



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT NO.: **2020-003P** PROJECT NAME: **80 W. HIGGINS ROAD**

PROJECT ADDRESS/LOCATION: **80 W. HIGGINS ROAD**

PUBLIC HEARING
YES NO

REZONING MASTER SIGN PLAN SPECIAL USE VARIATION
SITE PLAN PLAT

MEETING DATE: **MARCH 4, 2020**

STAFF ASSIGNED: **KEVIN ANDERSON**

REQUESTED MOTION

Request by Dan Scheid dba Zeigler Hoffman Estates 1 LLC, (applicant) and W-T Properties Schaumburg I LLC (owner) to consider a request for a Special Use per Section 9-8-2-C-9 of the Zoning Code to allow temporary automobile storage as a use not heretofore cited on the property located at 80 W. Higgins Road:

INCLUDES RECOMMENDED CONDITION(S)
YES NO

ZONING DISTRICT: B-2 Community Business District

ADJACENT	NORTH: B-2 Community Business District	SOUTH: B-2 Community Business District
PROPERTIES:	EAST: B-2 Community Business District	WEST: B-2 Community Business District

APPLICABLE ZONING CODE SECTIONS

Section 9-8-2-C-9 of the Zoning Code states that any business use which is not heretofore cited in the Ordinance as either a permitted use or a special use shall require review as a Special Use.

BACKGROUND

The subject property, approximately 2.65 acres, is currently improved with a one-story vacant commercial building (formerly a bowling alley) and related parking lot. The Petitioner is proposing to utilize the parking lot for temporary storage of excess auto dealership vehicles. The Zoning Ordinance does not currently contemplate this type of use in any zoning district. Therefore, a Special Use is required.

ANALYSIS

- The Petitioner, Zeigler Automotive, recently purchased several existing automobile dealerships within the Village (Infinity, Mercedes, and Sprinter) and intends to continue to utilize those properties for

Meeting Date: March 4, 2020

automobile sales. The subject property would be utilized for surplus vehicles related to these dealerships. There would be no principal use of the property.

- The Petitioner is only proposing to utilize the subject property on a short term basis. The request for this proposal would be for up to one year with the option to extend that approval with the consent of the Village Board.

Site Design

- Because the proposal is for a limited or temporary use, the entire site is not proposed to be brought up to typical site improvement standards.
- The property is improved with a one-story, ~26,000 square foot vacant building and related parking lot with 175 standard sized parking spaces.
- There would be no new construction as part of this proposal. The operator would use the existing surface parking areas and the building would remain vacant for the time. The property owner has indicated a desire to demolish the existing structure to make space for additional surface parking related to this request and ultimately to prepare the site for redevelopment.
- The proposal includes restriping the certain parking areas to accommodate larger “fleet style” vehicles. The revised striping plan identifies 140 spaces. The fire department has reviewed the revised striping plans for emergency access and is satisfied with the layout.

Operations

- Zeigler automotive would not sell vehicles from this site and would not have any personnel on site except to deliver or retrieve vehicles. Vehicles on site are not for sales display purposes and customer would not visit the site.
- Site lighting would be provided by maintaining the existing parking lot lighting.
- Security and monitoring of the site would be provided by Zeigler.

Future Use

- The property owner has been exploring future uses of the property. Due to several constraints, the timing of future redevelopment is not known, but it will not likely begin for at least a year.

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

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

Temporary Parking Facilities not related to the principal use of the property is not listed as a permitted or special use in any Zoning District. Therefore, this request is being considered under Section 9-8-2-C-9.

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:

Meeting Date: March 4, 2020

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

NOTIFICATION

Standard notification letters have been sent to surrounding properties within 300 feet and no comments have been received. The Petitioner has installed the required public notification sign on the property.

STAFF SUMMARY

There are multiple automobile dealerships along the Higgins and Golf Road corridors. The proposed use would not be inconsistent with other types of land uses in the area.

The future development of this subject property is influenced by plans for a large storm water improvement project downstream to the east across Roselle Road. Completion of that storm water project will reduce the amount of floodplain on this subject property, thus improving the ability for redevelopment. This related off-site storm water project is expected to require at least 1-2 years to complete and therefore redevelopment of this 80 West Higgins property will be delayed during that period. Due to this unique situation, it is reasonable to allow a temporary use at 80 West Higgins for an interim period until redevelopment is able to begin.

The current proposal involves automobile storage for dealerships located within Hoffman Estates. Therefore, approval of this temporary use will have a positive impact for existing businesses.

