8' HIGH
5. ALL INTERIOR WALL FRAMING, UNLESS OTHERWISE NOTED, TO BE 2 X 4 STUDS @ 16" OC W/ 1/2" DRYWALL EACH SIDE.
7. PROVIDE 2 - 2 X 12 HEADER WITH 1/2" PLYWOOD AND SINGLE CRIPPLE FOR SPANS UP TO 4'. SEE PLAN FOR SPANS GREATER THAN 4'; PROVIDE DOUBLE CRIPPLE FOR SPANS EXCEEDING 4'.
8. CUTS, NOTCHES AND HOLES BORED IN TRUSSES, LAMINATED VENEER LUMBER, GLUE-LAMINATED MEMBERS OR I-JOISTS ARE NOT PERMITTED UNLESS THE EFFECTS OF SUCH ARE SPECIFICALLY ADDRESSED. (SECTION: RS02.8.2)
9. EXTERIOR OR LOAD BEARING WALLS WITH PLATES CUT, DRILLED OR NOTCHED MORE THAN 50% OF THE WIDTH OF THE STUD SHALL HAVE A GALVANIZED METAL TIE 1/4 GAGE AND 1 1/2 INCHES (1 1/2") WIDE FASTENED TO EACH PLATE. (SECTION: R&O2.4.1)
10. EXTERIOR OR LOAD BEARING WALLS WITH STUDS DRILLED WITHIN 5/8" OF THE FACE OF THE STUD SHALL BE REINFORCED WITH A STRUCTURAL STUD SHOE. (SECTION R&O2.4)

THERMAL AND MOISTURE PROTECTION

- ROOFING:
1. SHINGLES SHALL COMPLY W/ASTM D225 OR D3442. PROVIDE NO LESS THAN 4 NON-CORROSIVE FASTENERS PER STRIP. BASE FLASHING TO BE CORROSIVE-RESISTANT METAL MIN. .019 INCH THICK OR MINERAL SURFACE ROLL 11#/100 SF. CAP FLASHING TO BE CORROSIVE-RESISTANT METAL MIN. .019 INCH THICK. OPEN VALLEYS TO BE LINED W/ METAL 24" (MIN.) WIDE OR 2 PLYS OF MINERAL SURFACE ROLL 3/4" (MIN.) WIDE. CLOSE VALLEY THE SAME AS OPEN VALLEY OR ONE PLY MIN. 3/4" WIDE.
 2. ICE AND WATER SHIELD IS REQUIRED IN ALL VALLEYS (UP 18" ON EACH SIDE) AND ON EAVES, A MINIMUM OF 2'-0" BEYOND THE INTERIOR WALL LINE.

SITE NOTES:

1. CONSTRUCTION DEBRIS AND REFUSE CONTAINMENT SHALL BE REQUIRED FOR ALL JOB SITES. CONTAINMENT SHALL OCCUR ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT, & SHALL BE WITHIN A DUMPSTER, STRUCTURE, OR CONTAINER THAT CAN BE COVERED TO PREVENT WINDBLOWN DEBRIS. ALL SUCH DUMPSTERS, STRUCTURES, OR CONTAINERS SHALL BE COVERED AT ALL TIMES WHEN NO WORK IS BEING PERFORMED ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT.
2. ALL DISTURBED PARKWAY LAWN AREAS WILL BE RESTORED WITH NEW SOD ON 4" OF TOPSOIL. ALL SOD SHALL BE WATERED AS REQ'D TO SUSTAIN GROWTH.
3. ALL PARKWAY TREES SHALL HAVE A SNOW FENCE THAT EXTENDS TO THE DRIP LINE. NO TRAFFIC SHALL GO OVER THE ROOT SYSTEM.
4. SURFACE DRAINAGE TO BE DIVERTED FROM STRUCTURE SO AS NOT TO CREATE A HAZARD ON THIS OR ADJACENT PROPERTY. GRADE FROM FOUNDATION TO DROP A MINIMUM OF 4" IN 10'. PROVIDE SWALES OR DRAINS TO ENSURE DRAINAGE FROM STRUCTURE AND ADJACENT PROPERTY.
5. TOILET FACILITIES SHALL BE PROVIDED AT ALL JOB SITES PER ILLINOIS PLUMBING CODE. THIS WILL BE A CONDITION OF THE PERMIT.
6. PROVIDE AND MAINTAIN A 4'-0" HIGH FENCE ALONG THE FULL LENGTH OF INTERIOR SIDE YARDS UNTIL EXTERIOR CONSTRUCTION IS COMPLETE.
7. PROVIDE AND MAINTAIN A 4'-0" HIGH CONSTRUCTION FENCE DURING NON-WORKING HOURS THAT WILL ENCLOSE ALL OPEN EXCAVATIONS UNTIL FOUNDATION IS BACK-FILLED & FIRST FLOOR DECK IS COMPLETED.



TABIRTA RESIDENCE

1120 ASH ROAD
HOFFMAN ESTATES
ILLINOIS 60169

INDEX OF DRAWINGS	
SHEET	DESCRIPTION
G-1	SITE PLAN + GENERAL NOTES
A-1	FOUNDATION, CONSTRUCTION + ELECTRICAL PLANS
A-2	EXTERIOR ELEVATIONS + WALL SECTIONS

DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE W/ THE VILLAGE OF HOFFMAN ESTATES AND AMENDMENTS AS LISTED BELOW.

INTERNATIONAL RESIDENTIAL CODE/2021 AND APPENDIX AC AND APPENDIX AJ

INTERNATIONAL EXISTING BUILDINGS CODE/2021.

INTERNATIONAL FIRE CODE/2021.

INTERNATIONAL PROPERTY MAINTENANCE CODE/2021.

NATIONAL ELECTRICAL CODE - NFPA 70/2020.

ILLINOIS ENERGY CONSERVATION CODE/ILLINOIS ADMINISTRATIVE CODE TITLE 11 PART 600.

GENERAL NOTE:

1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING WITH THE WORK. ANY DISCREPANCIES IN FIELD CONDITIONS IS TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING.
2. PLEASE NOTIFY ARCHITECT IMMEDIATELY IF THERE ARE ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS.

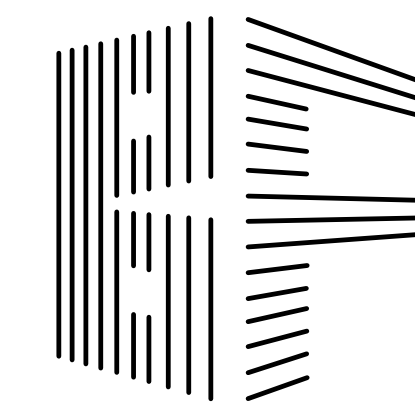
STATE LAW: BEFORE DIGGING, CALL JULIE (811) OR 1-800-892-0123 FOR LOCATION OF PUBLIC AND PRIVATE UTILITIES AT WORK SITE. 48 HOURS NOTICE IS REQUIRED.

ZONING CALCULATIONS - [R-2]		
LOCATION	REQUIRED AREA [SQ. FT.]	
LOT	20,000	
MAX. FLOOR AREA RATIO (20%)	4,000	
PROPOSED FLOOR AREA RATIO	NO CHANGE (GARAGE)	
LOCATION	PROPOSED AREA [SQ. FT.]	
EXISTING HOUSE FOOTPRINT	1,441.89	
PROPOSED DETACHED GARAGE	850	TOTAL 1,258
PROPOSED COVERED PORTICO	408	
MAXIMUM DETACHED GARAGE	150	

SETBACKS - [R-2 ACCESSORY]		
LOCATION	REQUIRED DIMENSION	PROPOSED DIMENSION
FRONTYARD	160.00'	105.19'
INTERIOR SIDEYARD	3.00'	3.10'
REARYARD	---	60.21'
HEIGHT	15'-0"	14'-0"

SITE PLAN

SCALE 1" = 10'-0"



BUCKLEY FARA
ARCHITECTS, INC.

2512 HATFIELD CT.
ELGIN, IL 60123

JOSEPH FARA
(630) 651-9457
2jfara2@gmail.com

THOMAS BUCKLEY
(847) 347-9266
thomasbuckley57@gmail.com

TABIRTA
RESIDENCE

1120
ASH ROAD
HOFFMAN ESTATES
ILLINOIS, 60169

PROPOSED
DETACHED GARAGE

10-3-2024 RELEASED FOR
PERMIT SUBMITTAL

PROJECT NO. 2024-025A
DRAWN BY TB / JF

COPYRIGHT BUCKLEY FARA
ARCHITECTS, INC.

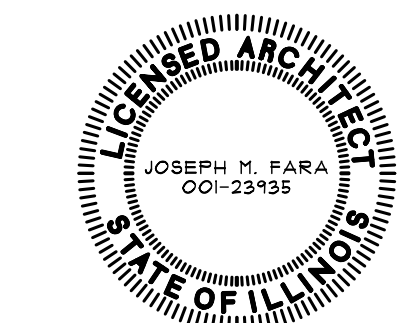
DATE	DESCRIPTION
8-16-2024	PRELIMINARY
10-3-2024	PERMIT

ARCHITECT'S
CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY DIRECTION AND THAT TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.

