

## MEETING NOTICE

### AGENDA

#### VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION

May 3, 2017

The Planning and Zoning Commission of the Village of Hoffman Estates will hold a meeting in the Helen Wozniak Council Chambers of the Municipal Building, 1900 Hassell Road, Hoffman Estates, Illinois, at 7:00 p.m., **Wednesday, May 3, 2017.**

1. Call to Order/Roll Call

2. Approval of Minutes

April 19, 2017

3. Chairperson's Report

4. Old Business

5. New Business

**PUBLIC HEARING** – Request by JPMorgan Chase (applicant/contract purchaser) and Fifth Third Bank (property owner) for a Site Plan Amendment for façade changes and a Special Use under Section 9-8-3-B-3-k of the Zoning Code to permit a financial institution that occupies a freestanding building to operate on the property located at 4653 W. Higgins Road.

**PUBLIC HEARING** – Request of Rohrman Auto Group (Owner) to consider a special use under Section 9-8-2-C-9 of the Zoning Code to permit temporary vehicle storage on the properties located at 125 W. Higgins Road and 155 W. Higgins Road.

6. Staff Report

7. Adjournment

The next regular Planning and Zoning Commission meeting is scheduled for **Wednesday, May 17, 2017 at 7:00 p.m.**



# VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT NO.: 2017011P

PROJECT NAME: CHASE BANK (FORMALLY FIFTH  
THIRD BANK)

PROJECT ADDRESS / LOCATION: 4653 W. HIGGINS ROAD

PUBLIC HEARING    
YES NO

REZONING  MASTER SIGN PLAN  SPECIAL USE  VARIATION

SITE PLAN AMENDMENT  PLAT  CONCEPT REVIEW

MEETING DATE: MAY 3, 2017

STAFF ASSIGNED: DANIEL RITTER

## REQUESTED MOTION

Request by JPMorgan Chase (applicant/contract purchaser) and Fifth Third Bank (property owner) for a Site Plan Amendment for façade changes and a Special Use under Section 9-8-3-B-3-k of the Zoning Code to permit a financial institution that occupies a freestanding building to operate on the property located at 4653 W. Higgins Road.

INCLUDES RECOMMENDED CONDITIONS    
YES NO

ACRES: 1.25 (Approximate)	ZONING DISTRICT: C-MU, Commercial - Mixed Use	
ADJACENT PROPERTIES:	NORTH: Vacant Land (Plum Farms), Zoned C-MU	SOUTH: Poplar Creek Crossing Shopping Center and Target, Zoned C-MU
	EAST: Poplar Creek Crossing Shopping Center and Target, Zoned C-MU	WEST: Poplar Creek Crossing Shopping Center and Target, Zoned C-MU

## BACKGROUND

The property was originally approved in 2006 as a Fifth Third Bank. The property was one of two outlots in the shopping center developed as bank sites (the other is an existing Citi Bank). The property has been utilized as a local branch of Fifth Third Bank since its development until December 2016 when it was closed and the property was put up for sale.

## PROPOSAL

Chase is proposing to reoccupy the vacant site previously occupied by Fifth Third Bank in an outlot of the Poplar Creek Crossing Shopping Center. The site layout, building layout and site access would remain the same with the only changes would be interior alterations and some minor façade changes. The minor façade changes incorporate elements Chase prefers aesthetically but is continuing to keep the building design complimentary to the surrounding shopping center architecture.

A financial institution that is located in a freestanding building (or more than 50% of the floor space of a multi-tenant building) is specifically listed as a special use in the Commercial – Mixed Use District. The special use is issued to a specific business owner, so when a business or operator changes, a new special use is required for the business to operate. The original building and site were designed as a bank and the special use will allow it to continue to operate as one.

### **SITE PLAN AMENDMENT – BUILDING DESIGN (Subdivision Code Section 10-5-3-H)**

No changes are proposed to landscaping, lighting, engineering, site layout or other issues typically regulated by the site plan approval and those will continue to comply with the previously approved site plan. The site plan amendment only covers minor changes to the building design and façade. The changes include:

- Changing the parapet tower from a curved design to a more square design. Color and material will match the existing building.
- Adding blue and white canopies to the front façade of the building to overhang the windows.
- Adding a blue and silver highlight to the bottom portion of the drive up canopy.
- Night Depository will be removed from the building and infilled with brick to match existing.

All brick and stone would remain the same material and color as the existing building. The proposed changes are not expected to significantly alter the appearance of the building and it will continue to comply with the C-MU zoning district's design standards.

Wall signs are proposed on all four sides of the building and the existing ground sign would be refaced. All proposed signage is compliant with the property's Master Sign Plan and would require separate permits to be applied for.

### **SPECIAL USE – ZONING CODE SECTION 9-8-3-B-3-k**

The subject property is zoned C-MU, Commercial Mixed-Use District. The proposed financial institution use is specifically listed as a Special Use in this district when located in a standalone building or when utilizing more than 50% of the floor space of a multi-tenant building. The Special Use review should consider any potential effect of the proposed interior and exterior changes. In addition to the regular special use standards, listed below two specific standards for this specific special use that are required to be met, these include:

1. It shall be demonstrated that the use will not have a detrimental effect on the mix of retail and non-retail-uses in the immediate area.
2. It shall be demonstrated that the building can be adapted for a different use in the future.

Section 9-1-18-I of the Zoning Code (Standards for a Special Use) states: "No special use shall be recommended by the Planning and Zoning Commission unless said Planning and Zoning Commission shall find:

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

Meeting Date: May 3, 2017

2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided;
5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in public streets; and
6. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except in each instance as such regulations may be modified by the Village Board pursuant to the recommendation of the Planning and Zoning Commission.

The petitioner has provided a written response and narrative to the above items. The interior of the building will be renovated and a floor plan has been provided showing the general uses of the space. The building was originally designed for a financial institution with appropriate parking, site access and other design requirements to support the proposed use. Since the site was originally designed and has always functioned as a financial institution, it is not anticipated to have any detrimental effect on the level of retail uses in the area or any adverse effect on surrounding properties. The building has been designed to fit architecturally into the surrounding shopping center and could be easily repurposed for a retail or other permitted use in the future.

### **NOTIFICATION**

Standard notification letters have been sent to surrounding properties within 300 feet and as of this writing no comments have been received.

### **RECOMMENDED CONDITIONS**

Staff recommends the following conditions to the Special Use and Site Plan Amendment approval, generally:

1. This approval is granted based on the petitioner's application materials submitted with this request for a financial institution. Any proposed changes to the building or property that substantially differ from the application materials will require prior Village approval and may require a formal amendment to the approved Special Use and Site Plan Amendment, as determined by the Village.
2. No signs are approved as part of the request. Signs on the property shall require separate permits in accordance with the property's Master Sign Plan.
3. In accordance with Village Code, construction hours shall be limited to 7 a.m. to 10 p.m. Monday through Friday, and 8 a.m. to 10 p.m. Saturday and Sunday.

Attachments:     Petitioner's Application and Submittals  
                          Legal Notice and Location Map  
                          Staff Exhibit – Aerial Photo



RECEIVED  
MAR 20 2017  
PLANNING DIVISION

# VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING GENERAL APPLICATION\*

Special Use for Retail Bank       Rezoning from \_\_\_\_\_ to \_\_\_\_\_

Variation:     Commercial     Residential     Sign

Plat (Subdivision & Others):     Preliminary     Final

Site Plan:     Amendment     Concept     Preliminary     Final

Master Sign Plan:     Amendment

Other: \_\_\_\_\_

**\* ADDENDUM MATERIALS ARE REQUIRED FOR SPECIFIC REQUESTS**

**Posting of Notification Sign(s) may be required.**

**Specific requirements will be provided when your request is scheduled.**

FOR VILLAGE USE ONLY			
Hearing Fee	<u>1000.00</u>	Check No. <u>1853 + 1871</u>	Date Paid <u>3/30 + 4/3</u>
Project Number:	<u>20170118</u>		
Staff Assigned:	<u>Ritter</u>		
Meeting Date:	<u>5/3/17</u>	Public Hearing: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Sign Posting Required:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Date Sign Posted	<u>4-22-17</u>

**PLEASE PRINT OR TYPE**

Date: 2/24/2017

Project Name: Chase Bank - Higgins and Rt 59

Project Description: Conversion of existing Fifth Third bank building into Chase

Project Address/Location: 4653 W. Higgins Rd, Hoffman Estates, IL 60192

Property Index No. ~~01-33-303-006, 01-33-301-007~~ 01-33-301-006

Acres: 1.242      Zoning District: C-MU

**I. Owner of Record**

Randall L. Morrissey		Fifth Third Bank
Name		Company
1701 Golf Road		Rolling Meadows
Street Address		City
IL	60008	847-354-7206
State	Zip Code	Telephone Number
847-354-7299		randy.morrissey@53.com
Fax Number		E-Mail Address

**II. Applicant (Contact Person/Project Manager)**

Timothy Meseck		The Architects Partnership, Ltd.
Name		Company
200 S. Michigan Ave. Suite 1020		Chicago
Street Address		City
IL	60604	312-583-9800 x44
State	Zip Code	Telephone Number
-		meseck@tapchicago.com
Fax Number		E-Mail Address

Applicant's relationship to property: Architect

**III. Owner Consent for Authorized Representative**

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

I understand the requirement for the owner or an authorized representative to be present at the meeting with full authority to commit to requests, conditions and make decisions on behalf of the owner. I hereby authorize Chase Bank / The Architects Partnership, Ltd. to act on my behalf and advise that he/she has full authority to act as my/our representative.

  
Owner Signature

Randall L. Morrissey  
Print Name

#### IV. Acknowledgement(s)

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

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

Owner's Signature: Randall L. Morrissey

Owner's Name (Please Print): Randall L. Morrissey

Applicant's Signature: Timothy Meseck  
(If other than Owner)

Applicant's Name (Please Print): Timothy Meseck

Date: 3/17/2017

All requests must be accompanied by the items required and all fees must be paid before the Planning and Zoning Commission can hear any case.

Please contact the Planning Division (located in the Municipal Building) with any questions:

Email: planning@hoffmanestates.org  
Address: 1900 Hassell Road  
Hoffman Estates, IL 60169  
Phone: (847) 781-2660  
Fax: (847) 781-2679

#### Addendums Attached:

- Special Use
- Rezoning
- Variation
- Plat
- Site Plan
- Master Sign Plan
- Other \_\_\_\_\_



# VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION SPECIAL USE ADDENDUM



**REQUIRED SUBMITTALS:**

- General Application
- \$500 Special Use hearing fee/\$750 for "All Other Uses"
- Legal Description  
Typically found on a tax bill, survey, mortgage documents or deed
- Current Plat of Survey drawn to scale
- A scale drawing of the floor plan and elevations, including windows and door locations.
- A Project Narrative detailing the use, hours of operation, parking demand, etc. Provide relevant plans, studies, and any other documents to support the request.
- A written response to each of the Standards for a Special Use (see below).

*You are responsible for posting a notification sign(s) on your property 10 days before the Planning & Zoning Commission hearing and removing the sign(s) 10 days after final Village Board action. Specific requirements will be provided by Planning Staff.*

**No special use shall be recommended by the Planning and Zoning Commission unless said Commission finds that adequate evidence is provided to meet the Special Use Standards. (Respond to each standard as it applies to your request either below or address on a separate sheet)**

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

**The existing use is not being modified and does not endanger the public health, safety, morals, comfort, or general welfare.**

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2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

There is no change in land use. Proposed development attempts to mitigate any adverse effects on the immediate vicinity without incurring undue hardship by the owner.

3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;

Since the land use is not being changed, it will not impede on neighboring properties' development and improvement.

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

There is no proposed change to utilities, access roads, drainage or necessary facilities. These have already adequately been provided.

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5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in public streets; and

There is no proposed change to the property use and no increase in customer parking. Therefore, there is no anticipated impact on traffic.

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6. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except in each instance as such regulations may be modified by the Village Board pursuant to the recommendation of the Planning and Zoning Commission.

Other than the special use, the development conforms  
to applicable regulations of the C-MU district.

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

Amendment  Concept  Preliminary  Final

**RECEIVED**  
APR 03 2017  
PLANNING DIVISION

## I. DESCRIPTION OF PROJECT:

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

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

B. Total Number of Buildings: 1

C. Total Gross Floor Area: 4,120 square feet

D. Height of tallest building (including antennas, hvac, etc.): 23'-0" feet

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

F. Estimated start of construction: Late Summer 2017

G. Estimated time to complete development: 12 weeks  
Attach a phasing schedule, if applicable.

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

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

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

## II. OPERATIONAL CONSIDERATIONS

A. Anticipated hours of operation: 8:30am am/pm to 6:00pm am/pm

B. Anticipated number of employees: 8 total 6 per shift 2 number of shifts

C. Estimated number of customers: 100 daily \_\_\_\_\_ peak hour (peak hours are between 12pm and 5pm)

D. If there is any additional information about the proposed development or its operation that may affect the site development, address as part of the narrative.

