

MEETING NOTICE

AGENDA

VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION

July 18, 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, July 18, 2018.**

1. Call to Order/Roll Call
2. Approval of Minutes
June 27, 2018
3. Chairperson's Report
4. Old Business

PUBLIC HEARING – Request by Blackberry Falls Professional Office Park, LLC. (Owner) and Winston Knolls School (Applicant) to consider a special use under the Zoning Code to permit the operation of a private special education facility on the property located at 2353 Hassell Road (Blackberry Falls Office Park).

PUBLIC HEARING – Request by Robert Kirk (applicant), on behalf of Dr. Sam Akmakjian (owner), for a Map Amendment (Rezoning) to the B-2 Business District, Preliminary and Final Plat of Consolidation, and a Concept Site Plan for the development of a retail/office building with drive-through facility (medical office and a coffee shop) on the properties located at 1180 and 1190 Apple St.

5. New Business
6. Staff Report
7. Adjournment

The next regular Planning and Zoning Commission meeting is scheduled for **Wednesday, August 1, 2018 at 7:00 p.m.**



VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION
STAFF REPORT

PROJECT NO.: 2018025P

PROJECT NAME: WINSTON KNOLLS SCHOOL

PROJECT ADDRESS/LOCATION: 2353 HASSELL ROAD

PUBLIC HEARING
YES NO

REZONING MASTER SIGN PLAN SPECIAL USE VARIATION

SITE PLAN AMENDMENT PLAT

MEETING DATE: JULY 18, 2018

STAFF ASSIGNED: JIM DONAHUE

REQUESTED MOTION

Request by Blackberry Falls Professional Office Park, LLC. (Owner) and Winston Knolls School (Applicant) to consider a special use under the Zoning Code to permit the operation of a private special education facility on the property located at 2353 Hassell Road (Blackberry Falls Office Park).

INCLUDES RECOMMENDED CONDITIONS
YES NO

ACRES: 2.0 (APPROXIMATE)	ZONING DISTRICT: B-2, COMMUNITY BUSINESS DISTRICT	
ADJACENT	NORTH: OFFICE BUILDINGS, ZONED B-2	SOUTH: BARRINGTON SQUARE MALL, ZONED B-2
PROPERTIES:	EAST: TOWNHOMES, ZONED R-10	WEST: BARRINGTON SQUARE MALL, ZONED B-2

BACKGROUND

In 2012, the Village approved the Chicago Education Project as a Special Use in approximately 16,900 square feet of the north building of Blackberry Falls at 2353 Hassell Road. The school is now called Winston Knolls School.

The Winston Knolls School is a non-public special education school approved by the Illinois State Board of Education as a 501(c) (3) nonprofit organization. They provide school-based services to children (ages 3-19) diagnosed with autism spectrum and related disorders such as emotional and behavioral disorders, developmental disabilities and other health impairments.

PROPOSAL

The petitioner is proposing to expand the services at their current facility to include a Transition Program. The Transition Program would focus on life skills, vocational training, and school transitional training. The tenant space expansion would include approximately 3100 additional square feet.

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

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

A non-public special education facility, or a school, 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.

The petitioner has addressed the Standards for Special Use in their application.

NOTIFICATION

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

STAFF SUMMARY

The school has been functioning without issue since 2012. The expansion of space to accommodate the Transitional Program should not have any negative impacts on the overall site nor have any adverse impact on the office building.

When the use was initially approved, parking counts were reviewed. Parking at time was more than adequate for the use and the new services will be easily accommodated by the existing parking.

The recommended conditions of approval are carry overs from the initial special use.

RECOMMENDED CONDITIONS

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

1. No buses shall be parked on site unless they are of a size that allows parking within a legal striped 18 foot deep parking space. All taxi and bus parking shall occur within legal striped parking spaces.
2. There shall be no stopping, standing, or stacking of vehicles in the drive aisles or along the curb in the fire lanes. The property owner and petitioner shall manage all taxi and bus operations on the site so as not to disrupt site circulation or block parking areas. The school shall monitor and manage where staff and visitors park to ensure that cars do not interfere with drop off or pick up parking. If the Village determines that there are problems, as witnessed by illegal parking or standing on the property, the Village shall have the right to require additional signage, site modifications, or other measures to remedy the problems.
3. Students shall be loaded and unloaded at the east entrance of the building only. Students shall be escorted between vehicles and the building by school staff.
4. Any issues between tenants and the school shall be remedied by the property owner.
5. The hours of operation shall be limited to 7:00 a.m. to 6:00 p.m.
6. No overnight boarding of students shall be permitted.
7. No outdoor activities by the students shall be permitted.
8. Any violation of any of these conditions on the property shall be the responsibility of the business owner and property owner and either shall be subject to citations if violations are not resolved.

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



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING GENERAL APPLICATION*

Special Use for Program expansion 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 500⁰⁰ Check No. 7972 Date Paid 6/20/18

Project Number: 2018025P

Staff Assigned: J. DONAHUE

Meeting Date: 7/18/18

Public Hearing: Yes No

Sign Posting Required: Yes No

Date Sign Posted 7/5/18

PLEASE PRINT OR TYPE

Date: June 12, 2018

Project Name: Winston Knolls School

Project Description: Expansion of Existing Facility

Project Address/Location: 2353 Hassell Rd., Hoffman Estates, IL

Property Index No. 07-07-200-257-000

Acres: 2 Acres Zoning District: _____

I. Owner of Record

Blackberry Falls Professional Office Park,LLC		Caruso development Corp
Name		Company
2314 W Higgins Rd		Hoffman Estates
Street Address		City
Illinois	60169	847-885-4160
State	Zip Code	Telephone Number
866-690-5836		joe@carusodevelopment.com
Fax Number		E-Mail Address

II. Applicant (Contact Person/Project Manager)

Michael Belmonte		The Winston Knolls School
Name		Company
2353 Hassell Rd Suite 110		Hoffman Estates
Street Address		City
IL	60169	630-283-5046
State	Zip Code	Telephone Number
630-283-3482		mbelmonte@winstonknolls-hecampus.org
Fax Number		E-Mail Address

Applicant's relationship to property: Representative of tennant

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 Winston Knolls Education Group to act on my behalf and advise that he/she has full authority to act as my/our representative.

Digitally signed by Joseph Caruso
 DN: cn=Joseph Caruso, o=Caruso Development Corp, ou=Caruso Development Corp, email=joe@carusodevelopment.com, c=US
 Date: 2018.06.12 09:26:11 -0500

Owner Signature

Joseph Caruso

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: Joseph Caruso Digitally signed by Joseph Caruso
DN: cn=Joseph Caruso, o=Caruso Development Corp, ou=Caruso
Development Corp, email=joe@carusodevelopment.com, c=US
Date: 2018.06.12 08:26:51 -05'00'

Owner's Name (Please Print): Joseph Caruso

Applicant's Signature: 
(If other than Owner)

Applicant's Name (Please Print): Michael Belmonte

Date: 6/12/18

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 Master Sign Plan
 Rezoning Other _____
 Variation
 Plat
 Site Plan



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 expansion of the school will be an expansion

of the services we provide currently, and in no way will

endanger the public health, safety, and or comprimise

any morals, comfort, or general welfare to the

community.

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;

The program expansion is an promote the growth and well-being of the students at Winston Knolls School and the community.

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;

The program expansion is an extension of our existing program and will not impede normal orderly development of the surrounding properties.

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

All of the existing utilities, roads, drainage will remain the same.

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

No extra traffic will come with the program expansion at Winston Knolls School.

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 Winston Knolls School expansion program will follow
and conform to all applicable rules and regulations.