Joseph Fara

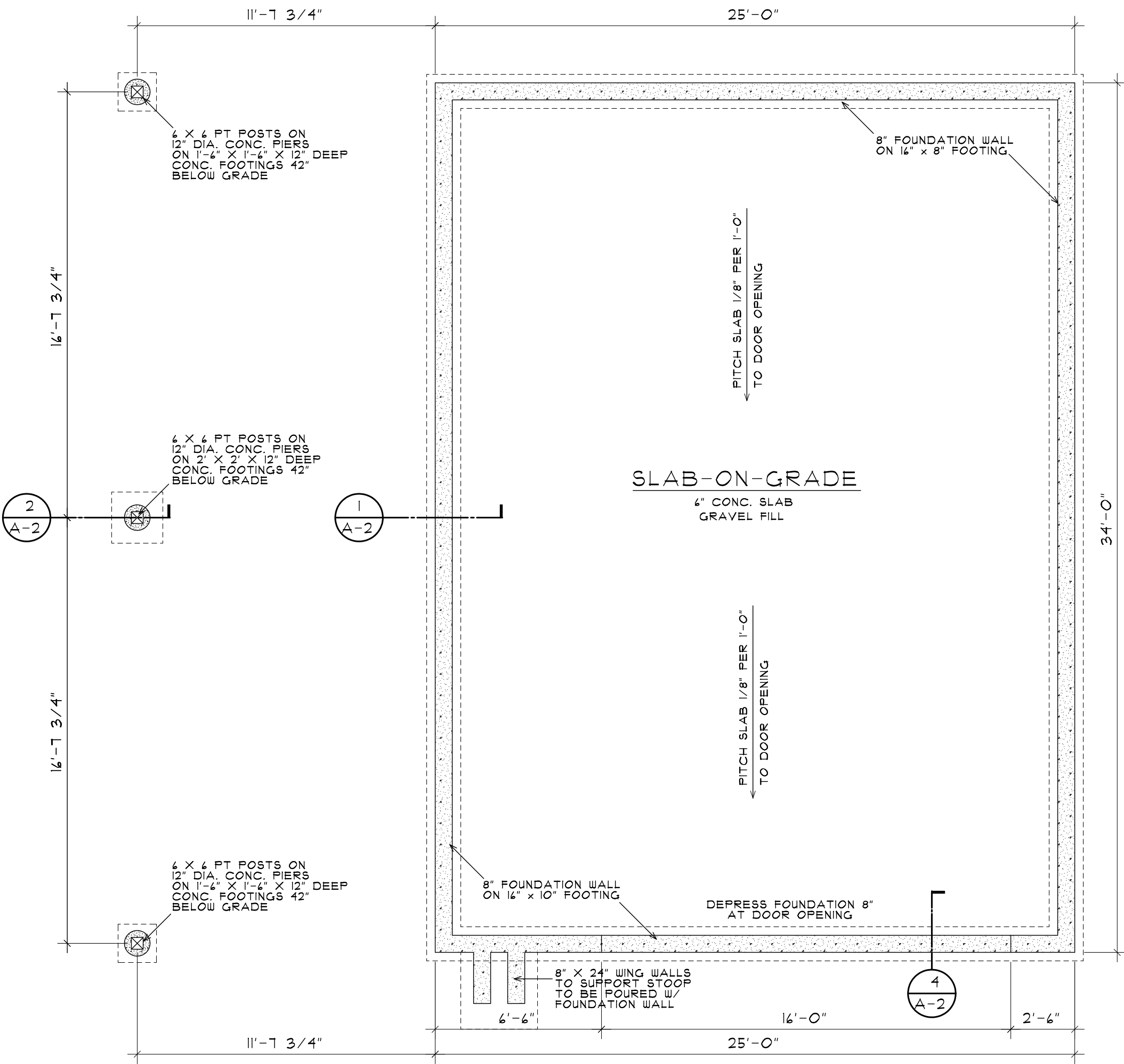
CERT NO. 001.23935
EXP. 11-30-2024 DATE: 10-3-2024



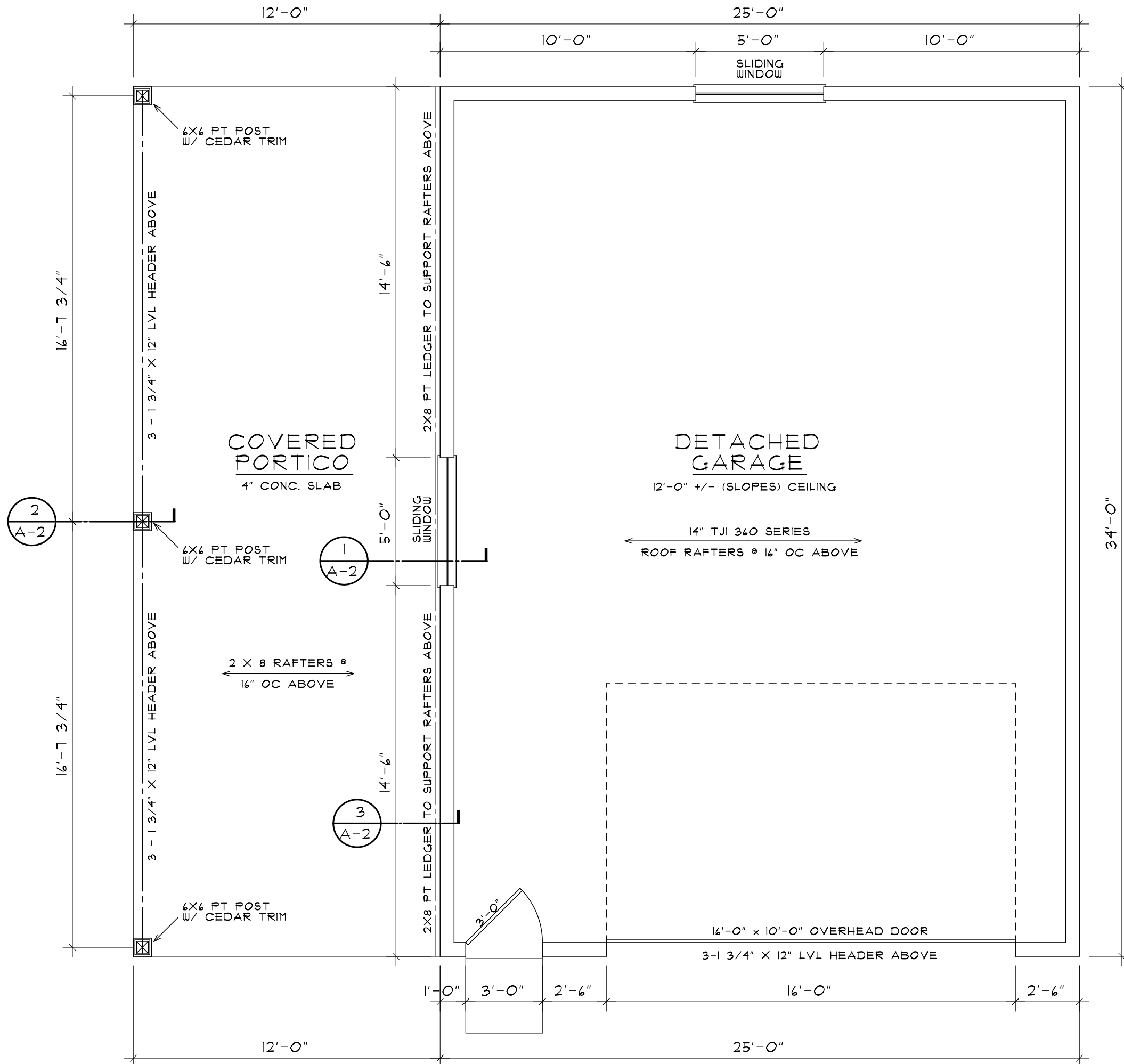
G-1

OF THREE

DESIGN CRITERIA	
FLOOR	
SLEEPING ROOMS	30# LL - 10# DL
OTHER ROOMS	40# LL - 10# DL
VEH. GARAGES	50# LL - 10# DL
WALL	40# PLF OR ACTUAL LOAD 20 PSF WIND 0'-20' HEIGHT 25 PSF WIND 21'-29' HEIGHT 30 PSF WIND 30' HEIGHT AND ABOVE
CEILING	
UNHAB W/O STOR	10# LL - 10# DL
UNHAB LIM STOR	20# LL - 10# DL
HAB W/ FX STAIR	30# LL - 10# DL
WIND SPEED	115 MPH 3 SECOND GUST & 89 MPH NOMINAL
ROOF	25# LL (SNOW) - 10# DL (ALL SLOPES)
CATHEDRAL	30# LL - 15# DL (ALL SLOPES)
EXT. DECK	40# LL - 10# DL
EXT. BALCONY	40# LL - 10# DL
STAIRS	40# LL + 300# CONCENTRATED LOAD
GUARDHANDRAILS	200# LL AT ANY DIRECTION APPLIED AT THE TOP
FROST DEPTH	42" (3'-6")
STRUCTURAL FRAMING LUMBER	
BASE VALUE (USE NO MULTIPLIERS AGAINST BASE VALUE)	
GRADE # 2 SPECIES SPF DOMESTIC OR CANADIAN BASE Fb 1000	
SPECIFY MANUFACTURER AND NAME OF SPECIFIC BEAM PRODUCT WITH THE CURRENT SIZE, Fb, AND E VALUES PER MANUFACTURER	
MANUFACTURER	TRUS-JOIST
PRODUCT	LVL HEADERS & BEAMS MICRO=LAM



FOUNDATION PLAN
SCALE 1/4" = 1'-0"



CONSTRUCTION PLAN
SCALE 1/4" = 1'-0"

WALL LEGEND - FOUNDATION				
LOCATION	UL NO.	FIRE RATING	CONSTRUCTION	DESCRIPTION
EXTERIOR (1)	---	---		8" CONCRETE FOUNDATION WALL W/ 2" REIN. TOP, MID & BOTTOM ON 14" X 10" CONCRETE FOOTING

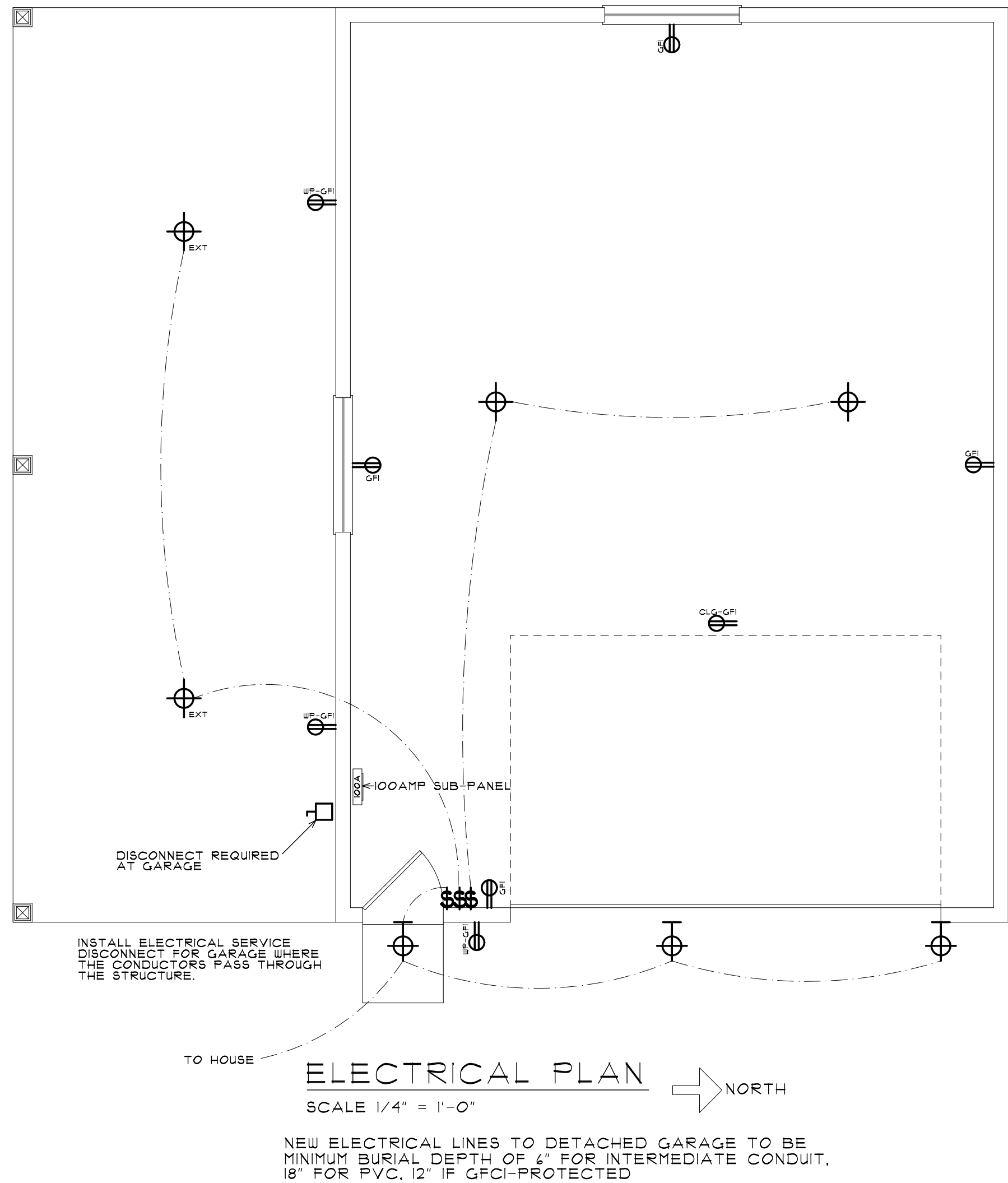
WALL LEGEND - 1ST FLOOR				
LOCATION	UL NO.	FIRE RATING	CONSTRUCTION	DESCRIPTION
EXTERIOR (1)	---	---		2X4 W/D STUDS @ 16" OC W/ 1/2" OSB (EXTERIOR)

