



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

February 5, 2025

Council Chambers

6:30 PM

1. **CALL TO ORDER/ROLL CALL**
2. **APPROVAL OF MINUTES**
 - A. Planning & Zoning Commission 01-15-2025
3. **CHAIRPERSON'S REPORT**
4. **NEW BUSINESS**
 - A. Public Hearings
 1. Variation from Section 9-3-6-K-2 of the Municipal Code to permit a garage to be 930 square feet instead of the maximum permitted 750 square feet for the property located at 5560 Airdrie Court
 2. Text Amendment to Section 9-1-18A of the Hoffman Estates Municipal Code (Temporary Planned Development Process)
 - B. Public Meetings
 1. Preliminary and Final Plat of Subdivision and Site Plan for Compass Data Center located at 3333 Beverly Road
5. **STAFF DISCUSSION**
6. **PUBLIC COMMENT**
7. **ADJOURNMENT**

The next regular Planning & Zoning Commission meeting is scheduled for **Wednesday, February 19, 2025 at 6:30 p.m.**

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



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

January 15, 2025

Council Chambers

6:30 PM

1. CALL TO ORDER/ROLL CALL

Chairperson Combs called the meeting to order at 06:00 PM.

Commissioners Present: Eva Combs, Adam Bauske, Lon Harner, Lenard Henderson, Daniel Lee, Minerva Milford, Denise Wilson, John Wise, Rajkumari Chhatwani

Commissioners Absent: Excused: Nancy Trieb

A quorum was present.

Administrative Personnel Present: Jenny Horn, Director of Planning & Transportation; Kevin Anderson, Associate Planner; Phil Green, Transportation & Long Range Planner; Daisy Dose-Adamzadeh, Assistant Planner; Sonia Zala, Senior Transportation Engineer

2. APPROVAL OF MINUTES

A. Planning & Zoning Commission 12-04-2024

Motion by Commissioner Harner, seconded by Commissioner Chhatwani, to approve the December 04, 2024, regular meeting minutes. Voice vote taken. Ayes - 8, Nays - 0, (Abstain: Lenard Henderson). Motion Passed.

3. CHAIRPERSON'S REPORT

Chairperson Combs stated the Special Use to Ivy Massage N Spa, Inc. for a massage establishment located at 1033 W. Golf Road was approved by the Village Board.

Chairperson Combs introduced Phil Green, Transportation & Long Range Planner to provide a brief presentation regarding Findings of Fact & Standards that was not previously listed on the agenda. Mr. Green gave a brief overview of the Findings of Fact & Standards process, with a specific emphasis on how it will relate to New Business Item 3 on the current agenda.

4. NEW BUSINESS

A. Public Hearings

1. 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

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

Chairperson Combs swore in the petitioner.

Barbara Mlynska (3688 Whispering Trails Drive, Hoffman Estates)

Ms. Mlynska presented an overview of the project.

Kevin Anderson presented an overview of the staff report.

Commissioner Wise had no questions.

Commissioner Milford asked how long construction will take place. Ms. Mlynska stated it might approximately 3 to 4 months. The family does not want to take any longer than this time and they plan to hire a contractor for the project.

Commissioner Wilson had no questions.

Commissioner Henderson clarified the number of people the family has increased to and whether they were adults or children. Ms. Mlynska stated there will be 5 people; 3 adults and 2 children.

Commissioner Henderson inquired whether each adult has a vehicle. Ms. Mlynska stated that she and her husband are the only drivers in the home since her mother-in-law does not drive and the children are still very young at 4 and 2 years old.

Commissioner Harner asked staff if sprinklers will be required. Mr. Anderson stated this will not be determined until the final cost estimate for the project along with an appraiser's report of the existing home's value is submitted. The determination for sprinklers is a function of the home's value; if the changes increase the value by more than 35%, then the project would require the installation of a fire sprinkler system. Commissioner Harner inquired whether this is because the home does not currently have a sprinkler system to which Mr. Anderson stated yes, any additions that are greater than 1000 square feet, or that increase the overall value of the property by more than 35% require the installation of sprinklers. Commissioner Harner asked the petitioner if she was aware of this requirement to which Ms. Mlynska stated she was aware.

Commissioner Chhatwani asked the petitioner if she was aware of the Village's setback

requirements prior to meeting with an architect for the project. Ms. Mlynska responded that she had met with Mr. Anderson prior to starting the design process.

Commissioner Chhatwani asked the petitioner if she would be concerned that they will not have much play area in their yard for the kids as they grow up. Ms. Mlynska stated that the area where the addition is planned to be built is an area they do not currently use and that the "L" shape allows for more of the useable yard area to be maintained, so yes, they did think about the yard area for the kids to play.

Commissioner Lee had no questions.

Vice Chairperson Bauske asked staff whether the dotted line on the proposed site plan is only showing the encroachment area. Mr. Anderson stated yes, only the last 10.5 feet of the addition is the encroachment. Vice Chairperson Bauske clarified that the majority of the addition meets Code, but because of the "L" shape that is where the concern comes in. Mr. Anderson stated yes, the last 10 foot by 20 foot section is the only portion that is encroaching.

Vice Chairperson Bauske clarified that the addition is providing mostly living space (kitchen, dining, etc.), and that there is no additional bedrooms being added. Ms. Mlynska stated yes.

Vice Chairperson Bauske inquired whether there is currently a fence on the property, or if the neighbors have a fence. Ms. Mlynska stated yes, they installed the fence.

Vice Chairperson Bauske inquired about the unique sideyard space that will be created by the project in lieu of a traditional backyard. Ms. Mlynska stated that to ensure privacy, windows are not directly facing neighbors property and plantings will be installed.

Chairperson Combs asked the petitioner if she agreed with the conditions of approval in the staff report. Ms. Mlynska stated yes.

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

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

Motion by Vice Chairperson Bauske, seconded by Commissioner Harner, to adopt the Findings of Fact for a Variation as stated in the January 15, 2025, Staff Report.

Roll call vote:

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

Nay: None

Absent: Nancy Trieb

Motion Passed.

Motion by Vice Chairperson Bauske, seconded by Commissioner Harner, to recommend to the Village Board of Trustees approval of a request for 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 for the property located at 3688 Whispering Trails Drive, subject to the conditions as of the January 15, 2025, Staff Report.

Roll call vote:

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

Nay: None

Absent: Nancy Trieb

Motion Passed.

Chairperson Combs stated this recommendation would be presented to the Village Board at the next regular meeting on January 20, 2025, at 7:00 p.m.

3. Rezoning from R-2 One-Family Residential District to R-10 Attached Single-Family Dwelling Residential District, Variations from Sections 9-5-10-D-1 and 9-5-10-D-10 of the Municipal Code, and Preliminary Concept Site Plan for the property located at 1180-1190 Apple Street

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

Chairperson Combs swore in the petitioner.

Robert Kirk (Group A Architecture)

Mr. Kirk presented an overview of the project.

Chairperson Combs swore in an additional petitioner.

Dawn Larsen (Baird & Warner; 1140 N Bluebonnet Ln, Hoffman Estates)

Ms. Larsen presented an overview of market analysis conducted for the project.

Daisy Dose-Adamzadeh presented an overview of the staff report.

Commissioner Henderson asked for clarification of Ms. Larsen's presented information that Hoffman Estates has no available rental properties. Ms. Larsen stated analysis was done on townhomes and that none are listed on MLS as New Construction. Commissioner Henderson asked if these will be townhomes purchased with mortgages. Ms. Larsen stated that is correct.

Commissioner Henderson asked how does this impact the neighbors. Mr. Kirk expressed his understanding of the question as being how this affects the value and sales dollar amount of the existing residences that are part of the same community. Commissioner Henderson restated the meaning of his question, that while that information would be quantified, what he is inquiring about is "if I'm the house next door, how am I going to feel about a large apartment complex going up next to my house?" He also stated that watching the new apartment complex being built at Higgins and Moon Lake, it primarily is surrounded by businesses, with some residential nearby. While the concept for this development looks good, it may not be appropriate for the area seeing as how this complex is planned to be

placed in the middle of an established residential area. Mr. Kirk stated that this site is unique with the car wash, Golf Road and the Hoffman Plaza Shopping Center access road with lots of truck traffic. The four sides of this property are adjacent to commercial uses, and the high-density project would help provide a buffer between the commercial to the north and west, and south which is the single family. Ms. Larsen stated the average sale price of the neighborhood is approximately \$350,000, and these new homes will be priced at approximately \$650,000. These townhomes would draw people to the neighborhood because they are new construction.

Commissioner Harner asked staff why the number of parking spaces decreased from 10 to 3. Ms. Dose-Adamzadeh stated that when this project was proposed, there were some concerns about over parking, as well as geometry issues with the fire truck turning radius. As preliminary and final site plan have not yet been received, this concern will be analyzed at that time. As this is the concept site plan that has been provided so far, this is what was available to be presented. Commissioner Harner commented that he shares in the opinion that if you have a higher density type of home in that area, just having parking spaces in front of the home is inadequate for that type of arrangement.

Commissioner Chhatwani expressed her concern that the lot is too small to accommodate 10 townhomes, and that it is difficult to maneuver on the site. She is afraid this will impact the homes in the area with people visiting. Mr. Kirk stated the property owner did say he would be willing to discuss reducing density to meet R-10 District Standards (6 units/acre).

Commissioner Wilson asked how long section 9-5-10-D of the Code has been at 6 units. Ms. Dose-Adamzadeh stated the section has been in place for a while then stated that Blackberry Creek Townhomes received a variation from this section back in approximately 1995. Commissioner Wilson asked if Barrington Square Townhomes is 6 units per acre. Ms. Dose-Adamzadeh stated that Barrington Square Townhomes is a different zoning district.

Commissioner Wilson said she is not in favor of increasing the density as she feels it will be too congested. She would like to see increased parking on site.

Commissioner Wilson inquired as to the fact that there is no outdoor area being proposed for residents to gather. Mr. Kirk stated that setbacks for the property meet or exceed the Code requirements. He also stated that there are some areas of greenspace that could be adapted to small gathering areas. Commissioner Wilson commented that residents would not be able to purchase their own patio furniture or sit out in their own area, to which Mr. Kirk stated the green space areas would be set up for all to use and maintained by the property, such as the landscaping and snow removal maintenance.

Commissioner Milford expressed her concern about the tight space for the project.

Commissioner Wise expressed his concern about the increased parking density. He stated that people are going to be parking on the street and in front of people's houses. Mr. Kirk stated there are 50 parking spaces in the plan and asked if there was a specific number of spaces the Commissioners felt would be more appropriate. There were some interjections from the audience. Chairperson Combs requested order be kept and Ms. Dose-Adamzadeh reminded audience members that following the petitioner's testimony there would be time provided for public comment. Commissioner Wise stated he had no further questions or comments.

Commissioner Lee stated he feels the parking issue has been commented on enough, and that he likes the design of the project because it is utilizing space to create housing for more population. He stated that Hoffman Estates has a lack of housing based on the commercial and economic activities which have been rapidly growing over the past three years. Residential availability has not been keeping up with the speed. We need to be concerned with the area residents and take a step back to look at this project from the homeowners' point of view. However, he is of the opinion that more housing for the Village is better if a peaceful outcome can be achieved.

Vice Chairperson Bauske asked staff how long the Minimum Development Area for the R-10 district has been in place. Ms. Dose-Adamzadeh stated that she was unsure when the R-10 district was created but the Blackberry Creek Townhome project, which is also R-10, received a variation about 30 years ago for the same code section. Vice Chairperson Bauske stated that project was a variation to grant 8 acres instead of 10, which is very different from the proposed development area of 0.9 acres. Vice Chairperson Bauske stated that he assumes the reason that is in the code is to allow for more green space. Mr. Anderson stated that it is important to take historical context into account when you consider the code. When the R-10 district was developed, the Village had large tracts of undeveloped land. The commission should consider this as the village is nearly built out today.

Vice Chairperson Bauske stated that he understands this is a concept plan and asked staff if greenspace, parking and drainage would be considered. Ms. Dose-Adamzadeh stated the Engineering Division will do a full review once preliminary and final site plans are submitted.

Vice Chairperson Bauske stated that the petitioner had mentioned that the setbacks meet the R-10 district requirements. He had asked the petitioner if they meet the R-2 setback requirements. Mr. Kirk stated that they do not meet the R-2 setback requirements. R-2 setback requirements are shown on sheet D1.

Vice Chairperson Bauske commented about the height of the buildings and how they will fit in with the single-family homes. He stated that the bulk of the buildings, including setbacks and heights, will fit in with R-2 District requirements and a single-family home as large as the proposed townhome building could be built. Mr. Kirk stated that was correct.

Vice Chairperson Bauske stated that he is in favor of more housing in the Village and wants to bring in more residents. He is concerned about the proposed density. He is glad that the intent of use for the property would be to remain residential.

Chairperson Combs expressed her familiarity with this area and residential concerns; they have always had major issues with respect to traffic, its proximity to Roselle and Golf, as well as the challenges on the side street. She feels this project could add to these concerns and create additional problems on the side street and Golf Road. She stated that if the development was located elsewhere, she might not have the same concerns with the project outside of the parking issue, but as such she has a problem with the development in this location.

Chairperson Combs commented on her concerns about commentary that a single-family home on the lot would not be inappropriate/not feasible. Mr. Kirk stated his feelings that a single-family home on this lot would not be the appropriate use for this lot. Discussion was

had between Ms. Combs and Mr. Kirk about a similar type of property in Schaumburg where a single family home was built and sold, and the difference between what is considered architecturally appropriate for a community versus what is sellable.

Chairperson Combs expressed that this is clearly a neighborhood of families who come together and to add additional traffic to the street would not be safe for the neighborhood. Mr. Kirk mentioned a discussion regarding traffic movements from a previously held hearing that acknowledged concerns over the public use of Apple Street as a bypass between Higgins and Golf Roads and how this travel movement could be deterred. Mr. Kirk stated that keeping the traffic for this development on site is a major deal and would like to determine a figure for parking spaces that would be appropriate in the view of the community and the developer for this site. An additional comment was provided by a resident in the audience about notification issues for the previous meeting mentioned by Mr. Kirk, as well as concerns about traffic on Apple Street. Mr. Kirk mentioned his disappointment over the Village's lack of attention and communication regarding the traffic concerns on Apple Street. Ms. Dose-Adamzadeh responded that the Village is aware of the traffic concerns in Parcel A. There have been numerous studies conducted, and some actions have been taken. Separately the Village's Engineering Division is preparing a survey and will be releasing the survey to Parcel A residents to address some of their concerns and gather feedback. The Engineering Division is working on a big picture analysis of traffic issues in the area.

Chairperson Combs asked if there were any members of the audience that would like to comment on this request, provided guidance and swore in public commentators.

Kyle Louder (1160 Apple St)

Mr. Louder objected to the rezoning and variations requested by the petitioner. Mr. Louder stated that the request will nearly quintuple the density of the lot next to his home. He does not believe that a variation for minimum development area should be granted as it has less than 1/10th of what is required by code for R-10.

Bianca Aguilar (1848 Jamestown Circle)

Ms. Aguilar stated she does not live in this neighborhood but resides in the Barrington Square Townhomes. She stated that she supports this project and feels that it is good to bring more housing variety to the village.

Chairperson Combs requested that commentators limit their responses to 2 minutes.

Jim Rapetta (965 Ash Road)

Mr. Rapetta stated that he does not believe that the proposed development fits into the neighborhood characteristics. He also believes that rezoning the property would set precedent for other owners in the neighborhood to rezone their properties.

Jeff Whyte (405 Azalea Lane)

Mr. Whyte stated that he believes the proposed townhomes will decrease property values in the immediate vicinity. Mr. Whyte stated that there is a land covenant in this parcel that restricts use to single family homes. Mr. Whyte stated that he believes that the petitioner could split the lots into four separate lots. He also stated that Apple Street should be cut off at golf road and at the Hoffman Plaza Service Drive.

Mike Larsen (1140 N Bluebonnet Lane)

Mr. Larsen asked Village Staff if the Village believes we could lose a lawsuit should the petitioner sue the village, what would be the possibility of him winning. Ms. Dose-Adamzadeh stated that the Village cannot speculate on what future court cases would entail. Commissioners asked staff to elaborate. Phil Green stated that the Village Attorney is not present tonight and no staff members present are attorneys. No village attorney or staff member would speculate on any chances of litigation or outcomes.

Stephanie Gotter (420 Hawthorn Lane)

Ms. Gotter stated that these properties should become a Historical Society.

Wayne Korecky (1140 Apple Street)

Mr. Korecky stated that there are other areas in the village that can be used for multi-family or single-family attached, including the Bell Works development and Barrington Square Town Center.

Steven Dumpman (1060 Apricot Street)

Mr. Dumpman stated that there should be additional parking added to the development. He also stated that the additional structure could impact homes that are in flood zone properties.

Jessie (750 Audubon Street)

Jessie stated that the safety of the children playing in the area would be put at risk when adding additional units. She also questioned why the developer chose to go with a modern design that does not fit in with the neighborhood.

Mark Vandelinde (1020 Apple Street)

Mr. Vandelinde discussed traffic concerns, particularly as it relates to the intersection of Apple Street and Golf Road.

Jim Rapetta (965 Ash Road)

Mr. Rapetta additionally commented that the developer is currently a landlord and voiced concerns about the property potentially becoming rental properties in the future.

Katarzyna Bialkowska (1015 Apple Street)

Ms. Bialkowska voiced her concerns about traffic in the neighborhood.

Chairperson Combs inquired about next steps. Ms. Dose-Adamzadeh clarified that there would be no motions considered this evening, only discussion of the Findings of Fact. Phil Green stated that the Chairperson would need to close the public hearing and then move into Commissioner Discussion which is separate from the public hearing.

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

Commissioner Discussion commenced on the Findings of Fact.

Phil Green clarified that the goal of the discussion now is to provide feedback for staff in order to draft the Findings of Fact, so it is not necessarily an individual "do we all agree on each of these" but rather to voice our concerns if there are any standards that we feel do not match so the staff can accurately reflect those concerns in the draft that will be presented in February. Additionally, he clarified the reasoning behind the need for the discussion and

suggested a means to continue moving forward with the discussion.

Chairperson Combs expressed that in general, she does not believe this development meets any of the standards. She believes that the rezoning would not compliment the surrounding zoning and believes that the properties are suitable to be single-family. Mr. Green clarified with Chairperson Combs that she is referring to the finding as it relates to the character of the neighborhood and that she has concerns that this standard would not be met. Chairperson Combs agreed.

Mr. Green proceeded to clarify with the commission that they are not obliged to give a specific reason but are welcome to do so.

Commissioner Harner asked for clarification about Findings. Mr. Green stated that the commission should view the findings as being drafted in the affirmative right now and should provide a response if they believe it does not meet the standard. In this case, Village Staff has been advised by Corporation Counsel to have the Commissioners discuss the findings and staff will draft them for a future meeting (2/19). Vice Chairperson Bauske asked if they should go through the standards one by one. Mr. Green stated it may be more helpful to start to go through it request by request and determine if they need to go through it one by one.

Commissioner Henderson asked if staff could clarify what page of the packet the Findings can be found on. Phil Green stated he would troubleshoot for him separately.

Commissioner Lee asked if their opinions are only in regard to the findings or if it is only in regard to the findings. Mr. Green stated that the commission may discuss anything that the commissioners want to discuss. Commissioner Lee stated that he usually listens to minority opinions. He believes that after the Public Testimony, the public talked about very specific and impactful issues that could come up with the proposal. Commissioner Harner stated that it is easy to have an opinion but to draft them in relation to the findings is the more difficult part. Commissioner Harner asked if the Commission can ask about the findings one by one.

Vice Chairperson Bauske clarified that staff will be drafting the findings.

Mr. Green stated that staff is seeking direction for the recommendations.

Chairperson Combs stated that the petitioner has not met all three standards for a rezoning. Chairperson Combs asked if the other commissioners felt differently.

Commissioner Lee stated that the second standard may be met.

Vice Chairperson Bauske stated that 1b may be met.

Commissioner Harner stated that 1c may be met.

Commissioner Wilson asked for clarification if we agreed to change it.

Vice Chairperson Bauske stated that is where there may be some confusion as some standards could be met but some may not be met.

Mr. Green read the Standards of Rezoning to the commissioners. He stated that the commission is being asked to find if there is evidence to support these findings.

Vice Chairperson Bauske clarified that even if the commission does find evidence to support the findings, the commission can still vote against a positive recommendation. Vice Chairperson Bauske stated that he believes there is evidence with 1 b and 1 c as it is a unique property, however, does not mean he personally agrees with it or will vote for a positive recommendation.

Mr. Green summarized that he understands that the commission is generally stating that there has been no evidence provided for Standards for an Amendment (rezoning) except for 1 b and 1 c.

Chairperson Combs requested to move on to the Variations for Minimum Development Area. Mr. Green read the standards aloud for the commission. Mr. Green stated that through discussion there have been apparent conversations around the benefit of financial gain and housing. He asked the commission to discuss whether there has been enough evidence to support the standards.

Commissioner Lee stated that he does not believe there is enough evidence presented to support the Variation for Minimum Development Area, specific to the property.

Commissioner Wilson stated that she does not believe there is enough evidence presented to support the Variation for Minimum Development Area, specific to the property.

Vice Chairperson Bauske stated that there are some standards that are being met and some standards that are not being met.

Mr. Green clarified that the findings should be affirmative or negative if the standard has been met. What Mr. Green is understanding from this conversation is that there may be some commissioners that feel like some standards of a variation for Minimum Development Area have been met, but most of the commission feels that standards have not been met.

Commissioner Lee asked for clarification.

Vice Chairperson Bauske clarified that when the commission votes on the project in February, they will be making multiple motions, with the first one being approval of the findings of fact. This means that they are approving the findings for the Village Board to use to support their ultimate vote. He stated that the Commission can vote to approve or deny the specific requests. Vice Chairperson Bauske stated that he is not thinking about what he is going to vote on ultimately, he is just thinking about the specific standards as it relates to the project application and what was presented at the meeting.

Commissioner Harner stated that he does not believe there is any evidence for any of the Minimum Development Area Variation Standards.

Vice Chairperson Bauske stated that he does not believe that there has been any evidence presented for any of the standards – 1a – c, 2a – f, and 3. He stated that he had some back and forth in regard to 1a.

Commissioner Henderson asked for clarification. Commissioner Henderson stated that for 2c, there is no evidence that the variation is not based exclusively upon a desire to increase the value of the property.

Vice Chairperson Bauske stated that there is a third standard for Variation for Minimum Development Area.

Chairperson Combs stated that there was no evidence to support number 3 under Standards of Variation for Minimum Development Area. Vice Chairperson Bauske agreed.

Mr. Green stated that this would be the motion to put conditions on, however it sounds like the commission does not agree that the standards for a variation have been met.

Vice Chairperson Bauske directed the commission to look at the third request which is a Variation for Maximum Density.

Chairperson Combs stated that she does not believe that there has been any evidence that has been presented for Maximum Density.

Vice Chairperson Bauske asked for clarification; Is this request assuming the rezoning and variations have been approved? Mr. Green stated that the question is in relation to the land that would require a variation for maximum density from the code. Vice Chairperson Bauske asked if the uniqueness is if it is small. Commissioner Lee stated that there is no uniqueness to

Commissioner Chhatwani asked to clarify the question. If the plight of the owner is due to unique circumstances, can the unique circumstance be that it is a small lot. Commissioner Lee stated that what it is asking is if the current condition is unique enough to allow greater density.

Mr. Green stated that he understands that the commission feels that the standards have not been met to support a variation for maximum density.

Mr. Green stated that there will be no action taken tonight regarding this project. Staff have been directed to draft findings for the February 19 meeting. The meeting will not go in front of the trustees at this point.

Mr. Whyte (405 Azaela Ln) requested that staff and the Commission take care of what is recommended because this project impacts their life.

Mr. Green stated that the February 19th meeting will be a public meeting where public comment can be made but it will not be a public hearing.

2. 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

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

Chairperson Combs swore in the petitioner.

Sergiu Tabirta (1120 Ash Road, Hoffman Estates)

Mr. Tabirta presented an overview of the project.

Kevin Anderson presented an overview of the staff report. Chairperson Combs added to Mr. Anderson's report a comment that if you were to approve the enclosed and unenclosed portions of the garage, that there is nothing to prevent the petitioner from enclosing the overhang (unenclosed) portion at a later time, so it would become the equivalent to another house. Mr. Anderson agreed and stated the Zoning Code as written would allow him to enclose the unenclosed portion without any further zoning review. So no matter if the petitioner decided to enclose it or a future resident made this decision, there would be no further zoning review to prevent this from occurring. Ms. Combs stated this is the reason there are two forms of the second motion up for discussion.

Commissioner Lee asked what is the need for the unenclosed portion of the garage. Mr. Tabirta responded that it was for the ability to have a covered patio. Commissioner Lee asked for further clarification from staff to determine what makes the unenclosed portion be considered part of the garage; is it the type of roofing/piers being used, or could he for instance add an awning to allow for the covered section? Mr. Anderson stated an awning would be considered a separate structure and as such would be classified as a shed. It would then require Mr. Tabirta to revise his plans to meet the maximum size of a shed for the covered area in order to be permitted separate of the garage.

Commissioner Wise asked about whether the shed (unenclosed) area would be accessible from inside the enclosed garage via a door of some sort. Mr. Tabirta stated it would not be accessible from the enclosed space, only from the exterior.

Commissioner Milford had no questions.

Commissioner Wilson asked for clarification on two options of motion number two; the first allowing both the enclosed and unenclosed garage sections, and the second option only allowing the enclosed portion. Chairperson Combs and Vice Chairperson Bauske helped Commissioner Wilson distinguish between the two options.

Commissioner Henderson had no questions.

Commissioner Harner asked if you can still park a car on the unenclosed area regardless of whether the space had an overhang. Mr. Tabirta stated yes.

Commissioner Chhatwani had no questions.

Vice Chairperson Bauske clarified that you could still park on the unenclosed location, you just would not have an overhang, so in the winter your vehicle would get snow on it, but you could still store items and park in this area. Mr. Tabirta stated yes.

Chairperson Combs asked the Commissioners if they were all in agreement they would be recommending the alternate option for Motion Number Two which permits the 850 square foot garage area. The Commissioners agreed.

Vice Chairperson Bauske asked the petitioner if he agreed with the conditions of approval in the staff report. Mr. Tabirta stated yes, but asked to clarify if he would be able to keep the concrete area without the roof. Mr. Anderson stated yes this would be permitted.

Chairperson Combs indicated for the record that concerns were received from neighboring properties about the size of the larger garage request.

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

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

Motion by Vice Chairperson Bauske, seconded by Commissioner Harner, to adopt the Findings of Fact for a Variation as noted in the Findings & Recommendations Summary dated January 15, 2025.

Roll call vote:

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

Nay: None

Absent: Nancy Trieb

Motion Passed.

Motion by Vice Chairperson Bauske, seconded by Commissioner Harner, to 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 conditions as of the January 15, 2025, Staff Report.

Roll call vote:

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

Nay: None

Absent: Nancy Trieb

Motion Passed.

Chairperson Combs stated this recommendation would be presented to the Village Board at the next regular meeting on January 20, 2025, at 7:00 p.m.

5. STAFF DISCUSSION

Daisy Dose-Adamzadeh stated the February 5, 2025 regular meeting has a full agenda. She will be sending an attendance request shortly. There will also be a full agenda for the February 19, 2025 regular meeting.

Commissioner Harner inquired whether there will be a means of dealing with the Post Office delays of delivery of packet materials. Ms. Dose-Adamzadeh stated that we are unable to guarantee mail delivery. Mr. Anderson stated the Village has moved mailings up two full days from previous practice and unfortunately it has made minimal difference. Commissioner Harner asked if there were any plans to return to hand delivery of packets as was practice in

the past. Ms. Dose-Adamzadeh stated we could set something up where Commissioners who want a paper packet could come to Village Hall to pick it up. Mr. Anderson stated that the digital packets are available immediately to which Commissioner Harner and Chairperson Combs expressed concerns about the glitches experience with the most recent packet.

6. PUBLIC COMMENT

None.

7. ADJOURNMENT

Motion by Commissioner Chhatwani, seconded by Commissioner Harner, to adjourn at 09:39 PM. Voice vote taken. Ayes - 9 | Nays - 0 (None) | Abstain - 0 (None). Motion Passed.

Minutes prepared by Marquelle Cnota, Administrative Assistant.

Chairperson's Approval

Date Approved



PLANNING & ZONING COMMISSION STAFF REPORT

Meeting Date: 2/5/2025

From: Kevin Anderson, Associate Planner

PLN24-0049

Public Hearing

Variation from Section 9-3-6-K-2 of the Municipal Code to permit a garage to be 930 square feet instead of the maximum permitted 750 square feet for the property located at 5560 Airdrie Court

REQUEST SUMMARY

A 3,800 square foot single-family home is currently under construction at 5560 Airdrie Court. The owners are seeking a Variation in order to increase the size of the attached garage under construction to 930 square feet. A maximum garage size of 750 square feet is permitted by Section 9-3-6-K-2 of the Municipal Code.

Location:	5560 Airdrie Ct.
Property Owner / Applicant:	Selena and Husein Latic
Property Size:	0.47 acres
Zoning / Land Use:	R-2 One-Family Residential, residence under construction
Adjacent Properties:	East: R-2 One-Family Residential West: R-2 One-Family Residential South: R-2 One-Family Residential North: Unincorporated Cook County R-3 Single-Family Residential

BACKGROUND / ANALYSIS

The approved building plans for the home under construction includes a workshop and storage area adjacent to a 2-car garage. The owners are proposing to revise the plans to convert the workshop/storage area to a 3rd stall within the garage. The additional stall would increase the overall garage size to 930 square feet, requiring a Variation from Section 9-3-6-K-2 of the Municipal Code.

The change in floor plans would not alter the exterior elevations of the structure. The original approved building plans include three overhead garage doors which is permitted by code. The home as approved meets all other bulk standards of the R-2 zoning district. The Airdrie Estates Homeowner's Architectural Review Committee has approved the plans and the proposal complies with the restrictions of the Airdrie Estates Lot Development Standards.

The Village Board has granted three garage-size Variations in the Airdrie Estates neighborhood over the last four years. This includes the lot directly east of the subject

property (5550 Airdrie Ct.) which was granted relief for a 1,225 square foot, 4-car garage in 2021.

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 930 square feet instead of the maximum permitted 750 square feet for the property at 5560 Airdrie Court, subject to the following conditions:
 - a. The development shall substantially conform to the plans submitted as part of this application except as such plans may be changed to conform to all Village Codes and Ordinances.
 - b. Plan revisions shall be provided for permit # BLDG2408-0282 prior to the next scheduled building inspection.

ATTACHMENTS

1. PZC Findings and Recommendations Summary - 5560 Airdrie Ct
2. Location Map - 5560 Airdrie Ct.
3. Supporting Documents - 5560 Airdrie Ct



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

Meeting Date: 2/5/2025

Prepared By: Kevin Anderson, Associate Planner

PLN24-0049

Variation from Section 9-3-6-K-2 of the Municipal Code to permit a garage to be 930 square feet instead of the maximum permitted 750 square feet for the property located at 5560 Airdrie Court

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

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

1. The Planning and Zoning Commission shall not recommend the variation of the regulations of the Code unless it shall first make a finding based upon the evidence presented to it in each specific case that:
 - a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located;
FINDING: No evidence was presented to support that this standard was met.
 - b. The plight of the owner is due to unique circumstances;
FINDING: No evidence was presented to support that this standard was met.
 - c. The variation, if granted, will not alter the essential character of the locality.
FINDING: The Variation, if granted, will not alter the character of the neighborhood.
2. For the purpose of implementing the above rules, the Planning and Zoning Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the applicant have been established by the evidence:
 - a. The particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
FINDING: No evidence was presented to support that this standard was met.
 - b. The conditions upon which the petition for a variation is based would not be applicable, generally, to other property within the same zoning classification;
FINDING: No evidence was presented to support that this standard was met.
 - c. The purpose of the variation is not based exclusively upon a desire to increase the value of the property;

FINDING: Petitioner has indicated that the intent of the Variation is to increase functionality of the space and not based exclusively on the desire to increase the value of the property.

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

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

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

FINDING: The Variation, if granted, will not be detrimental to public health or injurious to other properties.

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

FINDING: The Variation, if granted, will not impair the supply of light and air, increase congestion, or endanger public safety.

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

Draft Recommendations

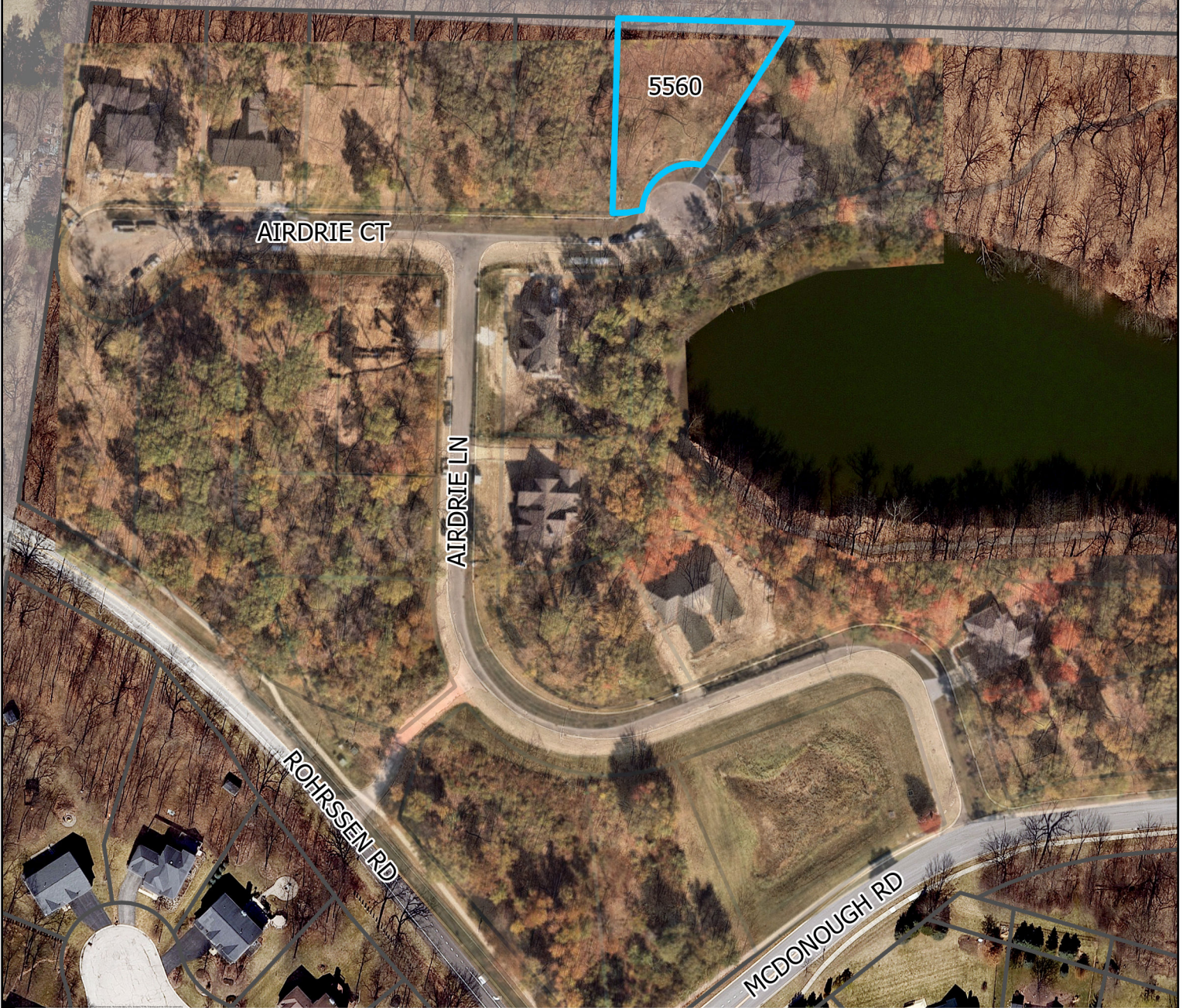
The following motions will be considered by the Planning & Zoning Commission (*a total of 2 motions*):

- 1. Adopt the Findings of Fact for a Variation.
- 2. Recommend to the Village Board approval of a Variation form Section 9-3-6-K-2 of the Municipal Code to permit a garage to be 930 square feet instead of the maximum permitted 750 square feet for the property located at 5560 Airdrie Court, subject to the following conditions:
 - a. The development shall substantially conform to the plans submitted as part of this application except as such plans may be changed to conform to all Village Codes and Ordinances.
 - b. Plan revisions shall be provided for permit # BLDG2408-0282 prior to the next scheduled building inspection.

5560 AIRDRIE CT
PIN: 06-09-105-008-0000



UNINCORPORATED COOK COUNTY



Legend

-  Subject Property
-  Parcel
-  VillageBoundary



Department of Development Services
Village of Hoffman Estates



VILLAGE OF HOFFMAN ESTATES PLANNING & ZONING APPLICATION SUMMARY

APPLICATION INFORMATION

Project Number:	PLN24-0049
Project Name:	Garage Size Variation
Project Application Date:	12/4/2024
Project Manager:	Kevin Anderson

PROJECT TYPE

--

SITE INFORMATION

Property Address:	5560 AIRDRIE CT
All Included PINs:	

PROJECT CONTACTS

Relationship to Project	Name / Firm	Address	Phone	E-Mail
APPLICANT	Husein and Selena Latic	1234 Windsor Ln HANOVER PARK, IL 60133	6303980857	latic@comcast.net
AUTHORIZED AGENT	Selena Latic	,	6303980857	
OWNER	Husein and Selena Latic	1234 Windsor Ln Hanover Park, IL 60133		

Standards of Variation

5560 Airdrie Court

Selena & Husein Latic

1. *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;*

The current layout of the garage, including the walls, limits the usable space and prevents me from fully utilizing the area for its intended purpose. The specific physical constraints of the property, such as the limited floor area and existing wall placement, make it difficult to store essential items, park vehicles efficiently, or even carry out basic activities within the space.

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;*

The conditions that form the basis of this request for a variation are specific to my property due to its unique layout and physical characteristics. Unlike many other properties within the same zoning classification, my garage has certain limitations such as [mention specific issues, e.g., limited space, awkward wall placement, irregular shape of the property, slope of the land, etc.]. These conditions make it difficult to fully use the space as intended without making changes to the existing structure.

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

The purpose of this variation is not solely to increase the monetary value of the property but rather to improve the functionality, usability, and overall livability of the garage space. Currently, the existing wall layout restricts the space's practical use for daily activities, such as parking vehicles, storing items, and carrying out other household functions. The proposed changes are aimed at making the garage a more efficient and accessible space that better suits the needs of the household.

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

The initial proposed plan for the garage space was designed with the intention of maximizing functionality. However, in order to meet the village's requirements for square footage, walls were included to ensure compliance with those regulations. As a result, the walls, while necessary to meet the required dimensions, inadvertently created limitations in the usable space within the garage.

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;*

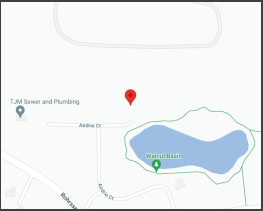
The granting of the variation to remove the garage walls will not be detrimental to the public welfare or injurious to neighboring properties. The proposed changes are internal to the garage and will not affect the exterior appearance of the property or its footprint. The removal of the walls will enhance the functionality of the space without altering the overall structure in a way that would impact the neighborhood's character or surrounding properties.

