

MEETING NOTICE

AGENDA

VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION

August 1, 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, August 1, 2018.

1. Call to Order/Roll Call

2. Approval of Minutes

July 18, 2018

3. Chairperson's Report

4. Old Business

5. New Business

PUBLIC HEARING – Request by John and Ramonita Siedlecki (owner) for a Fifteen (15) foot corner side yard setback variation from Section 9-3-3-C-2 to allow a six (6) foot high solid fence to be zero (0) feet from the western property line instead of the minimum required fifteen (15) feet at 1395 Devonshire Ln.

PUBLIC HEARING –

1. Request by Aldi Inc. (owner) to consider a Preliminary & Final Site Plan Amendment to allow store expansion, façade changes and parking lot improvements on the property located at 375 W. Higgins Road.
2. Request by Aldi Inc. (owner) to consider a Master Sign Plan dated August 1, 2018 in accordance with Section 9-3-8-M-13 of the Zoning Code for the property located at 375 W. Higgins Road.

PUBLIC HEARING – Request of Poplar Creek Crossing, LLC (owner) and David Lanz d/b/a Orangetheory Fitness (tenant) to consider a special use under section 9-8-3-B-3 of the Zoning Code to permit a health and fitness club on the property located at 2626 N. Sutton Road in the Poplar Creek Crossing Shopping Center.

PUBLIC HEARING – Request by James Richter (owner) and Jennifer Boenzi (applicant) to consider a sign variation from Section 9-3-8-M-12-(d) to permit a second ground sign to be located on the west side on the property located at Siemens - 2501 N Barrington Road.

6. Staff Report

7. Adjournment

The next regular Planning and Zoning Commission meeting is scheduled for **Wednesday, August 15, 2018 at 7:00 p.m.**



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT NO.: **2018026R** PROJECT NAME: **1395 DEVONSHIRE LN FENCE VARIATION**

PROJECT ADDRESS/LOCATION: **1395 DEVONSHIRE LN**

PUBLIC HEARING
YES NO

REZONING MASTER SIGN PLAN SPECIAL USE VARIATION
SITE PLAN PLAT

MEETING DATE: **AUGUST 1, 2018**

STAFF ASSIGNED: **PARTH JOSHI** *PJ*

REQUESTED MOTION

Request by John and Ramonita Siedlecki (owner) for a Fifteen (15) foot corner side yard setback variation from Section 9-3-3-C-2 to allow a six (6) foot high solid fence to be zero (0) feet from the western property line instead of the minimum required fifteen (15) feet at 1395 Devonshire Ln.

INCLUDES RECOMMENDED CONDITION(S)
YES NO

ZONING DISTRICT: R-4, ONE-FAMILY RESIDENTIAL

ADJACENT PROPERTIES:	NORTH: R-4, ONE-FAMILY RESIDENTIAL	SOUTH: R-4, ONE-FAMILY RESIDENTIAL
	EAST: R-4, ONE-FAMILY RESIDENTIAL	WEST: R-4, ONE-FAMILY RESIDENTIAL

APPLICABLE ZONING CODE SECTION

Section 9-3-3-C-2-c of the Zoning Code states that fences not of open design and/or exceeding four feet in height shall be set back 15 feet from the side lot line, or even with the dwelling unit, whichever is less, on those lots adjacent to a street where the rear yard adjoins a neighboring property's side yard or a street.

PROPOSAL

The property currently includes a split level house with an attached garage and has an existing fence in the back and side yards. The original fence was legally installed back in 1993 before the fence code was adopted and for which the petitioner did pull a permit. The petitioner is proposing to replace the existing 6 foot high privacy fence on their property due to wear and tear reasons. Due to alignment of the petitioners corner side yard being adjacent to a street and the rear yard also adjacent to a street, the Zoning Code requires a 15 foot minimum setback for a privacy fence; or the fence must be a maximum 4 foot high, open design fence (50% permeable to light and air) if it extends closer than 15 feet from the corner side yard property line. The petitioner's intention is to maximize the size of their backyard and avoid having unused property located

outside of the fence. There is a need for a solid fence due to privacy concerns, headlight glare and heavier traffic turning to and from Higgins Rd.

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 fence would be allowed to exist at this location with the proposed height and design by ordinance, in perpetuity or until otherwise amended or dissolved by a future ordinance.

NOTIFICATION

Standard notification letters were sent to surrounding properties within 150 feet. No comments were received.

STAFF SUMMARY

The Zoning Code requirement for a shorter or open design fence in a corner side yard is intended to encourage visibility at street corners for pedestrians and drivers; as well as for neighboring properties when backing out of their driveway. Planning staff along with the Transportation Department has reviewed the

Meeting Date: August 1, 2018

backing out of their driveway. Planning staff along with the Transportation Department has reviewed the fence location for safety and determined it to be acceptable for vehicle visibility based on the current conditions. The proposed fence is an adequate distance from the street intersection due to large parkway widths on Higgins and Kingsdale Road. There is also a sidewalk along Higgins and Kingsdale Rd along with large public right of way. The proposed fence is not expected to interfere with vehicle or pedestrian traffic or visibility at the intersection.

Another purpose of the Zoning Code requirement is to preserve the front yard streetscape. This lot is a unique situation because there are no homes on the side yard and the house is surrounded on three sides by public streets. Because of the unique corner lot situation, there is no front yard streetscape to maintain. The fence would be visible entering the subdivision from Higgins Rd, however this would look similar even if the fence is setback 15 feet from the property line. The Village has previously approved requests for fences on corner lots where there is adequate visibility around the fence for drivers and for neighboring properties.

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



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. 5032 Date Paid 6/20/18

Project Number: 2018026R

Staff Assigned: Parth Joshi

Meeting Date: 08/01/18

Public Hearing: Yes No

Sign Posting Required: Yes No

Date Sign Posted

PLEASE PRINT OR TYPE

Date: 06/20/18

Project Name: 1395 Devonshire Ln

Project Description: Fence

Project Address/Location: 1395 Devonshire Ln.

Property Index No. 07-08-406-009-0000

Acres: 0.28 Zoning District: R-4

I. Owner of Record

John or Ramonita Siedlecki
 Name Company

1395 Devonshire Ln. Hoffman Ests. Inc
 Street Address City

IL 60169 708-207-7842
 State Zip Code Telephone Number

708-207-7842
 Fax Number E-Mail Address

II. Applicant (Contact Person/Project Manager)

Scott Friedrich SP Fence
 Name Company

28 W 030 Warrenville Rd Warrenville
 Street Address City

IL 60555 630 514 2558
 State Zip Code Telephone Number

Fax Number E-Mail Address

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.

R. Siedlecki
Owner Signature

Ramonita Siedlecki
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: Ramonita Siedlecki

Owner's Name (Please Print): Ramonita Siedlecki

Applicant's Signature: Ramonita Siedlecki
(If other than Owner)

Applicant's Name (Please Print): Ramonita Siedlecki

Date: June 18, 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 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.

Yes, it would be a hardship for the owner to lose 15 feet of the property.

2. The conditions upon which the petition for a variation is based would not be applicable, generally, to other property within the same zoning classification.

The fence in question runs down the side of the property where there is no neighbor and is replacing a fence that is existing.

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

We are just replacing a fence that is already existing to upgrade the property and the neighborhood.

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

No, the fence in question is for appearance only.

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.

No, the new fence will improve the appearance of the property and neighborhood.

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.

No, the fence will not do any of the above.

Project Narrative – 1395 Devonshire Ln – Fence Variation

We would like to replace our existing fence of 25 years because of wear and tear reasons; the new one will be installed exactly where the existing one is without any modifications.

The existing fence was installed as per the permit issued by the Village of Hoffman Estates on November 12, 1993.

We will appreciate your consideration.

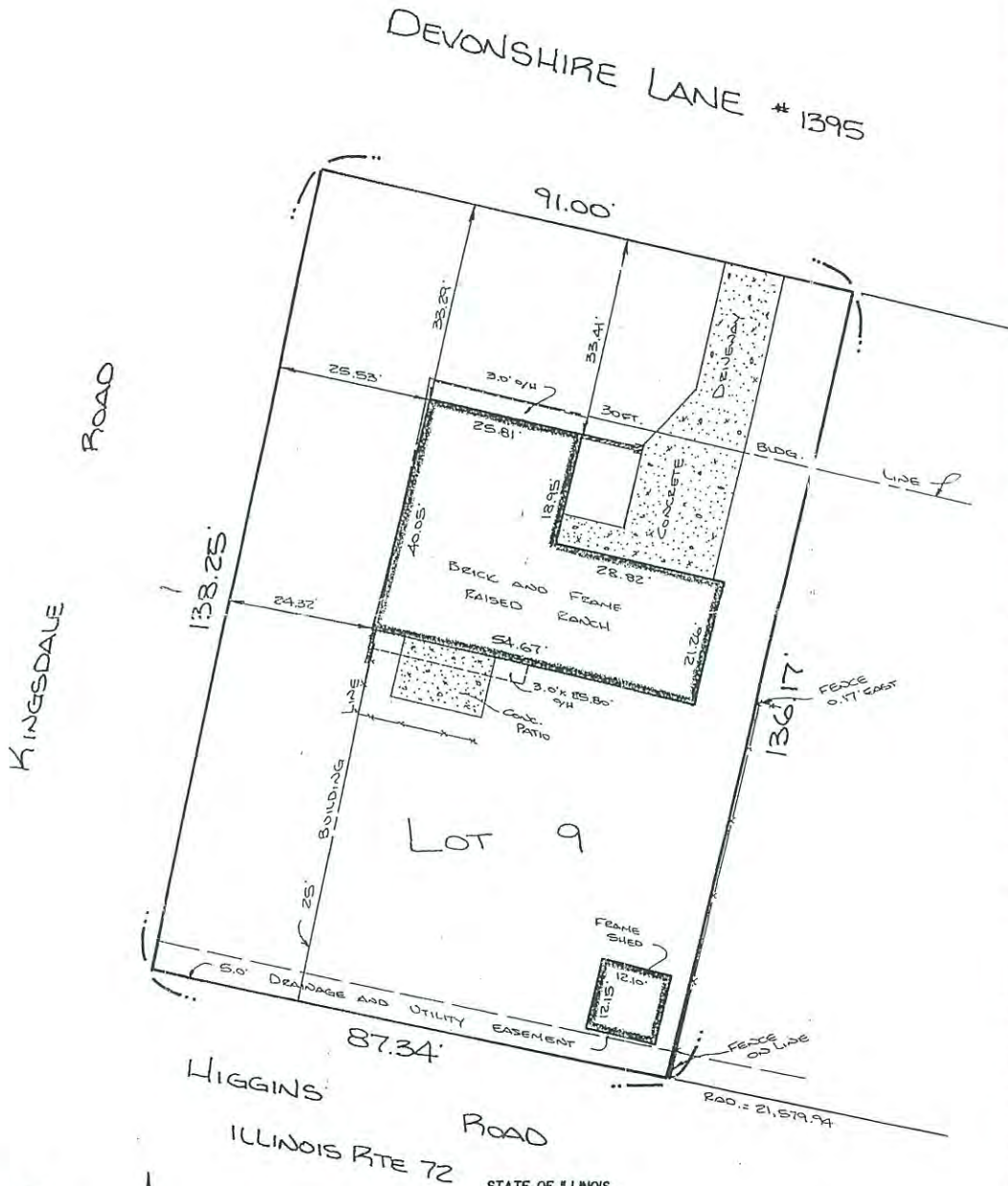
Ramonita Siedlecki (mona) and John Siedlecki



Plat of Survey

OF PROPERTY DESCRIBED AS:

LOT 9 IN BLOCK 195 IN THE HIGHLANDS WEST AT HOFFMAN ESTATES XXI, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER AND PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 14, 1965 AS DOCUMENT NO. 19463901 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS.



DUNDEE ENGINEERING
310 NORTH RIVER STREET
P.O. BOX 309
DUNDEE, ILLINOIS 60118
708-420-2929
708-420-2961 fax

DATED: 07/07/93
SCALE: 1" = 20.0'
ORDER: JIM GUTHRIE
OWNER: CLEGHORN
ATLAS: 411008H
JOB #: 76615H



STATE OF ILLINOIS
COUNTY OF KANE

I CERTIFY THAT THE ANNEXED PLAT OF THE ABOVE DESCRIBED PROPERTY HAS BEEN MADE UNDER MY SUPERVISION FOR USE IN CONNECTION WITH A REAL ESTATE OR MORTGAGE LOAN TRANSACTION. MONUMENTATION HAS NOT BEEN ESTABLISHED AT PROPERTY CORNERS AND USE OF THIS PLAT FOR CONSTRUCTION OF ANY KIND IS AT THE USER'S SOLE RISK. EASEMENTS AND BUILDING LINES SHOWN HEREON ARE THOSE SHOWN ON THE RECORDED PLAT OF SUBDIVISION. REFER TO DEED OR TITLE INSURANCE POLICY FOR ADDITIONAL RESTRICTIONS, IF ANY.