DOOR + WINDOW WOOD HEADER SIZES (UNLESS NOTED DIFFERENTLY ON PLANS)			
SPAN/OPENING	HEADER SIZE	# JACKS	
LESS THAN 3'	2-2X6s	2	
3' - 3'-8"	2-2X8s	2	
3'-8" - 4'-6"	2-2X10s	2	
4'-6" - 6'-0"	2-2X12s	2	
GREATER THAN 6'-0"	SEE PLAN		
WOOD HEADER/BEAM SUPPORT COLUMNS			
BEAM/HEADER	COLUMN (IN 2X4 WALL)	COLUMN (IN 2X6 WALL)	DETAIL
DIMENSIONAL LUMBER (2X12X10, 2X8, 2X6, 2X4)	(EA END) (2) 2X4 JACK 2X4 KING STUD	(EA END) (2) 2X6 JACK 2X6 KING STUD	
2-1 3/4" LVLs	(ONE EA END) 4X4 PSL POST 2X4 KING STUD	(ONE EA END) 4X4 PSL POST 2X6 KING STUD	
3-1 3/4" LVLs	(ONE EA END) 6X4 PSL POST 2X4 KING STUD	(ONE EA END) 6X4 PSL POST 2X6 KING STUD	

ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
\$	SWITCH
	CEILING FIXTURE W/ FAN-APPROVED JUNCTION BOX
	CEILING MOUNTED LIGHT FIXTURE (EXTERIOR GRADE)
	WALL-MOUNTED LIGHT FIXTURE
	DUPLEX RECEPTACLE GROUND-FAULT CIRCUIT INTERRUPTED
	DUPLEX RECEPTACLE WEATHERPROOF + GROUND-FAULT CIRCUIT INTERRUPTED

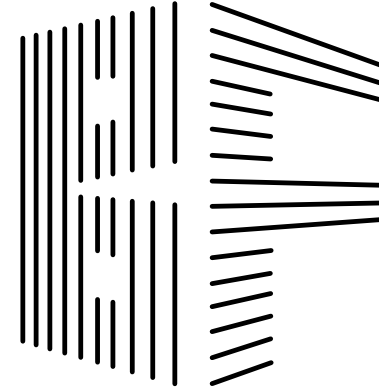
225.31 DISCONNECTING MEANS:
MEANS SHALL BE PROVIDED FOR DISCONNECTING ALL UNGROUNDED CONDUCTORS THAT SUPPLY OR PASS THROUGH THE BUILDING OR STRUCTURE.

225.32 LOCATION:
THE DISCONNECTING MEANS SHALL BE INSTALLED EITHER INSIDE OR OUTSIDE OF THE BUILDING OR STRUCTURE SERVED OR WHERE THE CONDUCTORS PASS THROUGH THE BUILDING OR STRUCTURE. THE DISCONNECTING MEANS SHALL BE AT A READILY ACCESSIBLE LOCATION NEAREST THE POINT OF ENTRANCE OF THE CONDUCTORS.



ELECTRICAL PLAN
SCALE 1/4" = 1'-0"

NEW ELECTRICAL LINES TO DETACHED GARAGE TO BE MINIMUM BURIAL DEPTH OF 6" FOR INTERMEDIATE CONDUIT, 18" FOR PVC, 12" IF GFCI-PROTECTED



BUCKLEY FARA
ARCHITECTS, INC.
2512 HATFIELD CT.
ELGIN, IL 60123

JOSEPH FARA
(630) 651-9457
2jfara2@gmail.com
THOMAS BUCKLEY
(847) 347-9266
thomasbuckley57@gmail.com

TABIRTA
RESIDENCE

1120
ASH ROAD
HOFFMAN ESTATES
ILLINOIS, 60169

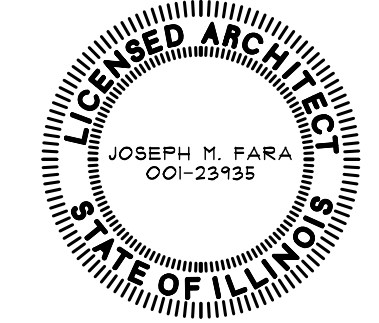
PROPOSED
DETACHED GARAGE

10-3-2024 RELEASED FOR
PERMIT SUBMITTAL

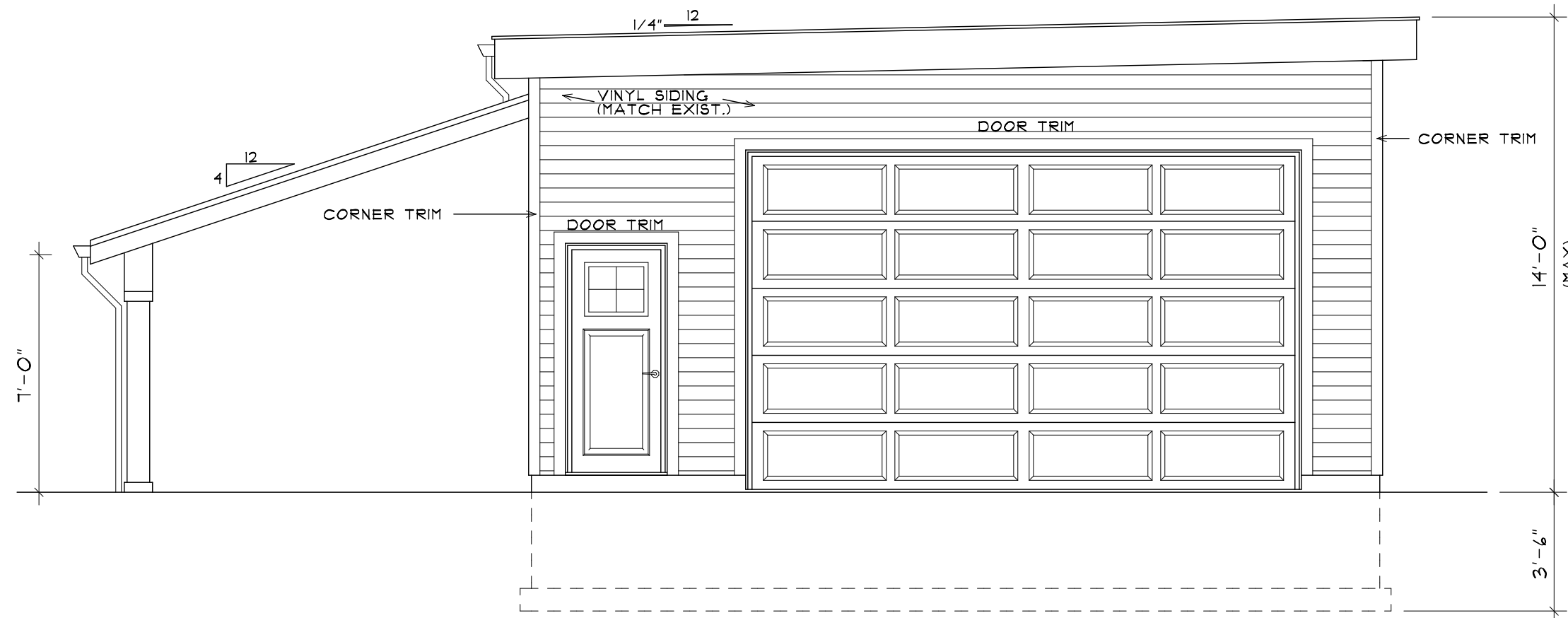
PROJECT NO. 2024-025A
DRAWN BY TB / JF

COPYRIGHT BUCKLEY FARA
ARCHITECTS, INC.