6. *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.*

The proposed variation to remove the garage walls will not impact the supply of light or air to adjacent properties, as it is an internal change with no effect on the building's exterior. It will not increase traffic congestion or pose any fire or safety risks, as the garage will continue to meet all safety codes. Additionally, the modification will not diminish property values in the neighborhood; rather, it will improve the functionality of the space without negatively affecting neighboring properties or the community.



CLAS CLERKING
TRUSTED REAL ESTATE CLERKS



PROPERTY ADDRESS:
5560 AIRDRIE COURT, HOFFMAN ESTATE, ILLINOIS 60192

SURVEY NUMBER: IL2407.4877

DATE SIGNED: 07/25/24

FIELD WORK DATE: 7/24/2024

REVISION DATE(S):
(REV.0 7/25/2024)

POINTS OF INTEREST

STATE OF ILLINOIS } SS
COUNTY OF LASALLE }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.



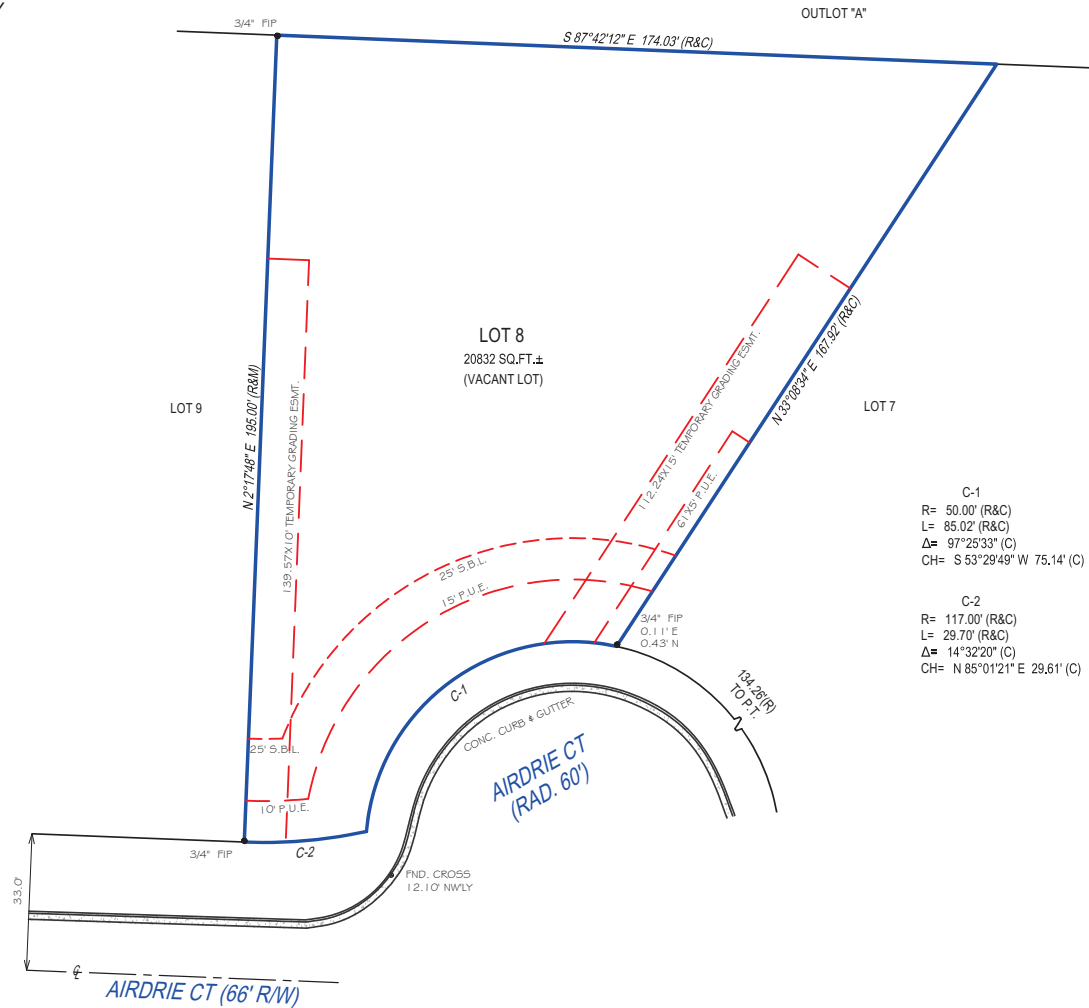
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 11/30/2024
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008



Exacta Land Surveyors, LLC
PLS# 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450

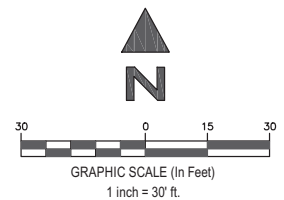


IL2407.4877
PLAT OF SURVEY
COOK COUNTY



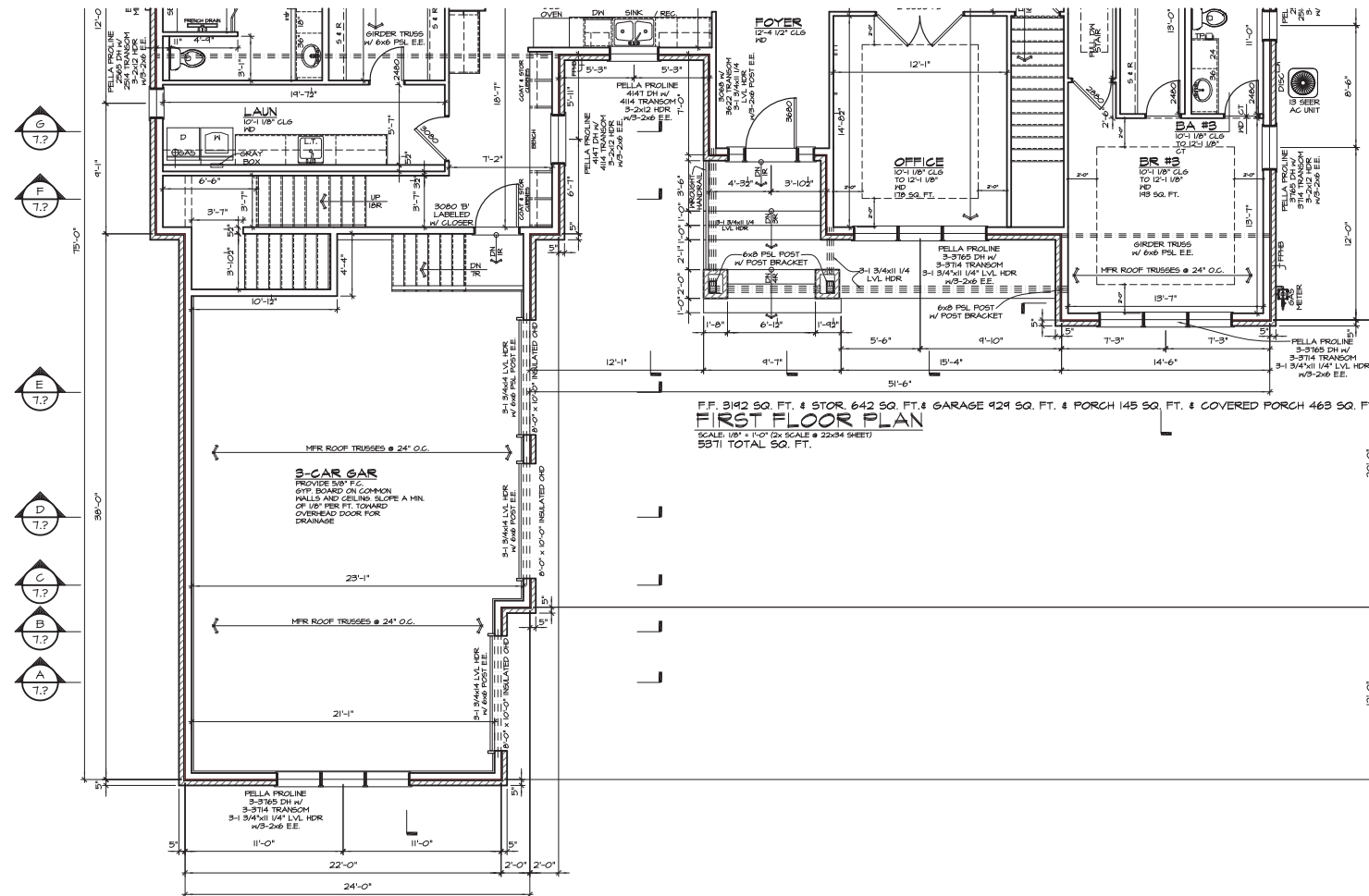
C-1
R= 50.00' (R&C)
L= 85.02' (R&C)
Δ= 97°25'33" (C)
CH= S 53°29'49" W 75.14' (C)

C-2
R= 117.00' (R&C)
L= 29.70' (R&C)
Δ= 14°32'20" (C)
CH= N 85°01'21" E 29.61' (C)



SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

Proposed 930 sf. 3-car garage



FLOOR PLAN NOTES

- ALL UNDIMENSIONED PARTITIONS (---) ARE 3/2" ROUGH.
- ALL ANGLED PARTITIONS ARE 45 DEGREES, UNLESS OTHERWISE NOTED.
- ALL CONCENTRATED LOADS SHALL BE TRANSFERRED TO FOUNDATION VIA BEAMS, POSTS AND/OR SOLID BLOCKING.
- ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
- STRUCTURAL JOISTS AND HEADERS SHALL BE SPINNED 1/2" OR BETTER, UNLESS OTHERWISE NOTED. WALL STUDS SHALL BE SPINNED STUD GRADE OR BETTER, UNLESS OTHERWISE NOTED.
- LAMINATED VENEER LUMBER SHALL PROVIDE DESIGN VALUES EQUAL TO OR EXCEEDING THE FOLLOWING: F_b = 2600 PSI, F_v = 285 PSI, E = 1,800,000 PSI
- BEARING STUD WALLS SHALL BE 2X4 @ 16" O.C., UNLESS OTHERWISE NOTED. NON BEARING STUD WALLS SHALL BE 2X4 @ 16" O.C., UNLESS OTHERWISE NOTED.
- (2)X12 HEADERS MIN AT ALL BEARING WALL OPENINGS, UNLESS OTHERWISE NOTED.
- POSTS AT HEADERS IN 2X4 OR 2X6 WALLS SHALL BE (1 CRIPPLE - 1 KING STUD @ 3'-0" OPENINGS OR LESS & 2 CRIPPLES - KING @ 3'-0" TO 6'-0" OPENINGS) UNLESS OTHERWISE NOTED.
- ALL TRUSSES TO BEAR ON EXTERIOR WALLS AND/OR GIRDER TRUSSES, UNLESS OTHERWISE NOTED.
- TRUSS HPS. TO SIZE MEMBERS, FASTENERS, HANGERS & SET SPACING FOR ALL TRUSSES.
- SECOND FLOOR WINDOWS SHALL HAVE A FALL PROTECTION DEVICES.
- ALL HANDRAIL BALLUSTERS TO BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN BALLUSTERS.
- PROVIDE BACKING FOR STAIR SKIRT BOARDS AT LANDINGS. PROVIDE BACKING FOR HANDRAILS AND HANDRAIL BRACKETS. PROVIDE BACKING AT NEEL POST UNDER FLOOR BETWEEN JOISTS.
- ALL HANDRAILS TO BE MIN 34" ABV TREAD AND TERMINATE IN A NEEL POST OR RETURN TO WALL.
- ALL GUARDRAILS TO BE MIN 36" ABV TREAD INCLUDING RAILS AT OPEN SIDES OF STAIRS.
- ALL HANDRAILS & GUARDRAILS TO MEET 2021 INTERNATIONAL RESIDENTIAL CODE REQUIREMENTS.
- MIN CLEAR HEAD HEIGHT AT STAIRS SHALL BE 6'-8".
- WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH. SILL HEIGHT NOT GREATER THAN 44" ABOVE FLOOR.
- BOTTOM OF WINDOW HEADERS AT 1ST FLOOR = 7'-10" T8", AT 2ND FLOOR = 6'-10" T8".
- ALL INTERIOR PREHUNG DOORS TO HAVE A TYPICAL R.O. HEADER HEIGHT OF 6'-10" 1/2". ADD 2" R.O. ON WIDTH FOR ALL DOORS.
- ALL INTERIOR BI-FOLD DOORS TO HAVE A TYPICAL R.O. HEADER HEIGHT OF 6'-10". ADD 1 1/2" R.O. ON WIDTH FOR ALL DOORS.
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS. CONTRACTOR TO VERIFY.
- FOR ADDITIONAL INFO SEE DETAILS.

- KEY:**
- DENOTES BEARING WALL
 - DENOTES WALLS WITH TOP PLATE GREATER THAN 8'-1 1/2" ABOVE FLOOR - STUDS TO BE CONTINUOUS FROM FLOOR DECK TO PLATE
 - DENOTES DROPPED CEILING OR SOFFIT

JAKL BRANDEIS ARCHITECTS LTD
 1800 HAWTHORNE LANE SUITE Q
 WEST CHICAGO, IL 60185
 PH: 630-562-3900 FAX: 630-562-2570
 Contact: Mike Anzalone PH: 847-417-4558 FAX: 847-466-9330

DESIGN / BUILD CONSULTANT
BLUEPRINTS by DESIGN INC.
 1065 Ash Road
 Hoffman Estates, IL 60169
 PH: 847-417-4558

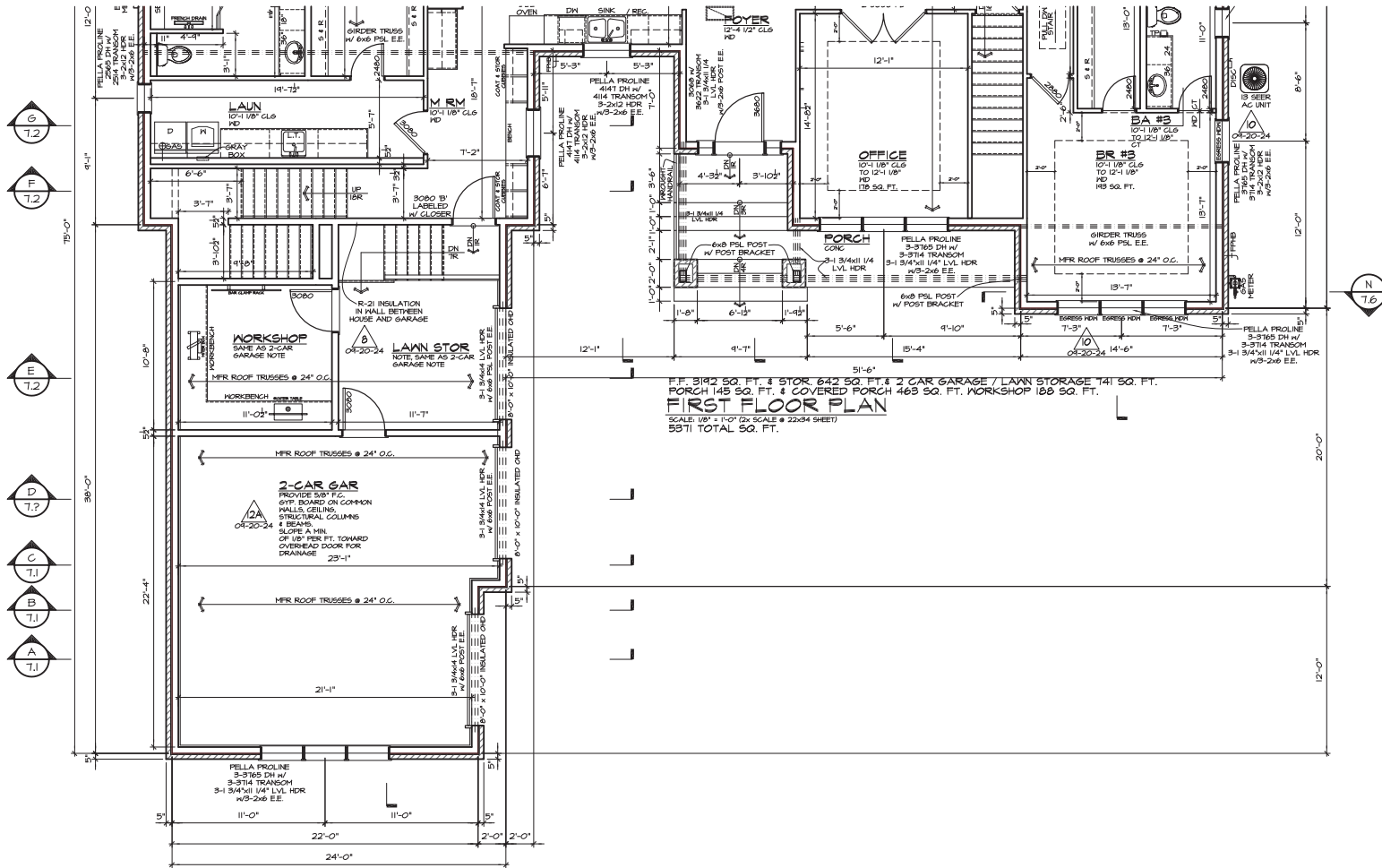
A CUSTOM RESIDENCE FOR
HUSEN & SELENA LATIC
 WALNUT POND ESTATES
 LOT 8 - 5560 ARDRE COURT
 HOFFMAN ESTATES IL 60169

FIRST FLOOR GARAGE PLAN
 Blueprints by Design Inc. accurately represent the common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or used in any way without the written permission of Blueprints by Design Inc. In the event of unauthorized reuse of these plans by a third party, the third party shall hold Blueprints by Design Inc. harmless.

Revisions:	Drawn by:
1	MAA
2	MAA
3	MAA
4	MAA
5	MAA
6	MAA
7	MAA
8	MAA
9	MAA
10	MAA
11	MAA
12	MAA
13	MAA
14	MAA
15	MAA
16	MAA
17	MAA
18	MAA
19	MAA
20	MAA
21	MAA
22	MAA
23	MAA
24	MAA
25	MAA
26	MAA
27	MAA
28	MAA
29	MAA
30	MAA
31	MAA
32	MAA
33	MAA
34	MAA
35	MAA
36	MAA
37	MAA
38	MAA
39	MAA
40	MAA
41	MAA
42	MAA
43	MAA
44	MAA
45	MAA
46	MAA
47	MAA
48	MAA
49	MAA
50	MAA
51	MAA
52	MAA
53	MAA
54	MAA
55	MAA
56	MAA
57	MAA
58	MAA
59	MAA
60	MAA
61	MAA
62	MAA
63	MAA
64	MAA
65	MAA
66	MAA
67	MAA
68	MAA
69	MAA
70	MAA
71	MAA
72	MAA
73	MAA
74	MAA
75	MAA
76	MAA
77	MAA
78	MAA
79	MAA
80	MAA
81	MAA
82	MAA
83	MAA
84	MAA
85	MAA
86	MAA
87	MAA
88	MAA
89	MAA
90	MAA
91	MAA
92	MAA
93	MAA
94	MAA
95	MAA
96	MAA
97	MAA
98	MAA
99	MAA
100	MAA

sheet:
3.1.1

Approved 740 sf. 2-car garage with workshop



- ### FLOOR PLAN NOTES
- ALL UNDIMENSIONED PARTITIONS (---) ARE 3/2" ROUGH.
 - ALL ANGLED PARTITIONS ARE 45 DEGREES, UNLESS OTHERWISE NOTED.
 - ALL CONCENTRATED LOADS SHALL BE TRANSFERRED TO FOUNDATION VIA BEAMS, POSTS AND/OR SOLID BLOCKING.
 - ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
 - STRUCTURAL JOISTS AND HEADERS SHALL BE SPINN #2 OR BETTER, UNLESS OTHERWISE NOTED. WALL STUDS SHALL BE SPINN STUD GRADE OR BETTER, UNLESS OTHERWISE NOTED.
 - LAMINATED VENEER LUMBER SHALL PROVIDE DESIGN VALUES EQUAL TO OR EXCEEDING THE FOLLOWING: F_b = 2600 PSI, F_v = 285 PSI, E = 1,800,000 PSI.
 - BEARING STUD WALLS SHALL BE 2X4 @ 16" O.C., UNLESS OTHERWISE NOTED. NON BEARING STUD WALLS SHALL BE 2X4 @ 16" O.C., UNLESS OTHERWISE NOTED.
 - (2)X2" HEADERS MIN AT ALL BEARING WALL OPENINGS, UNLESS OTHERWISE NOTED.
 - POSTS AT HEADERS IN 2X4 OR 2X6 WALLS SHALL BE (1) CRIPPLE - 1 KING STUD @ 3'-0" OPENINGS OR LESS & (2) CRIPPLES - KING @ 3'-0" TO 6'-0" OPENINGS, UNLESS OTHERWISE NOTED.
 - ALL TRUSSES TO BEAR ON EXTERIOR WALLS AND/OR GIRDER TRUSSES, UNLESS OTHERWISE NOTED.
 - TRUSS NPS TO SIZE MEMBERS, FASTENERS, HANGERS & SET SPACING FOR ALL TRUSSES.
 - SECOND FLOOR WINDOWS SHALL HAVE A FALL PROTECTION DEVICES.
 - ALL HANDRAIL BALLUSTERS TO BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN BALLUSTERS.
 - PROVIDE BACKING FOR STAIR SKIRT BOARDS AT LANDINGS. PROVIDE BACKING FOR HANDRAILS AND HANDRAIL BRACKETS. PROVIDE BLOCKING AT NEEL POST UNDER FLOOR BETWEEN JOISTS.
 - ALL HANDRAILS TO BE MIN 34" ABV TREAD AND TERMINATE IN A NEEL POST OR RETURN TO WALL.
 - ALL GUARDRAILS TO BE MIN 36" ABV TREAD INCLUDING RAILS AT OPEN SIDES OF STAIRS.
 - ALL HANDRAILS & GUARDRAILS TO MEET 2021 INTERNATIONAL RESIDENTIAL CODE REQUIREMENTS.
 - MIN CLEAR HEAD HEIGHT AT STAIRS SHALL BE 6'-8".
 - WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH. SILL HEIGHT NOT GREATER THAN 44" ABOVE FLOOR.
 - BOTTOM OF WINDOW HEADERS AT 1ST FLOOR = 7'-10" MIN, AT 2ND FLOOR = 6'-10" MIN.
 - ALL INTERIOR PREHUNG DOORS TO HAVE A TYPICAL R.O. HEADER HEIGHT OF 6'-10" 1/2". ADD 2" R.O. ON MOUTH FOR ALL DOORS.
 - ALL INTERIOR BI-FOLD DOORS TO HAVE A TYPICAL R.O. HEADER HEIGHT OF 6'-10" 1/2". ADD 1/2" R.O. ON MOUTH FOR ALL DOORS.
 - ALL ELECTRICAL AND MECHANICAL EQUIPMENT ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS. CONTRACTOR TO VERIFY.
 - FOR ADDITIONAL INFO SEE DETAILS.

KEY:

- DENOTES BEARING WALL
- DENOTES WALLS WITH TOP PLATE GREATER THAN 6'-4" 1/2" ABOVE FLOOR - STUDS TO BE CONTINUOUS FROM FLOOR DECK TO PLATE
- DENOTES DROPPED ROOF OR SOFFIT

VILLAGE OF CHICAGO
 HOFFMAN ESTATES
 Permit # BLDG 2408-5272
 Rev # 1 Date: 11/03/2024
 Code Official: OD

REVISIONS:

NO.	DATE	BY	REVISION
1	10/04/24	MAA	

designed by: MAA
 drawn by: MAA
 checked by: MAA
 date: 08/17/24

sheet:
3.1.1

JAKL BRANDEIS ARCHITECTS LTD
 1800 HAWTHORNE LANE SUITE Q
 WEST CHICAGO, IL 60615
 PC: 630-562-3000 FAX: 630-562-2570
 Contact: Mike Anzalone PC: 847-417-4558 FAX: 847-466-9330

DESIGN / BUILD CONSULTANT
BLUEPRINTS by DESIGN INC.
 1065 Ash Road
 Hoffman Estates, IL 60169
 PC: 847-417-4558

A CUSTOM RESIDENCE FOR
HUSEN & SELENA LATIC
 WALNUT POND ESTATES
 LOT 8 - 5560 ARDRE COURT
 HOFFMAN ESTATES IL 60169
 project: 202428

FIRST FLOOR GARAGE PLAN

Blueprints by Design Inc. accurately represent the common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or used for any other project without the written permission and consent of Blueprints by Design Inc. In the event of unauthorized reuse of these plans by a third party, the third party shall hold Blueprints by Design Inc. harmless.



PLANNING & ZONING COMMISSION STAFF REPORT

Meeting Date: 2/5/2025

From: James Donahue, Senior Planner

PLN25-0001

Public Hearing

Text Amendment to Section 9-1-18A of the Hoffman Estates Municipal Code (Temporary Planned Development Process)

REQUEST SUMMARY

The proposed text amendment extends the effective date of the temporary Planned Development regulations until the Unified Development Ordinance (UDO) is adopted.

BACKGROUND / ANALYSIS

In 2023, the Village Board adopted Ordinance 5018-2023, which established a temporary Planned Development process within the Zoning Code (Sec. 9-1-18A). This process was created to accommodate the growing demand for modern multi-family developments in the Village by allowing them to be considered under the temporary Planned Development regulations in specific zoning districts (B-2, B-3, B-4, O-5, and M-1).

Implemented with a 12-month duration, the temporary process was intended to serve as a bridge until the adoption of permanent Planned Development regulations through the UDO. The temporary Planned Development process expired as of April 2024. The UDO timeline has been extended, with adoption anticipated in spring/summer 2025. Following Village Board direction on January 13, 2025, the proposed text amendment extends the effective date of the temporary Planned Development regulations until the UDO's adoption. All other regulations as originally adopted will remain unchanged.

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 Text Amendment.
2. Recommend to the Village Board approval of a Text Amendment to Section 9-1-18A of the Hoffman Estates Municipal Code (Temporary Planned Development Process).

ATTACHMENTS

1. Draft Findings and Recommendations Summary
2. Amended Sec. 9-1-18A Temporary Planned Developments



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

Meeting Date: 2/5/2025

Prepared By: James Donahue, Senior Planner

PLN25-0001

**Text Amendment to Section 9-1-18A of the Hoffman Estates Municipal Code (Temporary
Planned Development Process)**

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

Sec. 9-1-17-E: Findings of Fact and Recommendations

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

FINDING: The Village, as applicant, is proposing the amendment as a tool to help with the redevelopment of properties to meet the economic development goals of the Village.

Sec. 9-1-18A. Planned developments.

- A. *Authority.* The Village Board may, in accordance with the procedures and standards set out in this section, and by ordinance duly adopted, grant special use authorizing the development of Planned Developments, but only in the districts where such developments are listed as an authorized special use.
- B. *Time for Applications:* *It is the intent of the Village Board that the provisions within this section are to be valid for no more than 12 months from the date of adoption, or until the enactment of a permanent Planned Development process the Unified Development Ordinance.* No application made pursuant to this section may be made later than 12 months from the date of adoption of this section unless this section has been extended by the Village Board. Upon adoption of a permanent Planned Development process, the Unified Development Ordinance, all applications must be made pursuant to that process and no applications may be made pursuant to this Section. Applications received prior to the expiration of this Section must be complete and include all of the requirements of subsections H and I below in order to be reviewed pursuant to the requirements of this limited-time process. Any incomplete applications received prior to the expiration of this Section shall proceed according to the permanent process.
- C. *Applications pending at the enactment of the Unified Development Ordinance expiration of the temporary process.* Any complete application submitted prior to the expiration of this Section must complete all requirements necessary for submission to the Village Board for approval or denial no later than nine months after the date the application was submitted. Failure to complete the review process in this time period shall result in the application being reviewed pursuant to the requirements of the permanent process. Any change in ownership after the submission of an application shall result in the application being reviewed pursuant to the permanent process. Nothing in this Section shall prevent an applicant from electing to have an application that was reviewed prior to the expiration of this Section reviewed pursuant to the permanent process.
- D. *Purpose.* Planned Developments are included in this section as a distinct category of special use. As such, they are authorized for the same general purposes as all other special uses. The Planned Development is intended to allow the flexible application of substantive requirements of Chapters 9 and 10 of the Municipal Code for developments that meet certain criteria as outlined in this section. This special regulatory approach is included in this Chapter in recognition of the fact that traditional regulations, which may be useful in protecting the character of substantially developed and stable areas, may impose inappropriate regulations and rigidities upon the development or redevelopment of parcels or areas that lend themselves to an individual, planned approach. Through the flexibility of the Planned Development process, the village seeks to achieve the following specific objectives:
1. Creation of a more desirable environment than would be possible through strict application of other Village land use regulations.
 2. Promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities.
 3. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation, and geologic features, and the prevention of soil erosion.
 4. Combination and coordination of architectural styles, building forms, and building relationships.
 5. Provision for the preservation and beneficial use of open space.
 6. Encouragement of land uses that promote the public health, safety, and general welfare.
 7. Support the economic development goals of the Village, as conveyed through the Village's Comprehensive Plan, or other relevant adopted sub area or strategic plans.
- E. *Authorized Districts.* A special use for a Planned Development will only be allowed in the following zoning districts:

-
1. B-2 Community Business District.
 2. B-3 Business District.
 3. B-4 Business District.
 4. O-5 Office District.
 5. M-1 Manufacturing District.
- F. *Authorized Uses.*
1. *Primary Uses.*
 - a. Dwelling-Multiple.
 2. *Accessory uses.* Accessory uses including, but not limited to, the following:
 - a. Club houses, pools, patios, decks, gazebos, parks, sports courts, and other structures designed to provide support amenities for the multi-family use.
 - b. Home occupations.
 - c. Those uses listed as permitted uses within the B-1 Neighborhood Business District.
- G. *Parties Entitled to Seek Planned Development Approval.* An application for a special use for a Planned Development may be filed by the owner of, or any person having a contractual interest in, the subject property.
- H. *General Requirements for Planned Development.* The following are required for all Planned Developments:
1. *Unified Ownership Required.* A Planned Development shall be under single ownership or unified control to ensure that the entire property will be developed, constructed, and maintained as a unified whole. No conveyance of any portion of the property within the Planned Development shall occur without approval of a minor amendment to the special use for a Planned Development as outlined in Section 9-1-18A-K-3.
 2. *Minimum Area.* The minimum area for a proposed Planned Development is two-acres; provided, however, that the applicant shall have the burden of establishing that the property is of sufficient size and shape for the proposed Planned Development and to be planned and developed as a unified whole capable of meeting the objectives for which Planned Developments may be established pursuant to this section.
 3. *Covenants and Restrictions Required.* In the event of multiple parcels not under single ownership, unified control will be required in the form of covenants, deed restrictions, easements, and similar restrictions to be recorded in connection with the Planned Development to provide for maintenance of common areas, shared access, parking and other site operational requirements as applicable.
 4. *Public Open Space and Contributions.* Donations shall be provided in accordance with Section 10-9-1.
- I. *Procedure for Approval of Planned Development.* The procedure to be followed in considering applications for a special use for a Planned Development shall be as follows:
1. *Special Use.* Applications for Planned Developments shall follow the process outlined in Section 9-1-18 to obtain a special use. No special use for a Planned Development shall be granted unless the standards found in Section 9-1-18-I are met. In conjunction with this application, all documents as outlined in Section 9-1-18A-J-2 shall be submitted as part of the application submittal.
 2. *Plat of Subdivision and/or Easement.* For all Planned Developments involving the subdivision of land or granting of easements, a plat of subdivision and/or easement shall be required in accordance with Section 10-6-3 of the Subdivision Code.

-
3. *Building Permit.* Following approval of an ordinance granting a special use for a Planned Development, a building permit shall be required. Building permit applications shall be made in accordance with requirements of Chapter 11 of the Municipal Code and the requirements of Section 9-1-18A-J.

J. *Submission for Planned Development.*

1. *Staff Pre-Application Meeting.* A formal meeting to review the proposed Planned Development shall be held with Village staff for discussion of the proposed development relative to the requirements of this Chapter 9 and other sections of the Municipal Code. The petitioner, along with all consultants responsible for preparing plans, studies and documents for the Planned Development plan, shall be present at the pre-application meeting. Prior to this meeting, the applicant shall submit the following materials and any other items that may be required by Village staff to provide useful background for the review team:
 - a. A scaled drawing in sketch form showing the proposed location and extent of the land uses, major streets, lots, environmental areas, stormwater management facilities, and other features as needed to convey the proposed form of development.
 - b. A general description of the proposed Planned Development, the planning objectives to be achieved by it, including the rationales and assumptions of the applicant supporting the proposed Planned Development, and the market it is intended to serve.
2. *Development Documents for Planned Development.* The following items are required for submission for approval of a Planned Development:
 - a. Completion of an application in a form as determined by the Development Services Department.
 - b. Legal description.
 - c. Plat of Survey.
 - d. Proof of ownership or interest in property, including current Title Report.
 - e. A written statement addressing the following matters:
 - (1) A general description of the proposed Planned Development, the planning objectives to be achieved by it, including the rationales and assumptions of the applicant supporting the proposed Planned Development, and the market it is intended to serve.
 - (2) How the proposed Planned Development is to be designed, arranged, and operated so as not to adversely affect the development and use of neighboring property in accordance with applicable regulations of this title.
 - (3) A summary of existing natural and environmental resources and features on the subject property, including its topography, vegetation, soils, geology, and scenic view, and the impact of the proposed Planned Development on such resources and features, including proposals to preserve or protect such resources and features.
 - (4) Applicant's intent with respect to the ownership, sale and leasing of the various completed units, structures, spaces and areas within the proposed Planned Development.
 - (5) A development schedule for each and every stage of construction stating the approximate beginning and completion date, proportion of total public or common open space to be provided for each use and with each development stage.
 - (6) A summary of density of residential uses, including the number of dwelling units by type, the number of buildings by type and the number of bedrooms in each building and dwelling unit type.
 - (7) Information on the type and amount of primary and accessory uses, including the amount of open space.

-
- (8) A detailed summary of existing bicycle, pedestrian, and transit improvements serving the site and what improvements will be made to enhance or maintain connectivity within the Planned Development and surrounding network.
 - (9) Economic impact summary addressing the economic impacts of the Planned Development on the community including sales tax, equalized assessed property values, transit ridership, employer housing and workforce, etc.
 - (10) A summary of areas proposed to be conveyed, dedicated or reserved for public uses including parks, playgrounds and open spaces.
 - f. Site plan indicating:
 - (1) Property lines, lot dimensions, and total gross acreage.
 - (2) Public rights-of-way and easements, including street pavement widths.
 - (3) Buildings, structures, and other constructed features (such as fences), with entry and exit points. Building areas, construction types, and heights shall be included.
 - (4) All paved surfaces (hardscape), including, but not limited to pedestrian and vehicular travel areas.
 - (5) Parking areas, including delineated spaces, handicapped spaces, curbs, and planted islands.
 - (6) Landscaped areas.
 - (7) Natural site features such as water bodies, wetlands, streams, rock outcroppings, etc.
 - (8) Transformers and HVAC equipment.
 - (9) Conditions on adjacent properties such as buildings, streets, driveways, parking lots, fences and related improvements.
 - (10) Fire hydrants.
 - (11) Fire Department Connection (FDC).
 - (12) Fire lanes.
 - (13) Freestanding signs.
 - (14) Site lighting.
 - (15) Trash storage area and loading areas.
 - (16) Chart with all relevant zoning data such as FAR, building height, lot coverage, density, setbacks, parking ratios (by bedroom and unit), etc.
 - g. Architectural floor plans.
 - h. Building elevations.
 - i. Colored renderings.
 - j. Site lighting including locations, heights, types and specifications of all exterior fixtures, including, but not limited to, freestanding, wall mounted, ground mounted, security lighting fixtures, and decorative or accent lighting.
 - k. Fire apparatus auto-turn exhibits, and location of Fire Department Connection (FDC).
 - l. Preliminary landscape plan including, but not be limited to, the following information:
 - (1) North arrow, scale, developer/owner name and address, name and address of landscape architect, and date of preparation.

-
- (2) Locations of existing features and proposed improvements.
 - (3) A tree survey and preservation plan.
 - (4) Property lines.
 - (5) All buildings and other structures, paved areas, planted areas, utility poles, fire hydrants, sign locations, fences, underground and overhead utility lines, and any other existing or proposed permanent features.
 - (6) All streets, sidewalks, curbs and gutters, drainage ditches, and other improvements within and adjacent to the site.
 - (7) Locations, sizes, quantity and types (groundcover, shrubs, and ornamental, shade and evergreen trees) of all proposed plantings. Plant sizes shall be scaled to reflect sizes five years after planting.
 - (8) Location of existing natural site features (including, but not limited to, wetland areas, water bodies, streams, rock outcroppings). Locations of existing and proposed berms shall also be shown.
 - (9) Site drainage information, including existing and proposed contours (to verify that the proposed landscaping is compatible with site drainage patterns).
 - (10) Calculations of landscape area.
 - m. Signage plan detailing a narrative and graphic explanation of the following:
 - (1) Number, location, type and placement of signs on the subject property;
 - (2) Sign materials and methods of illumination;
 - (3) Height and size of signs and sign band areas.
 - n. Preliminary engineering plan indicating storm sewer lines, sanitary sewer lines, water mains and storm water detention or retention facilities and proposed grading plans.
 - o. Preliminary stormwater report to meet the requirements of the Metropolitan Water Reclamation District (MWRD) Watershed Management Ordinance (WMO) and applicable portions of Municipal Code. The stormwater management design shall be incorporated into the preliminary plans and required calculations/reports shall be prepared and submitted concurrently with the preliminary engineering.
 - p. Draft of all proposed bylaws, covenants, easements, maintenance and other agreements, wherever applicable.
 - q. Traffic Impact Study and Parking Study.
 - r. Preliminary and Final Plat of Subdivision (if required) in accordance with the requirements of Section 10-6-3.
 - s. Ultimate population table per Section 10-9-1.
 - t. Fiscal Impact Analysis indicating the possible tax consequences the proposed Planned Development will have upon the Village and other affected taxing bodies.
 - u. Market Study.
 - v. Other information, documents or plans as may be determined necessary by the Department of Development Services to complete the evaluation of the request.
- K. *Building Permit for Planned Development.* No building permit shall be issued without prior Village Board approval of an ordinance for a special use for a Planned Development. The following items shall be required

as part of a submittal for a building permit, in addition to all other permit requirements of Chapter 11 of the Municipal Code:

1. Final engineering plans and details for all utilities, stormwater retention and drainage, and grading.
2. Final stormwater management report to meet the requirements of the Metropolitan Water Reclamation District (MWRD) Watershed Management Ordinance (WMO). The stormwater management design shall be incorporated into the final engineering plans and required calculations/reports shall be prepared and submitted concurrently with the final engineering.
3. Professional engineer's estimate of probable cost for all public and project improvements. A line item cost estimate for all site improvements is required, including the following work categories, at a minimum:
 - a. Site Grading.
 - b. Erosion Control.
 - c. Sanitary Sewer.
 - d. Storm Sewer (including stormwater detention, volume control).
 - e. Water Main.
 - f. Pavement (roadway, parking lot, sidewalk, curb & gutter).
 - g. Site Restoration.
 - h. Landscaping.
 - i. Lighting.
4. Final construction staging plan, including a construction schedule.
5. Final, recorded copy of all bylaws covenants, easements, and maintenance agreements as requested by the Village.
6. Final lighting plan and specifications including the following:
 - a. A photometric plot, measured in footcandles. The plot shall include all existing and proposed fixtures on and adjacent to the subject site that affect the site.
 - b. Minimum illumination levels and uniformity ratios.
7. Final landscape plan in substantial conformance with the approved preliminary landscape plan. In addition to those items provided on the preliminary plan, the final landscape plan shall include the following information:
 - a. Species of all proposed plantings and a proposed material schedule (in tabular form), listing: botanical name; common name; size; and quantity. Shade, evergreen, and ornamental tree dimensions shall be scaled to reflect sizes five years after planting in lieu of size at full maturity.
 - b. A cost estimate for landscape materials under separate cover or on the landscape plan.
 - c. Proposed treatment of all ground surfaces; i.e., stone materials, bark, sod, seed and/or other.
 - d. Irrigation plan, including the location and type of system to be provided.
 - e. Building elevations, cross sections, renderings and/or photographs to show relationship of proposed plantings to buildings.
8. Other information, documents or plans as may be determined necessary by the Department of Development Services to complete building permit review.