RECOMMENDED CONDITIONS

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

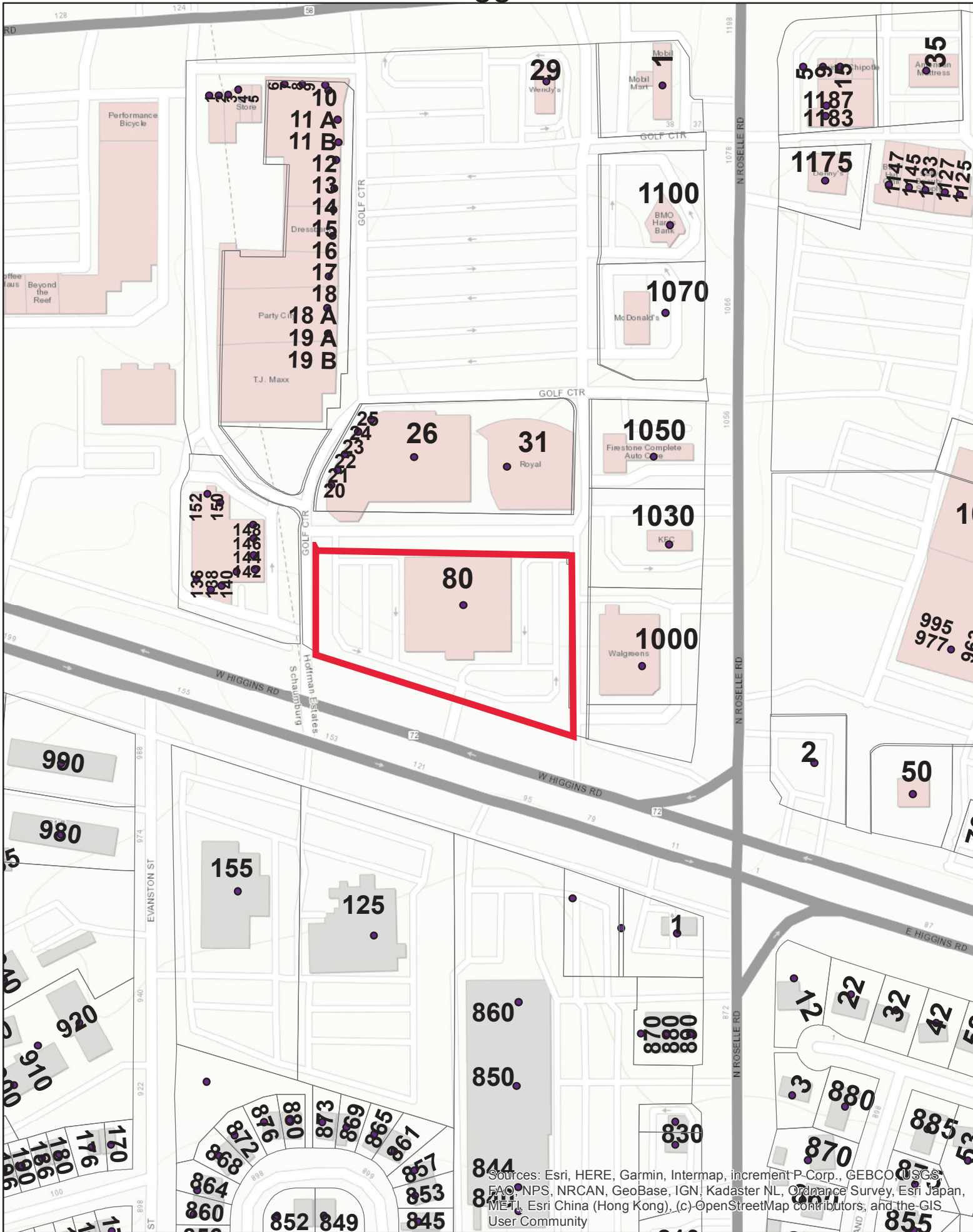
1. The proposed use shall substantially conform to the site plans and operations plan provided by the Petitioner and attached hereto.

Meeting Date: March 4, 2020

2. The approval to park vehicles on the site is limited to twelve (12) months from the date of this Ordinance. Any extensions shall be reviewed and approved by the Village Board.
3. Vehicles parking on the site shall utilize only the parking spaces as they are shown on the attached plans and shall not encroach on a drive aisle or otherwise impact emergency access to and through the site.
4. Demolition of the existing structure shall require a permit and no vehicle parking will be permitted within the demolition area without a formal site plan approval from the Village Board.

