



AGENDA

*Village of Hoffman Estates
Second Meeting of the Month
Village Board of Trustees*

*Village of Hoffman Estates
1900 Hassell Road
Hoffman Estates, IL 60169
847/882-9100*

Board Room

September 21, 2009

8:00 p.m.

1. **CALL TO ORDER/ROLL CALL**
2. **PLEDGE OF ALLEGIANCE TO THE FLAG**
3. **RECOGNITION OF AUDIENCE**
4. **CONSENT AGENDA/OMNIBUS VOTE (Roll Call Vote)**
(All items under the Consent Agenda are considered to be routine in nature and will be enacted by one motion. There will be no separate discussion of these items unless a Trustee so requests. In that event, the discussion will be the first item of business after approval of the Consent Agenda).
 - A. Approval of Agenda
 - B. Approval of Minutes – September 8 & September 14, 2009
 - C. Approval of the schedule of bills for September 21, 2009: \$2,000,699.53.
 - D. Request Board approval of Ordinance granting a special use to GiGi's Playhouse, 1069-71 W. Golf Road, Hoffman Estates.
 - E. Request Board approval of North West Housing Partnership as subrecipient to administer the Community Development Block Grant (CDBG) Single-Family Rehabilitation Project and to approve execution of the proposed Subrecipient Agreement.
 - F. Request Board approval to submit revised Department of Energy application for multiple projects funded by the Energy Efficiency and Conservation Block Grant (EECBG) Program.
 - G. Request Board approval of a joint agreement with IDOT for Emergency Repair Program funds on Glen Lane.
5. **REPORTS**
 - A. **President's Report**
 - 1) Proclamation(s)
 - Myrtle Montag Day (20 Years Service)
 - Larry Whittle Day (20 Years Service)
 - Robert Petz Day (10 Years Service)
 - Mark Wondolkowski Day (10 Years Service)
 - Dollar Wi\$e Week
 - Arts & Humanities Month
 - The International Day of Peace

5. REPORTS – Continued

- B. Trustee Comments**
- C. Village Manager's Report**
- D. Village Clerk's Report**
- E. Treasurer's Report (July and August Reports)**
- F. Committee Reports**
 - 1) Finance
 - 2) Public Works & Utilities
 - 3) Public Health & Safety

6. PLAN COMMISSION/ZONING BOARD OF APPEALS REPORTS**A. ZONING BOARD OF APPEALS (Chairman Weaver)**

- 1) Request by Ronson and Kerri Mahla, 5110 Chambers Drive, for a ten foot (10') rear yard setback variation from Section 9-3-6-E-1 to permit a second story deck to be eight feet (8') from the (west) rear property line instead of the minimum required eighteen feet (18').

Voting: 3 Ayes, 1 Nay, 3 Absent

Motion failed.

- 2) Request by Han Woo, 435 E. Bluebonnet Lane, for a five foot (5') setback variation from Section 9-5-2-D-5 to permit a house to be set back ten feet (10') from the (east) side property line instead of the minimum required fifteen feet (15').

Voting: 4 Ayes, 3 Absent

Motion carried.

- 3) Request by Han Woo, 435 E. Bluebonnet Lane, for a one foot (1') setback variation from Section 9-5-2-D-5 to permit a house to be set back fourteen feet (14') from the (west) side property line instead of the minimum required fifteen feet (15').

Voting: 4 Ayes, 3 Absent

Motion carried.

- 4) Request by Han Woo, 435 E. Bluebonnet Lane, for a 101 square foot variation from Section 9-3-6-K-2 to permit an attached garage to be 851 square feet instead of the maximum permitted 750 square feet.

Voting: 3 Ayes, 1 Nay, 3 Absent

Motion failed.

- 5) Request by Tollway LLC for variations from Section 9-3-8-K-3-(a) to allow a twenty-one foot (21') high, 720 square foot temporary marketing sign south of the Northwest Tollway (I-90), at the east terminus of Pembroke Avenue, instead of the maximum permitted ten foot (10') high, 100 square feet, with 3 conditions (see packets).

Voting: 3 Ayes, 1 Nay, 3 Absent

Motion failed.

6. **PLAN COMMISSION/ZONING BOARD OF APPEALS REPORTS-Continued**

- 6) Request by Subway, 1411 Palatine Road (Rose Plaza Shopping Center), for a 9.375 square foot variation from Section 9-3-8-M-3-d to permit an existing wall sign on the front (north) façade of the building measuring 34 square feet ("Subway") instead of the maximum permitted 24.625 square feet.

Voting: 4 Ayes, 3 Absent

Motion carried.

- 7) Request by Subway, 1411 Palatine Road (Rose Plaza Shopping Center), for a 43.375 square foot variation from Section 9-3-8-M-3-d to permit an additional (second) wall sign on the rear (south) façade of the building measuring 34 square feet ("Subway") and for the total square footage for the two (2) wall signs to be 68 square feet instead of the maximum permitted 24.625 square feet, with 1 condition (see packets).

Voting: 3 Ayes, 1 Nay, 3 Absent

Motion failed.

- 8) Request by Dan Markwalder d/b/a Barrington Square Animal Hospital, 2370 W. Higgins Road, for a three foot (3') setback variation from Section 9-3-8-M-10-D-4 and a two foot (2') clearance variation from Section 9-2-1 to permit a V-shaped freestanding sign to be set back two feet (2') from the driveway curb and to have a six foot (6') clearance beneath the sign, instead of the minimum required five foot (5') driveway curb setback and minimum required eight foot (8') clearance, with 2 conditions (see packets).

Voting: 4 Ayes, 3 Absent

Motion carried.

- 9) Request by Township High School District 211 (owner) and Insite Inc., agent for Verizon Wireless (lessee), 1100 W. Higgins Road (Hoffman Estates High School), for a special use under Section 9-3-9-A and Section 9-5-3-C-4 and a thirty-one foot (31') height variation from Section 9-3-9-A to permit the installation of twelve (12) cellular antennas at ninety-one feet (91') high on a light pole on the northwest corner of the football field and construction of an associated equipment shelter, with 2 conditions (see packets).

Voting: 4 Ayes, 3 Absent

Motion carried.

7. **ADDITIONAL BUSINESS** *(All other new business; those items not recommended by a majority of the Committee)*
 - A. Request Board approval to submit Illinois Department of Commerce and Economic Opportunity grant application for Green Roofs Program funded by the American Recovery and Reinvestment Act and approval to enter into an agreement with the Illinois Department of Commerce and Economic Opportunity. *(Item to be reviewed by Special Public Works & Utilities Committee)*
 - B. Request Board authorization to award contract for the 2009 Barrington Square Sidewalk Improvement Project as part of the CDBG-R program to M&A Cement Work, Inc., Bensenville, IL, in an amount not to exceed \$73,078. *(Item to be reviewed by Special Public Works & Utilities Committee)*

8. **ADJOURNMENT**

The Village of Hoffman Estates complies with the Americans with Disabilities Act (ADA). For accessibility assistance, call the ADA Coordinator at 847/882-9100.

MEETING: HOFFMAN ESTATES VILLAGE BOARD
DATE: SEPTEMBER 8, 2009
PLACE: COUNCIL CHAMBERS
MUNICIPAL BUILDING COMPLEX
1900 HASSELL ROAD
HOFFMAN ESTATES, ILLINOIS

1. CALL TO ORDER:

Village President William McLeod called the meeting to order at 8:00 p.m. The Village Clerk called the roll. Trustees present: Anna Newell, Gary Pilafas, Karen Mills, Ray Kincaid and Jackie Green. Trustee Collins was absent.

A quorum was present.