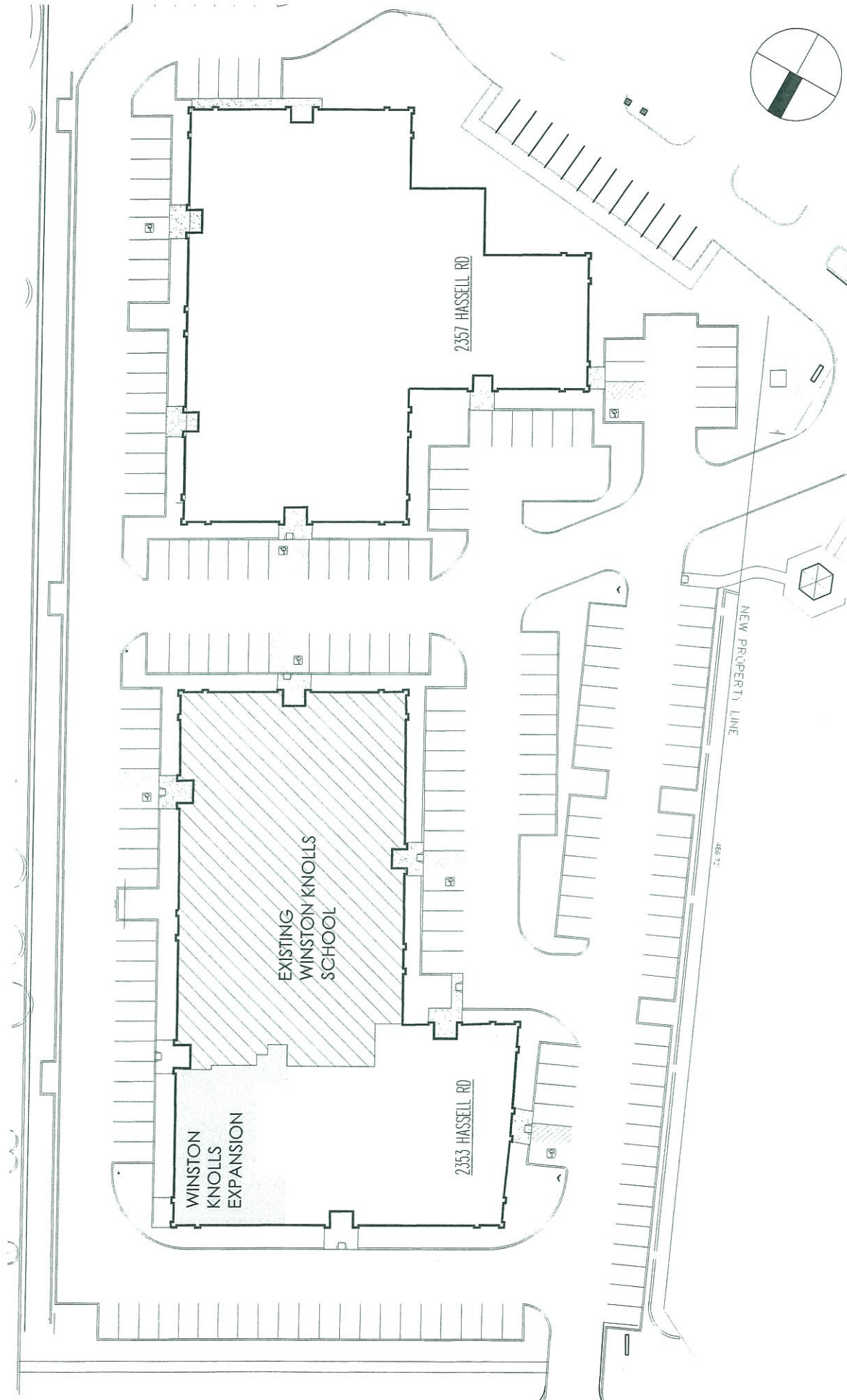
Project Narrative

Transition Program for The Winston Knolls School

The Winston Knolls School's High School team is dedicated to ensuring that both our students and parents are prepared for the transition from high school to post-school activities, including post-secondary education, vocational education, integrated employment (including supported employment), continuing and adult education, adult services, independent living, and community participation. This process begins when the student reaches to the age of 14 and continues until the day before their 22nd birthday. Transition planning involves the multi-disciplinary team taking into consideration the needs, strengths, and interests of the student as well as the concerns of the parents. This will provide our families with a strong foundation of knowledge they will need to successfully begin the next stage in their child's life. In order to uphold these standards and continue to develop the high school program, a transition specialist is needed.

Transition program would be responsible for the following areas:

- Life Skills groups within the high school program
- Vocational training within the high school program including working in the school store and off campus opportunities
- Planning and completing transition assessments for the students in the high school program
- Training the teaching staff on writing appropriate secondary transition goals and plans
- Collaborating with the school districts of our students to ensure students are meeting requirements for graduation/certificate of attendance
- Parent education

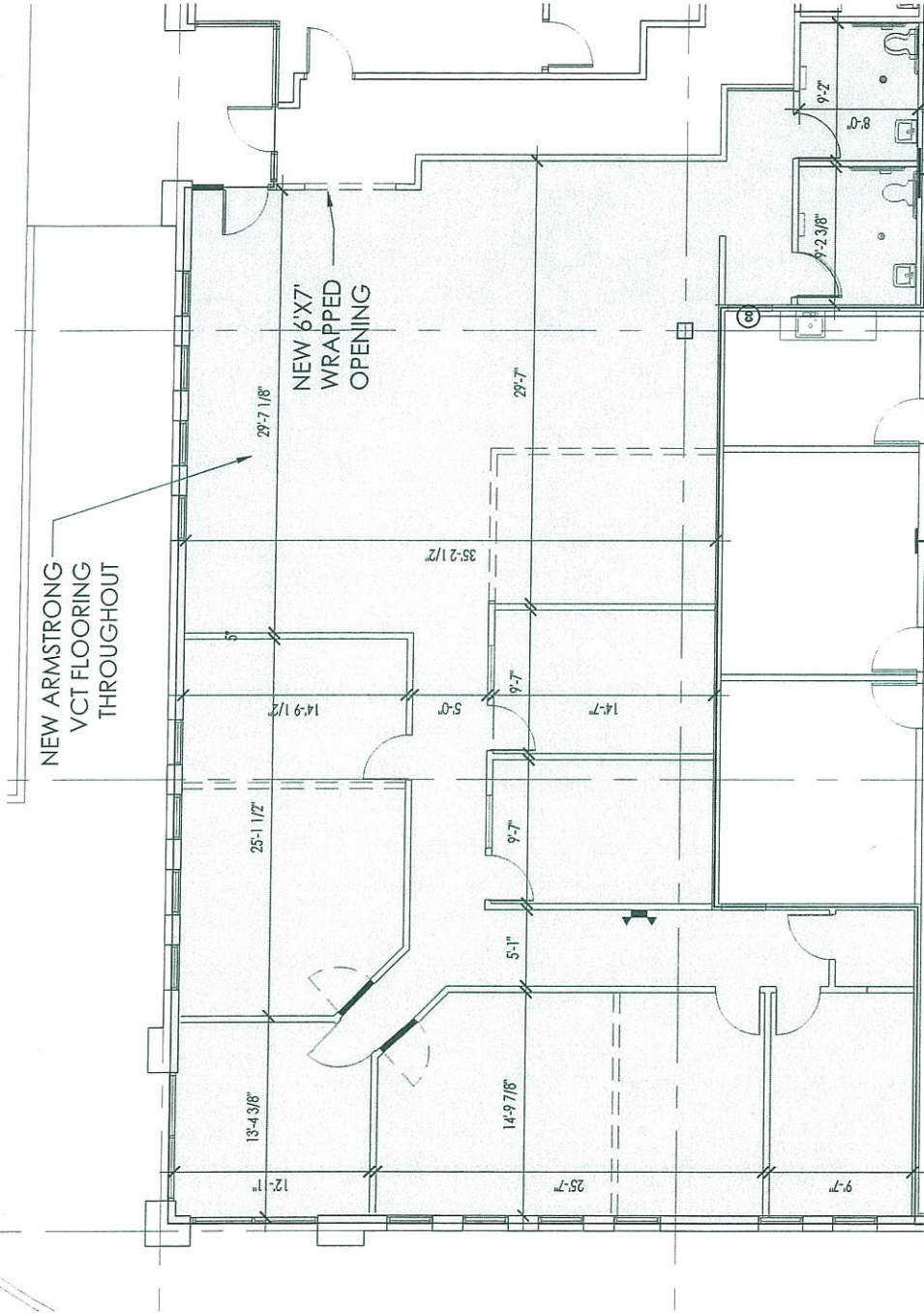


inter:work
 architects
 interwork architects incorporated
 1200 shermer rd. northbrook, il 60062
 t: 847.509.4070 f: 847.509.9604
 www.interworkarchitects.com

KEY PLAN

PROJECT	WINSTON KNOLLS SCHOOL	SCALE	1"=60'
ADDRESS	2353 HASSELL RD., HOFFMAN ESTATES, IL	AREA	
PROJ NO	9819.038.003	DATE	6/4/2018
REV		SHEET	SK-6.4.18-1





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SPACE PLAN

PROJECT WINSTON KNOLLS SCHOOL
 ADDRESS 2353 HASSELL RD., HOFFMAN ESTATES, IL
 PROJ NO 9819.038.003
 REV 5/17/2018

SCALE 1/8" = 1'-0"
 AREA 3,100 RSF
 DATE 4/2/2018
 SHEET SK-4.2.18-1



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 Blackberry Falls Professional Office Park, LLC (Owner) and Winston Hills School (Applicant) to consider a special use under the Zoning Code to permit the operation of a private special education facility on a property located at 2353 Russell Road (Blackberry Hills Office Park), Hoffman Estates, IL. I.N.: 07-07-200-257. The hearing will be held on Wednesday, July 18, 2018 at 10 p.m. in the Hoffman Estates Municipal Building, 60 Hassell Road, Hoffman Estates, IL. Via Combs, Chairperson Planning and Zoning Commission Published in Daily Herald on July 3, 2018 (4504024)

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 July 3, 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.

