

MEETING NOTICE

AGENDA

VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION

June 27, 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 27, 2018.**

1. Call to Order/Roll Call

2. Approval of Minutes

June 20, 2018

3. Chairperson's Report

4. Old Business

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 (***Continued from June 20, 2018 PZC Meeting***).

5. New Business

6. Staff Report

7. Adjournment

The next regular Planning and Zoning Commission meeting is scheduled for **Wednesday, July 18, 2018 at 7:00 p.m.**



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT NO.: 2018020P

PROJECT NAME: SCHAUMBURG TOWNSHIP SIGN

PROJECT ADDRESS/LOCATION: 1 Illinois Blvd.

PUBLIC HEARING YES NO

REZONING MASTER SIGN PLAN AMEDMENT SPECIAL USE VARIATION

PRELIMINARY & FINAL SITE PLAN AMENDMENT PRELIMINARY & FINAL PLAT

MEETING DATE: June 27, 2018

STAFF ASSIGNED: Jim Donahue

REQUESTED MOTION

Approval of a request by Township of Schaumburg (owner) to consider a special use under 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.

INCLUDES RECOMMENDED CONDITIONS YES NO

ACRES: 2.4 (approximate)	ZONING DISTRICT: R-3, One Family Residential	
ADJACENT	NORTH: R-3, ONE FAMILY RESIDENTIAL	SOUTH: SCHAUMBURG RESIDENTIAL
PROPERTIES:	EAST: SCHAUMBURG POST OFFICE	WEST: R-3, ONE FAMILY RESIDENTIAL

BACKGROUND

Schaumburg Township has been in their current facility at 1 Illinois Boulevard since 1996. They currently have an older outdated ground sign along Schaumburg Road that has manual letter message board.

PROPOSAL

The petitioner intends to replace the older outdated sign with a newer sign containing an electronic message center component. The new sign would be 8' tall and 66 square feet (per side). The electronic message component would be approximately 28 square feet (per side). The petitioner does not intend to use the sign for off-site commercial advertising. The sign would include a brick base and be landscaped at the base similar to the existing sign.

No other changes to the overall site plan are being proposed at this time.

SPECIAL USE – ZONING CODE SECTION 9-3-8-L-8

Section 9-3-8-L-8 of the Zoning Code identifies a Governmental Community Information Sign including an electronic message center as a special use.

For the special use permit review, the Planning & Zoning Commission shall consider the Governmental Community Information Sign including an electronic message center and the potential impacts that the granting of the special use may or may not have on the surrounding neighborhood.

Specifically, “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 addressed the standards in their application.

NOTIFICATION

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

STAFF REPORT

The sign will be similar in size to the existing sign with the only change being the manual message sign component being switched out for the electronic sign component.

RECOMMENDED CONDITIONS

1. Off-site commercial advertising on the sign is not permitted with this approval.

Attachments: Petitioner’s Applications and Submittals,
 Aerial Photo & Location Map
 Legal Notice



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING GENERAL APPLICATION*

Special Use for ELECTRONIC MESSAGE CENTER IN SIGN Rezoning from R-3 to _____

Variation: Commercial Residential Sign

Plat (Subdivision & Others): Preliminary Final

Site Plan: Amendment Concept Preliminary Final

Master Sign Plan: Amendment

Other: DRAWINGS

*** 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 500⁰⁰ Check No. 18350 Date Paid 5/18/18

Project Number: 2018020 P

Staff Assigned: Donahue

Meeting Date: 6/27/18

Public Hearing: Yes No

Sign Posting Required: Yes No

Date Sign Posted 6/15/18

PLEASE PRINT OR TYPE

Date: May 15, 2018

Project Name: TOWNSHIP OF SCHAUMBURG

Project Description: NEW SIGN WITH ELECTRONIC MESSAGE CENTER

Project Address/Location: 1 Illinois Blvd

Property Index No. 07-21-213-007-0000

Acres: 2.4 Zoning District: R-3

I. Owner of Record

ERIC JOHNSON TOWNSHIP OF SCHAUMBURG
Name Company
1 ILLINOIS BLVD HOFFMAN ESTATES
Street Address City
IL 60619 847-884-0030 EXT 3010
State Zip Code Telephone Number
847-884-0194 ejohnson@schaumburgtownship.org
Fax Number E-Mail Address