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

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

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

N. *Site Design and Bulk Requirements.*

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

Maximum Building Height—Residential Uses	125 ft.
Maximum Building Height—All Other Uses	45 ft.
Maximum FAR	2.0

2. *Site Design Regulations.* Planned Developments shall comply with the all site design regulations of Chapter 10 of the Municipal Code (the Subdivision Code), with the exception of Article 1, Article 2 and Article 6 of Chapter 10. If there is a conflict between this section and the requirements of Chapter 10, the regulations within this section shall govern. Approval of a building permit for an approved Planned Development shall be considered equivalent to site plan approval as outlined in Section 10-1-2-A and 10-2-1-B. Under no circumstance will a development be required to receive both Planned Development and site plan approval.

-
3. *Off Street Parking Regulations.* The provisions of Section 9-3-2 and Section 10-5-2 shall apply. Proposed parking counts must be supported by evidence including, but not limited to the most recent edition of the ITE Parking Generation Manual and actual demand data from existing developments similar in nature to that being proposed.
 4. *Signage.* Signage shall be considered as part of the overall Planned Development, based upon plans submitted. Plans shall include detailed information about all proposed freestanding and wall signs, including the materials, exact dimensions, and proposed lighting. Signage requirements found within Section 9-3-8 shall not otherwise apply, with the exception of Section 9-3-8-A through Section 9-3-8-L.
 5. *Exceptions from Regulations.* The Village Board may, at their sole discretion, approve exceptions from the bulk regulations for Planned Developments, or from any other pertinent requirements as found in Chapter 10, provided the applicant specifically identifies each such exception and demonstrates how each such exception would be compatible with surrounding development; is in furtherance of the stated objectives of this section; and is necessary for proper development of the site.
- O. *Conditions on Planned Development Approvals.* The approval of Planned Development may be conditioned on such matters as the Village Board may find necessary to prevent or minimize any possible adverse effects of the proposed Planned Development; or to ensure its compatibility with surrounding uses and properties and its consistency with the general purposes, goals, and objectives of this Chapter, Chapter 10 of the Municipal Code, and the Comprehensive Plan, or other relevant sub area and strategic plans. Such conditions shall be expressly set forth in the ordinance granting the approval in question. Violation of any such condition or limitation shall be a violation of this Chapter, and shall constitute grounds for revocation of all approvals granted for the Planned Development as well as, as applicable, penalties as found in Section 9-1-20.
- P. *Fees.* All applications for Planned Development and amendments thereto shall pay fees equal to an equivalent site plan approval in addition to the required special use approval.
- Q. *Any amendments made to any Planned Development approved pursuant to this time-limited process after the expiration of this process and enactment of a permanent Planned Development process shall be reviewed and subject to the requirements of the process in effect at the time of the requested amendment.*

(Ord. No. 5018-2023, § 1, 4-17-23)



VILLAGE OF HOFFMAN ESTATES PLANNING & ZONING APPLICATION SUMMARY

APPLICATION INFORMATION

Project Number:	PLN25-0001
Project Name:	Text Amendment - Temp PD Process
Project Application Date:	1/21/2025
Project Manager:	James Donahue

PROJECT TYPE

Text Amendment

SITE INFORMATION

Property Address:	
All Included PINs:	

PROJECT CONTACTS

Relationship to Project	Name / Firm	Address	Phone	E-Mail
APPLICANT	The Village of Hoffman Estates	1900 HASSELL RD HOFFMAN ESTATES, IL 60169	8477812660	planning@vohe.org
OWNER	The Village of Hoffman Estates	1900 HASSELL RD HOFFMAN ESTATES, IL 60169	8477812660	planning@vohe.org



PLANNING & ZONING COMMISSION STAFF REPORT

Meeting Date: 2/5/2025

From: James Donahue, Senior Planner

PLN24-0011

Public Meeting

Preliminary and Final Plat of Subdivision and Site Plan for Compass Data Center located at 3333 Beverly Road

REQUEST SUMMARY

Compass Datacenters ORD 1 LLC is seeking Preliminary and Final Plat of Subdivision and Site Plan approval for a 1.25 million square foot hyperscale data center campus on the 193 acre site of the former Sears Holdings headquarters.

Location:	3333 Beverly Road
Property Owner / Applicant:	Compass Datacenters ORD 1 LLC
Property Size:	193 acres
Zoning / Land Use:	O-5 Office District / Former Sears Headquarters
Adjacent Properties:	North: Cook County Forest Preserve (Not in the Village) South: O-5; Various Office Buildings East: O-5; Various Office Buildings West: Plote gravel pit property (not in the Village)

BACKGROUND / ANALYSIS

The Sears Holding headquarters was originally occupied in 1992 when Sears moved from Chicago. The 2.4 million square foot facility was home to more than 8000 employees at its peak and remained operational until Sears went bankrupt in 2018 and sold its assets to Transformco, which later put the site up for sale in 2021. Compass Datacenters (Compass), a Dallas, TX based data center developer, purchased the 193 acre site in September 2023 with plans to develop a 1.25 million square foot hyperscale data center campus.

The proposed data center campus consists of five data center buildings used to store and manage data in support of cloud internet platforms. Each building is approximately 250,000 square feet and comprised of administration spaces at either end with the data halls and equipment in between making up the bulk of each building. Equipment yards with power distribution equipment, backup generators, and cooling equipment for the data halls are located around the perimeter of each building. A ring road is proposed for circulation around the site and in between each building. The site will be secured by a fence and guard house at the main entrance off Trillium Boulevard.

Demolition of the buildings and parking structures began in April 2024. A permit for site mass grading and tree removals was issued in July 2024 following Village Board approval for these early site activities. Building demolition and site grading activities are ongoing.

Overall Site Plan:



LAND USE AND ZONING

Data centers are unique commercial uses in that they have very little impact on traffic and community resources like fire, police, public works and schools, while also having a significant positive financial impact by diversifying the property tax base and generating significant property and utility taxes. These benefits make it desirable for the Village to attract data centers to appropriate parcels within the Village.

Recognizing the immediate and long-term benefits data centers could bring to the community, the Village Board approved amendments to the Municipal Code in 2022 to include data centers as permitted uses in specific zoning districts. Since then, economic development staff have attended data center association events, built networks in the industry, and promoted appropriate sites in the Village to data center developers.

The proposed data center and associated electrical substation is permitted within the O-5 Office District. The subject property is located close to a mile away from any existing residential uses and is surrounded by commercial and industrial uses on the east, south, and west, and a state principal arterial roadway (IL-72) and Forest Preserve property to the north.

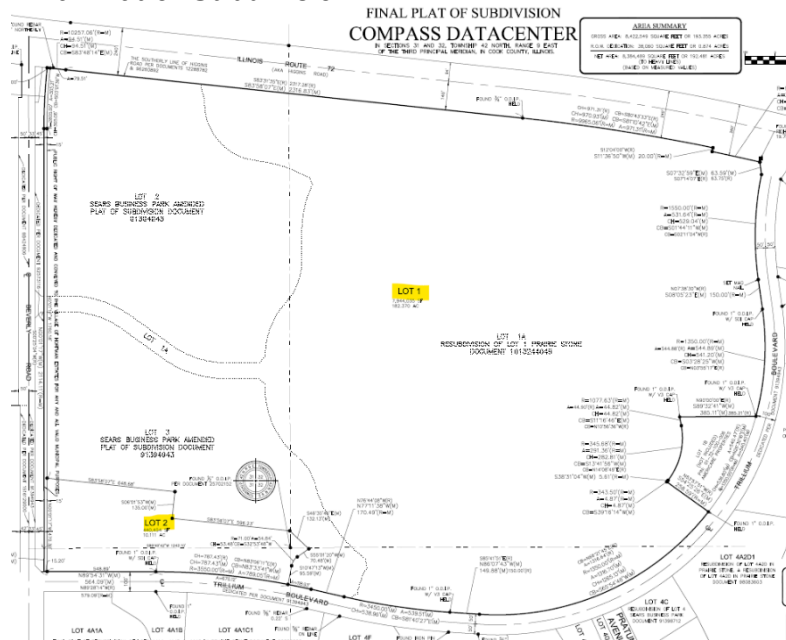
PRELIMINARY AND FINAL PLAT OF SUBDIVISION

The property consists of three previously platted lots. The plat proposes to subdivide

the property into 2 lots. The newly created Lot 1, on which the data center will be located, is approximately 182 acres and Lot 2, where the ComEd substation will be located, is approximately 10 acres. A 15' right-of-way dedication along Beverly Road is shown as well as easements for utilities, storm water and sidewalks being dedicated as per Village code.

The plat meets all the Village requirements for a plat of subdivision and has been reviewed by Corporation Counsel.

Final Plat of Subdivision:



PRELIMINARY AND FINAL SITE PLAN

Access and Parking: Site access will be on the south side of site off Trillium Boulevard, west of Pratum Avenue via a secured entrance with a guard house. The existing site entrance on the northeast side of the site off Trillium Boulevard will remain as a secondary emergency only entrance. The existing site entrances off Higgins Road (IL-72) and Beverly Road will be removed. The Higgins Road entrance removal will be performed in coordination with IDOT and will include removal of the traffic signal. Internal to the site, access roads will be provided between each building and around the entire site. Parking for the the entire development will include 204 spaces, including handicap accessible and electrical vehicle charging space as required by the Village Code.

The applicant commissioned a trip generation study that found that the proposed data center redevelopment is expected to result in a net decrease in site-generated traffic as compared to the former Sears Headquarters. The number of daily trips is expected to drop by 13,940 including significant reductions in the AM and PM peak hours. The study concluded that impacts to the area roadway network were not anticipated and that the proposed access configuration would consolidate the site access to two driveways off Trillium Boulevard, thereby reducing conflicts on Beverly Road and

Higgins Road, which have greater daily vehicular counts.

A sidewalk is being installed along Trillium Boulevard between Beverly Road and the site entrance south of Higgins. Compass has agreed to provide a fee in lieu of installing pedestrian and bicycle accommodation along Beverly Road and Higgins Road. These funds will go towards future design and construction of comprehensive bicycle and pedestrian facilities in the area providing connectivity to other adjacent uses and facilities.

Engineering: The Engineering Division has reviewed the proposed engineering, grading, utility, and erosion control plans and found the plans acceptable. Existing utilities on and near the site will be utilized for the development. Water and sewer connections internal to the site are being abandoned and removed with accompanying utility easements being vacated as well. Public watermain will be installed outside the fenced area along Higgins Road and public sanitary sewer will be installed outside the fenced area along Trillium Boulevard. The on-site (inside fence area) watermain will be privately maintained. As the water enters the site, valves will be in place to control flow and allow for shutdown if repairs were needed, but the internal watermain that loops through the site will be privately owned and maintained. A private watermain agreement between the property owner and the Village will be required and a condition has been added for this.

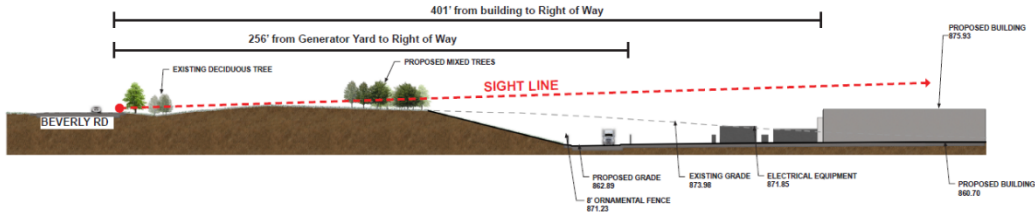
Detention for the site will be provided onsite utilizing two newly created basins in the northwest and southeast corners of the site, providing detention and volume control necessary to meet all current stormwater management regulations as required by the Village and Metropolitan Water Reclamation District (MWRD). The applicant must receive MWRD permit approval prior to construction commencement.

Landscaping: The exterior of the site contains pockets of preserved trees, especially on the northeast and east sides of the site. These trees are incorporated into the proposed landscape plan which overall includes a variety of trees, shrubs and perennials into the site design. A condition has been added stating that at time of acceptance, any dead or dying trees will be required to be replaced. The buildings will be significantly set back site from the public right-of-way on all sides (200' minimum) and will include landscape and native plantings to help screen the site. The new landscape plan conforms to Village Code with respect to setbacks and screening. The applicant is seeking a waiver from Section 10-4-4 C.2.b. which requires a 2.5" tree at the end of each parking row. They have stated that per owner and tenant security requirements, trees are not permitted within the secured fence area as they obstruct security camera visibility. The required parking island trees were included in the periphery landscape plantings. The site will be surrounded by 8' black steel palisade fencing. All landscape will be located between the public right-of-way and the fence.

The applicant has provided a line of sight analysis providing an anticipated visual depiction of the development from the surrounding public rights-of-way, accounting for grading, setbacks, existing trees to be preserved, and new landscape materials as outlined in the landscape plan. Two conditions have been incorporated into the recommendation regarding landscaping and screening to ensure compliance with landscape plan and adequate screening is provided from public rights-of-way as

verified by staff after construction completion.

Line of Sight Exhibit - Beverly Road Perspective:



COMPASS
HOFFMAN ESTATES, IL

OBSERVATION POINT C - PROPOSED CONDITIONS
AUGUST, 2024

COMPASS
Kimley»Horn

Building Design: Each building will be approximately 250,000 square feet with equipment yards on either side of each building which contain power distribution equipment, backup generators, and cooling equipment for the data halls. The proposed buildings are 29' - 8" in height and will be constructed of precast concrete panels and a 2-tone color scheme. Buildings will be significantly set back from the public right-of-way with landscape and grading providing the screening for the buildings and equipment yards.

Exterior Lighting and Site Acoustics: Light poles are proposed with LED light fixture heads along the internal road system and entrances. The head design, direction and distance will limit the lighting from adjoining properties. The lighting levels and downcast fixtures are in compliance with the standards in the Subdivision Code.

As required by Village Code, the applicant commissioned a noise study to identify noise impacts on the site from development. The study identified four nearby noise receptors including a nursing college, school, beer garden and hotel. The school is located approximately 200 feet from the project boundary and 940 feet from the nearest noise source. The nursing college is located directly adjacent to the project boundary and 510

feet from the nearest noise source. The hotel is located approximately 1,800 feet from the project boundary and 2,340 feet from the nearest noise source and the Beer Garden is located approximately 955 feet from the project boundary and 1,645 feet from the nearest noise source. The emergency generators, critical and power center cooling units were identified as the main noise generating sources.

The study found that when the project is built out through construction of building 3 (moving sequentially from west to east), the continuous operations will be in compliance with the nighttime Cook County and State of Illinois noise limits at all nearby sensitive receptors. The intermittent operations will follow the daytime noise limits at all nearby sensitive receptors. Upon buildout of buildings 4 and 5, the sound levels at the nursing college will exceed the daytime/nighttime noise limits at some octave bands. As such, Compass is proposing to install enclosures on the noise generating equipment installed as part of buildings 4 and 5. Implementation of the mitigation measures as outlined in the noise study will ensure that the development is in compliance with the Village Code, Cook County and State of Illinois performance standards. A condition has been added that the recommended mitigation measures as noted in the noise study be implemented by the petitioner as part of the building plan submittals for buildings 4 and 5.

Off-Site Electricity Transmission Lines and Substation: In order to accommodate the projected electric power needs of the project at full build-out, Compass is working directly with ComEd to design and install new high voltage electric transmission lines from an existing ComEd substation south of Interstate 90, west of Beverly Road to a new substation to be constructed on Lot 2. The substation plans have not been finalized at this time; however, the landscape plans for the overall development include significant landscaping along the Beverly Road and Trillium Boulevard frontages to ensure consistency between Lots 1 and 2. Fencing around the substation will be required to match the 8' palisade fence proposed around the perimeter of Lot 1. Preliminary and Final Site Plan approval for Lot 2 will be required prior to commencing construction of the substation.

MOTIONS

The Planning & Zoning Commission shall make the following motions (*a total of 3 motions are required*):

1. Adopt the Findings of Fact for Site Plan.
2. Recommend to the Village Board approval of Preliminary and Final Plat of Subdivision, subject to the Final Plat of Subdivision for Compass Datacenter dated January 7, 2025.
3. Recommend to the Village Board approval of Preliminary and Final Site Plan for Compass Data Center located at 3333 Beverly Road, subject to the following conditions:
 - a. The building permit shall be obtained within twelve (12) months of Village Board action on this request.
 - b. A waiver from Section 10-4-4 C.2.b. is granted to eliminate the required shade tree at the end of each parking row.

- c. A fee in lieu for future sidewalks along Beverly Road and Higgins Road shall be paid. The agreed upon amount will be based on an Engineer's Estimate of Cost as approved by the Director of Engineering.
- d. A private watermain agreement, in a form approved by Corporation Counsel, shall be executed prior to issuance of the first certificate of occupancy for the development.
- e. Prior to issuance of the final certificate of occupancy for the development, property owner shall commission a review of all preserved and installed trees around the perimeter of the site, perform any maintenance required to ensure tree survivability or, if a tree is dead or dying, remove and replace with a similar species.
- f. Prior to issuance of final certificate of occupancy for each building, staff shall conduct a review of perimeter screening to ensure adequate screening (grades, setbacks, landscaping) is provided to obscure view of equipment yards from all public rights-of-way. If staff identifies areas lacking screening, owner shall be notified and additional landscaping installed prior to final occupancy inspection.
- g. The development shall comply with all Village, Cook County, and State of Illinois noise regulations at all times. Prior to issuance of building permits for buildings 3 and 4 of the development, applicant shall provide plans and documentation verifying that noise mitigation measures as recommended in the Environmental Noise Study dated 1/17/25 have been incorporated into the design.
- h. Separate Site Plan approval is required for the electric substation planned for Lot 2.
- i. Landscaping along the Beverly Road and Trillium Boulevard frontages of the substation on Lot 2 shall be consistent with the landscape plans approved as part of this final site plan approval. Fencing around the substation on Lot 2 shall be consistent with the fencing approved for Lot 1.
- j. A performance guarantee based on an Engineers' Estimate of Cost shall be submitted to the Village prior to issuance of the site development permit.
- k. A permit from the Metropolitan Water Reclamation District (MWRD) shall be provided prior to site construction commencing.
- l. No exterior signage is approved with these plans. Any site or building signage will be required to meet current Village code.
- m. The owner shall comply with obligations of any approved development, incentive or other agreement related to the subject property.
- n. The following conditions relate to the site construction:
 - 1. A pre-construction meeting shall be conducted with the Village staff prior to construction commencing.
 - 2. 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.
 - 3. 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.
- o. The following documents and plans, all on file with the Village, are hereby approved and constitute the final site plan approval for the project:
 - 1. Final Civil Engineering Plans dated 1/8/25
 - 2. Final Plat of Subdivision for Compass Datacenter dated 1/7/25
 - 3. Final Landscape Plans updated 11/21/24

4. Elevations dated 8/30/24
5. Community Impact Statement and attachments dated 1/10/25
6. Traffic Generation Memo dated 3/15/24
7. Final Stormwater Report dated 12/18/24
8. Environmental Noise Study dated 1/17/25

ATTACHMENTS

1. Draft Findings and Recommendations Summary - Compass Data Center
2. Location Map
3. Final Plat of Subdivision
4. Final Civil Engineering Plans
5. Landscape Plans
6. Landscape Palette
7. Building Elevations
8. Overall Site (Buildout)
9. Line of Sight Study
10. Community Impact Statement
11. Application Summary



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

Meeting Date: 2/5/2025

Prepared By: James Donahue, Senior Planner

PLN24-0011

***Preliminary and Final Plat of Subdivision and Site Plan for Compass Data Center
located at 3333 Beverly Road***

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

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

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

FINDING: The proposed use is permitted by the zoning code, is a good use for the land and meets the Village's economic development goals of diversifying the tax base.

Draft Recommendations

The Planning & Zoning Commission shall make the following motions *(a total of 3 motions are required)*:

1. Adopt the Findings of Fact for Site Plan.
2. Recommend to the Village Board approval of Preliminary and Final Plat of Subdivision, subject to the Final Plat of Subdivision for Compass Datacenter dated January 7, 2025.
3. Recommend to the Village Board approval of Preliminary and Final Site Plan for Compass Data Center located at 3333 Beverly Road, subject to the following conditions:
 - a. The building permit shall be obtained within twelve (12) months of Village Board action on this request.
 - b. A waiver from Section 10-4-4 C.2.b. is granted to eliminate the required shade tree at the end of each parking row.
 - c. A fee in lieu for future sidewalks along Beverly Road and Higgins Road shall be paid. The agreed upon amount will be based on an Engineer's Estimate of Cost as approved by the Director of Engineering.
 - d. A private watermain agreement, in a form approved by Corporation Counsel, shall be executed prior to issuance of the first certificate of occupancy for the development.
 - e. Prior to issuance of the final certificate of occupancy for the development, property owner shall commission a review of all preserved and installed trees around the perimeter of the site, perform any maintenance required to ensure tree survivability or, if a tree is dead or dying, remove and replace with a similar species.
 - f. Prior to issuance of final certificate of occupancy for each building, staff shall conduct a review of perimeter screening to ensure adequate screening (grades, setbacks, landscaping) is provided to obscure view of equipment yards from all public rights-of-way. If staff identifies areas lacking screening, owner shall be notified and additional landscaping installed prior to final occupancy inspection.
 - g. The development shall comply with all Village, Cook County, and State of Illinois noise regulations at all times. Prior to issuance of building permits for buildings 3 and 4 of the development, applicant shall provide plans and documentation verifying that noise mitigation measures as

recommended in the Environmental Noise Study dated 1/17/25 have been incorporated into the design.

- h. Separate Site Plan approval is required for the electric substation planned for Lot 2.
- i. Landscaping along the Beverly Road and Trillium Boulevard frontages of the substation on Lot 2 shall be consistent with the landscape plans approved as part of this final site plan approval. Fencing around the substation on Lot 2 shall be consistent with the fencing approved for Lot 1.
- j. A performance guarantee based on an Engineers' Estimate of Cost shall be submitted to the Village prior to issuance of the site development permit.
- k. A permit from the Metropolitan Water Reclamation District (MWRD) shall be provided prior to site construction commencing.
- l. No exterior signage is approved with these plans. Any site or building signage will be required to meet current Village code.
- m. The owner shall comply with obligations of any approved development, incentive or other agreement related to the subject property.
- n. The following conditions relate to the site construction:
 - 1. A pre-construction meeting shall be conducted with the Village staff prior to construction commencing.
 - 2. 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.
 - 3. 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.
- o. The following documents and plans, all on file with the Village, are hereby approved and constitute the final site plan approval for the project:
 - 1. Final Civil Engineering Plans dated 1/8/25
 - 2. Final Plat of Subdivision for Compass Datacenter dated 1/7/25
 - 3. Final Landscape Plans dated 11/21/24
 - 4. Elevations dated 8/30/24
 - 5. Community Impact Statement and attachments dated 1/10/25
 - 6. Traffic Generation Memo dated 3/15/24
 - 7. Final Stormwater Report dated 12/18/24
 - 8. Environmental Noise Study dated 1/17/25

3333 BEVERLY RD

01-32-100-005-0000, 01-31-201-003-0000, 01-31-202-000-0000

N



UNINCORPORATED COOK COUNTY



Legend

-  Subject Property
-  Parcel
-  VillageBoundary



Department of Development Services
Village of Hoffman Estates

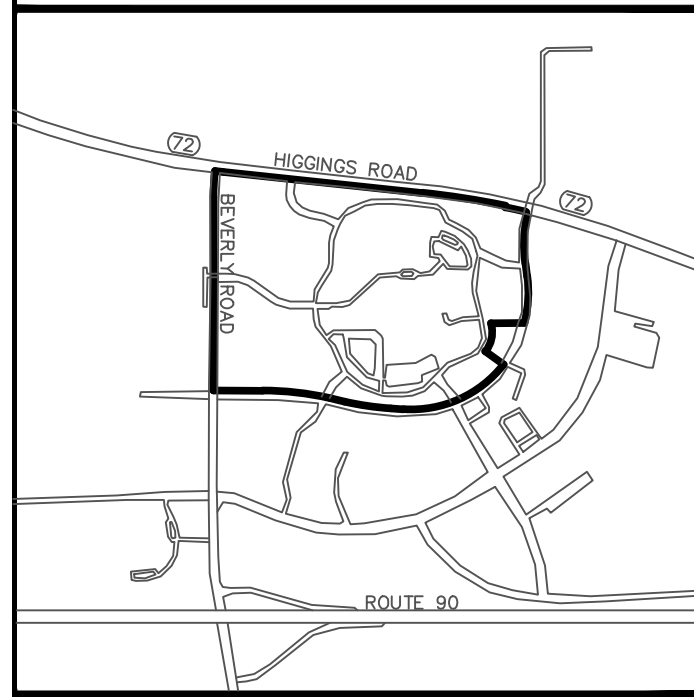
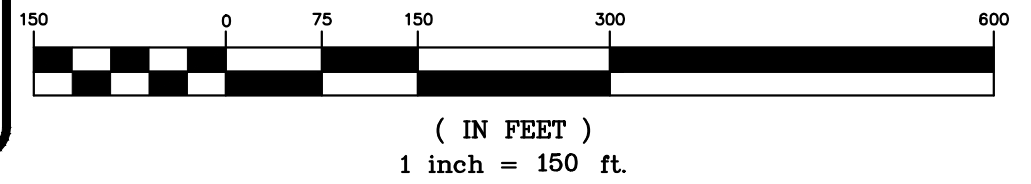
IN SECTIONS 31 AND 32, TOWNSHIP 42 NORTH, RANGE 9 EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GROSS AREA: 8,422,549 SQUARE FEET OR 193.355 ACRES
R.O.W. DEDICATION: 38,060 SQUARE FEET OR 0.874 ACRES

NET AREA: 8,384,489 SQUARE FEET OR 192.481 ACRES
(TO HEAVY LINES)
(BASED ON MEASURED VALUES)

P.I.N. 01-32-100-005 |

(IN FEET)
1 inch = 150 ft.



VICINITY MAP
NO SCALE

LOT 2
SEARS BUSINESS PARK AMENDED
PLAN OF SUBDIVISION DOCUMENT
91394843

LOT 1
7,944,035 SF
182.370 AC

LOT 1A
RESUBDIVISION OF LOT 1 PRAIRIE STONE
DOCUMENT 1013244048

LOT 4A2A2A
RESUBDIVISION OF LOT 4A2A2 IN
RESUBDIVISION OF LOT 4A2A
DOCUMENT 0425818050

LOT 4A2A2C
SUBDIVISION OF LOT 4A2A2
RESUBDIVISION OF LOT 4A2A
DOCUMENT 0425818050

LOT 4A2B
PRAIRIE STONE RESUBDIVISION
OF LOT 4A2 IN RESUBDIVISION
OF LOTS 4A AND 4D
DOCUMENT 04067804

LOT 4A2D1
RESUBDIVISION OF LOT 4A2D IN
PRAIRIE STONE, A RESUBDIVISION
OF LOT 4A2D IN PRAIRIE STONE
DOCUMENT 98083603

OWNER/DEVELOPER
COMPASS DATACENTERS ORD I, LLC
14555 N. DALLAS PARKWAY
SUITE 125
DALLAS, TX 75254

AFTER RECORDING
RETURN TO:

VILLAGE OF HOFFMAN ESTATES
1900 HASSELL ROAD
HOFFMAN ESTATES, ILLINOIS
60169

NO.	REVISED	DATE	BY
1	PER EMAIL DATED 7-23-24	7-23-24	GC
2	PER EMAIL DATED 7-24-24	7-24-24	GC
3	PER EMAIL DATED 11-04-24	11-05-24	BT
4	PER EMAIL DATED 12-16-24	01-07-25	BT

Kimley»»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600,
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

HOFFMAN ESTATES, IL

CL SURVEYING LTD
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502

PHONE: (630) 824-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

SCALE: 1" = 150'

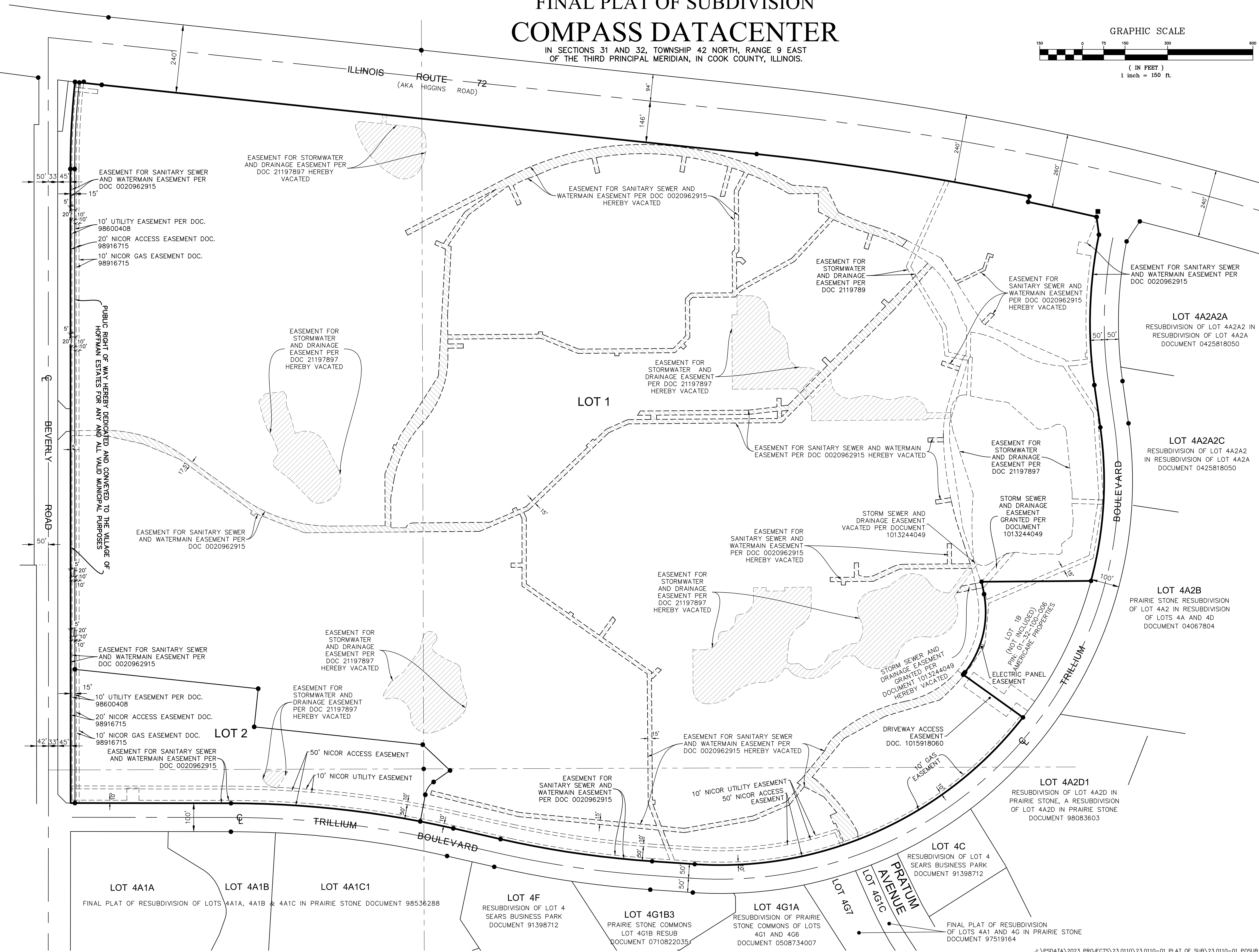
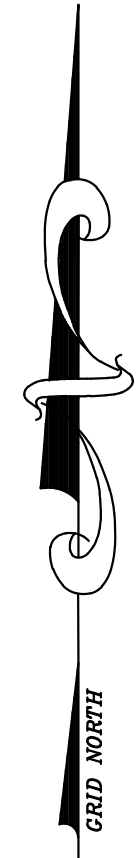
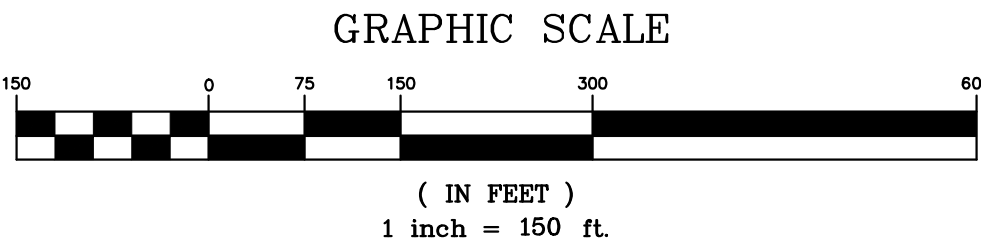
OF 4

PROJ. NO.: 23.0110-01

Page 50 of 115

FINAL PLAT OF SUBDIVISION
COMPASS DATACENTER

IN SECTIONS 31 AND 32, TOWNSHIP 42 NORTH, RANGE 9 EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



DATE	BY	BOOK	PG
7-26-24	CJC		
10-24-24	BT		
11-14-24	BT		
01-07-25	BT		

NO.	REVISIONS	DRAWN BY	BT	CHECKED BY	DW
1	PER EMAIL DATED 7-23-24				
2	PER EMAIL DATED 10-23-24				
3	PER EMAIL DATED 11-14-24				
4	PER EMAIL DATED 12-16-24				

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600,
AURORA, IL 60009
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

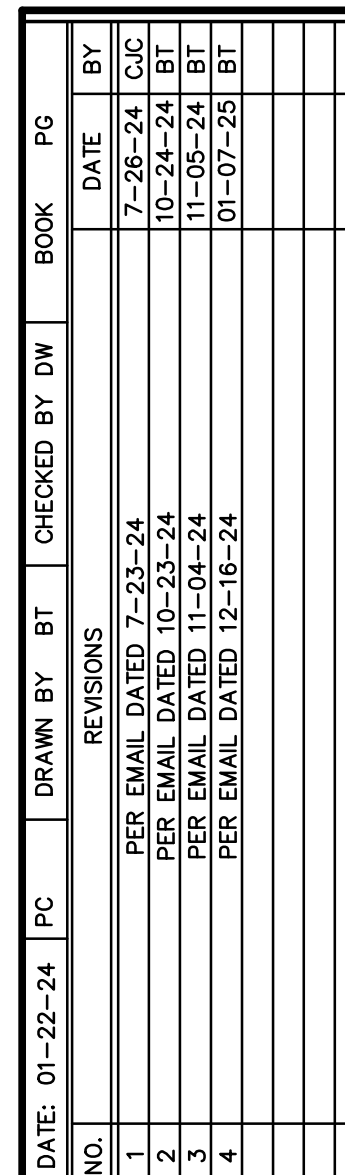
COMPASS SURVEYING LTD

ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60002
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

IN SECTIONS 31 AND 32, TOWNSHIP 42 NORTH, RANGE 9 EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GRID NORTH



CLIENT

Kimley»»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600,
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

PROJECT

COMPASS DATACENTER
HOFFMAN ESTATES, IL

COMPASS
SURVEYING LTD

ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502

PHONE: (630) 826-0100 FAX: (630) 826-0700 EMAIL: ADMIN@CCLSURVEYING.COM

SCALE: 1" = 150'

3 OF 4

PROJ. NO.: 23.0110-01

FINAL PLAT OF SUBDIVISION
COMPASS DATACENTER

IN SECTIONS 31 AND 32, TOWNSHIP 42 NORTH, RANGE 9 EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SPACE FOR I.D.O.T. STAMP

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS
DEPARTMENT OF TRANSPORTATION WITH RESPECT TO
ROADWAY ACCESS PURSUANT OF CH. 2 OF "AN ACT TO
REVISE THE LAW IN RELATION TO PLATS," AS AMENDED.
A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN
THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS
DRIVEWAYS TO STATE HIGHWAYS" WILL, BE REQUIRED BY
THE DEPARTMENT.

JOSE RIOS, P.E.
REGION ONE ENGINEER

OWNER'S CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

THIS IS TO CERTIFY THAT COMPASS DATACENTERS ORD I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IS THE
OWNER OF THE PROPERTY DESCRIBED AND SHOWN HEREON AND AS SUCH OWNER, HAS CAUSED THE PROPERTY
TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH
AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID LIMITED LIABILITY COMPANY DOES HEREBY
ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID AND, TO THE BEST OF OWNER'S
KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF COMMUNITY UNIT SCHOOL
DISTRICT 300 AND ELGIN COMMUNITY COLLEGE DISTRICT 509.

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

OWNER NAME: COMPASS DATACENTERS ORD I, LLC

ADDRESS: 14555 N. DALLAS PARKWAY, SUITE 125
DALLAS, TX 75254

BY: _____
SIGNATURE

TITLE: _____
PRINT TITLE

NOTARY'S CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE
STATE AFORESAID, DO HEREBY CERTIFY THAT _____ (PRINT NAME),
(TITLE) OF SAID LIMITED LIABILITY COMPANY, WHO ARE PERSONALLY KNOWN TO
ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH
APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY
SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE
AND VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

NOTARY PUBLIC SIGNATURE _____

(PRINT NAME) _____

MORTGAGEE'S CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

_____, AS MORTGAGEE UNDER

PROVISIONS OF A CERTAIN MORTGAGE DATED _____

AND RECORDED IN THE RECORDER'S OFFICE OF _____ COUNTY,

ILLINOIS, AS DOCUMENT NUMBER _____, HEREBY CONSENTS TO RECORDING
OF THE SUBDIVISION HEREIN SHOWN.