DATE	DESCRIPTION
8-16-2024	PRELIMINARY
10-3-2024	PERMIT

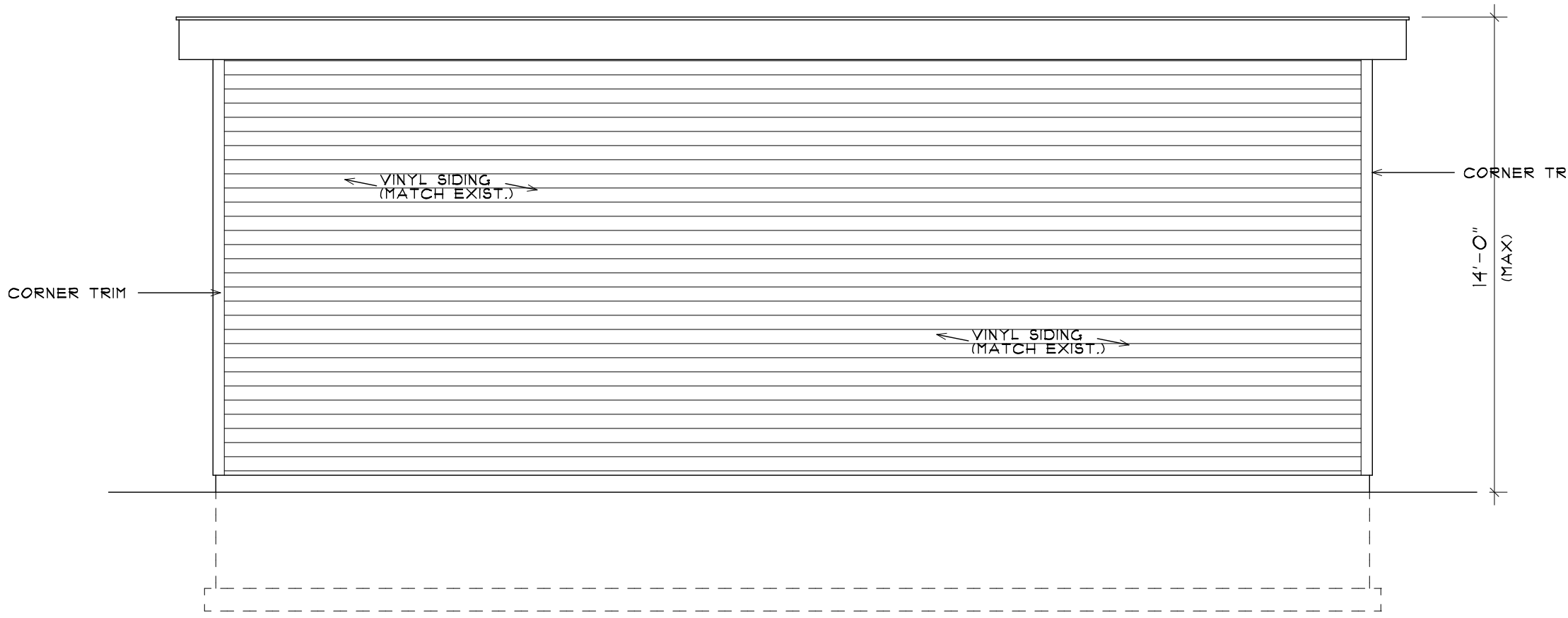


A-1
OF THREE



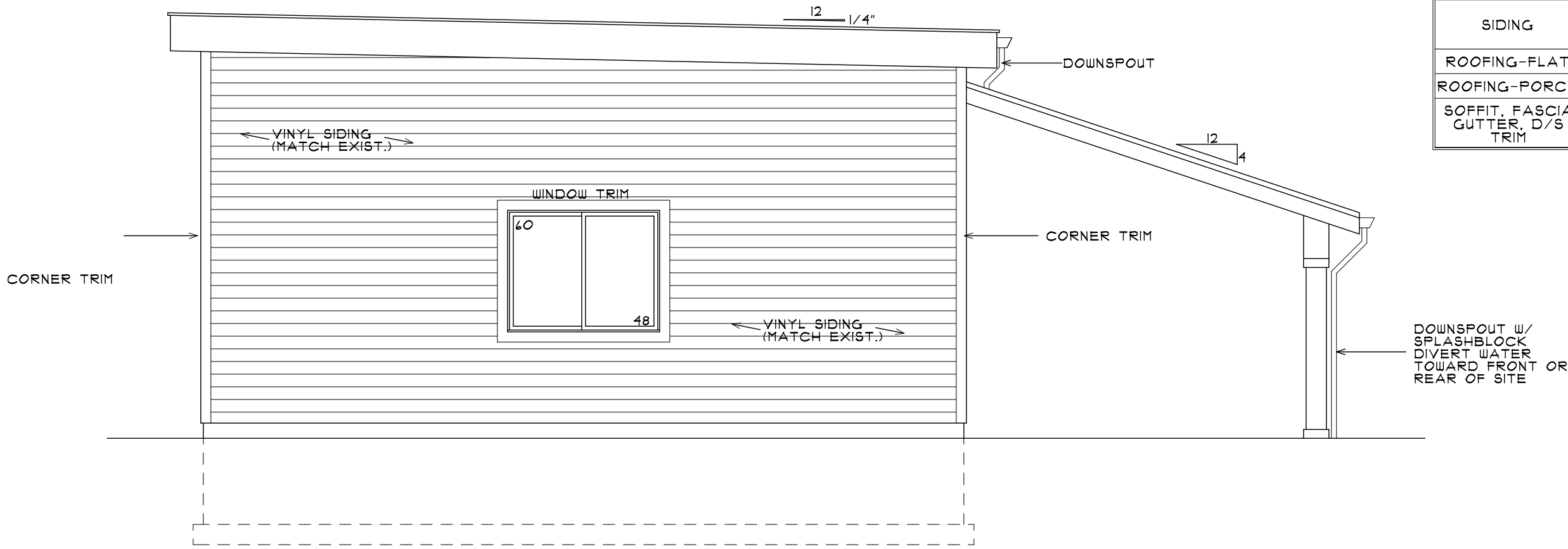
EAST ELEVATION

SCALE 1/4" = 1'-0"



NORTH ELEVATION

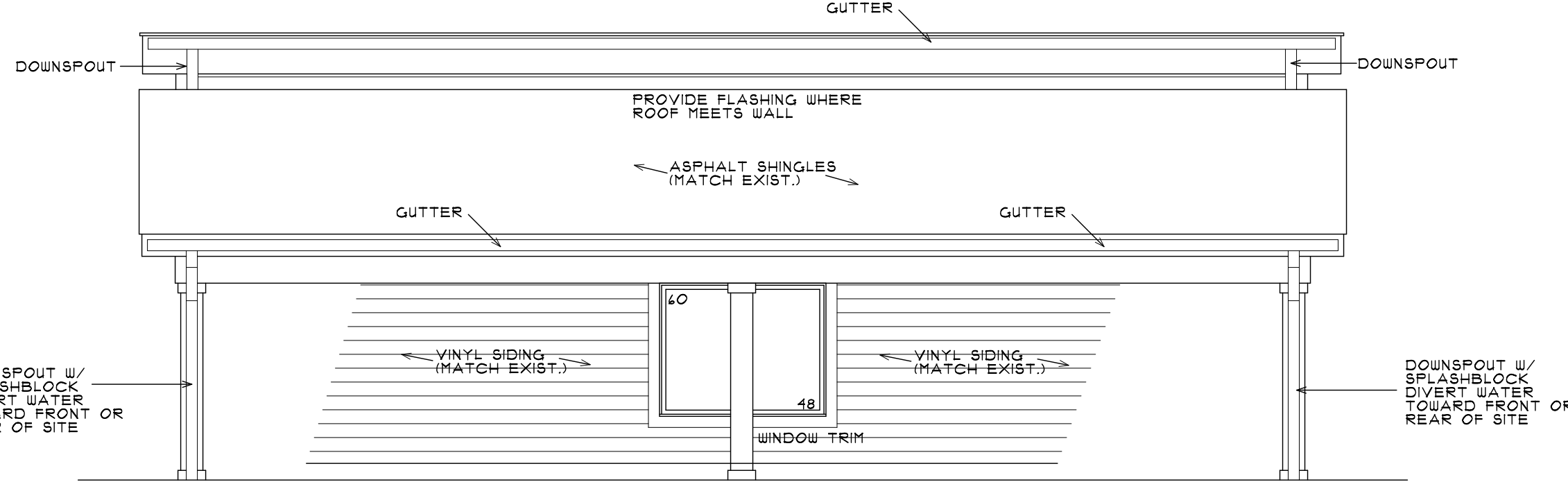
SCALE 1/4" = 1'-0"



WEST ELEVATION

SCALE 1/4" = 1'-0"

ELEVATION MATERIALS		
LOCATION	HATCH	DESCRIPTION
SIDING		HORIZONTAL VINYL SIDING (MATCH EXISTING)
ROOFING-FLAT		MODIFIED BITUMEN
ROOFING-PORCH		ASPHALT SHINGLES (MATCH)
SOFFIT, FASCIA, GUTTER, D/S TRIM		(MATCH EXISTING)

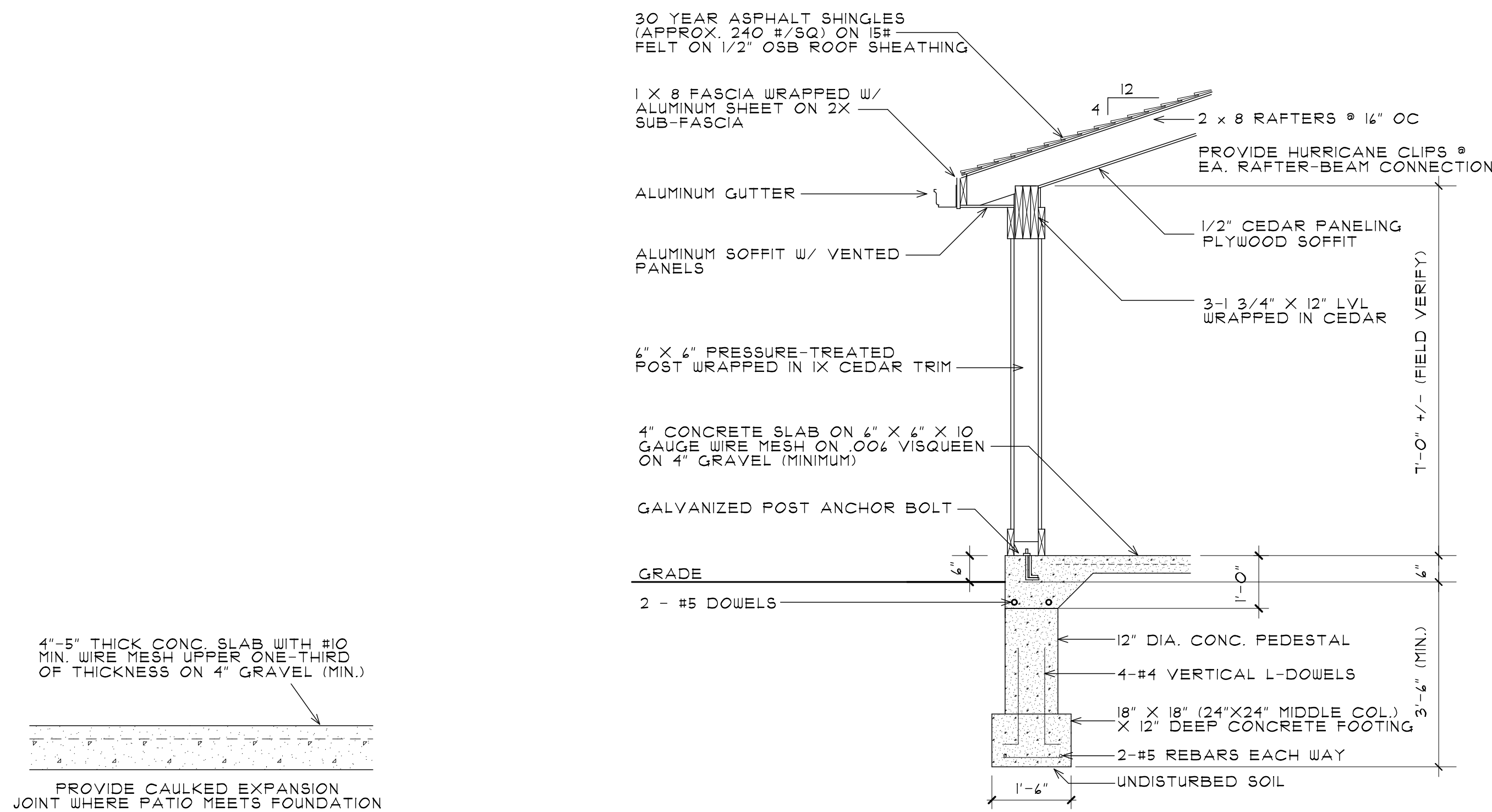


SOUTH ELEVATION

SCALE 1/4" = 1'-0"