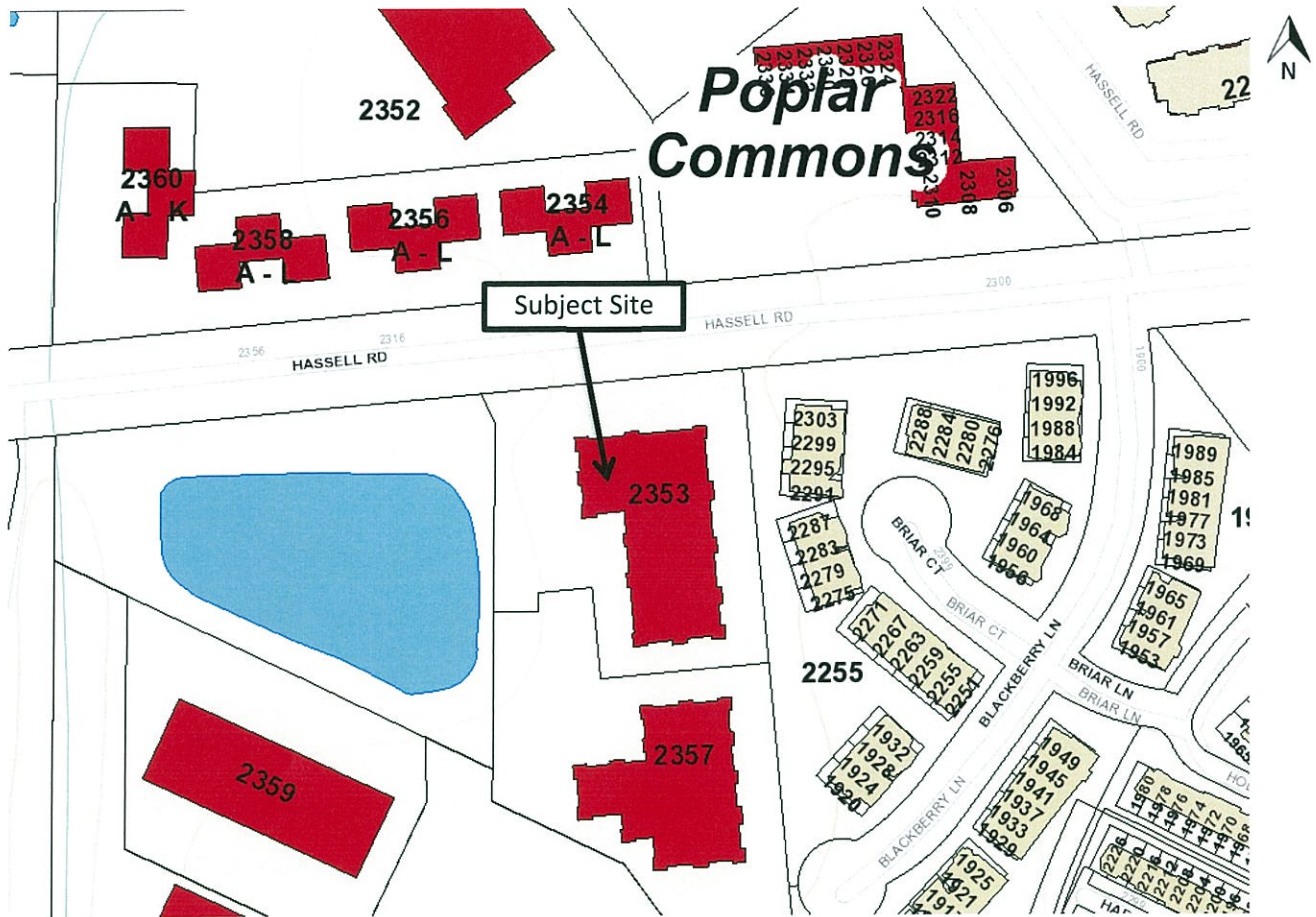
PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Daula Baltz
Authorized Agent

Control # 4504024

2353 Hassell Rd

P.I.N. 07-07-200-257-0000



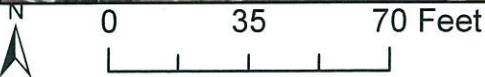
June 2018
Village of Hoffman Estates
Planning Division



Winston Knolls School
2353 Hassell Rd

Hassell Rd

2353



Planning Division
Village of Hoffman Estates
June 2018



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT NO.: 2017043P

PROJECT NAME: GOLF/APPLE CENTER

PROJECT ADDRESS/LOCATION: 1180-1190 APPLE STREET (SOUTHWEST CORNER OF GOLF ROAD AND APPLE STREET)

PUBLIC HEARING YES NO

REZONING CONCEPTUAL SITE PLAN SPECIAL USE VARIATION
PRELIMINARY & FINAL PLAT OF CONSOLIDATION

MEETING DATE: JULY 18, 2018

STAFF ASSIGNED: PETER GUGLIOTTA

REQUESTED MOTION

Approval of a request by Robert Kirk (applicant), on behalf of Dr. Sam Akmakjian (owner), for a Map Amendment (Rezoning) to the B-2 Business District, Preliminary and Final Plat of Consolidation, and a Concept Site Plan for the development of a retail/office building with drive-through facility (medical office and a coffee shop) on the properties located at 1180 and 1190 Apple St.

INCLUDES RECOMMENDED CONDITIONS YES NO

ACRES: 1 (APPROXIMATE)		CURRENT ZONING DISTRICT: R-2 One Family Residential PROPOSED ZONING DISTRICT: B-2 Business District
ADJACENT PROPERTIES:	NORTH: Golf Road and commercial properties in Village of Schaumburg	SOUTH: Commercial access driveway and single family detached homes
	EAST: Apple Street and single family detached homes	WEST: Car wash and other commercial properties
Property Index Numbers: 07-15-200-005 & 07-15-200-004		

BACKGROUND

The subject properties were originally platted in 1955 in Cook County prior to Village incorporation. The original plat of subdivision (known as "Parcel A") established the adjacent commercial properties (Hoffman Plaza and outlots on the east side of Roselle Road between Golf and Higgins) and platted 250+ single family detached lots to the east and south. The two subject lots are surrounded on two sides by commercially zoned properties and on the other two sides by roadways used for access to commercial

Meeting Date: July 18, 2018

properties, since the main truck/service driveway for the shopping center is adjacent to the south of these lots and is accessed via Apple Street. While there were some businesses present in the 1950's, Golf Road had not yet become the commercial corridor it is today and homes located along Golf Road were not out of place. Over the past 50 years the road was widened to six through lanes and there has been significant commercial development, both to the east and west of Roselle Road. Presently this section of Golf Road is primarily known as a commercial corridor and is a highly desirable location for retail businesses.

Almost 20 years ago the Village established Tax Incremental Financing (TIF) and Business Districts covering the properties immediately adjacent to the west of the subject property, and the Village has taken several steps over the years to solidify and enhance the commercial viability of these properties. In 2017, plans were approved for a major renovation of the Hoffman Plaza Shopping Center to include a Burlington store (opened in late 2017) and for a major renovation to the Golf Road Car Wash property immediately adjacent to the subject properties, both of which represent long term investments in the immediate area's commercial future.

The subject lots have contained rental homes for many years. The owner has expressed concerns that the continued growth of commercial activity adjacent to the subject lots has diminished their attractiveness for residential uses. The owner had difficulty securing a dependable tenant for home on the northern lot (1190 Apple), which made investment in upgrades to the house impractical. Therefore a decision was made to demolish the home in 2017 and this lot is currently vacant. The southern home (1180 Apple) is occupied with a tenant.

Private Covenants (For Informational Purposes – Not Enforced by the Village)

The Planning and Zoning Commission is responsible for reviewing the proposed rezoning, concept plan, and plat of consolidation using the legal standards found within the Municipal Code and State law. The private covenants have no bearing on this review and the following is provided solely as background.