John T. Whitehouse
JOHN T. WHITEHOUSE PROFESSIONAL LAND SURVEYOR #2724

**NOTICE OF
PUBLIC HEARING**

Notice is hereby given that the Planning & Zoning Commission of the Village of Hoffman Estates will hold a public hearing at the request of John and Ramonita Siedlecki (owner) and Scott Fridrich (applicant) for a variation from the Zoning Code to permit the construction of a fence on the property located at 1395 Devonshire Lane.

P.I.N.: 07-08-406-009-0000
The hearing will be held on Wednesday, August 1, 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
July 17, 2018 (4505016).

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 17, 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 Baitz*
Authorized Agent

Control # 4505016

1395 Devonshire Ln

P.I.N. 07-08-406-009-0000

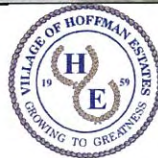
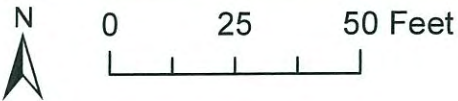


Esri, HERE, Garmin, INCREMENT P.

July 2018
Village of Hoffman Estates
Planning Division



1395 Devonshire Ln Fence Setback Variation



Planning Division
Village of Hoffman Estates
July 2018



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT NO.: 2018007P

PROJECT NAME: ALDI

PROJECT ADDRESS/LOCATION: 375 W. HIGGINS ROAD

PUBLIC HEARING
YES NO

REZONING MASTER SIGN PLAN SPECIAL USE VARIATION
PRELIMINARY & FINAL SITE PLAN AMENDMENT PLAT

MEETING DATE: AUGUST 1, 2018

STAFF ASSIGNED: JIM DONAHUE

REQUESTED MOTIONS

1. Approval of a request by Aldi Inc. (owner) to consider a Preliminary & Final Site Plan Amendment to allow store expansion, façade changes and parking lot improvements on the property located at 375 W. Higgins Road.
2. Approval of a request by Aldi Inc. (owner) to consider a Master Sign Plan dated August 1, 2018 in accordance with Section 9-3-8-M-13 of the Zoning Code for the property located at 375 W. Higgins Road.

INCLUDES RECOMMENDED CONDITION(S)
YES NO

ZONING DISTRICT: B-2, COMMUNITY BUSINESS DISTRICT

ADJACENT NORTH: GOLF POINT PLAZA (SCHAUMBURG) SOUTH: A-1, TOWNHOMES
PROPERTIES: EAST: B-2, OFFICE/MEDICAL BUILDINGS WEST: B-2, BANK

BACKGROUND

The Aldi site, located at 375 W. Higgins Road, was approved by the Village Board in late 2002 with construction commencing in early 2003. The property received a sign variation in 2014 for setbacks and size allowing the current ground sign

PROPOSAL

The petitioner is proposing improve the existing store by expanding the store to the north and putting a new façade on the building. The expansion would be approximately 3,308 square feet, bringing the total square footage of the store to 18,455. The building expansion will necessitate parking lot changes. Additionally, the new façade includes new signage that is being proposed through the Master Sign Plan.

PRELIMINARY AND FINAL SITE PLAN

The building will be expanded 20' to the north and the existing parking to the north of the building will be redone to make it more efficient.

Access

Access to the site remains unchanged with primary access off Higgins Road and additional access off Spring Mill Drive. As part of the parking lot and drive aisle reconfiguration, some of the drive aisles will not meet Village Code width of 24' wide as measured from edge of pavement to edge of pavement. The petitioner is requesting a waiver from Section 10-5-2.C.1 to allow aisle widths of 22.5' as measured from back of curb. The waiver is a reasonable request as the site currently does not meet code for aisle widths and the redesign will still allow for safe vehicular movements for two way traffic.

Engineering – Subdivision Code Section 10-3

Utilities are in place to the site and no changes are proposed other than the inclusion of storm as part of the parking lot reconfiguration. Additionally, two hydrants are being relocated/installed on the site. One of the hydrants will require an easement dedication. A condition of approval has been added requiring a plat of easement or grant of easement for the new hydrant before final occupancy.

Landscaping – Subdivision Code Section 10-4

The overall site is landscaped and the petitioner is proposing to add additional landscaping including trees, shrubs and perennials to the site. There are existing trees within the parking islands that are being protected during construction. Any missing or damaged trees will be required to be replaced as part of the development. A condition of approval has been added for this.

Building Design – Subdivision Code Section 10-5-3-H

The building expansion will match the existing brickwork and will feature aluminum composite panels and fiber cement wall panels. New signage is proposed as well.

Exterior Lighting – Subdivision Code Section 10-5-3-G

Existing light standards will remain in place and be repainted with new LED heads replacing the old ones.

Parking Analysis

The overall site currently has 97 spaces available and with the parking lot modifications, there will be 99 spaces. The Village's Transportation Division has reviewed the parking and is satisfied that more than enough parking is provided.

MASTER SIGN PLAN

The petitioner is proposing a Master Sign Plan as part of this proposal. The highlights of the Master Sign Plan include:

- Refacing an existing monument sign (received variations in 2014)
- Two Aldi wall signs on the north and west elevations with the total sign square footage being less than total allowed (200 square feet).
- Six Halo-Lit Logo Discs (three on the west façade and three on the north façade).

A copy of the Master Sign Plan identifying the proposed changes and corresponding attachments is attached for review.

Master Sign Plan Standards

Section 9-3-8-M-13 of the Zoning Code requires that in instances where the Zoning Code cannot be strictly followed, that the owner may propose a Master Sign Plan to accommodate the signs on the property and to set standards and restrictions on the signs. The Village requires a Master Sign Plan in lieu of sign variations except where a Master Sign Plan is not feasible or warranted (for a very minor request where a variation is deemed acceptable to request). The Zoning Code lists the goals that a Master Sign Plan should achieve as follows:

- Result in architecture and graphics of a scale appropriate for the subject development and the surrounding area;
- Provide signage consistent with the site plan and architecture of the project;
- Avoid visual clutter;
- Allow visitors, employees, and consumers to readily identify the business entrances, while addressing the community's need for attractive, unobtrusive architecture and commercial graphics; and
- Result in a unified theme of signage for the project.

Petitioners are encouraged to take a comprehensive approach to each master sign plan proposal because the plan will provide guidelines for signs that are desired both today, and into the future. The Plan functions as a "mini-sign code" for the property. The creation of a Master Sign Plan involves merging and considering several perspectives, including:

- Current Code requirements.
- Prior variation history on the subject property, as well as similar properties.
- Existing signage on the property.
- Specific current signage requests by the property owner.
- Likely possible signage requests in the future (consider the type use of the property and its location).
- Unique characteristics of the subject property.

RECOMMENDED CONDITIONS

Approval of a request by Aldi Inc. (owner) for a Preliminary & Final Site Plan Amendment to allow store expansion, façade changes and parking lot improvements on the property located at 375 W. Higgins Road, subject to the following conditions:

1. A waiver from Section 10-5-2.C.1 to allow drive aisle widths of 22.5' as measured from back of curb.
2. The building permit shall be obtained within twelve (12) months of the Village Board action on this request.
3. Any landscaping damaged on site during construction shall be replaced prior to final occupancy.
4. Sign permits shall be obtained for all exterior signage.
5. A Plat of Easement or Grant of Easement for the new hydrant shall be provided by the current legal owners of the property prior to final occupancy.

Approval of a request by Aldi Inc. (owner) for a Master Sign Plan dated August 1, 2018 in accordance with Section 9-3-8-M-13 of the Zoning Code for the property located at 375 W. Higgins Road.

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 \$500.00 Check No. CL. Date Paid 3-27-18

Project Number: 2018007P

Staff Assigned: DONAHUE

Meeting Date: 8/1/18

Public Hearing: Yes No

Sign Posting Required: Yes No

Date Sign Posted N/A

PLEASE PRINT OR TYPE

Date: 3-26-18

Project Name: Aldi Inc.

Project Description: Building Expansion

Project Address/Location: 375 W. Higgins Rd.

Property Index No. 07-15-107-057

Acres: 3 Zoning District: B2



I. Owner of Record

Aldi Inc.
 Name Company
1200 N. Kirk Rd. Batavia
 Street Address City
IL 60510 630-879-8100
 State Zip Code Telephone Number
 Fax Number E-Mail Address Peter.Thomas@aldi.us

II. Applicant (Contact Person/Project Manager)

Peter Thomas Aldi Inc.
 Name Company
1200 N. Kirk Rd. Batavia
 Street Address City
IL 60510 331-212-0283
 State Zip Code Telephone Number
 Fax Number E-Mail Address Peter.Thomas@aldi.us

Applicant's relationship to property: Same

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:**

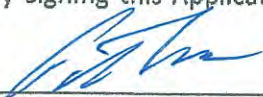
I understand the requirement for the owner or an authorized representative to be present at the meeting with full authority to commit to requests, conditions and make decisions on behalf of the owner. I hereby authorize _____ to act on my behalf and advise that he/she has full authority to act as my/our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

Owner's Name (Please Print): Peter Thomas

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

Applicant's Name (Please Print): _____

Date: 3/26/18

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 _____



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

Amendment Concept Preliminary Final

I. DESCRIPTION OF PROJECT:

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

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

B. Total Number of Buildings: 1

C. Total Gross Floor Area: 18,453 square feet

D. Height of tallest building (including antennas, hvac, etc.): 27'6" feet

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

F. Estimated start of construction: Spring 2019

G. Estimated time to complete development: 15 weeks
Attach a phasing schedule, if applicable.

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

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

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

II. OPERATIONAL CONSIDERATIONS

A. Anticipated hours of operation: 9 am/pm to 9 am/pm



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

If yes, please address as part of the narrative.

IV. TRAFFIC CONSIDERATIONS

A. Parking

1. Total number of parking spaces to be provided:

Employees: 10 Customers/Visitors: 84 Handicapped: 5 Total: 99

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

5 pm

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

If yes, please address as part of the narrative.

B. Traffic

1. Estimated number of vehicles entering and exiting this site during the peak one hour period between 4:00 p.m. and 6:00 p.m. 45

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

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

3. Will this project contain a drive through? Yes No

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

C. Deliveries

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

2. How often will deliveries be made on site? 2 per day

2. What is the frequency and time period expected for deliveries? 1 hour to unload.

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

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

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

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

V. RECYCLING AND GREEN INITIATIVES

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

VI. GENERAL CONSIDERATIONS

A. Please list examples of similar uses (including name and location) in the area that can be used for comparison by the Village:

1. _____
2. _____
3. _____

B. Will this project contain any noise generators that will adversely affect surrounding areas?
Yes No
If yes, please address as part of the narrative.

C. Is there anything included in this project that may be sensitive to surrounding noise generators?

Yes No

If yes, please address as part of the narrative.

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

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

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

If yes, please address as part of the narrative.

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

Please contact the Planning Division with any questions:

Email: planning@hoffmanestates.org

Address: 1900 Hassell Road
Hoffman Estates, IL 60169

Phone: 847.781.2660

Fax: 847.781.2679



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION MASTER SIGN PLAN ADDENDUM

Amendment (Check if amending an Master Sign Plan)

REQUIRED SUBMITTALS:

- General Application
- The hearing fee of \$500.00 plus \$250.00 per sign type (Checks should be made payable to the Village of Hoffman Estates)
- Legal Description (Typically found on a tax bill, survey, mortgage documents or deed)
- Plat of Survey drawn to scale: ALL signs should be shown and labeled on the plat. Also show all existing improvements, e.g. buildings, etc., and distance between the property line, interior roadway(s) and the proposed sign(s).
- A narrative and graphic explanation of the following:
 - ✓ Number, location, type and placement of signs on the property;
 - ✓ Sign materials and methods of illumination; and
 - ✓ Height and size of signs and sign band areas.
- A written response addressing the following Standards for a Master Sign Plan:

The Village Board of Trustees is authorized to approve the Master Sign Plan if it is determined that implementation of the Master Sign Plan will:

 1. Result in architecture and graphics of a scale appropriate for the subject development and the surrounding area;
 2. Provide signage consistent with the site plan and architecture of the project;
 3. Avoid visual clutter;
 4. Allow visitors, employees, and consumers to readily identify the business entrances, while addressing the community's need for attractive, unobtrusive architecture and commercial graphics; and
 5. Result in a unified theme of signage for the project.



