

MEETING NOTICE

AGENDA

VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION

June 20, 2018

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, June 20, 2018.**

1. Call to Order/Roll Call
2. Approval of Minutes
June 6, 2018
3. Chairperson's Report
4. Old Business
5. New Business

PUBLIC HEARING – Request by James Nelson (owner) for a 1.9' setback variation from section 9-3-6-H of the Zoning Code to permit a 5.1' foot setback instead of the minimum 7 feet for a detached garage at 595 Geronimo Street.

PUBLIC HEARING – Request by Butera Property, LLC (Owner) and Mei Tong Massage, LTD d/b/a Happy Foot (Applicant) for a special use under Section 9-8-2-C-9 to permit a Foot Massage business on the property located at 1007 W. Golf Road in the Hoffman Center Shopping Plaza.

PUBLIC HEARING – Request by Township of Schaumburg (owner) to consider a special use under the Zoning Code Section 9-3-8-L-8 to permit a Governmental Community Information Sign including an electronic message center on the property located at 1 Illinois Boulevard (**To Be Continued to June 27, 2018 PZC Meeting**).

6. Staff Report
7. Adjournment

The next regular Planning and Zoning Commission meeting is scheduled for **Wednesday, June 27, 2018 at 7:00 p.m.**



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT NO.: 2018017R PROJECT NAME: 595 GERONIMO ST – GARAGE SETBACK VARIATION

PROJECT ADDRESS/LOCATION: 595 GERONIMO STREET

PUBLIC HEARING
YES NO

REZONING MASTER SIGN PLAN SPECIAL USE VARIATION
SITE PLAN PLAT

MEETING DATE: JUNE 20, 2018

STAFF ASSIGNED: PARTH JOSHI

REQUESTED MOTION

Request by James Nelson (owner) for a 1.9' setback variation from section 9-3-6-H of the Zoning Code to permit a 5.1' foot setback instead of the minimum 7 feet for a detached garage at 595 Geronimo Street.

INCLUDES RECOMMENDED CONDITION(S)
YES NO

ZONING DISTRICT: R-3, ONE-FAMILY RESIDENTIAL

ADJACENT	NORTH: R-3, ONE-FAMILY RESIDENTIAL	SOUTH: R-3, ONE-FAMILY RESIDENTIAL
PROPERTIES:	EAST: R-3, ONE-FAMILY RESIDENTIAL	WEST: R-3, ONE-FAMILY RESIDENTIAL

APPLICABLE ZONING CODE SECTIONS

Section 9-3-6-H of the Zoning Code states that there shall be not less than seven feet between any dwelling structure and a detached garage.

PROPOSAL

The property currently includes a one-story house with an attached garage. The house was originally constructed with a one-car attached garage. The petitioner is proposing to convert the existing garage into living space along with making interior renovations plus building an addition which includes a new mud room and construct a new 600 square foot detached garage in the rear yard.

The attached garage addition would not meet the 7 feet required setback between the primary structure and a detached garage. The other part of the addition to the house would meet all applicable zoning code requirements. The variation is being requested so that a traditionally sized two-car attached garage can be added to the home and to maximize the living space in conjunction with the bigger size of the family.

VARIATION STANDARDS

Section 9-1-15 of the Zoning Code – *Standards for a Variation* - states that the Planning and Zoning Commission shall not recommend the adoption of a proposed variation unless it finds that the variation meets the Standards for Variations as set forth in the Zoning Code.

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;
 - b. The plight of the owner is due to unique circumstances;
 - c. The variation, if granted, will not alter the essential character of the locality.
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 of 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;
 - 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;
 - c. The purpose of the variation is not based exclusively upon a desire to increase the value of the property;
 - d. The alleged difficulty or hardship has not been based exclusively upon a desire to increase the value of property;
 - 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
 - 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.
3. The Planning and Zoning Commission may recommend to the Village Board that such conditions and restrictions be imposed upon the premises benefited 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.

If this request is approved, the variation ordinance would be granted to the property in perpetuity or until otherwise amended or dissolved by a future ordinance.

NOTIFICATION

Standard notification letters have been sent to surrounding properties within 150 feet and no comments have been received.

STAFF SUMMARY

The proposed variation would allow a 600 square foot detached garage to be 5.1' from the principal structure. The house sits on a corner lot and has strict lot lines with two front yard setbacks. The petitioner's intention to have a bigger garage is to use the structure for storage purposes as well, since building a

Meeting Date: June 20, 2018

storage shed in the future would be extremely difficult due to the setback constraints of the lot. The Zoning Code requires a 7 foot minimum setback for fire and life safety issues. The Zoning code setback is intended to protect the primary structure from fire in case the detached garage caught fire. If the variation is approved, the petitioner will have to make the entrance and west wall of the garage fire resistant to comply with building codes.

One alternative option to avoid the variation request is to make the detached garage size smaller so it can meet the 7 foot setback. The proposed garage size is 600 square foot and making it smaller would compromise the petitioner's intention to use the detached garage for storage purposes. Due to the existing condition of the home which is on a corner lot and has tight lot lines, this property is fairly unique in nature.

RECOMMENDED CONDITIONS

If the Planning & Zoning Commission finds that the standards for a variation have been met, staff recommends the following conditions:

1. The detached garage addition shall be constructed per the size and location included in the petitioner's application materials submitted with this request.
2. Completed building plans are required to be submitted and all staff-level review comments shall be addressed prior to issuance of a building permit.
3. A separate permit must be obtained for the interior remodeling and additions prior to the construction of the detached garage.

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



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING GENERAL APPLICATION*

Special Use for _____ 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 \$175.00 Check No. 1618 Date Paid 05/01/18

Project Number: 2018017R

Staff Assigned: Parth Joshi

Meeting Date: 06/20/18

Public Hearing: Yes No

Sign Posting Required: Yes No

Date Sign Posted

PLEASE PRINT OR TYPE

Date: 4-30-18

Project Name: Nelson 595 Geronimo

Project Description: ^{Building} Garage & expanding kitchen/utility room

Project Address/Location: 595 Geronimo St. Hoffman Estates

Property Index No. 07-15-315-001-0000

Acres: _____ Zoning District: R3

lot : 10, 349 sq-ft.