Since there was no municipality in place to govern land use and other standards in the late 1950's (Cook County regulations did apply), the owner/developer recorded private covenants against all land in the subdivision. The private covenants stipulated that residential lots could not be used for anything other than residential purposes, limited homes to one-story, limited garage size, as well as several other requirements. The process for revision or removal of the covenants was made difficult by language that requires a majority of the current land owners to participate in some process for changes. Without a formal homeowner's association to administer the rules or consider revisions, the private covenants are minimally effective but difficult to change.

In 1959, this subdivision was included in the Village's original incorporation and soon thereafter became subject to local zoning and land use laws. The Village is not party to, nor does it enforce private covenants, therefore many permits and approvals have been (and continue to be) issued for work that does not conform to the private covenants, as long as the work meets Village codes.

The owner's legal counsel is confident that the development of the subject property with a commercial building can occur, and the property owner is comfortable proceeding with the proposed retail/office development if approvals are granted by the Village.

REZONING

The proposal is to rezone the subject properties to the B-2 District, which will be an expansion of the existing large B-2 zoned area located to the west. The B-2 District governs most typical shopping centers in Hoffman Estates and would allow for development of a multi-tenant retail/office building with a drive-thru, as proposed with the accompanying concept site plan. The proposed lot size of 40,000+ square feet exceeds the minimum of 10,000 square feet required in the B-2 District.

In considering a rezoning request (zoning map amendment), the Planning and Zoning Commission shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such amendment is in the public interest and is not solely for the interest of the applicant. Specifically, Section 9-1-17.E.2 of the Zoning Code (Amendments) states:

Where the purpose and effect of the proposed amendment is to change the zoning classification of a particular property, the Planning and Zoning Commission, shall make findings based upon the evidence presented to it in each specific case with respect to the following:

- a. Existing uses of property within the general area of the property in question;
- b. The zoning classification of property within the general area of the property in question;
- c. The suitability of the property in question for the uses permitted under the existing zoning classification;
- d. The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was placed in its present zoning classification.

The proposed B-2 District is compatible with the B-2 zoning that already exists to the west and the similar commercial zoning to the north in Schaumburg. The subject property abuts a property that contains an existing commercial car wash and has frontage along Golf Road, which is considered a major commercial corridor in this area.

While the Village's 2007 Comprehensive Plan shows the subject property as single family residential, this primarily reflected the existing uses at the time the plan was done. It is appropriate on a case by case basis to evaluate parcels located on the border of different land uses designations to determine if a rezoning may be suitable. Since this property borders both commercial and residential properties, if the Village determines that the standards in Section 9-1-17.E.2 of the Zoning Code are met with this proposal, the rezoning would not be considered inconsistent with the Comprehensive Plan.

With regards to the factors listed in Section 9-1-17.E.2, the following are noted.

- Existing uses within the general area of the subject property are both commercial and residential, with the subject property being most directly adjacent to existing commercial uses. The property has a transitional location bordering on the two different zoning districts.
- Zoning classifications within the area of the subject property are mixed between R-2 and B-2 (and a similar business zoning in Schaumburg), with the subject property bordering some areas of each. Either zoning classification could be considered consistent with the surrounding area.

Meeting Date: July 18, 2018

- With frontage on Golf Road, Apple Street, and the shopping center commercial driveway, plus being immediately adjacent to a car wash business, the subject property is exposed to commercial traffic on all four sides on a regular basis.
- Since the property was zoned for single family residential over 50 years ago, the trend of development in the general area has been increasingly commercial in nature. Significant investment continues to be made developing and redeveloping commercial properties along Roselle and Golf Roads. Several homes in the residential neighborhood to the east have been significantly upgraded, however, these have primarily been located near the center of the subdivision and not in the immediate area of the subject property.

The subject property meets criteria for the B-2 zoning from a pure land use standpoint, and as long as the site plan is designed with proper lighting, buffers, landscaping and other mitigating elements, impacts from development should not be any greater than those that already exist from the current commercial uses and traffic at this location.

PLAT OF CONSOLIDATION

The proposed Plat of Consolidation would combine the two existing lots (1190 Apple - 19,337 square feet and 1180 Apple – 20,791 square feet) to create a new 40,125 square foot lot that will accommodate the proposed retail/office development. The lot size will exceed the minimum required 10,000 square feet required by the Zoning Code for the B-2 District, and it is large enough to accommodate development of a small retail/office building in conformance with the current Village development standards.

Because the plat abuts Golf Road, the applicant needed to secure a signature from the Illinois Department of Transportation (IDOT) in addition to other standard signatures. The signed Mylar plat has been submitted to staff and paper copies (unsigned) are included in the packets.

All platting criteria in the State Plat Act and the Village Subdivision Code are met with this plat.

PRELIMINARY CONCEPT SITE PLAN

The proposed preliminary concept plan includes a \pm 5,900 square foot retail/office building with an outdoor seating area and a drive-through. This plan contemplates space for two tenants (potentially a coffee shop and a medical/dental office) and provides 42 parking spaces, including two handicapped spaces. The site plan is only designed at an early concept level at this point and has not been advanced to include important geometric and topographical information. The applicant is requesting approval of this concept-only plan to facilitate the review of the proposed rezoning. If the zoning is approved, full engineering and other technical design work will be done to refine the site plan design. A much more detailed staff level review will need to be completed and there may be changes required to the layout.

Access is proposed from Golf Road (right-in only per IDOT restrictions) and Apple Street. The location of the driveways is generally acceptable, however more detailed review and evaluation will need to occur to determine how the in-only access from Golf will be designed to work safely. Also, a review of the on-site

Meeting Date: July 18, 2018

circulation (including for emergency and delivery vehicles) will need to occur and this may require site plan or access changes. The Subdivision Code requires that cross access connections be designed into adjacent commercial lots where feasible, however in this case the adjacent car wash site design does not allow for any type of safe cross access to occur so this site will not be able to include cross access. Another access option that may be discussed with the final plan review is the potential for a connection to the private commercial access drive to the south of the property, but that would be subject to approval from the Hoffman Plaza Shopping Center ownership who owns the access drive.

While utility connections have not yet been included on the concept plan, staff has verified that sanitary sewer, storm sewer and water main are available adjacent to the site and there should be no issues with connections. The plan conceptually shows a location for the required on-site stormwater detention, although the alternative of constructing underground detention storage may also be considered. This site will have to meet all Metropolitan Water Reclamation District (MWRD) requirements, which includes stormwater quality measures in addition to the detention.

A concept landscape plan with buffers along the east and south is included with this plan set. As part of the final site plan review, staff will confirm that all required trees and buffer plantings are included. For any areas considered to be sensitive for buffering, the Village can require landscaping above the minimum standards through the final plan process.

Site lighting will need to be designed for this site and will include fixtures that do not create glare on adjacent roads or properties. The building architecture is conceptually shown to include a variety of brick and architectural wood elements that will be compatible with other buildings in the area. The use of EIFS or Stucco will be limited to accent areas. The design provided for this packet is still conceptual and subject to revision when the final plans are developed.

Generally the site plan is designed to meet all setbacks and landscape buffer requirements, except for the west property line where the applicant may seek a formal landscape waiver to allow that area to be a few feet less than required. This area is adjacent to the car wash business where a new solid wood fence and landscaping already exists. As part of the final site plan review, staff will work with the applicant to determine if this waiver is appropriate – minimizing this setback area will allow for additional space to be provided on the east side of the property where it could provide a much greater benefit. With this concept plan request, no formal waiver is recommended. All other setbacks and requirements are expected to be met on this site.

RECOMMENDED CONDITIONS

1. The Concept Site Plan approval is valid for 12 months from the date of Village Board approval.
2. The rezoning of this property to the B-2 Business District will cause the existing residential use and structure to become non-conforming under the Village's Codes. All use of this house shall cease within 12 months from the date of Village Board zoning approval, and the house structure shall be demolished (in accordance with all applicable permit requirements) no later than December 31, 2019.

Meeting Date: July 18, 2018

3. Concept Site Plan approval does not authorize any development or construction activity. Future development of this property is subject to approval of a Final Site Plan in accordance with the Village's Municipal Code requirements. The owner may choose to sell the property and any subsequent purchaser or developer shall be bound by the conditions of this approval.
4. This Concept Site Plan approval is only illustrative and very general in nature, and reflects the fact that a ±5,900 square foot retail/office building with a drive-through and outdoor seating can likely be accommodated on this property. All plan details are subject to further review and revision through the formal Final Site Plan process. In order to comply with all standards for the Final Site Plan review, changes may be required to access, circulation, landscaping, site layout, lighting, building appearance, and any other site detail.
5. The Concept Site Plan does not represent any technical engineering information, such as the geometric layout/dimensions, grading, drainage, utilities, stormwater detention or other details. Approval of all engineering plans will be required as part of the Final Site Plan process in accordance with Village Code.
6. No Zoning variances or development waivers are granted with this approval. All details of the site plan are conceptual in nature and do not imply that any waivers or variations will be approved.
7. Development of this property is subject to meeting all requirements of IDOT and MWRD and such approvals shall be incorporated into the Final Site Plan review process.