Attachments: Petition for Hearing
 Location Map
 Legal Notice
 Plat of Survey
 Site Plan
 Letter from W-T Group dated 2/13/20

80 W. Higgins Rd.



Sources: Esri, HERE, Garmin, Intermap, increment P-Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING GENERAL APPLICATION*

Special Use for temporary vehicle storage Rezoning from _____ to _____

Variation: Commercial Residential Sign

Plat (Subdivision & Others): Preliminary Final

Site Plan: Amendment Concept Preliminary Final

Master Sign Plan: Amendment

Other: _____

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

Posting of Notification Sign(s) may be required.

Specific requirements will be provided when your request is scheduled.

FOR VILLAGE USE ONLY

Hearing Fee _____ Check No. _____ Date Paid _____

Project Number: _____

Staff Assigned: _____

Meeting Date: _____ Public Hearing: Yes No

Sign Posting Required: Yes No Date Sign Posted _____

PLEASE PRINT OR TYPE

Date: 1/27/20

Project Name: Hoffman Bowlero; 80 W. Higgins

Project Description: temporary vehicle storage

Project Address/Location: 80 W. Higgins Road, Hoffman Estates, IL

Property Index No. 07-15-101-005-0000

Acres: 2.66 AC Zoning District: B2 (Community Business District)

I. Owner of Record

Troy N. triphahn
Name
W-T Properties Schaumburg I, LLC
Company
2675 Pratum Avenue
Street Address
Hoffman Estates
City
IL 60192
State Zip Code
224-293-6333
Telephone Number
224-293-6444
Fax Number
troy.triphahn@wtengineering.com
E-Mail Address

II. Applicant (Contact Person/Project Manager)

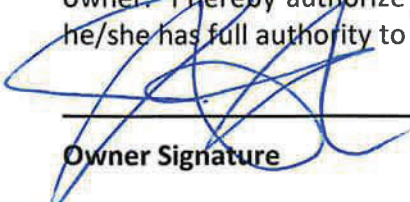
~~XXXXXXXXXX~~ Danie I Scheid
Name
Zeigler Hoffman Estates I, LLC
Company
4201 Stadium Drive
Street Address
Kalamazoo
City
MI 49008
State Zip Code
269-488-2271
Telephone Number
ds@zeigler.com
E-Mail Address

Applicant's relationship to property: tenant for temporary vehicle storage

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

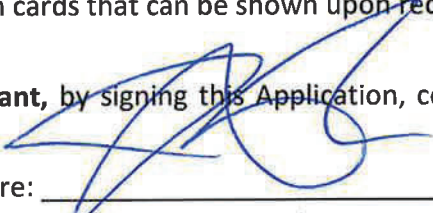

Owner Signature

TROY TRIPHANN
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): Troy N. Triphahn

Applicant's Signature:  OFFICER FOR DANIEL SCHEID
(If other than Owner)

Applicant's Name (Please Print): Daniel Scheid

Date: 1/27/2020

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

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

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

Addendums Attached:

- Special Use
- Rezoning
- Variation
- Plat
- Site Plan
- Master Sign Plan
- Other _____



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION SPECIAL USE ADDENDUM

REQUIRED SUBMITTALS:

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

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

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

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

THIS PROJECT WILL SIMPLY BE AN AREA FOR STORAGE
OF INVENTORY. VEHICLES WILL BE BROUGHT ON AND OFF THE
SITE ONLY BY EMPLOYEES OF THE TENANT. THERE WILL BE NO
REASON OR NEED FOR THE PUBLIC TO VISIT THE SITE THEREFORE,
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;

AS AN EXISTING, BLIGHTED SITE, THIS USE WILL ADD A LIMITED AMOUNT OF ACTIVITY. BY OCCUPYING THE SITE, THE TENANT WILL BE MORE REGULARLY MONITORING THE SITE THAN THE CURRENT CONDITION, THEREBY ACTUALLY CREATING A SAFER SITUATION. ADDITIONALLY, AS A VACANT SITE, THIS ACTIVITY WILL ENCOURAGE THE ULTIMATE REDEVELOPMENT IMPROVING PROPERTY VALUES.

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;

AS AN EXISTING SITE, THIS USE WILL NOT IMPEDE THE DEVELOPMENT OR IMPROVEMENT FOR SURROUNDING PROPERTY USES. THE IMPROVEMENTS NECESSARY TO FACILITATE THIS USE ALREADY EXIST, THEREFORE THIS USE, AGAIN, ONLY ENCOURAGES PROPER DEVELOPMENT OF THIS SITE AND SURROUNDING AREAS.