ADMINISTRATIVE PERSONNEL PRESENT:

- J. Norris, Village Manager
- D. O'Malley, Deputy Village Manager
- A. Janura, Corporation Counsel
- D. Schultz, Community Relations Coordinator
- M. DuCharme, Finance Director
- B. Gorvett, Fire Chief
- C. Herdegen, Police Chief
- K. Hari, Director Public Works
- A. Garner, H&HS Director
- M. Koplin, Development Services Director
- B. Anderson, Cable TV Coordinator
- G. Skoog, Economic Development Director
- P. Seger, HRM Director
- E. Kerous, Director of Operations
- L. Scheck, Tourism/Business Retention Coordinator

2. PLEDGE OF ALLEGIANCE TO THE FLAG:

The Pledge was led by Trustee Newell.

3. RECOGNITION OF AUDIENCE:

Robert Kolder, 661 Morningside Court, Schaumburg, Illinois Recreation Cheerleading Association, Schaumburg Athletic Association, stated that his organization has booked the Sears Centre for their event in November and pleaded with the Board to do what they can to allow their program to go on as planned at the Sears Centre.

Mayor McLeod said that he has a meeting with Sears Centre management and will ask them to fulfill the obligations that they have made.

4. CONSENT AGENDA/OMNIBUS VOTE:

Motion by Trustee Mills, seconded by Trustee Green, to approve Item 4.A.

4.A. Approval of Agenda

Roll Call:

Aye: Newell, Pilafas, Mills, Kincaid, Green
Nay:
Mayor McLeod voted aye.
Trustee Collins was absent.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Green, to approve Item 4.B.2.

4.B. Approval of Minutes

1) Approval of Minutes of July 27, 2009, August 3, 2009 and August 24, 2009.

Roll Call:

Aye: Newell, Pilafas, Mills, Kincaid, Green
Nay:
Mayor McLeod voted aye.
Trustee Collins was absent.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Green, to approve Item 4.C.

4.C. Approval of the schedule of bills for September 8, 2009: \$8,018,738.83.

Roll Call:

Aye: Newell, Pilafas, Mills, Kincaid, Green
Nay:
Mayor McLeod voted aye.
Trustee Collins was absent.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Green, to approve Item 4.D.

4.D. Request Board approval of Resolution No. 1425-2009, creating an Ad Hoc Complete Count Committee for the 2010 Census of the Village of Hoffman Estates.

Roll Call:

Aye: Newell, Pilafas, Mills, Kincaid, Green
Nay:
Mayor McLeod voted aye.
Trustee Collins was absent.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Green, to approve Item 4.E.

4.E. Request Board approval to enter into an Intergovernmental Agreement with Community Unit School District 300 for sharing of Illinois State Toll Highway Authority fiber optic infrastructure.

Roll Call:

Aye: Newell, Pilafas, Mills, Kincaid, Green
Nay:
Mayor McLeod voted aye.
Trustee Collins was absent.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Green, to approve Item 4.F.

4.F. Request Board approval of request by Church of the Cross for a site plan amendment for additional parking spaces at 475 W. Higgins Road.

Roll Call:

Aye: Newell, Pilafas, Mills, Kincaid, Green

Nay:

Mayor McLeod voted aye.

Trustee Collins was absent.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Green, to approve Item 4.G.

4.G. Request Board authorization of an EDA contract for Prairie Stone Parkway improvements to provide access to Prairie Stone Parcel 12 (The Saddle Room) in an amount not to exceed \$86,591.

Roll Call:

Aye: Newell, Pilafas, Mills, Kincaid, Green

Nay:

Mayor McLeod voted aye.

Trustee Collins was absent.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Green, to approve Item 4.H.

4.H. Request Board authorization to award contract for consulting services related to the Sears Centre Arena to International Facilities Group, Inc., Chicago, IL in an amount not to exceed \$124,000, subject to the approval of Corporation Counsel.

Roll Call:

Aye: Newell, Pilafas, Mills, Kincaid, Green

Nay:

Mayor McLeod voted aye.

Trustee Collins was absent.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Green, to approve Item 4.I.

4.I. Request Board authorization for Change Order #1 for the 2009 Street Revitalization Project to Arrow Road Construction in the revised contract amount of \$2,448,880.30.

Roll Call:

Aye: Newell, Pilafas, Mills, Kincaid, Green

Nay:

Mayor McLeod voted aye.

Trustee Collins was absent.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Green, to approve Item 4.J.

4.J. Request Board authorization for Change Order #1 for materials testing for the 2009 Street Revitalization Project to Applied GeoScience, Inc. in an amount not to exceed \$42,500.

Roll Call:

Aye: Newell, Pilafas, Mills, Kincaid, Green

Nay:

Mayor McLeod voted aye.

Trustee Collins was absent.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Green, to approve Item 4.K.

4.K. Request Board authorization to award the following contracts for the new Police building:

- 1) Landscaping to Western DuPage Landscaping, Inc. (lowest responsible bid) in an amount not to exceed \$316,306;
- 2) Millwork to Carroll Seating Co., Inc., Elk Grove Village, IL, (lowest responsible bid) in an amount not to exceed \$268,500;
- 3) Overhead door/loading dock equipment to Meadows Door, Carpentersville, IL, (lowest responsible bid) in an amount not to exceed \$44,400;
- 4) Terrazo flooring to Elite Concrete Finishes, Inc., Crestwood, IL, (lowest responsible bid) in an amount not to exceed \$59,997;
- 5) Coating systems for concrete floors to Rullalo Painting Company, Inc., (lowest responsible bid) in an amount not to exceed \$86,993;
- 6) Carpet/resilient/sports flooring to Yonan Floor Coverings, Downers Grove, IL, (lowest responsible bid) in an amount not to exceed \$199,990;
- 7) Painting and wall coverings to Nikolas Painting Contracting, Inc., Bridgeview, IL, (lowest responsible bid) in an amount not to exceed \$136,700;
- 8) Interior/exterior/electronic signage to ASI, Illinois, Chicago, IL, (lowest responsible bid) in an amount not to exceed \$44,844;
- 9) Horizontal aluminum blinds/roller shades to The CDC Group, Chicago, IL, (lowest responsible bid) in an amount not to exceed \$81,888.

Roll Call:

Aye: Newell, Pilafas, Mills, Kincaid, Green

Nay:

Mayor McLeod voted aye.

Trustee Collins was absent.

Motion carried.

5. REPORTS:

5.A. President's Report

- 1) Proclamation(s)

Trustee Kincaid read the following proclamation:

Motion by Trustee Mills, seconded by Trustee Newell, to concur with the proclamation proclaiming Thursday, September 17, 2009 as Harry Moore Day in the Village of Hoffman Estates. Voice vote taken. All ayes. Motion carried.

Chief Herdegen accepted the proclamation for Officer Moore.

Trustee Mills read the following proclamation:

Motion by Trustee Kincaid, seconded by Trustee Mills, to concur with the proclamation proclaiming Sunday, September 20, 2009 Paula Murphy Day in the Village of Hoffman Estates. Voice vote taken. All ayes. Motion carried.

Ms. Murphy accepted her proclamation and was congratulated by the Board.

Trustee Newell read the following proclamation:

Motion by Trustee Mills, seconded by Trustee Green, to concur with the proclamation proclaiming October 2009 Domestic Violence Month in the Village of Hoffman Estates. Voice vote taken. All ayes. Motion carried.

Rebecca Darr, Women in Need Growing Stronger, accepted the proclamation, introduced her family and was congratulated by the Board.

Trustee Green read the following proclamation:

Motion by Trustee Kincaid, seconded by Trustee Newell, to concur with the proclamation proclaiming Monday, September 14, 2009 St. Alexius Medical Center Day in the Village of Hoffman Estates. Voice vote taken. All ayes. Motion carried.