Attachments: Application and related materials, concept site plan, plat of consolidation



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING GENERAL APPLICATION*

Special Use for _____ Rezoning from R-2 to B-2

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>\$2,000</u>	Check No. _____	Date Paid: <u>6/25/18</u>	
Project Number: <u>2017043P</u>			
Staff Assigned: <u>Pete</u>			
Meeting Date: <u>7/18/2018</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>7/3/2018</u>		

PLEASE PRINT OR TYPE

Date: JUNE 27, 2018

Project Name: GOLF/APPLE CENTER

Project Description: MEDICAL AND COFFEE SHOP/DRIVE THRU.

Project Address/Location: 1180 / 1190 APPLE STREET

Property Index No. 0715260005000 / 0715200004000

Acres: 39,000 SF. Zoning District: ~~R-2~~ - R-2

I. Owner of Record

DR SAM AKMAKJIAN, LONG GROVE DENTAL
 Name Company
 4160 MCHENRY RD, SUITE 102, LONG GROVE
 Street Address City
 ILLINOIS, 60047 847.778.0463
 State Zip Code Telephone Number
 _____ drsam001@aol.com
 Fax Number E-Mail Address

II. Applicant (Contact Person/Project Manager)

ROBERT W. KIRK, GROUP A ARCHITECTURE INC.
 Name Company
 1100 LANDMEIER ROAD, ELK GROVE VILLAGE
 Street Address City
 ILLINOIS 60007 847.952.1100
 State Zip Code Telephone Number
 847.992.1158 KKIRK@groupaarch.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 ROBERT W. KIRK to act on my behalf and advise that he/she has full authority to act as my/our representative.


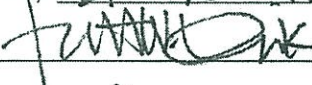
Owner Signature

DR. SAM AKMAKJIAN
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): DR. SAM AKMAKJIAN
Applicant's Signature: 
(If other than Owner)
Applicant's Name (Please Print): ROBERT W. KIRK
Date: JUNE 27, 2018

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 REZONING/MAP ADDENDUM

Commercial Residential

REQUIRED SUBMITTALS

- General Application
- Rezoning Hearing Fee: (Checks payable to the Village of Hoffman Estates)
 - 0 - 4.99 acres: \$500.00
 - 5.0 - 9.99 acres: \$750.00
 - 10.00 acres & above: \$1,000.00
- Legal Description
(Typically found on a tax bill, survey, mortgage documents or deed)
- Current Plat of Survey drawn to scale showing existing structures and distances to property lines.
- Zoning Exhibit – graphic representation of the rezoning area.
- A Project Narrative detailing the rezoning request.

Zoning Code Section 9-1-17-A-E of the Municipal Code requires that where the purpose and effect of the proposed amendment is to change the zoning classification of a particular property, the Planning and Zoning Commission, shall make findings based upon the evidence presented to it in each specific case with respect to the following (Respond to each standard as it applies to your request either below or address on a separate sheet)

1. Existing uses of property within the general area of the property in question.

THE EXISTING LAND IS THE CONSOLIDATION OF TWO RESIDENTIAL SINGLE FAMILY LOTS, WITH A REZONING INTO A COMMERCIAL LOT. A NEW MEDICAL OFFICE OF 3,200 S.F. AND A COFFEE DRIVE THRU OF 2,700 S.F.

2. The zoning classification of property within the general area of the property in question.

THE EXISTING ZONING IS R-2 THE REQUEST IS TO REZONE THE PROPERTY TO B-2. THE LOT IS ON GOLF ROAD, AN ACTIVE COMMERCIAL ROAD, AND A COMMERCIAL USE IS ADJACENT TO THE WEST.

3. The suitability of the property in question for the uses permitted under the existing zoning classification.

THE EXISTING ZONING IS FOR SINGLE FAMILY USE. BECAUSE OF THE HIGH TRAFFIC AT THE SITE, SINGLE FAMILY USE IS NOT COMPATIBLE AND POSES A LIFE / SAFETY ISSUE AS A RESIDENTIAL USE.

4. The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was placed in its present zoning classification.

THE TREND ALONG GOLF ROAD IS FOR ACTIVE COMMERCIAL AND RETAIL USES, AND FOR SINGLE FAMILY OR RESIDENTIAL USES.

NARRATIVE IN SUPPORT OF PETITION FOR REZONING

1180 & 1190 APPLE STREET VILLAGE OF HOFFMAN ESTATES

Sam Akmakjian ("Owner" or "Petitioner") is the owner of approximately 40,000 sq. feet (.9 acres) square feet of real property, generally located at the southwest corner of Golf Road and Apple Street (the "Property") in the Village of Hoffman Estates ("Village"), which is more fully described in Exhibit A attached hereto. The Property consists of two different PINs (07-15-200-004-0000 and 07-15-200-005-0000) and is currently zoned R-2. The Petitioner is requesting that the Village rezone the Property to a B-2 Neighborhood Business District in accordance with Section 9-8-2 of the Village's Zoning Code (the "Code") for the development of professional office and a coffee/pastry shop (collectively, the "Project"). Petitioner is further requesting that the Village approve the attached site plan and a plat of consolidation to combine the existing two tax parcels into one. The Project as proposed will not have a deleterious impact on surrounding properties or on the Village as a whole. Petitioner is not requesting any variances from the Code.

Surrounding Land Uses. The proposed Project will be consistent with surrounding land uses. The Property is located on Golf Road, which is a major commercial corridor in the Village. The properties to south, north and west of the subject Property are all zoned, developed and operated as commercial, including a car wash that directly abuts the Property. The Property is bordered to the south by a private commercial driveway used by trucks to access the shopping center (with Jewel, Burlington, etc.) to the southwest. To south, past the commercial truck entrance and across Apple Street are single family homes, zoned R-2. There are no residential properties abutting the Project.

The Property is currently improved with a single family home which consists of approximately 1,100 sq. feet and a framed garage that were built before the

Village was even incorporated. The garage has been used from time-to-time by vagrants and for illegal dumping necessitating constant diligence by Petitioner.

The Property is part of a residential subdivision that was approved and recorded in the 1950's before the Village was even incorporated and the area was predominantly agricultural; Golf Road had not yet become a commercial road. At the time of the subdivision, a restrictive covenant was recorded on the subdivided land, prohibiting, among other things, commercial development. The covenant also had height and parking restrictions that were more restrictive than those adopted by the Village. As a result, almost half of the residential properties are in violation of the covenant. Rezoning of the Property to a B-2 Neighborhood Business District will allow the Property to be redeveloped with a use that is consistent with the surrounding land uses.

Site Plan. In addition to rezoning of the Property, Petitioner is asking the Village to approve the site plan ("Site Plan") attached hereto as Exhibit B. The plan provides for the demolition of the single family home and the construction of a new building consisting of 5,200 sq. feet of professional office space and an approximately 2,000 sq. ft. coffee/pastry store. Working with Village staff, Petitioner has created the site plan to be harmonious with both surrounding commercial and residential properties and to satisfy the requirements of the Village Code. Additional information about the Site Plan has been developed and submitted to staff under separate cover.

Financial Impact. The Project will only have a positive financial impact on the Village and its taxing districts. According to the Cook County Property Assessor's website, the final 2017 assessed value ("AV") for the two combined tax parcels is only \$37,909, and the Property generates only \$5,800 in annual taxes. Once the Project is completed, assuming a State equalization factor of three and a combined tax rate of 10%, it is estimated that the AV for the Property will be \$125,000 and will generate over \$37,000 in annual tax revenue for the

Village and its tax districts. Since the Village levies a 2% sales tax on prepared food and beverages, the coffee/bakery user will generate additional sales tax revenue for the Village, in addition to the increased *ad valorem* taxes.

Impact on and Benefit to the Neighborhood/Village. The Project as proposed will serve as an amenity to the surrounding residential properties. The professional offices are anticipated to attract dental and medical offices; those, along with the coffee/pastry store will allow residents in the area to walk to appointments, get coffee, etc. A landscaped decorative pedestrian walkway will be constructed on both Apple Street and Golf Road.