Engineering, LLC
Civil Engineering • Real Estate Consulting • Project Management

975 E. 22nd Street, Suite 400,
Wheaton IL 60189
630.480.7889

www.rwg-engineering.com

Date: July 19, 2018

File: 243-097-16

Standards for Master Sign Plan

1. The signs compliment the architecture of the building without overpowering the appearance.
2. Building signage on the Master Sign Plan is consistent with the site plan and architecture of the project.
3. The signs indicated on the plan are sleek and simple.
4. ALDI is applying consistent signage across all of their stores, which are clear and easily recognized by consumers.
5. All proposed signs are consistent with ALDI's corporate standard and compliment the general theme and style of the store.



Engineering, LLC
Civil Engineering • Real Estate Consulting • Project Management

975 E. 22nd Street, Suite 400,
Wheaton IL 60189
630.480.7889
www.rwg-engineering.com

June 14, 2018

Job: 243-097-16

ALDI FOOD STORE EXPANSION
375 W. Higgins Road, Hoffman Estates, IL



PROJECT DESCRIPTION

In order to bring the Hoffman ALDI Food store up to current ALDI standards and to provide an ability to market a wider variety of product to its' customers, ALDI desires to enlarge their existing food store located at 375 W. Higgins Road in Hoffman Estates. The proposed store expansion moves the north wall of the building approximately 19.33' northward, allowing for an approximate 3,308 SF building expansion. As a result, the parking lot configuration will be modified slightly to accommodate the grade transition and new building layout. The current parking lot does not meet the Village Code required drive aisle width of 24' from edge of pavement to edge of pavement in a couple of locations, but still functions as intended with no issues or concerns. The proposed improvements will widen these areas to 24' from face of curb to face of curb, but it is not possible to widen enough to meet the current code. ALDI is requesting a waiver for the reduced drive aisle width.



Aldi

375 W. Higgins Road

PIN: 07-15-107-057-0000

Master Sign Plan

August 1, 2018

Aldi
Master Sign Plan
August 1, 2018

Introduction

This Master Sign Plan applies to the property at 375 W. Higgins Road. The property includes an existing Aldi store.

The Master Sign Plan requirements have been developed based on the signage that is unique to the Aldi property. The lot is approximately 2.91 acres with a single building having a total square footage of 18,455. This plan has been designed with signage for this development that maintains consistency with other similar developments, yet takes into account certain unique characteristics of this development.

A. Area Included in Master Sign Plan

This Master Sign Plan applies to 375 W. Higgins Road

B. General Provisions (applicable to all lots governed by this plan)

1. Definition. For the purposes of this Master Sign Plan, the following definition is hereby incorporated.
 - a. *Property* – “Property” shall mean the Aldi property and building at 375 W. Higgins Road.
2. Driver Sight Visibility. No sign shall be placed in a manner that will obstruct driver or pedestrian sight lines and create an unsafe condition based on analysis by the Village Transportation Division.
3. Landscaping. Landscaping shall be provided at the base of all ground signs, unless determined to be unsafe or not feasible by the Village Department of Development Services.
4. Illumination. All signs permitted by this Master Sign Plan may be illuminated in accordance with Section 9-3-8-F of the Zoning Code unless otherwise indicated in the approved Master Sign Plan documents.
5. Sign Design. Colors and letter graphic styles on the signs shall be determined by the owners of the property; however, signs that are of a similar type shall be of a consistent color and graphic style.
6. Calculation of Sign Area. Such signs shall meet the requirements of Section 9-3-8-D, except that the architectural base and support structure of a ground sign shall not be included in the total sign area if these areas do not contain text, logos or any other graphics.

Aldi
Master Sign Plan
August 1, 2018

7. Permits. Sign permits shall be required in accordance with Section 9-3-8-A of the Zoning Code.
8. Coordination with Village Sign Code. All regulations of the Zoning Code shall apply unless specifically stated otherwise in this master sign plan. In the event of a conflict between this Master Sign Plan and the Zoning Code, the Master Sign Plan regulations shall apply.
9. Wall Signs on Rear of Building. Wall signs shall not be permitted on the rear (south elevation) of the building on the property.
10. Prior Variations. This Master Sign Plan shall replace existing variances (Ordinance #4408-2014) for signage on the property.
11. Master Sign Plan. This document and the attached exhibits represent the entire Master Sign Plan.

C. Ground Sign

The ground sign governed by this Master Sign Plan is depicted on the Aldi Signage Plan attached hereto and made part hereof.

1. Ground Sign
 - a. Type – An existing monument sign that identifies Aldi. Sign is permitted to have a total of 375 total square feet of surface area including brick base.
 - b. Number and size. One Ground Sign shall be permitted on the property. The sign shall be a maximum of 15 feet in height.
 - c. Location - Ground Sign shall be located on the east of the Higgins Road vehicular access and shall be allowed to be 2 feet from the north property line.
 - d. Sign Design. The sign is designed with a brick base to match the building material used on the building.

D. Wall Signs

1. Aldi Wall signs shall be in accordance with the following:
 - a. Type – Primary wall sign will be internally lit and mounted directly to the building wall surface.

Aldi
Master Sign Plan
August 1, 2018

- b. Number and Size. Two Aldi signs are permitted. Said wall signs shall not exceed a maximum of 100 square feet.
- c. Location. One sign shall be located on the north elevation and one on the west elevation.

2. LED Halo-Lit Logo Disc Wall signs.

- a. Type. LED Halo-Lit Logo Discs shall be allowed. These graphics will only be symbols and not wording and they will be backlit.
- b. Number and Size. Three Logo Discs will be allowed on the north elevation and three will be allowed on the west elevation. Each individual disc shall not exceed 25 square feet.

E. Temporary Signs

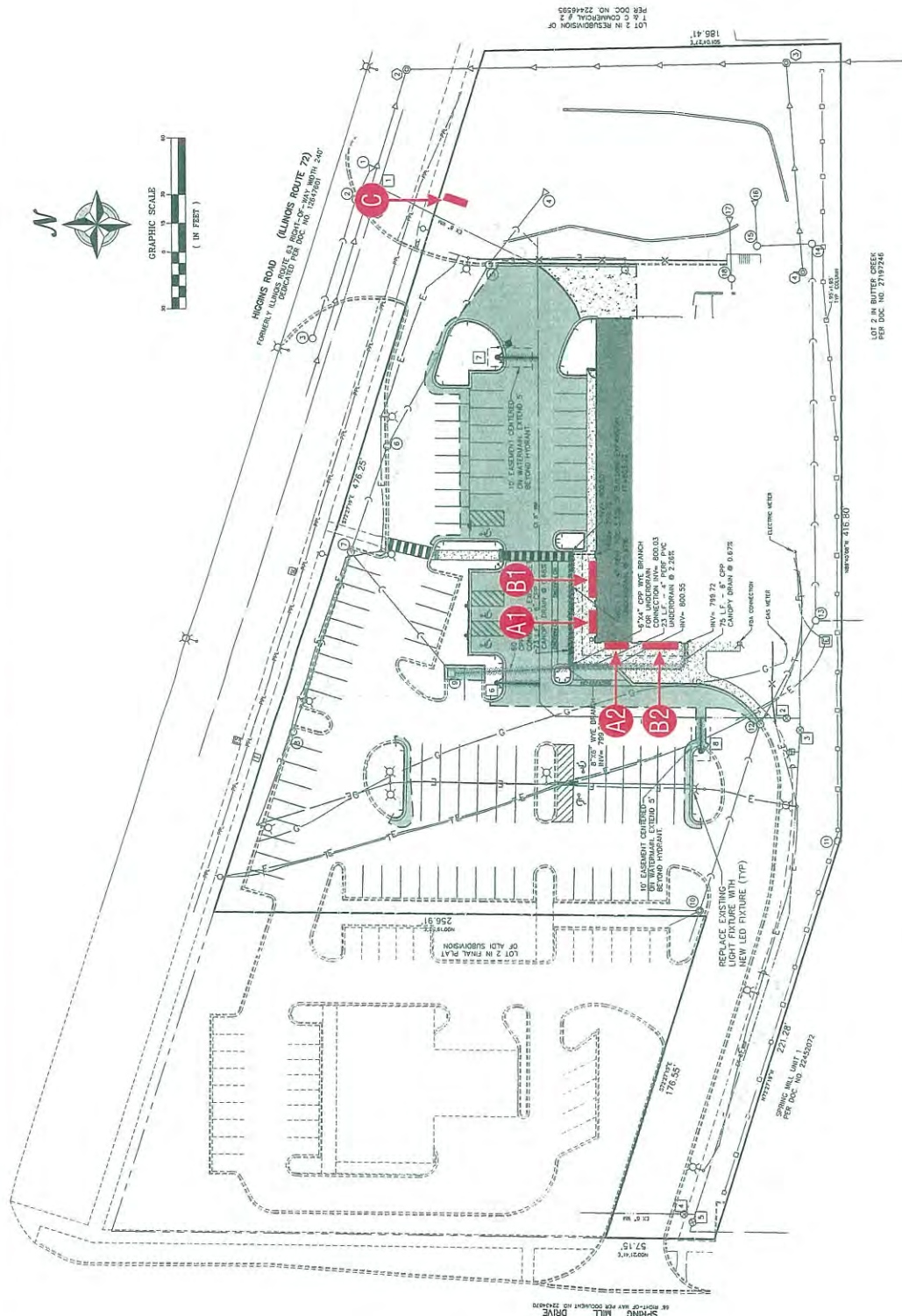
- 1. Open/Closed For Construction Signs. Temporary “Open/Closed Construction” signs shall be permitted on the property during construction as determined necessary by the Village Department of Development Services. These signs shall be used to identify periods when the business is open or closed during the remodeling. Such signs shall be reviewed on an individual basis by Village staff for size and location at time of sign permit submittal.
- 2. Special Event Signs. Special event signs shall be permitted as provided in the Zoning Code (Section 9-3-8-K).

H. Amendments

- 1. Changes. Changes to the text, colors, or graphic style of the signs shall not require a formal amendment to this plan, provided the size and all other requirements of this plan are met and all signs of each type have identical design and colors.
- 2. New Signs. The addition of new signs or relocation of existing signs shall not require a formal amendment to this plan, provided the signs meet all requirements of this plan. Any amendment to add additional signs or make substantial changes to the approved signs in this plan shall be subject to review by the Planning & Zoning Commission and approval by the Village Board through the process outlined in the Zoning Code for variations.



GRAPHIC SCALE
(IN FEET)



CLIENT: ALDI #63
 ADDRESS: 375 W. HIGGINS
 CITY: HOFFMAN ESTATES STATE: IL DESIGNER: KM SALES/PERSON: TD
 DRAWG. NO.: 16623 SCALE: NOTED DATE: 05.08.2018 SHEET NO.: 1

CUSTOMER APPROVAL
 DATE: _____
 This design is the original and unpublished work of DOYLE SIGNS, INC. and may not be reproduced, copied or exhibited in any fashion without the expressed written consent of Doyle Signs, Inc. The rights to this design may be purchased.

DATE	REVISION
02.01.18	ADDED TEXT SIGNS

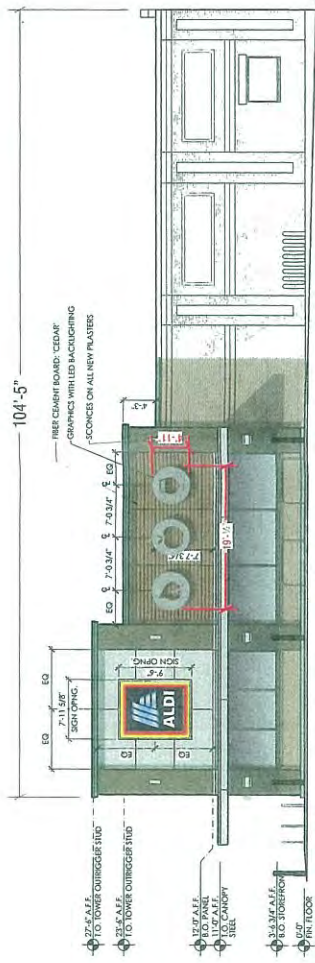
DOYLE
 GENERAL SIGN CONTRACTORS
 222 INTERSTATE RD. PO. BOX 1008
 ADDISON, IL 60101
 (630) 445-8400
 (630) 445-8485