I. Owner of Record

James R. Nelson N/A
Name Company
595 Geronimo St. Hoffman Estates
Street Address City
IL 601169 847-542-0275
State Zip Code Telephone Number

Fax Number E-Mail Address Jim.nelson.swede@gmail.com

II. Applicant (Contact Person/Project Manager)

James R. Nelson N/A
Name Company
595 Geronimo St. Hoffman Estates
Street Address City
IL 601169 847-542-0275
State Zip Code Telephone Number

Fax Number E-Mail Address Jim.nelson.swede@gmail.com

Applicant's relationship to property: owner

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 _____ to act on my behalf and advise that he/she has full authority to act as my/our representative.

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: Jim Nelson

Owner's Name (Please Print): Jim Nelson

Applicant's Signature: _____
(If other than Owner)

Applicant's Name (Please Print): _____

Date: 4-30-18

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:

- | | |
|---|---|
| <input type="checkbox"/> Special Use | <input type="checkbox"/> Master Sign Plan |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> Variation | |
| <input checked="" type="checkbox"/> Plat | |
| <input checked="" type="checkbox"/> Site Plan | |



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION VARIATION ADDENDUM

Commercial Residential Sign

REQUIRED SUBMITTALS

- General Application
- Variation Hearing Fee: (Checks payable to the Village of Hoffman Estates)
Commercial: \$500.00 per Variation*
Residential: \$175.00
Sign: \$500.00 per Sign
- Legal Description
(Typically found on a tax bill, survey, mortgage documents or deed)
- Current Plat of Survey drawn to scale showing the proposed improvement(s) and distance(s) from existing structures and property lines. For sign variations, ALL signs should be shown and labeled on the plat including the sign(s) for which the variation is being requested.
- A scale drawing of the floor plan and elevations, including windows and door locations.
- A Project Narrative detailing the variation request including whether there are other options that would not require a variation, proposed construction materials, whether removal/relocation of trees, utilities will be required and the estimated total project cost. Include any relevant plans, documents, photos to support the request.
- If any part of your existing and/or proposed use is located in any part of a utility easement, written release(s) from the Village or utility company may be required; contact the Planning Division for information.
- For residential variations only:** You are encouraged to discuss your variation request with your neighbors and have them a Statement of Awareness acknowledging their awareness of your proposal. Statement of Awareness forms can be found on the Village's Planning Documents & Applications webpage or can be provided by Staff.

* *Some commercial requests require the posting of a notification sign(s) on the property 10 days before the Planning & Zoning Commission hearing and removal of the sign(s) 10 days after final Village Board action. Should your request require a notification sign, the specific requirements will be provided by Planning Staff.*

Zoning Code Section 9-1-15-C-2 of the Municipal Code requires that the Planning and Zoning Commission shall, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the applicant have been established by the evidence. (Respond to each standard as it applies to your request either below or address on a separate sheet)

1. The particular physical surroundings, shape of 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.

We live on a very tight corner lot. The frontage is 40ft on both sides of front side of the house. With the restricted lot size in the back yard it does not allow for the strict letter of guidelines to be able to shelter our vehicles from harsh weather, as well as allows for other vehicles once the children in the family become of age to drive. We need every inch of room possible to allow this to be built and completed.

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.

Each lot differs in size, while our lot is on a corner w/ a slanted back yard property line.

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

It is not based exclusively upon a desire to increase the value of property. I also add we will continue to live in this house with our family of 6.

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

It has not been based exclusively upon a desire to increase the value of property. We will continue to live the house once completed, so it will have no affect on the statement above.

1. Since the front "garage" / driveway will not be allowed w/ garage built we lose storage, but will gain with new built garage.

the value of the lot is not being affected by the loss of the front garage / driveway. The value of the lot is determined by the size of the lot and the location of the property. The loss of the front garage / driveway will not affect the value of the lot. The value of the lot is determined by the size of the lot and the location of the property.

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The value of the lot is not being affected by the loss of the front garage / driveway. The value of the lot is determined by the size of the lot and the location of the property.

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.

As you will see with the documents (plat & plans) it will not do any of the above as stated.

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.

As you will see with the documents (plat & plans) it will not do any of the above as stated.

I, Jim Nelson, is requesting a variance on the property of 595 Geronimo St., Hoffman Estates, 60169. I am requesting the variance due to the tight property lines and on a corner lot so not big back yard and trying to utilize my property space in the back as best viable way without wasting space. Due to the family being a size of 7 (we have 5 children), and they now becoming teenagers we would like to give more ample space for them. We currently have 4 bedrooms, of which, 2 of the girls share a bedroom and 2 boys. We would like to convert the current garage/storage space into a bedroom as well as add in a half bath. between the existing room that was already converted to a bedroom previously when I bought the home and the one we would like to add a bedroom in the existing garage. In addition, we would like to expand the kitchen giving us more room for all of the family as well an open concept to enhance the living space so the family could enjoy the extra room. With this it would also expand the laundry room/mud room to give more space for all of the family members to come and go in the room with it out being so small. The final project I would like to add is a detached 2 car garage. Due to the tightness of the property and rear of property on an angle and to be able to fit 2 cars nicely we would like the garage. We would also like it to have storage spacing also to replace the converted garage and the shed that would be removed in the back yard with a garage structure going in its place. With these allowances we would be able to comfortably fit the whole family with respect to their growing up and becoming young adults.

Thank you for your time.

Sincerely,

Jim Nelson

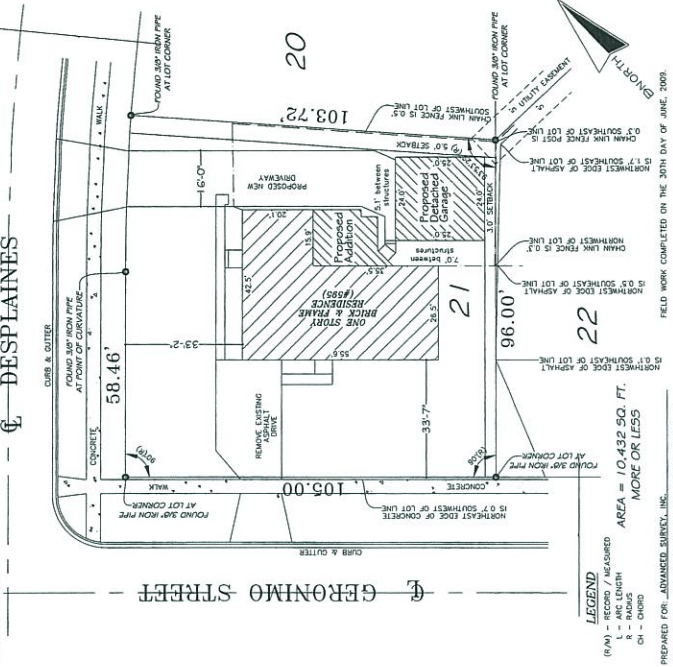
4/17/2018

PLAT OF SURVEY

OF

DESPLAINES

LOT 21, IN BLOCK 54 IN HOFFMAN ESTATES, NUMBER 4, BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1957 AS DOCUMENT # 89097 IN THE OFFICE OF THE RECORDERS OF DEEDS OF COOK COUNTY, ILLINOIS.