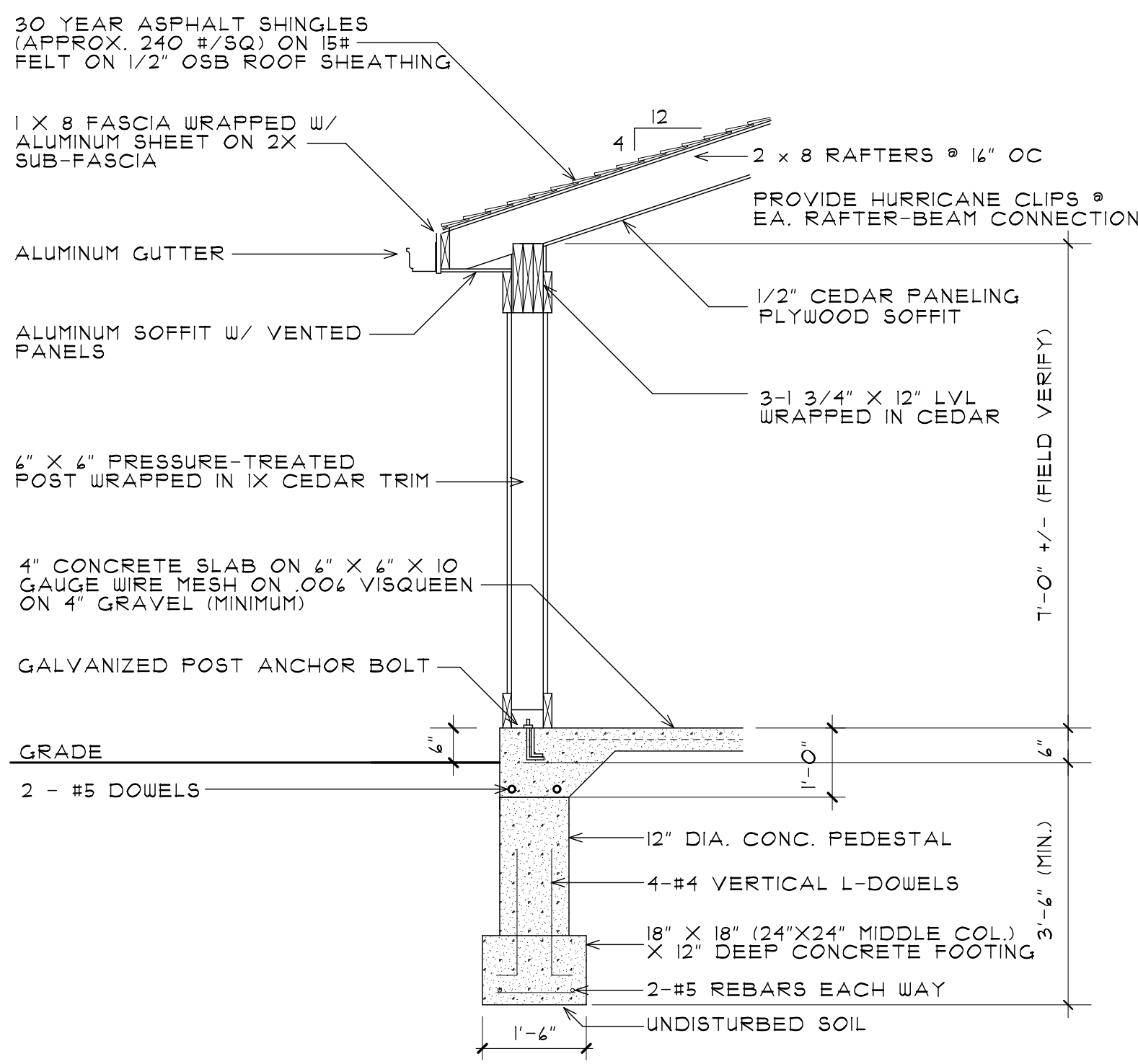
ELEVATION NOTES:

1. WINDOW SIZES BASED ON FRAME SIZES; ROUGH OPENINGS TO BE VERIFIED W/ CHOSEN WINDOW MANUF. & CONTRACTOR PRIOR TO CONSTRUCTION
2. FRAME SIZES TO BE FOLLOWED AS CLOSE AS POSSIBLE PER DIFFERENT MANUF.
3. ALL NEW WINDOWS TO HAVE A MAX. U-FACTOR OF 0.30



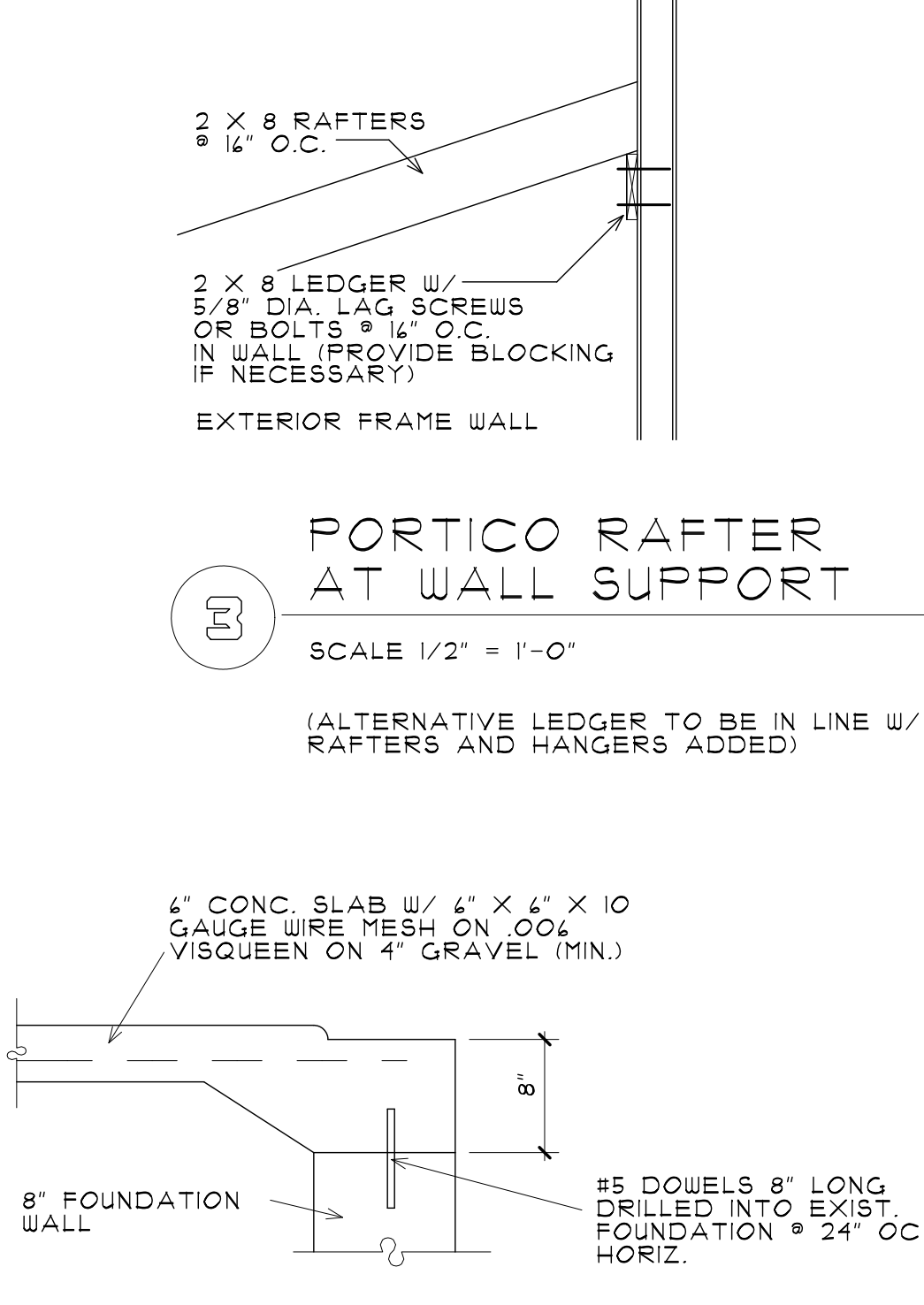
PATIO SLAB DETAIL

SCALE 1" = 1'-0"



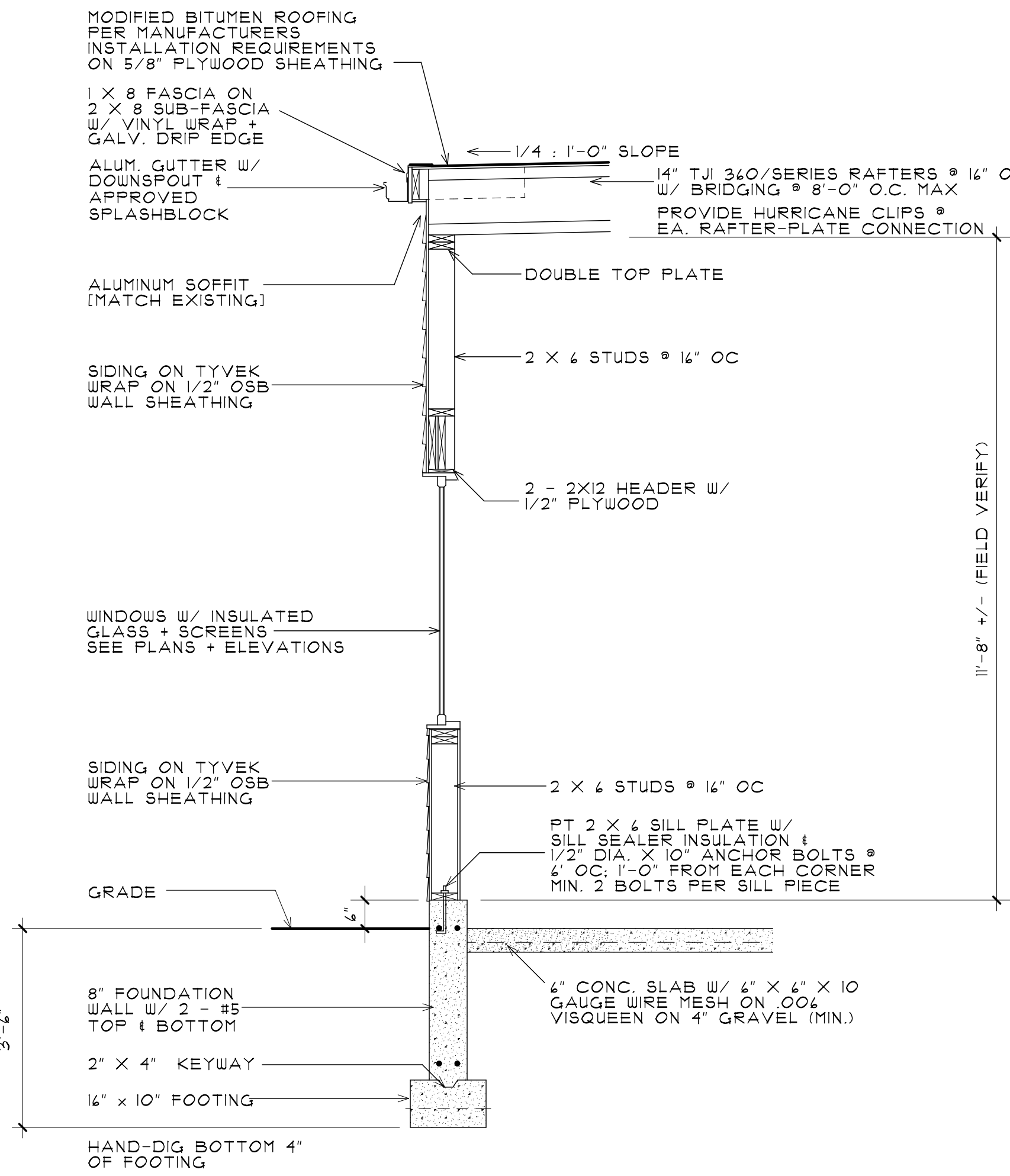
PORTICO WALL SECTION

SCALE 1/2" = 1'-0"



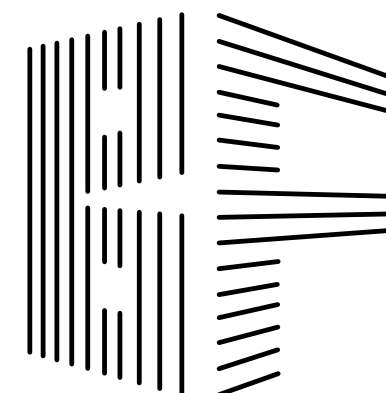
OH DOOR OPENING FOUNDATION DETAIL

SCALE 1" = 1'-0"



WALL SECTION

SCALE 1/2" = 1'-0"



BUCKLEY FARA ARCHITECTS, INC.