### III. FINANCIAL CONSIDERATIONS

A. Estimated annual gross sales of general merchandise subject to sales tax for this project (includes 1% local share of state tax and 1% home rule tax):

Gross Sales (General)		Tax Rate		General Sales Tax
	X	2%	=	\$ n/a

B. Estimated annual gross sales subject to food and beverage (F & B) tax for this project (food prepared on premises and alcoholic beverages consumed on premises). See article 13-7 of the Hoffman Estates Municipal Code for detailed definition:

Gross Sales (F & B)		Tax Rate		F & B Tax
	X	2%	=	\$ n/a

C. Estimated Annual Hotel Tax: 365 Days X

Estimated Average Room Rate		Number of rooms		Occupancy Percentage		365 Days		Tax Rate		Hotel Tax
	X		X		X		X	6%	=	\$ n/a

D. Other tax/revenue:  
(Entertainment tax = 6%, etc.)

		Rate		Tax
	X		=	\$ n/a

E. Estimated Annual Telecommunications (TC) Tax:

Estimated Yearly Phone Bill		Tax Rate		TC tax
	X	6%	=	\$ n/a

F. Current assessment of the property: \$1.9M

G. Estimated value of Construction: \$800K

H. Will this project result in any unusual expenditure of public funds or requirements for public services in anyway?  Yes  No

If yes, please address as part of the narrative.

#### IV. TRAFFIC CONSIDERATIONS

##### A. Parking

1. Total number of parking spaces to be provided:

Employees: 8 Customers/Visitors: 22 Handicapped: 2 existing Total: 30 existing

2. When is the peak parking period for this project?

Friday afternoons

3. Will this project share parking spaces with other businesses?  Yes  No

If yes, please address as part of the narrative.

##### B. Traffic

1. Estimated number of vehicles entering and exiting this site during the peak one hour period between 4:00 p.m. and 6:00 p.m. 44

2. Will there be any other peak traffic times for this project?  Yes  No

If yes, give the time(s) of day and traffic volume: Saturday mornings

3. Will this project contain a drive through?  Yes  No (Existing Drive-Through to remain)

If yes, the project narrative should address order processing time, projected stacking demand, and other details to explain the operation.

##### C. Deliveries

1. The project plan submittal should include turning templates to show all routes to be used for making deliveries to and from site. Is this plan included?  Yes  No (Existing site improvements to remain)

2. How often will deliveries be made on site? weekly

2. What is the frequency and time period expected for deliveries?  
Building Supplies Delivery: weekly during off business hours  
Cash Delivery: as-needed, typically during off business hours

3. What is the largest delivery vehicle to be used and its size?

Vehicle Type	Size	check	
Single Unit truck	30 ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Intermediate Semitrailer	50 ft.	<input type="checkbox"/>	<input type="checkbox"/>
Large Semitrailer	55 ft.	<input type="checkbox"/>	<input type="checkbox"/>
Other		<input type="checkbox"/>	<input type="checkbox"/>

If the delivery truck used fits into the "Other" category, please specify type, size and turning radius: \_\_\_\_\_  
\_\_\_\_\_

- D. Any additional site related traffic information not covered above?  Yes  No  
If yes, please address as part of the narrative.

## V. RECYCLING AND GREEN INITIATIVES

- A. Article 9 of The Municipal Code of the Village of Hoffman Estates requires that businesses maintain an effective recycling program. Address any unique recycling plans as part of the project narrative.
- B. The Village supports and promotes sustainability. Please address any planned green or sustainability initiatives as part of the narrative.
- C. Do you anticipate submitting this project for LEED certification (or any other similar certifications)?  Yes  No  
If yes, please address as part of the narrative.

## VI. GENERAL CONSIDERATIONS

- A. Please list examples of similar uses (including name and location) in the area that can be used for comparison by the Village:
- Existing site was previously a Fifth Third Bank
  - Chase Bank: 2555 W Golf Rd, Hoffman Estates, IL 60169
  - Citibank: 2550 Sutton Rd, Hoffman Estates, IL 60192
- B. Will this project contain any noise generators that will adversely affect surrounding areas?  
Yes  No   
If yes, please address as part of the narrative.

- C. Is there anything included in this project that may be sensitive to surrounding noise generators?  
Yes  No

If yes, please address as part of the narrative.

- D. Do you intend to apply for a liquor license?  Yes  No

If yes, please contact the Village Clerk's Office at 847.781.2625

- E. Will this project contain a cafeteria or food service area (in order to determine applicability of a sewer and water surcharge)? Yes  No

If yes, please address as part of the narrative.

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

Please contact the Planning Division with any questions:

Email: [planning@hoffmanestates.org](mailto:planning@hoffmanestates.org)

Address: 1900 Hassell Road  
Hoffman Estates, IL 60169

Phone: 847.781.2660

Fax: 847.781.2679





April 3, 2017

Daniel Ritter  
Assistant Planner  
Village of Hoffman Estates  
Planning Department  
1900 Hassell Road  
Hoffman Estates, IL 60169

Re: Chase Bank - Higgins and Route 59  
Project Narrative

Mr. Ritter:

The attached Planning and Zoning Commission Site Plan Addendum Application is being submitted for a proposed Chase Bank at the existing building previously occupied by Fifth Third Bank located at 4653 W. Higgins Road, Hoffman Estates.

The subject property is currently improved with an existing retail banking center with attached drive-through lanes. The current zoning is C-MU Commercial Mixed Used District.

Chase is requesting a Special Use permit to allow a financial institution to occupy an existing one-story freestanding building within the C-MU district. As this building was previously used by Fifth Third Bank for a similar use, the special use should not have a detrimental effect on the mix of retail and non-retail uses in the immediate area. The design of the building is such that the building can be adapted for a different use in the future.

The proposed project includes interior modifications to more closely align the building to Chase's retail banking functions and corporate standards. Proposed exterior work includes the replacement of the "tower" element and entrance at the main (east) façade, recladding the drive-through canopy, infilling the existing drive-through window and night depository opening, replacing drive-through equipment, and new signage and awnings. The existing brick and stone exterior finishes will remain. The proposed changes attempt to integrate elements of the existing design, including matching materials and profiles.

From a traffic perspective, Chase will keep the existing drive-through configuration as-is. Two of the existing drive-through lanes will be served by ATMs and the third lane will be dedicated for after hour deposits. Per Chase's internal stacking guidelines, there is a maximum number of three cars per ATM lane. If the demand is greater, Chase will add future ATMs as needed.

As it relates to recycling and green initiatives, Chase has a building "green" initiative to use environmentally friendly materials and products. In addition, Chase has a paper recycling program that is internal to their process with minimal waste.



Chase is aware that some of these exterior changes will require additional review and a Site Plan Addendum. We look forward to speaking with you further about those requirements and will provide necessary information once the best course of action is determined.

For reference, additional banking center information is as follows:

- Lobby Hours of Operation: 8:30 AM – 6 PM Monday-Friday, 8:30 AM—2 PM Saturday
- Drive-through ATM Hours of Operation: 24 hours, 7 Days per week
- Number of Employees: 8

Please feel free to contact me should you have any questions or concerns regarding this application and corresponding requests.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Timothy R. Meseck', is written over a horizontal line.

Timothy R. Meseck  
The Architects Partnership, Ltd.  
Phone: 312-583-9800 x44  
Cell: 414-745-4525



**Randall L. Morrissey**

Vice President

Real Estate Director

Fifth Third Bank

Enterprise Workplace Services

1701 Golf Rd., 8<sup>th</sup> Floor

Rolling Meadows, IL 60008

Phone: 847-354-7206



March 17, 2017

VIA EMAIL

Village of Hoffman Estates  
1900 Hassell Road  
Hoffman Estates, IL 60305

Re: Fifth Third Bank Property – Sale to Chase Bank  
4653 West Higgins Road  
Hoffman Estates, IL

Dear Village:

Please let this letter serve as confirmation of the following:

1. Fifth Third Bank is the current owner of the above-captioned property.
2. Fifth Third Bank hereby authorizes Chase Bank and The Architects Partnership, Ltd. to pursue their zoning and entitlements thru the Village for a Chase Bank at the above-captioned property.

Let me know if there are any questions.

Sincerely,

FIFTH THIRD BANK

By: \_\_\_\_\_

Randall L. Morrissey

Vice President

Randy.Morrissey@53.com

3



Doc#: 1022255019 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 08/10/2010 12:58 PM Pg: 1 of 6

This instrument was prepared by:  
Laurence B. Dobkin, Esq.  
Greenberg Traurig, LLP  
77 W. Wacker Drive  
Suite 3100  
Chicago, Illinois 60601



Upon recording return to:  
Michael P. Sullivan  
Pedersen & Houpt, P.C.  
161 North Clark Street  
Suite 3100  
Chicago, Illinois 60601

Above Space for Recorder's Use

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED made on this 6<sup>th</sup> day of August, 2010, by **W2001 VHE REALTY, L.L.C.**, a Delaware limited liability company, which has its principal place of business at 6011 Connection Drive, Irving, Texas 75039 ("Grantor") to **FIFTH THIRD BANK**, an Ohio banking corporation ("Grantee").

**WITNESSETH:**

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration paid to Grantor by Grantee, whose address is c/o Fifth Third Bank, Senior Vice President, Corporate Facilities, Fifth Third Center, 38 Fountain Square Plaza, 10ATA1, Cincinnati, Ohio 45202, the receipt of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee, all of the real property situated in Cook County, Illinois, described in the attached Exhibit "A", together with all improvements attached thereto (collectively, the "Property"), subject only to those encumbrances and exceptions set forth on the attached Exhibit "B" and any Reserved Incentives (collectively, the "Permitted Exceptions").

This conveyance is made and accepted subject to the reservation of any incentives of any kind (collectively, the "Reserved Incentives") negotiated with state and local officials pertaining to the construction of the Shopping Center (as described in the attached Exhibit "C") or the improvements upon the Shopping Center, including the Property, the hiring of employees, property tax abatements, sales tax rebates, and/or any other incentives secured by or may be secured by Grantor in connection with the Shopping Center or the Property. The term "incentive" is to include, but is not limited to, any cost reduction, rebate, or any other negotiated benefit obtained by Grantor.

TO HAVE AND TO HOLD the Property, subject only to the Permitted Exceptions, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, and Grantee's successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND, all and singular, the

CHI 59,940,199.3

1



Property unto Grantee, and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the Property or any part thereof, by, through or under Grantor, but not otherwise.

Grantee hereby expressly assumes and agrees to pay any and all standby fees and taxes for the year 2009 and subsequent years, and subsequent assessments for prior years due to changes in land usage or ownership, subject to the terms of that certain Conditional Lease Termination Agreement of even date herewith by and between Grantor and Grantee.

This Special Warranty Deed may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the date first above written.

GRANTOR:

**W2001 VHE REALTY, L.L.C.,**  
a Delaware limited liability company

By: *Marilyn Franklin*  
Printed Name: **MARILYN FRANKLIN**  
Title: **ASSISTANT VICE PRESIDENT**

STATE OF TEXAS       §  
                                  §  
COUNTY OF Pallas   §

This instrument was acknowledged before me on this the 5<sup>th</sup> day of August, 2010, by Marilyn Franklin, A.U.P. of W2001 VHE REALTY, L.L.C., a Delaware limited liability company, on behalf of said limited liability company.

*Keri Youstra*  
Notary Public



REAL ESTATE TRANSFER TAX
0120650
FP 103046



REAL ESTATE TRANSFER TAX
0241300
FP 103043

**EXHIBIT "A"**

LOT 2 IN POPLAR CREEK CROSSING RESUBDIVISION #1, BEING A RESUBDIVISION OF LOT 2 IN POPLAR CREEK CROSSING SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 33, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION THEREOF RECORDED MAY 12, 2010 AS DOCUMENT NUMBER 1013244050, IN COOK COUNTY, ILLINOIS.

NON-EXCLUSIVE EASEMENT FOR INTERNAL ACCESS AS CREATED BY THE PLAT OF POPLAR CREEK CROSSING RECORDED JUNE 28, 2007 AS DOCUMENT NUMBER 071792201 AND BY THE OPERATION AND EASEMENT AGREEMENT DATED FEBRUARY 23, 2005, RECORDED FEBRUARY 25, 2005 AS DOCUMENT NUMBER 0505645134, IN COOK COUNTY, ILLINOIS.