II. Applicant (Contact Person/Project Manager)


ROB FREEDMAN OT SIGN INC
Name Company
1391 WRIGHT BLVD SCHAUMBURG
Street Address City
IL 60193 847-524-7950
State Zip Code Telephone Number
847-524-7953 otsignsrob@gmail.com
Fax Number E-Mail Address

Applicant's relationship to property: CONTRACTOR

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


Owner Signature

Eric Johnson
Print Name

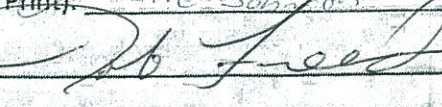
IV. Acknowledgement(s)

- 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): Eric Johnson

Applicant's Signature: 
(If other than Owner)

Applicant's Name (Please Print): ROB FREEDMAN

Date: 5/16/18

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:

- Special Use
- Rezoning
- Variation
- Plat
- Site Plan
- Master Sign Plan
- Other SIGN DRAWINGS



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;

_____ NO, IT WILL HELP TO KEEP THE PUBLIC INFORMED OF ANY PERTINENT

_____ INFORMATION, FROM THE TOWNSHIP OF SCHAUMBURG

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;

IT FALLS INTO THE SCHEMME OF THE NEIGHBORHOOD, AND IT WILL HELP
INCREASE THE THE VALUE OF THE PROPERTIES, BY MAKING THIS CLEAN,
AND ORGANIZED. IT ALSO ELIMINATES DIRTY AND MISMATCHED LETTERS
ON THE OLD SIGN.

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;

IT WILL NOT IMPEDE THE SURROUNDING PROPERTIES IN ANY MANOR,
IT WILL IMPROVE THE APPERANCE OF THE NEIGHBORHOOD, BY
ELIMINATING DIRTY AND MISMATCHED LETTERS ON THE OLD CHANGEABLE
LETTER SIGN.

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

THERE WILL BE NO CHANGES OR IMPACT TO THE UTILITIES, ACCESS ROADS,

DRAINAGE, OR NECESSARY FACILITIES.

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 NO IMPACT ON TRAFFIC, ON THE PUBLIC STREETS

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

THE SIGN MEETS ALL REGULATIONS AND CODES, AND IN RETRSPECT TO

TO THE CHANGEABLE LETTER PORTION, IT IS BEING UPGRADED TO AN

ELECTRONIC MESSAGE CENTER, WHICH REQUIRES BOARD APPROVAL.



■ 1391 Wright Blvd ~ Schaumburg, IL 60193
□ 67925 C.R. 388 ~ South Haven, MI 49090
Phone (847) 524-7950 ~ Fax (847) 524-7953
(800) 524-7950

May 15, 2018

TOWNSHIOP OF SCHAUMBURG
PROJECT NARRATIVE

We will be replacing the current sign structure, with a new sign using today's technology. This will eliminate the need for manual labor to change the messages in normal or inclement weather conditions.

The internal illumination of the sign is LED, which has a 48% less energy usage, and this will have a positive effect on the environment.

There will be no offsite commercial advertising on this sign.

ALTA / NSPS LAND TITLE SURVEY

HOFFMAN ESTATES FIVE SUBDIVISION

GRASS
 (2) 87'03" O
 S 89°55'13" E 230.27'

LOT 3

LOT 2

LOT 1

ILLINOIS BOULEVARD
(100' RIGHT-OF-WAY)

PAYSON ST.
(64' RIGHT-OF-WAY)

SCHAUMBURG TOWNSHIP RESUBDIVISION
REC. 4/1/1981 AS DOC. 10022918

SCHAUMBURG POST OFFICE SUBDIVISION

S 00°04'16" W 443.17'
(10' RIGHT-OF-WAY)

SCHAUMBURG ROAD
(100' RIGHT-OF-WAY)

S 37°40'36" W 230.62'



LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	BOUNDARY LINE
	BUILDING FOOTPRINT
	RECORD DATA
	SURVEY DATA
	SURVEY POINTS
	CONCRETE
	ASPHALT
	GRASS
	UTILITY MARKERS
	FIRE HYDRANT
	FIRE ALARM BOX
	FIRE SERVICE LINE
	WATER SERVICE LINE
	SEWER SERVICE LINE
	GAS SERVICE LINE
	ELECTRIC SERVICE LINE
	TELEPHONE SERVICE LINE
	CABLE SERVICE LINE
	STORM SEWER
	SANITARY SEWER
	MANHOLE
	CATCH BASIN
	VALVE
	METER
	METER BOX
	TRANSFORMER
	POLE
	SIGN
	MONUMENT
	BENCH MARK
	IRON PIPE FLAG
	PLASTIC PIPE FLAG
	ALUMINUM PIPE FLAG
	GLASS BOTTLE
	METAL CAN
	METAL CAP
	METAL PLUG
	METAL STAKE
	METAL NAIL
	METAL WIRE
	METAL CHAIN
	METAL TAPE
	METAL ROD
	METAL PIPE
	METAL BOLT
	METAL NUT
	METAL WASHER
	METAL BRACKET
	METAL ANCHOR
	METAL PLATE
	METAL SHEET
	METAL BAR
	METAL NAIL
	METAL WIRE
	METAL CHAIN
	METAL TAPE
	METAL ROD
	METAL PIPE
	METAL BOLT
	METAL NUT
	METAL WASHER
	METAL BRACKET
	METAL ANCHOR
	METAL PLATE
	METAL SHEET
	METAL BAR

*NEW
MONUMENT SIGN
IN PLACE OF
OLD ONE*

STATE OF ILLINOIS
 COUNTY OF COOK) SS
 TO: XXXXXX
 XXXXXX
 XXXXXX

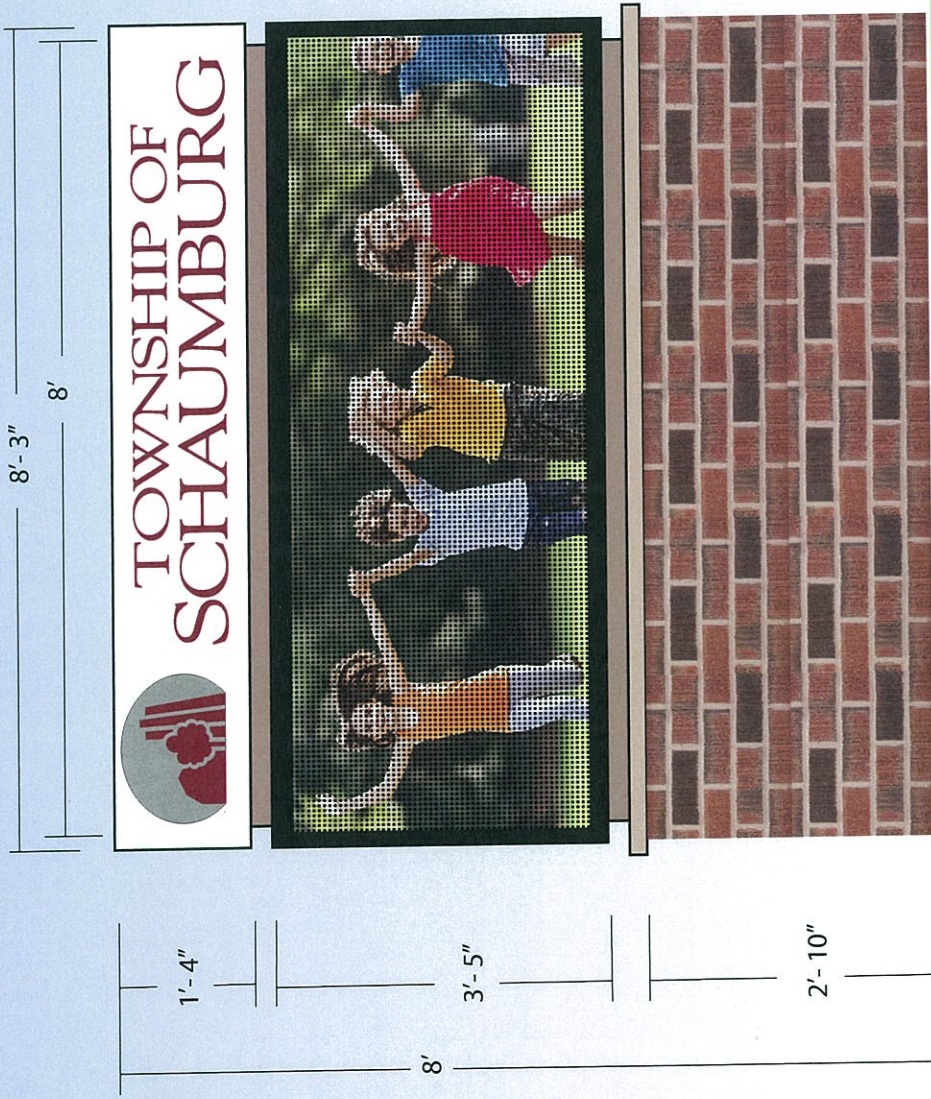
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2000 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON 10/16/2016.