2512 HATFIELD CT.
ELGIN, IL 60123

JOSEPH FARA
(630) 651-9457
2jfara2@gmail.com

THOMAS BUCKLEY
(847) 347-9266
thomasbuckley57@gmail.com

TABIRTA RESIDENCE

1120
ASH ROAD
HOFFMAN ESTATES
ILLINOIS, 60169

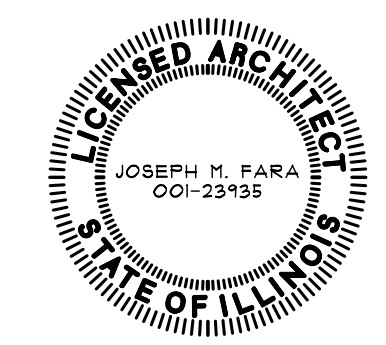
PROPOSED
DETACHED GARAGE

10-3-2024 RELEASED FOR
PERMIT SUBMITTAL

PROJECT NO. 2024-025A
DRAWN BY TB / JF

COPYRIGHT BUCKLEY FARA
ARCHITECTS, INC.

DATE	DESCRIPTION
8-16-2024	PRELIMINARY
10-3-2024	PERMIT



A-2

OF THREE



AGENDA ITEM REPORT

Village Board of Trustees
January 20, 2025
ITEM 8A

REQUEST: Approval of an Ordinance granting Site Plan Amendment for Bell Works Townhomes located at 1705 Lakewood Boulevard.

FROM: Jennifer Horn, Director of Planning & Transportation

ITEM TYPE: Ordinance - Village Board

REQUEST SUMMARY

The Bell Works Townhome project was originally granted Preliminary and Final Site Plan approval in February 2023 (Ordinance 4999-2023), and subsequently amended in August 2024 (Ordinance 5112-2024). The approved development includes 164 townhome units, each with 3 or 4 bedrooms and a 2-car garage, and other off-site improvements providing proper vehicular access and bicycle and pedestrian accommodations in and around the townhome site.

Ordinance 5112-2024 required the owner to obtain a site development permit by October 5, 2024 or seek an extension by the Village Board. A permit was not obtained by the October deadline; thus, the owner is seeking site plan amendment approval to extend the deadline for obtaining permits and initiating construction. The owner is additionally seeking a waiver from Section 10-7-1-B-1 of the Municipal Code to reduce the financial guarantee requirements for the development. Specific financial security requirements and phasing of the development improvements have been outlined in a Development Agreement, which is also being considered on this same agenda.

The proposed Ordinance grants site plan amendment approval and requires compliance with all construction timing, phasing and financial guarantee provisions as outlined in the Development Agreement.

FINANCIAL IMPACT

N/A

RECOMMENDATION

Approval of an Ordinance granting Site Plan Amendment for Bell Works Townhomes located at 1705 Lakewood Boulevard.

ATTACHMENTS

1. Ordinance Site Plan Amendment BWT
2. Exhibit A Location Map

ORDINANCE NO. _____ - 2025

**VILLAGE OF HOFFMAN ESTATES
AN ORDINANCE GRANTING SITE PLAN AMENDMENT FOR
BELL WORKS TOWNHOMES LOCATED AT
1705 LAKEWOOD BOULEVARD**

WHEREAS, on February 6, 2023, the Corporate Authorities approved Ordinance 4999-2023 granting Preliminary and Final Site Plan for Bell Works Townhomes located at 1705 Lakewood Boulevard and shown on Exhibit “A” attached hereto and made a part hereof; and

WHEREAS, on August 5, 2024, the Corporate Authorities approved Ordinance 5112-2024 granting Site Plan Amendment for Bell Works Townhomes located at 1705 Lakewood Boulevard; and

WHEREAS, the owner of property described on Exhibit A, Hoffman Estates Acquisitions III LLC and Hoffman Estates Acquisitions IV LLC, has requested Site Plan Amendment approval to modify conditions of approval as part of Ordinance 5112-2024; and

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: Site Plan Amendment is hereby granted for Bell Works Townhomes, located at 1705 Lakewood Boulevard, subject to the following conditions:

1. The project shall be constructed as outlined in approved Development Agreement with Hoffman Estates Acquisitions III LLC and Hoffman Estates Acquisitions IV LLC for the Bell Works Townhome development, as may be amended from time to time (the “Development Agreement”).
2. A waiver from Section 10-7-1-B-1 of the Municipal Code is granted. Financial security for the development shall be provided in the form and amount as outlined in the Development Agreement.
3. The following documents and plans are hereby approved and constitute the final site plan amendment approval for the project:
 - a. Improvement Plans updated through 7/8/2024.
 - b. Elevations dated 4/11/24.
 - c. Architectural renderings dated 2/5/24.
4. The owner shall finalize and record the Homeowners Association Declarations and Declaration of Easement and Cost Sharing prior to issuance of the first certificate of occupancy for the development.
5. Acceptance of all public improvements shall follow procedures outlined in the Development Agreement.
6. The owner shall donate lots 169 and 170 (0.43 acres) and pay a cash contribution to the Hoffman Estates Park District as outlined in an agreement between the two parties. Transfer of the lots must be completed by deed and in compliance with Section 10-9-2 of the Village Code prior to final acceptance of public improvements for the development.
7. The owner shall work with the US Post office to ensure proper placement of mailboxes on site if they are required to be relocated from current locations shown on plans. Other site adjustments shall be made as directed by Village staff if mailboxes are relocated.
8. The owner acknowledges that no building permits on the west side of the main building (2000 Center Drive), excluding the basement level, will be issued until site plan approval is granted for the west side, including but not limited to the following elements:
 - a. Pedestrian and bicycle accommodations throughout entire site (i.e. new internal sidewalks, modifications to existing sidewalks to meet ADA standards for width and ramp locations, shared use path along Lakewood Blvd., new bike lanes) as outlined in the approved Pedestrian and Bike Plan for Bell Works.
 - b. West parking garage and surface lot upgrades including ADA accessibility, pedestrian accessibility, lighting, general property maintenance throughout parking areas.
 - c. Lighting improvements for entirety of the west side in conformance with approved Master Lighting Plan for Bell Works.
9. The following conditions relate to the site construction:
 - a. A pre-construction meeting shall be conducted with the Village staff prior to construction commencing.
 - b. A master building permit set must be approved by the Village prior to issuance of building permits for any townhome building.
 - c. Fire Department and emergency access to the property shall be maintained at all times. Petitioner shall make any adjustments on the site as needed for access as per direction by the Village.
 - d. In accordance with Village Code, construction hours shall be limited to 7 a.m. to 7 p.m. Monday through Friday, and 8 a.m. to 6 p.m. Saturday and Sunday.

Section 4: The Village Clerk is hereby authorized to publish this Ordinance in pamphlet form.

Section 5: This Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS _____ day of _____, 2025

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

APPROVED THIS _____ DAY OF _____, 2025

Village President

ATTEST:

Village Clerk

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

Exhibit A

Bell Works Townhomes Site Plan Amendment





AGENDA ITEM REPORT

Village Board of Trustees
January 20, 2025
ITEM 8B

REQUEST: Approval of a Development Agreement with Hoffman Estates Acquisitions III LLC and Hoffman Estates Acquisitions IV LLC for the Bell Works Townhomes located at 1705 Lakewood Boulevard

FROM: Jennifer Horn, Director of Planning & Transportation

ITEM TYPE: Agreement - Village Board

REQUEST SUMMARY

The Bell Works Townhome project was originally granted Preliminary and Final Site Plan approval in February 2023 (Ordinance 4999-2023), and subsequently amended in August 2024 (Ordinance 5112-2024). The approved development includes 164 townhome units, each with 3 or 4 bedrooms and a 2-car garage, and other off-site improvements providing proper vehicular access and bicycle and pedestrian accommodations in and around the townhome site.

Ordinance 5112-2024 required the owner to obtain a site development permit by October 5, 2024 or seek an extension by the Village Board. A permit was not obtained by the October deadline; thus, the owner is seeking site plan amendment approval to extend the deadline for obtaining permits and initiating construction. The owner is additionally seeking a waiver from Section 10-7-1-B-1 of the Municipal Code to reduce the financial guarantee requirements for the development.

In conjunction with the site plan amendment request, the attached Development Agreement with the owner/developer, Hoffman Estates Acquisitions III LLC and Hoffman Estates Acquisitions IV LLC, outlines the construction timing, phasing of improvements, financial security requirements, and other development related obligations of the owner/developer.

Below is a summary of the Development Agreement provisions:

- The term of the agreement is three years.
- Construction must commence by April 18, 2025 and be completed within twenty-four months thereafter, unless an extension is agreed to in writing by the Village.
- Construction may be sequenced in two phases.
- Improvements must be completed within each phase to the satisfaction of the Village Engineer, in his sole discretion, prior to issuance of the first building within each particular phase.
- Prior to the commencement of any work, the owner/developer shall post a financial security in the amount of \$1,500,000.00.

- Upon final acceptance of all public improvements, the financial security may be reduced to \$400,000 for a 12-month maintenance guarantee period.
- The financial security shall be provided by a financial institution acceptable to the Village and in such forms as required by the Village.
- The owner/developer shall waive all objections to a backup Special Service Area which shall cover the public and private improvements for the benefit of the public.
- All development costs related to the development project shall be borne by the owner/developer.
- The agreement shall run with the land and any duties, obligations and rights contained in the agreement shall be imposed on any successor, assignee, or future Owners or Developers.

FINANCIAL IMPACT

N/A

RECOMMENDATION

Approval of a Development Agreement with Hoffman Estates Acquisitions III LLC and Hoffman Estates Acquisitions IV LLC for the Bell Works Townhomes located at 1705 Lakewood Boulevard.