Mayor McLeod announced that Sears Holdings has sent in their million dollars for the naming rights for the Sears Centre, he read a letter complimenting our Public Works Department on their tree trimming service and asked Linda Scheck to give an update on all of the wonderful things that the Tourism and Business Retention Department has been working on. The Mayor thanked Mrs. Scheck for her hard work. He reminded everyone that we have our September 11th Remembrance program on Friday and our Platzkonzert and Fire Expo on Saturday.

Motion by Trustee Mills, seconded by Trustee Kincaid, to accept the resignation with regrets of Margaret Perotti from the Arts Commission. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Mills, seconded by Trustee Green, to accept the appointment of Wendell Howell and Roger Stell to the 4th of July Commission. Voice vote taken. All ayes. Motion carried.

5.B. Trustee Comments

Trustee Kincaid had no comments.

Trustee Mills had no comments.

Trustee Green stated that she attended the Advance Preschool Grand Reopening ribbon cutting and congratulated Dave Christensen on being elected for a two year term to the International Association of Emergency Managers.

Trustee Newell welcomed back everyone from our summer schedule.

Trustee Pilafas asked about having wireless access points in some of our existing conference rooms, stated that Mark Koplin is doing a great job with the AdHoc Sears Centre Advisory Committee and asked if Linda Scheck and Gary Skoog could be added to this committee, he asked if there could be assigned another liaison to the Arts Commission and asked if it could be Linda Scheck, he asked that the PB&Z Committee get monthly updates from the office of Tourism and Business Retention, he said that there will be upcoming meetings with Mr. Jaffee, Arboretum, to discuss a collaboration with Poplar Creek Shopping Center, another with Levy Corporation to discuss the Sears Centre and stated that we need cooperation from all departments to balance the budget.

5.C. Village Manager's Report

Mr. Norris said it was good to be back from vacation.

5.D. Village Clerk's Report

The Village Clerk stated that 20 passports were processed in the Clerk's office during the month of August.

5.E. Committee Report

Planning, Building & Zoning

Trustee Pilafas stated that they would be meeting to request approval of North West Housing Partnership as subrecipient to administer the Community Development Block Grant (CDBG) Single-Family Rehabilitation Project and to approve execution of the proposed Subrecipient Agreement; request approval to submit revised Department of Energy application for multiple projects funded by the Energy Efficiency and Conservation Block Grant (EECBG) Program; request authorization to award a contract for geotechnical soil services at the former Shell gas station site in the Roselle Road TIF District to Applied GeoScience, Inc., Schaumburg, IL in an amount not to exceed \$29,950; request acceptance of Department of Development Services monthly report for the Planning and Code Enforcement Divisions. Trustee Pilafas asked that a discussion about Bridlewood Farms annexation be added to the agenda.

General Administration & Personnel

Trustee Mills stated that they would be meeting to request acceptance of the Cable TV and Human Resources Management Monthly Reports.

Transportation & Road Improvement

Trustee Kincaid stated that they would be meeting to request IDOT approval for a joint agreement for emergency repair program funds on Glen Lane; request acceptance of Transportation Division Monthly Report and item in review for October, discussion regarding lead agency for Barrington Road Interchange.

6. PLAN COMMISSION/ZONING BOARD OF APPEALS REPORTS:

A. Zoning Board of Appeals (Chairman Weaver)

Motion by Trustee Mills, seconded by Trustee Kincaid, to concur with the Zoning Board of Appeals and approve the petitioner's request with immediate authorization to apply for permits.

- 6.A.1.** Request by GiGi's Playhouse, 1069-1071 W. Golf Road, for a special use amendment under Section 9-8-2-C-9 of the Zoning Code to permit an approximately 1,000 square foot expansion of a resource center (to approximately 3,000 square feet).

Roll Call:

Aye: Newell, Pilafas, Mills, Kincaid, Green

Nay:

Mayor McLeod voted aye.

Trustee Collins was absent.

Motion carried.

7. ADDITIONAL BUSINESS:

Motion by Trustee Mills seconded by Trustee Green, to approve Item 7.A.

7.A. Request Board authorization to request Public Education and Governmental access funding from Comcast in the amount of \$.35 per month per subscriber.

Roll Call:

Aye: Newell, Mills, Kincaid, Green

Nay: Pilafas

Mayor McLeod voted aye.

Trustee Collins was absent.

Motion carried.

8. ADJOURNMENT

Motion by Trustee Mills, seconded by Trustee Kincaid, to adjourn the meeting into Executive Session to discuss Litigation (5ILCS 120/2-(c)-(11). Time 8:40 p.m.

Roll Call:

Aye: Newell, Pilafas, Mills, Kincaid, Green

Nay:

Mayor McLeod voted aye.

Trustee Collins was absent.

Motion carried.

Mayor McLeod called the meeting back to order from Executive Session. The clerk called the roll. Trustees present: Anna Newell, Gary Pilafas, Karen Mills, Ray Kincaid, Jackie Green.

A quorum was present.

Motion by Trustee Green, seconded by Trustee Pilafas, to adjourn the meeting. Time 11:21 p.m.

Voice vote taken. All ayes. Motion carried.

Bev Romanoff
Village Clerk

Date Approved

The Village of Hoffman Estates complies with the Americans with Disabilities Act (ADA). For accessibility assistance, call the ADA Coordinator at 847/882-9100.

MEETING: SPECIAL HOFFMAN ESTATES VILLAGE BOARD
DATE: SEPTEMBER 14, 2009
PLACE: COUNCIL CHAMBERS
MUNICIPAL BUILDING COMPLEX
1900 HASSELL ROAD
HOFFMAN ESTATES, ILLINOIS

1. CALL TO ORDER:

Village President William McLeod called the meeting to order at 7:55 p.m. The Village Clerk called the roll. Trustees present: Gary Pilafas, Karen Mills, Ray Kincaid, Jackie Green, Anna Newell. Cary Collins was absent.

A quorum was present.

ADMINISTRATIVE PERSONNEL PRESENT:

J. Norris, Village Manager
D. O'Malley, Deputy Village Manager
A. Janura, Corporation Counsel
M. Koplín, Development Services Director
P. Seger, HRM Director

2. ADDITIONAL BUSINESS:

Motion by Trustee Pilafas, seconded by Trustee Green, to approve Item 2.A.

2.A. Request Board consideration and authorization to declare an "Event of Default" pursuant to the Redevelopment Finance Agreement and Mortgage Documents between the Village of Hoffman Estates and MadKatStep Entertainment LLC, and authorizing the filing of a foreclosure and any other ancillary legal actions.

Discussion

Mr. Janura stated that this was the process that needs to be utilized to change possession of the building from the current owner to the Village.

Joe Briglia, IFG, complimented the Board and Village staff on all of their efforts and hard work.

Trustee Pilafas stated that a RFP went out Friday and that they're due on October 13th. Also on October 23, 2009 the companies responding to the RFPs will give their presentations.

Roll Call:

Aye: Pilafas, Mills, Kincaid, Green, Newell

Nay:

Mayor McLeod voted aye.

Trustee Collins was absent.

Motion carried.

3. ADJOURNMENT

Motion by Trustee Pilafas, seconded by Trustee Green, to adjourn the meeting. Voice vote taken. All ayes.

Motion carried. Time 8:01 p.m.

Bev Romanoff
Village Clerk

Date Approved

The Village of Hoffman Estates complies with the Americans with Disabilities Act (ADA). For accessibility assistance, call the ADA Coordinator at 847/882-9100.