DRAWN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ A.D. _____

PRELIM

FRANK I. MATCOX - PLS #022-003556 EXPIRES 11/20/2018
 ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-007570-0015

JOB : S19011	SCALE : 1"=20'	SCHAUMBURG TOWNSHIP AND MAPLE PARK 1 ILLINOIS BOULEVARD HOFFMAN ESTATES, ILLINOIS	PREPARED BY:	W-T LAND SURVEYING LAND AND CONSTRUCTION SURVEYORS 3815 Plank Avenue Hoffman Estates, Illinois 60132 PH: (815) 329-4333 FAX: (815) 329-4444 WWW.WT-SURVEYING.COM IL LICENSE NO. 184.007570-0015 EXP. 04/05/19	REVISIONS	DATE	BY
SHEET S-1	DRAWN : WTL		ALTA / NSPS LAND TITLE SURVEY				
OF ONE SHEETS	BOUNDARY : NWD						
CHECK : PM	FIELD WORK : BSA						



A New, Free Standing, Double Sided, Illuminated, Internally Illuminated Monument Sign.
 Top Header Cabinet Will Have Aluminum Faces With Jigged-Out Copy And Graphics Area, Backed with Acrylic. All L.E.D. Lighting Components.
 A Full Color Watchfire Time-O-Matic (12 MM) Electronic Message Center, Cellular Data Transmission.
 New Angered Concrete Foundations With Embedded Steel Pipes With A Steel Frame Fastened To The Vertical Steel Pipes, Cover With Waterproof Concrete Underlayment Board To Create Shell To Fasten The Facebrick To

All drawings and designs are the property of Q. T. Signs. Any Duplication, Distribution or Display without the express written consent of Q. T. Signs is strictly prohibited.

X Approval Signature _____ Date _____

Note: Please review all aspects of this drawing (Correctness of Copy / Spelling, Sizes, Materials, Colors, Quantities, Etc.) before Approval! Q. T. Signs is not responsible for overlooked errors once approved.

Q.T. Signs

1391 WRIGHT BLVD. SCHAUMBURG, IL 60193 PHONE 847-524-7950
 FAX 847-524-7953 E-MAIL QTSIGNINC@AOL.COM

Description:	See Above	Page:	1 of 1
Filename:	VoSPROOF.pdf	Date:	6-7-18
Drawn by:	WJC	Revised:	
	Scale:		

**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 of the request of Township of Schaumburg (owner) and to consider a special use under the Zoning Code to permit a Governmental Community Information Sign including an electronic message center on the property located at 1 Illinois Boulevard,
P.I.N.: 07-21-213-007-0000

The hearing will be held on Wednesday, June 20, 2018 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
June 5, 2018 (4501872)

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.