Z:\Design\ALDI\HOFFMAN ESTATES IL - 375 W HIGGINS\ALDI - HOFFMAN ESTATES IL 6-20-18.dwg

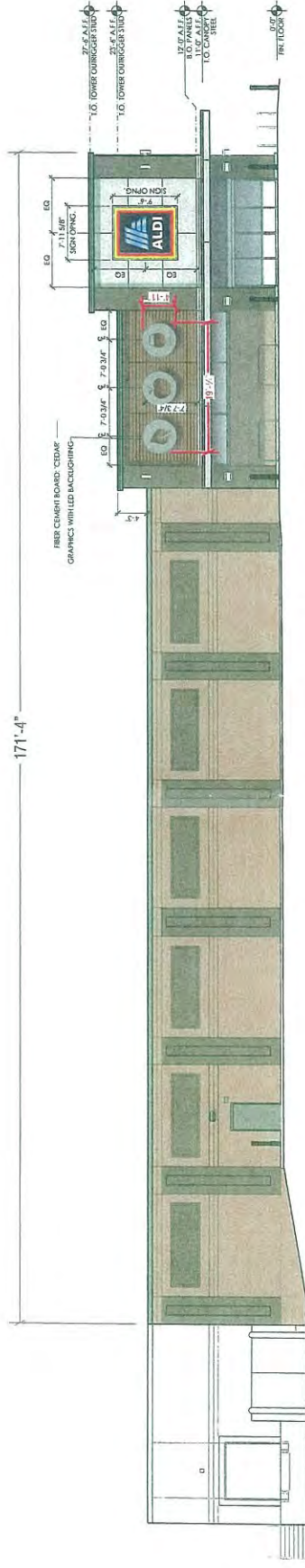
LOT 2 IN BUTTER CREEK
 PER DOC NO. 21787246

LOT 2 IN RESUBDIVISION OF
 T & C COMMERCIAL # 2
 PER DOC NO. 2848553

SPRING MILL DRIVE
 BE REF. TO ANY PREVIOUS DOCUMENT AND ZONING



4 Proposed Side Elevation - West
SCALE 1/16" = 1'-0"



2 Proposed Front Elevation - North
SCALE 1/16" = 1'-0"

CLIENT	ALDI #63	DESIGNER	KM	SALESPERSON	TD
ADDRESS	375 W. HIGGINS	DATE	05.08.2018	SHEET NO.	2
CITY	HOFFMAN ESTATES	STATE	IL	DRWG. NO.	16623
SCALE	NOTED	2:\Design\ALDI\HOFFMAN ESTATES IL - 375 W HIGGINS\ALDI - HOFFMAN ESTATES IL 6-20-18.cdr			

CUSTOMER APPROVAL

DATE

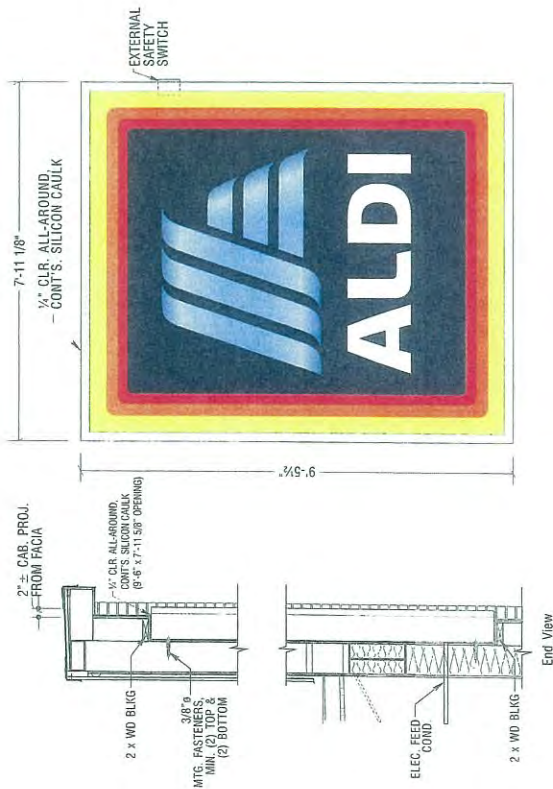
The design is the original and unpublished work of DOYLE SIGNS, INC. and may not be reproduced, copied or exhibited in any fashion without the expressed written consent of Doyle Signs, Inc. The rights to this design may be purchased.

DATE	REVISION
6/20/18	ADDED FOR SIGNS

DOYLE
GENERAL SIGN CONTRACTORS

222 INTERSTATE RD. PO BOX 1009
ADAMS, IL 62011

630-543-9100
FAX 630-543-9100



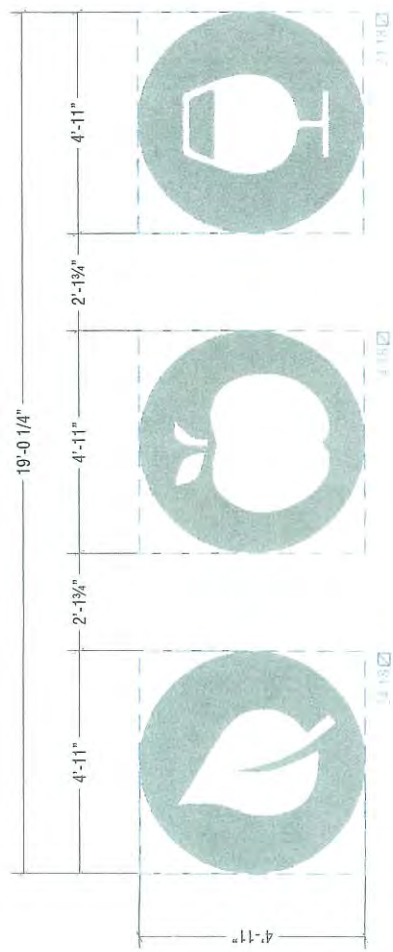
A Standard 'Flex-Face' Illum'd. Wall Sign
scale: 3/8" = 1'-0"

DESCRIPTION:

- *FLEX FACE GRAPHICS:
 - COPY, WHITE ON A PMS #281 BLUE BKGD.
 - LOGO, PRINTED GRADIENT
 - OUTER BORDER, PMS #7548 YELLOW
 - CENTER BORDER, PMS #3564 ORANGE
 - INNER BORDER, PMS #2035 RED
- *ALUMINUM CABINET & MOULDING, "SLATE GRAY" ENAMEL FIN.

PANTONE COLORS

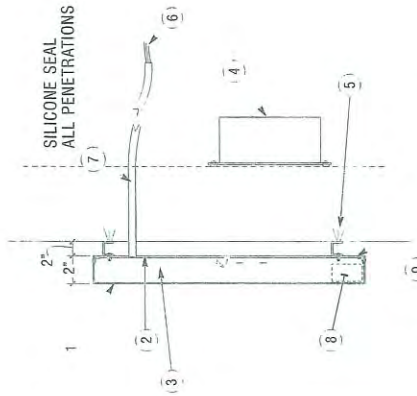
- Pantone® 7548 C Yellow
- Pantone® 3564 C Orange
- Pantone® 2035 C Red
- Pantone® 281 C Dark Blue



B L.E.D. HALO-LIT LOGO DISCS
TWO(2) SETS REQ'D
SCALE: 3/8" = 1'-0"

LEGEND

- 1 .125" ALUM. W/ POLYURETHANE SILVER & CLEAR SATIN FINISH
- 2 CLR. LEXAN BACKS
- 3 L.E.D. MODULE
- 4 REMOTE POWER SUPPLY
- 5 MOUNTING ANCHORS
- 6 120V PRIMARY No.12 THHN STRANDED WIRE
- 7 FLEXIBLE, SEALTITE CONDUIT
- 8 SAFETY SWITCH, PER LOCAL CODE
- 9 1/4" DRAIN HOLE ON CLEAR LEXAN BACKS



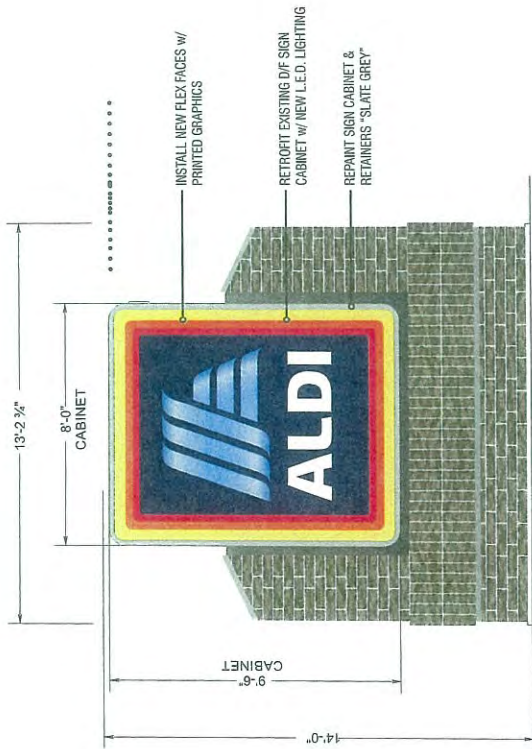
Section / Rev-Channels

CLIENT	ALDI #63
ADDRESS	375 W. HIGGINS
CITY	HOFFMAN ESTATES
STATE	IL
DESIGNER	KM
SALESPERSON	TD
DATE	05.06.2018
SCALE	NOTED
DRAWG. NO.	16623
SHEET NO.	3

CUSTOMER APPROVAL	DATE
This design is the original and unpublished work of DOYLE SIGNS, LLC, and may not be reproduced, copied or exhibited in any fashion without the expressed written consent of Doyle Signs, LLC. The rights to this design may be purchased.	

DATE	REVISION
6/20/18	ADDED DOY SIGNS

DOYLE
GENERAL SIGN CONTRACTORS
630-549-8400
232 INTERSTATE RD. BOX 1008
ADIRON, IL 60101
FAX 630-549-8400



REFACE, RETROFIT & REPAINT EXISTING D/F MONUMENT SIGN

SCALE: 1/4" = 1'

CLIENT	ALDI #63	DESIGNER	KM	SALESPERSON	TD
ADDRESS	375 W. HIGGINS	STATE	IL	DATE	05.08.2018
CITY	HOFFMAN ESTATES	SCALE	NOTED	SHEET NO.	4
DRWG. NO.	16623	2:\050818\ALDI\HOFFMAN ESTATES I.L. - 375 W HIGGINS\ALDI - HOFFMAN ESTATES I.L 6-20-18.cdw			

CUSTOMER APPROVAL

This design is the original and unpublished work of DOYLE SIGNS, INC. and may not be reproduced, copied or exhibited in any fashion without the expressed written consent of Doyle Signs, Inc. or its design agency. The rights to this design may be purchased.

DATE _____

DATE	REVISION
6/20/18	ADDITION SIGNS

220 INTERSTATE RD. NO. 100
ADDISON, IL 60101

800-543-8400
FOX 800-543-8403

**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 Aldi, Inc. (Owner and Applicant) to consider a Master Sign Plan under the Zoning Code on the property located at 375 W. Higgins Road. A Site Plan Amendment will also be considered.

P.I.N.: 07-15-107-057

The hearing will be held on Wednesday, August 1, 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
July 17, 2018 (4505018).

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 17, 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.

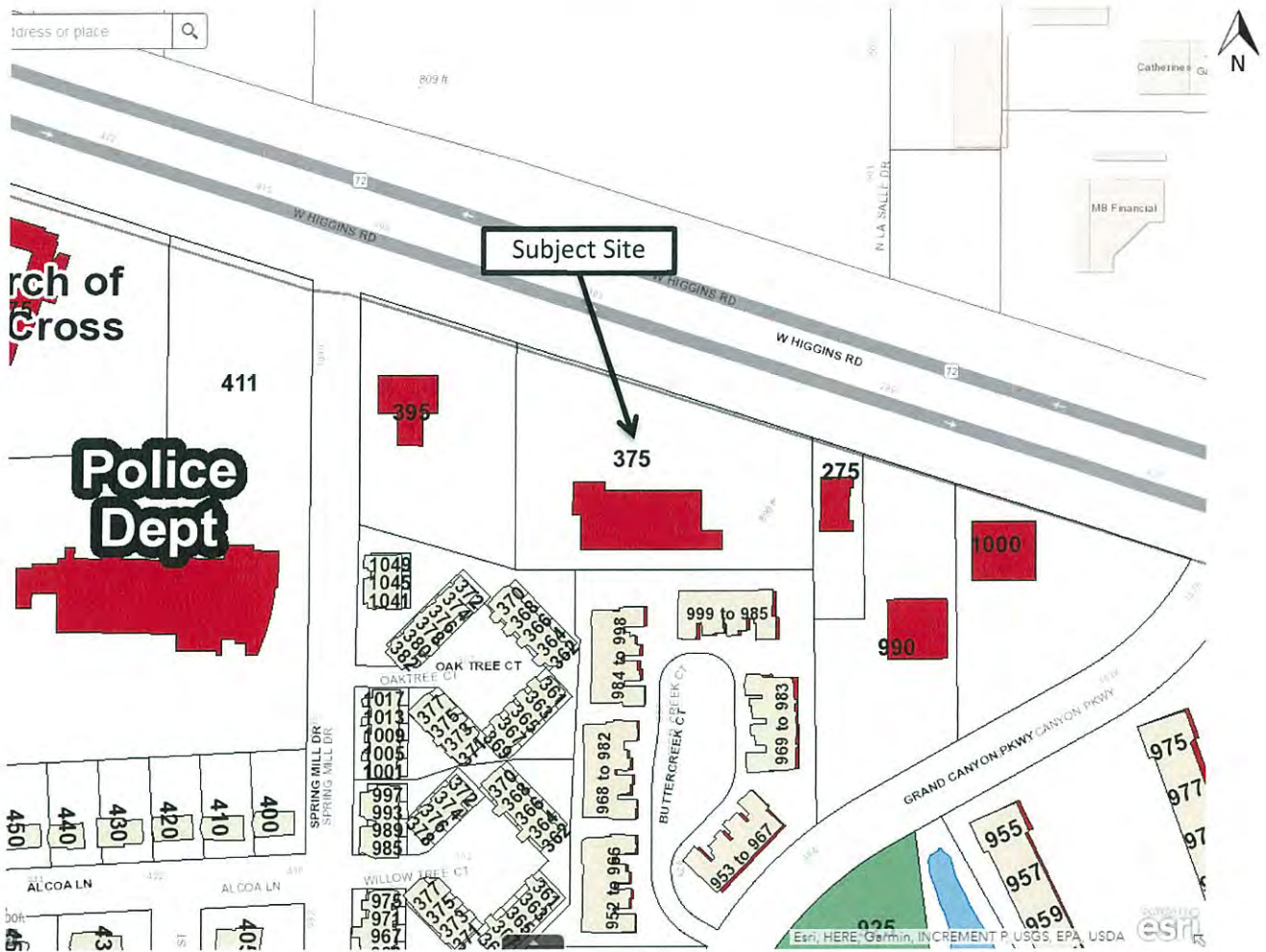
PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Daula Baltz*
Authorized Agent