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE GRANTING A SPECIAL USE TO
GIGI'S PLAYHOUSE,
1069-1071 W. GOLF ROAD, HOFFMAN ESTATES, ILLINOIS

WHEREAS, the Zoning Board of Appeals, at a public meeting duly called and held according to law on August 18, 2009, considered the request by GiGi's Playhouse, for a special use from the Zoning Code to permit the expansion of a resource center on the property located at 1069-1071 W. Golf Road; and

WHEREAS, the Zoning Board of Appeals made certain Finding of Fact attached hereto and made a part hereof as Exhibit "B" and recommended approval of a variation to the Board of Trustees; and

WHEREAS, it appears that there are particular hardships and unique circumstances from the application of the strict letter of the Zoning Ordinance to the property in question and that the proposed variation has met the standards of 9-1-15-C of the Hoffman Estates Municipal Code; and

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hoffman Estates, Cook and Kane Counties, Illinois, as follows:

Section 1: There be granted a special use under Section 9-8-2-C-9 to GiGi's Playhouse to permit a 1,000 square foot expansion of a resource center (to 3,000 square feet) on the property located at 1069-1071 W. Golf Road.

Section 2: The Village Clerk is hereby authorized to publish this ordinance in pamphlet form.

Section 3: This Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS _____ day of _____, 2009

VOTE	AYE	NAY	ABSENT	ABSTAIN
Trustee Karen V. Mills	_____	_____	_____	_____
Trustee Cary J. Collins	_____	_____	_____	_____
Trustee Raymond M. Kincaid	_____	_____	_____	_____
Trustee Jacquelyn Green	_____	_____	_____	_____
Trustee Anna Newell	_____	_____	_____	_____
Trustee Gary J. Pilafas	_____	_____	_____	_____
Mayor William D. McLeod	_____	_____	_____	_____

APPROVED THIS _____ DAY OF _____, 2009

Village President

ATTEST:

Village Clerk

Published in pamphlet form this _____ day of _____, 2009.

EXHIBIT "A"

LEGAL DESCRIPTION

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

LOT 2 IN HOFFMAN HILLS COMMERCIAL SUBDIVISION UNIT NO. 2,
BEING A SUBDIVISION OF PART OF THE NORTHWEST ¼ OF SECTION
16, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL
MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST
10, 1983 AS DOCUMENT 26726560, IN COOK COUNTY, ILLINOIS.

VILLAGE OF HOFFMAN ESTATES
ZONING BOARD OF APPEALS

FINDING OF FACT

DATE OF PUBLIC HEARINGS: August 18, 2009

DATE OF PRESENTATION TO VILLAGE BOARD: September 8, 2009

PETITION: Hearing held at the request of GiGi's Playhouse to consider a special use amendment under the Zoning Code to permit the expansion of a resource center on the property located at 1069-1071 W. Golf Road (Hoffman Center).

DISTRICT IN WHICH PROPERTY IS LOCATED: B-2, Community Business District

ZONING CODE SECTION(S) FOR SPECIAL USE: 9-8-2-C-9

FINDING-OF-FACT: The Zoning Board of Appeals (ZBA) found that the Standards for a Special Use (9-1-18-I) were met.

MOTION: Request to grant GiGi's Playhouse at 1069-1071 W. Golf Road, *a special use amendment under Section 9-8-2-C-9 of the Zoning Code to permit an approximately 1,000 square foot expansion of a resource center (to approximately 3,000 sq. ft.).*

RECOMMENDATION: The Zoning Board of Appeals (ZBA) recommends approval of this request.

Sara Van Dahm was present on behalf of GiGi's Playhouse. The petitioner currently occupies approximately 2,000 square feet in the Hoffman Center Shopping Center at 1069-1071 W Golf Road where they operate a center for children and teens with Down Syndrome. The staff all currently share one office, while the center provides space for tutoring, literacy programs, and activities for both the children and their families. The petitioner is seeking a special use amendment to expand their facility into a vacant storefront next door.

The petitioner's facility accommodates 150-200 children and families per month, and they are not interested in changing their monthly capacity. The expansion is more, however, to provide office space and other areas for the staff. The petitioner stated that currently the entire staff is sharing one office, and is forced to take computers and laptops out into the areas where the children are learning in order to complete their work. The expansion would eliminate that. The expansion would also allow the petitioner to create two distinct rooms for learning rather than the one they currently have.

The ZBA recommends approval of the petitioner's request for the special use amendment to permit the expansion of their facility.

VOTE:

5 Ayes

0 Nays

2 Absent (Ali, Wilson)

ZONING BOARD OF APPEALS

Chairman William Weaver

Vice-Chairman Ronald Jehlik

Denise Wilson

Michael Ciffone

Masoom Ali

Donna Boomgarden

Michael Gaeta

*** IMMEDIATE AUTHORIZATION TO APPLY FOR PERMITS IS REQUESTED ***

**THIS SPECIAL USE WILL EXPIRE UNLESS ACTED UPON WITHIN
ONE (1) YEAR OF VILLAGE BOARD APPROVAL**

FINDING OF FACT WRITTEN BY DONNA BOOMGARDEN



**AGENDA
FINANCE COMMITTEE
Village of Hoffman Estates
September 28, 2009**

7:30 p.m.

Members: Cary Collins, Chairperson
Jacquelyn Green, Vice Chairperson
Anna Newell, Trustee

I. Roll Call

II. Approval of Minutes – August 24, 2009

NEW BUSINESS

1. Presentation and discussion of Water Rate Study conducted by Alvord, Burdick & Howson for the Village of Hoffman Estates for 2010-2014 and consideration of recommendation to proceed with the rates as outlined in the study.
2. Request acceptance of Finance Department Monthly Report.
3. Request acceptance of Information Systems Department Monthly Report.

III. President's Report

IV. Other

V. Items in Review

VI. Adjournment



AGENDA
PUBLIC WORKS & UTILITIES COMMITTEE
Village of Hoffman Estates
September 28, 2009

DRAFT #2

Immediately Following Finance

Members: Jacquelyn Green, Chairperson
Roll Call Anna Newell, Vice Chairperson
Cary Collins, Trustee

I. Roll Call

II. Approval of Minutes – August 24, 2009

NEW BUSINESS

1. Request approval of an Ordinance authorizing the sale of personal property owned by the Village.
2. Request approval for backflow prevention inspections program for single-family home lawn sprinkler and fire sprinkler systems.
3. Request approval of the Village's Drainage Policy
4. Discussion regarding the request for funding for the Kessel Park Drainage improvements by the Schaumburg Park District.
5. Request acceptance of the Department of Public Works Monthly Report.
6. Request acceptance of the Department of Development Services Monthly Report for the Transportation and Engineering Division.

III. President's Report

IV. Other

V. Items in Review

VI. Adjournment

The Village of Hoffman Estates complies with the Americans with Disabilities Act (ADA). For accessibility assistance call the ADA Coordinator at 847/882-9100.



AGENDA
PUBLIC HEALTH AND SAFETY COMMITTEE
Village of Hoffman Estates
September 28, 2009

Immediately following Public Works & Utilities Committee.

Members: Anna Newell, Chairperson
Cary Collins, Vice Chairperson
Jacquelyn Green

I. Roll Call

II. Approval of Minutes – August 24, 2009 Committee Meeting

NEW BUSINESS

1. Discussion regarding Sprinkler Compliance Program.
2. Request authorization to grant approval of the request by MTI, Construction Management Services, LLC., Elgin, IL., to extend the term of the General Conditions portion of the project by three (3) months at a cost not to exceed \$90,000.
3. Request acceptance of Police Department Monthly Report.
4. Request acceptance of Fire Department Monthly Report.
5. Request acceptance of Health & Human Services Monthly Report.
6. Request acceptance of Emergency Management Coordinator Monthly Report.