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

THIS USE IS UNIQUELY ADEQUATE FOR THIS SITE AS WE BELIEVE WE CAN UTILIZE THE SITE IN ITS CURRENT STATE, WITHOUT ANY SIGNIFICANT IMPROVEMENTS. THIS POINT IS SUBJECT TO THE LIMITED TIMESTRAME BEING REQUESTED AND UNDERSTANDING THAT FUTURE IMPROVEMENTS FOR PERMANENT DEVELOPMENT WILL BE CONSTRUCTED AT THE APPROPRIATE TIME.

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

IT IS OUR INTENT TO MAINTAIN EXISTING ACCESS POINTS AND IMPACT WILL BE WORKING WITH NEIGHBORS IN BOTH SHORT TERM AND LONG TERM TO FACILITATE CROSS ACCESS. ADDITIONALLY, AS A STORAGE USE, THERE WILL NEVER BE EXTREME TRAFFIC FLOWS AS ONLY CARS MOVED TO THE SALES LOT WILL ROTATE IN AND OUT.

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 SITE AS-IS DOES HAVE VARIANCES. EXISTING
VARIANCES INCLUDE REAL LANDSCAPE SET BACK FOR THE
BUILDING, AS WELL AS LANDSCAPE SET BACKS FOR THE
PARKING AREAS. THE EXISTING BUILDING IS NON-CONFORMING
AND PARKING LOT LIGHTING MAY BE DEFICIENT. HOWEVER,
OUR REQUEST IS IN ACKNOWLEDGEMENT OF ALL THIS, AND WE
WILL COMMIT TO A LIMITED TIME PERIOD, AS THIS
TEMPORARY APPROVAL WILL ULTIMATELY CONTRIBUTE TO A
NEW, DESIRABLE, CONFORMING SITE WITHIN A FEW SHORT
YEARS.

W-T PROPERTIES SCHAUMBURG I, LLC

2675 PRATUM AVENUE, HOFFMAN ESTATES ILLINOIS 6019
(224) 293-6333
FAX (224) 293-6444

January 27, 2020

Village of Hoffman Estates
Planning and Zoning Commission
1900 Hassell Road
Hoffman Estates, IL 60169

Attn: Kevin Anderson

Re: Special Use Request
80 West Higgins, Hoffman Estates, IL 60169

Dear Mr. Anderson:

We are writing to you to request a limited Special Use Request for the property commonly known as 80 West Higgins Road, Hoffman Estates, IL 60169, or "Bowlero".

As you know, this site currently is being marketed for a variety of uses, but requires a significant amount of offsite work and demolition. We are separately working with Village Staff on the offsite work, in particular. We hope that within 12 months, we will have successfully obtained approval and begun demolition and offsite work, however we do not believe we will be able to develop the site for a permanent user until late 2020 or 2021 at the earliest.

In the meantime, we have been approached by a local car dealer who is seeking temporary space to park vehicle inventory. Recently, W-T Properties came to an Agreement with Zeigler Hoffman Estates I, LLC, pending Village Approval, to temporarily park vehicle inventory at Bowlero until such a time that the site is permanently redeveloped.

Based on existing conditions, Ziegler can park up to 150 vehicles, and after demolition of the existing building, they can safely park up to 250 vehicles.

Ziegler will not conduct any sales from this location, nor have employees. They will simply transfer vehicles from this site to its primary location as needed. As this site is solely vehicle storage, there are not traditional "business hours" except that it will likely be busier during the same hours as their primary locations.

The tenant is satisfied with the current conditions of the site, and will manage their own security and snow removal for example. The existing access points will be utilized, and the tenant shall ensure that proper drive aisles are maintained at all times, parked consistently with other local vehicle storage in Hoffman Estates.

Finally, there will be no deliveries taken at this site, meaning no vehicle transport trucks will enter or exit the site. All vehicle deliveries will be conducted at the main location for inventory, then transferred to this site if/when necessary.

**Special Use Request
80 West Higgins, Hoffman Estates, IL 60169
January 27, 2020**

Due to the nature of this site, being existing, and knowing that full demolition and redevelopment are essentially imminent. Both ownership and the tenant, wish to minimize any improvements to the site at this point in time, providing a simple, temporary solution that will aid the dealership in increasing sales, which should result in increased sales tax for the Village.