LEGEND
 (R/W) - RIGHT OF WAY BOUNDARY
 L - ARC LENGTH
 R - RADIIUS
 CH - CHORD

PREPARED FOR: ADVANCED SURVEY, INC.
 JOB ADDRESS: 558 GERONIMO STREET, HOFFMAN ESTATES, IL
 SELLER/BUYER: -GRADY AS TRUSTEE
 JOB NO. 09-08-0179

NEKOLA SURVEY, INC.
 PROFESSIONAL LAND SURVEYING SERVICES
 604 N. SCHMIDT ROAD, SUITE 203
 BLOOMSBROOK, ILLINOIS 60440
 (630) 226-1530 phone (630) 226-1430 fax

FIELD WORK COMPLETED ON THE 20TH DAY OF JUNE, 2009.
 (STATE OF ILLINOIS)
 (COUNTY OF WILL) SS

NEKOLA SURVEY, INC. DOES HEREBY CERTIFY THAT IT HAS CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF A PROFESSIONAL SURVEYOR AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
 DATED THIS 1ST DAY OF JULY, 2009.

ISS. No. 3923
 LICENSE RENEWAL DATE: 30 NOVEMBER 2010.

LEGEND
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 L - ARC LENGTH
 R - RADIIUS
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Nelson Residence
595 Geronimo
Hoffman Estates, Illinois

Mark D. Vankovich, A.S.
39W186 Hilltop Drive
St Charles Illinois 60175
(630) 875-9914

1/16" = 1'-0"

Proposed Site Plan

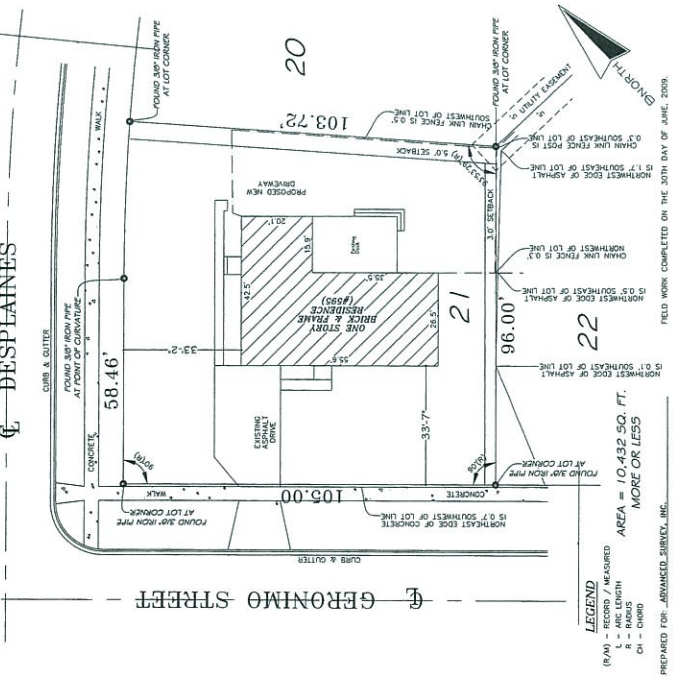
1/16" = 1'-0"

PLAT OF SURVEY

OF

DESPLAINES

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LEGEND
 (R/W) - RIGHT OF WAY BOUNDARY
 L - ARC LENGTH
 R - RADIIUS
 CH - CHORD

PREPARED FOR: ADVANCED SURVEY, INC.
 JOB ADDRESS: 558 GERONIMO STREET, HOFFMAN ESTATES, IL
 SELLER/BUYER: -GRADY AS TRUSTEE
 JOB NO. 09-08-0179

NEKOLA SURVEY, INC.
 PROFESSIONAL LAND SURVEYING SERVICES
 604 N. SCHMIDT ROAD, SUITE 203
 BLOOMSBROOK, ILLINOIS 60440
 (630) 226-1530 phone (630) 226-1430 fax

FIELD WORK COMPLETED ON THE 20TH DAY OF JUNE, 2009.
 (STATE OF ILLINOIS)
 (COUNTY OF WILL) SS

NEKOLA SURVEY, INC. DOES HEREBY CERTIFY THAT IT HAS CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF A PROFESSIONAL SURVEYOR AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
 DATED THIS 1ST DAY OF JULY, 2009.

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 JOB NO. 09-08-0179

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 (COUNTY OF WILL) SS

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 DATED THIS 1ST DAY OF JULY, 2009.

ISS. No. 3923
 LICENSE RENEWAL DATE: 30 NOVEMBER 2010.

Existing Site Plan

1/16" = 1'-0"

1/4" = 1'-0"