III. President's Report

IV. Other

V. Items in Review

VI. Adjournment

The Village of Hoffman Estates complies with the Americans With Disabilities Act (ADA). For accessibility assistance, call the ADA Coordinator at 847/882-9100.

Please forward Agenda Item Summary Sheets and backup documentation to Judy Hilligoss, Police Department.

VILLAGE OF HOFFMAN ESTATES
ZONING BOARD OF APPEALS

FINDING OF FACT

**** SEE ATTACHED MINORITY REPORT ****

DATE OF PUBLIC HEARING: September 15, 2009

DATE OF PRESENTATION TO VILLAGE BOARD: September 21, 2009

PETITION: Hearing held at the request of Ronson and Kerri Mahla to consider variations from the Zoning Code to permit the construction of a raised deck on the property located at 5110 Chambers Drive.

DISTRICT IN WHICH PROPERTY IS LOCATED: R-9B Planned Development District – Subzone B (Attached Single-Family)

ZONING CODE SECTION(S) FOR VARIATION(S): 9-3-6-E-1

FINDING-OF-FACT: The Zoning Board of Appeals (ZBA) found that the Standards for a Variation (9-1-15-C) were **not** met.

MOTION: Request to grant Ronson and Kerri Mahla of 5110 Chambers Drive, *a 10 foot rear yard setback variation from Section 9-3-6-E-1 to permit a second-story deck to be 8 feet from the (west) rear property line instead of the minimum required 18 feet.*

RECOMMENDATION: The Zoning Board of Appeals (ZBA) recommends **denial** of this request.

The contractor for the project, Mr. Phil Green, was present to describe the proposed project. The house was re-sided recently and a bay window on the second floor was replaced with sliding glass doors, but no deck was constructed. The doors lead to nothing as is visible in the photos in the packet. The petitioner is now intending to construct a second-story deck. The issuance of the siding permit is **not** relevant to the zoning question and the existence of the doors is **not** a hardship because the zoning code allows a deck to be constructed and allows the deck to be 10 feet deep and may encroach into the setback to achieve a 10 foot deep deck. Mr. Green explained that there is a 12 foot deep patio on the back of the house and the footings for the deck would be buried at the edge of the patio instead of removing any of the existing patio. The railings of the deck cantilever out an additional 18 inches. This causes the deck to be 14 feet deep instead of an allowable 10 feet deep. Several houses nearby have similar decks, but due to differences in deck sizes and lot depths the other properties did not require variations. A 14 foot deep deck is not unreasonable and particularly in this context where the house backs onto Colony Park. Although the majority of those present voted to approve the request, there were not 4 votes to recommend approval.

**** SEE ATTACHED MINORITY REPORT**

AUDIENCE COMMENTS

None.

VOTE:

3 Ayes

1 Nays (Boomgarden)

3 Absent (Ali, Ciffone, Wilson)

MOTION FAILED

ZONING BOARD OF APPEALS

Chairman William Weaver

Vice-Chairman Ronald Jehlik

Denise Wilson

Michael Ciffone

Masoom Ali

Donna Boomgarden

Michael Gaeta

*** IMMEDIATE AUTHORIZATION TO APPLY FOR PERMITS IS REQUESTED ***

**THIS VARIATION WILL EXPIRE UNLESS ACTED UPON WITHIN
ONE (1) YEAR OF VILLAGE BOARD APPROVAL**

FINDING OF FACT WRITTEN BY DEVELOPMENT SERVICES STAFF

Minority Report
5110 Chambers Drive
Rear Yard Setback Variation for a Second-Story Deck
Donna Boomgarden

The request for this hearing is for a variation to allow a 10' encroachment into the 18' rear yard setback to allow a 14' x 24' deck to be constructed so that recently added 2nd-story sliding patio doors can be utilized. Since the deck would be elevated more than 5' from grade, plus extend out more than 10' from the house, it must meet the setback requirements set forth in the Zoning Code.

The contractor for the Petitioners was present and did testify on behalf of the Petitioners (The Petitioners were not present at the hearing for questions).

The vote to deny the request for the variation was made for the following reasons. The first was that there was no hardship, other than a self imposed one, presented. It is assumed that the patio doors leading to no stairway or structure is a hazard and that a deck or some sort of staircase is needed. Upon questioning the contractor did indicate that a smaller 10' x 24' deck could indeed be built, and the footings for the deck be placed into the existing patio below, at a relatively low cost. The contractor stated that it could be done, however the homeowner "didn't want that". Staff had also commented in the packet that a 10' x 24' deck could be built without the need of a variation. Had the homeowners been available for questioning, it would have been easier to ascertain exactly what their reasons were for requesting the larger deck.

While I agree that some sort of deck or staircase is necessary to be built so that these patio doors do not open to nothing, I do not agree that the Petitioners need to have the variation for a 14' x 24' deck when a 10' x 24' could be reasonably built. I also feel that it would set an unfortunate precedence for the future and that more and more requests of this nature would be made.

VILLAGE OF HOFFMAN ESTATES

Memo

TO: William Weaver, Zoning Board of Appeals Chairman
FROM: Josh Edwards, Assistant Planner JAE
RE: 5110 CHAMBERS DRIVE – REAR YARD SETBACK VARIATION FOR
A SECOND-STORY DECK
DATE: September 8, 2009
HEARING DATE: September 15, 2009

1. REQUEST SUMMARY

Request by Ronson and Kerri Mahla for a rear yard setback variation to permit the construction of a second-story deck.

2. PETITIONER PROPOSAL

The petitioner is requesting a variation to permit construction of a second-story deck to encroach 10 feet into the required 18 foot rear yard setback. The proposed deck would be elevated over 5 feet above grade and would extend greater than 10 feet from the house, so per the Zoning Code it must meet the setback requirements of the house. The existing house is set back approximately 22 feet from the rear property line at the northwest corner and approximately 23 feet at the southwest corner (the house is slightly angled to the rear property line). The deck would extend 14 feet from the rear wall of the house to be approximately 8 feet from the rear property line at the deck's northwest corner.

The house includes an existing screen door on the second floor, which is not connected to a deck or balcony. The walk-out basement doors lead to a concrete patio and no deck exists. The stairs leading from the proposed deck to the ground would be constructed facing the north side and not the rear property line.

The deck would encroach 2 feet into a 10 foot utility easement parallel to the rear property line. The petitioner has obtained releases from all applicable private utilities and the Hoffman Estates Department of Public Works.

3. SITE CONDITIONS

- a) The subject property is zoned R-9B, Planned Development District, Subzone B: Attached Single Family.
- b) The surrounding properties in the neighborhood are also zoned R-9B, Planned Development District, Subzone B: Attached Single Family.
- c) The subject property is located in the Colony Point Phase 2 subdivision.
- d) Colony Park is adjacent to the rear of the subject property.

4. APPLICABLE REQUIREMENTS

- a) Section 9-3-6-E-1 (p. CD9:32) states that decks a minimum of five feet above grade, as measured at the primary structure, shall be subject to the setback requirements of the principal structure, and shall meet the rear yard setback requirements of the principal structure or extend up to ten feet from the principal structure whichever permits the larger deck.
- b) Section 9-5-9-D *Table Inset* (p. CD9:87) states that the minimum rear yard setback for the Single Family Detached subzone shall be 18 feet.

5. ADJACENT OWNERS COMMENTS

- a) Standard notification letters have been mailed with no written comments received at the time of this writing.
- b) Statements of Awareness were received from 5100 Chambers Drive (to the south), 5130 Chambers Drive (two houses to the north), and 5095 and 5099 Kingston Drive (across Colony Park). A Statement of Awareness was not received from 5120 Chamber Drive, adjacent to the north.