DATED AT _____, THIS _____ DAY OF _____

_____, A.D., 20 ____

BY: _____ BY: _____

TITLE: _____ TITLE: _____

NOTARY'S CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

I, _____, A NOTARY PUBLIC IN THE COUNTY AND

STATE AFORESAID, DO HEREBY CERTIFY THAT _____ (TITLE) AND _____ (TITLE) OF _____ (COMPANY), WHO ARE PERSONALLY KNOWN TO ME TO

BE THE SAME PERSONS WHO ARE SUBSCRIBED TO THE FOREGOING MORTGAGEE'S CERTIFICATE APPEARED
BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT IN THEIR CAPACITY
FOR THE FOR THE USES AND PURPOSES THEREIN SET FORTH AS THE FREE AND VOLUNTARY ACT AN DEED OF
SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY

OF _____ A.D., 20 ____

BY: _____
NOTARY PUBLIC

PLANNING AND ZONING COMMISSION CERTIFICATE

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

ILLINOIS, THIS ____ DAY OF _____, 20 ____

SIGNED _____
CHAIRPERSON

ATTEST _____
SECRETARY

VILLAGE BOARD CERTIFICATE

APPROVED BY THE BOARD OF TRUSTEE OF THE VILLAGE OF HOFFMAN ESTATES, COOK COUNTY, ILLINOIS,

THIS ____ DAY OF _____, 20 ____

SIGNED _____
VILLAGE PRESIDENT

ATTEST _____
VILLAGE CLERK

VILLAGE TREASURER CERTIFICATE

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

THIS ____ / ____ / ____ DAY OF _____, 20 ____

VILLAGE TREASURER

PUBLIC WATERMAIN EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED BY AND GRANTED TO THE VILLAGE OF HOFFMAN ESTATES AND THEIR
SUCCESSORS WITHIN THE AREA SHOWN BY DASHED LINES AND WITHIN THE AREA DEFINED "PUBLIC WATERMAIN
EASEMENT" ON THIS PLAT, TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN WATERMAIN
FACILITIES, ABOVE AND UNDERGROUND, WITH ALL NECESSARY VALVES, HYDRANTS AND OTHER EQUIPMENT FOR
THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY PUBLIC WATER SERVICE TOGETHER WITH
THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND
MAINTAIN WITHIN SAID EASEMENT AREA SAID WATERMAIN FACILITIES AND OTHER EQUIPMENT, AND FOR THE
INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF SAID WATERMAIN, AND ANY
APPURTENANCES, AND FINALLY THE RIGHT IS HEREBY GRANTED TO CUT DOWN AND REMOVE AND TRIM AND
KEEP TRIMMED, TREES, SHRUBS, OR SAPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH ANY OF THE
SAID PUBLIC WATERMAIN FACILITIES AND EQUIPMENT. NO PERMANENT BUILDINGS OR CONCRETE PATIOS SHALL
BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, PARKING
LOTS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES
OR RIGHTS HEREIN GRANTED. HOWEVER, IF FENCES ARE TO BE ERECTED BY ANY OWNER OR OWNERS IN THIS
SUBDIVISION WITHIN SAID EASEMENT, THESE MUST BE PLACED IN A LOCATION ACCEPTABLE TO THE VILLAGE OF
HOFFMAN ESTATES AND PRIOR TO ERECTING SUCH A FENCE, A PERMIT FOR SUCH A FENCE INSTALLATION MUST
BE OBTAINED FROM SAID VILLAGE.

PUBLIC SANITARY SEWER EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED BY AND GRANTED TO THE VILLAGE OF HOFFMAN ESTATES AND THEIR
SUCCESSORS WITHIN THE AREA SHOWN BY DASHED LINES AND WITHIN THE AREA DEFINED "PUBLIC SANITARY
SEWER EASEMENT" ON THIS PLAT, TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN SANITARY
SEWER FACILITIES, ABOVE AND UNDERGROUND, WITH ALL NECESSARY MANHOLES AND OTHER EQUIPMENT FOR
THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY SANITARY SEWER SERVICE TOGETHER WITH
THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND
MAINTAIN WITHIN SAID EASEMENT AREA SAID SANITARY SEWER FACILITIES AND OTHER EQUIPMENT, AND FOR
THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF SAID SANITARY SEWER LINES AND
ANY APPURTENANCES, AND FINALLY THE RIGHT IS HEREBY GRANTED TO CUT DOWN AND REMOVE AND TRIM
AND KEEP TRIMMED, TREES, SHRUBS, OR SAPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH ANY OF
THE SAID PUBLIC SANITARY SEWER FACILITIES AND EQUIPMENT. NO PERMANENT BUILDINGS OR CONCRETE
PATIOS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS,
LANDSCAPING, PARKING LOTS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE
WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED. HOWEVER, IF FENCES ARE TO BE ERECTED BY ANY
OWNER OR OWNERS IN THIS SUBDIVISION WITHIN SAID EASEMENT, THESE MUST BE PLACED IN A LOCATION
ACCEPTABLE TO THE VILLAGE OF HOFFMAN ESTATES AND PRIOR TO ERECTING SUCH A FENCE, A PERMIT FOR
SUCH A FENCE INSTALLATION MUST BE OBTAINED FROM SAID VILLAGE.

PUBLIC SIDEWALK EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF
HOFFMAN ESTATES AND THEIR SUCCESSORS OVER ALL AREAS HEREON PLATTED AND DESIGNATED "PUBLIC
SIDEWALK EASEMENT" FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT,
REPAIR, REPLACE AND MAINTAIN A PATHWAY WITHIN THE SUBJECT EASEMENT AREA, TOGETHER WITH THE RIGHT
OF ACCESS FOR THE NECESSARY PERSONS AND OR EQUIPMENT TO COMPLETE ANY OF THE ABOVE WORK,
TOGETHER WITH THE RIGHT OF TRANSFER FOR PEDESTRIAN AND NON-MOTORIZED VEHICULAR TRAFFIC ALONG
THE EASEMENT. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES OR SHRUBS ON
THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE PUBLIC PATHWAYS. NO PERMANENT BUILDINGS
SHALL BE PLACED ON SAID EASEMENT, BUT THE SAME MAY BE USED FOR DRIVEWAYS CROSSING THE
EASEMENT AREA, LAWNS AND LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE
WITH THE AFORESAID USES OR RIGHTS.

STORMWATER MANAGEMENT EASEMENT FOR PRIVATE FACILITY

A STORMWATER MANAGEMENT EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF HOFFMAN ESTATES AND
THEIR SUCCESSORS OVER ALL AREAS HEREON PLATTED AND DESIGNATED AS "STORMWATER MANAGEMENT
EASEMENT". FOR A STORMWATER MANAGEMENT FACILITY TO BE MAINTAINED BY THE OWNER OF SAID FACILITY
IN ACCORDANCE WITH VILLAGE ORDINANCES AND APPROVED ENGINEERING PLANS. OPERATION AND
MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES WILL BE PERFORMED BY THE VILLAGE ONLY IN THE
EVENT OF OWNER DEFAULT IN THE OWNER'S MAINTENANCE OBLIGATIONS, AND WILL BE DONE AT THE OWNER'S
EXPENSE

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

I, DANIEL W. WALTER, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3585,
HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING PROPERTY:
LOTS 2 AND 3 IN SEARS BUSINESS PARK AMENDED PLAT OF SUBDIVISION,
RECORDED AUGUST 5, 1991 AS DOCUMENT NUMBER 91394943, AND LOT 1A IN
FINAL PLAT OF RESUBDIVISION OF LOT 1 IN PRAIRIE STONE, RECORDED MAY
12, 2010 AS DOCUMENT NUMBER 1013244049, TOGETHER IN THE EAST HALF
OF SECTION 31 AND THE WEST HALF OF 32, TOWNSHIP 42 NORTH, RANGE 9
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT WHICH IS A REPRESENTATION OF SAID
SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND
DECIMALS THEREOF. SCALE OF MAP IS 100 FEET PER ONE INCH.

I HEREBY FURTHER CERTIFY THAT THE SUBJECT RESUBDIVISION, ACCORDING
TO AND BASED ON INFORMATION FROM THE FEDERAL EMERGENCY
MANAGEMENT AGENCY ONLY, IS NOT LOCATED IN A SPECIAL FLOOD HAZARD
AREA PER THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER
170107 0155 J, MAP NUMBER 17031C0155J, HAVING A REVISED DATE OF
AUGUST 19, 2008.

I ALSO CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREIN DRAWN IS
WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF HOFFMAN ESTATES,
ILLINOIS, WHICH HAS ADOPTED A VILLAGE PLAN AND WHICH IS EXERCISING
THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE XI OF THE
ILLINOIS MUNICIPAL CODES AS HERETOFORE AND HEREAFTER AMENDED.

GIVEN UNDER MY HAND AND SEAL AT AURORA , ILLINOIS THIS _____ DAY
OF _____, 20 ____

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2025

BY: _____
DANIEL W. WALTER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3585
LICENSE EXPIRES 11/30/2026

SURVEYOR'S DESIGNATION OF RECORDING

STATE OF ILLINOIS)
COUNTY OF KANE) SS

I, DANIEL W. WALTER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE
STATE OF ILLINOIS, HEREBY DESIGNATE THE VILLAGE CLERK OF HOFFMAN
ESTATES TO RECORD A CERTAIN PLAT OF SUBDIVISION KNOWN AS COMPASS
DATA CENTER WITH THE COOK COUNTY RECORDER OF DEEDS OR REGISTRAR
OF TITLES. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE
SUCH RECORDING UNDER 765 ILCS 205/2.

GIVEN UNDER MY HAND AND SEAL AT AURORA , ILLINOIS THIS _____ DAY
OF _____, 20 ____

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2025

BY: _____
DANIEL W. WALTER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3585
LICENSE EXPIRES 11/30/2026

DATE: 01-22-24	PC	DRAWN BY: BT	CHECKED BY: DW	BOOK	PG
NO.	REVISIONS	DATE	BY		
1	PER EMAIL DATED 7-23-24	7-26-24	CJC		
2	PER EMAIL DATED 10-23-24	10-24-24	BT		
3	PER EMAIL DATED 11-04-24	11-04-24	BT		
4	PER EMAIL DATED 12-10-24	01-07-25	BT		

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600,
AURORA, IL 60009
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

COMPASS DATACENTER

HOFFMAN ESTATES, IL

COMPASS
SURVEYING LTD

ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60002
PHONE: (630) 820-9100 FAX: (630) 820-9100 EMAIL: ADMIN@CLSURVEYING.COM

SCALE: N/A

4 OF 4

Drawing name: K:\CHS_LDE\268424000_Compass_ORDE_HoffmanEstates_IL\2_Design\CAD\PlanSheets\Final Engineering\C0.2 - MWRD NOTES.dwg 03.2 Jan 08, 2025 8:20pm by: Allison Schwitz
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
- * STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
 - * STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
 - * VILLAGE OF HOFFMAN ESTATES MUNICIPAL CODE;
 - * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
 - * IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055 OR SEND EMAIL NOTIFICATION WITH PROJECT NAME, LOCATION AND PERMIT NUMBER TO WMOJOBSTART@MWRD.ORG).
2. THE VILLAGE OF HOFFMAN ESTATES ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.
3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS 0 FT.
2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.
3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.
5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.
6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.
8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.
9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.
10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.
2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.
3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.
4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).
5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.
6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.
7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL

VITRIFIED CLAY PIPE

PIPE SPECIFICATIONS

ASTM C-700

JOINT SPECIFICATIONS

ASTM C-425

REINFORCED CONCRETE SEWER PIPE

ASTM C-76

ASTM C-443

CAST IRON SOIL PIPE

ASTM A-74

ASTM C-564

DUCTILE IRON PIPE

ANSI A21.51

ANSI A21.11

POLYVINYL CHLORIDE (PVC) PIPE

6-INCH TO 15-INCH DIAMETER SDR 26
18-INCH TO 27-INCH DIAMETER F/DY=46

ASTM D-3034
ASTM F-679

ASTM D-3212
ASTM D-3212

HIGH DENSITY POLYETHYLENE (HDPE)

ASTM D-3350
ASTM D-3035

ASTM D-3261, F-2620 (HEAT FUSION)
ASTM D-3212, F-477 (GASKETED)

WATER MAIN QUALITY PVC

4-INCH TO 36-INCH
4-INCH TO 12-INCH
14-INCH TO 48-INCH

ASTM D-2241
AWWA C900
AWWA C905

ASTM D-3139
ASTM D-3139
ASTM D-3139

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

PIPE MATERIAL

POLYPROPYLENE (PP) PIPE

PIPE SPECIFICATIONS

ASTM F-2736

JOINT SPECIFICATIONS

D-3212, F-477

12-INCH TO 24-INCH DOUBLE WALL

ASTM F-2764

D3212, F-477

30-INCH TO 60-INCH TRIPLE WALL

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE 1/4" TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO 1/4 THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.

9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.

10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.

11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
- a) A CIRCLULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SHEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
 - b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
 - c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.

12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.

13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.

14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.

15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.

16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.

17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.

18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.
3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
- a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
 - b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.
6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.
9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.
10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.
11. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.
12. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).
13. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
14. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.
15. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.
16. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.
17. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.
18. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.
19. THE CONTRCTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPOUSE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.
20. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.
21. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.
22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.
23. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

TECHNICAL GUIDANCE MANUAL

MWRD GENERAL NOTES

10/13/2022

STD. DWG. NO.18

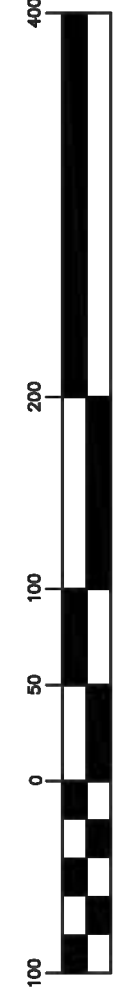
PAGE NO. 19

TRE	01/08/25	VILLAGE COMMENTS	SCALE: AS NOTED		MWRD GENERAL NOTES	ORD I	5500 TRILLIUM BLVD HOFFMAN ESTATES, IL 60192	ORIGINAL ISSUE: 03/06/2024
TRE	12/18/24	MWRD COMMENTS	DESIGNED BY: TRE					KHA PROJECT NO. 268424000
TRE	11/21/24	VILLAGE COMMENTS	DRAWN BY: AND					SHEET NUMBER
TRE	10/15/24	IEPA WATERMAIN SUBMITTAL	CHECKED BY: JWP					C0.2
TRE	08/30/24	MWRD 1ST SUBMITTAL						
TRE	06/24/24	VILLAGE COMMENTS						
BY	DATE	REVISIONS						

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINDLE ROAD, SUITE 600
PHOENIX, AZ 85028-4878
WWW.KIMLEY-HORN.COM

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.



PARCEL 2
LOT 1A
RESUBDIVISION OF LOT 1 PRAIRIE STONE
DOCUMENT 1013244049
PIN: 01-32-100-005
551 HIGGINS ROAD

PIN: 01-32-100-005
551 HIGGINS ROAD

PROJ. NO.: 23.0110

V1.1

SCALE: 1" = 100'

COMPASS
SURVEYING LTD



ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CSURVEYING.COM

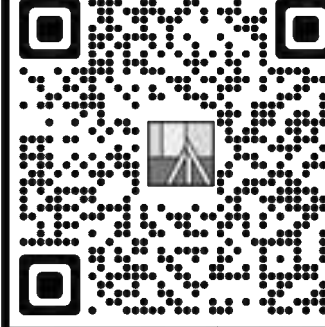
COMPASS DATA CENTER
HOFFMAN ESTATES, IL

COMPASS DATA
HOFFMAN ESTATES, IL

CLIENT

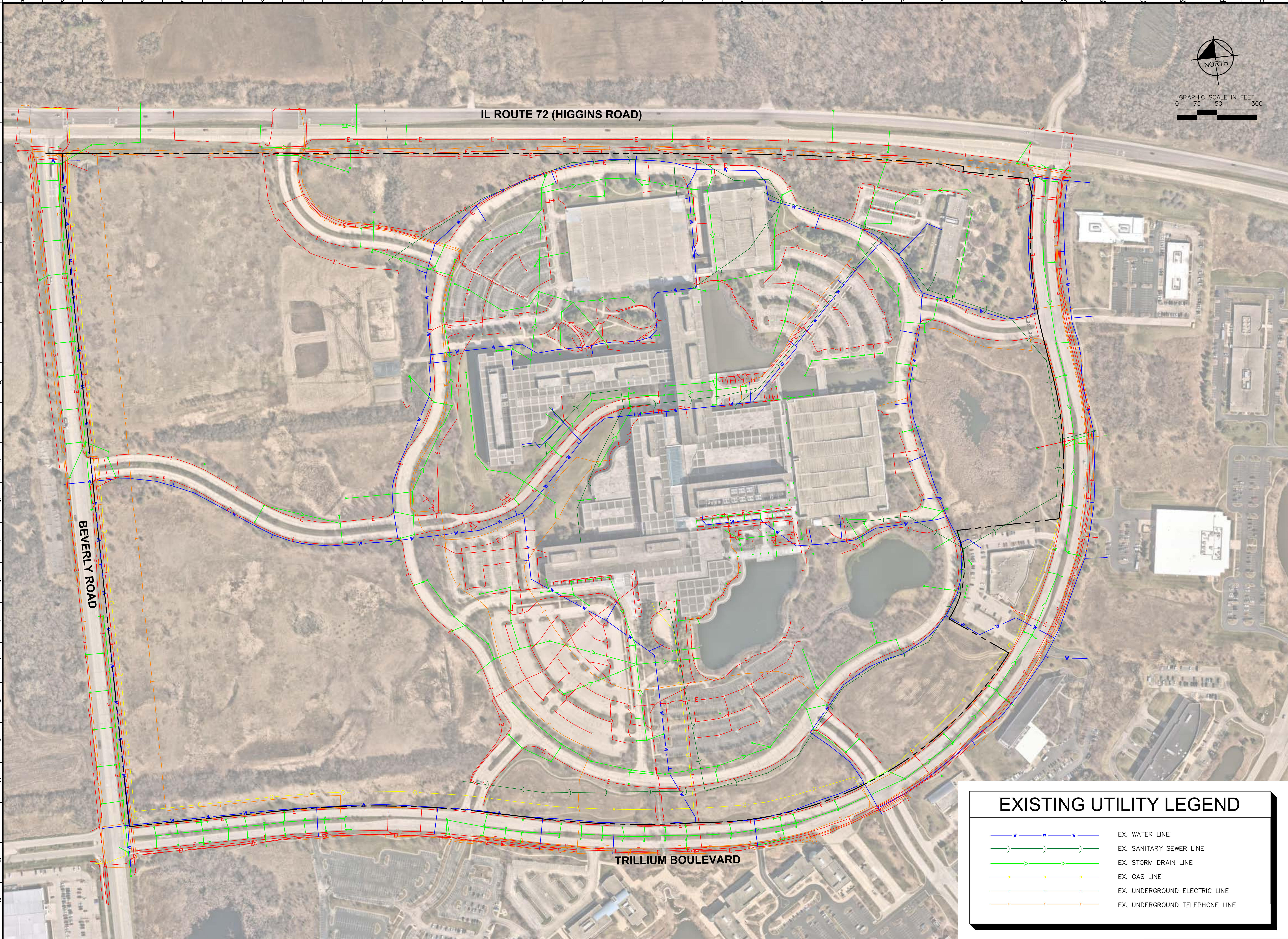
Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600,
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

[illegible]

J:\PSDATA\2023 PROJECTS\23.0110\23.0110 BNDY.DWG

Drawing name: K:\GIS\DEV\268424000_Compass_ORDE_HoffmanEstates_IL\2 Design\CAD\PlanSheets\Final Engineering\C1.0 - EXISTING UTILITY.dwg C1.0 Jun 08, 2025 8:20pm by: Allison.Schultz
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



EXISTING UTILITY LEGEND

— W — W — W —

—) —) —) —

— > — > — > —

— O — O — O —

— E — E — E —

— T — T — T —

EX. WATER LINE

EX. SANITARY SEWER LINE

EX. STORM DRAIN LINE

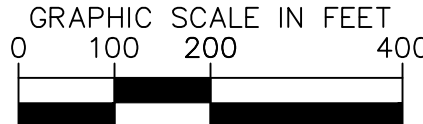
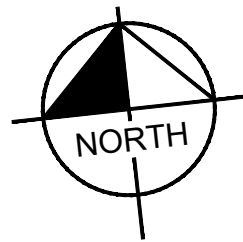
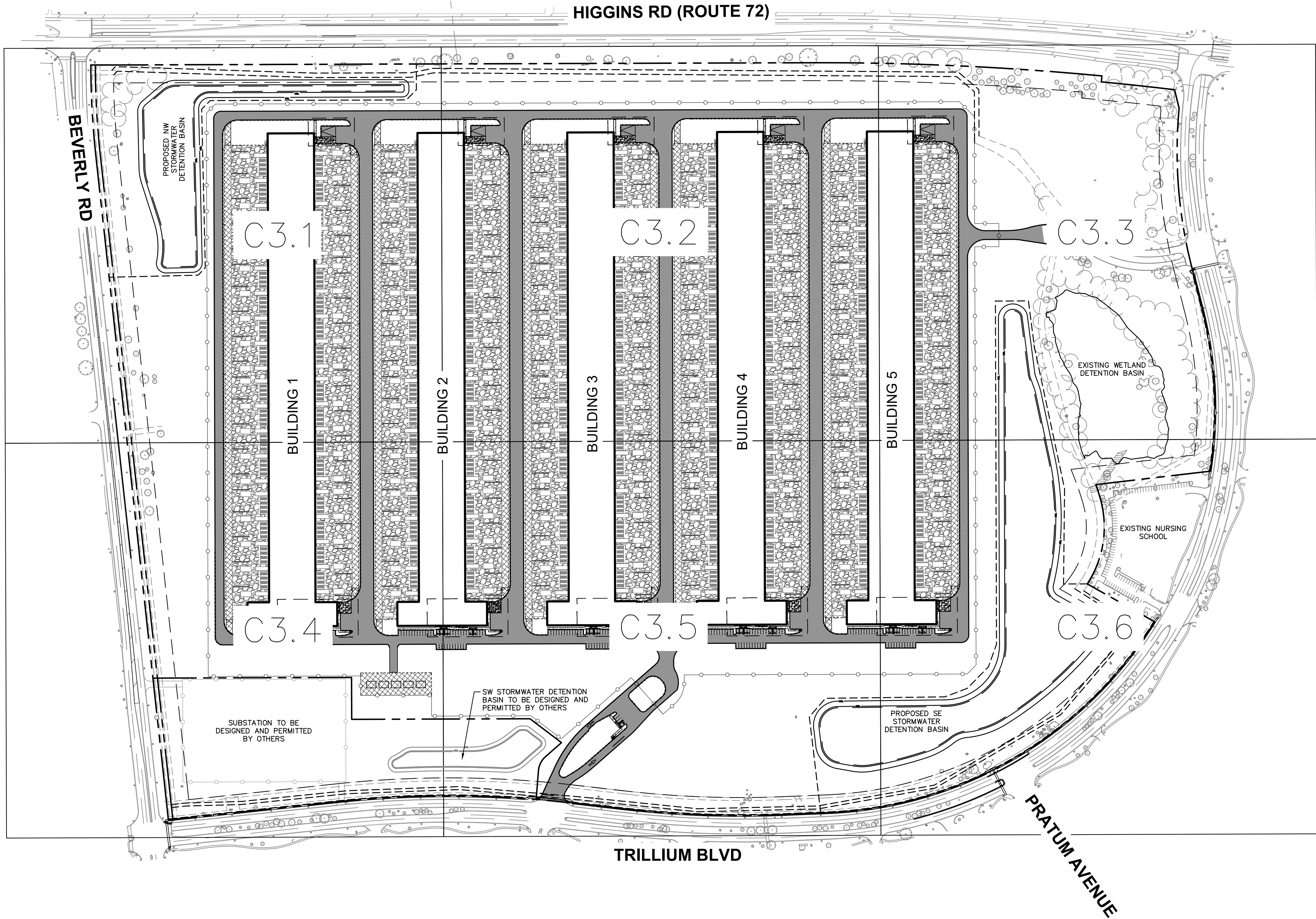
EX. GAS LINE

EX. UNDERGROUND ELECTRIC LINE

EX. UNDERGROUND TELEPHONE LINE

SCALE: AS NOTED	DESIGNED BY: TRE	DRAWN BY: AWD	CHECKED BY: JWP	VILLAGE COMMENTS	MWRD COMMENTS	TRE					
Kimley»Horn				VILLAGE COMMENTS							
© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 4251 WINFIELD ROAD, SUITE 600 PHONE: 630-487-5550 WWW.KIMLEY-HORN.COM				MWRD COMMENTS							
OVERALL EXISTING UTILITY MAP				VILLAGE COMMENTS							
ORD I				MWRD COMMENTS							
5500 TRILLIUM BLVD HOFFMAN ESTATES, IL 60192				VILLAGE COMMENTS							
ORIGINAL ISSUE: 03/06/2024				MWRD COMMENTS							
KHA PROJECT NO. 268424000				VILLAGE COMMENTS							
SHEET NUMBER				MWRD COMMENTS							
C1.0				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							
				VILLAGE COMMENTS							
				MWRD COMMENTS							

Drawing name: K:\GIS_LDEV\268424000_Compass_ORDE_HoffmanEstates_IL\2 Design\CAD\PlanSheets\Final Engineering\C3.0 - SITE PLAN.dwg C3.0 Jan 08, 2025 8:20pm by Allison Schmitz
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



GENERAL NOTES

- ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
- RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
- REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
- ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
- PARKING STALLS ADJACENT TO LANDSCAPE AREAS TO BE 10' WIDE.

PAVING AND CURB LEGEND

	HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	EQUIPMENT YARD GRAVEL 6" GRADED AGGREGATE BASE COURSE (AASHTO #21A/21B)
	EQUIPMENT YARD UNPAVED (GRAVEL) ROAD AND SWITCHYARD 18" GRADED AGGREGATE BASE COURSE (AASHTO #21A/21B)
	DOWNSPOUT GRAVEL SEE CONSTRUCTION DETAILS FOR GRAVEL SECTION
	STANDARD PITCH CONCRETE CURB AND GUTTER
	REVERSE PITCH CONCRETE CURB AND GUTTER
	CONCRETE DEPRESSED CURB AND GUTTER

TOTAL PARKING SUMMARY

STANDARD PARKING SPACES PROVIDED	=	173 SPACES
ACCESSIBLE PARKING SPACES PROVIDED	=	11 SPACES
ELECTRIC VEHICLE PARKING SPACES PROVIDED (INCLUDES 5 ACCESSIBLE ELECTRIC VEHICLE SPACES)	=	20 SPACES
TOTAL PARKING SPACES PROVIDED	=	204 SPACES

BUILDING PARKING SUMMARY

BUILDING 1 PARKING SUMMARY			
ACCESSIBLE PARKING SPACES PROVIDED	=	2 SPACES	
ELECTRIC VEHICLE PARKING SPACES PROVIDED (INCLUDES ACCESSIBLE ELECTRIC VEHICLE PARKING SPACE)	=	4 SPACES	
STANDARD PARKING SPACES PROVIDED	=	34 SPACES	
TOTAL PARKING SPACES PROVIDED	=	40 SPACES	
BUILDING 2 PARKING SUMMARY			
ACCESSIBLE PARKING SPACES PROVIDED	=	2 SPACES	
ELECTRIC VEHICLE PARKING SPACES PROVIDED (INCLUDES ACCESSIBLE ELECTRIC VEHICLE PARKING SPACE)	=	4 SPACES	
STANDARD PARKING SPACES PROVIDED	=	34 SPACES	
TOTAL PARKING SPACES PROVIDED	=	40 SPACES	
BUILDING 3 PARKING SUMMARY			
ACCESSIBLE PARKING SPACES PROVIDED	=	2 SPACES	
ELECTRIC VEHICLE PARKING SPACES PROVIDED (INCLUDES ACCESSIBLE ELECTRIC VEHICLE PARKING SPACE)	=	4 SPACES	
STANDARD PARKING SPACES PROVIDED	=	34 SPACES	
TOTAL PARKING SPACES PROVIDED	=	40 SPACES	
BUILDING 4 PARKING SUMMARY			
ACCESSIBLE PARKING SPACES PROVIDED	=	2 SPACES	
ELECTRIC VEHICLE PARKING SPACES PROVIDED (INCLUDES ACCESSIBLE ELECTRIC VEHICLE PARKING SPACE)	=	4 SPACES	
STANDARD PARKING SPACES PROVIDED	=	34 SPACES	
TOTAL PARKING SPACES PROVIDED	=	40 SPACES	
BUILDING 5 PARKING SUMMARY			
ACCESSIBLE PARKING SPACES PROVIDED	=	2 SPACES	
ELECTRIC VEHICLE PARKING SPACES PROVIDED (INCLUDES ACCESSIBLE ELECTRIC VEHICLE PARKING SPACE)	=	4 SPACES	
STANDARD PARKING SPACES PROVIDED	=	34 SPACES	
TOTAL PARKING SPACES PROVIDED	=	40 SPACES	
GUARD HOUSE PARKING SUMMARY			
ACCESSIBLE PARKING SPACES PROVIDED	=	1 SPACES	
STANDARD PARKING SPACES PROVIDED	=	3 SPACES	
TOTAL PARKING SPACES PROVIDED	=	4 SPACES	

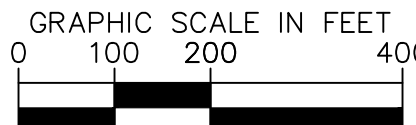
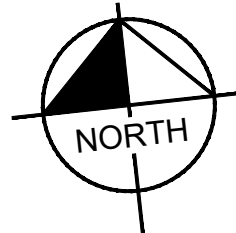
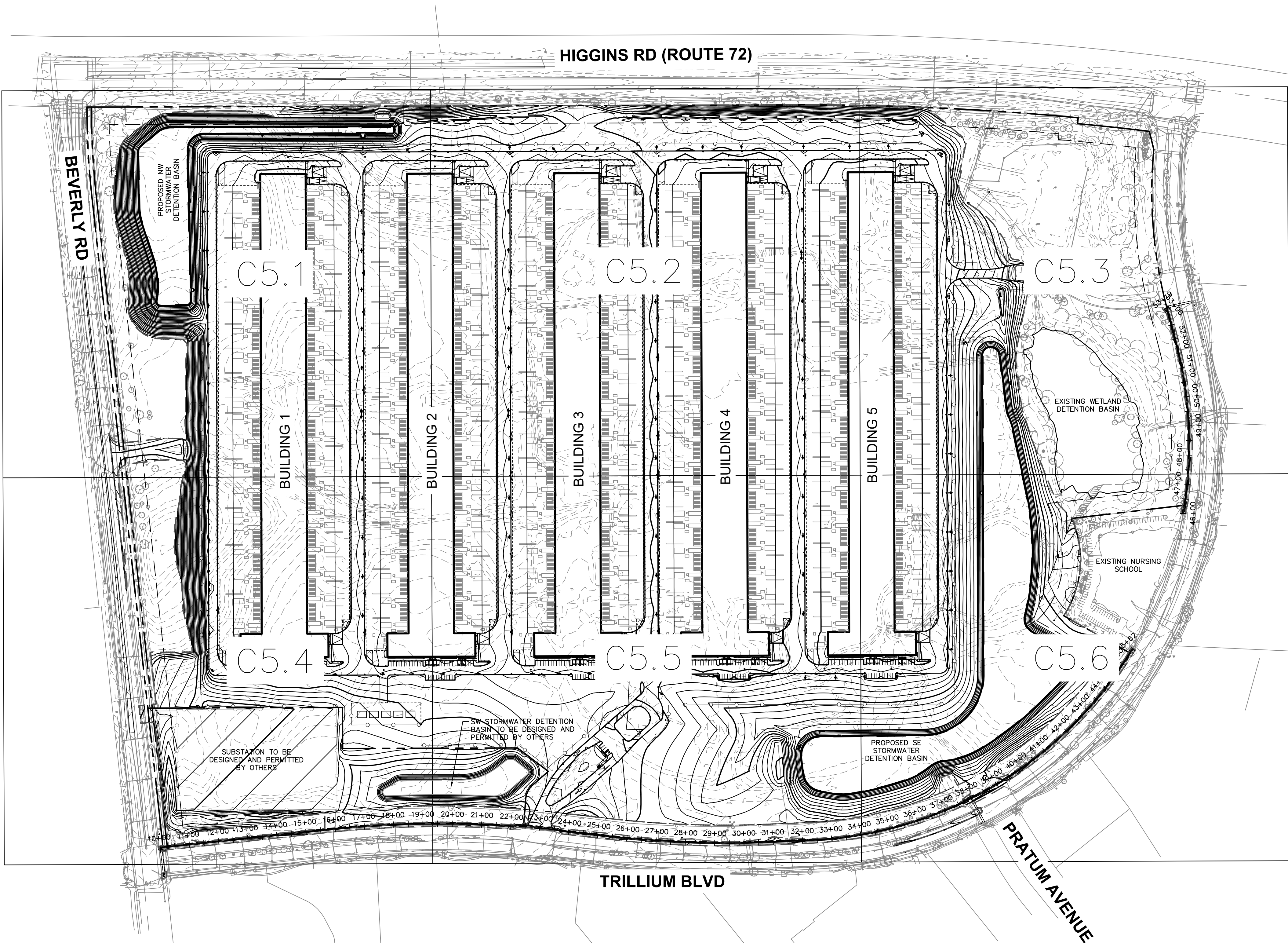
FEMA NOTE

PER FLOOD INSURANCE RATE MAP PANEL NO. 17031C0155J, THE ENTIRE SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD.

TRE	01/08/25	VILLAGE COMMENTS	Kimley»Horn	SCALE: AS NOTED	OVERALL SITE PLAN	ORD I	5500 TRILLIUM BLVD HOFFMAN ESTATES, IL 60192	ORIGINAL ISSUE:
TRE	12/18/24	MWRD COMMENTS	© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 4201 WINFIELD ROAD, SUITE 600 PHONE: 630-487-5550 WWW.KIMLEY-HORN.COM	DESIGNED BY: TRE				03/06/2024
TRE	11/21/24	VILLAGE COMMENTS		DRAWN BY: AND				KHA PROJECT NO.
TRE	11/21/24	IEPA WATERMAIN SUBMITTAL		CHECKED BY: JWP				268424000
TRE	10/15/24	MWRD TST SUBMITTAL						SHEET NUMBER
TRE	08/30/24	VILLAGE COMMENTS						C3.0
TRE	6/24/24	VILLAGE COMMENTS						
BY	DATE	REVISIONS						

Drawing name: K:\GIS_LDE\268424000_Compass_Ord\HoffmanEstates_IL\2 Design\CAD\PlanSheets\Final Engineering\C5.0 - GRADING PLAN.dwg C5.0 Jan 08, 2025 8:20pm by: AllisonSchwartz

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



GRADING NOTES

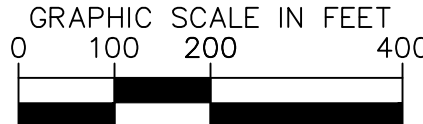
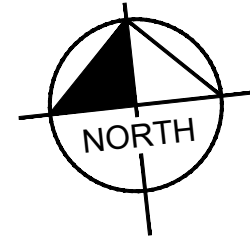
1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

ORD I		OVERALL GRADING PLAN						SCALE: AS NOTED		VILLAGE COMMENTS		TRE	
5500 TRILLIUM BLVD HOFFMAN ESTATES, IL 60192		ORIGINAL ISSUE: 03/06/2024				© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 1000 WILSON AVENUE, SUITE 600 WILSONVILLE, IN 46095 WWW.KIMLEY-HORN.COM		DESIGNED BY: TRE		MWRD COMMENTS		12/18/24	TRE
KHA PROJECT NO. 268424000		SHEET NUMBER				DRAWN BY: AWD		CHECKED BY: JWP		VILLAGE COMMENTS		11/21/24	TRE
										MWRD TST SUBMITTAL		11/21/24	TRE
										VILLAGE COMMENTS		10/15/24	TRE
										VILLAGE COMMENTS		08/30/24	TRE
										VILLAGE COMMENTS		6/24/24	TRE
										REVISIONS		DATE	BY
										N/A			

Drawing name: K:\GIS_LDE\268424000_Compass_ORDE_HoffmanEstates_Final Engineering\C7.0 - WET UTILITY PLAN.dwg C7.0 Jan 08, 2025 8:20pm by: Allison Sachwitz
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

ONLY 16" PUBLIC WATERMAIN WORK WITHIN CLOUDED AREA TO BE APPROVED FOR CONSTRUCTION WITH MASS GRADING PERMIT.
16" PUBLIC WATERMAIN WORK IS NOT TO BE INCLUDED IN FULL SITE PERMIT.

PROPOSED 16" WATERMAIN SHALL BE INSTALLED, TESTED, AND PLACED IN-SERVICE BEFORE EXISTING 16" WATERMAIN IS TAKEN OUT OF SERVICE



UTILITY NOTES

- ALL WATER LINES $\geq 3"$ SHALL BE DUCTILE IRON PIPE, CLASS 52.
- ALL SANITARY SEWER LINES SHALL BE PVC MEETING, ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN, THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 60" MINIMUM COVER.
- CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
- ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
- CONTRACTOR TO CALL "JULIE" (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
- PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/ DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
- CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
- CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
- ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
- SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
- LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
- SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.
- STORMWATER FACILITIES MUST BE FUNCTIONAL BEFORE BUILDING CONSTRUCTION BEGINS IF REQUIRED BY AUTHORITY HAVING JURISDICTION.

NOTE: WHERE THERE IS LESS THAN 10 FT HORIZONTAL OR 18-IN VERTICAL SEPARATION BETWEEN A SEWER AND WATER MAIN, OR IF WATER MAIN CROSSES UNDER A SEWER, WATER MAIN QUALITY PIPE IS TO BE USED TO CONSTRUCT THE SEWER OR EITHER PIPE IS TO BE ENCASED. THE PROTECTION MUST EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE DISTANCE BETWEEN THE WATER MAIN AND SEWER IS AT LEAST 10 FT. ACCEPTABLE WATER MAIN QUALITY PIPE INCLUDES PVC SDR/WMQ MEETING ASTM D2241 WITH JOINTS MEETING ASTM D3139 OR DUCTILE IRON PIPE. RCP STORM SEWER WITH FLEXIBLE GASKET JOINTS MEETING ASTM C361 OR ASTM C443 IS ALSO ACCEPTABLE AT CROSSINGS.