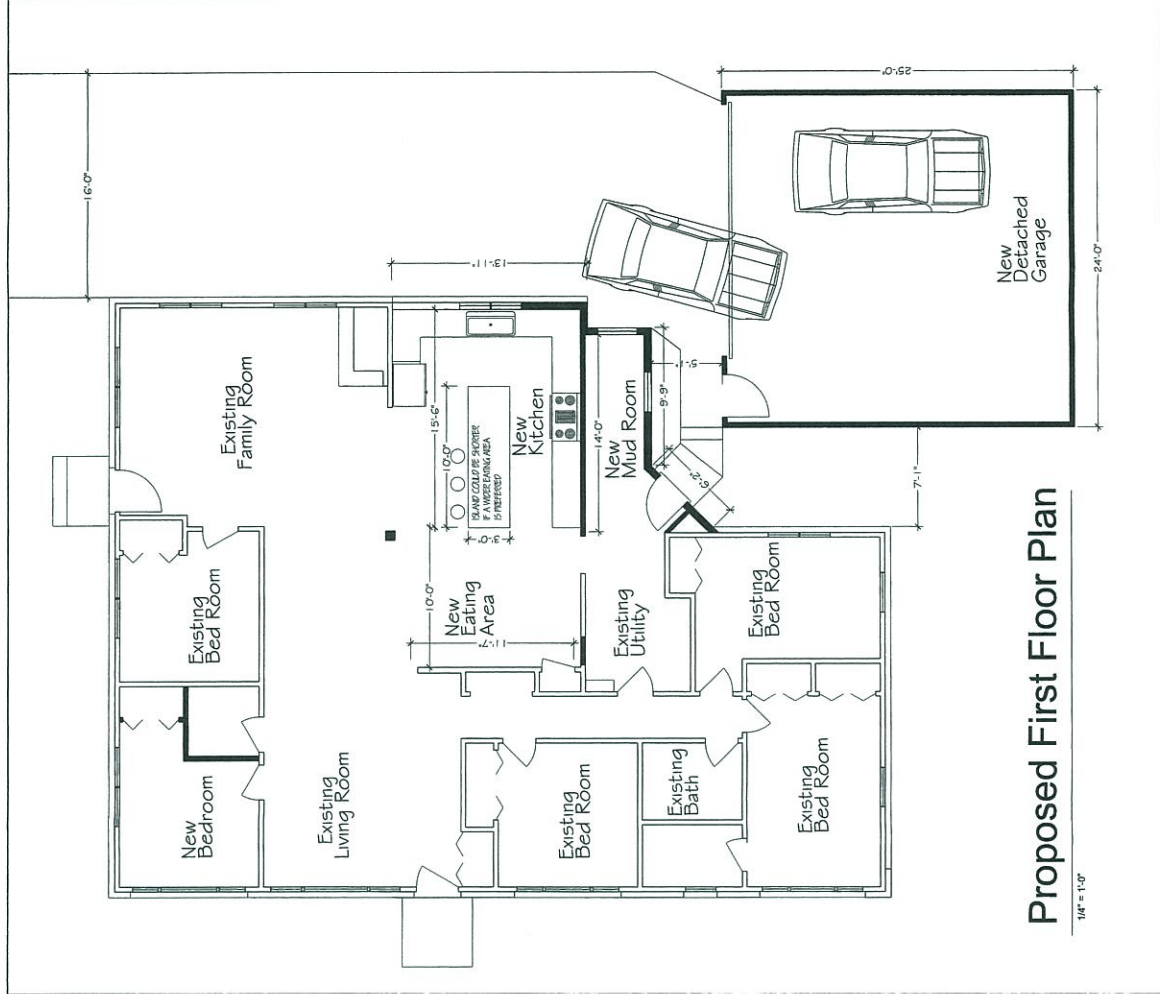
Mark D. Vankerkhoff, AIA
39W166 Hilltop Drive
St. Charles, Illinois 60175
(630) 675-9914

Nelson Residence
595 Gerontimo
Hoffman Estates, Illinois

4/17/2018

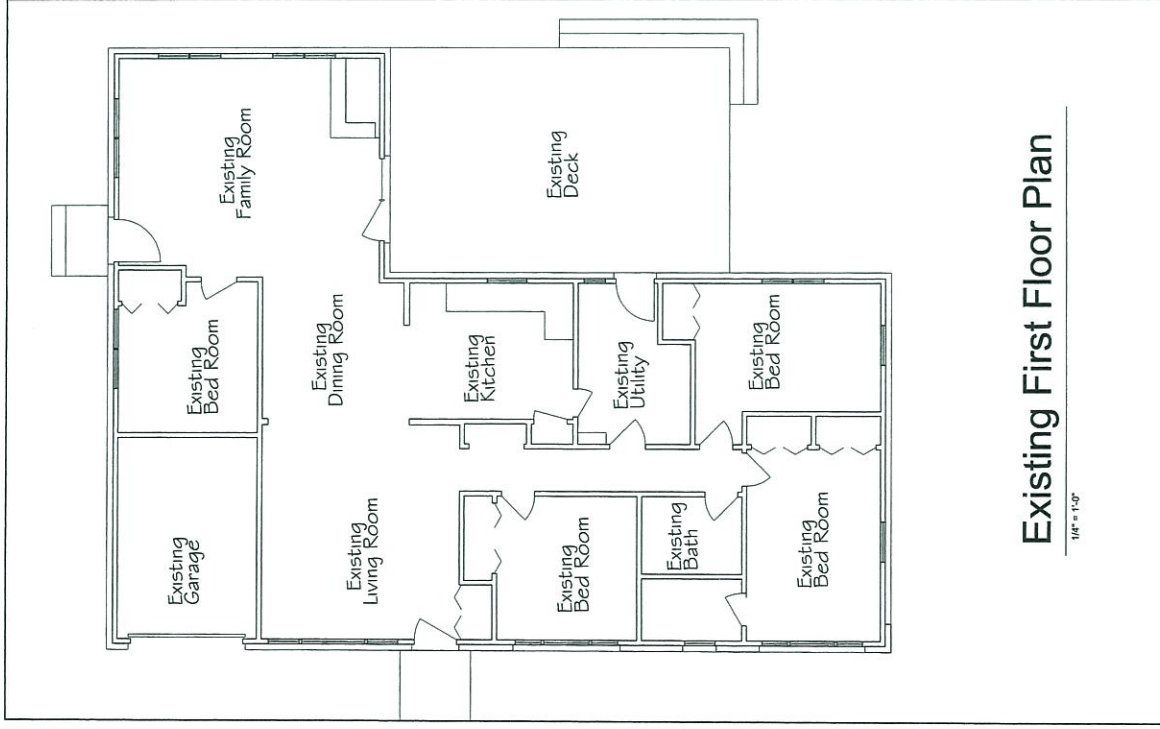
Proposed First Floor Plan

1/4" = 1'-0"



Existing First Floor Plan

1/4" = 1'-0"