ATTACHMENTS

1. Draft BW Development Agreement
2. Exhibit A - Legal
3. Exhibit B - Site Plan Ordinance
4. Exhibit C - Site Improvement Phasing

**DEVELOPMENT AGREEMENT BETWEEN THE
VILLAGE OF HOFFMAN ESTATES AND HOFFMAN ESTATES ACQUISITIONS LLC**

THIS DEVELOPMENT AGREEMENT ("Agreement"), dated this 20th day of January, 2025 ("Effective Date"), is made by and between the VILLAGE OF HOFFMAN ESTATES, Cook County, Illinois, an Illinois municipal corporation and home rule unit of local government (the "Village"), and HOFFMAN ESTATES ACQUISITIONS III LLC, a Delaware limited liability company; and HOFFMAN ESTATES ACQUISITIONS IV LLC, a Delaware limited liability company and successor owners of record (collectively "Owner/Developer"). The Village and Developer are each hereinafter referred to as a "Party" and collectively as the "Parties".

RECITALS

WHEREAS, the Village is a duly constituted and existing municipality within the meaning of Section 1 of Article VII of the 1970 Constitution of the State of Illinois and is a "home rule unit" under Section 6(a) of Article VII of the 1970 Constitution; and

WHEREAS, the Village has the authority to promote the health, safety and welfare of the Village and its inhabitants, to encourage private development in order to enhance the local tax base, create employment and ameliorate blight, and to enter into contractual agreements with third persons to achieve these purposes; and

WHEREAS, Owner/Developer, owns the Property legally described on Exhibit A to this Agreement ("Residential Site"); and

WHEREAS, the Parties desire that development of the Residential Site occur as soon as practicable; and

WHEREAS, Owner/Developer has agreed to redevelop the site in accordance with the Residential Site Plan Ordinance ("Residential Site Plan") approved by the Village on January 20, 2024, attached hereto and incorporated herein as Exhibit B and made a part hereof; and

WHEREAS, it is necessary for the successful initiation and completion of the Project (as defined herein) that the Village enter into this Agreement with the Owner/Developer to provide for the development of the Property and construction of the Project, thereby implementing and bringing to completion the Plan; and

NOW THEREFORE, in consideration of the foregoing recitals, the mutual covenants and promises contained in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties agree as follows:

I. Recitals.

The foregoing recitals and the findings therein are material to this Agreement and are hereby incorporated into this Agreement as if fully set forth herein.

II. Exhibits

All work contemplated herein shall be performed in accordance with the Village Code, Village building and development standards, and the Development Documents (as defined in the Village Code) including but not limited to all approved plans and the following Exhibits:

- Exhibit A Legal Description of the Residential Site
- Exhibit B Site Plan Ordinance
- Exhibit C Site Improvement Phasing

All Exhibits are incorporated herein and made part hereof by reference.

III. Commencement and Completion of Work.

This Development Agreement shall become effective on January 20, 2025.

The Work contemplated in this Agreement must commence by April 18, 2025; Phase 1 in section V(1) below be completed within eighteen months thereafter; and Phase 2 work in Section V(2) below to be completed within twenty-four months thereafter, unless an extension is agreed to in writing by the Village. Failure to complete the Work contemplated in this Agreement within the time constraints herein shall be considered a violation of the Agreement.

IV. Owner/Developer Obligations.

The Owner/Developer shall construct such public improvements and private improvements for the benefit of the public required for the Residential Site as laid out in the Development Documents.

Owner/Developer shall comply with the Village Code, Village construction and development standards, and the Development Documents.

Owner/Developer shall pay all water, sewer and other utility fees which are related to the increased development of the Residential Site.

Owner/Developer shall be subject to all Village imposed impact fees related to the Residential Site.

The Owner/Developer and any successor Owners or Developers shall be joint and severally liable for all obligations contained herein.

V. Phasing of Improvements and Permits

Building permits for the residential construction shall only be issued upon completion of the following sequence of improvement construction:

1. Items shall be completed to the satisfaction of the Village Engineer, in his sole discretion, prior to issuance of the first building permit within Phase 1:
 - a. Stormwater improvements (including volume control)
 - b. Storm, sanitary, water utilities within Phase 1

- c. Internal roadways (except surface course and alleys) as shown in Exhibit A, sidewalks, and lighting within Phase 1
 - d. Huntington Blvd. capacity improvements, including temporary pavement markings (excluding surface course)
 - e. Huntington Blvd. sidewalk
 - f. Lohan Way improvements (excluding resurfacing) including lighting, sidewalk and crosswalks and ramps between the north side of the east-west spine road and Center Drive.
2. Only upon completion of the items listed in Section 1 above, the following items shall be completed to the satisfaction of the Village Engineer, in his sole discretion, prior to issuance of the first building permit within Phase 2:
- a. Storm, sanitary, water utilities within Phase 2
 - b. Internal roadways (except surface course and alleys as shown in Exhibit A), sidewalks, and lighting within Phase 2
 - c. Lakewood Blvd. path between the west side of Lohan Way and Huntington Blvd
 - d. Lakewood Blvd. / Huntington Blvd. intersection pedestrian improvements
 - e. Center Drive upgrades including lighting, roundabout, pedestrian and bike improvements as included in approved Development Documents
 - f. Huntington Blvd. improvements (final surface course)
 - g. Internal roadways (final surface course) within Phase 1
 - h. Lohan Way improvements (excluding resurfacing) including lighting, sidewalk and crosswalks north of the east-west spine road to Lakewood Blvd
 - i. East surface lot (west of Lohan Way) pedestrian improvements between Lohan Way and East Drive, including ADA accessibility for entirety of east-west pedestrian path, lighting upgrades, property maintenance addressed, and closure of parking lot to vehicular traffic
3. Only upon completion of the items listed in Sections 1 and 2 above, the following items shall be completed to the satisfaction of the Village Engineer, in his sole discretion, prior to final acceptance:
- a. Internal roadways (final surface course) within Phase 2
 - b. Resurfacing and striping of Lohan Way
 - c. Lots 169 and 170 (0.43 acres) deeded to the Hoffman Estates Park District. Transfer of the lots must be completed by deed and in compliance with section 10-9-2 of the Village Code (as outlined in a separate agreement between Inspired by Somerset Development and the Hoffman Estates Park District)
 - d. Cash contribution paid to the Hoffman Estates Park District (as outlined in a separate agreement between Inspired by Somerset Development and the Hoffman Estates Park District)

For the purposes of the construction of public improvements and private improvements for the benefit of the public Phase 2 shall not commence prior to completion of Phase 1.

VI. Financial Security

Prior to the commencement of any work, the Owner/Developer shall post financial security for the completion of public improvements and private improvements for the benefit of the public in the amount of one million, five hundred-thousand dollars (\$1,500,000.00). At no time shall the amount of financial security held by the Village be less than one million, five hundred-thousand dollars (\$1,500,000.00). Upon final acceptance of all public improvements, the financial security may be reduced to \$400,000 for a 12-month maintenance guarantee period.

The financial security shall be provided by a financial institution reasonably acceptable to the Village and in such form as reasonably required by the Village.

Failure to comply with the Development Documents and the timeline for completion outlined above shall be a breach of this Agreement and shall result in the forfeiture of the financial security to the Village in such amounts as required by the Village to complete the work described herein.

VII. Backup Special Service Area

The Owner/Developer shall waive all objections to a backup Special Service Area which shall cover the public and private improvements for the benefit of the public outlined herein. The executed waiver of objection form shall be delivered to the Village as required by the Village.

The backup special service area shall be the levy of an annual *ad valorem* tax based upon the whole equalized assessed value on each parcel of property in the proposed Special Service Area by the Village, sufficient to produce revenues to provide for the maintenance and repair of the public improvements and private improvements for the benefit of the public "Services". The Initial Tax will be imposed when the need arises to provide needed Services. The initial amount of taxes to be levied within the proposed Special Service Area shall be \$50,000.00. The maximum rate of taxes to be extended within the proposed Special Service Area in any year thereafter shall not exceed one percent (1%, being \$1.00 for every \$100.00) of the whole equalized assessed value of the property within the proposed Special Service Area. Said taxes shall be imposed for an indefinite period of time after the date of the ordinance establishing the proposed Special Service Area. Said taxes shall be in addition to all other taxes provided by law and shall be levied pursuant to the provisions of the Illinois Property Tax Code. Notwithstanding the foregoing, taxes shall not be levied hereunder and said Area shall be "dormant," and shall take effect only if the Owner/Developer fails to maintain, repair or replace the improvements.

VIII. Costs

All development costs related to the development project shall be borne by the Owner/Developer.

Owner/Developer will comply with Section 1-1-13 of the Hoffman Estates Village Code by posting a \$10,000 deposit prior to the commencement of any site work.

IX. Assignability, Successor Owners and or Developers

This Agreement is assignable to any fee title owner of record of the Residential Site without the Village's consent. Otherwise, any assignment of this Agreement must obtain the Village's consent, which consent shall not be unreasonably withheld, conditioned or delayed.

This Agreement shall run with the land and shall be recorded with the Cook County Recorder of Deeds. Any duties, obligations and rights contained herein shall be imposed on any successor, assignee, or future owners or developers of the Residential Site.

X. Developer's Representations and Warranties.

The Owner/Developer represents and warrants that:

- a. They are duly organized and validly existing Limited Liability Companies under the laws of the State of Delaware, and duly authorized to conduct business in the State of Illinois. The Owner/Developer has all requisite corporate power and authority to enter into this Agreement and to consummate the transactions contemplated by this Agreement and this Agreement has been duly executed and delivered by authorized members of the Owner/Developer and is legally binding upon and enforceable against the Owner/Developer in accordance with its terms.
- b. The Owner/Developer is not a party to any contract or agreement or subject to any charter, operating agreement, article of organization or other limited liability company restriction which materially and adversely affects its business, property or assets, or financial condition. Neither the execution and delivery of this Agreement nor compliance with the terms of this Agreement will conflict with, or result in, any breach of the terms, conditions or restrictions of, or constitute a default under, or result in any violation of, or result in, the creation of any liens upon the properties or assets of the Owner/Developer pursuant to, the operating agreement or articles of incorporation of the Owner/Developer, any award of any arbitrator or any agreement (including any agreement with members), instrument, order, judgment, decree, statute, law, rule or regulation to which the Owner/Developer is subject.
- c. There is no action, suit, investigation or proceeding pending, or to the knowledge of the Owner/Developer, threatened against or affecting the Owner/Developer, at law or in equity, or before any court, arbitrator, or administrative or governmental body, nor has the Owner/Developer received notice in respect of, nor does it have any knowledge of, any default with respect to any judgment, order, writ, injunction, or decree of any court, governmental authority or arbitration board or tribunal, which in either case might reasonably be expected to result in any material adverse change in the business, condition (financial or otherwise) or operations of the Owner/Developer or the ability of the Owner/Developer to perform its obligations under this Agreement.
- d. The execution, delivery, and performance of this Agreement have been duly authorized by all requisite corporate action.
- e. The Owner/Developer has filed all federal, state and other income tax returns which, to the knowledge of the officers of the Owner/Developer, are required to be filed, and each has paid

all taxes as shown on such returns and on all assessments received by it to the extent that such taxes have become due, except such taxes as are being contested in good faith by appropriate proceedings for which adequate reserves have been established in accordance with generally accepted accounting principles. The Owner/Developer knows of no proposed additional tax or assessment against it by any governmental authority that would be reasonably likely to have a material adverse effect on the business, condition (financial or otherwise) or operations of the Owner/Developer.