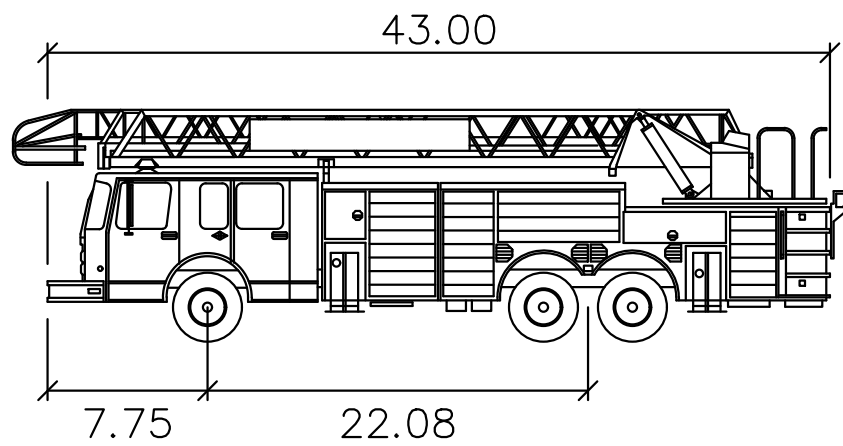
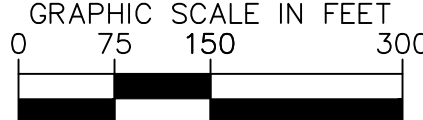
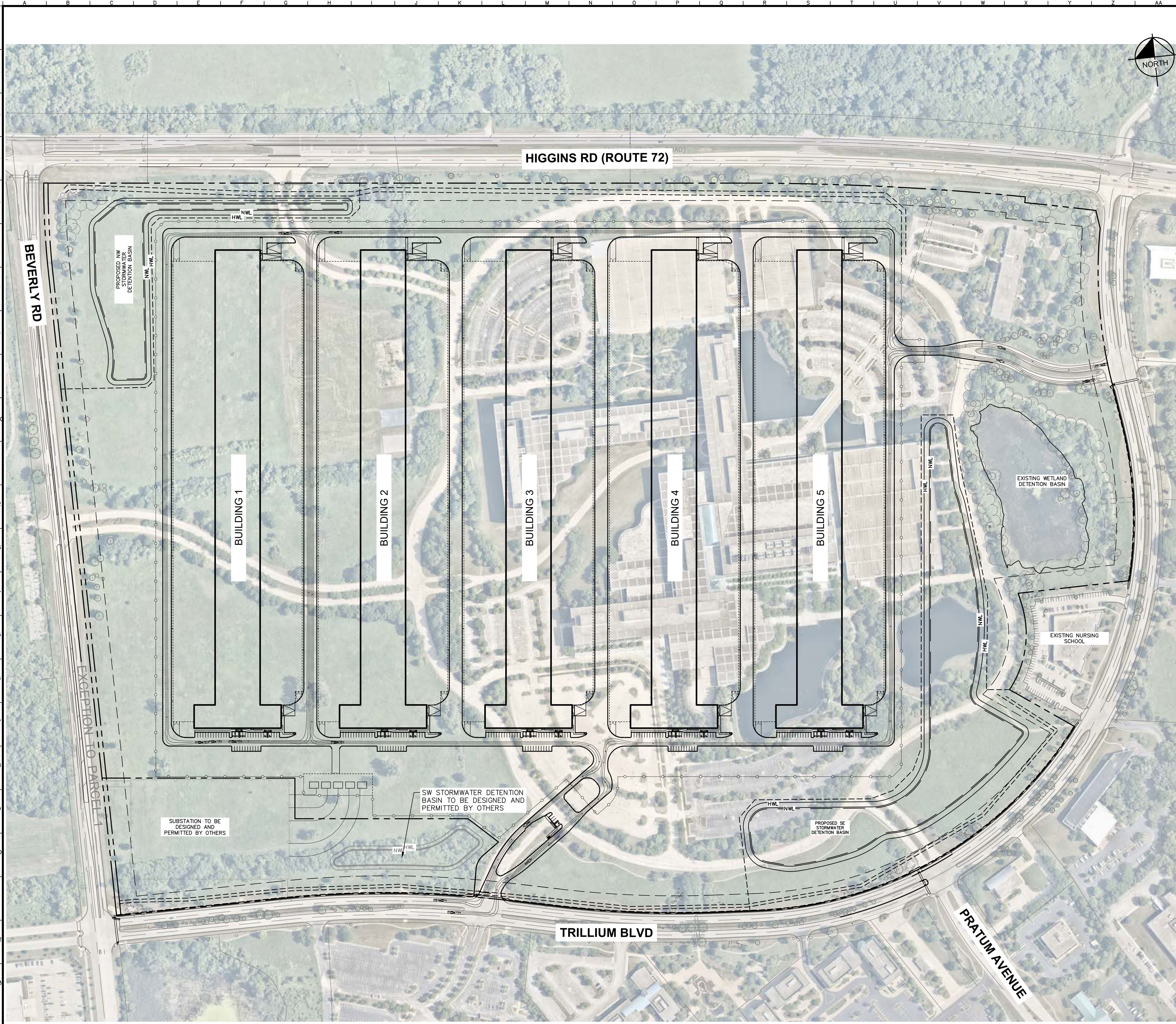
TRE	VILLAGE COMMENTS	01/08/25	TRE
TRE	WMRD COMMENTS	12/18/24	TRE
TRE	VILLAGE COMMENTS	11/21/24	TRE
TRE	IEPA WATERMAIN SUBMITTAL	11/21/24	TRE
TRE	WMRD TST SUBMITTAL	10/15/24	TRE
TRE	VILLAGE COMMENTS	08/30/24	TRE
TRE	VILLAGE COMMENTS	6/24/24	TRE
BY	REVISIONS	DATE	

SCALE:	AS NOTED	Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 4201 WATFIELD ROAD, SUITE 600 PHONE: 630-487-5550 WWW.KIMLEY-HORN.COM
DESIGNED BY:	TRE	
DRAWN BY:	AWD	
CHECKED BY:	JWP	

 COMPASS engineers	OVERALL WET UTILITY PLAN
	ORD I 5500 TRILLIUM BLVD HOFFMAN ESTATES, IL 60192
ORIGINAL ISSUE: 03/06/2024	
KHA PROJECT NO. 268424000	
SHEET NUMBER	
C7.0	

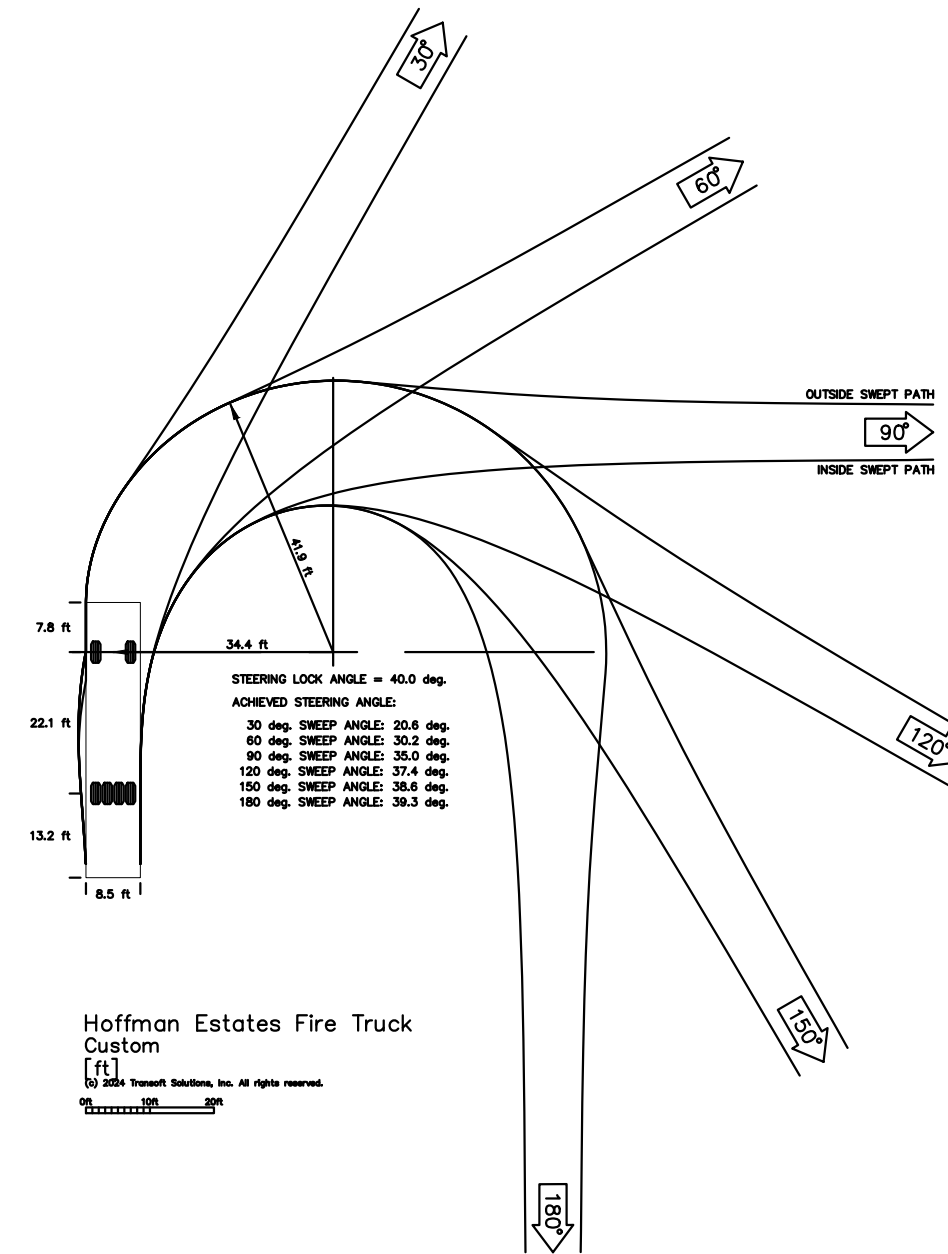
Drawing name: K:\GIS\LDE\268424000_Compass_ORDI_HoffmanEstates_IL\2 Design\CAD\PlanSheets\Final Engineering\C8.0 - FIRE TRUCK TURN.dwg C8.0 Jan 08, 2025 8:20pm by AllisonSchwartz

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



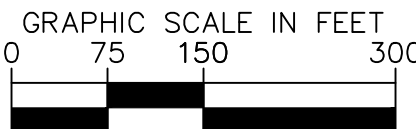
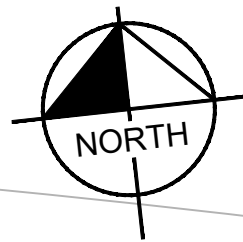
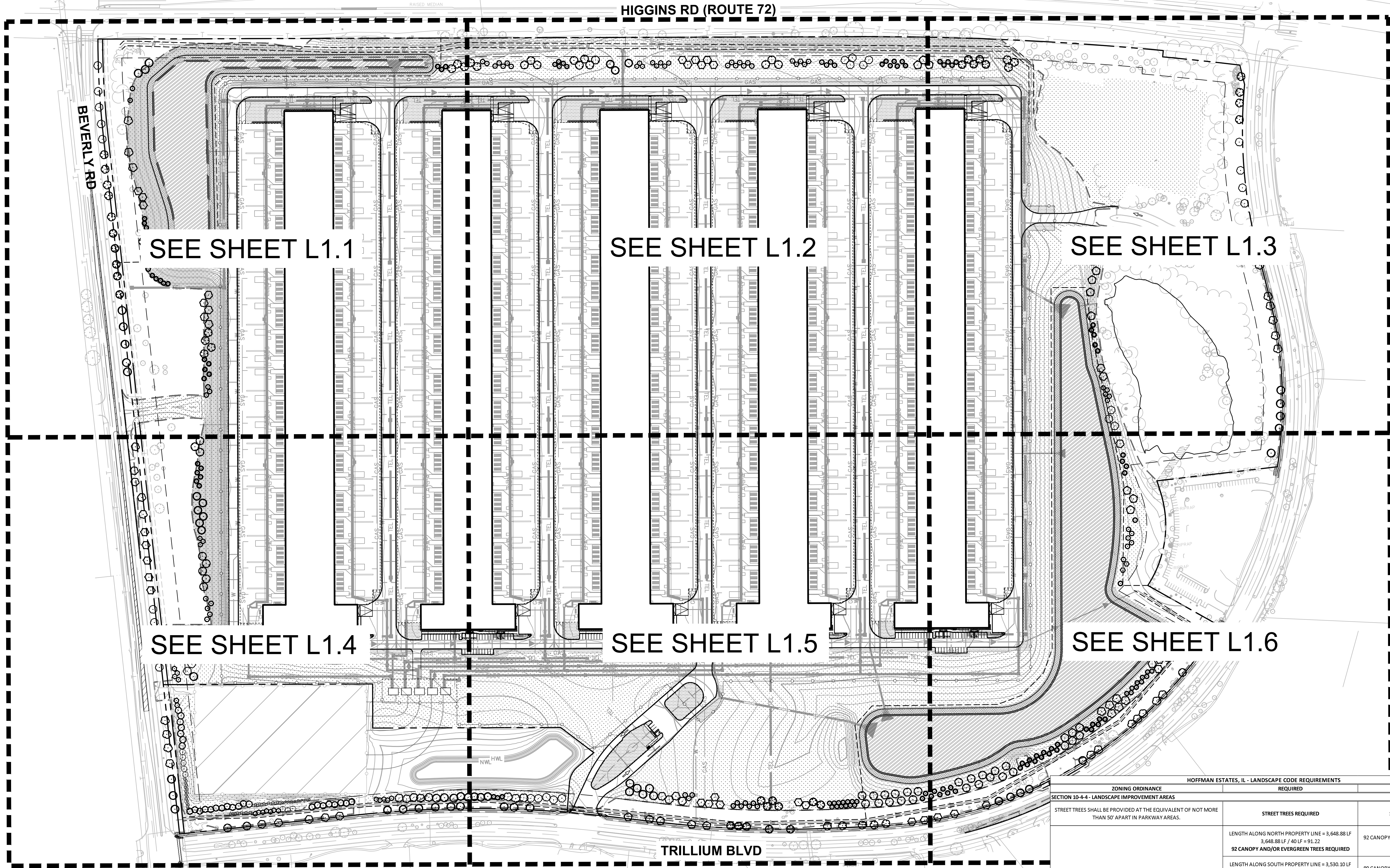
Hoffman Estates Fire Truck

Width	: 8.50
Track	: 6.91
Lock to Lock Time	: 6.0
Steering Angle	: 40.0



SCALE:	AS NOTED	DESIGNED BY: TRE	DRAWN BY: AND	CHECKED BY: JWP
VILLAGE COMMENTS	01/08/25	TRE		
MWRD COMMENTS	12/18/24	TRE		
VILLAGE COMMENTS	11/21/24	TRE		
IEPA WATERMAIN SUBMITTAL	11/21/24	TRE		
MWRD 1ST SUBMITTAL	10/15/24	TRE		
VILLAGE COMMENTS	08/30/24	TRE		
VILLAGE COMMENTS	6/24/24	TRE		
REVISIONS	DATE	BY		
No.				
Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 4201 WATFIELD ROAD, SUITE 600 HOFFMAN ESTATES, IL 60112 PHONE: 630-487-5550 WWW.KIMLEY-HORN.COM				
COMPASS <i>deliberate</i>				
FIRE TRUCK TURNS				
ORD I 5500 TRILLIUM BLVD HOFFMAN ESTATES, IL 60192				
ORIGINAL ISSUE: 03/06/2024 KHA PROJECT NO. 268424000				
SHEET NUMBER C8.0				

Drawing name: K:\GIS\LDE\268424000_compass_orde_hoffmanestates_v1.0 - LANDSCAPE PLAN.dwg Nov 21, 2024 9:38am by: ChristinaMorelli
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SEE SHEET L1.1

SEE SHEET L1.2

SEE SHEET L1.3

SEE SHEET L1.4

SEE SHEET L1.5

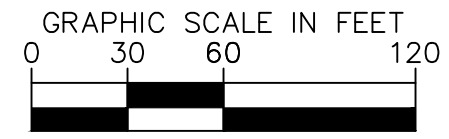
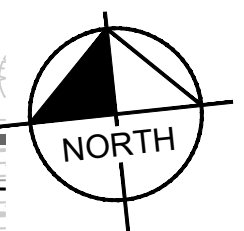
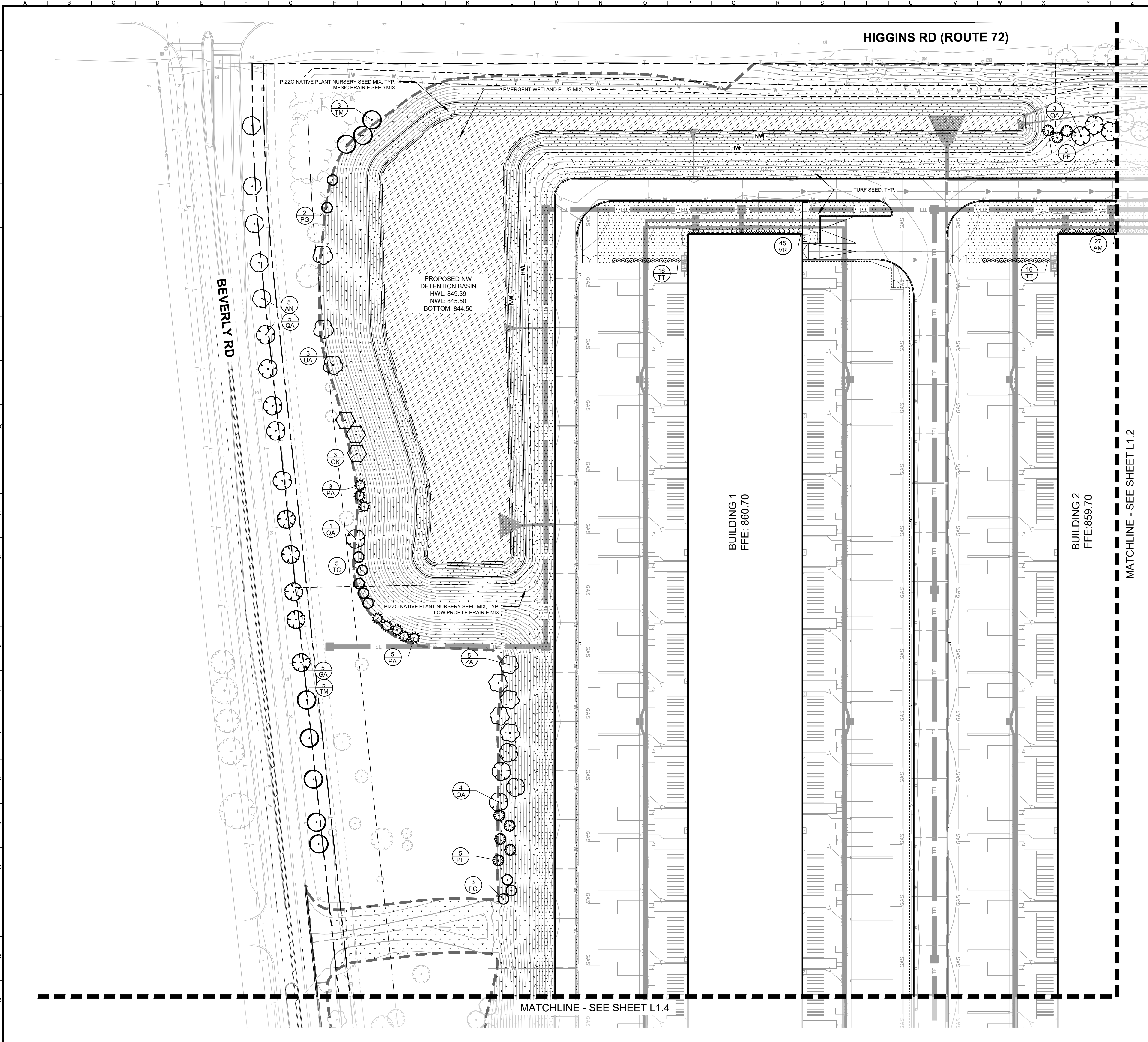
SEE SHEET L1.6

TRILLIUM BLVD

HOFFMAN ESTATES, IL - LANDSCAPE CODE REQUIREMENTS		
ZONING ORDINANCE	REQUIRED	PROPOSED
SECTION 10-4-4 - LANDSCAPE IMPROVEMENT AREAS		
STREET TREES SHALL BE PROVIDED AT THE EQUIVALENT OF NOT MORE THAN 50' APART IN PARKWAY AREAS.	STREET TREES REQUIRED	STREET TREES PROVIDED
A MINIMUM SITE PERIMETER WIDTH OF 10 FEET SHALL BE REQUIRED. SHADE TREES, EVERGREEN TREES (OR A MIX) SHALL BE PROVIDED AT THE EQUIVALENT OF 40 FEET APART. SUCH TREES MAY BE CLUSTERED OR SPACED LINEARLY.	LENGTH ALONG NORTH PROPERTY LINE = 3,648.88 LF 92 CANOPY AND/OR EVERGREEN TREES REQUIRED	92 CANOPY AND EVERGREEN TREES PROVIDED ALONG THE NORTH
	LENGTH ALONG SOUTH PROPERTY LINE = 3,530.10 LF 89 CANOPY AND/OR EVERGREEN TREES REQUIRED	89 CANOPY AND EVERGREEN TREES PROVIDED ALONG THE SOUTH
	LENGTH ALONG EAST PROPERTY LINE = 2,280.68 LF 58 CANOPY AND/OR EVERGREEN TREES REQUIRED	58 CANOPY AND EVERGREEN TREES PROVIDED ALONG THE EAST
	LENGTH ALONG WEST PROPERTY LINE = 2,537.36 LF 64 CANOPY AND/OR EVERGREEN TREES REQUIRED	64 CANOPY AND EVERGREEN TREES PROVIDED ALONG THE WEST
THE EQUIVALENT OF 1 SHADE TREE PER 15 PARKING SPACES IS REQUIRED. EACH SHADE TREE SHALL BE ALLOCATED A MINIMUM LANDSCAPE PERVIOUS SURFACE AREA OF 140 SQUARE FEET.	TOTAL NUMBER OF PARKING SPACES = 200 SPACES 204 SPACES / 15 SPACES = 13.6 14 PARKING LOT TREES REQUIRED	14 PARKING LOT TREES PROVIDED ALONG PERIMETER
LANDSCAPE IMPROVEMENTS SHALL BE PROVIDED ALONG BUILDING FACADES VISIBLE FROM ADJACENT PROPERTIES AND RIGHT-OF-WAY AREAS.	FOUNDATION LANDSCAPE REQUIRED ALONG NORTH AND SOUTH BUILDING FACADES	FOUNDATION LANDSCAPE PROVIDED ALONG NORTH AND SOUTH BUILDING FACADES

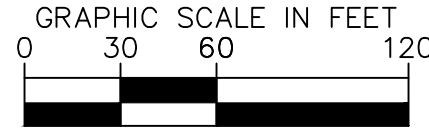
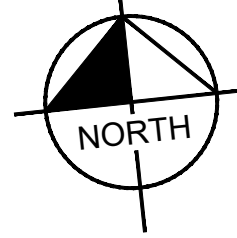
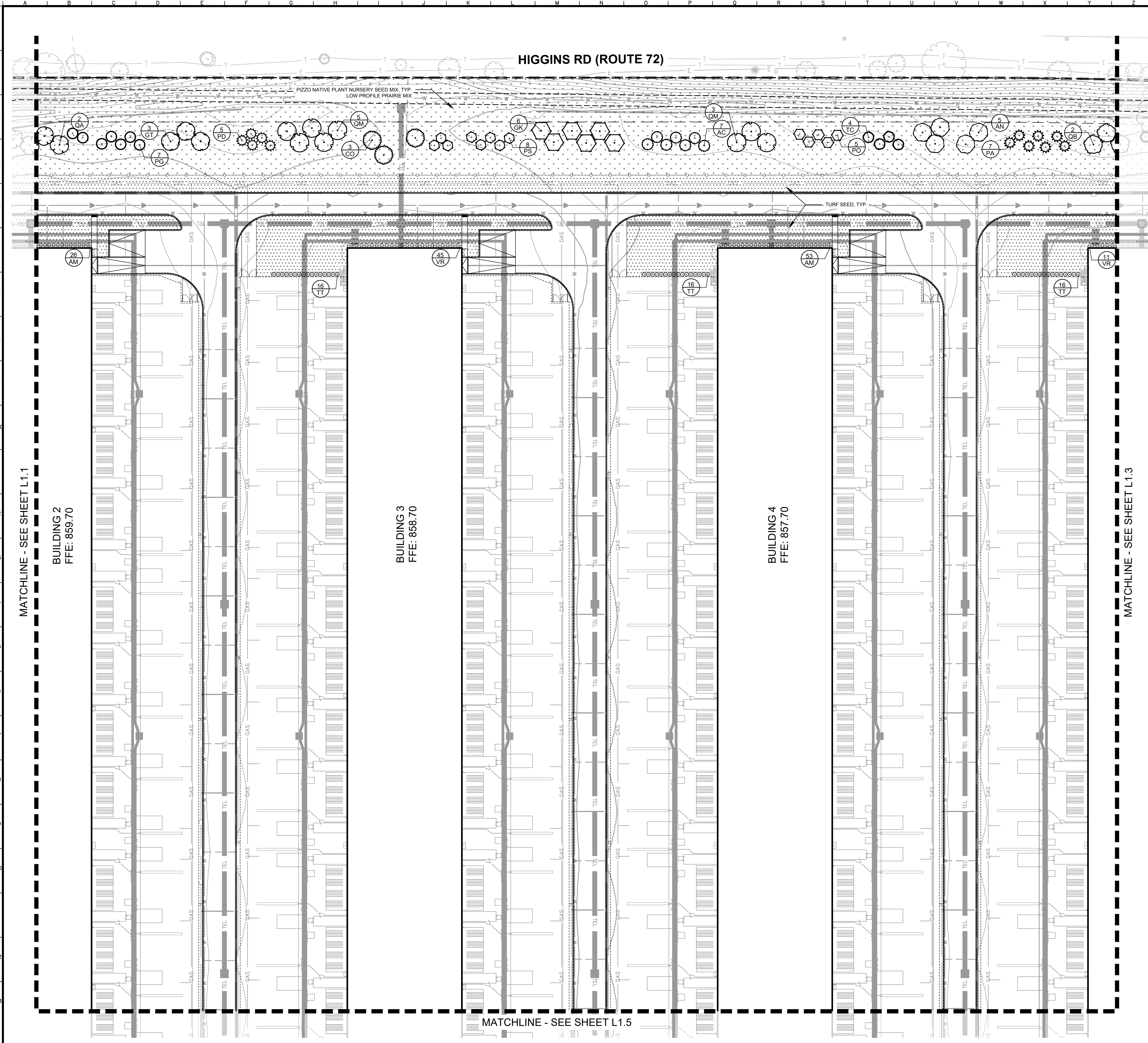
ORD I	OVERALL LANDSCAPE PLAN	Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 4201 WINTER ROAD, SUITE 600 PHONE: 630-487-5550 WWW.KIMLEY-HORN.COM	SCALE: AS NOTED DESIGNED BY: TRE DRAWN BY: AND CHECKED BY: JWP	VILLAGE COMMENTS IEPA WATERMAIN SUBMITTAL MWRD 1ST SUBMITTAL VILLAGE COMMENTS VILLAGE COMMENTS	11/21/24 11/21/24 10/15/24 08/30/24 6/24/24	TRE TRE TRE TRE TRE
5500 TRILLIUM BLVD HOFFMAN ESTATES, IL 60192			ORIGINAL ISSUE: 03/06/2024 KHA PROJECT NO. 268424000			DATE
SHEET NUMBER			L1.0			BY

Drawing name: K:\GIS\DE\268424000_compass_order_hoffmanestates.dwg L1.1 LANDSCAPE PLAN Nov 21, 2024 9:58am by: ChristinaMerrell
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

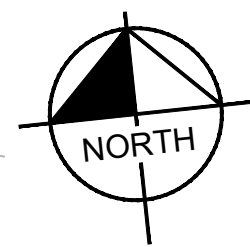
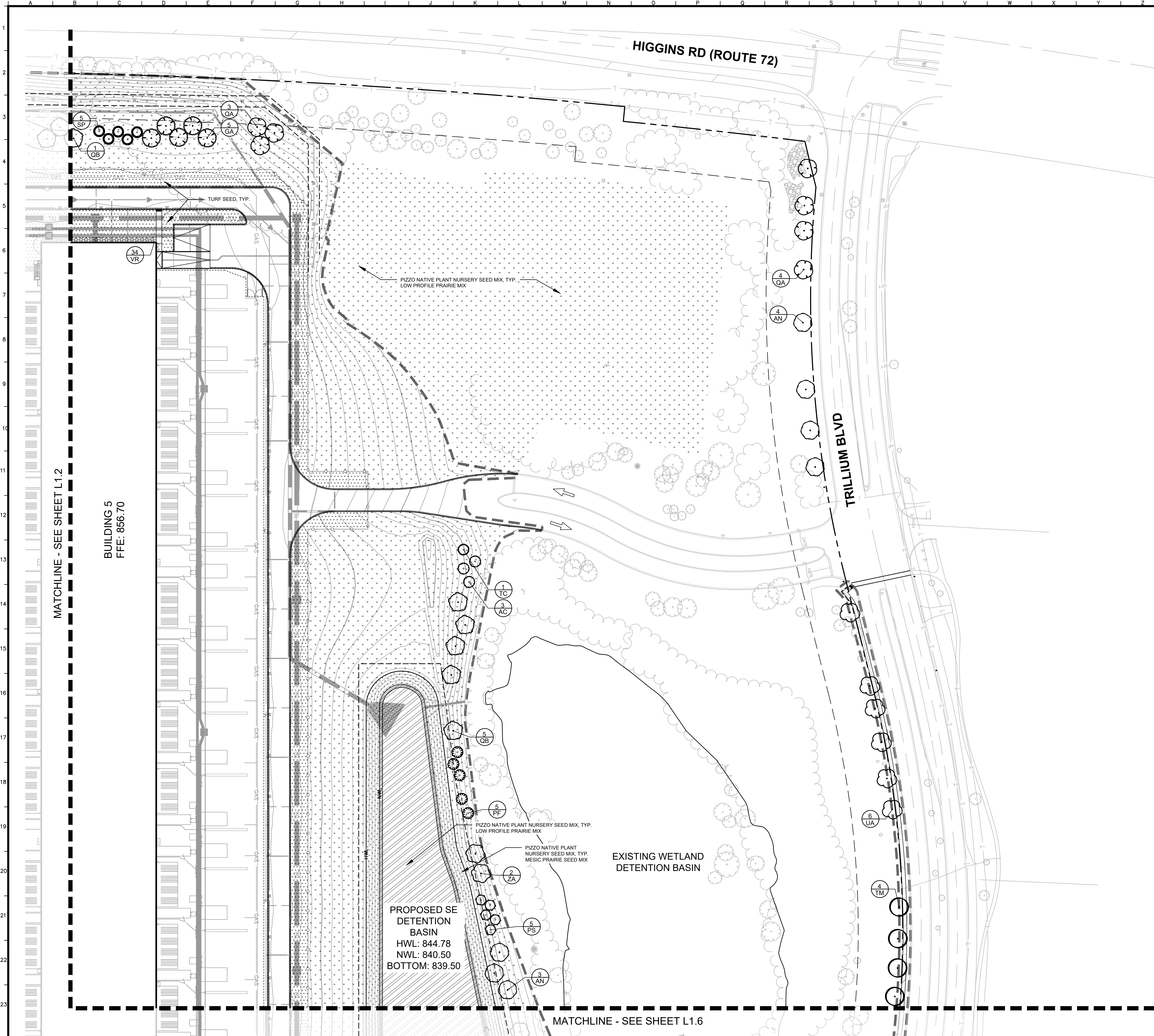


ORD I		LANDSCAPE PLAN				Kimley»Horn			
ORIGINAL ISSUE: 03/06/2024		5500 TRILLIUM BLVD HOFFMAN ESTATES, IL 60192				© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 4201 WINTERFIELD ROAD, SUITE 600 WARRENVILLE, IL 60555 PHONE: 630-487-5550 WWW.KIMLEY-HORN.COM			
KHA PROJECT NO. 268424000						SCALE: AS NOTED			
SHEET NUMBER						DESIGNED BY: TRE		VILLAGE COMMENTS	
L1.1						DRAWN BY: AWD		VILLAGE COMMENTS	
						CHECKED BY: JWP		VILLAGE COMMENTS	
								REVISIONS	
								BY	
								DATE	

Drawing name: K:\CHS_DEV\288424000_compose_order_hoffmanstelecia\1\2 Design\CAD\join sheets\1\1.0 - LANDSCAPE PLAN.dwg
 L1.2 LANDSCAPE PLAN Nov 21, 2024 9:58am by: Christina Morelli

[illegible]

Drawing name: K:\CHS_DES\1268424000_compos_order_halfmanstates\IL2 Design\CAU\planets\final_engineering\1.1.0 - LANDSCOPE PLAN.dwg
 I:\3 LANDSCOPE PLAN Nov 21, 2024 9:58am
 by Christina Morelli
 This document is the property of Winkelman and Associates, Inc. and shall be without authorization and adaptation by Winkelman and Associates, Inc.



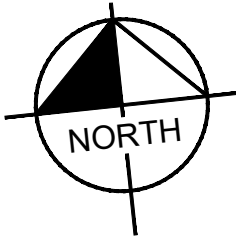
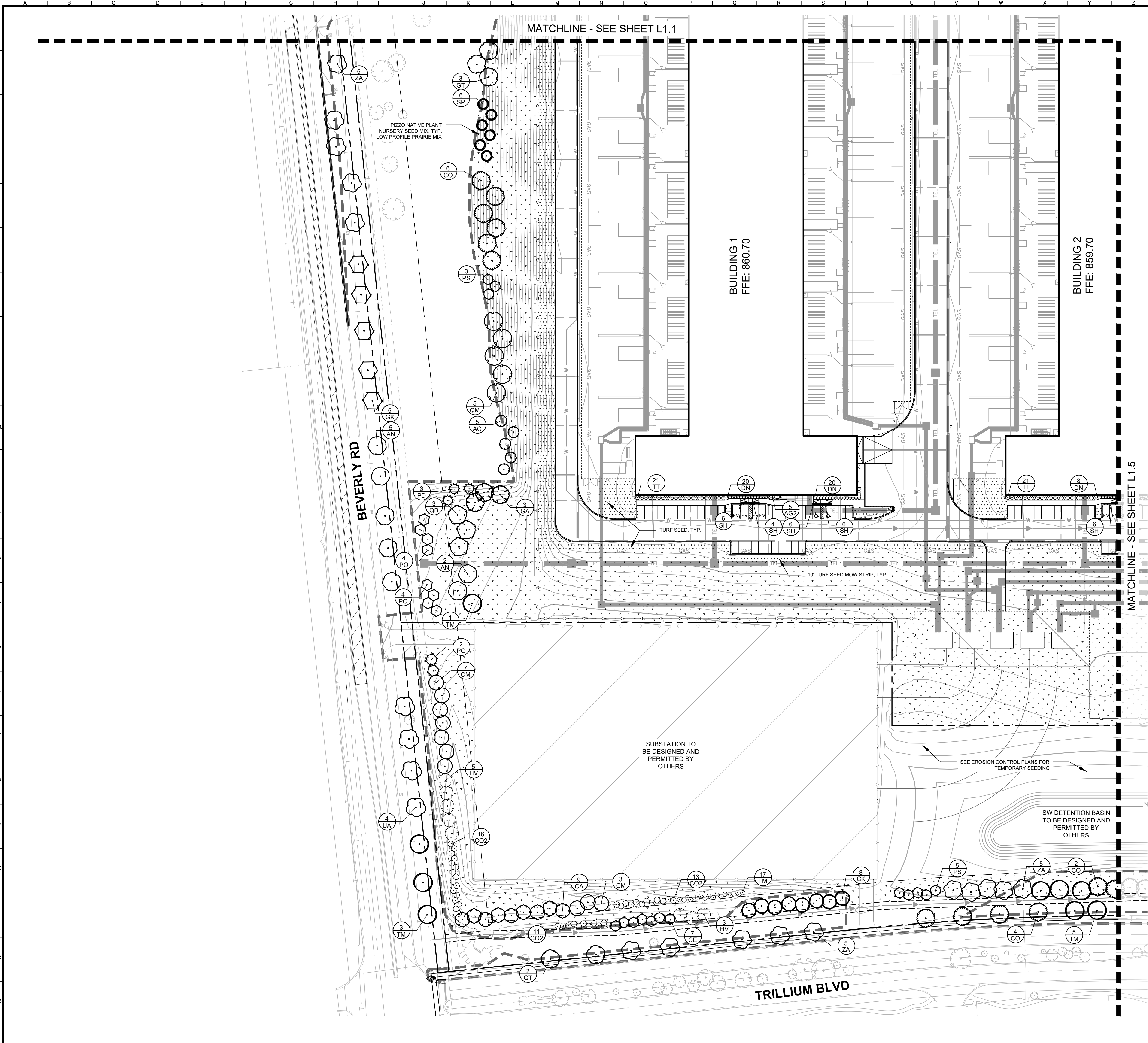
GRAPHIC SCALE IN FEET

0 30 60 120



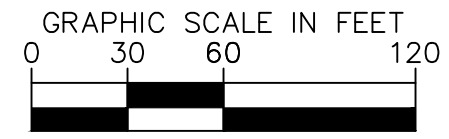
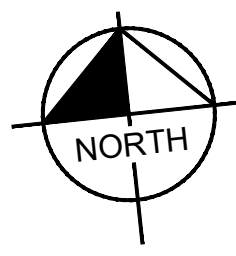
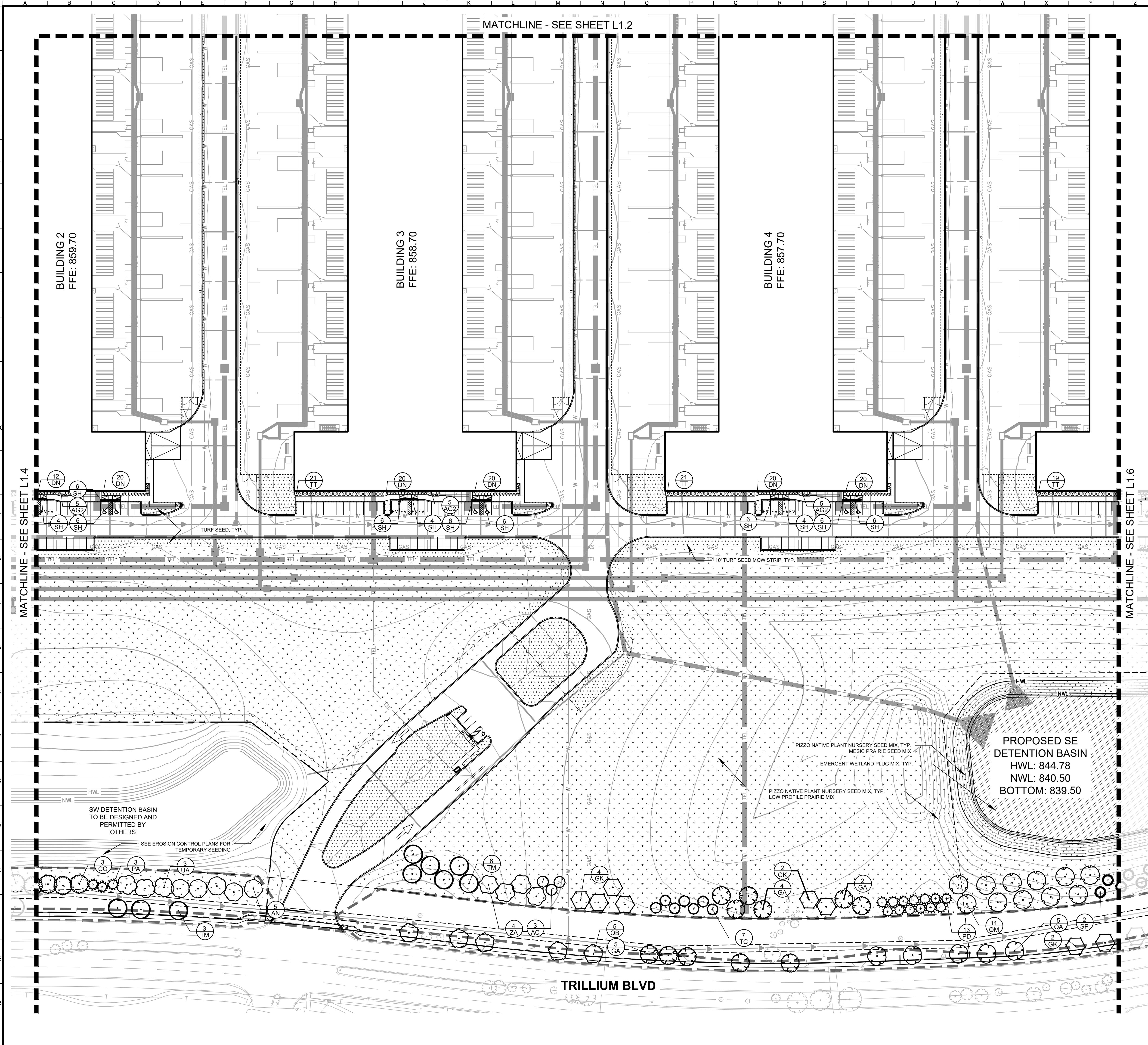
ORD I 5500 TRILLIUM BLVD HOFFMAN ESTATES, IL 60192 ORIGINAL ISSUE: 03/06/2024 KHA PROJECT NO. 268424000 SHEET NUMBER	LANDSCAPE PLAN		SCALE: AS NOTED DESIGNED BY: TRE DRAWN BY: AND CHECKED BY: JWP	Kimley»Horn © 2024 KIMLEY HORN AND ASSOCIATES, INC. 1000 KIMLEY HORN DRIVE, SUITE 600 WARRENVILLE, IL 60055 TEL: 630.381.6000 WWW.KIMLEY-HORN.COM	VILLAGE COMMENTS VEPA WATERMAIN SUBMITTAL MWRD 1ST SUBMITTAL VILLAGE COMMENTS VILLAGE COMMENTS REVISIONS	TRE TRE TRE TRE TRE DATE BY
---	---------------------------	---	--	--	--	--