6. VARIATION HISTORY

Subject property

None.

Similar variations in the Village

No setback variations have been granted for decks in the R-9B District, however, numerous variations have been granted for house additions encroaching into the rear yard setback. The bulk or volume of a house addition is greater than that of a deck.

- a) Ordinance No. 2977-1998 – 4937 Somerton Drive – A 4 foot 6 inch variation was granted to permit an addition to be 13 feet 6 inches from the rear lot line instead

of the minimum permitted 18 feet. This property is zoned R-9, Planned Development District, Subzone B: Attached Single Family.

- b) Ordinance No. 3204-2000 – 4675 Sunflower Lane – A 10 foot variation was granted to permit a three season room addition to be 8 feet from the rear lot line instead of the minimum permitted 18 feet. This property is zoned R-9, Planned Development District, Subzone B: Attached Single Family.
- c) Ordinance No. 3601-2004 – 5010 Somerton Drive – A 1 foot 4 inch variation was granted to permit an addition to be 16 feet 8 inches from the rear lot line instead of the minimum permitted 18 feet. This property is zoned R-9, Planned Development District, Subzone B: Attached Single Family.
- d) Ordinance No. 3710-2005 – 1348 W. Sturbridge Drive – A 1 foot 3 inch variation was granted to permit an addition to be 16 feet 9 inches from the rear lot line instead of the minimum permitted 18 feet. This property is zoned R-9, Planned Development District, Subzone B: Attached Single Family.
- e) Ordinance No. 3713-2005 – 4460 Bayside Circle – A 2 foot 6 inch variation was granted to permit an addition to be 15 feet 6 inches from the rear lot line instead of the minimum permitted 18 feet. This property is zoned R-9, Planned Development District, Subzone B: Attached Single Family.
- f) Ordinance No. 3931-2007 – 1467 Cameron Court – A 9 foot 9 inch rear yard setback variation from Section 9-5-9-D to permit a screen room addition to be 8 feet 3 inches from the south rear property line instead of the minimum required 18 feet.
- g) Ordinance No. 3968-2007 – 4150 Portage Lane – A 3 foot variation was granted to permit an addition to be 15 feet from the rear lot line instead of the minimum permitted 18 feet. This property is zoned R-9, Planned Development District, Subzone B: Attached Single Family.
- h) DENIED – March 1, 2004 – 4456 Trailside Court – The Village Board denied a request for a 10 foot variation for an existing three season room built without a permit to be 8 feet from the rear property line instead of the minimum required 18 feet. The Village also denied a request for a 3 foot variation for the three season room to be 12 feet from the adjacent house instead of the minimum required 15 feet between buildings. A variation to permit an existing shed to be 1 foot 1 inch from the principal structure instead of 3 feet was also denied.

7. **ENGINEERING COMMENTS**

The Engineering Division has reviewed the petitioner's proposal and has no comments.

8. **IMMEDIATE AUTHORIZATION TO APPLY FOR PERMIT**

The petitioner requests immediate authorization to apply for permits.

9. DEVELOPMENT SERVICES COMMENTS

The house is set back approximately 22 feet from the rear property line, which is 4 feet from the 18-foot rear yard setback line. The zoning code allows a deck to extend 10 feet from the rear of the house, which would allow a deck on this property to encroach 6 feet into the rear yard setback without a variation; this deck is 14 feet deep and extends 4 additional feet into the setback. Since the proposed deck extends greater than 10 feet from the house, the motion is for a 10 foot variation from the principal structure setback of 18 feet.

Alternatively, an at-grade deck accessible only to the walk-out basement doors could be set back 5 feet from the rear property line; however, this would be an atypical deck design for a walk-out house type and would not make use of the existing second-story doors. Another option would be to construct the new second-story deck to be 10 feet deep instead of 14 feet.

Neighboring houses around Colony Park also include walk-out basements and many include permitted second-story decks. The adjacent properties on either side of the subject property have second-story decks. There is no variation history for these decks. The adjacent property to the south is separated from the subject property by Hoffman Estates Park District property that is a public access point to Colony Park. The properties directly facing the deck ringing the park are a considerable distance from the proposed deck. *See attached photos.*

10. MOTION

Should the Zoning Board find that the Standards for a Variation are met the following motion is provided:

A 10 foot rear yard setback variation from Section 9-3-6-E-1 to permit a second-story deck to be 8 feet from the (west) rear property line instead of the minimum required 18 feet.

cc: Corporation Counsel, D. O'Malley, D. Plass, R. Norton, Petitioner

VILLAGE OF HOFFMAN ESTATES
ZONING BOARD OF APPEALS

REQUEST FOR RESIDENTIAL VARIATION HEARING

FOR VILLAGE USE ONLY

Hearing Fee \$ 150.00 Date Paid 8/20/09 Received By J. EDWARDS
Hearing Date: 9/15/09 Time: 7:40 pm Legal Published 8/31/09
Receipt Number 293676 Check No. 1761 Zoning District R-9B

PLEASE PRINT OR TYPE

Use additional sheets as necessary

1. Property Owner(s) Name* RONSON & KERRI MAHLA

E-Mail Address _____ Fax _____

Owner's Address 5110 CHAMBERS DR Phone 847-708-5734

City HOFFMAN ESTATES State IL Zip 60010

Subject Property's Address (if different):

2. Person applying if other than owner*:

Name PHIL GREEN Company P.G.C. CONSTRUCTION

E-Mail Address PG6555@ADL.COM Fax 847-622-8085

Address 555 KILKENNY CT Phone 847-622-8085

City GILBERTS State IL Zip 60134

3. Property Index Number (PIN) 02-18-300-044

4. Zoning District R9-B

5. Briefly describe the improvement that needs a variation.

SECOND STORY DECK NEEDS SETBACK VARIATION
AND UTILITY EASEMENT ENCROUCHMENT

* If "owner" is an entity other than an individual(s), then an Economic Disclosure Statement must also be filed.

6. Other options that would not require a variation?

7. Is the applicant the original owner? NO How long has the applicant resided at this address? _____ Did the condition that instituted this request for a variation exist at the time the applicant purchased this property? If yes, please describe.

YES, A PATIO IS IN PLACE CURRENTLY - THIS HOMEOWNER WANTS TO CONSTRUCT A 2ND STORY DECK OVER THIS PATIO

8. Describe existing materials and proposed construction materials indicating if proposed construction will match or blend with the existing structure.

TREATED FRAMING AND CEDAR WOOD DECKING AND RAILINGS

9. Estimated total project cost \$7500

10. Removal/ relocation of trees, driveway approaches, utilities required? Will the proposed construction require removal/ relocation of trees, driveway apron, utilities, other? If yes, please describe.

NO

11. **An Immediate Authorization to Apply for Permits** allows the Code Enforcement Division to begin the building permit review process prior to the adoption of the Ordinance by the Village Board. The Immediate Authorization makes it possible for you to expedite the plan review process by approximately two weeks. Contact the Code Enforcement Division at 847/781-2631 to discuss the building permit application and review process.

Please check one of the following



Yes, I request Immediate Authorization to Apply for Permits upon approval of my application by the Village Board, allowing me to begin the building permit review process prior to adoption of the Ordinance approving my variation.

Or



No, I do not request Immediate Authorization to Apply for Permits.