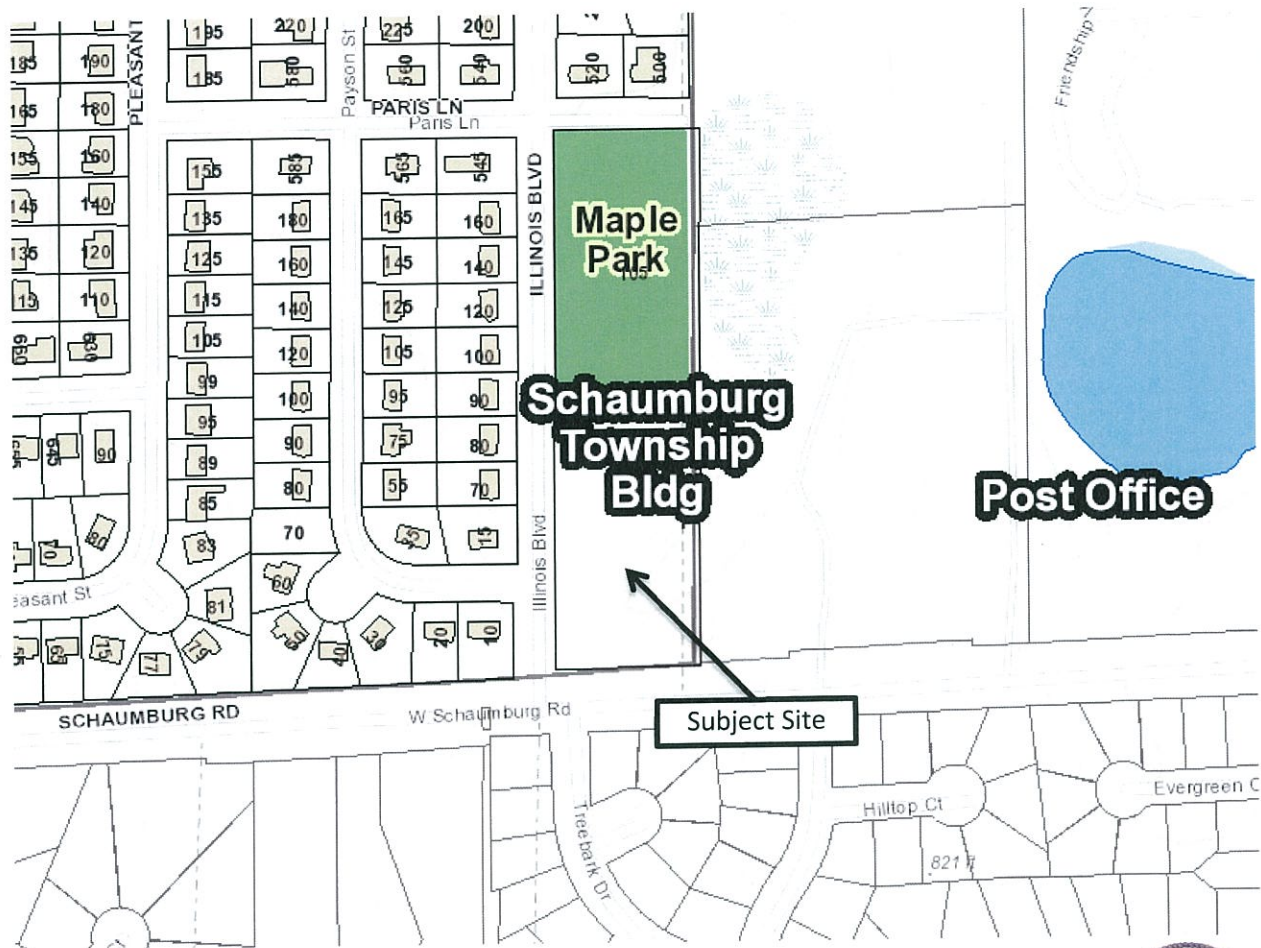
PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Paula Baltz*
Authorized Agent

Control # 4501872

1 Illinois Blvd

P.I.N. 07-21-213-007-0000



June 2018
Village of Hoffman Estates
Planning Division



Schaumburg Township LED Sign 1 Illinois Blvd



Payson St

Illinois Blv

Schaumburg Rd

1



0 55 110 Feet



Planning Division
Village of Hoffman Estates
June 2018