Therefore, W-T Properties Schaumburg I, LLC (Owner) and Zeigler Hoffman Estates I, LLC (Tenant) request the following:

-
- 1) Be allowed to park automobile, SUV, and transport van inventory at 80 West Higgins
 - 2) Due to its imminent redevelopment, the site shall remain in its existing condition for the duration of this request
 - 3) Prior to building demolition, the Tenant may park up to 150 vehicles
 - 4) After building demolition, the Tenant may park up to 250 vehicles
 - 5) Time shall be for a minimum of six (6) months and automatically extended until the off-site improvements, demolition, and any other components approved in the TIF supported project are completed, but no more than twenty-four (24) months.
-

Respectfully Submitted,

W-T PROPERTIES SCHAUMBURG I, LLC



**Troy N. Triphahn, LEED AP
Manager**

**80 WEST HIGGINS ROAD, HOFFMAN ESTATES
PROPERTY DESCRIPTION**

THAT PART OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT INTERSECTION OF NORTH LINE OF HIGGINS ROAD WITH A LINE BEING PARALLEL TO AND 252.61 FEET WEST OF THE ORIGINAL WEST LINE OF ROSELLE ROAD AS MEASURED PERPENDICULAR TO SAID WEST LINE OF ROSELLE ROAD; THENCE WESTWARD ALONG THE NORTH LINE OF HIGGINS ROAD A DISTANCE OF 476.43 FEET; THENCE NORTHWARD ALONG A LINE BEING PARALLEL WITH WEST LINE OF ROSELLE ROAD, A DISTANCE OF 183.73 FEET THENCE EASTWARD ALONG A LINE FORMING A 90 DEGREES ANGLE WITH LAST DESCRIBED COURSE A DISTANCE OF 455 FEET; THENCE SOUTHWARD ALONG A LINE BEING PARALLEL WITH WEST LINE OF ROSELLE ROAD A DISTANCE OF 325 FEET TO POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

P.I.N. #07-15-101-005



February 13, 2020

Attn: Kevin Anderson
Associate Planner
Village of Hoffman Estates
1900 W. Hassell Rd.
Hoffman Estates, IL 60169
847-781-2670

RE: 1st Round Planner Review Comments – 80 W. Higgins Rd

To Mr. Anderson:

Please find below the response to the 1st round planning review comment letter dated January 31, 2020.

1. The plans only show the existing striping of the property. It was not clear that this is the parking plan Zeigler intends to follow. In other words, does Zeigler intend to only park vehicles within the striped spaces? If this is the proposal, we can proceed with our review. However, if Zeigler does not intend to follow the existing striping plan for vehicle storage, a more formal site plan would need to be provided with all parking counts, locations, parking and aisle dimensions, etc. to verify emergency access to the site.

Response: Please see attached plan. The future tentative plan for the owner is to demolish the building and start on the process to get the future, more permanent use, built. Timing is still to be determined.

2. The plan indicates that the existing structure would be demolished within the next year and that after demolition an additional 100 vehicles could be stored on the property. The plans need to be revised to show the proposed future parking layout, parking dimensions, drive aisle dimensions, etc. for the area to be demolished.

Response: Please see plan for proposed parking layout as the site is currently laid out, and the future parking.



3. The plans shall be revised to indicate the type of parking surface proposed in place of the demolished structure.

Response: Please see attached plan for proposed parking layout which will be the bare minimum to create a temporary parking lot. Since the demoed area is internal, and the more visible outer portions of the parking lot will be paved and maintained, the inner portion will be gravel for temporary use, since there will be a new user in the foreseeable near future and anything build now will more than likely be tore up within a few years, it is respectfully requested that a gravel layer be acceptable for this temporary use.

4. Additional information needs to be provided for a security plan. Is existing lighting to remain? Would additional lighting be necessary after the demolition? Would the parking lot lights still function after demolition? Is there security personnel or other employees on site during certain hours? Please provide as much information as possible to assist in our analysis. As you may recall, security concerns are a common discussion topic for our PZ Commissioners.

Response: This is a very visible site and frequently visited by the dealership employee(s) daily, so daily security does not call for excessive security being needed. The lights as they are existing will be maintained in Phase I, as well, the same lights will be maintained in the future phase to maintain a very visible and clean site to many public eyes 24/7. Being such a visible site, this is acceptable by the dealership, as well as ownership. For added eyes on the property, ownership has a constant presence at 1000/990 Grand Canyon Parkway and will be in constant observance of the site.

Respectfully Submitted,

**Ryan Triphahn
The W-T Group, LLC
Principal
Design & Program Management**