Drawing name: K:\GIS\LDE\268424000_compass_orde_hoffmanestates_1\2 Design\CAD\plan sheets\final engineering\L1.0 - LANDSCAPE PLAN.dwg L1.4 LANDSCAPE PLAN Nov 21, 2024 9:58am by: Christina Marelli
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



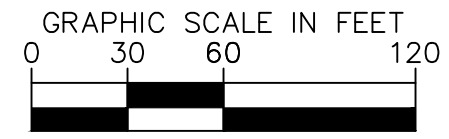
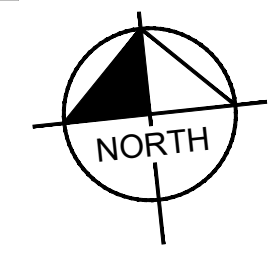
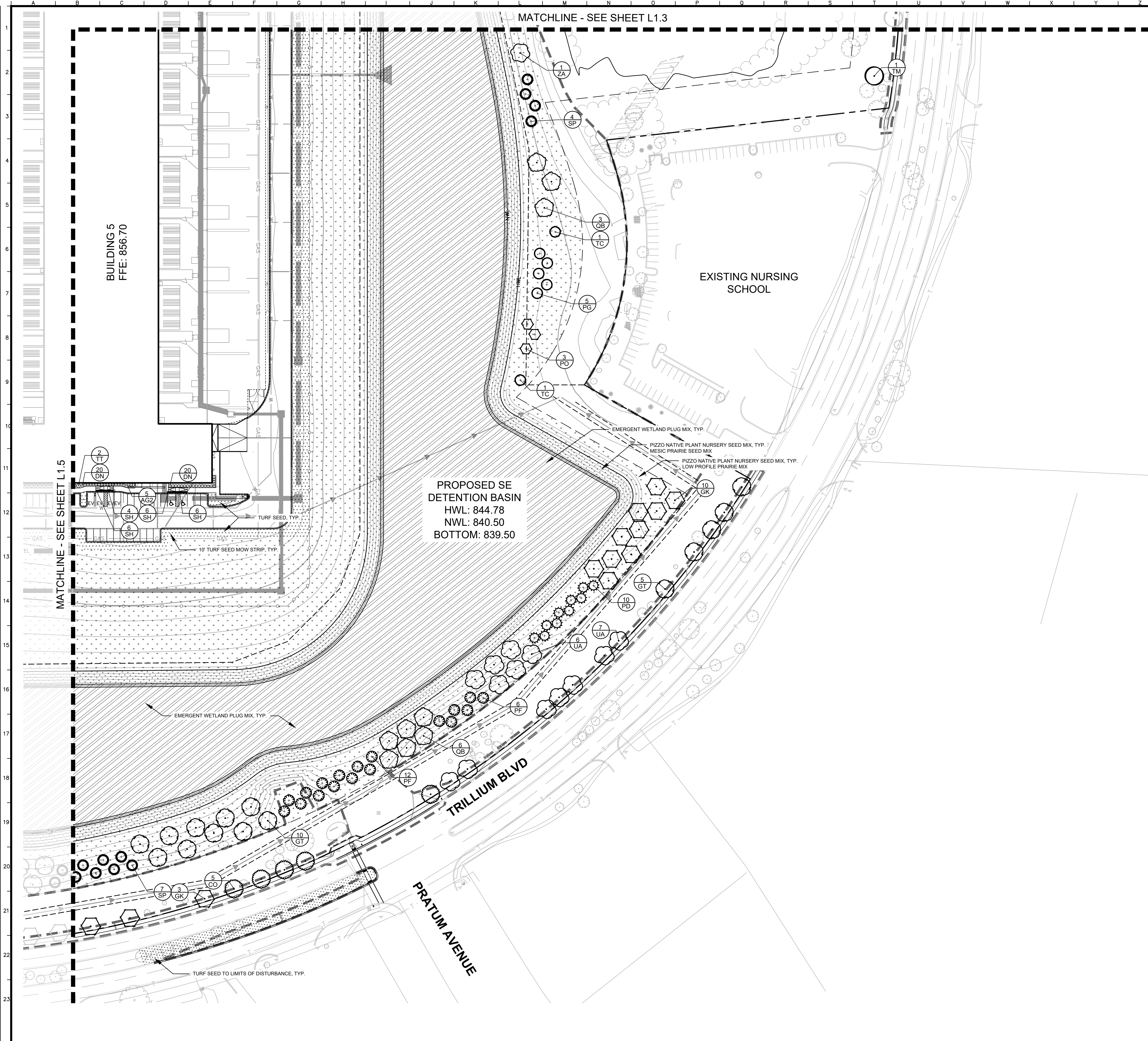
ORD I		LANDSCAPE PLAN				Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 4251 WINFIELD ROAD, SUITE 600 PHOENIX, AZ 85044 WWW.KIMLEY-HORN.COM		SCALE: AS NOTED					
ORIGINAL ISSUE: 03/06/2024		5500 TRILLIUM BLVD HOFFMAN ESTATES, IL 60192						DESIGNED BY: TRE		△		VILLAGE COMMENTS	
KHA PROJECT NO. 268424000								DRAWN BY: AWD		△		IEPA WATERMAIN SUBMITTAL	
SHEET NUMBER								CHECKED BY: JWP		△		MWRD 1ST SUBMITTAL	
L1.4										△		VILLAGE COMMENTS	
										No.		REVISIONS	
												DATE	
												BY	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
												TRE	
								</					

Drawing name: K:\GIS\DEV\268424000_compass_order_hoffmanestates.v2 Design\AD\plan\sheet\final engineering\1.0 - LANDSCAPE PLAN.dwg L1.5 LANDSCAPE PLAN Nov 21, 2024 9:58am by: Christina.Marelli
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



L1.5		SHEET NUMBER		KHA PROJECT NO. 268424000		ORIGINAL ISSUE: 03/06/2024		ORD I 5500 TRILLIUM BLVD HOFFMAN ESTATES, IL 60192		LANDSCAPE PLAN		 COMPASS differences				SCALE: AS NOTED		DESIGNED BY: TRE DRAWN BY: AWD CHECKED BY: JWP		Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 4201 WATFIELD ROAD, SUITE 600 PHONE: 630-487-5550 WWW.KIMLEY-HORN.COM		△ VILLAGE COMMENTS △ IEPA WATERMAIN SUBMITTAL △ MWRD 1ST SUBMITTAL △ VILLAGE COMMENTS △ VILLAGE COMMENTS △ REVISIONS No. BY DATE BY		TRE 11/21/24 TRE 11/21/24 TRE 10/15/24 TRE 08/30/24 TRE 6/24/24 TRE DATE	
------	--	--------------	--	------------------------------	--	-------------------------------	--	--	--	-------------------------------	--	---	--	--	--	--------------------	--	--	--	---	--	---	--	---	--

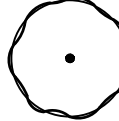
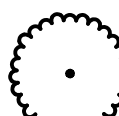
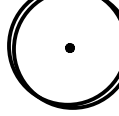
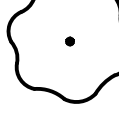
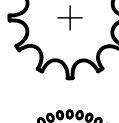
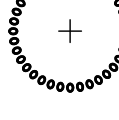
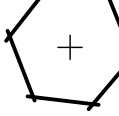
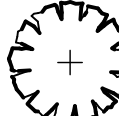
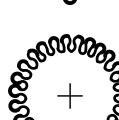
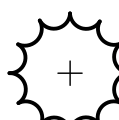
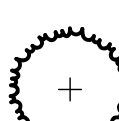
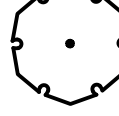
Drawing name: K:\CHS_DES\1288424000_compass_order_buffers\plansheets\final_engineering\1.1.0 - LANDSCOPE PLAN.dwg
 1.1.6 LANDSCOPE PLAN Nov 21, 2024 9:58am
 by Christina Morelli
 This document is the property of Winkelman and Associates, Inc. and shall be without authorization and adaptation by Winkelman and Associates, Inc.



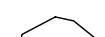
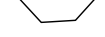
**Call
Before
You Dig**
JULIE
1-800-892-0123

[illegible]

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
TREES						
	AN	29	ACER X FREEMANII 'AUTUMN BLAZE' / AUTUMN BLAZE MAPLE	B & B	2.5" CAL. MIN.	
	CO	23	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2.5" CAL. MIN.	
	GA	24	GINKGO BILOBA 'AUTUMN GOLD' / AUTUMN GOLD MAIDENHAIR TREE	B & B	2.5" CAL. MIN.	
	GT	23	GLEDITSIA TRIACANTHOS F. INERMIS / THORNLESS HONEY LOCUST	B & B	2.5" CAL. MIN.	
	GK	35	GYMNOCLADUS DIOICUS / KENTUCKY COFFEETREE	B & B	2.5" CAL. MIN.	
	QA	27	QUERCUS ALBA / WHITE OAK	B & B	2.5" CAL. MIN.	
	QB	25	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2.5" CAL. MIN.	
	QM	24	QUERCUS MACROCARPA / BURR OAK	B & B	2.5" CAL. MIN.	
	TM	31	TILIA AMERICANA 'MCKSENTRY' / AMERICAN SENTRY® LINDEN	B & B	2.5" CAL. MIN.	
	UA	29	ULMUS X 'MORTON' / ACCOLADE™ ELM	B & B	2.5" CAL. MIN.	
	ZA	27	ZELKOVA SERRATA 'AUTUMN GLOW' / JAPANESE ZELKOVA	B & B	2.5" CAL. MIN.	
EVERGREEN TREES						
	AC	18	ABIES CONCOLOR / WHITE FIR	B & B		6' HT. MIN.
	PA	18	PICEA ABIES / NORWAY SPRUCE	B & B		6' HT. MIN.
	PG	17	PICEA GLAUCA / WHITE SPRUCE	B & B		6' HT. MIN.
	PO	18	PICEA OMORIKA / SERBIAN SPRUCE	B & B		6' HT. MIN.
	PF	31	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID LIMBER PINE	B & B		6' HT. MIN.
	PS	21	PINUS STROBUS / WHITE PINE	B & B		6' HT. MIN.
	SP	24	PINUS SYLVESTRIS / SCOTCH PINE	B & B		6' HT. MIN.
	PD	31	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	B & B		6' HT. MIN.
	TC	19	TSUGA CANADENSIS / EASTERN HEMLOCK	B & B		5' HT MIN
ORNAMENTAL TREES						
	CA	9	CARPINUS CAROLINIANA / AMERICAN HORNBEAM	B & B	6' HT. MIN.	SINGLE STEM
	CE	7	CERCIS CANADENSIS / EASTERN REDBUD MULTI-TRUNK	B & B	6' HT. MIN.	MULTI-STEM
	CK	8	CORNUS KOUSA / KOUSA DOGWOOD	B & B	6' HT. MIN.	SINGLE STEM
	CM	10	CORNUS MAS / CORNELIAN CHERRY	B & B	6' HT. MIN.	SINGLE STEM

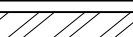
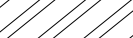
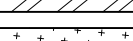
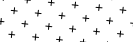
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>
---------------	-------------	------------

SHRUBS						
	AM	106	ARONIA MELANOCARPA 'MORTON' / IROQUOIS BEAUTY™ BLACK CHOKEBERRY 2'-3' AT MATURITY	-	SEE PLAN	24" HT. MIN.
	AG2	25	ARONIA MELANOCARPA 'UCONNAM165' / LOW SCAPE MOUND® BLACK CHOKEBERRY 18"-24" AT MATURITY	-	SEE PLAN	6" HT. MIN.
	CO2	40	CEPHALANTHUS OCCIDENTALIS / BUTTONBUSH 5'-12' AT MATURITY	-	SEE PLAN	36" HT. MIN.
	VR	135	DIERVILLA RIVULARIS 'SMNDRSF' / KODIAK® BLACK HONEYSUCKLE 3'-4' AT MATURITY	-	SEE PLAN	24" HT. MIN.
	FM	17	FORSYTHIA X INTERMEDIA 'MINDOR' / SHOW OFF® FORSYTHIA 3'-6' AT MATURITY	-	SEE PLAN	36" HT. MIN.
	HV	8	HAMAMELIS VIRGINIANA / COMMON WITCH HAZEL 15'-20' AT MATURITY	-	SEE PLAN	36" HT. MIN.
	DN	200	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' / LITTLE DEVIL™ DWARF NINEBARK 3'-4' AT MATURITY	-	SEE PLAN	24" HT. MIN.
	SH	110	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	2 GAL.	SEE PLAN	

EVERGREEN SHRUBS

	TT	185	TAXUS X MEDIA 'TAUNTONII' / TAUNTON'S ANGLO-JAPANESE YEW 3'-4' AT MATURITY	-	SEE PLAN	24" HT. MIN.
---	----	-----	---	---	----------	--------------

SYMBOL	CODE	QTY
--------	------	-----

GROUND COVERS	
	EMERGENT WETLAND PLUG MIX
	PIZZO MESIC PRAIRIE SEED MIX
	PIZZO NATIVE PLANT NURSERY / LOW PROFILE PRAIRIE MIX
	TURF SEED

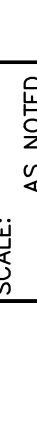
NOTE: SEED TO BE INSTALLED ONLY WITHIN AREAS THAT ARE NOT INUNDATED AT TIME OF PLANTING.

EMERGENT WETLAND PLUG MIX

BOTANICAL NAME	COMMON NAME	QTY / ACRE	% OF TOTAL
Acorus calamus	Sweet Flag	300	5%
Asclepias incarnata	Swamp Milkweed	300	5%
Iris virginica	Iris	300	5%
Lobelia siphilitica	Great Blue Lobelia	300	5%
Lythrum alatum	Winged Loosestrife	200	3%
Polygonum amphibium	Knotweed	500	8%
Pontedaria cordata	Pickernel Plant	500	8%
Rudbeckia laciniata	Cut Leaf Coneflower	300	5%
Sagittaria latifolia	Arrowhead	300	5%
Scirpus acutus	Hard Stemmed Bulrush	500	8%
Scirpus atrovirens	Dark Green Bulrush	500	8%
Scirpus fluviatilis	River Bulrush	500	8%
Solidago riddellii	Riddell's Goldenrod	200	3%
Sparganium americanum	Bur Reed	500	8%
Symphyotrichum puniceum	Stemmed Aster	300	5%
Zizania aquatica	Wild Rice	500	8%
TOTAL PLUGS PER ACRE:		6,000	

TOTAL PLUGS PER ACRE: 6,000

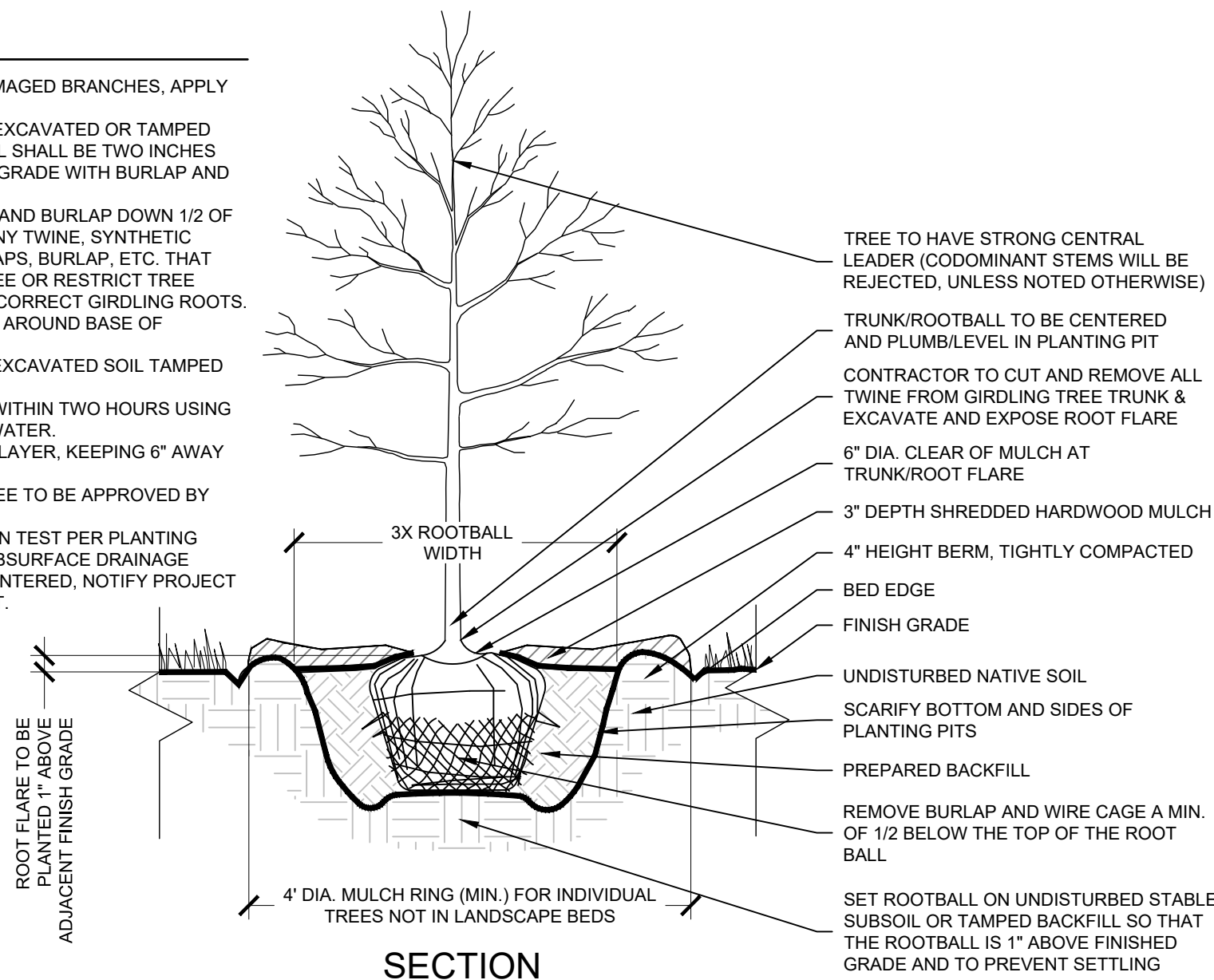


ORD I 5500 TRILLIUM BLVD HOFFMAN ESTATES, IL 60192	LANDSCAPE NOTES AND DETAILS		SCALE: AS NOTED	Kimley»Horn					
				© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 4000 WILSON ROAD, SUITE 600 MILWAUKEE, WI 53212 PHONE: 414-487-5550 WWW.KIMLEY-HORN.COM					
				DESIGNED BY: TRE	VILLAGE COMMENTS			11/21/24	TRE
				DRAWN BY: AMD	IEPA WATERMAIN SUBMITTAL			11/21/24	TRE
				CHECKED BY: WPF	WWRD 1ST SUBMITTAL			10/15/24	TRE
					VILLAGE COMMENTS			08/30/24	TRE
				VILLAGE COMMENTS	6/24/24	TRE			
				REVISIONS	DATE	BY			
				No.					

**Call
Before
You Dig**
JULIE
1-800-892-0123

NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SURFACE OF ROOTBALLS SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN 1/2 OF ROOT BALL. REMOVE ANY TWINE, SYNTHETIC MATERIAL, WIRES, STRIPS, BURLAP, ETC. THAT COULD GIRDLE THE TREE OR RESTRICT TREE GROWTH. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH TO EVEN LAYER, KEEPING 6" AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.
9. PERFORM PERCOLATION TEST PER PLANTING SPECIFICATIONS. IF SUBSURFACE DRAINAGE PROBLEMS ARE ENCOUNTERED, NOTIFY PROJECT LANDSCAPE ARCHITECT.



SECTION

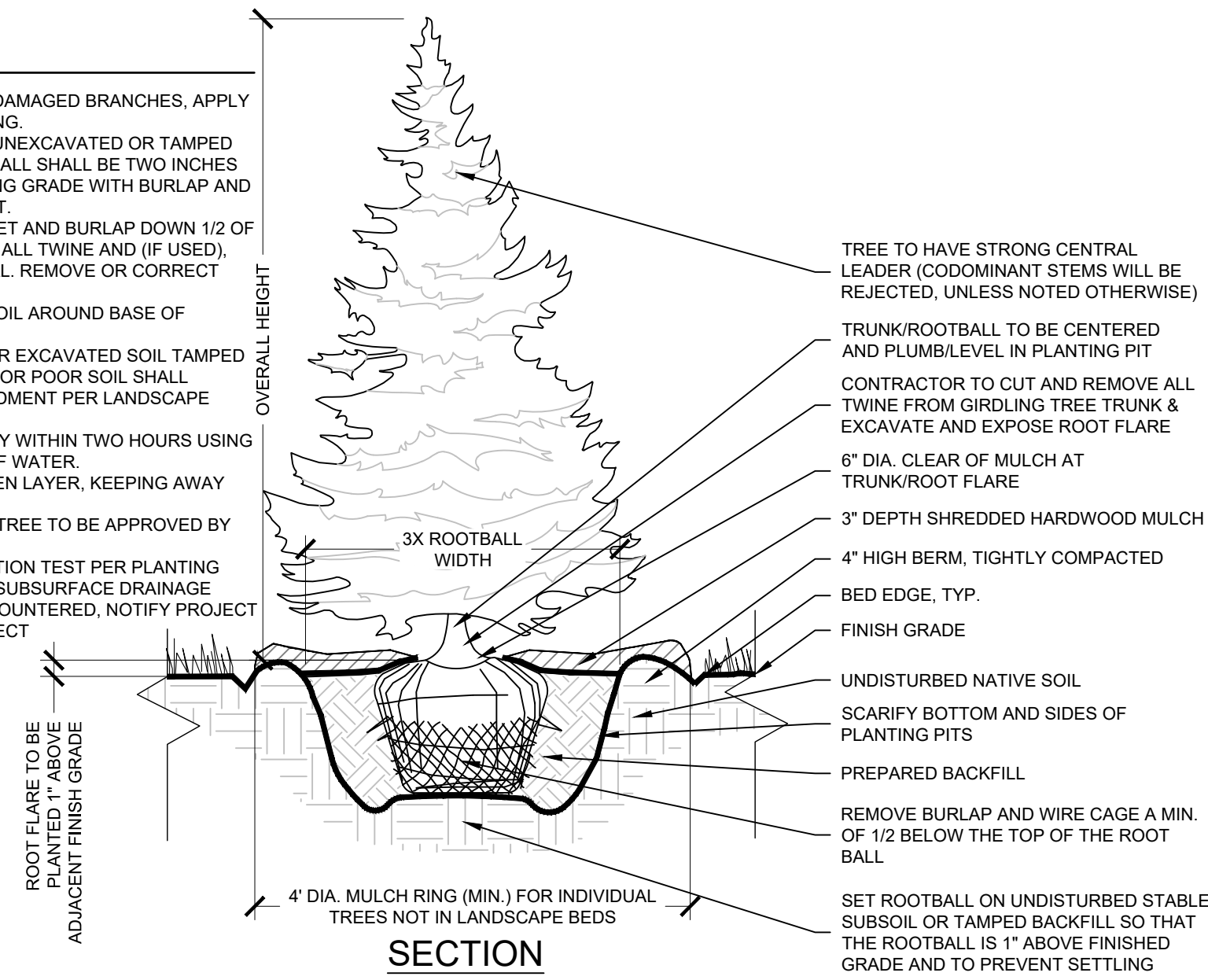
1

TYPICAL TREE PLANTING

N.T.S

NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. THE ROOT BALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DURING 1/2 OF ROOT BALL. REMOVE ALL TWINE AND IF USED, SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM TREE FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.
9. PERFORM PERCOLATION TEST PER PLANTING SPECIFICATIONS. IF SUBSURFACE DRAINAGE PROBLEMS ARE ENCOUNTERED, NOTIFY PROJECT LANDSCAPE ARCHITECT



SECTION

2)

EVERGREEN TREE PLANTING

N.T.S.

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
9. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
11. PLANTING AREA TOPSOIL SHALL BE TESTED AND AMENDED PER THE RECOMMENDATIONS OF THE AGRONOMICAL SOIL REPORT. CONTRACTOR SHALL OBTAIN AGRONOMICAL SOIL REPORT.
12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
14. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
15. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
16. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
17. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS OTHERWISE NOTED.
18. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
19. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.

ORD I 5500 TRILLIUM BLVD HOFFMAN ESTATES, IL 60192 ORIGINAL ISSUE: 03/06/2024 KHA PROJECT NO. 268424000 SHEET NUMBER L2.1	LANDSCAPE NOTES AND DETAILS		SCALE:	AS NOTED	Kimley»Horn © 2004 KIMLEY HORN AND ASSOCIATES, INC. 1000 KIMLEY HORN DRIVE, SUITE 600 WARRENVILLE, IL 60055 WWW.KIMLEY-HORN.COM				
			DESIGNED BY:	TRF		☒	VILLAGE COMMENTS	11/21/24	TRF
			DRAWN BY:	AND		☒	IEPA WATERMAIN SUBMITTAL	11/21/24	TRF
						☒	MWRD 1ST SUBMITTAL	10/15/24	TRF
						☒	VILLAGE COMMENTS	08/30/24	TRF
						☒	VILLAGE COMMENTS	6/24/24	TRF
			CHECKED BY:	JWP		☒	REVISIONS		BY
						☒			DATE
						☒			
						☒			

Compass Landscape Palette



Autumn Blaze Maple



Autumn Gold Ginkgo



White Oak



American Sentry Linden



Kentucky Coffeetree



Accolade Elm



Japanese Zelkova



Common Hackberry



White Fir



Norway Spruce



Serbian Spruce



White Pine



Scotch Pine



Eastern Redbud



Eastern Hemlock



Kousa Dogwood



Black Chokeberry



Buttonbush



Blackbush Honeysuckle



Mindor Forsythia



Common Witch Hazel



Dwarf Ninebark



Prairie Dropseed



View A - South
Scale: 1" = 120'



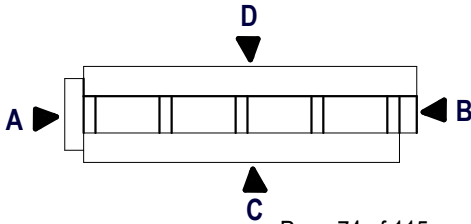
View B - North
Scale: 1" = 120'

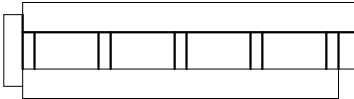


View C - East
Scale: 1" = 120'

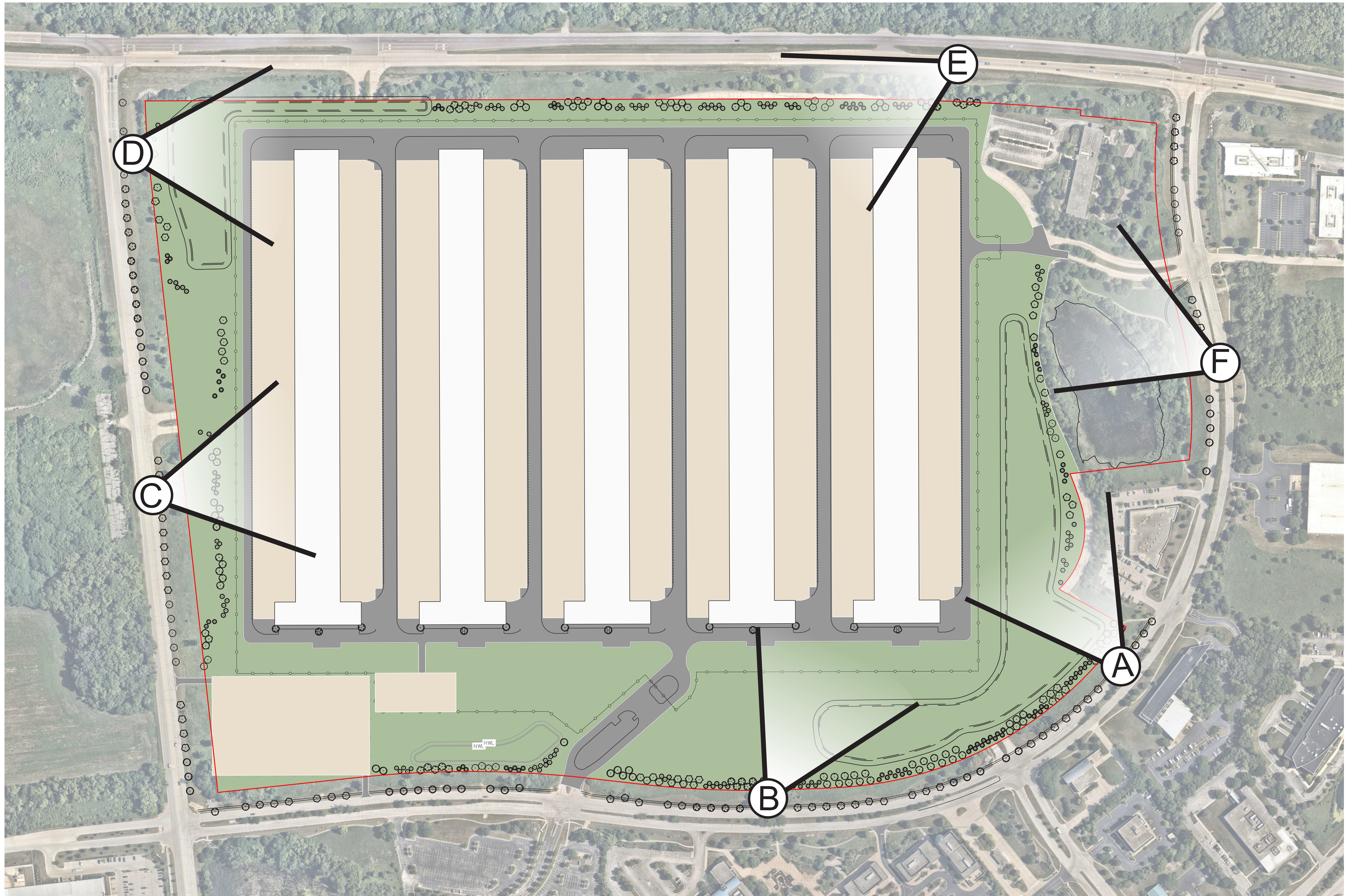


View D - West
Scale: 1" = 120'









NOT TO SCALE

COMPASS

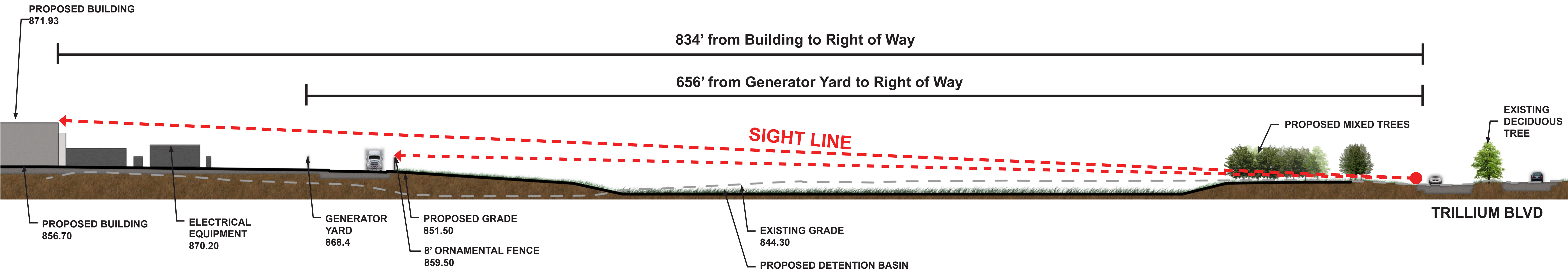
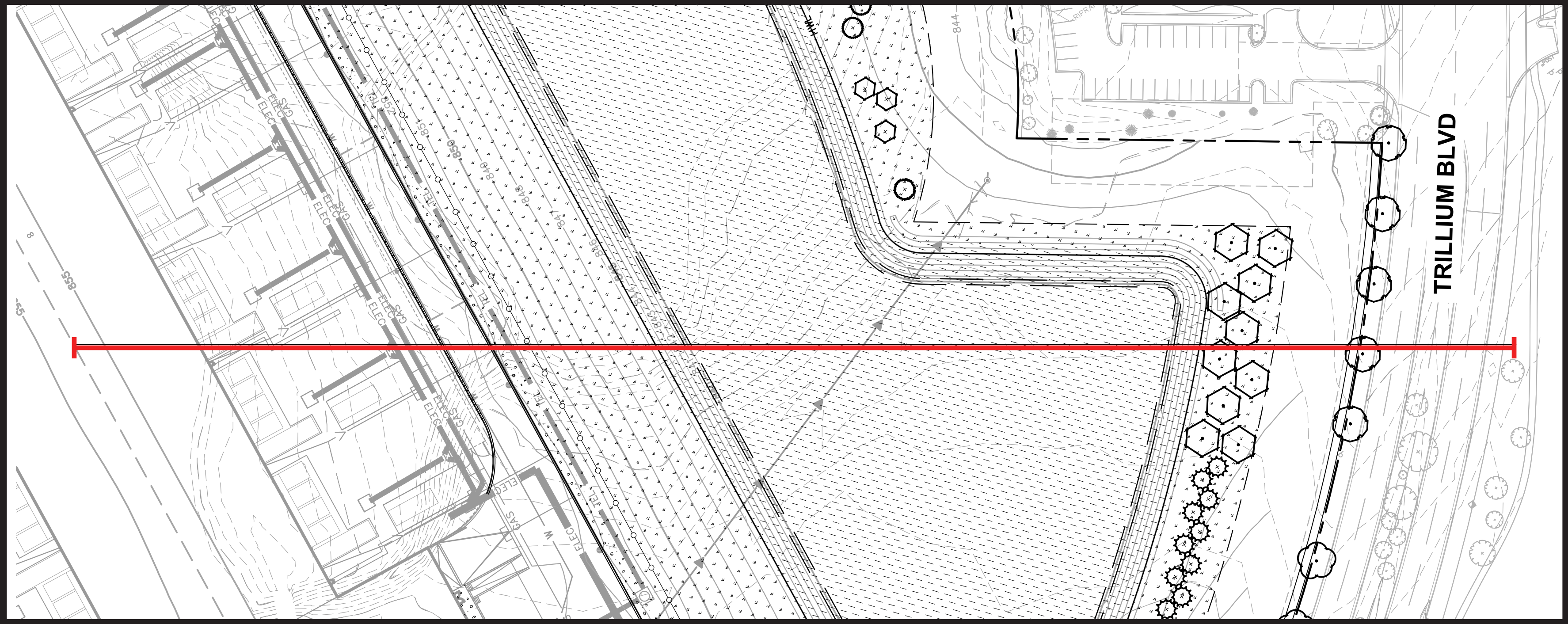
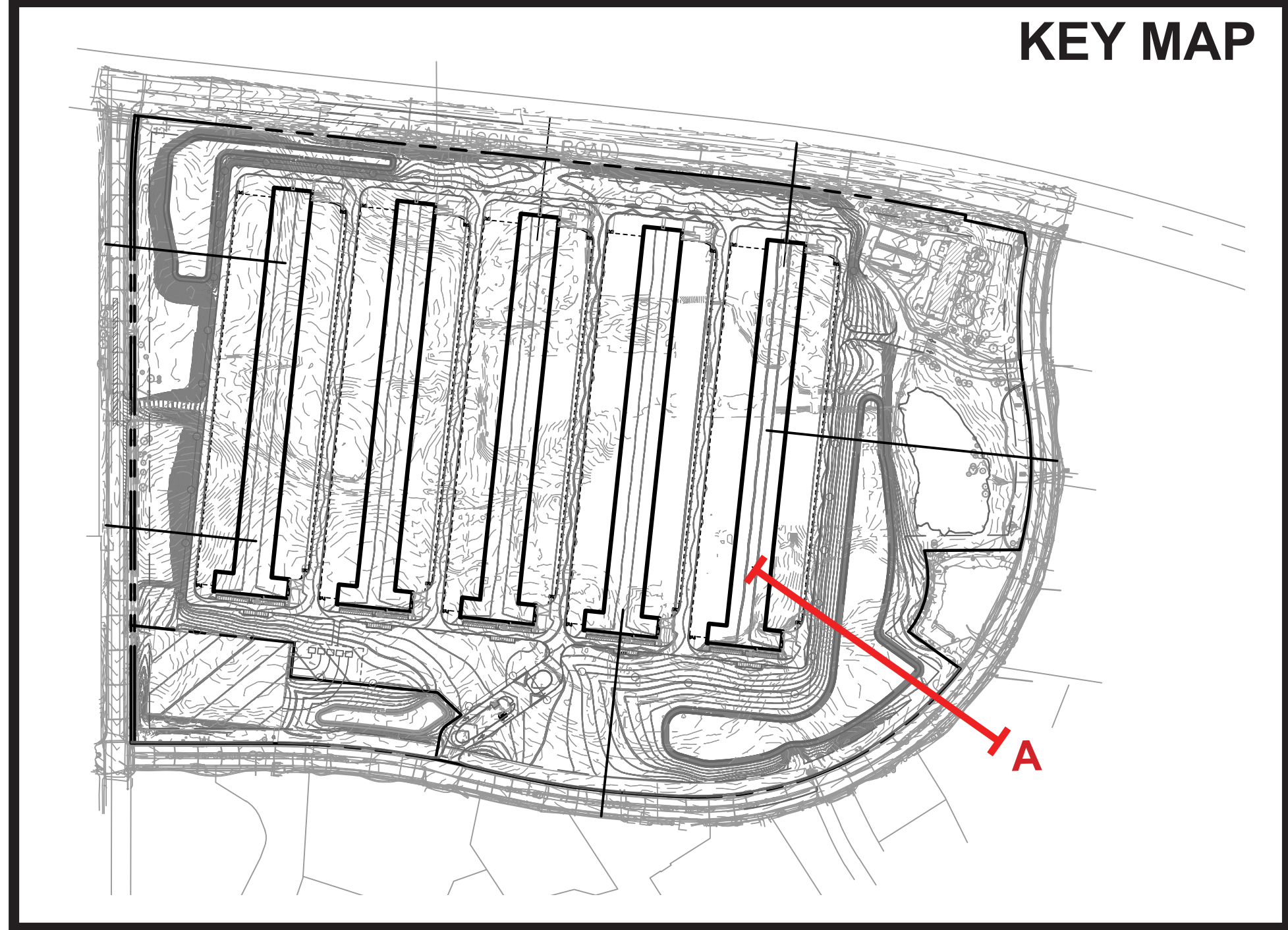
HOFFMAN ESTATES, IL