PINs: 01-33-103-003-0000 and 03-33-301-004-0000

Send future tax bills to:

Fifth Third Bank  
MD GRM8E Corp. Fac.  
1701 Golf Road  
Rolling Meadows, IL 60008

NEW PIN AFTER 2011 DIVISION: 01-33-301-006-0000

A-1

CHI 59,940,199.3

**EXHIBIT "B"****PERMITTED EXCEPTIONS**

1. Second installment real estate taxes for the year 2009 and subsequent years, subject to the terms of that certain Conditional Lease Termination Agreement dated as of August 6, 2010 and recorded August 10, 2010 as Document Number 1022255018 by and between W2001 VHE Realty, L.L.C. and Fifth Third Bank.
2. Terms, conditions and obligations as set forth in that certain Conditional Lease Termination Agreement made by and between W2001 VHE Realty, L.L.C. and Fifth Third Bank dated as of August 6, 2010 and recorded August, 2010 as Document Number 1022255018
3. Agreement made by Natural Pipeline Company America, et al., recorded September 6, 2007 as Document No. 0724909027 and the terms and conditions thereof.
4. Public Utility and Ingress and Egress Easements in favor of Commonwealth Edison Company, AT&T, Illinois, aka SBC, Illinois Gas Company and the Village of Hoffman Estates over the North 20 feet, Easterly 26.50 feet (+ or -) and Westerly and Southerly 16.50 feet (+ or -), with an additional 10-foot public utility easement extending as a 10-foot rectangle from the aforesaid Southerly easement as set forth on the Plat of Poplar Creek Crossing recorded June 28, 2007 as Document Number 0717922001 and as further set forth as Declaration Regarding Existing Easements and Utility Lines on the Plat of Poplar Creek Crossing Resubdivision #1 recorded May 12, 2010 as Document Number 1013244050.
5. Building setback line over the North 20 feet of the property in question as set forth on the Plat of Poplar Creek Crossing Resubdivision #1 recorded May 12, 2010 as Document Number 1013244050.
6. Terms, provisions, conditions and easements as set forth in that certain Operation and Easement Agreement made between W2001 VHE Realty, L.L.C. and Target Corporation, recorded February 25, 2005 as Document Number 0505645134.
7. Village easement provisions as set forth on the Plat of Poplar Creek Crossing Resubdivision #1.
8. Utility easement provisions for serving the subdivision and other property with electric service and communication service is granted to Commonwealth Edison Company and AT&T Illinois and Northern Illinois Gas Company as set forth on the Plat of Poplar Creek Crossing Resubdivision #1.
9. Supplemental Agreement dated August 6, 2010 and recorded as Document Number 1022255018 by and between VHE REALTY, L.L.C. and SLEVIN CAPITAL INVESTMENTS, INC.

B-1

CHI 59,940,199.3

**EXHIBIT "C"****Legal Description of Shopping Center****GRANTOR PARCEL**

LOT 1 IN POPLAR CREEK CROSSING RESUBDIVISION #1, BEING A RESUBDIVISION OF LOT 2 IN POPLAR CREEK CROSSING SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 33, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION THEREOF RECORDED MAY 10, 2010 AS DOCUMENT NUMBER 1013244050, IN COOK COUNTY, ILLINOIS.

**CITIBANK PARCEL**

LOT 3 IN POPLAR CREEK CROSSING RESUBDIVISION #1, BEING A RESUBDIVISION OF LOT 2 IN POPLAR CREEK CROSSING SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 33, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION THEREOF RECORDED MAY 10, 2010 AS DOCUMENT NUMBER 1013244050, IN COOK COUNTY, ILLINOIS.

**TARGET PARCEL**

THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 33, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 33; THENCE NORTH 00 DEGREES 16 MINUTES 14 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 33, FOR A DISTANCE OF 459.54 FEET TO A POINT LOCATED ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROUTE 72, AS RECORDED IN DOCUMENT 12059405 AND REFERRED TO IN THE PLAT OF SURVEY AS DOCUMENT 12647596 IN COOK COUNTY, ILLINOIS; THENCE SOUTH 69 DEGREES 21 MINUTES 20 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF STATE ROUTE 72, FOR A DISTANCE OF 52.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 69

C-1

CHI 59,940,199.3



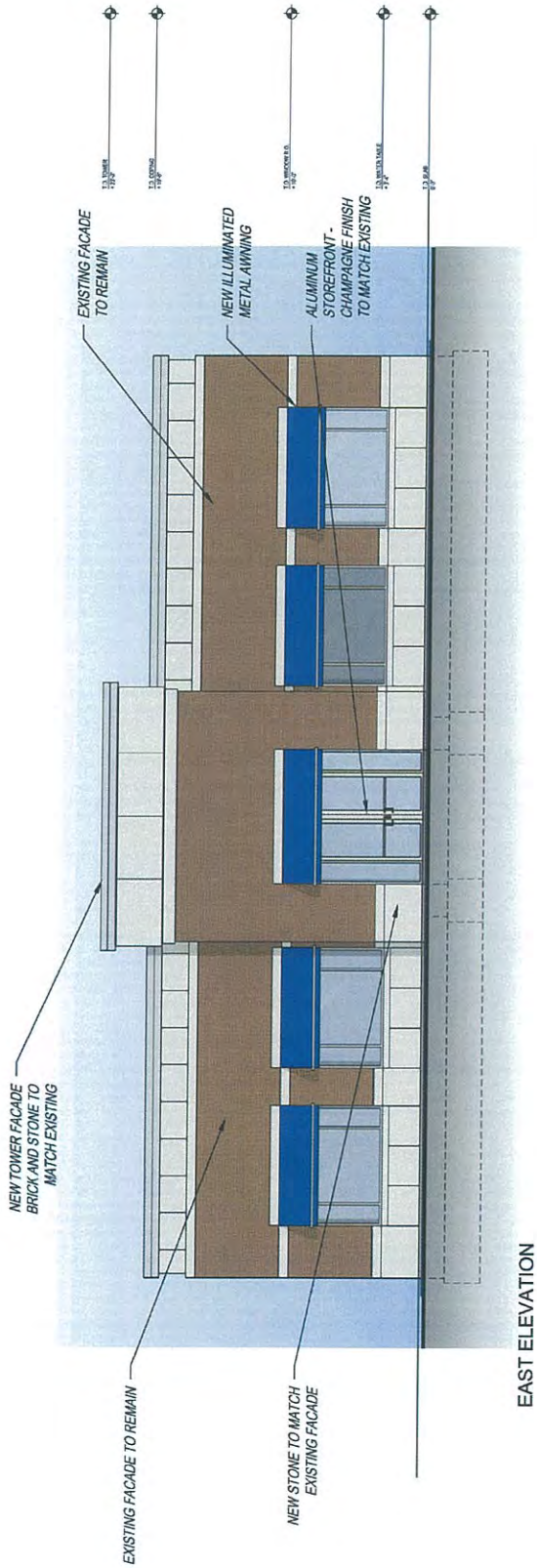
DEGREES 21 MINUTES 20 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 414.82 FEET; THENCE SOUTH 20 DEGREES 41 MINUTES 12 SECONDS WEST, 52.29 FEET; THENCE SOUTH 10 DEGREES 24 MINUTES 12 SECONDS WEST, 30.35 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 12 SECONDS WEST 85.34 feet; THENCE SOUTH 85 DEGREES 52 MINUTES 43 SECONDS EAST; 84.07 FEET; THENCE SOUTH 64 DEGREES 47 MINUTES 29 SECONDS EAST, 83.92 FEET; THENCE SOUTH 69 DEGREES 12 MINUTES 52 SECONDS EAST, 119.22 FEET TO A NON-TANGENTIAL POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 215.00 FEET, A CHORD BEARING OF SOUTH 82 DEGREES 44 MINUTES 44 SECONDS EAST, AN ARC LENGTH OF 99.22 FEET TO A NON-TANGENTIAL POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 200.00 FEET, A CHORD BEARING OF SOUTH 15 DEGREES 58 MINUTES 31 SECONDS EAST, AN ARC LENGTH OF 111.94 FEET TO A NON-TANGENTIAL POINT OF CURVATURE; THENCE ALONG AN ARC TO THE RIGHT WITH A RADIUS OF 290.10 FEET, A CHORD BEARING OF SOUTH 19 DEGREES 17 MINUTES 49 SECONDS EAST, AN ARC LENGTH OF 114.35 FEET TO A NON-TANGENTIAL POINT OF CURVATURE; THENCE ALONG AN ARC TO THE RIGHT WITH A RADIUS OF 1344.16 FEET, A CHORD BEARING OF SOUTH 02 DEGREES 24 MINUTES 26 SECONDS EAST, AN ARC LENGTH OF 307.02 FEET TO A NON-TANGENTIAL POINT; THENCE NORTH 89 DEGREES 52 MINUTES 48 SECONDS WEST, 26.14 FEET; THENCE NORTH 86 DEGREES 20 MINUTES 00 SECONDS WEST, 59.00 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 18 SECONDS WEST, 304.51 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 12 SECONDS EAST; 187.94 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 48 SECONDS WEST, 57.52 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 12 SECONDS EAST, 36.85 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 58 SECONDS WEST, 214.66 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 02 SECONDS EAST, 20.00 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 01 SECONDS WEST, 199.35 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE NORTH 00 DEGREES 03 MINUTES 49 SECONDS WEST ALONG SAID WEST LINE 259.14 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 41 SECONDS EAST, 35.00 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 19 SECONDS WEST, 334.67 FEET; THENCE NORTH 06 DEGREES 25 MINUTES 13 SECONDS EAST, 117.83 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

C-2

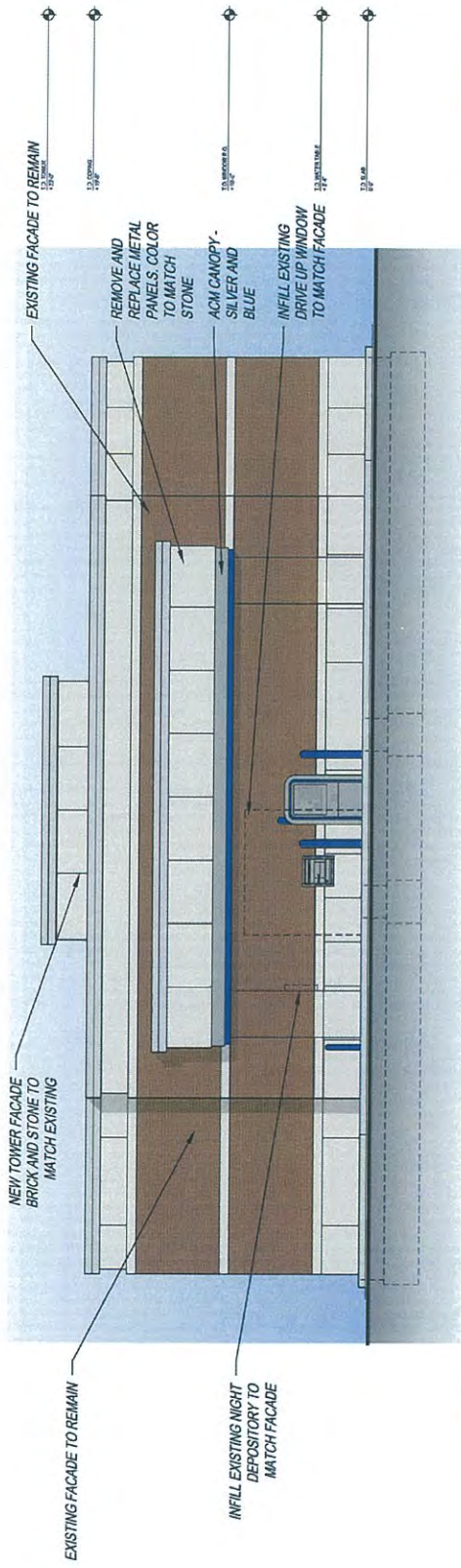
CHI 59,940,199.3







EAST ELEVATION



WEST ELEVATION (WITH DRIVE-UP CANOPY)



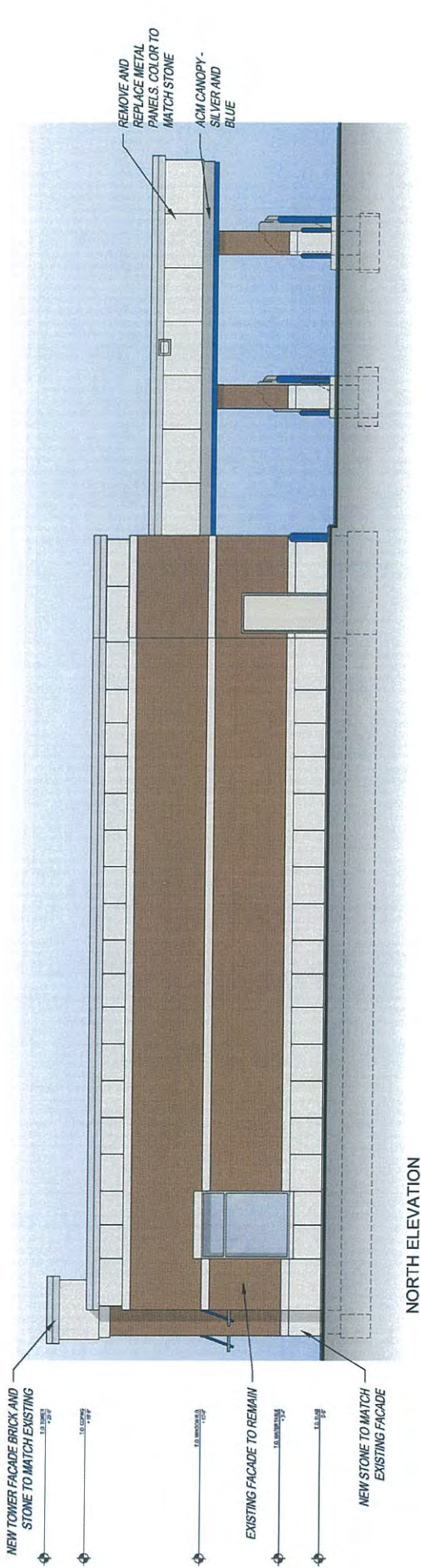
HIGGINS RD. & ROUTE 59  
4853 W. Higgins Road  
Hoffman Estates, IL 60192