NOTICE OF PUBLIC HEARING
Notice is hereby given that the Planning & Zoning Commission of the Village of Hoffman Estates will hold a public hearing of the request of James Nelson (owner) for a variation from the Zoning Code to permit the construction of a detached garage on the property located at 595 Geronimo St. P.I.N.: 07-15-315-001-0000. The hearing will be held on Wednesday, June 20, 2018 at 7:00 p.m. in the Hoffman Estates Municipal Building, 1900 Hossell Road, Hoffman Estates, IL. Eva Combs, Chairperson Planning and Zoning Commission
Published in Daily Herald June 5, 2018 (4501870)

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, North Aurora, Bannockburn, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Crystal Lake, Deerfield, Deer Park, Des Plaines, Elburn, East Dundee, Elgin, South Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Franklin Park, Geneva, Gilberts, Glenview, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Highland Park, Highwood, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Bluff, Lake Forest, Lake in the Hills, Lake Villa, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Melrose Park, Montgomery, Morton Grove, Mt. Prospect, Mundelein, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Riverwoods, Rolling Meadows, Rosemont, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake Park, Schaumburg, Schiller Park, Sleepy Hollow, St. Charles, Streamwood, Sugar Grove, Third Lake, Tower Lakes, Vernon Hills, Volo, Wadsworth, Wauconda, Waukegan, West Dundee, Wheeling, Wildwood, Wilmette

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 June 5, 2018 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.

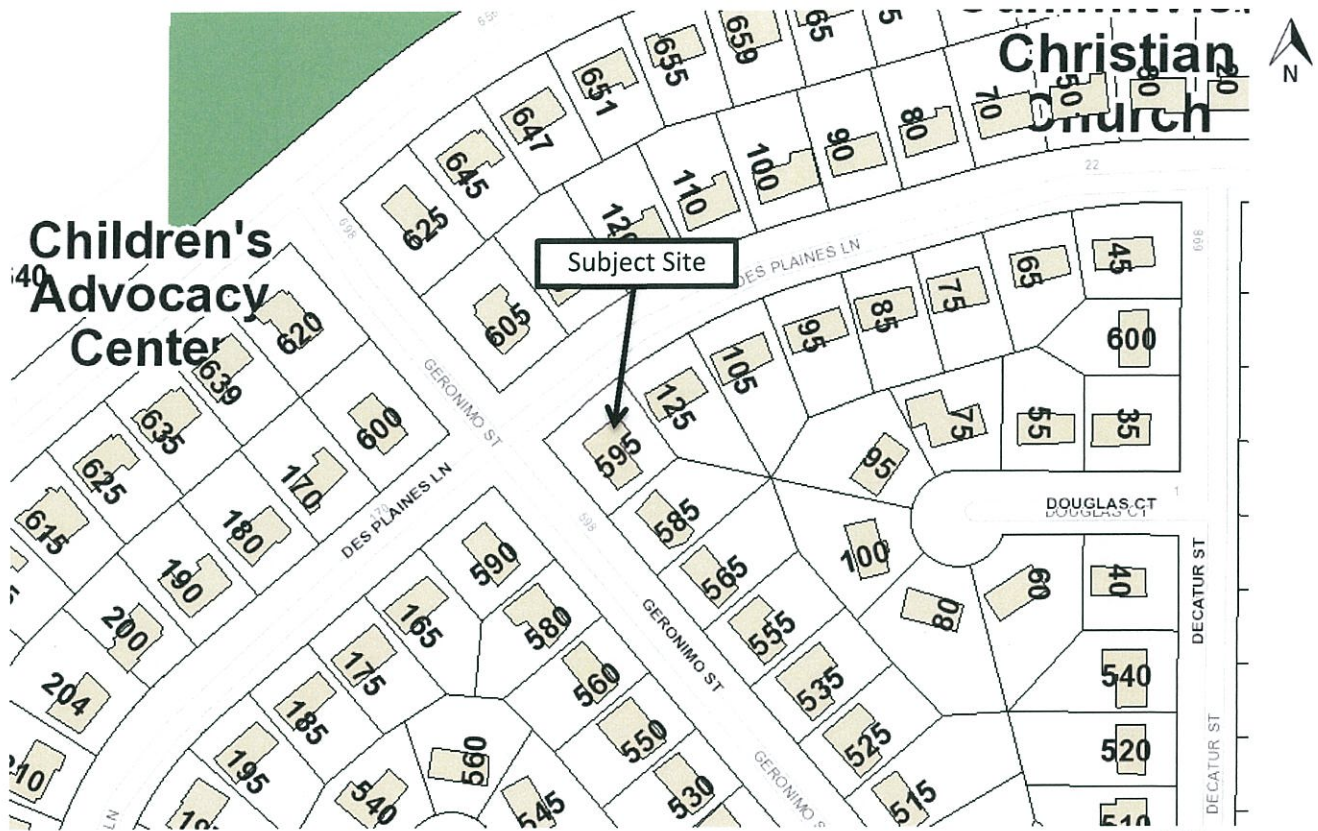
PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Danula Baltz*
Authorized Agent

Control # 4501870

595 Geronimo St

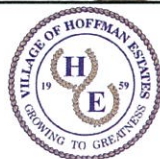
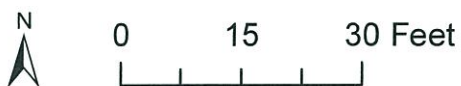
P.I.N. 07-15-315-001-0000



June 2018
Village of Hoffman Estates
Planning Division



595 Geronimo St Detached Garage Setback Variation



Planning Division
Village of Hoffman Estates
May 2018



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT NO.: 2018018P

PROJECT NAME: HAPPY FOOT MASSAGE

PROJECT ADDRESS/LOCATION: 1007 WEST GOLF RD

PUBLIC HEARING
YES NO

REZONING MASTER SIGN PLAN SPECIAL USE VARIATION
SITE PLAN AMENDMENT PLAT

MEETING DATE: JUNE 20, 2018

STAFF ASSIGNED: PARTH JOSHI

REQUESTED MOTION

Request by Butera Property, LLC (Owner) and Mei Tong Massage, LTD d/b/a Happy Foot (Applicant) for a special use under Section 9-8-2-C-9 to permit a Foot Massage business on the property located at 1007 W. Golf Road in the Hoffman Center Shopping Plaza.