The Project will not be visible to the residences to the south and east. The proposed new building will have a 30 foot set back to the east and, as depicted on the Site Plan, the Project will be heavily buffered to the east with landscaping and the decorative pedestrian walkway. A privacy hedge will be installed that will be no less than 2 feet high at the time of planting in addition to five parkway trees with a breast high diameter of 2.5" at planting. The southern border of the Project, including the drive-through lane and an enclosed trash compartment will also be heavily screened with a privacy hedge.

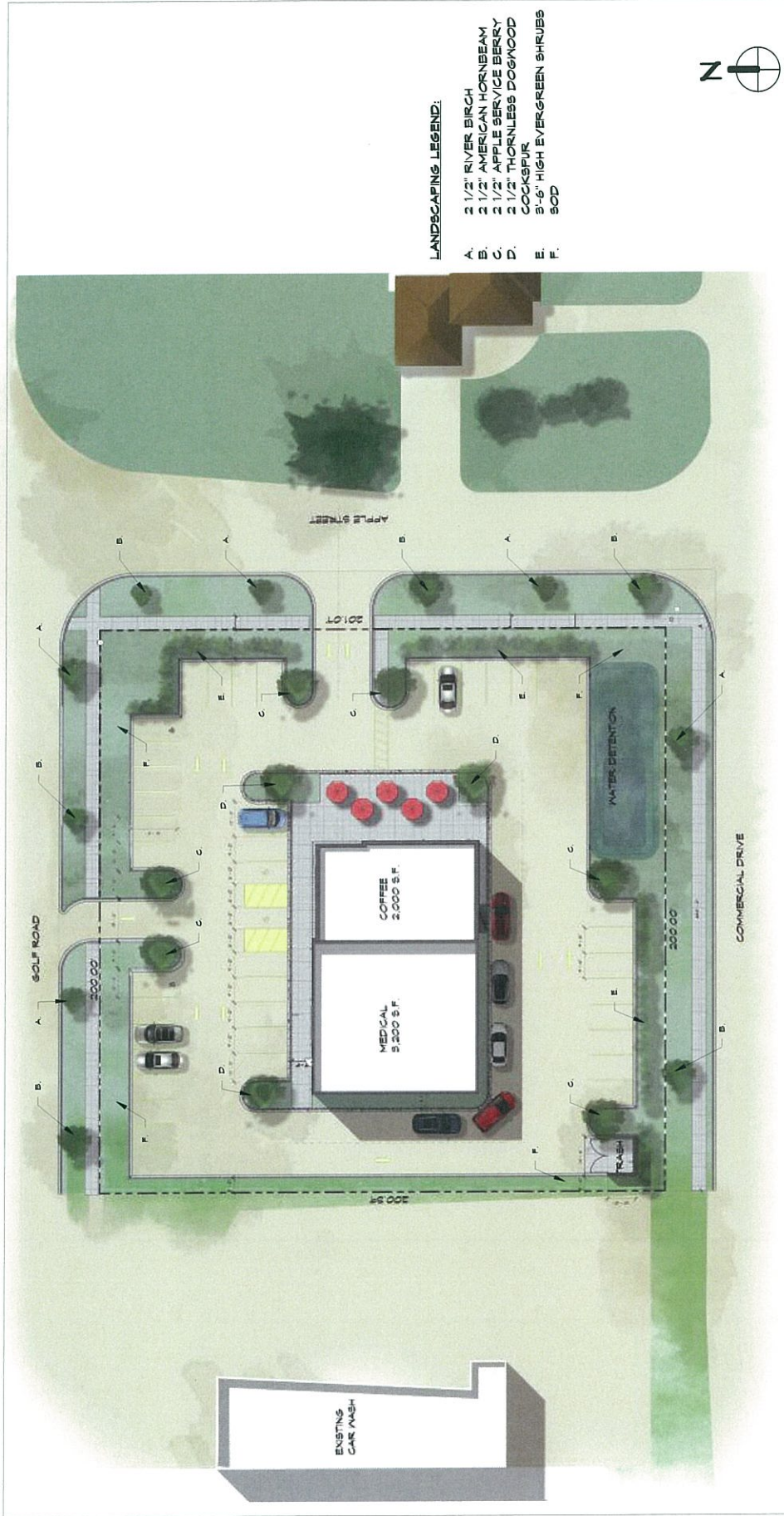
Traffic. As depicted on the Site Plan, the traffic improvements to handle the ingress and egress of vehicular traffic in and out of the Property have been designed to minimize traffic through the residential neighborhood and to focus traffic on Golf Road. In developing the Project, Petitioner retained the KLOA, a recognized traffic engineering firm, which has opined that upon full submission of the appropriate documents, IDOT will approve a right-in access point from Golf Road. A letter from KLOA so stating has been submitted to staff along with other supporting documents.

Parking. In compliance with Section 10-5-2 of the Code, the Site Plan provides a total of 48 parking spaces, which allows for a parking ratio of 14:5 for the coffee/pastry store and 4.5:1 parking ration for the professional offices.

Drive-through lane. As depicted on the Site Plan, the drive-through lane being provided for the coffee/pastry store meets the requirements of Section 10-5-2 (8). The drive-through lane allows for adequate stacking for the vehicles projected to use the lane and adequate lane widths and turning radii. The drive-through lane will be accessible from Golf Road and the northern end of Apple Street.

Engineering. A preliminary analysis of the Property has shown that the Project as proposed will be able to adequately store and release stormwater in a manner as to not cause any flooding on surrounding properties. Final engineering will be submitted to Village Staff for review and approval prior to construction of the Project.

Summary. The Project as proposed and laid out on the attached Site Plan will be a positive change for the Property and neighborhood. As proposed, the Project will not have a deleterious impact on the Village's health, safety or welfare. The traffic and stormwater will be managed so as to not deleteriously impact neighboring residential properties nor on surrounding land values but will have a positive financial impact for the Village. Rezoning the Property to a B-2 Community Business District and approving the Project as depicted on the Site Plan will be a benefit to the Village, removing blight and providing a neighborhood amenity.



LANDSCAPING LEGEND:

- A. 2 1/2" RIVER BIRCH
- B. 2 1/2" AMERICAN HORNBEAM
- C. 2 1/2" APPLE SERVICE BERRY
- D. 2 1/2" THORNLESS DOGWOOD
- E. COCKSPUR
- F. 8'-6" HIGH EVERGREEN SHRUBS



A Professional Corporation
 1100 Landmeier Rd, Suite 202,
 Elk Grove Village, IL 60007