OBSERVATION POINT MAP

AUGUST, 2024



Kimley»Horn





COMPASS

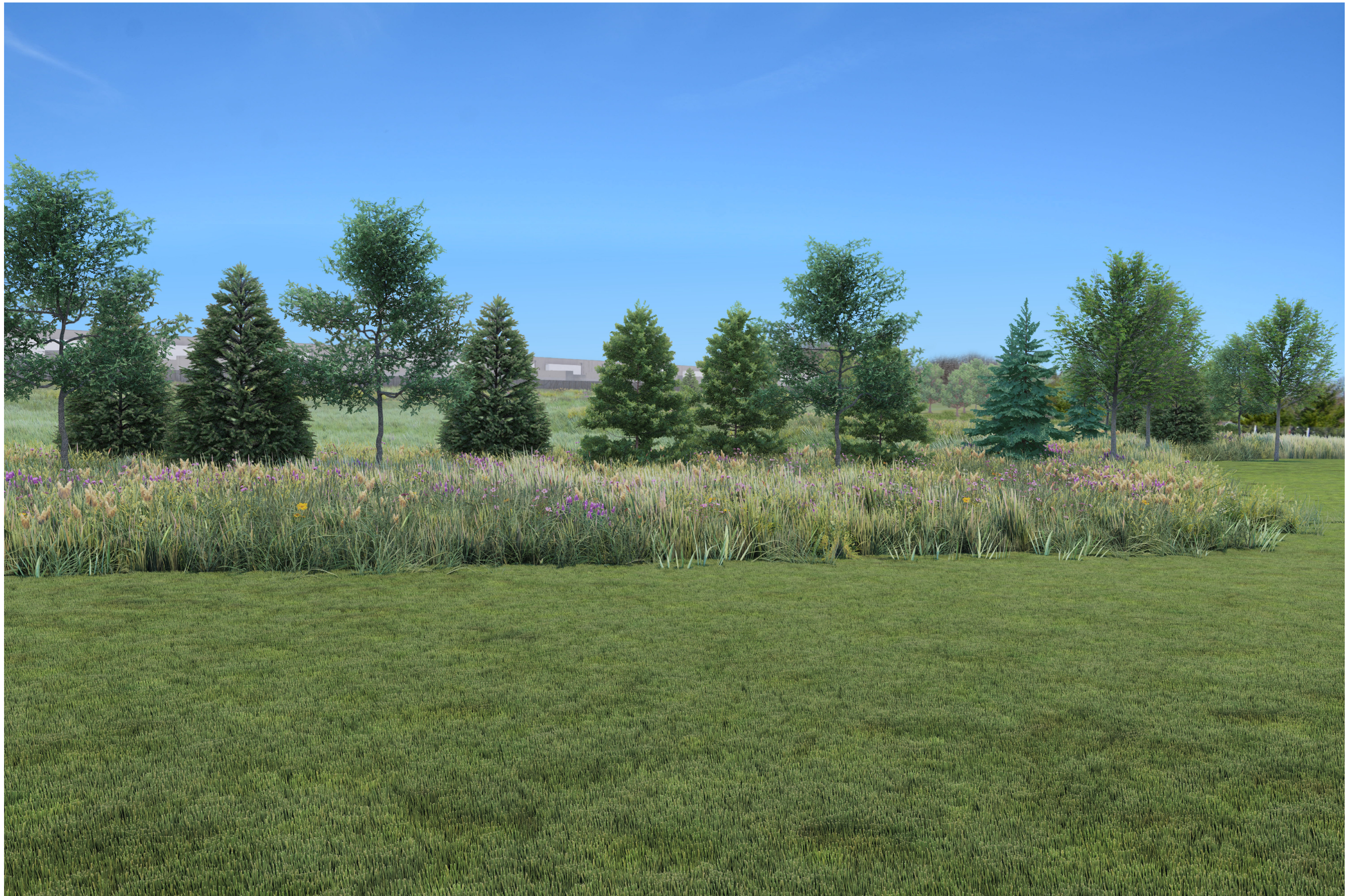
HOFFMAN ESTATES, IL

OBSERVATION POINT A - EXISTING CONDITIONS

AUGUST, 2024



Kimley»Horn



COMPASS

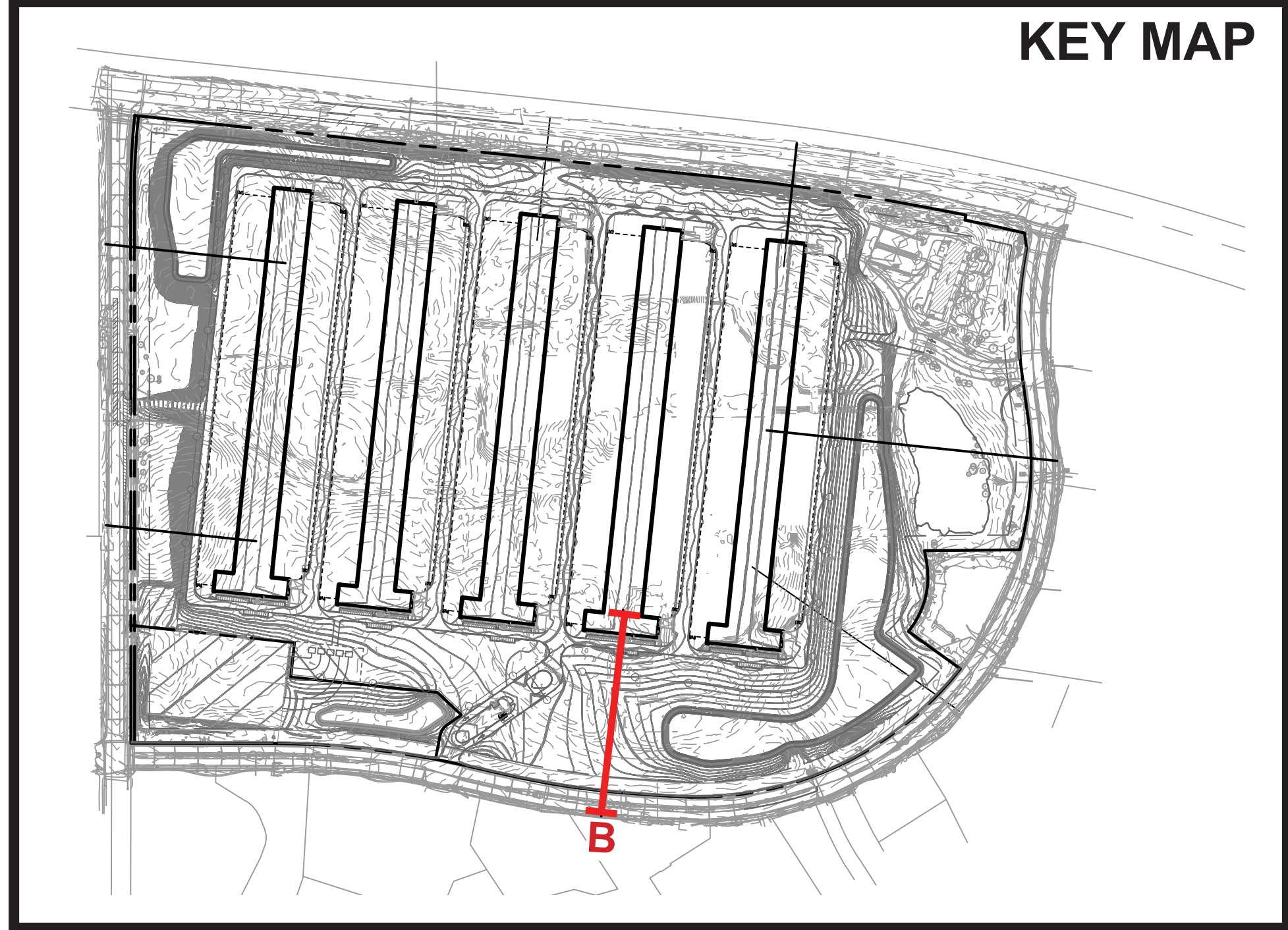
HOFFMAN ESTATES, IL

OBSERVATION POINT A - PROPOSED CONDITIONS

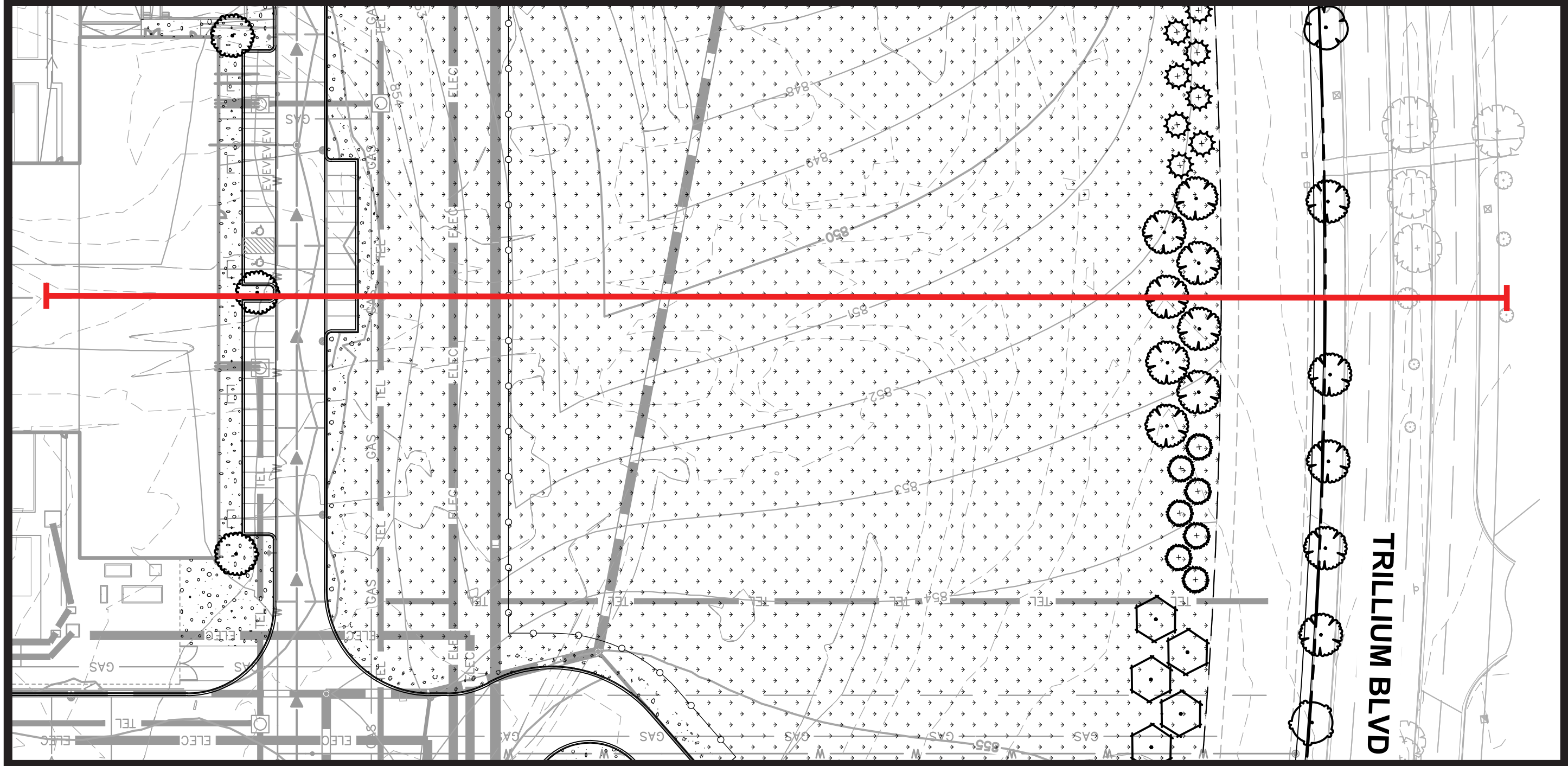
AUGUST, 2024



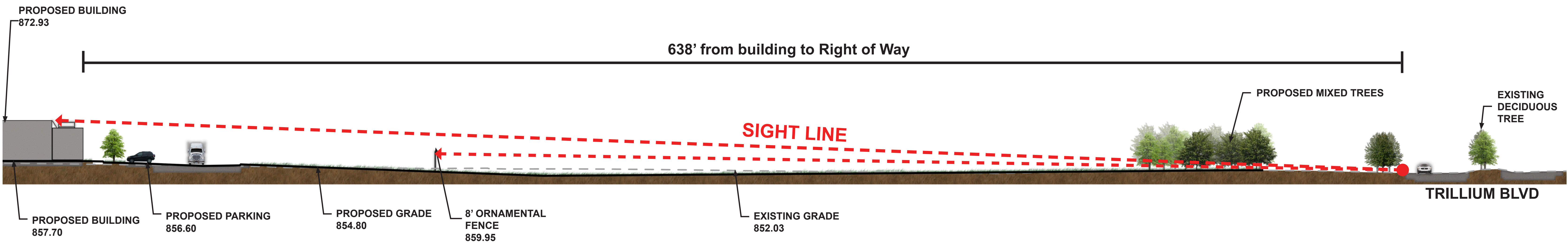
Kimley»Horn



KEY MAP



LANDSCAPE PLAN REFERENCE





COMPASS

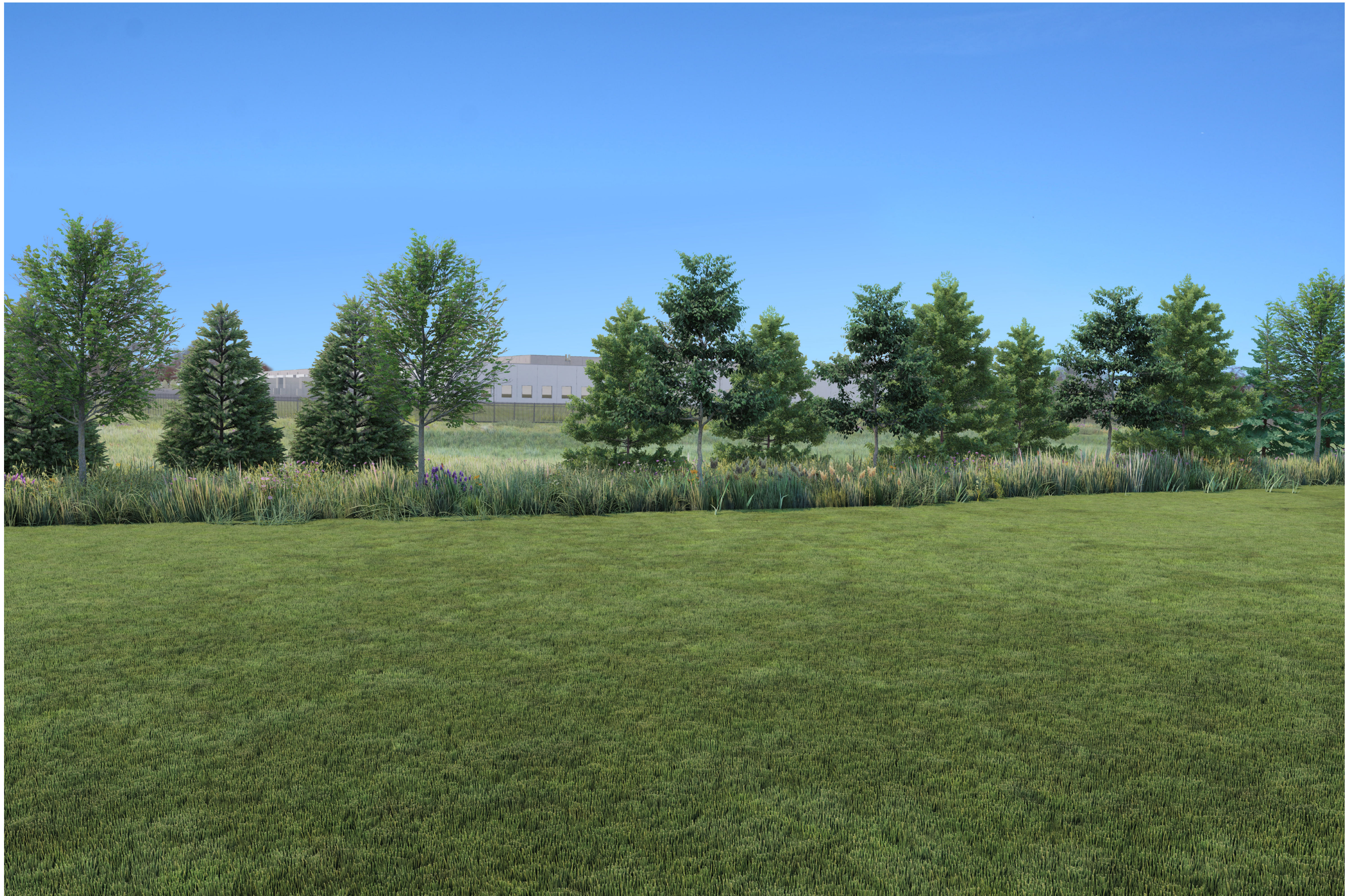
HOFFMAN ESTATES, IL

OBSERVATION POINT B - EXISTING CONDITIONS

AUGUST, 2024



Kimley»Horn



COMPASS

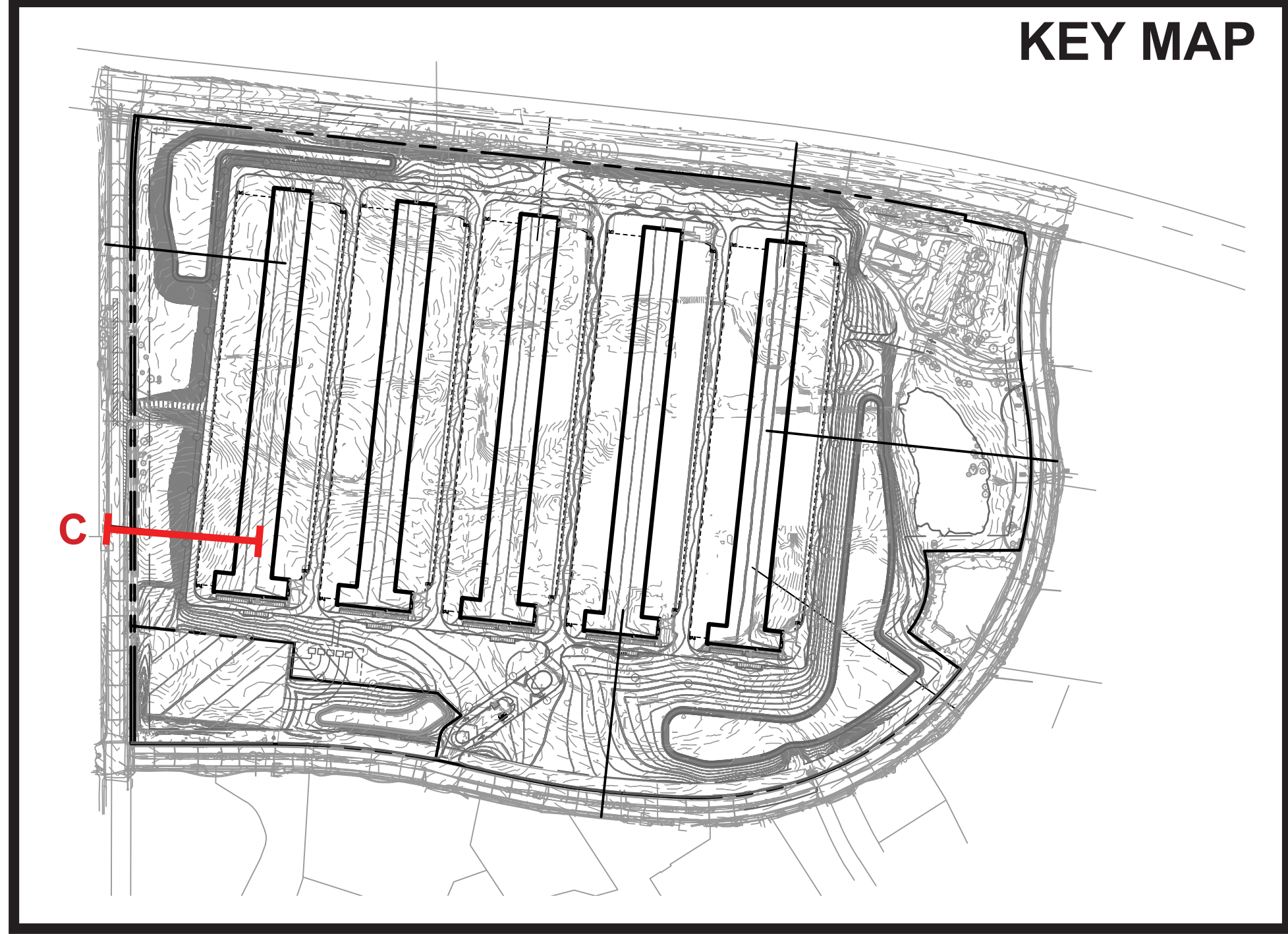
HOFFMAN ESTATES, IL

OBSERVATION POINT B - PROPOSED CONDITIONS

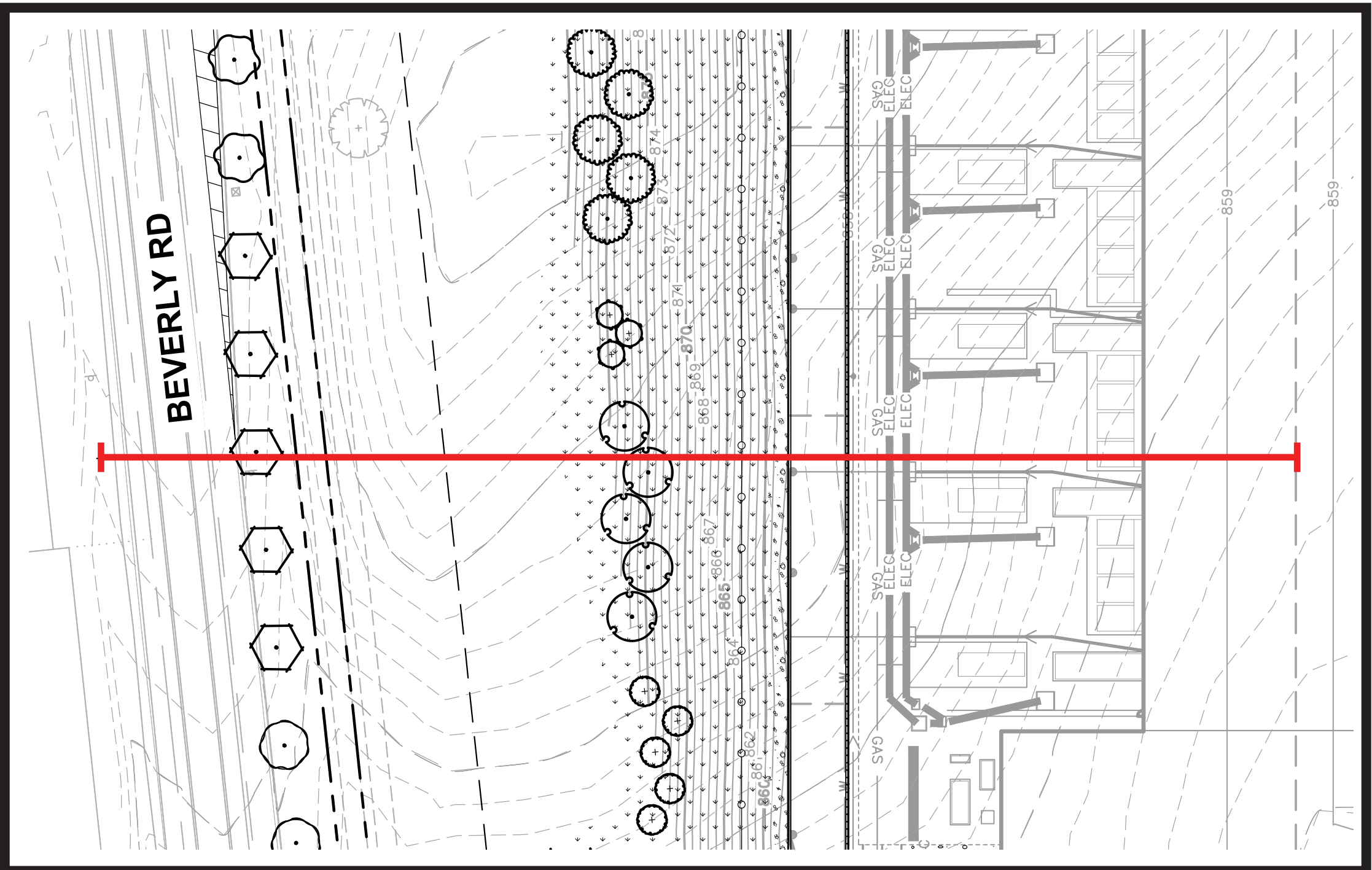
AUGUST, 2024



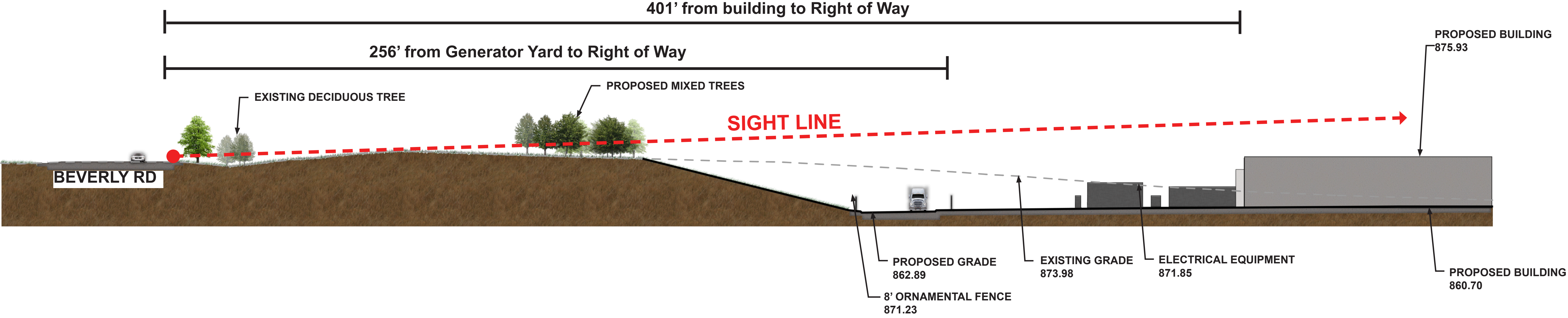
Kimley»Horn



KEY MAP



LANDSCAPE PLAN REFERENCE





COMPASS

HOFFMAN ESTATES, IL

OBSERVATION POINT C - EXISTING CONDITIONS

AUGUST, 2024



Kimley»Horn



COMPASS

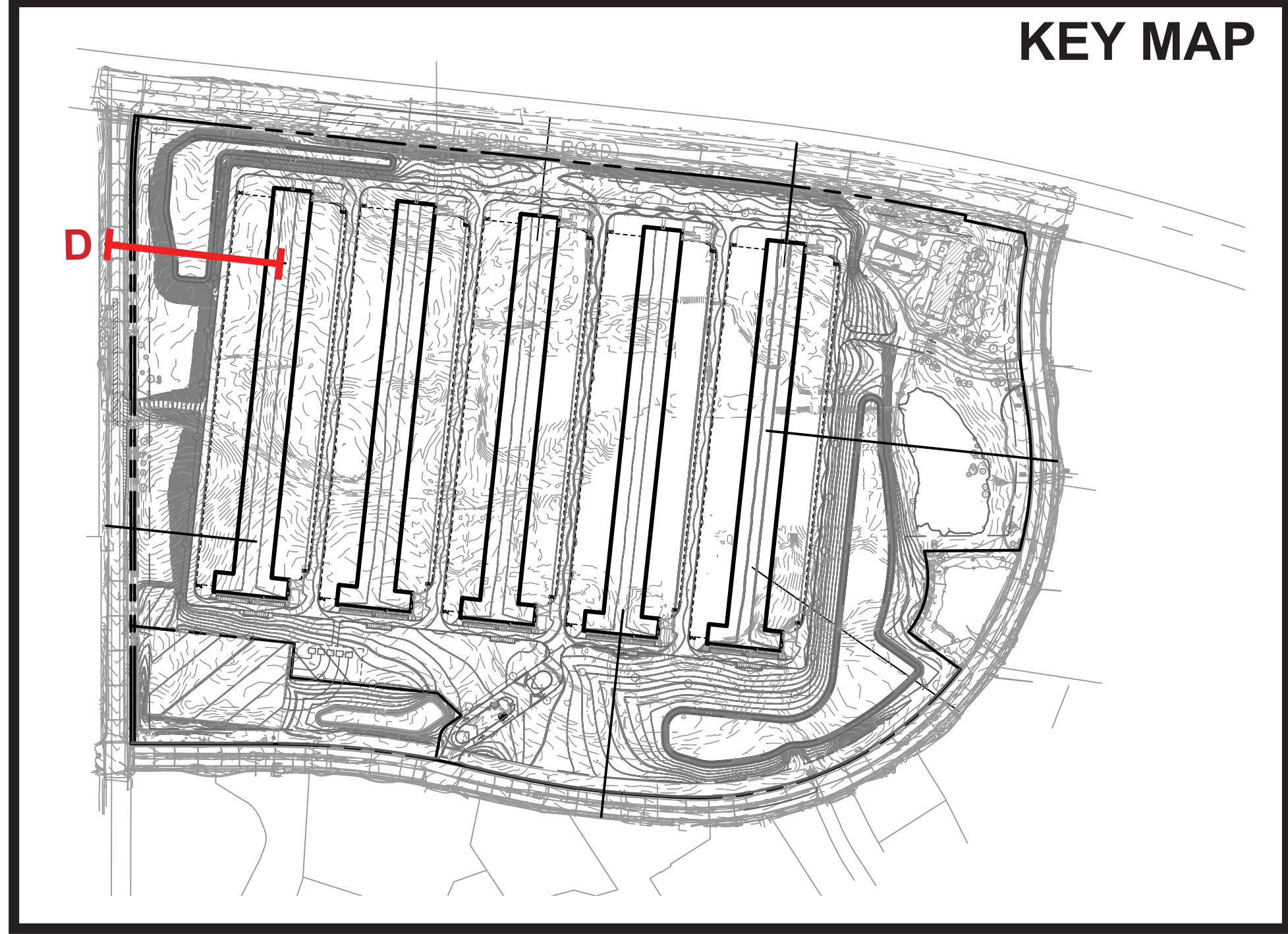
HOFFMAN ESTATES, IL

OBSERVATION POINT C - PROPOSED CONDITIONS

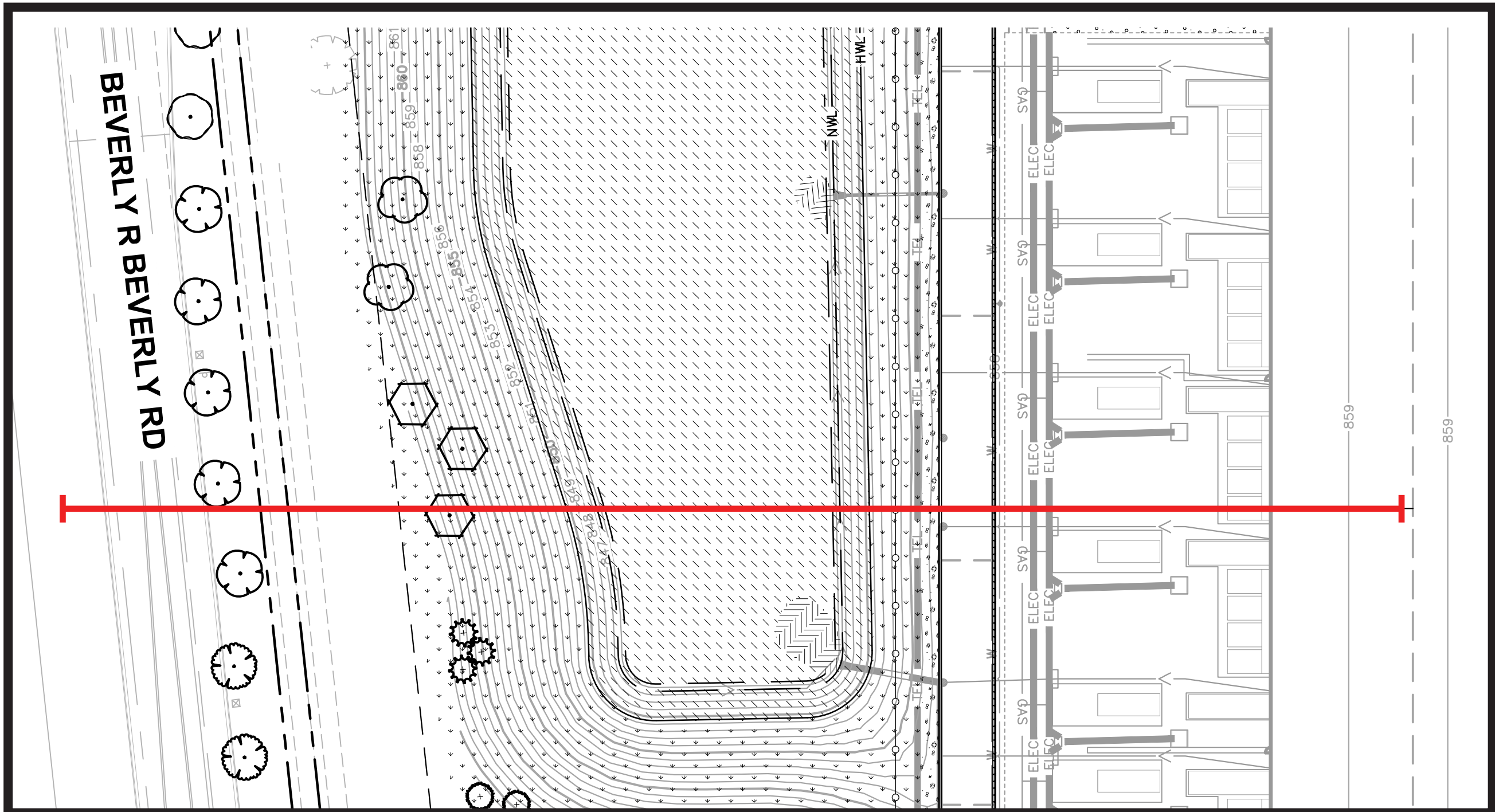
AUGUST, 2024



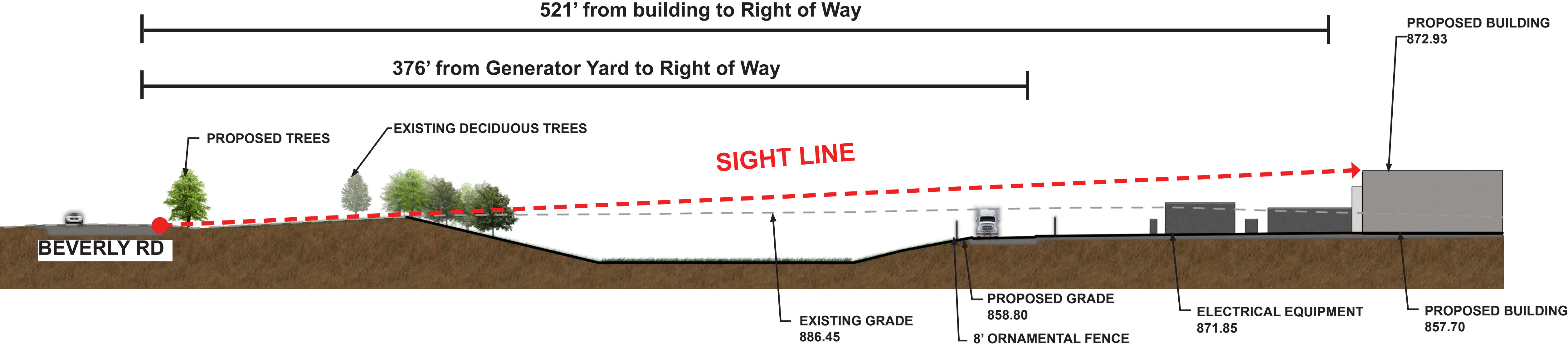
Kimley»Horn



KEY MAP



LANDSCAPE PLAN REFERENCE





COMPASS

HOFFMAN ESTATES, IL

OBSERVATION POINT D - EXISTING CONDITIONS

AUGUST, 2024



Kimley»Horn



COMPASS

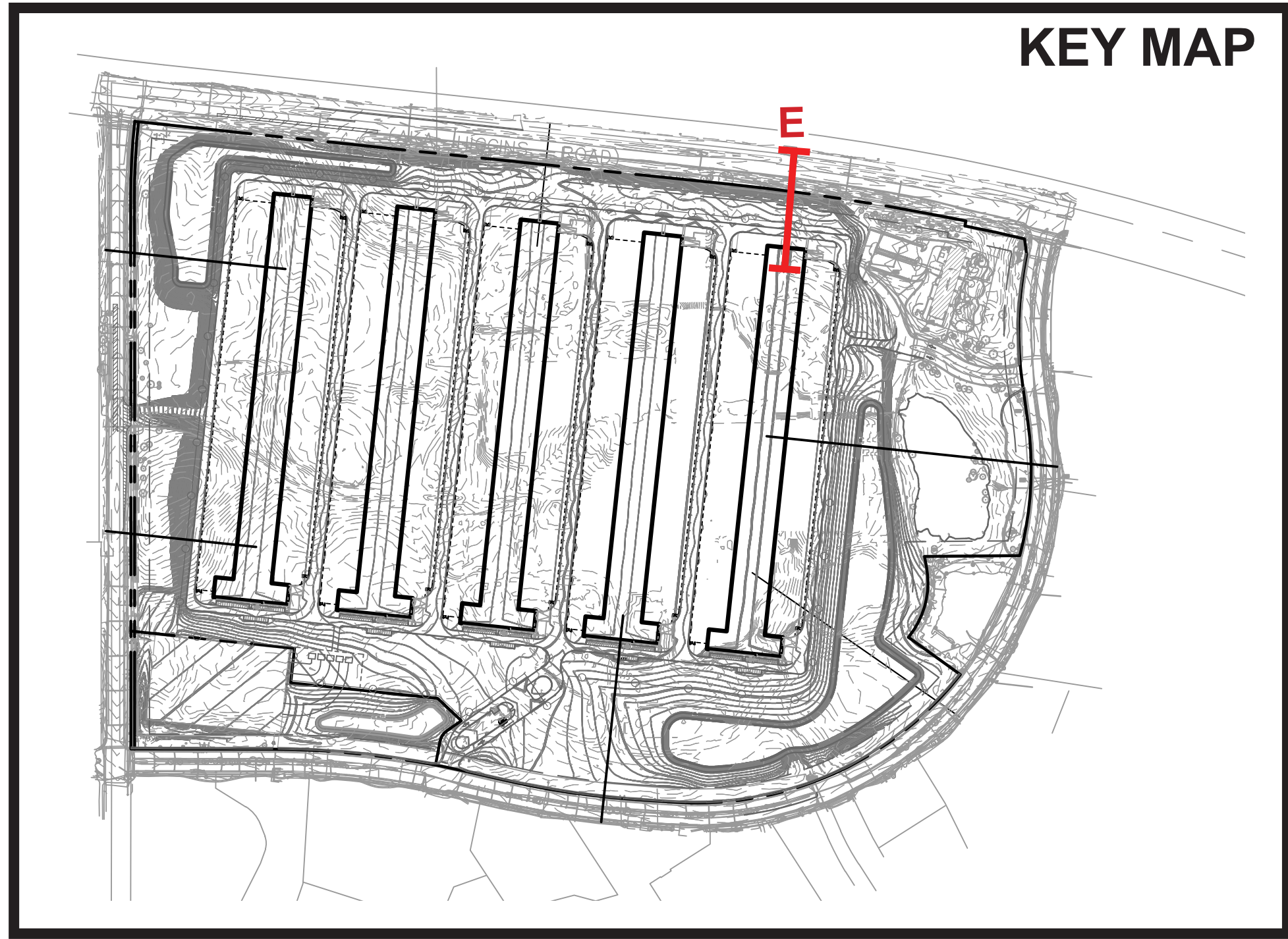
HOFFMAN ESTATES, IL

OBSERVATION POINT D - PROPOSED CONDITIONS

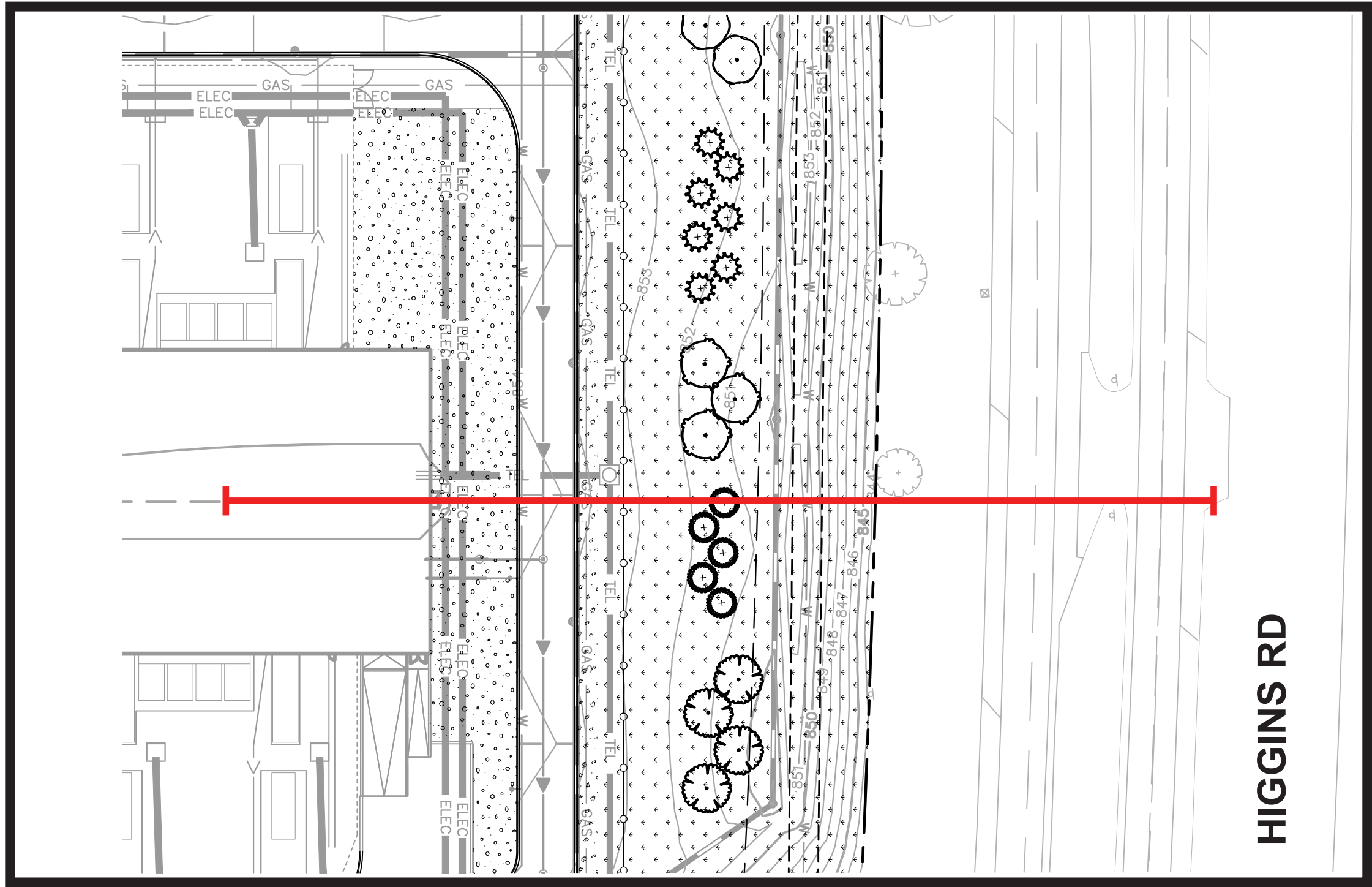
AUGUST, 2024



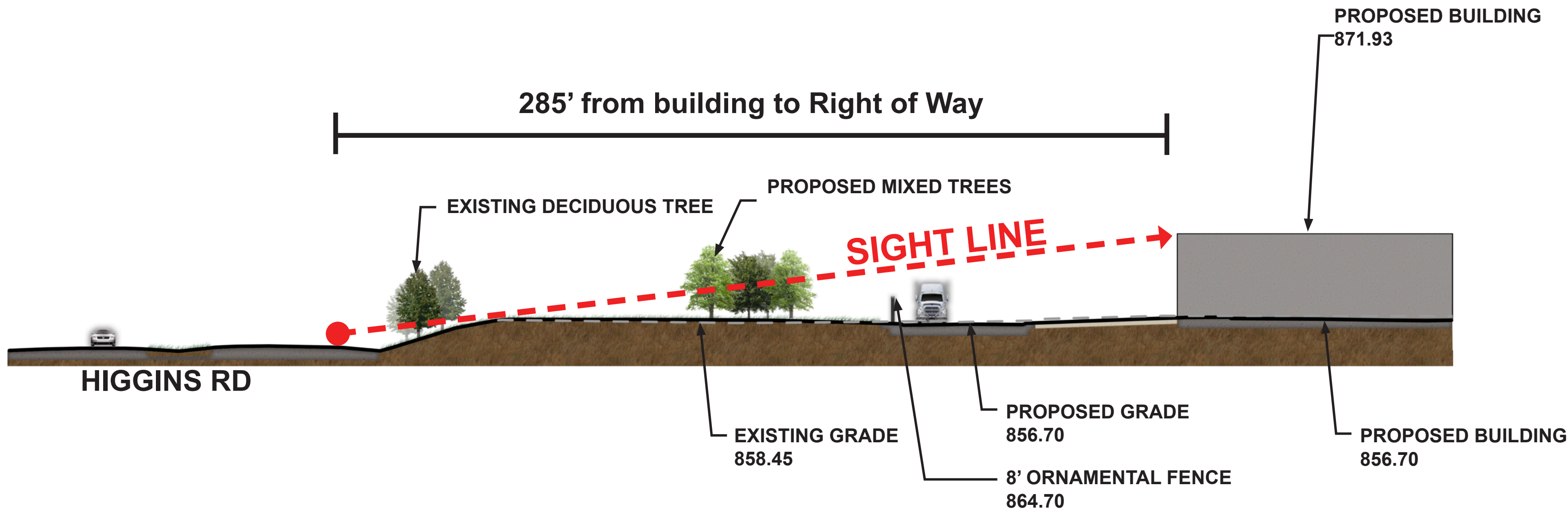
Kimley»Horn



KEY MAP



LANDSCAPE PLAN REFERENCE





COMPASS

HOFFMAN ESTATES, IL

OBSERVATION POINT E - EXISTING CONDITIONS

AUGUST, 2024



Kimley»Horn



COMPASS

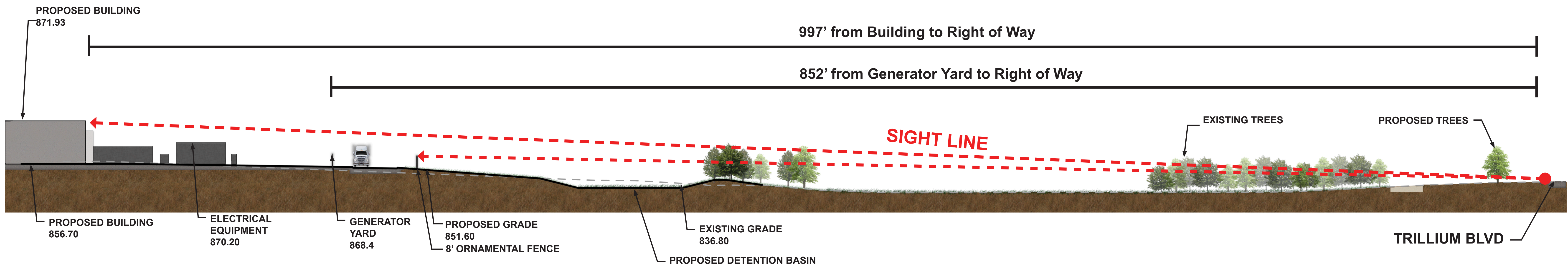
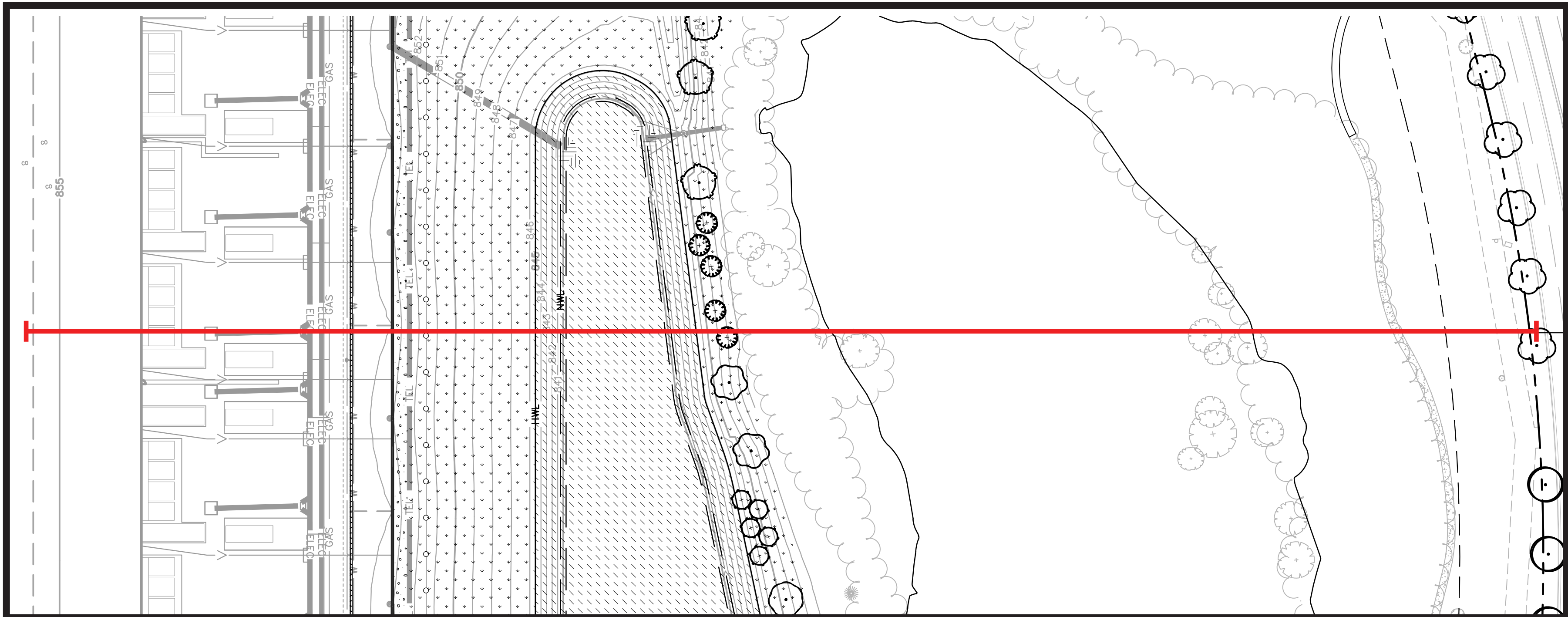
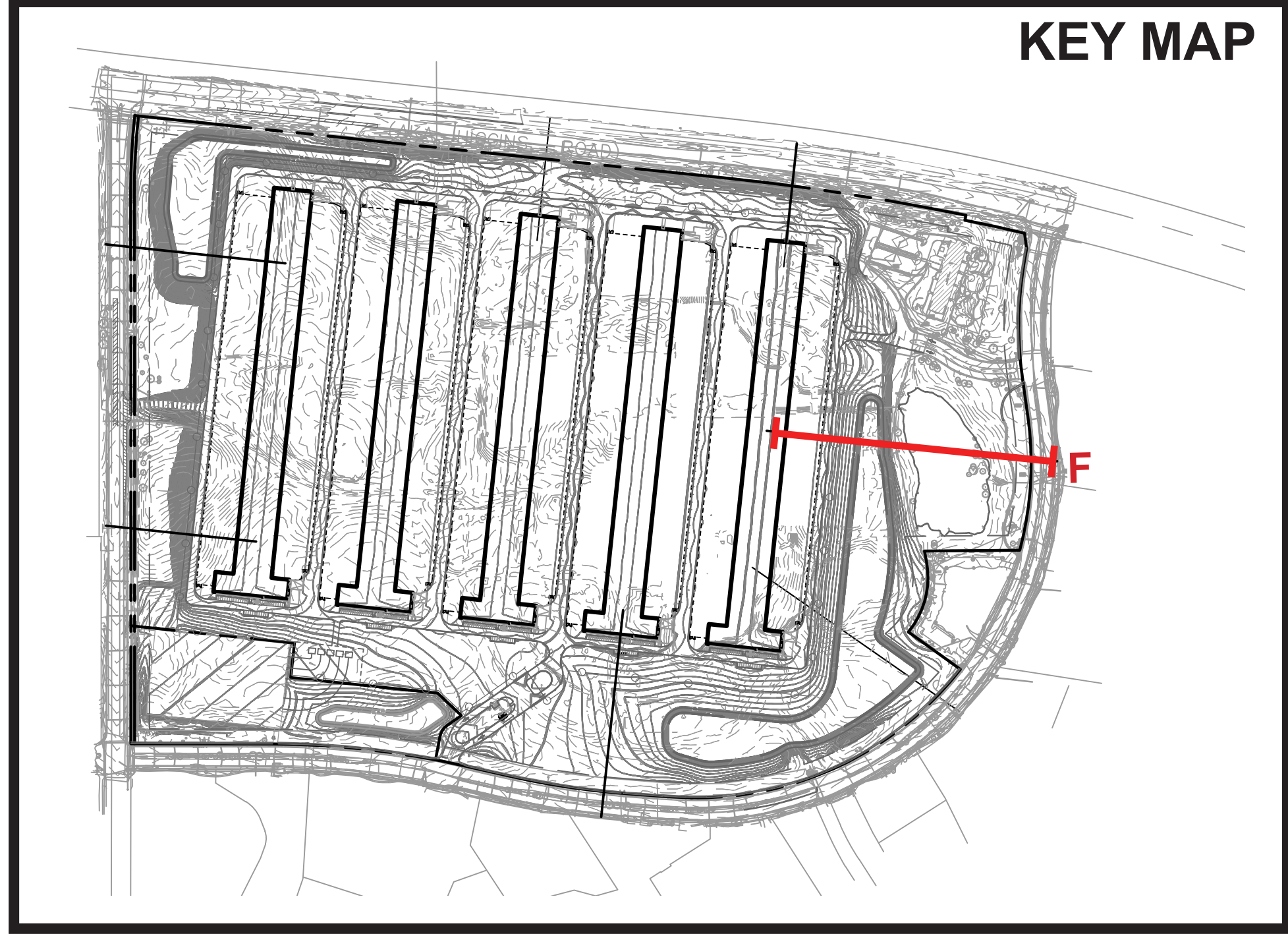
HOFFMAN ESTATES, IL

OBSERVATION POINT E - PROPOSED CONDITIONS

AUGUST, 2024



Kimley»Horn





COMPASS

HOFFMAN ESTATES, IL

OBSERVATION POINT F - EXISTING CONDITIONS

AUGUST, 2024



Kimley»Horn



COMPASS

HOFFMAN ESTATES, IL

OBSERVATION POINT F - PROPOSED CONDITIONS

AUGUST, 2024



Kimley»Horn

To: Village of Hoffman Estates Today's Date: 2025-01-10
Project: Compass ORD1 Issuance: Site Plan – Final Engineering

James Donahue
Senior Planner
Village of Hoffman Estates
1900 Hassell Rd, Hoffman Estates, IL 60169

Dear Jim:

In reference to the requirements for the Community Impact Statement requirements identified in the Hoffman Estates Code of Ordinances, Chapter 10, Article 6, Section 10-6-2, our team has assembled the following document. The requirements of Section 10-6-2 have been restated, with our team's responses following in bold.

1. Project Information

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

Response: Please reference Exhibit #1 – Plat of Survey.

- i) Name of the person or firm responsible for preparation of the survey.

Response: COMPASS SURVEYING, LTD. 2631 GINGER WOODS PKWY, SUITE 100, AURORA, IL 60502

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

**Response: North: IL Route 72 / Higgins Rd - 240' ROW Width
South and East: Trillium Boulevard - 100' ROW Width
West: Beverly Road - 120' to 128' ROW Width**

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

Response:

Parcel 1:

LOTS 2 AND 3 IN SEARS BUSINESS PARK AMENDED PLAT OF SUBDIVISION, RECORDED AUGUST 5, 1991 AS DOCUMENT NUMBER 91394943, A SUBDIVISION OF PART OF SECTIONS 31, 32 AND 33, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS, EXCEPTING THAT PART OF THE LAND DEDICATED FOR ROAD PURPOSES PER DOCUMENT NUMBER 92573116.

Parcel 2:

LOT 1A IN FINAL PLAT OF RESUBDIVISION OF LOT 1 IN PRAIRIE STONE, BEING A RESUBDIVISION OF PART OF SECTION 31 AND 32, TOWNSHIP 42 NORTH RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAY THEREOF RECORDED MAY 12, 2010 AS DOCUMENT NUMBER 1013244049, IN COOK COUNTY, ILLINOIS.

To: Village of Hoffman Estates Today's Date: 2025-01-10
Project: Compass ORD1 Issuance: Site Plan – Final Engineering

Parcel 3:

TOGETHER WITH NON-EXCLUSIVE EASEMENTS CONTAINED IN SEARS BUSINESS PARK DECLARATION OF PROTECTIVE COVENANTS RECORDED MARCH 8, 1991 AS DOCUMENT NO. 91105432, AND AS AMENDED AND SUPPLEMENTED FROM TIME TO TIME, RELATING TO AND INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

FIRST SUPPLEMENTARY DECLARATION TO SEARS BUSINESS PARK DECLARATION OF PROTECTIVE COVENANTS RECORDED JULY 31, 1992 AS DOCUMENT NO. 91383966.

SECOND SUPPLEMENTARY DECLARATION TO SEARS BUSINESS PARK DECLARATION OF PROTECTIVE COVENANTS RECORDED OCTOBER 23, 1991 AS DOCUMENT NO. 91554407.

THIRD SUPPLEMENTARY DECLARATION TO SEARS BUSINESS PARK DECLARATION OF PROTECTIVE COVENANTS RECORDED NOVEMBER 4, 1994 AS DOCUMENT NO. 94944869.

FIRST AMENDMENT TO SEARS BUSINESS PARK DECLARATION OF PROTECTIVE COVENANTS RECORDED JUNE 26, 1995 AS DOCUMENT NO. 95408255.

FOURTH SUPPLEMENTARY DECLARATION TO SEARS BUSINESS PARK DECLARATION OF PROTECTIVE COVENANTS RECORDED FEBRUARY 14, 2007 AS DOCUMENT NO. 0704518041 RE-RECORDED AS DOCUMENT NO. 0831018027.

SECOND AMENDMENT TO SEARS BUSINESS PARK DECLARATION OF PROTECTIVE COVENANTS RECORDED MARCH 30, 2017 AS DOCUMENT NO. 1708939175.

WITH REGARD THERETO:

ASSIGNMENT OF DECLARANT'S INTEREST IN THE SEARS BUSINESS PARK DECLARATION OF PROTECTIVE COVENANTS DATES APRIL 20, 2016 AND RECORDED JUNE 2, 2016 AS DOCUMENT NO. 1615457008.

ASSIGNMENT OF DECLARANT'S INTEREST IN THE SEARS BUSINESS PARK DECLARATION OF PROTECTIVE COVENANTS DATED SEPTEMBER 13, 2022 AND RECORDED SEPTEMBER 16, 2022 AS DOCUMENT NO. 2225907004.

THIRD AMENDMENT TO SEARS BUSINESS PARK DECLARATION OF PROTECTIVE COVENANTS RECORDED NOVEMBER 2, 2022 AS DOCUMENT NO. 2230646023 RE-RECORDED DECEMBER 1, 2022 AS DOCUMENT NO. 2233516009.

193.355 TOTAL ACRES

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

Response: Please refer to Exhibit #2 – Location Map.

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

Response:

01-31-201-003

01-31-202-002

01-32-100-005

To: Village of Hoffman Estates Today's Date: 2025-01-10
Project: Compass ORD1 Issuance: Site Plan – Final Engineering

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

Response:

Jared Day

Compass Datacenters ORD I, LLC

Dallas, TX 75254

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

Response: The scope of work is contained to the three parcels listed above.

- f. *Land Use.* Description of the existing land use.

Response: The site was the former Sears headquarters that closed in 2021. The large Sears facility and the former daycare at the northeast corner of the site will be demolished and the campus redeveloped.

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

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

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

Response: The Site is located at an approximate address of 5500 Trillium Boulevard, Hoffman Estates, IL 60192. The total site area is 193.35 acres in size while the proposed development area is 44.5 acres in size. The site improvements will contain five data center buildings totaling 1.25 million +/- square feet, equipment yards, parking lots, ComEd substation, customer switchyard / substation, and internal roadways. Following construction, landscaping of the project area will be completed, and the wetlands, buffers and naturalized stormwater management basins will undergo long-term maintenance and monitoring. Trees will not be provided at the ends of the parking rows, see Section 10-4-4 C.2.b of the municipal code.

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

Response: Each of the proposed five (5) buildings will consist of approximately 250,000 gross square feet, single story building, 29'- 8" tall, serving as a data center with office and support space. The buildings consist of a pre-engineered precast concrete panel structure.

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

Response: No cafeteria, food preparation, or processing facilities are part of this project.

To: Village of Hoffman Estates

Today's Date: 2025-01-10

Project: Compass ORD1

Issuance: Site Plan – Final Engineering

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

Response:

Estimated trips generated: 10 vehicle trips during 4pm-6pm peak hour, 85 vehicle trips during site specific peak hour (2-3pm shift change)

Off-street parking provided: 204 spaces (193 standard and 11 ADA)

On-street parking provided: 0

Parking demand expected: 100

ADA spaced proposed: 11 spaced

Loading spaced proposed: 15 full size truck spaces

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

Response: Please refer to Exhibit #3 – Adjacent Land Use.

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

Response: Please refer to Exhibit #4 – Zoning Map.

- d. *Project Compatibility.* A statement describing the compatibility of the proposed project with adjacent land uses and/or land uses permitted under existing zoning. Items analyzed shall include, but not be limited to, lighting, noise, mixture of land uses, building design, screening and shadows (cast by structures over 35 feet in height). Where potential incompatibilities may exist, mitigation measures shall be proposed.

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

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

Response: The proposed building is compatible with the surrounding low-rise construction and conforms to zoning and development plan guidelines. Utilization of the site and placement of the buildings creates a campus/technology park-like setting.

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

Response: The proposed buildings will be constructed of precast concrete panels with multiple roof heights and a 2-tone color scheme.

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

Response: The building proportions are purpose-driven, meeting the needs of the client's use. Exterior equipment is screened via landscaping and grading per the included sight line study. Please refer to Exhibit #5 – Sight Line Study.

To: Village of Hoffman Estates Today's Date: 2025-01-10
Project: Compass ORD1 Issuance: Site Plan – Final Engineering

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

Response: Color selection for materials is intended to be compatible with the landscape and surrounding context, consisting of natural colors that complement one another and work with the landscape.

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

Response: The architectural envelopes use multiple roof heights to break up the buildings' profile as well as a separate paint color for the support area at the south end of each building,

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

- a. Estimated starting date of construction.

Response: Construction start estimated June 2024

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

There are no residential units intended to be built at the site.

- c. Estimated completion date of construction.

Response: Construction completion date is unknown at this time.

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

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

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

Response: The site is located in FEMA Flood Zone X, an area of low flood risk and out- side the 100-year and 500-year flood zone. Please refer to Exhibit #6 - FEMA FIRMette showing portions of 17031C0155J

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

Response: There are no water courses on site or adjacent to the proposed project.

- iii) Description and delineation of wetlands.

Response: There are (3) man-made ponds and (8) existing wetlands on-site. Wetland 2 is a USACE jurisdictional wetland that will remain undisturbed. Wetlands 1 and 6 are under MWRD jurisdiction and will be mitigated off-site. The remaining (5) wetlands are exempt. Please refer to Exhibit #7 – Wetland Delineation.

To: Village of Hoffman Estates

Today's Date: 2025-01-10

Project: Compass ORD1

Issuance: Site Plan – Final Engineering

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

Response: The existing drainage system consists of above ground swales, underground storm sewer, and stormwater management basins. The northwest portion of the site outfalls to an existing pipe under Higgins Road while the remainder of the site outfalls to the existing Wetland 2 and ultimately under Trillium Blvd to the east.

The proposed project includes demolition of the existing on-site storm sewer infrastructure and construction of a new storm sewer network adequately sized to convey stormwater to one of two proposed stormwater management basins which will preserve the overall area of the existing drainage divides. The two basins located in the northwest and southeast corners of the site will provide detention and volume control to meet current stormwater ordinances.

- v) Previous applicable drainage and hydrologic studies.

Response: Previous stormwater reports have been prepared for the site and surrounding area with the most recent being MWRD Permit 07-221 / RL 20-019 for Prairie Stone Crossing.

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

Response: There are no known existing drainage problems. Future drainage patterns will mimic the existing regional drainage patterns with the northwest portion of the site outfalling to an existing pipe under Higgins Road and the remainder of the site outfalling to Wetland 2 at a rate that will preserve its existing hydrology.

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

Response: Please reference stormwater drawing plans and details and associated stormwater report for detailed information.

- viii) An easement of the impact of the project on community drainage facilities, including a description of methodologies proposed to minimize adverse effects.

Response: No easement is anticipated.

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

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

Response: Please refer to Exhibit #8 – Soils Map.

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

Response: Please refer to Exhibit #9 - Geotechnical Report

- iii) Reference to recent soil tests conducted at this site.

Response: Please refer to Exhibit #9 - Geotechnical Report

To: Village of Hoffman Estates Today's Date: 2025-01-10
Project: Compass ORD1 Issuance: Site Plan – Final Engineering

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

Response: Please refer to Exhibit #9 - Geotechnical Report

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

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

Response: Please refer to Erosion and Sediment Control plans for details.

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

Response: The project will conform to all water quality requirements of the Illinois Environmental Protection Agency.

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

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

Response: The initial EcoCAT results indicated that the Black-Billed Cuckoo may be in the vicinity of the project location. ECS conducted a BBCU Habitat Assessment and determined that the subject site does not provide suitable habitat for the black-billed cuckoo.

A determination letter from the Fish and Wildlife service has also been included which determines that the proposed project is not likely to adversely affect the northern long-eared bat.

Another letter from the USFWS has been included determining that there are no critical habitats within the project area.

Please refer to Exhibit #10 – Endangered Species Documentation.

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

Response: Tree preservation and removals have been coordinated with Village staff.

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

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

Response: Please refer to Exhibit #11 – Acoustic Study. The noise producing equipment is identified starting on Page 5 and include Generators, Critical Cooling Units, and Power Center Cooling Units.

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

To: Village of Hoffman Estates

Today's Date: 2025-01-10

Project: Compass ORD1