12. Existing Conditions

Front, Side, Rear Yard Setback, Height, or Other Variation	Present Condition	Required	Proposed
REAR SETBACK FOR DECKS ABOVE 5' HIGH	? ± 10' patio setback	18'	8' 8' ±
DECK WILL CATCH OVER INTO UTILITY EASEMENT	?	10'	8' 18'-2.0. (encroachment)

(DRAWINGS ATTACHED)

13. I, the undersigned, certify the information and submissions provided accurately represent the current conditions and proposed improvement(s) requiring a variation.

Owner's Signature _____

Name (Please Print) _____

Applicant's Signature  _____

Name (Please Print) PHIL GREEN

Fence corner is
9.51' W. and
2.62' S.

Fence is
2.78' S.

20' Building
Line

4' Concrete
Walk

87.0' Rec.
86.98' Meas.

**LOT
26**

Two Story
Brick & Frame
Residence

Bituminous
Driveway

36.92' Meas.
36.78' Rec.

Ch=17.11' Meas.
A=17.23' Rec.
R=341'

86.53' Meas.
86.56' Rec.

Fence is
0.31' S.

37' Bituminous Road
CHAMBERS DRIVE
R.O.W. 80'



Phil Green

P.G.C. Construction Remodeling and Design

555 Kilkenny Ct.
Gilberts Ill. 60136

Fax or Telephone ~~(847) 622-8085~~
cell (847) 809-2806

PROPOSAL

5/11/2009

Mahla 847.708.5734
5110 Chambers Dr.
Hoffman Estates Il. 60010

Deck Proposal approx. 14 x 24

Supply materials and labor to construct deck as follows:

Concrete piers 42" deep x 12"
6x6 treated posts max span between piers 7' +/- with galvanized anchors
2x10 treated floor joist 16" on center
2x10 ledger bolted into house 20" oc with 5" galvanized lag bolts with washers
Galvanized approved flashing on top of ledger
Dbl 2x10 treated rim joist
Dbl 2x10 beams bolted through posts with 1/2" galvanized bolts
5/4" x 6 Cedar decking

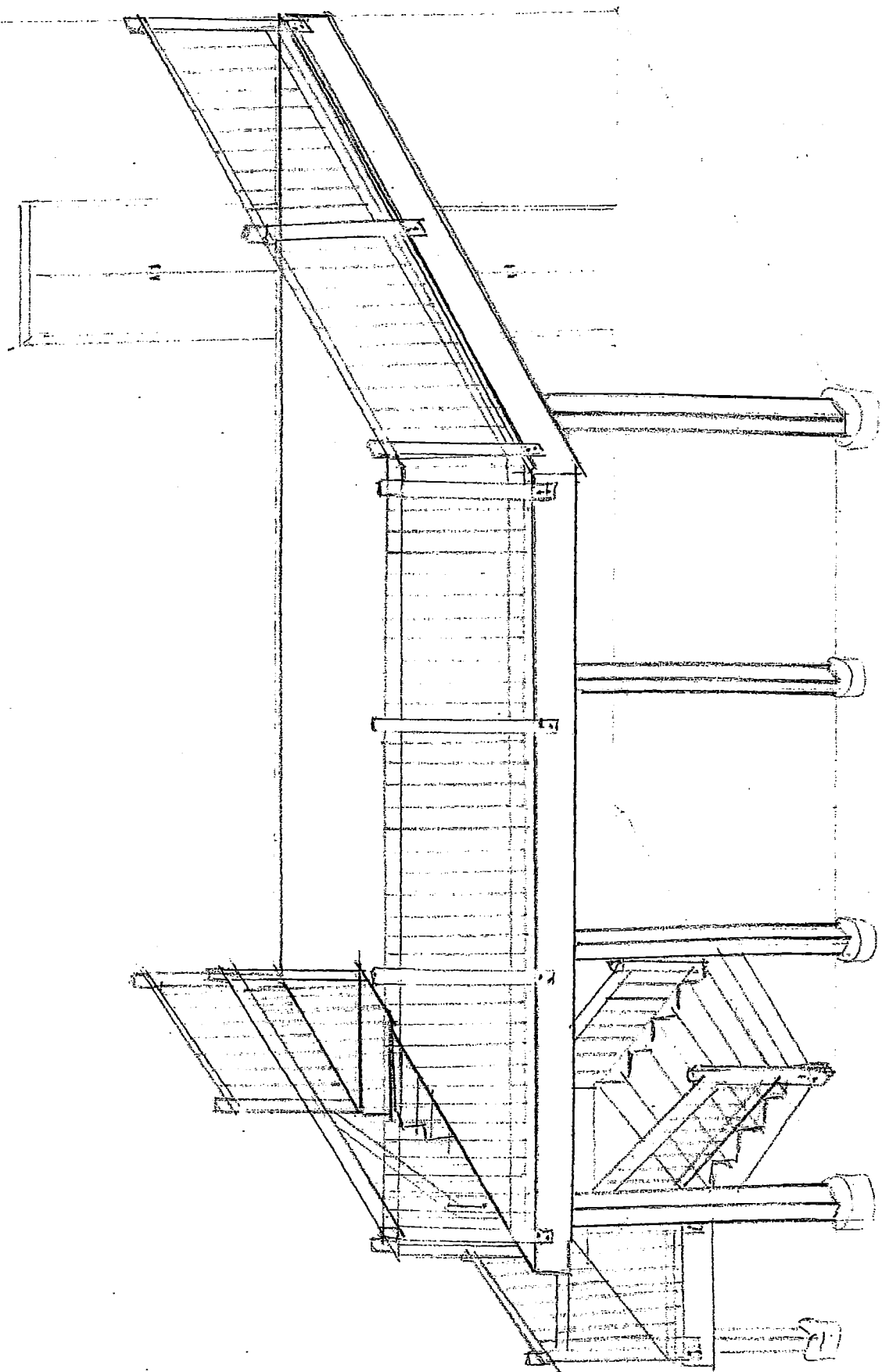
Railing style : A

5/4 x 6 cedar top and bottom with "sweep style"
2x2x36" mitered cedar balusters
4x4 chamfered notched posts

Railing style : B

2x6 cedar top rail
2x4 top and bottom with "sweep style"
2x2x36" mitered cedar balusters
4x4 chamfered notched posts

SUBMIT TO VILLAGE



HANDRAIL / GUARDRAIL
 4x4 CHAMPFERED POSTS (CEDAR)
 5/8x16 TOP-N-BOTTOM (CEDAR)
 "SWEEP" STYLE
 INTERMED 2x2 CEDAR
 36" TALL

4x4 CEDAR
 BOT THROUGH
 RAILING
 SUPPORTS
 3/8 GALV.

2x10
 GALV
 JOIST
 W/ASBES

SHAB
 CEDAR
 DECKING

APPROVED
 GALV FLASHING
 UNDER
 SIDING

LEDGER
 2x10 5" LAPS
 W/ WASHERS
 20" O.C.