Control # 4505018

375 W Higgins Rd

P.I.N. 07-15-107-057-0000



July 2018
Village of Hoffman Estates
Planning Division



ALDI
375 W Higgins Rd



Planning Division
Village of Hoffman Estates
July 2018





VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT NO.: **2018024P**

PROJECT NAME: **ORANGETHEORY FITNESS**

PROJECT ADDRESS/LOCATION: **2626 N. SUTTON ROAD**

PUBLIC HEARING
YES NO

REZONING MASTER SIGN PLAN SPECIAL USE VARIATION

SITE PLAN AMENDMENT PLAT

MEETING DATE: **AUGUST 1, 2018**

STAFF ASSIGNED: **PARTH JOSHI PJ**

REQUESTED MOTION

Request of Poplar Creek Crossing, LLC (owner) and David Lanz d/b/a Orangetheory Fitness (tenant) to consider a special use under section 9-8-3-B-3 of the Zoning Code to permit a health and fitness club on the property located at 2626 N. Sutton Road in the Poplar Creek Crossing Shopping Center.

INCLUDES RECOMMENDED CONDITIONS
YES NO

ACRES: 27 (APROX., FULL CENTER) ZONING DISTRICT: CM-U, COMMERCIAL MIXED-USE

ADJACENT NORTH: Various Commercial, Zoned CM-U SOUTH: Various Commercial, Zoned B3
PROPERTIES: EAST: Vacant Land (Sutton Crossing), Zoned B2 & O3 WEST: Various Commercial, Zoned CM-U

BACKGROUND

The proposed location is currently occupied by Orangetheory Fitness which opened around April 2018. The owner applied for and received special use approval in November 2017. The existing Orangetheory location is now under contract to sell to a new owner. Special uses are issued to a specific business and owner, therefore if the owner changes, a new special use approval is required to ensure the operations and all conditions remain the same or if there are any changes, they are properly reviewed.

PROPOSAL

The petitioner intends to operate the fitness center as originally approved. Hence, there are no changes proposed to the existing business. The petitioner will be the new owner for the facility and will be taking over the already established fitness center.

PARKING ANALYSIS

Orangetheory will continue to operate the business as originally approved. Therefore, parking will not be impacted with the owner change and is expected to remain the same. If the business was to expand in size or enrollment in the future, a special use amendment would be required and the parking demand would need to be reanalyzed.

SPECIAL USE – ZONING CODE SECTION 9-8-3-B-3-e

The subject property is zoned CM-U, Commercial Mixed-Use District. Section 9-8-3-B-3-e of the Zoning Code requires a special use permit for health clubs in the CM-U district. Section 9-1-18-l of the Zoning Code (Standards for a Special Use) states: "No special use shall be recommended by the Planning and Zoning Commission unless said Planning and Zoning Commission shall find:

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

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

NOTIFICATION

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

STAFF SUMMARY

The primary concerns with health and fitness clubs are often associated with higher parking demands and higher traffic volumes going to and from the site. The already operating business will continue to function the same way as it first opened. Therefore no significant changes are expected based on the proposed plan for Orangetheory Fitness.

Meeting Date: August 1, 2018

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 approval of the Special Use shall be based on the application materials submitted by the petitioner for this request and is permitted only within the proposed space, with no operations or storage being permitted within the building's shared interior hallway.
2. Formalized outdoor activities located on the shopping center property shall be prohibited.

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



**VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION
STAFF REPORT**

PROJECT NO.: **2017038P**

PROJECT NAME: **ORANGETHEORY FITNESS**

PROJECT ADDRESS/LOCATION: **2626 N. SUTTON ROAD**

PUBLIC HEARING
YES NO

REZONING MASTER SIGN PLAN SPECIAL USE VARIATION
SITE PLAN AMENDMENT PLAT

MEETING DATE: **NOVEMBER 1, 2017**

STAFF ASSIGNED: **DANIEL RITTER**

REQUESTED MOTION

Request of Poplar Creek Crossing, LLC (owner) and Becky Lewis d/b/a Orangetheory Fitness (tenant) to consider a special use under section 9-8-3-B-3 of the Zoning Code to permit a health and fitness club on the property located at 2626 N. Sutton Road in the Poplar Creek Crossing Shopping Center.

INCLUDES RECOMMENDED CONDITIONS
YES NO

ACRES: 27 (APROX., FULL CENTER)	ZONING DISTRICT: CM-U, COMMERCIAL MIXED-USE	
ADJACENT	NORTH: Various Commercial, Zoned CM-U	SOUTH: Various Commercial, Zoned B3
PROPERTIES:	EAST: Vacant Land (Sutton Crossing), Zoned B2 & O3	WEST: Various Commercial, Zoned CM-U

BACKGROUND

This proposed location is currently occupied by Heroic Fitness which opened around October 2013. Following a review of the business use it was determined to clearly meet the definition of a health or fitness club, requiring a special use permit. The owner at that time applied for and received special use approval in July 2016. The Heroic Fitness location is now under contract to sell to a new owner and would be rebranded as Orangetheory Fitness. Special uses are issued to a specific business and owner, if the owner changes, a new special use approval is required to ensure the operations and all conditions remain the same or if there are any changes, they are properly reviewed.

PROPOSAL

The petitioner is proposing to operate a fitness center/health club in an approximately 4,000 square foot tenant space at 2626 N. Sutton Road in the Poplar Creek Crossing Shopping Center. The petitioner has provided a description of the business model and a proposed floor plan showing the business layout will be provided prior to the meeting. Orangetheory Fitness will be very similar to Heroic Fitness in that the majority

of their business is personal training and small group classes that are typically reserved beforehand. Orangetheory Fitness is expected to be slightly busier than Heroic Fitness and may have some "walk-in" customers without set appointments, however these are expected to be minimal due to the limited fitness space and class sizes. The layout is more open than a typical fitness center or health club and has very little stationary fitness equipment. The open setup helps to accommodate personal training and larger group workouts in the space. Orangetheory trainers typically analyze each customer and work with them to accomplish specific fitness goals. Employees and trainers are present during all operating hours and workouts. It is not an open gym for customers to come at any time during the day, as is the case with most fitness centers. No use of the exterior of the property for business activities is proposed. The business provides a unique fitness function that is not provided in other businesses in the immediate area.

PARKING ANALYSIS

Heroic Fitness has been operating in this space for over three years and there has been no known parking or other related issues at the site. While Orangetheory Fitness is a larger brand and is expected to be slightly busier than Heroic Fitness, the business models are similar and the size of the fitness facility will remain the same. The business continues to have a lower parking demand than a typical fitness center/health club that is open all day. The peak times are anticipated in the morning and in the evening after work. Staff anticipates that the business requires a peak parking demand of approximately 30 parking spaces during this time. Shopping centers of Poplar Creek Crossing's size are typically designed to have between 4.5-5.5 spaces per 1,000 square feet of floor space. Orangetheory Fitness is projected to utilize slightly more than that based on staff's parking demand estimates. With adequate parking located immediately adjacent to the space, it is not anticipated that the parking demand would cause any conflicts with any current tenants or future tenants in the 2,500 square foot vacant space in the building. If the business was to expand in size or enrollment in the future, a special use amendment would be required and the parking demand would need to be reanalyzed.

SPECIAL USE – ZONING CODE SECTION 9-8-3-B-3-e

The subject property is zoned CM-U, Commercial Mixed-Use District. Section 9-8-3-B-3-e of the Zoning Code requires a special use permit for health clubs in the CM-U district.

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

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided;
5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in public streets; and

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

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

NOTIFICATION

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

STAFF SUMMARY

The primary concerns with health and fitness clubs are often associated with higher parking demands and higher traffic volumes going to and from the site. The proposed business has less traffic than a typical health club and the parking demand would be adequately served by the overall shared parking supply of the shopping center. Heroic Fitness has not had any adverse impact on the building or the overall shopping center property and no significant changes would be expected based on the proposed plan for Orangetheory Fitness.

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 approval of the Special Use shall be based on the application materials submitted by the petitioner for this request and is permitted only within the proposed space, with no operations or storage being permitted within the building's shared interior hallway.
2. Formalized outdoor activities located on the shopping center property shall be prohibited.

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



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING GENERAL APPLICATION*

Special Use for Fitness Studio 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 \$500.00 Check No. 1480 Date Paid 6/19/18

Project Number: 2018024P

Staff Assigned: Parth Joshi

Meeting Date: 08/01/18

Public Hearing: Yes No

Sign Posting Required: Yes No

Date Sign Posted 07/20/18

PLEASE PRINT OR TYPE

Date: 6-14-18

Project Name: Orangetheory Fitness

Project Description: health / Fitness Studio

Project Address/Location: 2626 N. Sutton Rd.

Property Index No. 01-33-301-005-0000

Acres: 0.27
(full center)

Zoning District: CMU

I. Owner of Record

Poplar Creek Crossing LLC c/o Pinetree
 Name Company
40 Skokie Blvd # 610 Northbrook IL 60062
 Street Address City
847-574-3328
 Telephone Number
847-574-3329 NGERES@pinetree.com
 State Zip Code E-Mail Address
 Fax Number

II. Applicant (Contact Person/Project Manager)

David Lanz ChicagoLand Fitness XIII
 Name Company
1526 Central Ave Wilmette
 Street Address City
IL 60091 847-274-6450
 State Zip Code Telephone Number
David Lanz 70@gmail.com
 Fax Number E-Mail Address

Applicant's relationship to property: New 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 Poplar Creek Crossing LLC to act on my behalf and advise that he/she has full authority to act as my/our representative.

see Attached signature page
 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: see Attached signature Page
Owner's Name (Please Print): Poplar Creek Crossing LLC
Applicant's Signature: [Signature]
(If other than Owner)
Applicant's Name (Please Print): David Lanz
Date: 6-15-18

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

POPLAR CREEK CROSSING, LLC,
a Delaware limited liability company

By: W-PT Poplar Creek VII, L.L.C.,
a Delaware limited liability company,
its Sole Member

By: W-PT Holdings VII, L.L.C.
a Delaware limited liability company,
its Sole Member

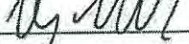
By: W-PT Investors VII, L.L.C.,
a Delaware limited liability company,
its Authorized Member

By: Walton Acquisition REOC Holdings VII, L.L.C.,
a Delaware limited liability company,
its Sole Member

By: Walton Street Real Estate Fund VII-Q, L.P.,
a Delaware limited partnership,
its Managing Member

By: Walton Street Managers VII, L.P.,
a Delaware limited partnership,
its General Partner

By: WSC Managers VII, Inc.,
a Delaware corporation,
its General Partner

By: 
Name: Robby Schwandt
Title: Vice President



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;

Orangetheory is a boutique fitness studio that
offers 1-hour workout to 24 up to 42 members
an hour. We are open at 5:00 AM with classes
running through the day to 9:00 PM. Weekends
hours are more limited. We have approx 5-6 employees
on during maximum utilization times.

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;

We are continuing the already existing operating fitness studio.

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;

We will continue the existing use with no changes. We will continue to offer 1 hour personal training classes throughout the day.

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

The use is the same and all above conditions are adequate.