Issuance: Site Plan – Final Engineering

Response: Please refer to Exhibit #11 – Acoustic Study. The nearby sensitive receptors are identified starting on Page 3.

Identification of proposed permanent noise generators located within the project and their anticipated noise levels, including a statement describing noise generation resulting from construction sources.

Response: Please refer to Exhibit #11 – Acoustic Study. Table 3 on Page 6 includes the estimated Sound Power Data for each major noise Generator. A noise impact study of potential construction noise sources is not available at this time.

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

Response: Please refer to Exhibit #11 – Acoustic Study. Page 14 discusses the potential noise mitigation strategies. Table 8 shows the results of implementing one possible solution of equipment enclosures on the noise generating equipment.

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

Response: The project design will conform to all noise control requirements identified by IEPA and the Cook Country Environmental Control Department

- f. *Archaeological/Historical Significance.* Material shall be submitted identifying and describing the significant archaeological/historical aspects of the project site.

Response: Please refer to Exhibit #12 - SHPO Clearance Letter. No Cultural Resources are anticipated to be impacted by the Project.

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

Response: Compass operations include provisions for an active recycling program at every facility. The project will fully comply with Article 5 – Section 10-5-3 and Article 9 – Section 7-9-1 requirements for Commercial Recycling Services. Compliance will include the following:

- **Recycling storage will be located within secured exterior fence and screen wall of the property.**
- **Refuse and recyclable material storage enclosures will be located within designated areas to provide accessibility for service vehicles at the Loading Dock.**
- **Reporting requirements identified in Article 9 – Section 7-9-1-3-a:f.**

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

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

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

To: Village of Hoffman Estates Today's Date: 2025-01-10
Project: Compass ORD1 Issuance: Site Plan – Final Engineering

Response: This information is not available at this time.

- ii) Current land assessment of the property.

Response: The current land assessment of the property is available via public records of the recent site purchase.

To: Village of Hoffman Estates Today's Date: 2025-01-10
Project: Compass ORD1 Issuance: Site Plan – Final Engineering

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

Response: The site application is for Compass Datacenters ORD I, LLC and its subsidiaries. Compass Datacenters owns 100% of Compass Datacenters ORD I, LLC.

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

Response: Parcels will not be subdivided for future sale or separate financing for this project.

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

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

Response: This information is not available at this time.

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

Response: This information is not available at this time.

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

Response: This information is not available at this time.

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

Response: This information is not available at this time.

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

- 6. *Market Analysis.* A statement identifying the need for the proposed project shall be submitted. The statement shall include the following material:

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

Response: Not Applicable

To: Village of Hoffman Estates

Today's Date: 2025-01-10

Project: Compass ORD1

Issuance: Site Plan – Final Engineering

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

Response: This information is not available at this time.

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

Response: Compass anticipates approximately 70 regular staff and 30 visitors on the project for operations. The operations will have three (3) shifts; with 35 people max per shift.

- 7. *Air Quality.* The following material shall be submitted to assess the project impact on air quality.

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

Response: Please refer to Exhibit #12 - IEPA Air Emissions Permit.

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

Response: Please reference Please refer to Exhibit #13 - IEPA Air Emissions Permit, which identifies the Emergency Generator Systems.

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

Response: Please refer to Exhibit #13 - IEPA Air Emissions Permit. The site will operate below 100 Tons per year of Nox. The Engine Generator Systems will be designed with Tier II emissions standards.

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

Response: Design of the Engine Generator Systems will meet IEPA, NAAQS, NSPS and MACT Federal regulations.

- 8. *Archaeological/Historical Significance.*

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

Response: Please refer to Exhibit #12 - SHPO Clearance Letter. No Cultural Resources are anticipated to be impacted by the Project.

To: Village of Hoffman Estates

Today's Date: 2025-01-10

Project: Compass ORD1

Issuance: Site Plan – Final Engineering

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

Response: Please refer to Exhibit #12 - SHPO Clearance Letter. No Archaeological or Cultural Resources have been identified at the existing site.

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

Response: Please refer to Exhibit #12 - SHPO Clearance Letter. No Cultural Resources are anticipated to be impacted by the Project.

9. *Public Service Impacts.* The following material shall be submitted to provide a description of the impact of the project on public services.

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

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

Response: This information is not available at this time.

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

Response: Compass anticipates approximately 70 regular staff and 30 visitors on the project for operations. The operations will have three (3) shifts; with 35 people max per shift.

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

Response: The design will include FDCs and a fire hydrant will be installed within 100 feet of FDCs. Truck circulation for the site has been designed to accommodate the Village of Hoffman Estates fire truck specifications and will allow for fire truck access through the site; please reference the final engineering plans for truck turning movements. Please reference Hydrant locations and road access on Civil Site Plans. The facility will maintain 24/7 security operations and Knox boxes will be provided for Fire Department access.

To: Village of Hoffman Estates

Today's Date: 2025-01-10

Project: Compass ORD1

Issuance: Site Plan – Final Engineering

- iv) Water Production/Distribution System. Assessment of the impact of the project on the water production/distribution system, including the identification of the projected demand for water (estimated daily or monthly usage), location of existing and proposed distribution lines, proposed primary sources of water and emergency water sources, and description of improvements to be installed by the developer, including a looped watermain system.

Response: The proposed development will not be a water-cooled data center facility and will require significantly less water and sewer demand than the previous use on the property.

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

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

Response: The project is located within the MWRD.

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

Response: There will be significantly less sewer flow generated by the proposed development as compared to the previous use. No negative impacts to downstream sewers are anticipated.

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

Response: Existing on-site sanitary sewer lines will be demolished to accommodate the proposed improvements. A new sanitary sewer network will be constructed in accordance with MWRD requirements to convey sanitary sewer flows from the proposed buildings. The proposed point of connection is an existing sewer pipe on the east side of the site. Please refer to civil engineering drawings for details.

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

Response: Please refer to the ALTA survey and civil engineering drawings for details.

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

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

Response: The site will generate approximately 20-40 yards of trash and approximately 40-60 yards of recycling materials per 40MW building/month.

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

Response: This information is not available at this time.

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

To: Village of Hoffman Estates Today's Date: 2025-01-10
Project: Compass ORD1 Issuance: Site Plan – Final Engineering

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

Response: This project does not include residential design and is not anticipated to have an impact on the local park district.

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

Response: This project does not include residential design and is not anticipated to have an impact on the local park district.

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

Response: This project does not include public recreation facilities. The property is intended to be private and secure.

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

Response: This project does not include private recreation facilities.

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

Response: This project does not include residential design and is not anticipated to have an impact on the local library system.

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

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

Response: This project does not include residential design and is not anticipated to have an impact on the local school system.

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

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

Response: The nearest bus stop is the Pace Prairie Stone Terminal (Hoffman Estates) at the SW corner of Trillium and Pratum.

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

Response: The project does not include mass transit service improvements

To: Village of Hoffman Estates

Today's Date: 2025-01-10

Project: Compass ORD1

Issuance: Site Plan – Final Engineering

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

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

Response: No traffic or transportation studies have been conducted for the project as the proposed trip generation is significantly less than the previous use.

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

Response: Off-site roadway improvements include:

- **Higgins Road - Removing the traffic signal at the existing site access point to Higgins Road, removing the existing WBL and EBR turn lanes, and reconstructing a landscape median along Higgins.**
- **Beverly Road - Closing the existing site access from Beverly and making some striping improvements.**
- **Trillium Blvd - Closing the existing site access at Pratum and removing the existing EBL turn lane.**

The proposed use will be a significant reduction in vehicle trips to the site from the previous use, therefore no road widening is proposed. Please refer to engineering drawings for details.

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

Response: No traffic or transportation studies have been conducted for the project as the proposed trip generation is significantly less than the previous use.

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

Response: Please reference the Civil Site Improvement Plans and Civil Road Profiles for detail of onsite roadway and sidewalk design.

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

Response: No traffic or transportation studies have been conducted for the project as the proposed trip generation is significantly less than the previous use.

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

Response: The network of onsite roads are designed to accommodate WB-67 trucks. With the site being a 24/7/365 facility, the site has a main security entrance. The entrance is designed to accommodate the rejection of large truck deliveries without impeding traffic flow on Trillium Blvd. Other traffic control improvements include closing the existing site access points to Higgins, Beverly, and Pratum.

To: Village of Hoffman Estates

Today's Date: 2025-01-10

Project: Compass ORD1

Issuance: Site Plan – Final Engineering

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

Response: No traffic or transportation studies have been conducted for the project as the proposed trip generation is significantly less than the previous use.

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

Response: The project is being designed with the intent to achieve Green Globes certification at the One Green Globe level. Energy efficiency and recycling/waste reduction are part of the strategies intended to meet the Green Globes certification, however at this early stage of the project, all Green Globes points have not been fully defined.

Please contact me if you have questions or need additional clarifications on our team's responses and submission.

Very truly yours,

dlbassociates



Eric T. Severson
Associate Director



732-829-7310

eseverson@dlbassociates.com

To: Village of Hoffman Estates

Today's Date: 2025-01-10

Project: Compass ORD1

Issuance: Site Plan – Final Engineering

Enclosure:

- (13) supplemental Exhibits:
 - Exhibit #1 – Plat of Survey
 - Exhibit #2 - Location Map
 - Exhibit #3 – Adjacent Land Use
 - Exhibit #4 – Zoning Map
 - Exhibit #5 – Sight Line Study
 - Exhibit #6 – FEMA FIRMette
 - Exhibit #7 – Wetland Delineation
 - Exhibit #8 – Soil Map
 - Exhibit #9 – Geotechnical Report
 - Exhibit #10 – Endangered Species Documentation
 - Exhibit #11 – Acoustic Study
 - Exhibit #12 – SHPO Clearance Letter
 - Exhibit #13 – IEPA Air Emissions Permit

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



VILLAGE OF HOFFMAN ESTATES PLANNING & ZONING APPLICATION SUMMARY

APPLICATION INFORMATION

Project Number:	PLN24-0011
Project Name:	Compass Data Center
Project Application Date:	3/8/2024
Project Manager:	James Donahue, SENIOR PLANNER

PROJECT TYPE

SITE PLAN AND PLAT OF SUBDIVISION

SITE INFORMATION

Property Address:	3333 BEVERLY RD
All Included PINs:	01-31-202-002, 01-31-201-003, 01-32-100-005

PROJECT CONTACTS

Relationship to Project	Name / Firm	Address	Phone	E-Mail
APPLICANT	Kimley Horn	4201 Winfield Road, Suite 600 Warrenville, IL 60555	6304875568	Jamie.Putnam@kimley-horn.com
OWNER	COMPASS DATACENTERS ORDI LLC	14555 DALLAS PKWY DALLAS, TX 75254	9723220754	
PREVIOUS OWNER	TF HOFFMAN ESTATES II LLC	PO BOX 2440 SPOKANE, WA 99210-2440	8663224547	



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

OWNER CONSENT FOR APPLICATION

ACKNOWLEDGEMENTS AND VERIFICATION

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

Furthermore, I acknowledge the following:

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

Required Disclosures:

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

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

3333 Beverly Road Hoffman Estates, Cook County, IL 60179

Property Address

Property PIN

COMPASS DATACENTERS ORD I, LLC

Ownership Name / Entity Name (Please Print)

Owner's Signature

DocuSigned by:

Mikel Bowers

F2CBC265FD8A4C9...

Date

1/27/25

MIKEL BOWERS, GENERAL COUNSEL c/o Compass Datacenters ORD I, LLC

Applicant Name / Entity Name (Please Print)

Applicant's Signature

Date

1/10/2025