ARCHITECTURAL EXTERIOR ELEVATIONS

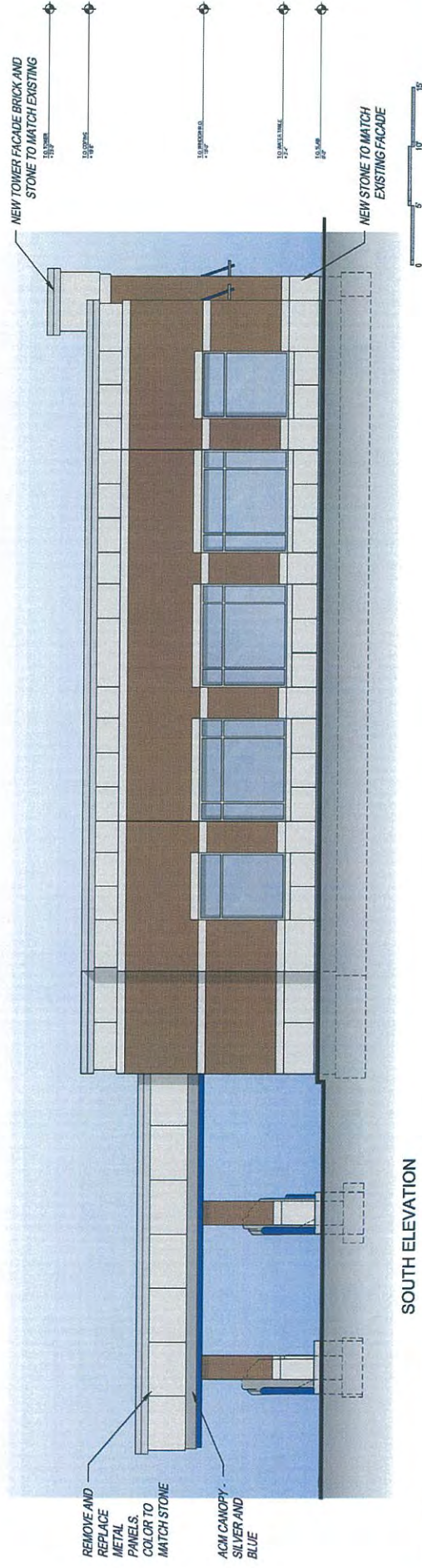
FEBRUARY 24, 2017

Architect/Designer  
The Architects Partnership  
200 South Michigan Avenue  
Suite 1020  
Chicago, IL 60604  
t: 312.583.9800  
www.tapchicago.com  
TAP Project Number: 16362





NORTH ELEVATION



SOUTH ELEVATION



**HIGGINS RD. & ROUTE 59**  
 4653 W. Higgins Road  
 Hoffman Estates, IL 60192

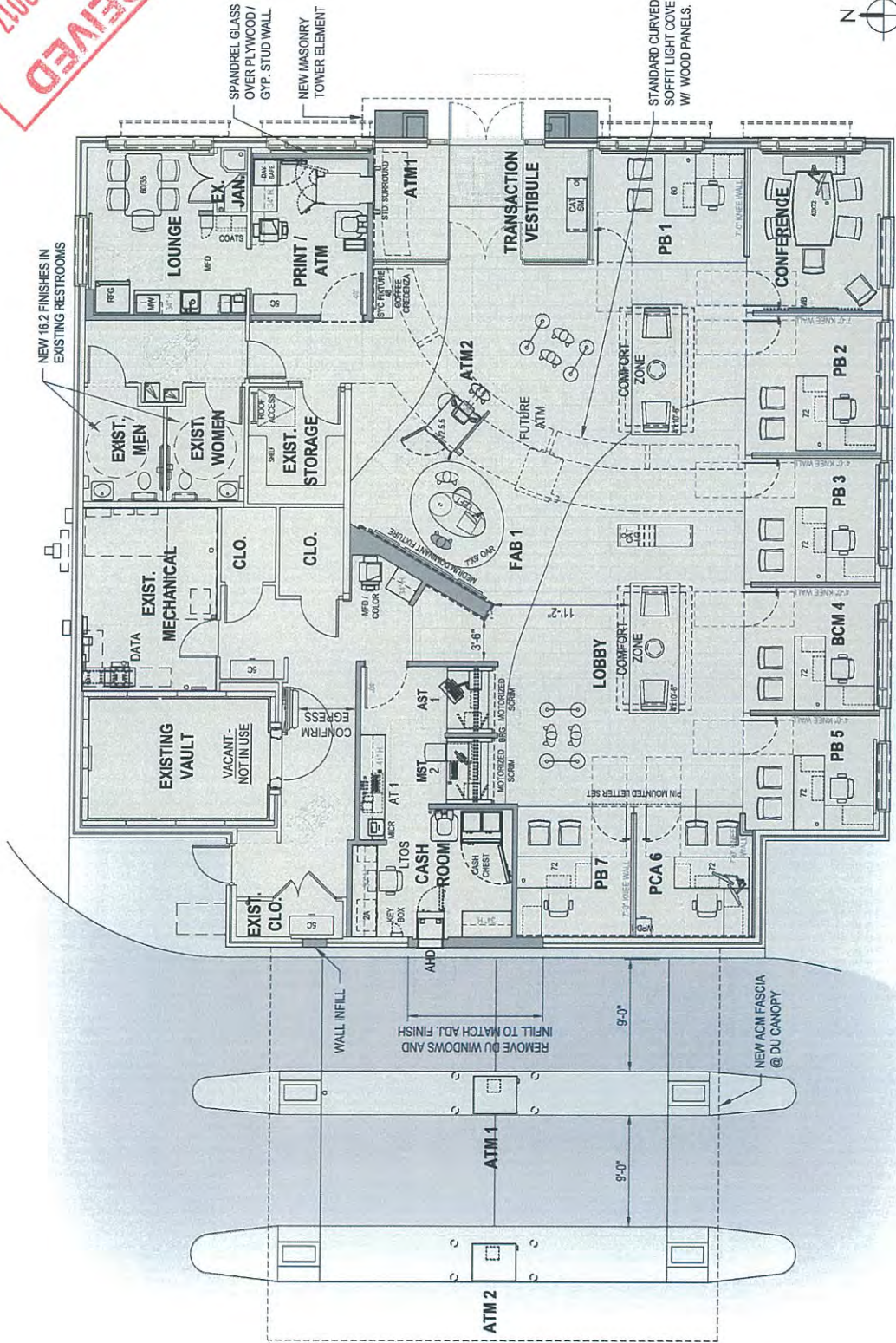
**ARCHITECTURAL EXTERIOR ELEVATIONS**

FEBRUARY 24, 2017



Architect/Designer  
 The Architects Partnership  
 200 South Michigan Avenue  
 Suite 1020  
 Chicago, IL 60604  
 t: 312.583.9800  
 www.tapchicago.com  
 TAP Project Number: 16362

RECEIVED  
 APR 03 2017  
 PLANNING DIVISION



Architect/Designer  
 The Architects Partnership  
 200 South Michigan Avenue  
 Suite 1020  
 Chicago, IL 60604  
 t: 312.583.9800  
 www.lapchicago.com  
 TAP Project Number: 16362

## ARCHITECTURAL SITE PLAN

MARCH 31, 2017

CHASE

HIGGINS AND ROUTE 59

4653 W Higgins Rd  
 Hoffman Estates, IL 60192

# CHASE



**#4653**  
**Higgins & Route 59**  
**4653 West Higgins Rd.**  
**Hoffman Estates, IL 60192**



**Signtech™**  
4444 Federal Blvd, San Diego, CA 92102  
Phone: (619) 527-5100 / Fax: (619) 527-5111  
signtech.com



**JP Morgan Chase Bank**  
**#4653**

Higgins & Route 59  
4653 West Higgins Rd.  
Hoffman Estates, IL 60192

Initial Date: 02/14/17  
Salesperson: Arthur Navarro  
Coordinator: Tracey L. Pighierri  
Designer: Andrew Sana  
Scale: As noted

### CUSTOMER APPROVAL

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

**COPY, COLORS & SIZES**

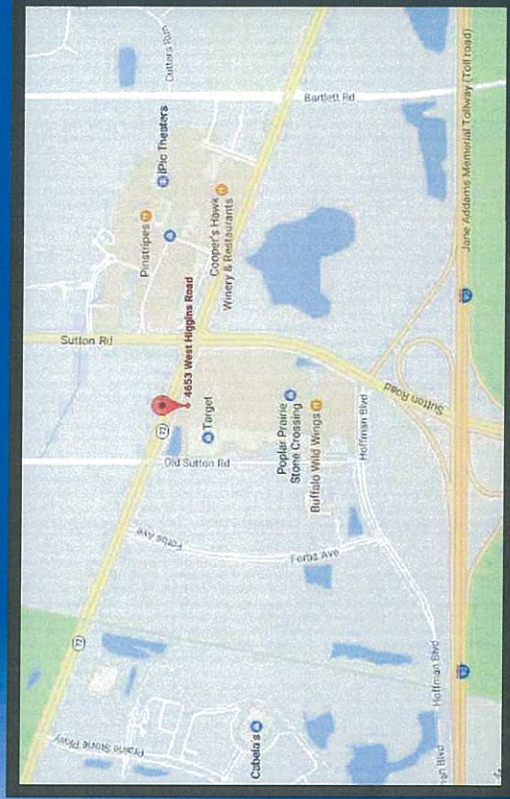
Signtech does NOT provide primary electrical to sign location -  
**RESPONSIBILITY OF OTHERS!**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

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Drawing Number: 17-00415

Project ID: CHASE\_4653\_1





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 signtech.com



**JP Morgan Chase Bank  
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 Scale: As noted

**CUSTOMER APPROVAL**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

**COPY, COLORS & SIZES**

Signtech does NOT provide primary electrical to sign location - **RESPONSIBILITY OF OTHERS!**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

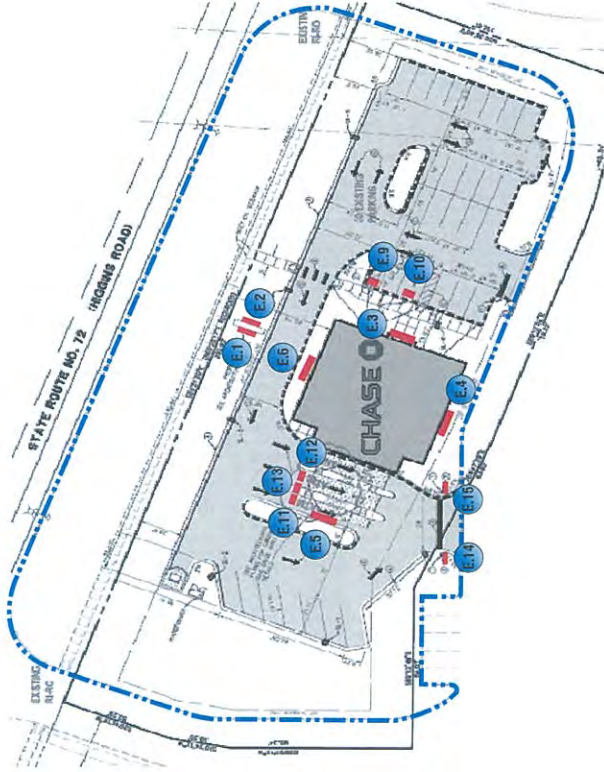
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Drawing Number: 17-00415

Project ID: CHASE\_4653\_1

**Sign Legend / Site Plan**

Page No. 2 R6 - 3.30.17



DATE 2/28/17



SITE PLAN SCALE: 1/64" = 1'-0"

**EXTERIOR SIGN LEGEND - ALLOWED**

Elevation	Sign No.	Sign Type	Description	Sq.Ft.
	E.1	CUSTOM PANEL	Custom MT Tenant Panel	5.4
	E.2	CUSTOM PANEL	Custom MT Tenant Panel	5.4
East	E.3	LIF-WBO-24	24" White Channel Letters and Logo	36.9
South	E.4	LIF-WBO-24	24" White Channel Letters and Logo	36.9
West	E.5	LIF-BLK-24	24" Black Channel Letters and Logo	36.9
North	E.6	LIF-WBO-24	24" White Channel Letters and Logo	36.9
	E.7	NONE	REMOVED FROM SCOPE OF WORK	
	E.8	NONE	REMOVED FROM SCOPE OF WORK	
	E.9	TC-P-ADA-IL-V-RE	Post Mount Handicap Stall Sign - Van Accessible	
	E.10	TC-P-ADA-IL-RE	Post Mount Handicap Stall Sign	
	E.11	DU-C-R	ATM Lane Designator	
	E.12	DU-C-R	ATM Lane Designator	
	E.13	TC-Q-W	Clearance Sign	
	E.14	CUSTOM TC-P-H-RE	Post Mount DOT Standard Do Not Enter Sign	
	E.15	CUSTOM TC-P-H-RE	Post Mount DOT Standard Do Not Enter Sign	
	E.16	COMING SOON	Coming Soon Banner	
East	E.28	AWN-WU-M	Illuminated Metal Awning	
East	E.29	AWN-WU-M	Illuminated Metal Awning	
East	E.30	AWN-WU-M	Illuminated Metal Awning	
East	E.31	AWN-WU-M	Illuminated Metal Awning	
East	E.32	AWN-WU-M	Illuminated Metal Awning	