Phone: 847.952.1100
 Fax: 847.952.1158
 Web: www.grouparch.com

SITE PLAN/LANDSCAPING

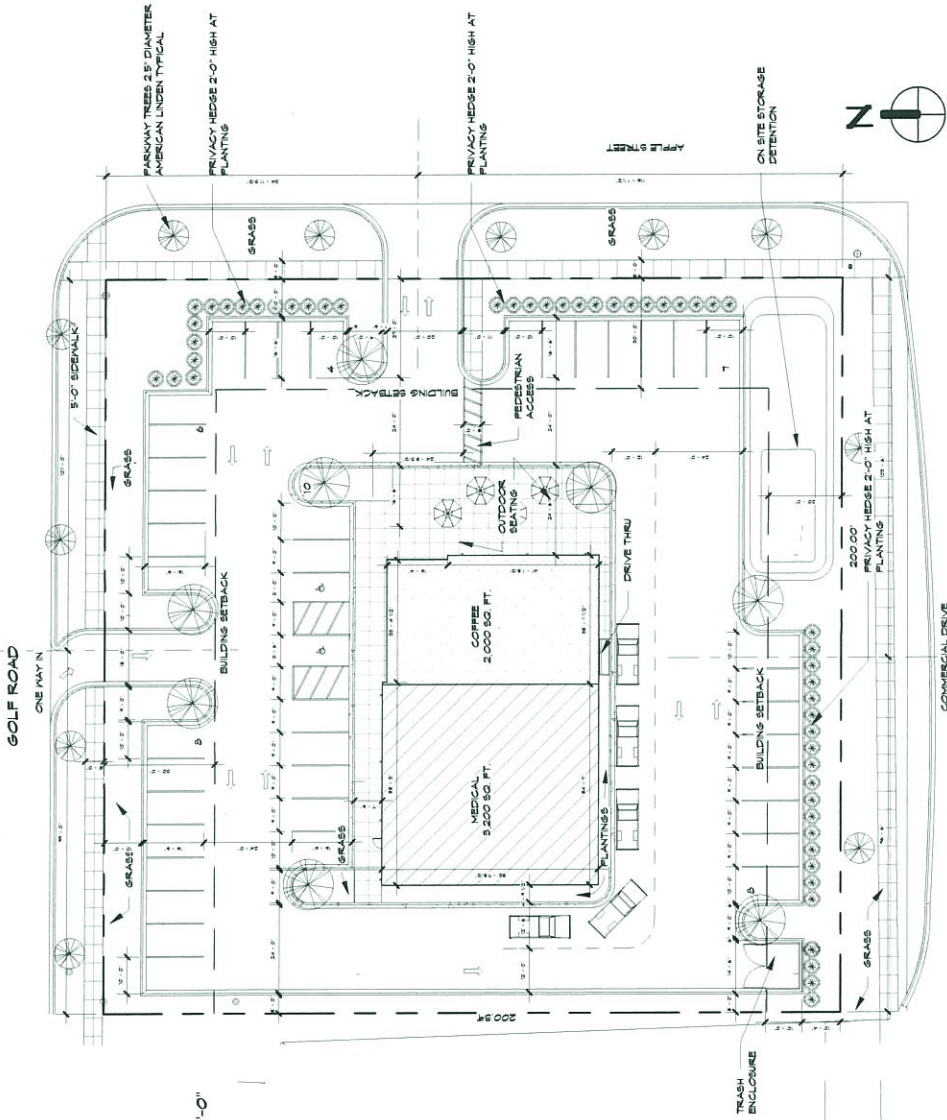
1180/1190 APPLE STREET

HOFFMAN ESTATES, ILLINOIS

JOB NUMBER: 18008

DATE: 06/25/18

A-1



ZONING:
 EXISTING ZONING - R2
 B-1 - NEW ZONING
 10,000 S.F. MIN.
 34,000 S.F. EXISTING
 FRONT YARD 50'-0"
 SET BACK ON APPLE STREET: 50'-0"
 REAR YARD 20'-0"
 F.A.R. = 45,18,000 S.F.
 5,900S.F. PROPOSED

PARKING:
 MEDICAL - 45/1000
 3,200, 14 SPACES
 COFFEE - 14.5/1000
 2,000 S.F. = 29 PARKING
 9' x 5', 16.5' AT LANDSCAPING
 10' x 16'-6" AT LANDSCAPE
 48 TOTAL PARKING SPACES

JOB NUMBER: 18008
 DATE: 06/25/18

SITE PLAN
1180/1190 APPLE STREET
 HOFFMAN ESTATES, ILLINOIS

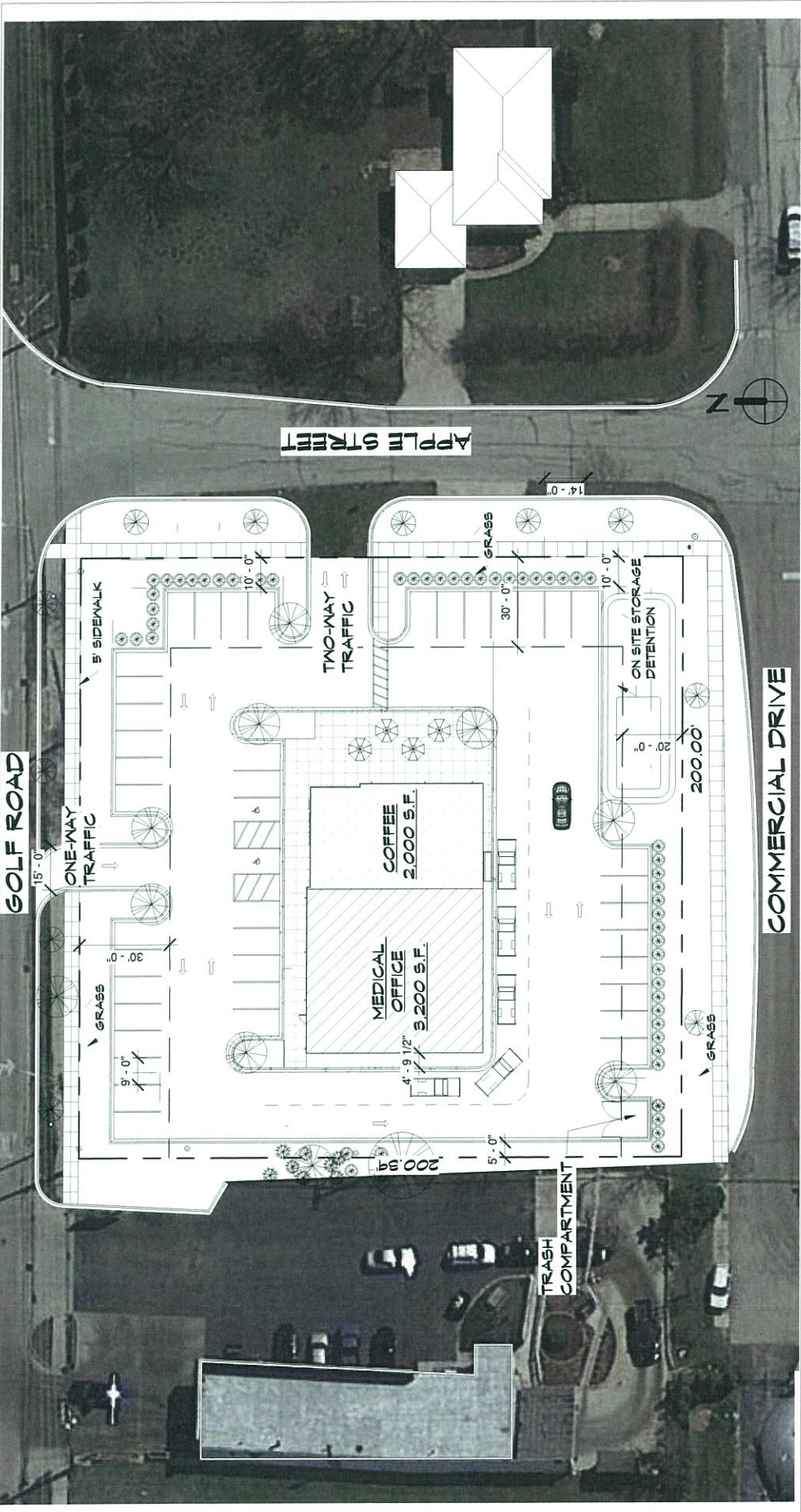
GROUP

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 Elk Grove Village, IL 60007

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 Fax: 847.952.1158
 Web: www.grouppaarch.com

A ARCHITECTURE

A-2



JOB NUMBER: 18008
 DATE: 06/25/18

EARTH MAP

1180/1190 APPLE STREET

HOFFMAN ESTATES, ILLINOIS

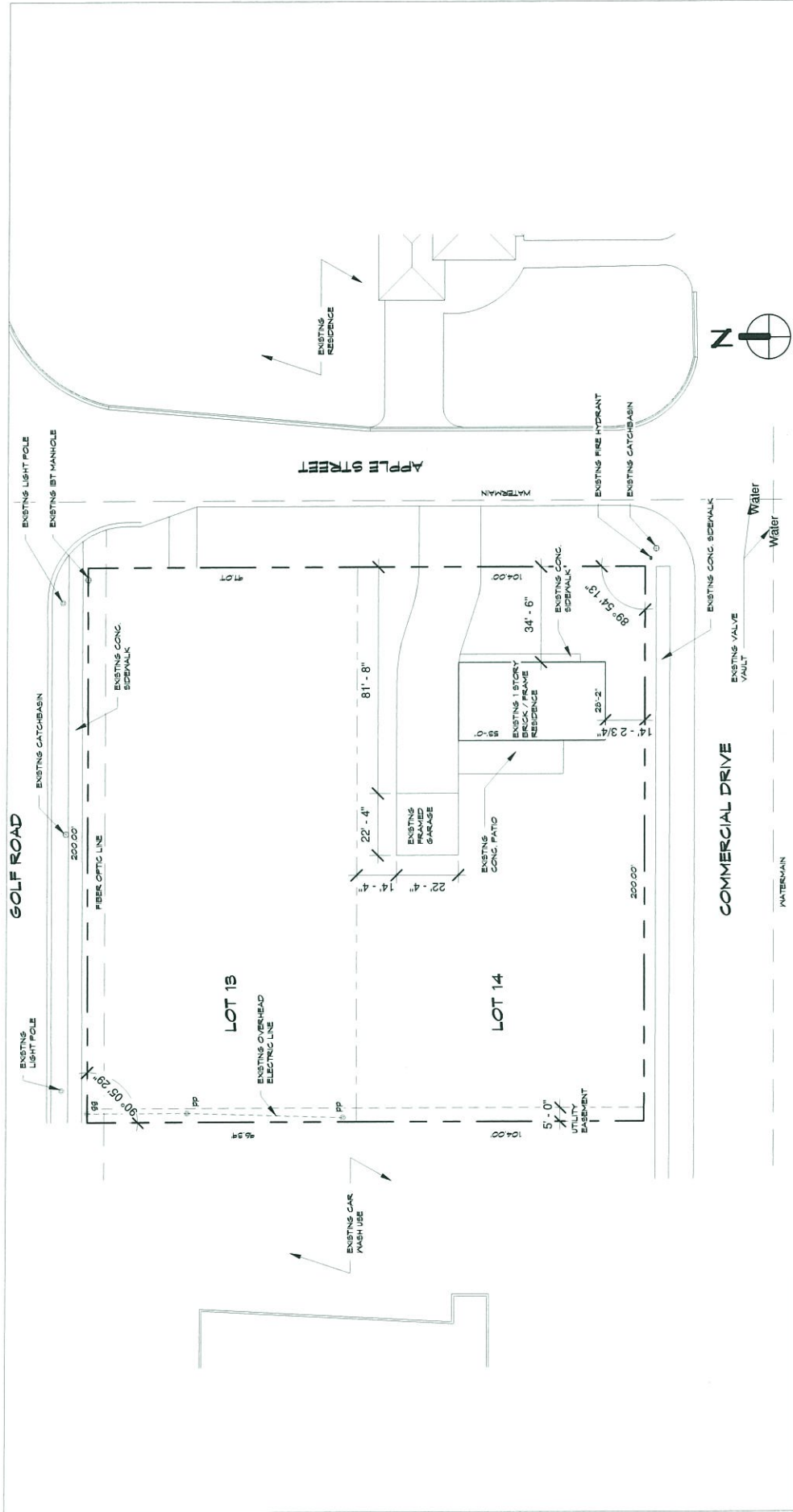
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A-3