INCLUDES RECOMMENDED CONDITIONS
YES NO

ZONING DISTRICT: B-2, COMMUNITY BUSINESS DISTRICT

ADJACENT NORTH: COMMUNITY BUSINESS DISTRICT, B-2 SOUTH: ONE FAMILY RESIDENTIAL, R-6

PROPERTIES: EAST: VILLAGE OF SCHAUMBURG WEST: COMMUNITY BUSINESS DISTRICT, B-2

PROPOSAL

The petitioner, Mei Tong Massage LTD, is proposing to open a foot massage business in a 1,970 square foot vacant tenant space store at 1007 W. Golf Road in the Hoffman Center Shopping Plaza.

The business would involve foot massages for customers in an open store format similar to the layout of a nail salon or hair salon. The applicant is proposing to lease and combine two units together to operate. The business would include a reception area at the front and an open room with 5 stationary massage chairs in one unit and 5 stationary massage chairs in the other unit. The tenant space would also include a utility room; with a washer, dryer, larger water heater, and a utility sink; a supply storage room; an employee break room; and bathrooms.

Customers would visit the store by appointment or walk-in, again similar to a nail or hair salon. The business would be staffed by employees with a massage school background who would be trained on site

prior to working with customers. Employees would wear uniform that is unique to the business. Customers would receive a foot massage while seated in a chair, and would remain clothed except for their feet. During the massage, customers' feet would be soaked in a salt water solution and an employee would massage the client's feet. The business interior would include soft lighting and light music for a relaxing environment. It would not include any private rooms or massage tables that are more typical of a full body massage business. The business would be open 10 a.m. to 9 p.m. The petitioner has provided a description of the business and a proposed floor plan.

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

The subject property is zoned B-2, Community Business District.

Foot Massage Facility is not listed as a permitted or special use in the B-2 District, therefore this request is being considered under Section 9-8-2-C-9 which states "All other uses not heretofore cited in Sections 9-8-1-B (Permitted Uses in B-1), 9-8-1-C (Special Uses in B-1), and 9-8-2-B (Permitted Uses in B-2)".

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.

NOTIFICATION

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

STAFF SUMMARY

The Village had approved a special use request for Angels Feet, which was a massage business located in the Strawberry Hill Shopping Center. Variations have also been approved for tanning salons to have greater than the permitted 20% of their customer accessible floor space designated for massage rooms.

This use is anticipated to function similarly to a salon with an open air environment and a few customers in the store at any time. The use is not expected to be detrimental to the property or neighboring properties, traffic, utilities, property values or other items considered with the Standards for a Special Use.

The Hoffman Center shopping plaza has approximately 140 parking spaces which should be sufficient based on the business layout with 10 massage stations and several customers and employees at peak times.

RECOMMENDED CONDITIONS

If the Planning & Zoning Commission finds that the standards for a special use have been met, staff recommends the following condition:

1. The Special Use shall include only the services included in the petitioner's application for this request, and the floor plan shall include an open design format as proposed.

Attachments: Special Use Application & Submittals
 Legal Description
 Location Map
 Aerial Map



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING GENERAL APPLICATION*

Special Use for Foot SPA Rezoning from _____ to _____

Variation: Commercial Residential Sign

Plat (Subdivision & Others): Preliminary Final

Site Plan: Amendment Concept Preliminary Final

Master Sign Plan: Amendment

Other: _____

RECEIVED
MAY 02 2018
HOFFMAN ESTATES DIV.
OF CODE ENFORCEMENT

*** 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 \$500.00 Check No. 117 Date Paid 05/02/18

Project Number: 2018018P

Staff Assigned: Parth Joshi

Meeting Date: 6/20/18

Public Hearing: Yes No

Sign Posting Required: Yes No

Date Sign Posted 06/08/18

PLEASE PRINT OR TYPE

Date: 4-30-18

Project Name: Foot SPA BUSINESS

Project Description: General Application & Special use

Project Address/Location: 1007 W Golf Rd. Hoffman Estate IL 60169.

Property Index No. 07-16-100-014-0000

Acres: 0.04 approx Zoning District: B-2

I. Owner of Record

<u>BUTERA PROPERTY LLC</u>		_____	
Name		Company	
<u>1033 W Golf Rd.</u>		<u>Hoffman Estate</u>	
Street Address		City	
<u>IL</u>	<u>60169</u>	<u>847-310-4700</u>	
State	Zip Code	Telephone Number	
<u>(847)310.9774</u>		<u>JBUTERALAW@AOL.COM</u>	
Fax Number		E-Mail Address	

II. Applicant (Contact Person/Project Manager)


<u>MEI TONG MASSAGE LTD</u>		_____	
Name		Company	
<u>1007 W Golf Rd.</u>		<u>Hoffman Estate</u>	
Street Address		City	
<u>IL</u>	<u>60169</u>	<u>312-804-1149 , 312-593-8656</u>	
State	Zip Code	Telephone Number	
		<u>sy.chu@hotmail.com</u>	
		<u>OR. annachu1966@gmail.com</u>	
Fax Number		E-Mail Address	

Applicant's relationship to property: Tenant

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 _____ to act on my behalf and advise that he/she has full authority to act as my/our representative.



Owner Signature

JOHN BUTERA

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:  _____

Owner's Name (Please Print): JOHN BUTERA _____

Applicant's Signature: MEI TONG YANG _____
(If other than Owner)

Applicant's Name (Please Print): MEI TONG MASSAGE LTD. _____

Date: _____

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;

Not at all.

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;

Not at All

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;

Not at All

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

Yes.

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

Yes.

- We projection 10-15 customers per day visiting.

- Opening Hours daily 10:00am - 9:00pm.

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.

Yes.

MEI TONG MASSAGE LTD

DBA HAPPY FOOT

1007 W GOLF RD. HOFFMAN ESTATE, IL 60169

Hours: Mon – Sun. 10:00 am – 9:00 pm

Occupancy: 8 customers

Reflexology for Foot

Our feet contain thousands of tiny nerve called reflexes, which correspond to every organ and system within the body. Simply putting pressure on these reflex points can create amazing results. Reflexology reduces stress, revitalized and balances energy and creates an overall sense of well-being.