Total Proposed Sq Ft	158.4
Total Allowable Sq Ft	800
Difference	641.6



AERIAL SITE PLAN NOT TO SCALE





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 signitech.com



**JP Morgan Chase Bank  
 #4653**

Higgins & Route 59  
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 Hoffman Estates, IL 60192

Initial Date: 02/14/17  
 Salesperson: Arthur Navarro  
 Coordinator: Tracey L. Pichlerri  
 Designer: Andrew Serna  
 Scale: As noted

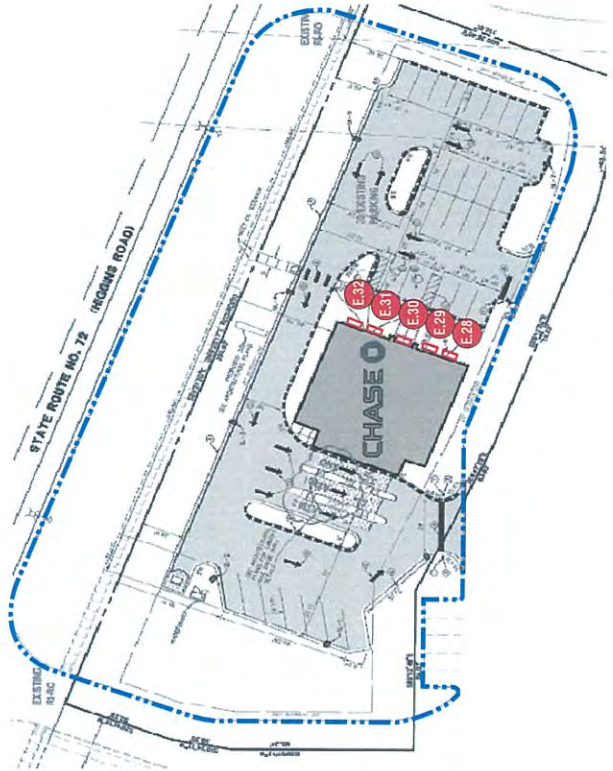
**CUSTOMER APPROVAL**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
**COPY, COLORS & SIZES**

Signitech does NOT provide primary electrical to sign location - **RESPONSIBILITY OF OTHERS!**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
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Drawing Number: 17-00415  
 Project ID: CHASE\_4653\_1



DATE 2/17



SITE PLAN SCALE: 1/64" = 1'-0"

**EXTERIOR SIGN LEGEND - REQUIRES ADDITIONAL APPROVAL**

Elevation	Sign No.	Sign Type	Description	Sq.Ft.
East	E-28	AWN-WU-M	Illuminated Metal Awning	
East	E-29	AWN-WU-M	Illuminated Metal Awning	
East	E-30	AWN-WU-M	Illuminated Metal Awning	
East	E-31	AWN-WU-M	Illuminated Metal Awning	
East	E-32	AWN-WU-M	Illuminated Metal Awning	



AERIAL SITE PLAN NOT TO SCALE





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 signtech.com



**JP Morgan Chase Bank  
 #4653**

Higgins & Route 59  
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**CUSTOMER APPROVAL**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
 COPY, COLORS & SIZES

Signtech does NOT provide primary electrical to sign location - **RESPONSIBILITY OF OTHERS!**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
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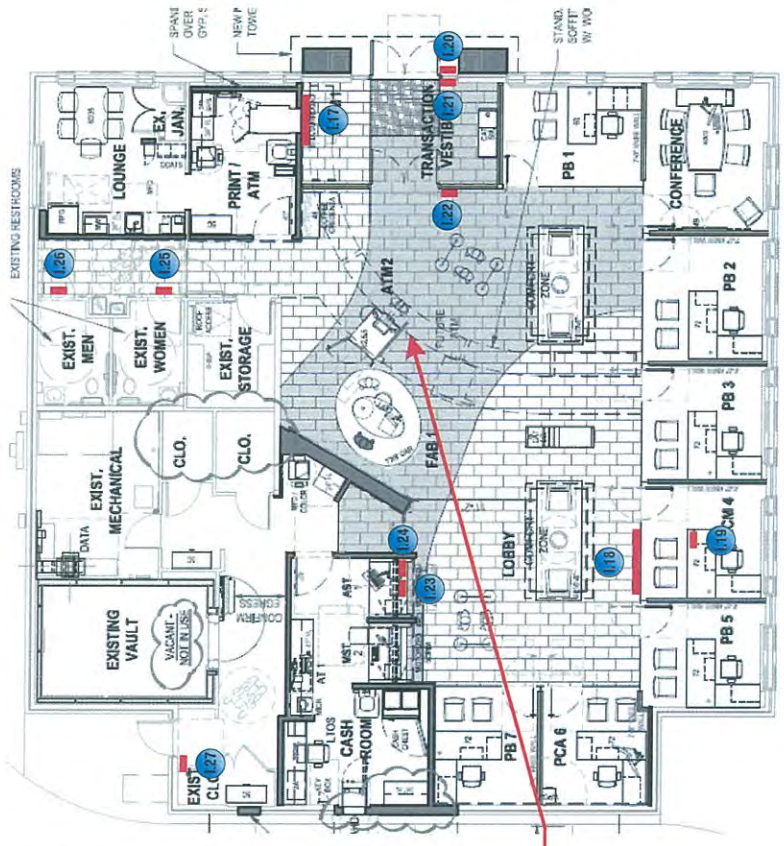
Drawing Number: 17-00415  
 Project ID: CHASE\_4653\_1

**Floor Plan**

Page No. 5 R6 - 3.30.17

**INTERIOR SIGN LEGEND**

Elevation	Sign No.	Sign Type	Description	Sq.Ft.
	I.17	SUR-TTW-U	Universal ATM Surround	
	I.18	CPC-SSPL-3.5	CPC Non-Illuminated Stainless Steel Letterset	
	I.19	CPC-TTS-10-RE	CPC Table Top Sign	
	E.20	ADA-EP	ADA Accessible Entrance Plaque	
	I.21	ADA-EX	ADA Exit Plaque	
	I.22	ADA-EX	ADA Exit Plaque	
	I.23	ADA-TW	ADA Accessible Teller Window Plaque	
	I.24	ADA-TW-ALS	ADA Accessible Teller Assistance Listening Window Plaque	
	I.25	ADA-RRW-A-C	ADA Accessible Women's Restroom Plaque Set	
	I.26	ADA-RRM-A-C	ADA Accessible Men's Restroom Plaque Set	
	I.27	ADA-EEX	ADA Emergency Exit Plaque	



**NH e-ATM SIDE PANELS  
 TO BE PROVIDED BY MFR**



**FLOOR PLAN** SCALE: 3/32" = 1'-0"

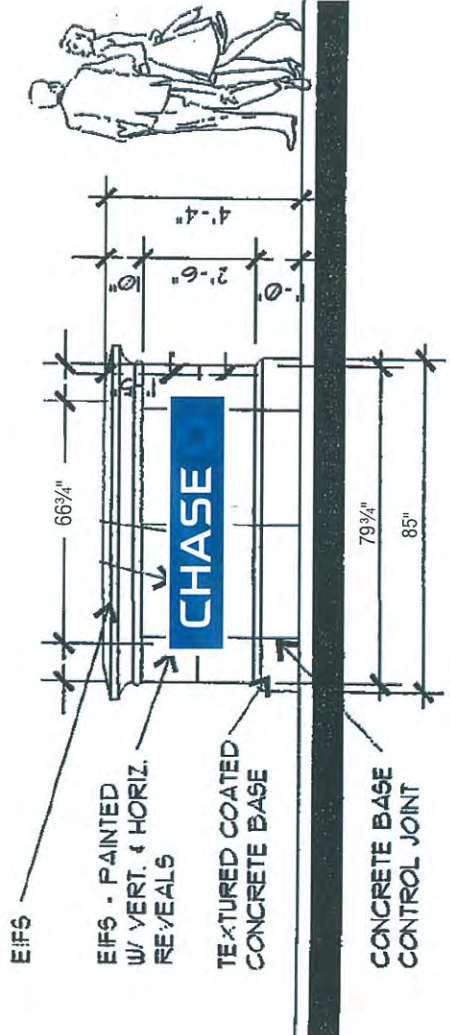
DATE: 2/3/17

# SIGNAGE OVERVIEW



E.1 E.2  
**SIGN TYPE LIH-WB0-10**  
**INSTALLED TO BOTH FACES OF EXISTING D/F MONUMENT**

MANUFACTURE AND INSTALL TWO (2) FABRICATED ALUM. TENANT PANELS W/ PUSH-THRU LETTERS AND LOGO



**Signitech™**  
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 signitech.com



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 Designer: Andrew Sana  
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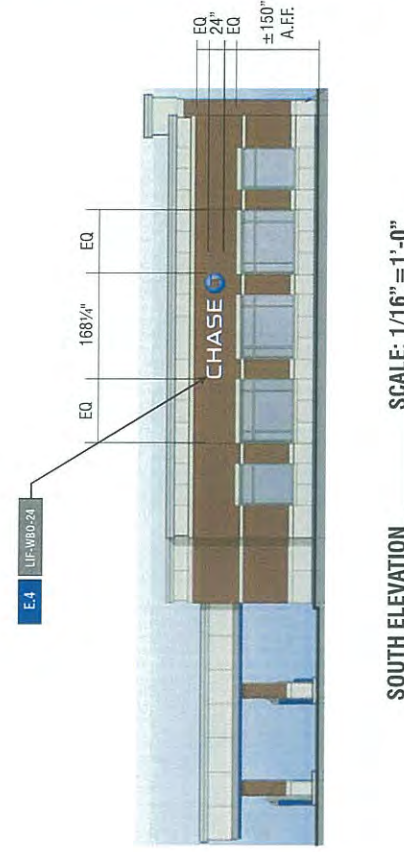
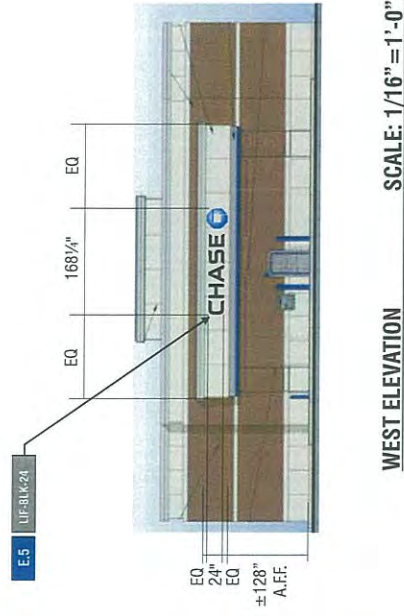
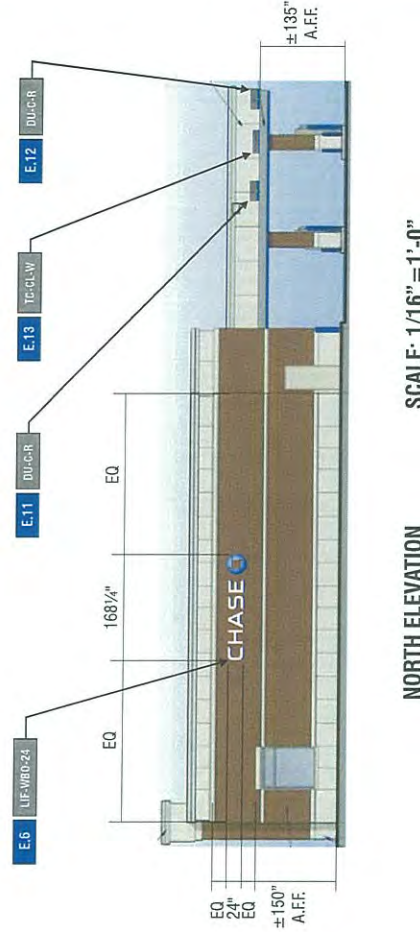
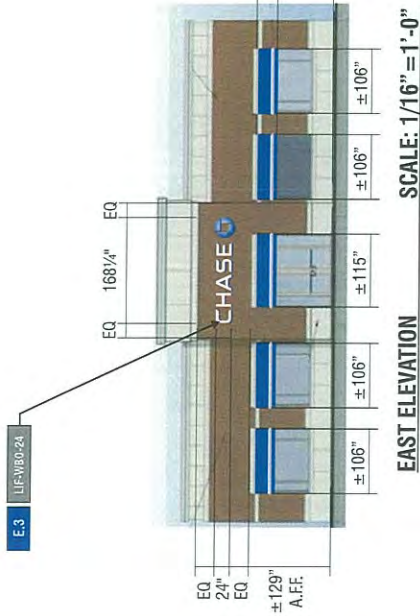
**CUSTOMER APPROVAL**  
 Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
 COPY COLORS & SIZES

Signitech does NOT provide primary electrical to sign location - **RESPONSIBILITY OF OTHERS!**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
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 Drawing Number: 17-00415  
 Project ID: CHASE\_4653\_1

**Exterior Elevations**  
 Page No. 6 R6 - 3.30.17

# SIGNAGE OVERVIEW



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**JP Morgan Chase Bank**  
 #4653

Higgins & Route 59  
 4653 West Higgins Rd.  
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Initial Date: 02/14/17  
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 Coordinator: Tracey L. Pichierri  
 Designer: Andrew Sena  
 Scale: As noted

## CUSTOMER APPROVAL

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
 COPY, COLORS & SIZES

Signtech does NOT provide primary  
 electrical to sign location -  
**RESPONSIBILITY OF OTHERS!**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
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 without their prior written approval.