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

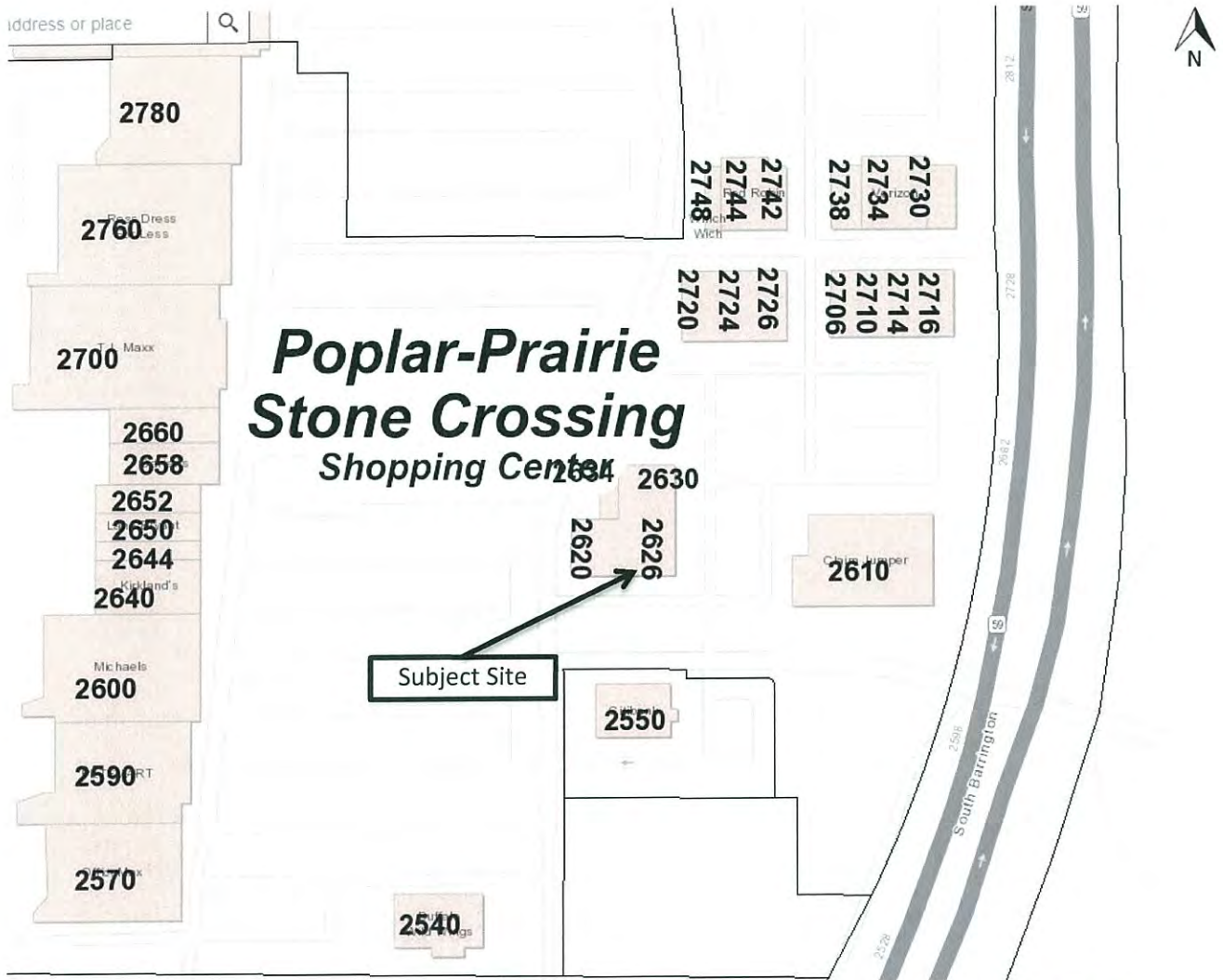
The use is the same and all above conditions are adequate.

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.

We are continuing the existing
Fitness Studio use. This use
has previously been found to conform
to the district's applicable regulations

2626 N Sutton Rd

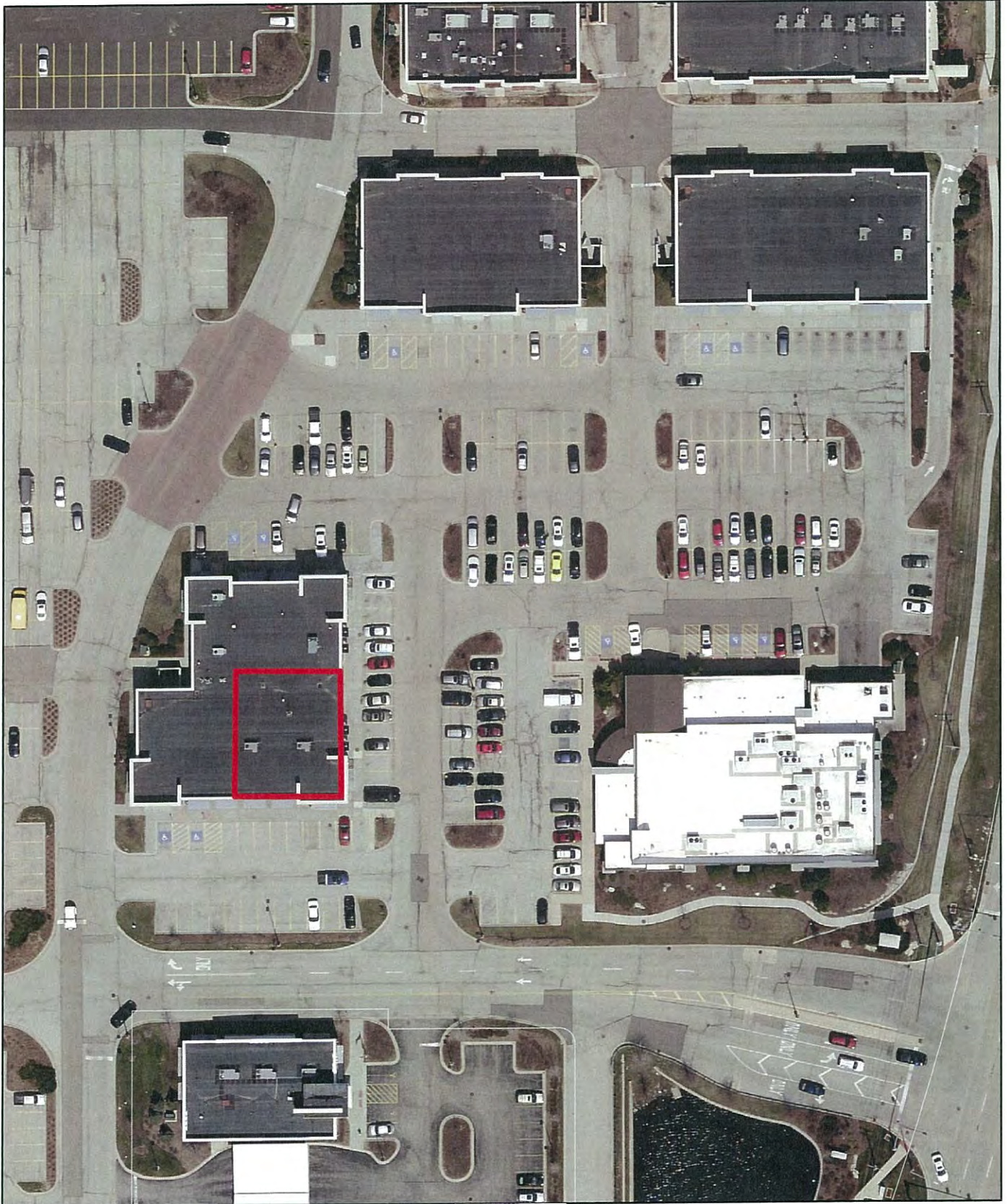
P.I.N. 01-33-301-005-0000



July 2018
Village of Hoffman Estates
Planning Division



Orangetheory Fitness 2626 N Sutton Rd



0 55 110 Feet



Planning Division
Village of Hoffman Estates
July 2018



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT NO.: 2018023P

PROJECT NAME: 2501 N BARRINGTON ROAD – SIEMENS GROUND
SIGN VARIATION

PROJECT ADDRESS/LOCATION: 2501 N BARRINGTON ROAD

PUBLIC HEARING
YES NO

REZONING MASTER SIGN PLAN SPECIAL USE VARIATION
SITE PLAN PLAT

MEETING DATE: AUGUST 1, 2018

STAFF ASSIGNED: PARTH JOSHI

PJ

REQUESTED MOTION

Request by James Richter (owner) and Jennifer Boenzi (applicant) to consider a sign variation from Section 9-3-8-M-12-(d) to permit a second ground sign to be located on the west side on the property located at 2501 N Barrington Road.

INCLUDES RECOMMENDED CONDITION(S)
YES NO

ZONING DISTRICT: M-2, MANUFACTURING

ADJACENT NORTH: B-2, COMMUNITY BUSINESS SOUTH: M-2, MANUFACTURING
DISTRICT

PROPERTIES: EAST: O-3 & O-4, OFFICE DISTRICT WEST: VILLAGE OF SOUTH BARRINGTON

APPLICABLE ZONING CODE SECTION

Section 9-3-8-M-12-(d) of the Zoning Code allows for one freestanding or ground sign not to exceed 20 feet in height. Such sign shall not exceed 125 square feet in surface area for a single face sign or 250 square feet in surface area for a multi-face sign, shall relate to the name and/or use of the facility or premises and may be illuminated. Such sign shall be set back a minimum of ten feet from any property line, and five feet from any interior roadway or pedestrian walkway.

BACKGROUND

Siemens Office Building was approved and built around 1988. The site has numerous entrances to the main building located on the south side of the property. The primary ground sign is located on the Northwest corner of the property on Barrington Rd and Lakewood Blvd. The address of the facility is a Barrington Rd address however, the entrances to the complex is actually on Lakewood Blvd. Due to several driveways serving as an entrance point to the site, access to the correct entrance was confusing.

Therefore, the site received sign variations back in 1989 to install numerous directional signs directing employees and visitors in the right direction.

PROPOSAL

The petitioner is requesting a variation to permit a second ground sign to be located on the west side of the property directly adjacent to the Hoffman Estates Animal Hospital. The proposed ground sign would be non-illuminated aluminum sign with plexiglass letters, and would be 100 square foot in size on both sides. The sign design includes company name and address. The petitioner's intent is to increase visibility and help employees and visitors find the building from West Central Rd and Old Barrington Rd.

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 sign would be permitted for installation at this location, height, and design by ordinance in perpetuity or until otherwise amended or dissolved by a future ordinance.

NOTIFICATION

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

STAFF SUMMARY

The proposed sign does not impair driver visibility or otherwise detract from the property. The sign's location is away from neighboring properties and would not negatively affect their efforts to develop, redevelop, or expand their properties. The design of the sign is a monument style sign which is permitted in the Zoning Code.

The intention of the Zoning Code to allow only one freestanding or primary ground sign is to promote a site as a single business park. This site is approximately 45 acres and has several entry ways from adjoining roads which makes the site unique in nature. Therefore, a need for an additional ground sign is justified to serve its employees and visitors.

The Village has previously approved requests for sign variations for large office parks.

RECOMMENDED CONDITIONS

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

1. The sign should be constructed and located based on the petitioner's application materials submitted with this request for a sign variation. Any changes to the plans will require Village approval prior to completion of any work.

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 \$500.00 Check No. 5650 Date Paid 06/14/18

Project Number: 2018023P

Staff Assigned: Parth Joshi

Meeting Date: 08/01/18

Public Hearing: Yes No

Sign Posting Required: Yes No

Date Sign Posted —

PLEASE PRINT OR TYPE

Date: 6-11-18

Project Name: Siemens

Project Description: Monument Sign

Project Address/Location: 2501 N. Barrington, HOFFMAN ESTATES

Property Index No. 01-36-300-004-0000

Acres: 45.683 Zoning District: M-2

I. Owner of Record

James Richter Broadstone Net Lease Inc.
Name Company

800 Clinton Square Rochester
Street Address City

NY 14604 585.287.6500
State Zip Code Telephone Number

James.a.richter@siemens-healthineers.com
Fax Number E-Mail Address

II. Applicant (Contact Person/Project Manager)

Jennifer Boenzi SIGN CENTRAL
Name Company

34039 N. HAINESVILLE RD.
Street Address City

ROUND LAKE IL 60073 (847)543-7600
State Zip Code Telephone Number

847-543-7700 jennifer@signcentral.com
Fax Number E-Mail Address

Applicant's relationship to property: SIGN 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 SIGN CENTRAL to act on my behalf and advise that he/she has full authority to act as my/our representative.