XI. Village Representations and Warranties

The Village represents and warrants that:

- a. The Village is a municipal corporation under the laws of the State of Illinois with power and authority under its home rule powers and the Act to enter into this Agreement and to consummate the transactions contemplated by this Agreement.
- b. To the best of its knowledge and belief, the execution of this Agreement and the consummation of the transactions contemplated by this Agreement will not result in any breach of, or constitute a default under, any agreement, contract, lease, mortgage, indenture, deed of trust or other instrument to which the Village is a party, nor violate any federal, state or local ordinance or statute.
- c. There is no action, suit or proceeding pending, or to the knowledge of the Village threatened, against or affecting the Village, at law or in equity, or before any governmental authority which, if adversely determined, would impair the Village's ability to perform its obligations under this Agreement.

XII. Entire Agreement; Successors and Assigns; Amendments

This Agreement, and the Exhibits attached to it contain the entire agreement between the Parties in connection with these transactions, and there are no oral or parole agreements, representations or inducements existing between the Parties relating to these transactions which are not expressly set forth in this Agreement and covered by this Agreement. This Agreement may not be modified except by a written agreement signed by all of the Parties or their successors in interest, and in the case of the Village, shall require the adoption of an ordinance or resolution by the President and Board of Trustees of the Village approving such amendment. This Agreement shall be binding upon and inure to the benefit of the Parties to this Agreement, their respective heirs, legal representatives, administrators, successors, successors in interest, and assigns.

XIII. Governing Law; Partial Invalidity

This Agreement shall be governed by the laws of the State of Illinois. The captions, section numbers and article numbers appearing in this Agreement are inserted only as a matter of convenience and do not define, limit, construe or describe the scope or intent of such paragraphs or articles of this Agreement nor in any way affect this Agreement. The invalidity of any provision of this Agreement or portion of a provision shall not affect the validity of any other provision of this Agreement or the remaining portions of the applicable provision.

XIV. Notices

All notices, demands, requests, consents, approvals or other instruments required or permitted to be given under this Agreement shall be in writing and shall be executed by the Party or an officer, agent or attorney of the Party, and shall be deemed to have been effective as of the date of actual delivery, if by messenger delivery, on the date of transmission if transmitted via facsimile during normal business hours (9:00 a.m. to 5:00 p.m.), or as of the third (3rd) day from and including the date of posting, if deposited in the United States mail, postage prepaid, registered or certified mail, addressed as follows (or to such other address as may be designated from time to time by either Party by written notice to the other:

If to the Owner/Developer: Ralph Zucker
Somerset Development
101 Crawfords Comer Road
Holmdel, NJ 07733

If to the Village: Village Manager
1900 Hassell Road
Hoffman Estates, IL 60169

XV. Village's Representative Not Individually Liable

No member, official, or employee of the Village shall be personally liable to the Developer or any successor in interest in the event of any default or breach by the Village or for any amount which may become due to the Developer or successor or on any obligation under the terms of this Agreement.

XVI. Municipal Limitation

All commitments or obligations of the Village undertaken pursuant to this Agreement shall be limited to the extent that such obligations are within its powers as a municipal corporation.

XVII. Costs

All development costs related to the development project shall be borne by the Owner/Developer. Owner/Developer must comply with Village Code Section 1-1-13.

XVIII. No Joint Venture

Nothing contained in this Agreement is intended by the Parties to create a joint venture between the Parties. It is understood and agreed that this Agreement does not provide for the joint exercise by the Parties of any activity, function or service, nor does it create a joint enterprise, nor does it constitute either Party as an agent of the other for any purpose whatsoever.

XIX. Counterparts

This Agreement may be executed in several counterparts and by each Party on a separate counterpart, each of which, when so executed and delivered, shall be an original, but all of which

together shall constitute but one and the same instrument. In proving this Agreement, it shall not be necessary to produce or account for more than one such counterpart signed by the Party against whom enforcement is sought.

XX. Authority to Execute

Each Party to this Agreement warrants and represents that its signatory to this Agreement is a duly authorized representative of that Party, with full power and authority to agree to this Agreement, and all terms herein, on behalf of that Party.

XXI. Jury Trial Waiver

Each Party irrevocably waives its right to a jury trial in any action or proceeding arising out of or relating to this Agreement or the transactions relating to its subject matter.

XXII. Force Majeure

Either Party's timely performance under this Agreement shall be excused and no Party shall be deemed to have defaulted under or breached this Agreement, for any failure or delay in fulfilling or performing any term of this Agreement (except for the payment of money) when and to the extent such failure or delay is caused by or results from: (a) acts of God; (b) flood, fire, earthquake or explosion; (c) inclement weather; (d) war, invasion, hostilities (whether war is declared or not), terrorist threats or acts, riot or other civil unrest; (e) government order or law; (f) shortage or stoppage of labor, materials or equipment; and (g) other similar events beyond the reasonable control of the Party affected.

XXIII. Prior Agreement

To the extent the Residential Site is subject to that certain Redevelopment Agreement with the Village dated January 28, 2019 ("RDA"), nothing in this Agreement shall delete, amend, alter, modify or nullify any of the terms of the RDA. Only as it relates to the Residential Site, in the event there is a direct conflict between the terms of this Agreement and the terms of the RDA, the terms of this Agreement shall control over the terms of the RDA.

[signature pages to immediately follow]

[remainder of page intentionally left blank]

[INSERT VILLAGE SIG BLOCK]

DRAFT

IN WITNESS WHEREFORE, the Owner/Developer has executed this Agreement on the day and date stated hereinabove.

HOFFMAN ESTATES ACQUISITIONS III LLC

a Delaware limited liability company

By: _____

Name: _____

Title: _____

HOFFMAN ESTATES ACQUISITIONS IV LLC

a Delaware limited liability company

By: _____

Name: _____

Title: _____

EXHIBIT A

LEGAL DESCRIPTION OF RESIDENTIAL SITE BELL WORKS TOWNHOMES

LOTS 1 AND 5 THROUGH 170 IN THE FINAL PLAT OF BELLWORKS SUBDIVISION BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 9TH, 2023 AS DOCUMENT NUMBER 2322115008, IN COOK COUNTY, ILLINOIS, AND REVISED AND RECORDED ON OCTOBER 12, 2023 AS DOCUMENT NUMBER 2328515037, IN COOK COUNTY, ILLINOIS.

Common Address: 1705 Lakewood Blvd.

PINs:

01-36-404-001-0000 thru 01-36-404-168-0000 (consecutive)

ORDINANCE NO. _____ - 2025

**VILLAGE OF HOFFMAN ESTATES
AN ORDINANCE GRANTING SITE PLAN AMENDMENT FOR
BELL WORKS TOWNHOMES LOCATED AT
1705 LAKEWOOD BOULEVARD**

WHEREAS, on February 6, 2023, the Corporate Authorities approved Ordinance 4999-2023 granting Preliminary and Final Site Plan for Bell Works Townhomes located at 1705 Lakewood Boulevard and shown on Exhibit “A” attached hereto and made a part hereof; and

WHEREAS, on August 5, 2024, the Corporate Authorities approved Ordinance 5112-2024 granting Site Plan Amendment for Bell Works Townhomes located at 1705 Lakewood Boulevard; and

WHEREAS, the owner of property described on Exhibit A, Hoffman Estates Acquisitions III LLC and Hoffman Estates Acquisitions IV LLC, has requested Site Plan Amendment approval to modify conditions of approval as part of Ordinance 5112-2024; and

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: Site Plan Amendment is hereby granted for Bell Works Townhomes, located at 1705 Lakewood Boulevard, subject to the following conditions:

1. The project shall be constructed as outlined in approved Development Agreement with Hoffman Estates Acquisitions III LLC and Hoffman Estates Acquisitions IV LLC for the Bell Works Townhome development, as may be amended from time to time (the “Development Agreement”).
2. A waiver from Section 10-7-1-B-1 of the Municipal Code is granted. Financial security for the development shall be provided in the form and amount as outlined in the Development Agreement.
3. The following documents and plans are hereby approved and constitute the final site plan amendment approval for the project:
 - a. Improvement Plans updated through 7/8/2024.
 - b. Elevations dated 4/11/24.
 - c. Architectural renderings dated 2/5/24.
4. The owner shall finalize and record the Homeowners Association Declarations and Declaration of Easement and Cost Sharing prior to issuance of the first building permit for the development.
5. Acceptance of all public improvements shall follow procedures outlined in the Development Agreement.
6. The owner shall donate lots 169 and 170 (0.43 acres) and pay a cash contribution to the Hoffman Estates Park District as outlined in an agreement between the two parties. Transfer of the lots must be completed by deed and in compliance with Section 10-9-2 of the Village Code prior to final acceptance of public improvements for the development.
7. The owner shall work with the US Post office to ensure proper placement of mailboxes on site if they are required to be relocated from current locations shown on plans. Other site adjustments shall be made as directed by Village staff if mailboxes are relocated.
8. The owner acknowledges that no building permits on the west side of the main building (2000 Center Drive), excluding the basement level, will be issued until site plan approval is granted for the west side, including but not limited to the following elements:
 - a. Pedestrian and bicycle accommodations throughout entire site (i.e. new internal sidewalks, modifications to existing sidewalks to meet ADA standards for width and ramp locations, shared use path along Lakewood Blvd., new bike lanes) as outlined in the approved Pedestrian and Bike Plan for Bell Works.
 - b. West parking garage and surface lot upgrades including ADA accessibility, pedestrian accessibility, lighting, general property maintenance throughout parking areas.
 - c. Lighting improvements for entirety of the west side in conformance with approved Master Lighting Plan for Bell Works.
9. The following conditions relate to the site construction:
 - a. A pre-construction meeting shall be conducted with the Village staff prior to construction commencing.
 - b. A master building permit set must be approved by the Village prior to issuance of building permits for any townhome building.
 - c. Fire Department and emergency access to the property shall be maintained at all times. Petitioner shall make any adjustments on the site as needed for access as per direction by the Village.
 - d. In accordance with Village Code, construction hours shall be limited to 7 a.m. to 7 p.m. Monday through Friday, and 8 a.m. to 6 p.m. Saturday and Sunday.

Section 4: The Village Clerk is hereby authorized to publish this Ordinance in pamphlet form.

Section 5: This Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS _____ day of _____, 2025

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

APPROVED THIS _____ DAY OF _____, 2025

Village President

ATTEST:

Village Clerk

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

**Bell Works Townhomes
Permit Phasing Exhibit**