Drawing Number: 17-00415  
 Project ID: CHASE\_4653\_I

Exterior Elevations

**SIGNAGE OVERVIEW - ADDITIONAL APPROVAL REQUIRED**



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 Phone: (619) 827-6100 / Fax: (619) 827-6111  
 signtech.com



**JP Morgan Chase Bank  
 #4653**

Higgins & Route 59  
 4653 West Higgins Rd.  
 Hoffman Estates, IL 60192

Initial Date: 02/14/17  
 Salesperson: Arthur Navarro  
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 Designer: Andrew Sana  
 Scale: As noted

**CUSTOMER APPROVAL**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

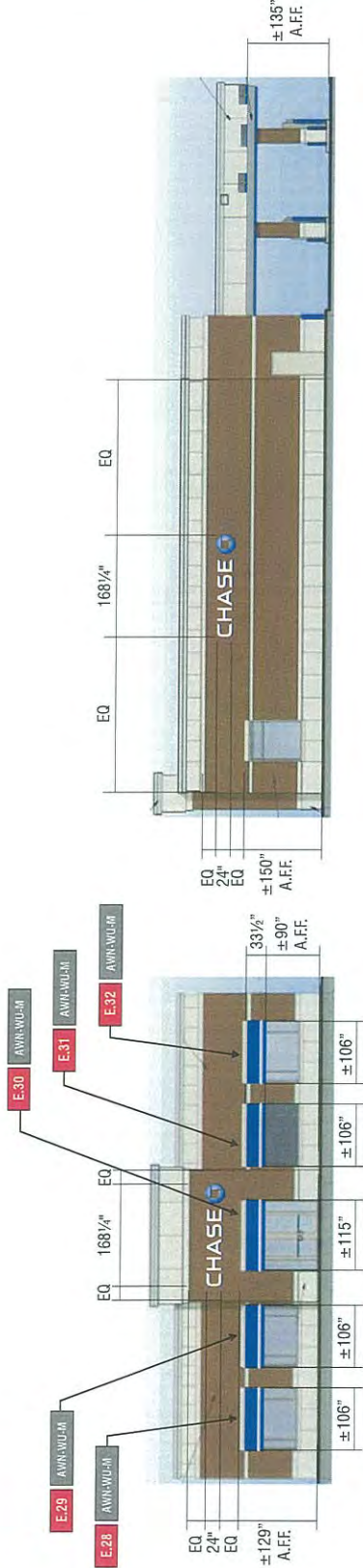
**COPY COLORS & SIZES**

Signtech does NOT provide primary electrical to sign location - **RESPONSIBILITY OF OTHERS!**

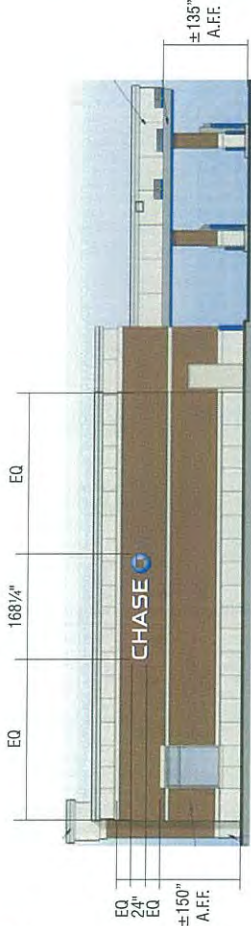
Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
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Drawing Number: 17-00415

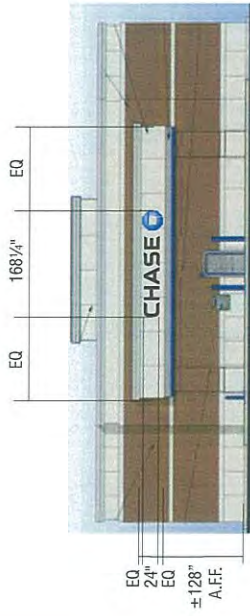
Project ID: CHASE\_4653\_1



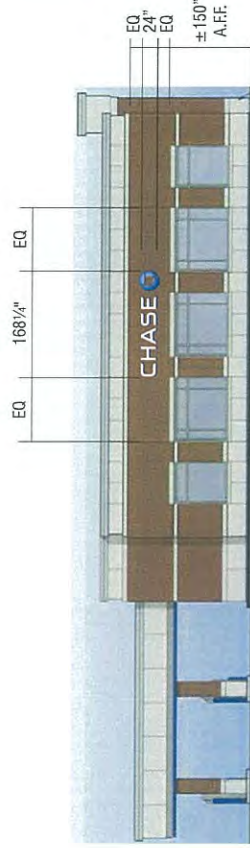
**EAST ELEVATION SCALE: 1/16" = 1'-0"**



**NORTH ELEVATION SCALE: 1/16" = 1'-0"**

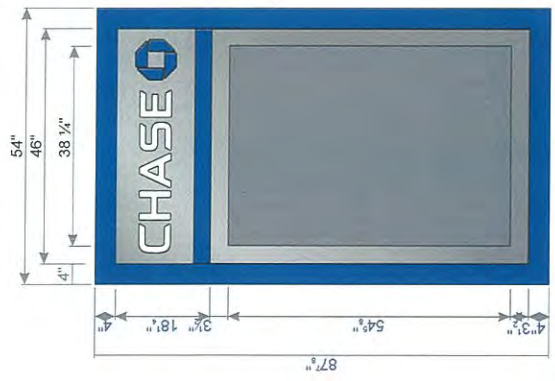


**WEST ELEVATION SCALE: 1/16" = 1'-0"**



**SOUTH ELEVATION SCALE: 1/16" = 1'-0"**

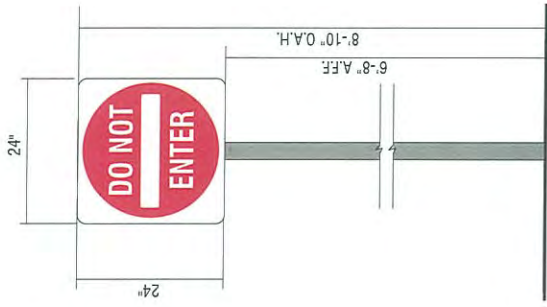
# SIGNAGE OVERVIEW



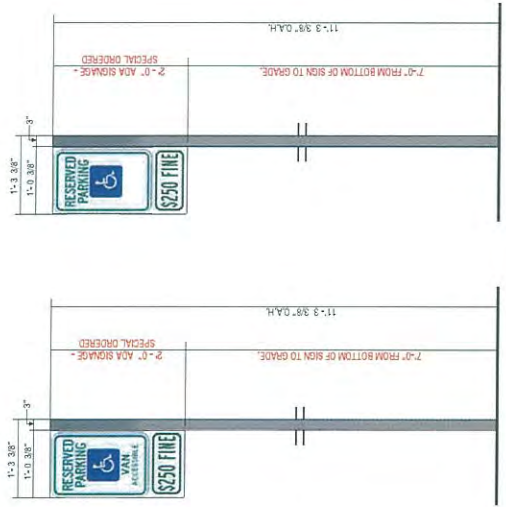
**I.17** SIGN TYPE SUR-TTWU



**MH-eATM PANELS TO BE PROVIDED BY MFR.**



**E.14** SIGN TYPE CUSTOM TD-PH-RE  
**DOT STANDARD SIGN FACE ON 3" POST**



**E.10** SIGN TYPE TC-P-ADA-IL-RE

**Signtech™**  
4444 Federal Blvd. San Diego, CA 92102  
Phone: (619) 527-5100 / Fax: (619) 527-4111  
signtech.com

MEMBER OF  
**W.S.A.**  
**ICA**  
**CESA**

**JP Morgan Chase Bank**  
**#4653**

Higgins & Route 59  
4653 West Higgins Rd.  
Hoffman Estates, IL 60192

Initial Date: 02/14/17  
Salesperson: Arthur Navarro  
Coordinator: Tracey L. Pichlerri  
Designer: Andrew Sena  
Scale: As noted

### CUSTOMER APPROVAL

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
**COPY COLORS & SIZES**

Signtech does NOT provide primary electrical to sign location -  
**RESPONSIBILITY OF OTHERS!**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
This design is the exclusive property of Signtech and is not to be reproduced in any part, without their prior written approval.

Drawing Number: 17-00415  
Project ID: CHASE\_4653\_1

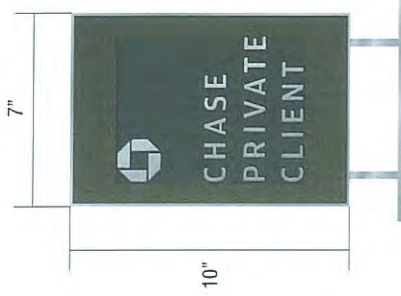
## SIGNAGE OVERVIEW



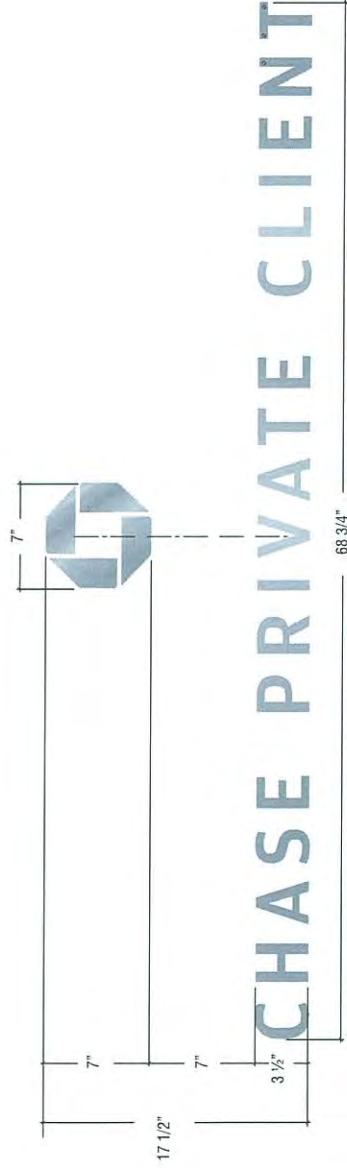
**E.16**

**SIGN TYPE** COMING SOON SIGN

**MANUFACTURE ONE (1) D/F CONSTRUCTION / TEMPORARY SITE SIGN**



**I.19** CPC-TTS-10-RE



**FRONT VIEW** SCALE: N.T.S.

**I.18** CPC-SSPL-3.5-NI

**Note:**  
It is the responsibility of the General Contractor to coordinate the final "Coming Soon" sign location with the Village of Hoffman Estates prior to erecting the temporary signage.



**Signitech**<sup>SM</sup>

4444 Federal Blvd., San Diego, CA 92102  
Phone: (619) 527-6100 / Fax: (619) 527-6111  
signitech.com



**JP Morgan Chase Bank**  
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Designer: Andrew Sana  
Scale: As noted

### CUSTOMER APPROVAL

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
**COPY COLORS & SIZES**

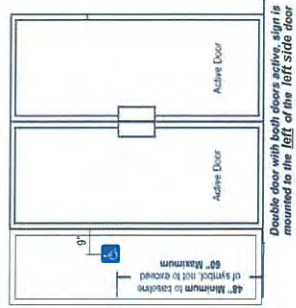
Signitech does NOT provide primary electrical to sign location -  
**RESPONSIBILITY OF OTHERS!**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
This design is the exclusive property of Signitech and cannot be reproduced in whole or in part without their prior written approval.