J. Richter
Owner Signature Print Name

Attached on Picture
Signature

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: Attached on picture

Owner's Name (Please Print): J. Richter

Applicant's Signature: Jennifer Boenzi
(If other than Owner)

Applicant's Name (Please Print): JENNIFER BOENZI

Date: 6-11-18

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 type="checkbox"/> Plat | |
| <input 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.

The property is large and the location has many entrances. This would help people find the office from all drive ways. It is also much more accessible from the 90.

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.

This would not be comparable to other properties because the size of the property is so much larger.

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

not at all. It is strictly for an additional entrance way for the Siemens employees and clients

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

Property value has nothing to do with this sign.

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.

No, the only affected by this variation
are the Siemens employees and clients.

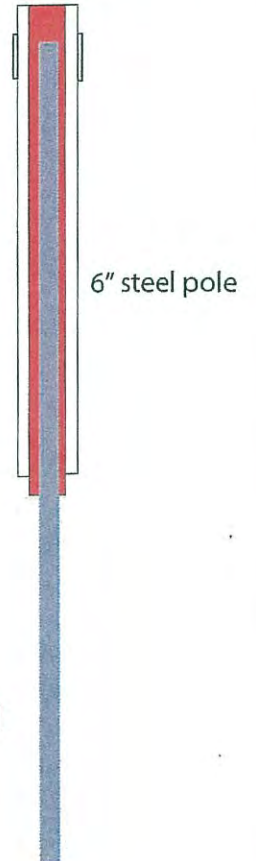
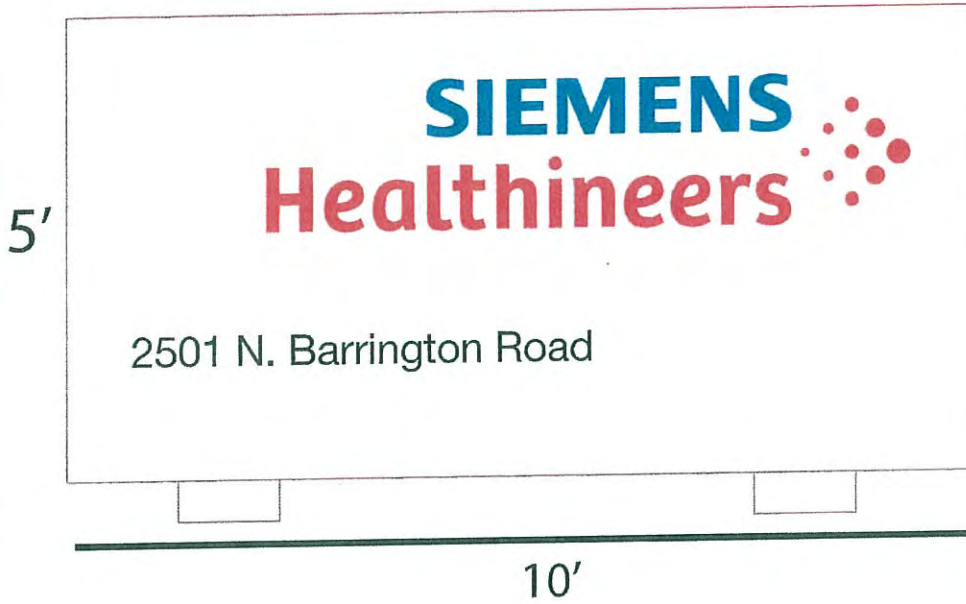
6. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fires, or endanger the public safety, or substantially diminish or impair property values in the neighborhood.

The sign is non-illuminated and
will only offer an additional entrance
for Siemens employees and clients.
cut

Aluminum sign with 1/2" plexiglass letters
 12" Orange on the sides
 sides are different
 Double sided

Raised Letters on 1/2" acrylic letters

Sideview



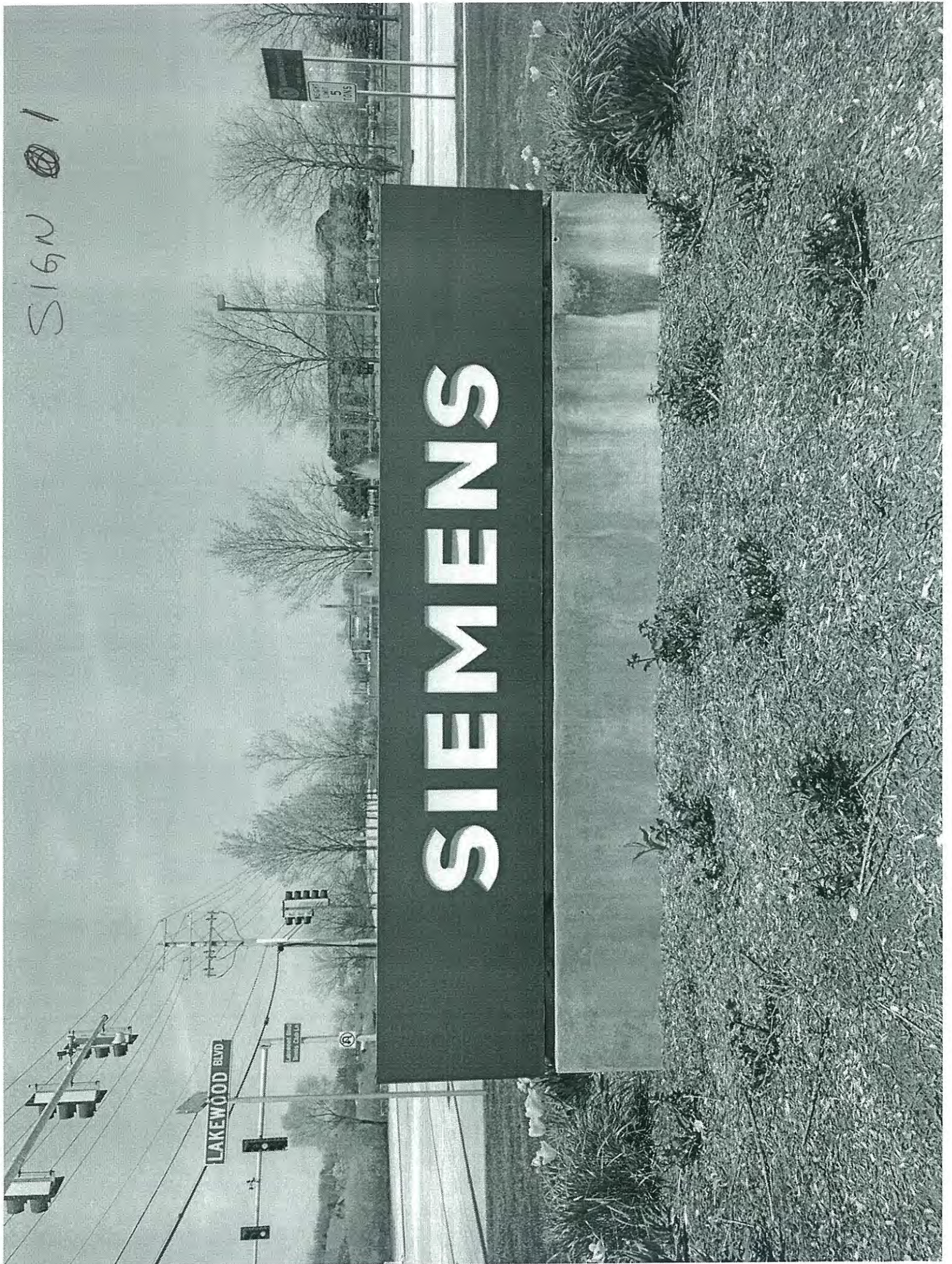
42" into ground
 in concrete

I HAVE PROOFED MY ORDER FOR SPELLING, GRAMMAR, LOCATION AND PRINT COLORS AND APPROVE THE FINISHED JOB. I REQUEST THAT PRODUCTION BEGIN AND UNDERSTAND THAT I AM RESPONSIBLE FOR ERRORS AND FURTHER CHANGES.

AUTHORIZED SIGNATURE

DATE

SIGN 01



SIEMENS

LAKEWOOD BLVD

5 MPH

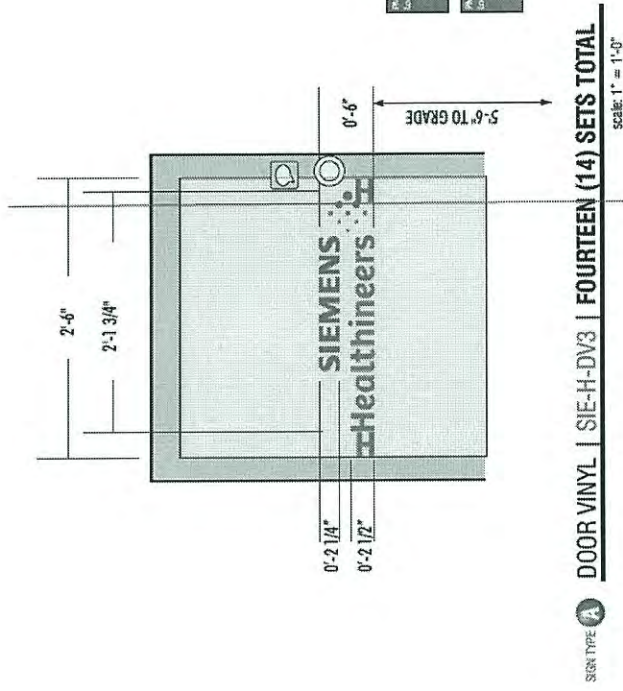
SIGN 2

SIEMENS

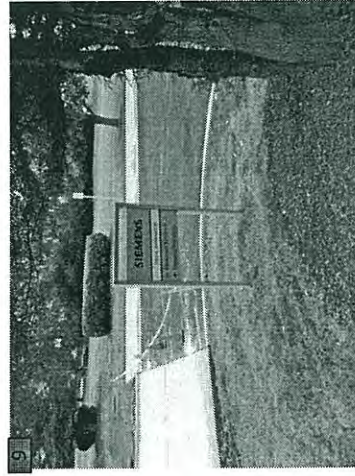
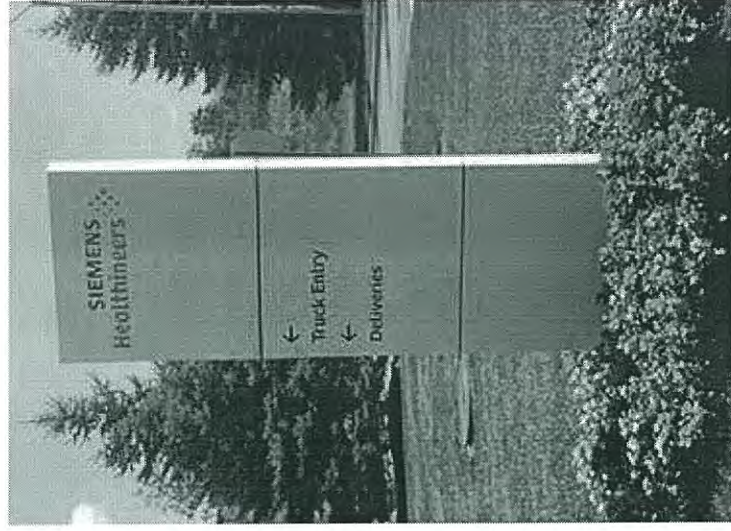
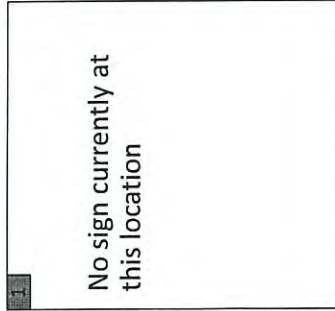
2501 North Barrington Road

← Visitor/Main Entrance

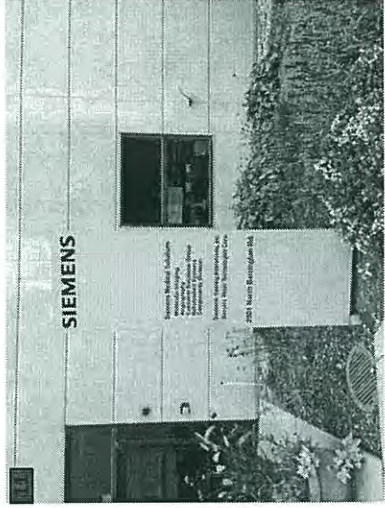
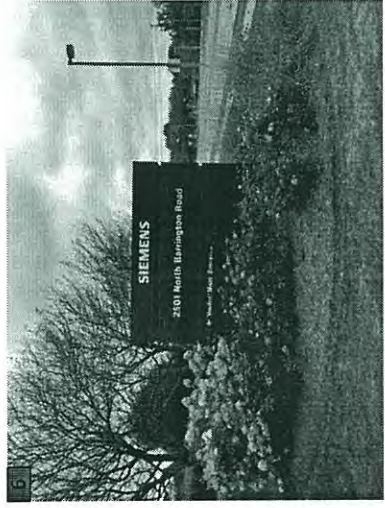
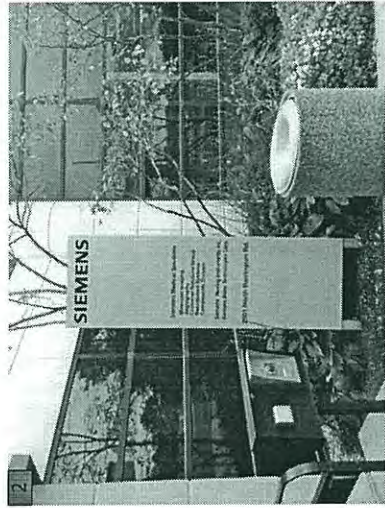
2501 North Barrington Road – Entrances