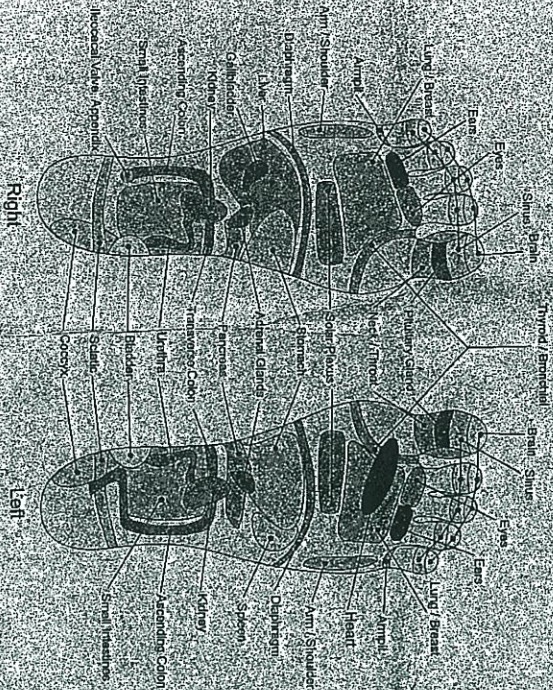
Research studies from around the world have proved that reflexology is profoundly effective in either curing or greatly alleviating health problem such as backache, arthritis, heart disease, depression, digestive problems, headache, insomnia menopausal problem, stress, fatigue, PMS, asthma, common children’s ailments and many more.

Foot massage

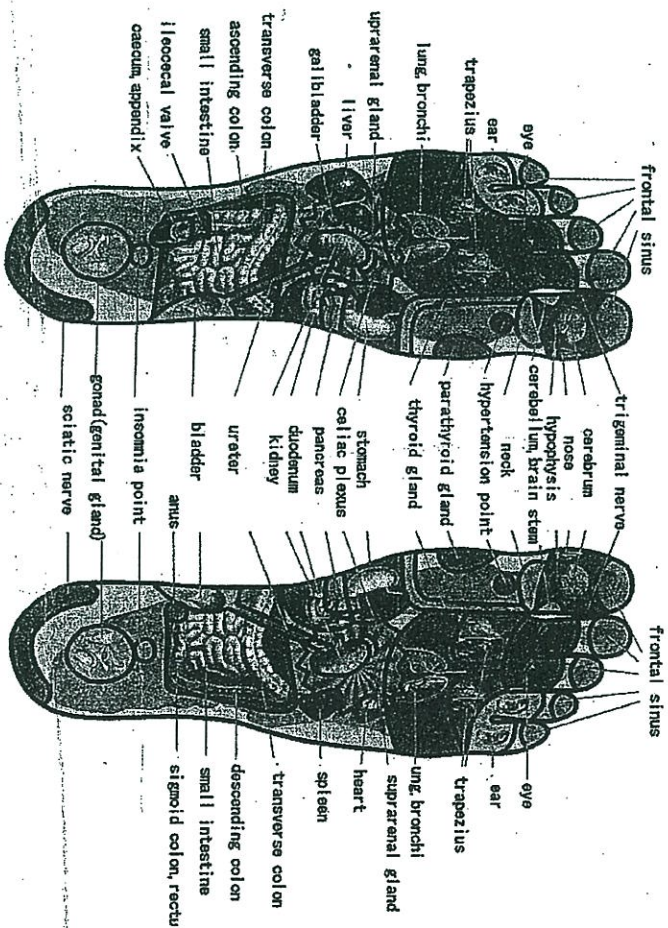
20 Minutes	\$25.00
30 Minutes	\$30.00
40 Minutes	\$35.00
60 Minutes	\$55.00

Reflexology Our feet are microcosms - or maps - of our entire bodies. They contain thousands of tiny nerves called reflexes, which correspond to every organ and system with the body. Simply pressing on these reflex points can create amazing results. Reflexology reduces stress, revitalizes and balances energy, and creates an overall sense of well-being.

Research studies from around the world have proved that reflexology is profoundly effective in either curing or greatly alleviating health problems as diverse as Backache, Arthritis, Heart Disease, Depression, Digestive Problems, Headache, Insomnia, Menopausal Problems, Stress, Fatigue, PMS, Asthma, Common Childhoods, Allergies, and many more!