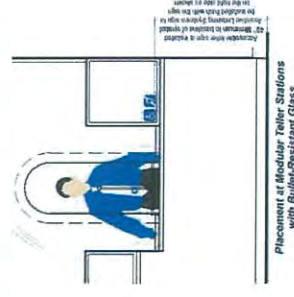
Drawing Number: 17-00415  
Project ID: CHASE\_4653\_1



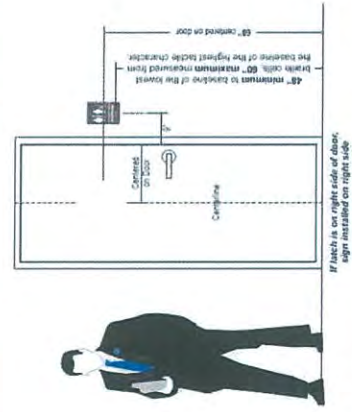
# SIGNAGE OVERVIEW



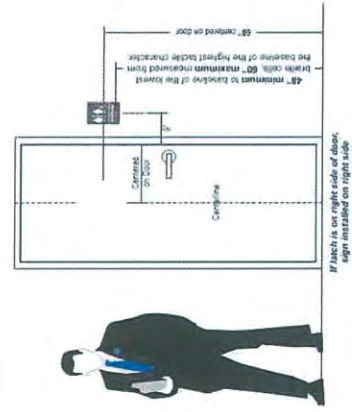
**E-20**  
SIGN TYPE ADA-EP ACCESSIBILITY PLAQUE



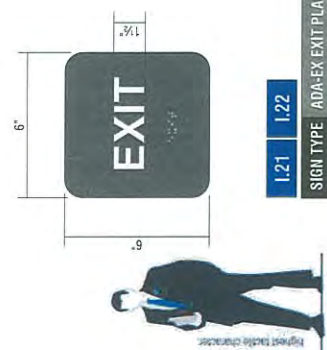
**I-23**  
SIGN TYPE ADA-TW ACCESSIBLE TELLER PLAQUE



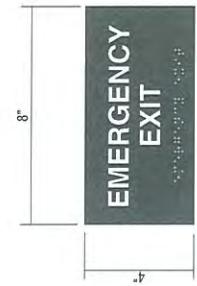
**I-25**  
SIGN TYPE ADA-RRW-AC ACCESSIBLE WOMEN RESTROOM SET



**I-26**  
SIGN TYPE ADA-RRM-AC ACCESSIBLE MEN RESTROOM SET



**I-21** **I-22**  
SIGN TYPE ADA-EX EXIT PLAQUE



**I-27**  
SIGN TYPE ADA-EE-EX EMERGENCY EXIT



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signtech.com



**JP Morgan Chase Bank**  
#4653

Higgins & Route 59  
4653 West Higgins Rd.  
Hoffman Estates, IL 60192

Initial Date: 02/14/17  
Salesperson: Arthur Navarro  
Coordinator: Tracey L. Piclierri  
Designer: Andrew Sana  
Scale: As Noted

**CUSTOMER APPROVAL**

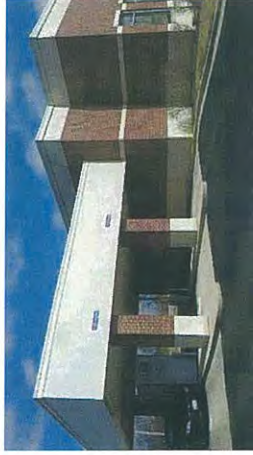
Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
COPY, COLORS & SIZES

Signtech does NOT provide primary electrical to sign location - **RESPONSIBILITY OF OTHERS!**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
This sign is the exclusive property of Signtech and cannot be reproduced in any form without their prior written approval.

Drawing Number: 17-00415  
Project ID: CHASE\_4653\_1

**EXISTING CONDITIONS**



**Signitech™**  
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 Phone: (619) 827-5100 / Fax: (619) 827-8111  
 signitech.com



**JP Morgan Chase Bank  
 #4653**

Higgins & Route 59  
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 Hoffman Estates, IL 60192

Initial Date: 02/14/17  
 Salesperson: Arthur Navarro  
 Coordinator: Tracey L. Pichler  
 Designer: Andrew Sana  
 Scale: As noted

**CUSTOMER APPROVAL**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

**COPY, COLORS & SIZES**

Signitech does NOT provide primary  
 electrical to sign location -  
**RESPONSIBILITY OF OTHERS!**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
 This design is the exclusive property of Signitech  
 and cannot be reproduced in whole or in part  
 without their prior written approval.

Drawing Number: 17-00415

Project ID: CHASE\_4653\_1

**Existing Conditions**



**CUSTOMER APPROVAL**

Customer

**COPY, COLORS & SIZES**

This design is the exclusive property of Signtech and cannot be reproduced in whole or in part, without their prior written approval.

**NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Planning and Zoning Commission of the Village of Hoffman Estates will hold a public hearing at the request of JP/Morgan Chase (applicant/contract purchaser) and Fifth Third Bank (property owner) to consider a special use under the Zoning Code to permit a financial institution on the property located at 4653 W Higgins Road. A site plan amendment for facade changes will also be considered.

P.I.N.s: 01-33-301-006-0000  
The hearing will be held on Wednesday, May 3, 2017 at 7:00 p.m. in the Hoffman Estates Municipal Building, 1900 Hassell Road, Hoffman Estates, IL.  
Eva Combs, Chairperson  
Planning and Zoning Commission  
Published in Daily Herald  
April 18, 2017 (4469915)

**CERTIFICATE OF PUBLICATION**

**Paddock Publications, Inc.  
Daily Herald**

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora, Glenview

County(ies) of Cook, Kane, Lake, McHenry  
and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published April 18, 2017 in said **DAILY HERALD**.

IN WITNESS WHEREOF, the undersigned, the said **PADDOCK PUBLICATIONS, Inc.**, has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

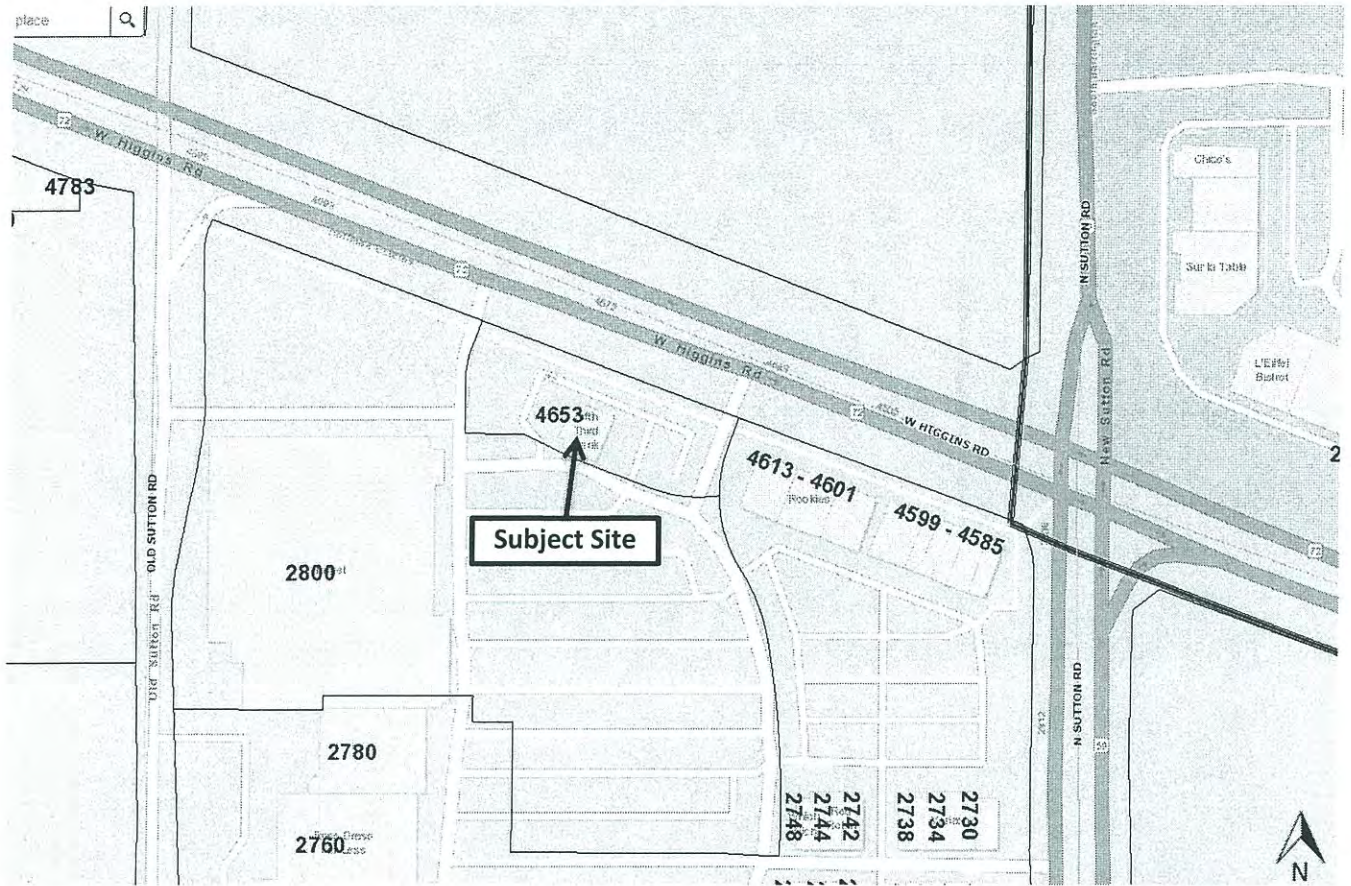
**PADDOCK PUBLICATIONS, INC.  
DAILY HERALD NEWSPAPERS**

BY *Daula Baizyn*  
Authorized Agent

Control # 4469915

4653 West Higgins Rd

P.I.N. 01-33-301-006-0000



April 2017  
Village of Hoffman Estates  
Planning Division



**Chase Bank  
4653 West Higgins Road**



0 45 90 Feet



Planning Division  
Village of Hoffman Estates  
April 2017



# VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT NO.: 2017017P

PROJECT NAME: ROHRMAN TEMPORARY VEHICLE STORAGE

PROJECT ADDRESS/LOCATION: 125 & 155 W. HIGGINS ROAD

PUBLIC HEARING    
YES NO

REZONING  MASTER SIGN PLAN  SPECIAL USE  VARIATION

SITE PLAN AMENDMENT  PLAT

MEETING DATE: MAY 3, 2017

STAFF ASSIGNED: DANIEL RITTER

## REQUESTED MOTION

Request of Rohrman Auto Group (Owner) to consider a special use under Section 9-8-2-C-9 of the Zoning Code to permit temporary vehicle storage on the properties located at 125 W. Higgins Road and 155 W. Higgins Road.

INCLUDES RECOMMENDED CONDITIONS    
YES NO

ACRES: 2.8 & 3.4 (APPROXIMATE)	ZONING DISTRICT: B-2, Community Business District	
ADJACENT	NORTH: Various Commercial, Zoned B-2	SOUTH: Single Family, Zoned R-8
PROPERTIES:	EAST: Jiffy Lube & Valli Plaza, Zoned B-2	WEST: Village Green Apts, Zoned A-1

## BACKGROUND

In December 2016 it was brought to the attention of Village Staff that Rohrman Auto Group had begun to store vehicles at the 125 & 155 W. Higgins Road sites without prior approval. Rohrman Auto Group, who is also the owner of the properties, was notified that special use approval was required for this use of the property. To address this non-approved use the owner applied for a Special Use permit.

In 2011, prior to Rohrman Auto Group's purchase of the properties, Zeigler Chrysler Dodge Jeep was approved for a special use for temporary vehicle storage at one of the sites (125 W. Higgins Road). This approval was for 6 months and was extended for a 6 month period in February 2012 at their request. In the past, the Village has approved a few similar short-term vehicle storage uses at various vacant dealership sites. Both properties have been generally vacant since approximately 2014 when Rohrmax (used car sales) left, however in 2016 both sites were used by Schaumburg Toyota temporarily as their main dealership while they remodeled their nearby site located in Schaumburg.

## **PROPOSAL**

The petitioners are proposing to temporarily store vehicles at 125 and 155 W. Higgins Road, two former car dealership sites. Rohrman Auto Group, currently has a surplus of vehicles at its nearby suburban locations and needs an off-site location to store vehicles. Both properties are owned by Rohrman Auto Group and will be used strictly for vehicle storage. No sales, test drives or other business will be conducted on site and customers will not be at the location. Security will be handled by Rohrman staff which will be on the site periodically throughout the day.

Vehicles will be stored throughout the two sites. Vehicle storage will only take place in legally striped parking spots. The drive aisles throughout the sites are required to remain open and unobstructed to allow for fire trucks or other vehicles to comfortably navigate around the properties and buildings. Required ADA parking is also required to remain free from vehicle storage.

## **SPECIAL USE – ZONING CODE SECTION 9-8-2-C-9**

The subject properties are commercial and zoned B-2, Community Business District.

The public hearing prior to this request included the addition of a special use category for “All other uses not heretofore cited” to section 9-5-11-G-12 of the Zoning Code which would cover this use, pending approval from the Village Board.

Section 9-1-18-I of the Zoning Code (Standards for a Special Use) states: “No special use shall be recommended by the Planning and Zoning Commission unless said Planning and Zoning Commission shall find:

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided;
5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in public streets; and
6. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except in each instance as such regulations may be modified by the Village Board pursuant to the recommendation of the Planning and Zoning Commission.