JOB NUMBER: 18008
 DATE: 06/25/18

A-4

EXISTING SITE PLAN

1180/1190 APPLE STREET

HOFFMAN ESTATES, ILLINOIS

GROUP

A ARCHITECTURE

A Professional Corporation
 1100 Landmeier Rd. Suite 202,
 Elk Grove Village, IL 60007

Phone: 847.952.1100
 Fax: 847.952.1158
 Web: www.groupaarch.com



MATERIAL LEGEND:

- A. FACE BRICK
- B. LIMESTONE COPING
- C. STUCCO SIGN BOARD, BASE & CAPITAL
- D. MAINTENANCE FREE WOOD SIDING
- E. 1" INSULATED CLEAR GLASS ALUM. WINDOW SYSTEM
- F. WALL SCIENCE LIGHTS
- G. ALUM. PRE FINISHED COPING
- H. SIGNAGE BY OTHERS

GROUP



ARCHITECTURE

A Professional Corporation
 1100 Landmeier Rd. Suite 202,
 Elk Grove Village, IL 60007

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 Fax: 847.952.1158
 Web: www.groupaarch.com

FRONT ELEVATION

1180/1190 APPLE STREET

HOFFMAN ESTATES, ILLINOIS

JOB NUMBER: 18008

DATE: 05/18/18

A-5



GROUP



ARCHITECTURE

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 1100 Landmeier Rd. Suite 202,
 Elk Grove Village, IL 60007

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 Fax: 847.952.1158
 Web: www.agrouparch.com

CORNER APPLE/GOLF RD. PERSPECTIVE

1180/1190 APPLE STREET

HOFFMAN ESTATES, ILLINOIS

JOB NUMBER:

16008

DATE:

06/25/18

A-6

NOTICE OF PUBLIC HEARING
 Notice is hereby given that Planning & Zoning Commission of the Village of Hoffman Estates will hold a public hearing at the request from Robert Kirk (applicant), on behalf of Aramkajian (owner) to consider a Map Amendment (rezoning), Preliminary Final Plat of Consolidation, and a Concept Site Plan for the development of a retail building with drive-through facility (Medical office and a Coffee Shop) on a property located at 1180 W. 1190 Apple St., N.: 07-15-200-004-0000 & 15-200-005-0000. The hearing will be held on Wednesday, July 18, 2018 at 10 p.m. in the Hoffman Estates Municipal Building, 30 Hassell Road, Hoffman Estates, IL. For a Combs, Chairperson Planning and Zoning Commission published in Daily Herald July 3, 2018 (4504023)

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 July 3, 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

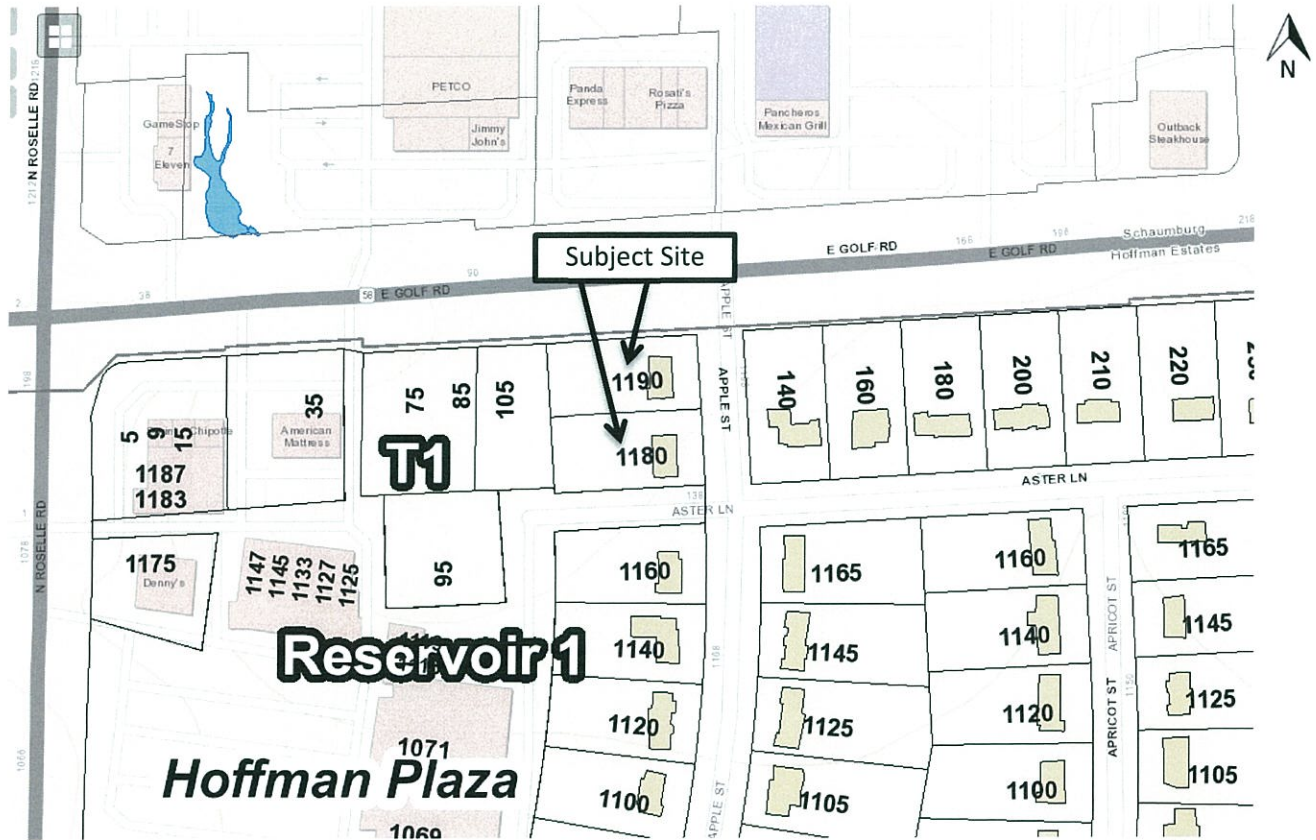
BY *Daula Baltz*
 Authorized Agent

Control # 4504023

1180-1190 Apple St

P.I.N. 07-15-200-004-0000

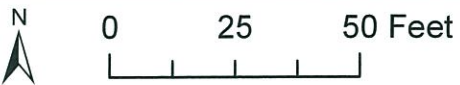
07-15-200-005-0000



June 2018
Village of Hoffman Estates
Planning Division



1180 - 1190 Apple St Rezoning



Planning Division
Village of Hoffman Estates
June 2018

Full-Sized Plans
Available at the
Hoffman Estates Village
Hall (1900 Hassell
Road).