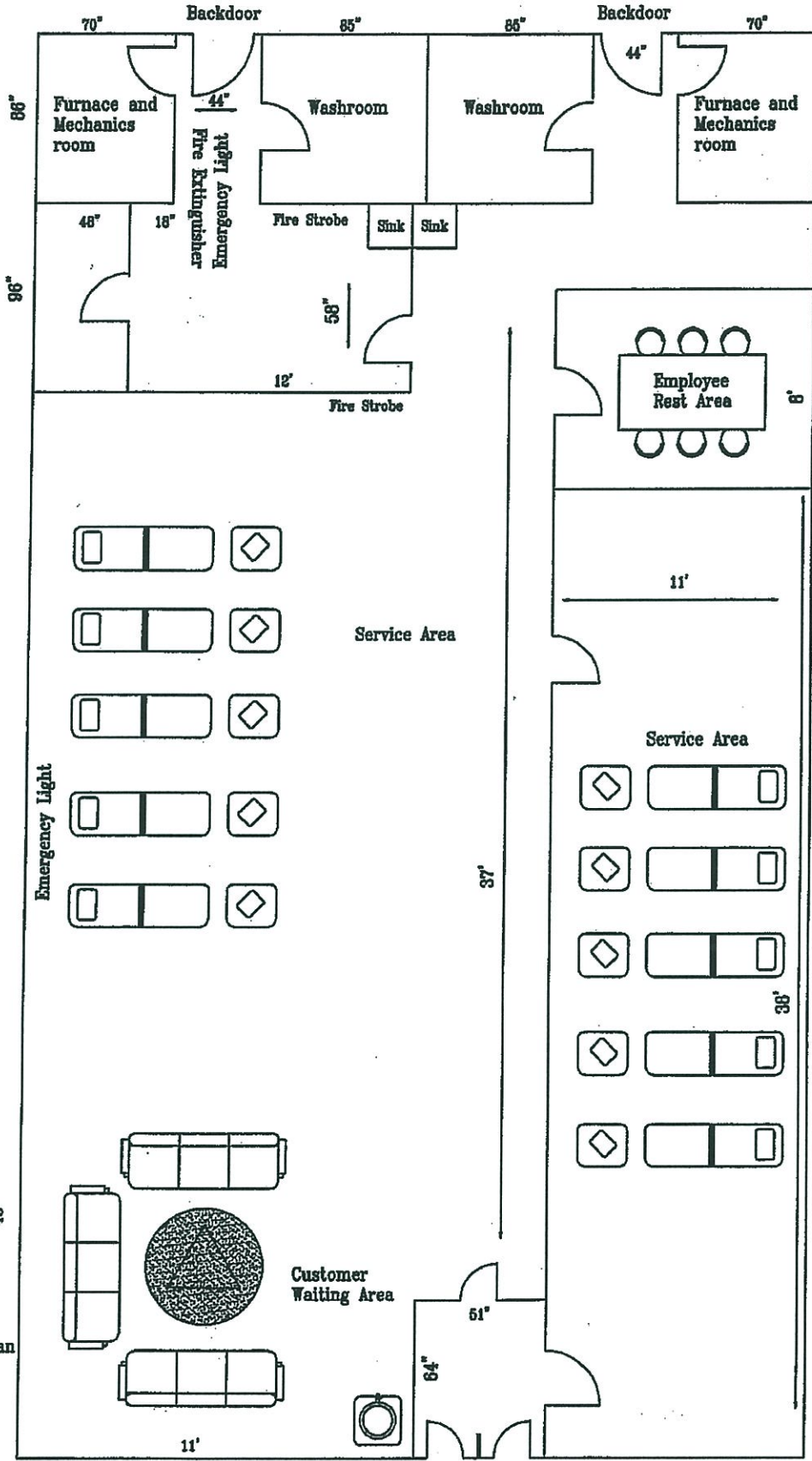
Foot Reflexology Chart



FOOT MASSAGE

SERVICE HOURS: Monday - Sunday 10:00 AM - 9:00 PM

1007 Golf Rd Hoffman Estates



**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 Butera Property (owner) and Mei Tong Massage, LTD d/b/a Happy Foot (applicant/tenant) to consider a special use under the Zoning Code to permit a Foot Massage business on the property located at 1007 W. Golf Road in the Hoffman Center Shopping Plaza.

P.I.N.: 07-16-100-014-0000

The hearing will be held on Wednesday, June 20, 2018 at 7:00 p.m. in the Hoffman Estates Municipal Building, 1900 Hossell Road, Hoffman Estates, IL.

Eva Combs, Chairperson
Planning and Zoning
Commission

Published in Daily Herald
June 5, 2018 (4501871)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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County(ies) of Cook, Kane, Lake, McHenry

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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 June 5, 2018 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.

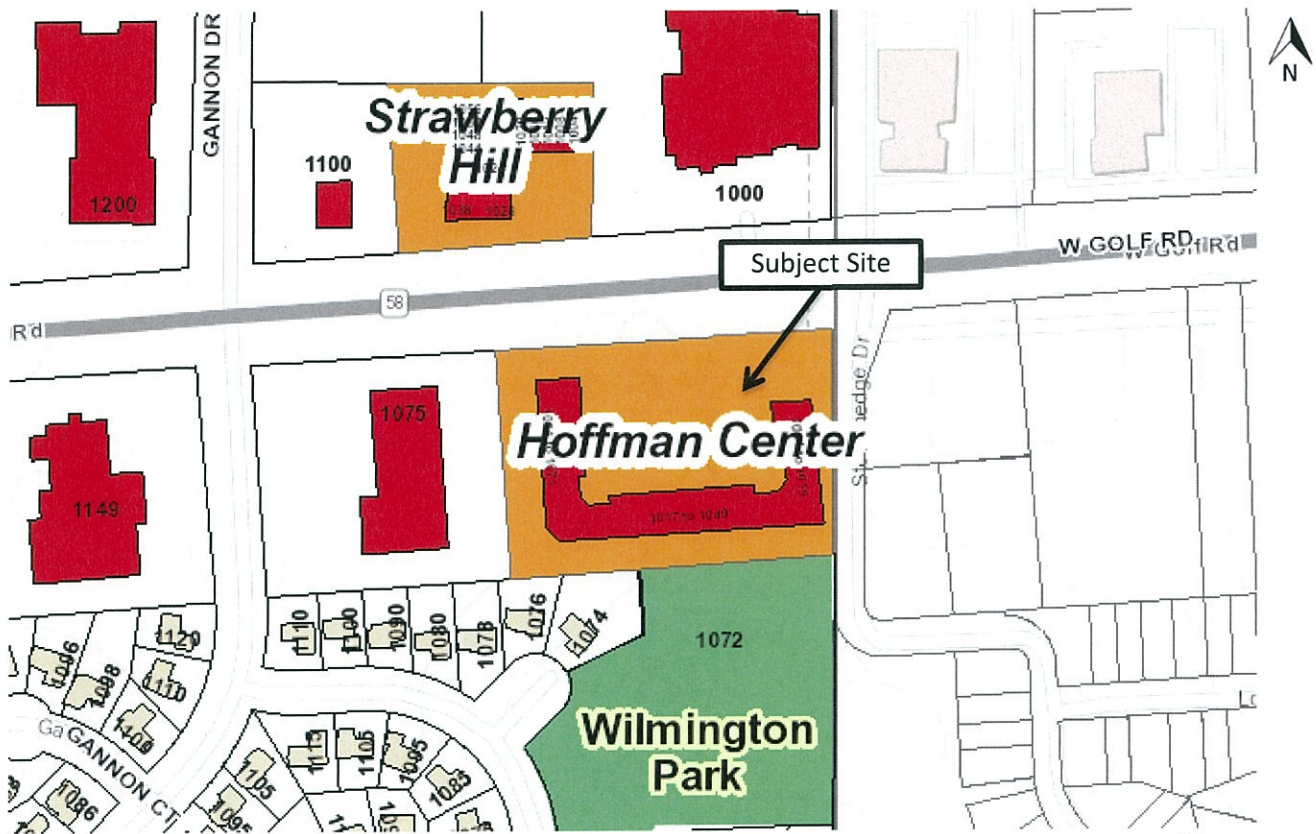
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DAILY HERALD NEWSPAPERS

BY *Danula Baltz*
Authorized Agent

Control # 4501871

1007 W Golf Rd

P.I.N. 07-16-100-014-0000



June 2018
Village of Hoffman Estates
Planning Division



**Happy Foot Massage
1007 - 1009 W Golf Rd**



Golf Rd

Stonehedge Dr

**Hoffman Center
Shopping Plaza**

1007-1009