The petitioner has provided a written response to these standards in their submittal.



## **NOTIFICATION**

Standard notification letters have been sent to surrounding properties within 300 feet and no comments have been received.

## **STAFF SUMMARY**

Similar requests for temporary vehicle storage have been granted in the past in the Village, typically for 6 months at a time, with an overall limit of a year and a half. A special use is required for these types of uses because vehicle storage by itself is not a permitted use of the property by the Village's Zoning Code. Vehicle storage is permitted as an accessory use to the sale and service of new or used vehicles, thus the reason why the previous Toyota and Saturn dealerships did not require special use approval.

The properties and parking lot were designed for vehicle storage to happen in conjunction with auto sales and service operations. The parking and site access is generally setup for vehicle storage to happen safely and in compliance with other Village codes. The request for vehicle storage on the properties on a temporary basis will help to ensure the properties remain marketable for a car dealership or permitted use in the future. By allowing vehicles to be stored on a temporary basis, the building and site can continue to be marketed for another car dealership, which is the intended and best use for the properties. Staff has recommended a number of conditions to ensure that the properties would maintain code compliance, function properly and have safe emergency vehicle access.

## **RECOMMENDED CONDITIONS**

If the Planning & Zoning Commission finds that the Standards for a Special Use have been met, staff recommends the following condition:

1. Approval of the Special Use shall be based on the application materials submitted by the petitioner for this request.
2. This special use shall be valid for six months from the Village Board approval. The petitioner shall have the ability to request up to two additional six-month extensions, for no more than twelve additional months with Village Board approval.
3. Transport vehicles shall not be permitted to park or stage on Higgins Road to unload vehicles.
4. No customers or sales activity shall be allowed at this location.
5. No salvage vehicles may be stored at the sites. All vehicles must be in operable condition.
6. No vehicles may be stored in approved accessible (handicap) parking spots.
7. Vehicles may only be stored in legally stripped parking spaces or areas specifically approved by the Department of Development Services. Fire Department and emergency access shall be maintained to the building and site at all times.

8. Violations of any conditions or parking plan shall be subject to issuance of a citation. Any additional violations shall result in automatic revocation of the special use permit.

Attachments:   Petitioner's Application & Submittals  
                      Legal Notice  
                      Location Map  
                      Staff Exhibit – Aerial Photo



VILLAGE OF HOFFMAN ESTATES  
PLANNING AND ZONING  
GENERAL APPLICATION\*

RECEIVED  
APR 05 2017  
PLANNING DIVISION

- Special Use for VEHICLE STORAGE       Rezoning from \_\_\_\_\_ to \_\_\_\_\_
- Variation:     Commercial     Residential     Sign
- Plat (Subdivision & Others):     Preliminary     Final
- Site Plan:     Amendment     Concept     Preliminary     Final
- Master Sign Plan:     Amendment

Other: \_\_\_\_\_

\* ADDENDUM MATERIALS ARE REQUIRED FOR SPECIFIC REQUESTS  
Posting of Notification Sign(s) may be required.  
Specific requirements will be provided when your request is scheduled.

FOR VILLAGE USE ONLY

Hearing Fee 750.00    Check No. 78698    Date Paid 4/5/17  
 Project Number: 2017017P  
 Staff Assigned: Ritter  
 Meeting Date: 5/3/17    Public Hearing: Yes  No   
 Sign Posting Required: Yes  No     Date Sign Posted 4/22/17

PLEASE PRINT OR TYPE

Date: 3-6-17

Project Name: ROHMAN AUTO GRP.

Project Description: VEHICLE DEALERSHIP

Project Address/Location: 125-155 HIGGINS RD.

Property Index No. 07-15-102-023 / 07-15-102-024

Acres: 6    Zoning District: B2

I. Owner of Record

ROBERT V. ROHMANN BRAG  
 Name Company

1100 E. GOLF RD. SCHAUMBURG  
 Street Address City

IL. 60173 847-456-2640  
 State Zip Code Telephone Number

847-908-0509 BATTISTA@ROHMANN.COM  
 Fax Number E-Mail Address

II. Applicant (Contact Person/Project Manager)

MARK BATTISTA BRAG  
 Name Company

1100 E GOLF RD. SCHAUMBURG  
 Street Address City

IL. 60173 847-456-2640  
 State Zip Code Telephone Number

847-908-0509 BATTISTA@ROHMANN.COM  
 Fax Number E-Mail Address

Applicant's relationship to property: P.O.A FOR OWNER OF RECORD.

III. Owner Consent for Authorized Representative

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

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

[Signature] P.O.A M.J. BATTISTA  
 Owner Signature Print Name


#### IV. Acknowledgement(s)

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

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

Owner's Signature:  P.O.A

Owner's Name (Please Print): ROBERT V. ROMAN

Applicant's Signature:   
(If other than Owner)

Applicant's Name (Please Print): M.J. BATTISTA

Date: 3-6-17

All requests must be accompanied by the items required and all fees must be paid before the Planning and Zoning Commission can hear any case.

Please contact the Planning Division (located in the Municipal Building) with any questions:


Email: [planning@hoffmanestates.org](mailto:planning@hoffmanestates.org)  
Address: 1900 Hassell Road  
Hoffman Estates, IL 60169  
Phone: (847) 781-2660  
Fax: (847) 781-2679

#### Addendums Attached:

- Special Use
- Rezoning
- Variation
- Plat
- Site Plan
- Master Sign Plan
- Other \_\_\_\_\_

To: Village of Hoffman Estates  
Building and Zoning

Please accept this as our formal request for special use of the properties known as 155 and 125 West Higgins. The relief we are seeking is the storage of vehicles from our Ford Store and Honda Store just a block away while construction is underway. A request was made in 2011 and granted for vehicle storage. This relief will not impact the property or surrounding properties in any way; in fact, the uses will be much less than when the Rohrman group was operating the dealerships. Ingress and egress (all activity) will be limited to 2 to 3 times a day between the hours of 9:00 AM and 6:00 PM.



Mark J. Battista, Director





# VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION SPECIAL USE ADDENDUM



## REQUIRED SUBMITTALS:

- General Application
- \$500 Special Use hearing fee/\$750 for "All Other Uses"
- Legal Description  
Typically found on a tax bill, survey, mortgage documents or deed
- Current Plat of Survey drawn to scale
- A scale drawing of the floor plan and elevations, including windows and door locations.
- A Project Narrative detailing the use, hours of operation, parking demand, etc. Provide relevant plans, studies, and any other documents to support the request.
- A written response to each of the Standards for a Special Use (see below).

*You are responsible for posting a notification sign(s) on your property 10 days before the Planning & Zoning Commission hearing and removing the sign(s) 10 days after final Village Board action. Specific requirements will be provided by Planning Staff.*

**No special use shall be recommended by the Planning and Zoning Commission unless said Commission finds that adequate evidence is provided to meet the Special Use Standards. (Respond to each standard as it applies to your request either below or address on a separate sheet)**

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

**The storage of vehicles won't interfere nor change the  
characteristic of the property because prior use was an  
automobile dealership for the sales and service of new  
and used vehicles. In fact, this use will have less of  
an impact because there will be no daily operations.**

2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

**Same answer as number 1.**

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3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;

**Same as number 1.**

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

**There will be no changes to public or private utilities  
access roads will remain the same; no interference with  
drainage or storm water.**

5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in public streets; and

**There will be much less traffic - ingress and egress  
than the permitted previous use when I was operating  
our two dealerships.**

6. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except in each instance as such regulations may be modified by the Village Board pursuant to the recommendation of the Planning and Zoning Commission.

**This special use will conform to all applicable regulations and will need no special accommodations.**

**This use will have little or no impact on the Village or our surrounding neighbors.**

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# Google Maps 155 W Higgins Rd



Imagery ©2017 Google, Map data ©2017 Google 100 ft

**RECEIVED**  
 APR 05 2017  
 PLANNING DIVISION

# VEHICLE STORAGE

**NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Planning and Zoning Commission of the Village of Hoffman Estates will hold a public hearing at the request of Rohrman Auto Group (Owner) to consider a Special Use request to permit temporary vehicle storage on the properties located at 125 W. Higgins Road and 155 W. Higgins Road.

P.I.N.: 07-15-102-023-0000 & 07-15-102-024-0000

The hearing will be held on Wednesday, May 3, 2017 at 7:00 p.m. in the Hoffman Estates Municipal Building, 1900 Hassell Road, Hoffman Estates, IL.

Eva Combs, Chairperson  
Planning and Zoning Commission  
Published in Daily Herald  
April 18, 2017 (4469916)

**CERTIFICATE OF PUBLICATION**

**Paddock Publications, Inc.**

**Daily Herald**

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora, Glenview

County(ies) of Cook, Kane, Lake, McHenry and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published April 18, 2017 in said **DAILY HERALD**.

IN WITNESS WHEREOF, the undersigned, the said **PADDOCK PUBLICATIONS, Inc.**, has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

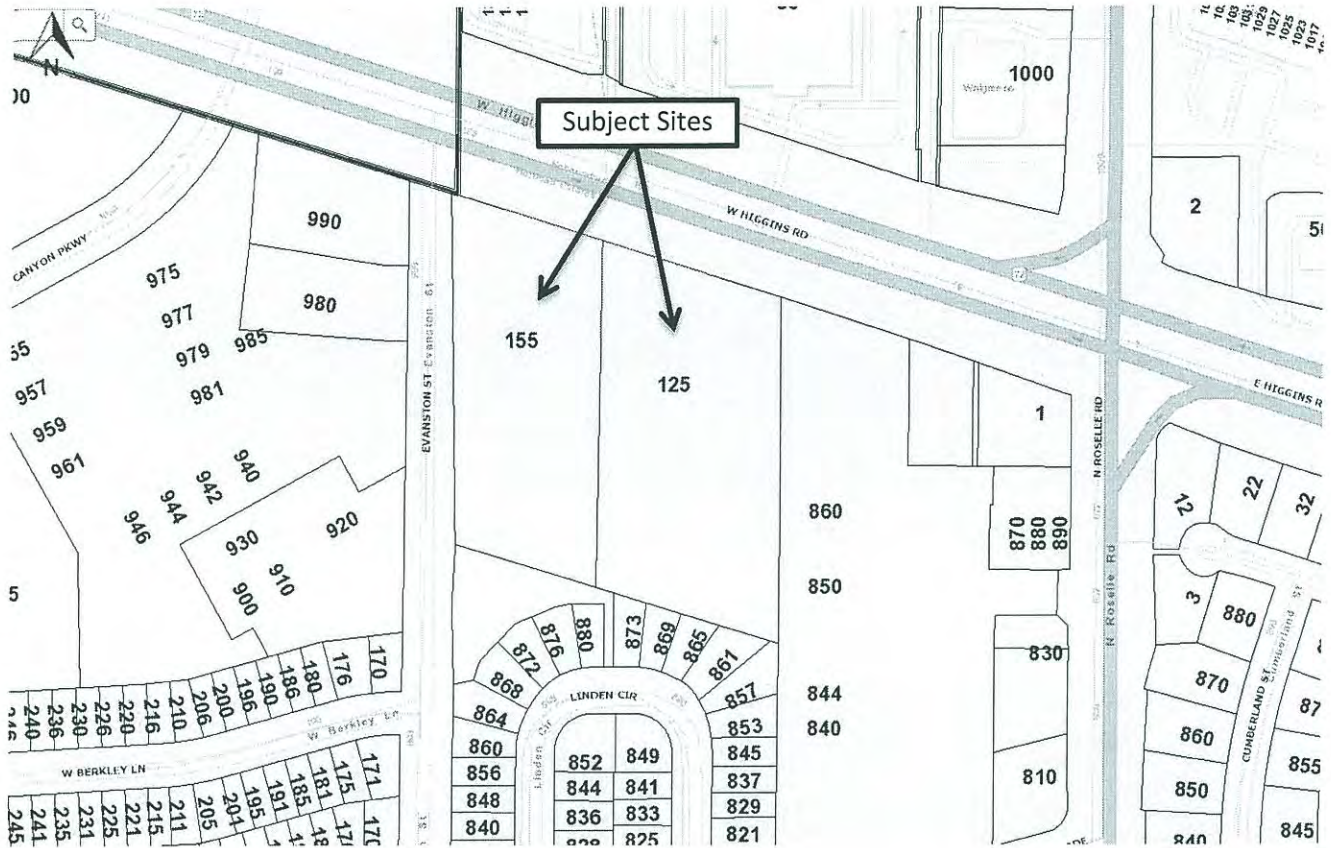
**PADDOCK PUBLICATIONS, INC.**  
**DAILY HERALD NEWSPAPERS**

BY *Laula Baltz*  
Authorized Agent

Control # 4469916

125 & 155 W Higgins Rd

P.I.N.s: 07-15-102-024-0000 &  
07-15-102-023-0000



April 2017  
Village of Hoffman Estates  
Planning Division



# Rohrman Temporary Vehicle Storage 125 & 155 West Higgins Rd



N 0 70 140 Feet



Planning Division  
Village of Hoffman Estates  
April 2017