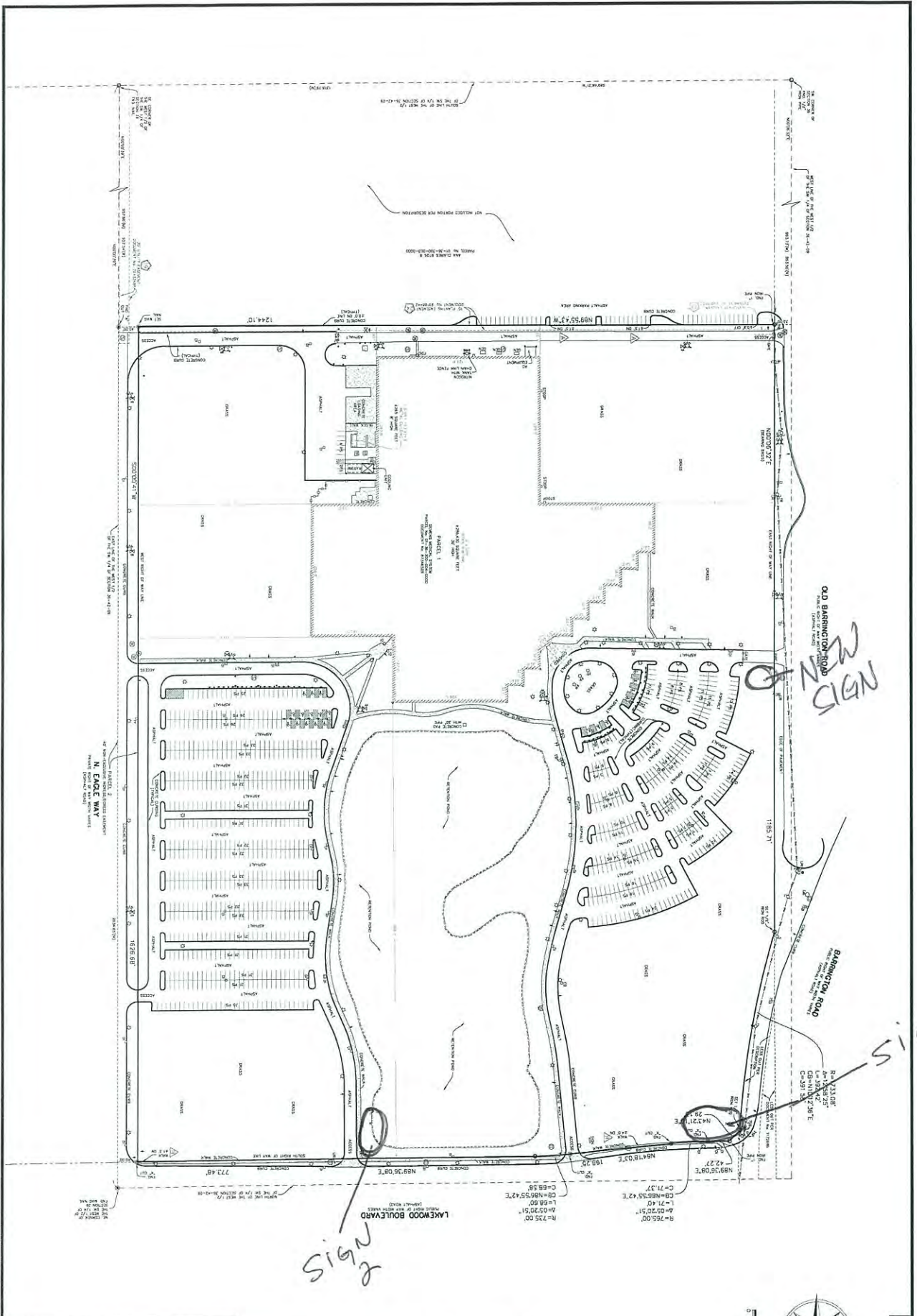


2501 North Barrington Road – Pylon Signs



2501 North Barrington Road – Monument Signs





N SIGN

S SIGN

SURVEY COORDINATED BY GRS GROUP | GRS-GLOBAL.COM

		DATE	REVISION HISTORY	JOB NUMBER 13070R
				SCALE 1" = 80'
				DRAWN BY KFO
				APPROVED BY MWS



SHEET 2 OF 2

2.0 - Legal Description

PARCEL 1:

THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF A LINE DRAWN FROM A POINT ON THE WEST LINE THEREOF, A DISTANCE OF 963.50 FEET NORTH OF THE SOUTHWEST CORNER THEREOF TO A POINT ON THE EAST LINE THEREOF, 957.54 FEET NORTH OF THE SOUTHEAST CORNER THEREOF, (EXCEPTING THEREFROM THAT PART THEREOF TAKE AND USED FOR ORIGINAL BARRINGTON ROAD AND EXCEPTING THAT PART TAKEN FOR RELOCATED BARRINGTON ROAD ACCORDING TO DOCUMENT 1172686), (EXCEPT THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 47 MINUTES 40 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 65.00 FEET TO THE POINT OF BEGINNING, BEING ALSO THE EASTERLY RIGHT OF WAY LINE OF RELOCATED BARRINGTON ROAD PER DEDICATION AFORESAID; THENCE CONTINUING NORTH 89 DEGREES 47 MINUTES 40 SECONDS EAST ALONG SAID NORTH LINE 40.08 FEET TO TRUST AGREEMENT POINT ON A 1733.08 FOOT RADIUS CURVE, THE CENTER OF CIRCLE OF SAID CURVE BEARS NORTH 89 DEGREES 19 MINUTES 54 SECONDS WEST FROM SAID POINT; THENCE SOUTHERLY ALONG SAID CURVE 488.73 FEET THROUGH A CENTRAL ANGLE OF 16 DEGREES 09 MINUTES 26 SECONDS TO THE EASTERLY RIGHT OF WAY LINE OF SAID ORIGINAL BARRINGTON ROAD; THENCE NORTH 00 DEGREES 14 MINUTES 16 SECONDS EAST ALONG SAID EASTERLY RIGHT OF WAY LINE 151.40 FEET TO A POINT ON A 1687.28 FOOT RADIUS CURVE, THE CENTER OF CIRCLE OF SAID CURVE BEARS NORTH 78 DEGREES 35 MINUTES 10 SECONDS WEST FROM SAID POINT, THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE OF RELOCATED BARRINGTON ROAD PER DEDICATION AFORESAID AND SAID CURVE 332.12 FEET THROUGH A CENTRAL ANGLE OF 11 DEGREES 16 MINUTES 40 SECONDS TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS CREATED BY INSTRUMENT RECORDED JUNE 25, 1987 AS DOCUMENT 87346529 OVER AND UPON THE EASTERLY 40 FEET OF THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF A LINE DRAWN FROM A POINT ON THE WEST LINE THEREOF, A DISTANCE OF 963.50 FEET NORTH OF THE SOUTHWEST CORNER THEREOF TO A POINT ON THE EAST LINE THEREOF, 957.54 FEET NORTH OF THE SOUTHEAST CORNER THEREOF, FOR PURPOSES OF INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS

**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 Broadstone Net Lease, Inc (owner) and Jennifer Baenzi (applicant) to consider a variation under the Zoning Code to permit a ground sign on the property located at 2501 N. Barrington Road.

P.I.N.: 01-36-300-004-0000

The hearing will be held on Wednesday, August 1, 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
July 17, 2018 (4505017).

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 17, 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.

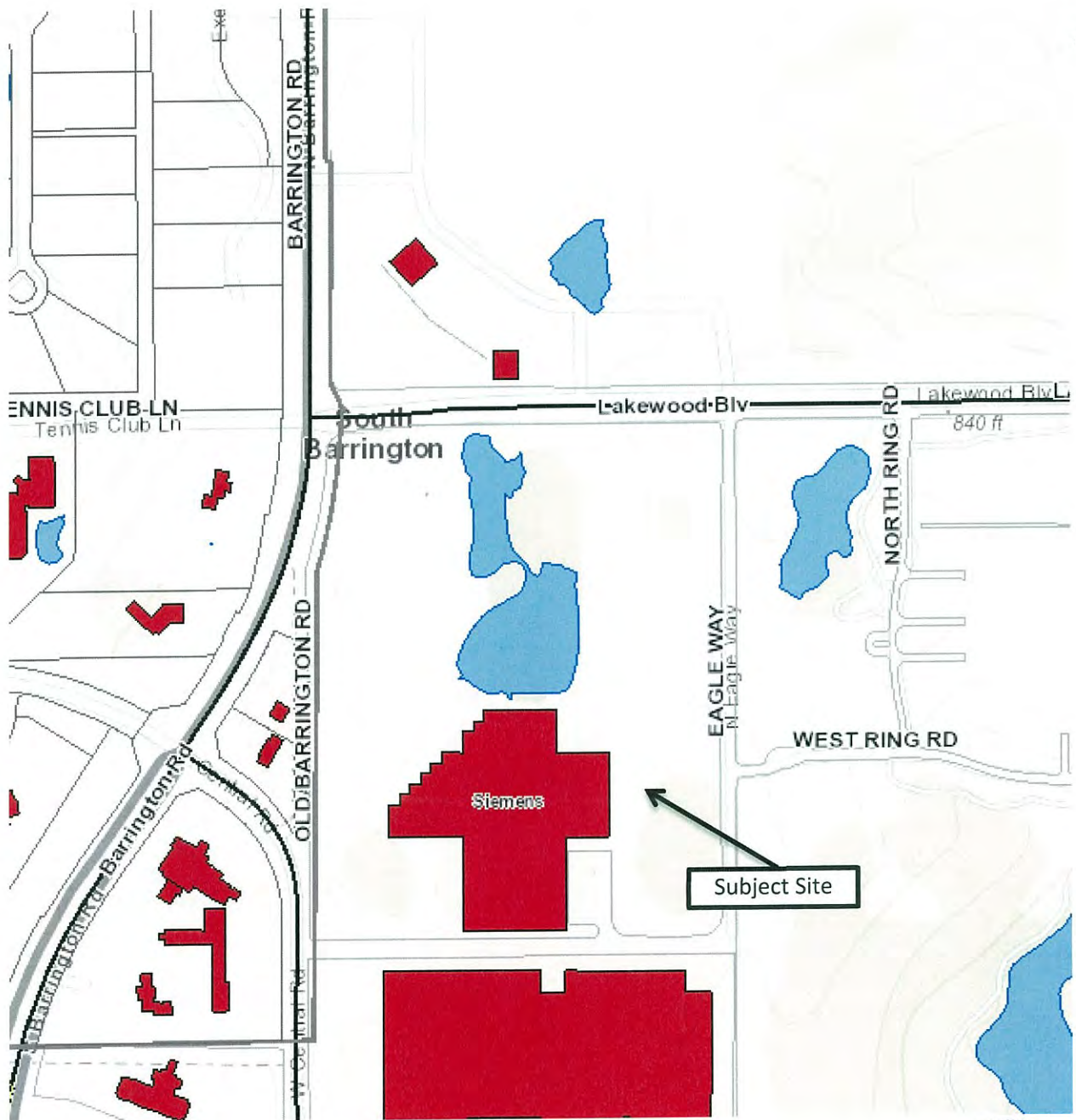
PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Danula Baltz*
Authorized Agent

Control # 4505017

2501 Barrington Rd

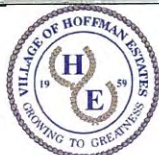
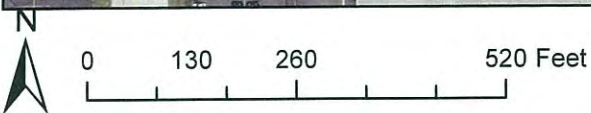
P.I.N. 01-36-300-004-0000



July 2018
Village of Hoffman Estates
Planning Division



SIEMENS 2501 Barrington Rd



Planning Division
Village of Hoffman Estates
July 2018

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