1x12 RS
 CEDAR
 FASSIA

2x10 TREATED
 JOISTS 16" O.C.
 MAX SPAN TO BEAM
 12' 6"

MAX
 CANT LEVER
 19" ±

DBL 2x10
 TREATED BEAM
 Bolt through
 POST
 1/2" GALV. BOLTS
 MAX SPAN
 PIER TO PIER
 7' ±

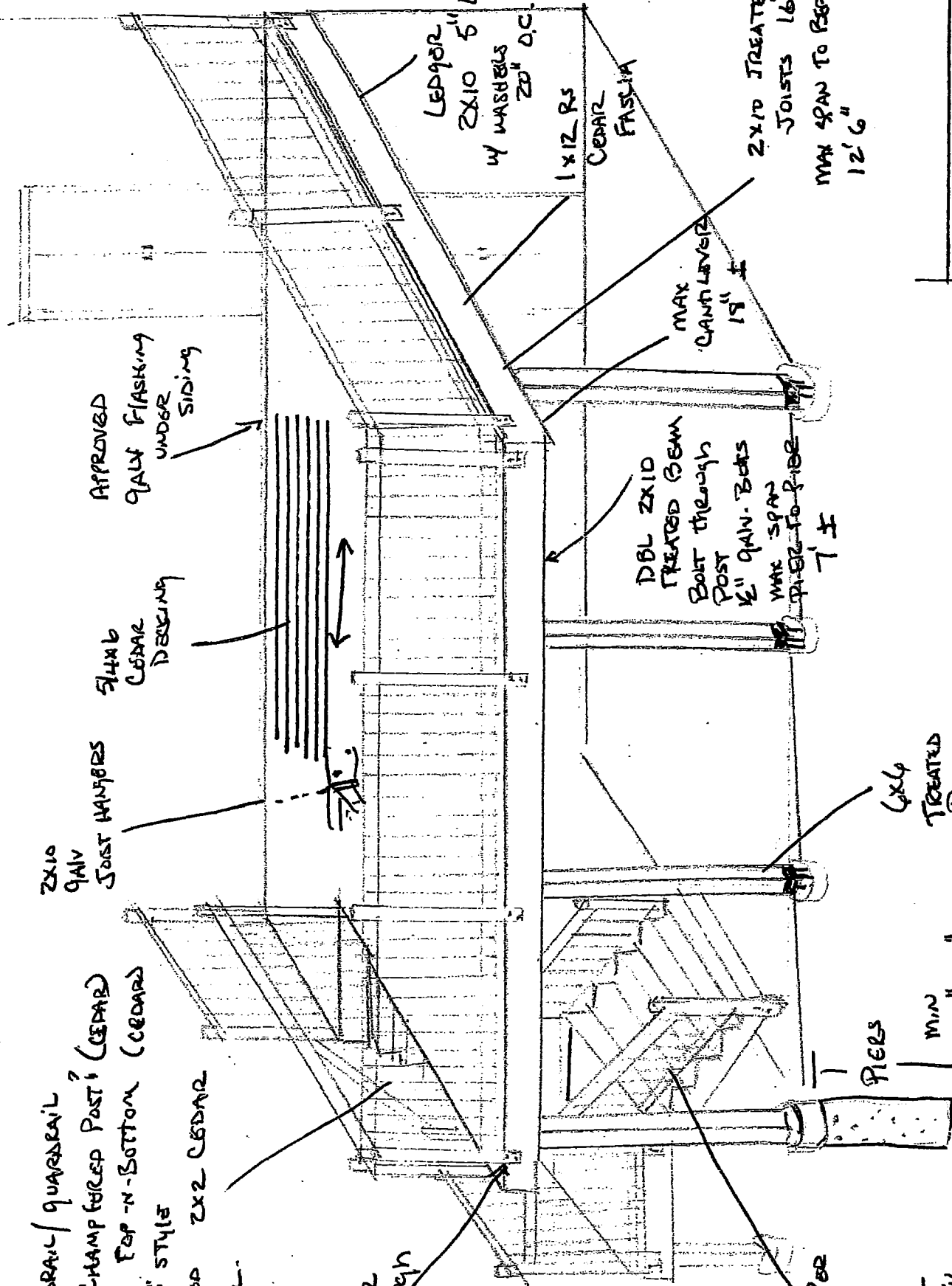
6x6
 TREATED
 POSTS
 w/ GALV.
 ANCHORS
 IN
 CONCRETE

PIERS
 MIN
 42" x 12"

STAIRS FOR
 CODE
 7/10
 w/ FOR RAIL
 AS HANDRAIL

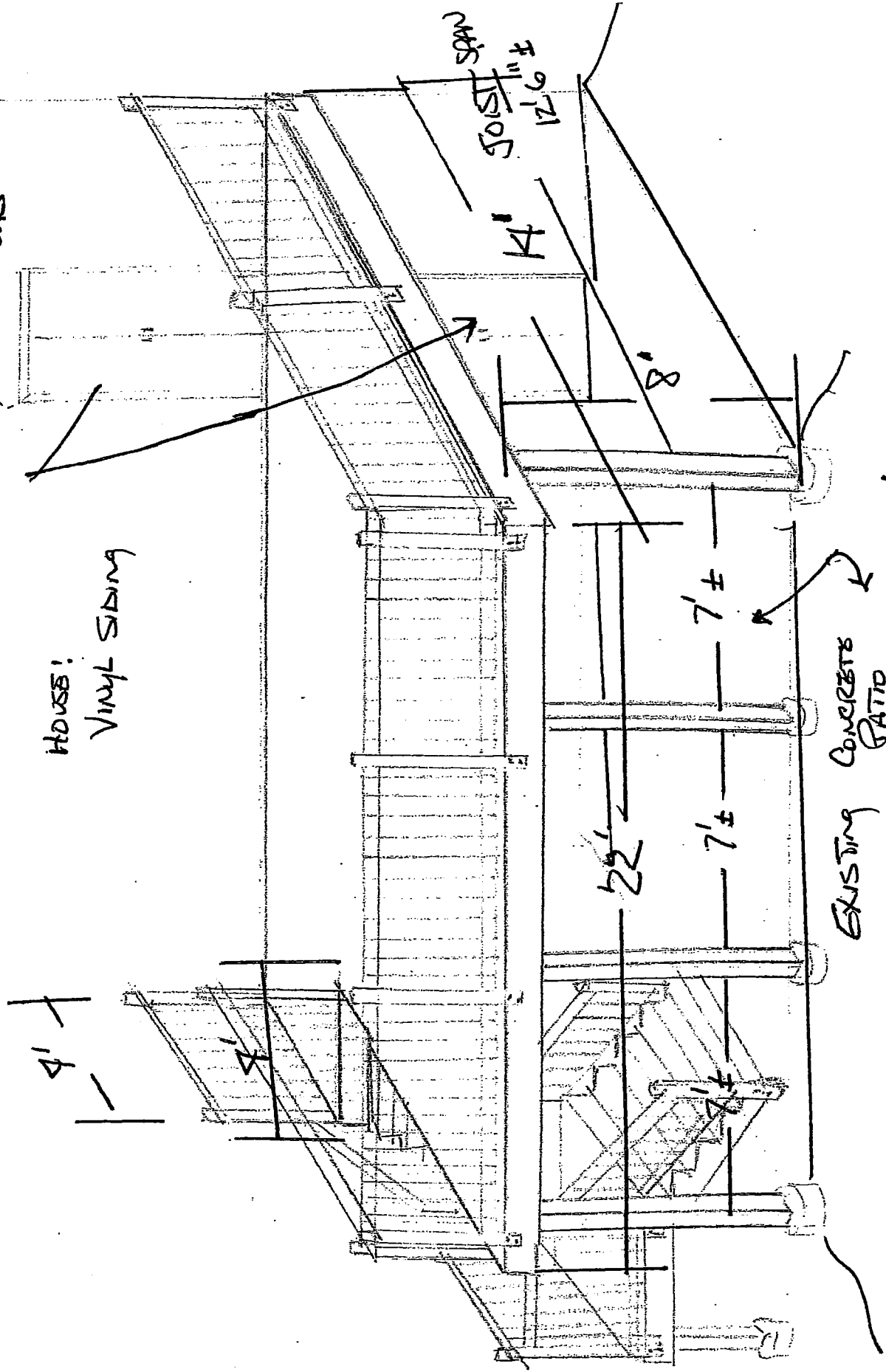
PEC CONSTRUCTION
 847 809-2806 (CELL)

NA CIVIL



EXISTING SLIDING DOORS

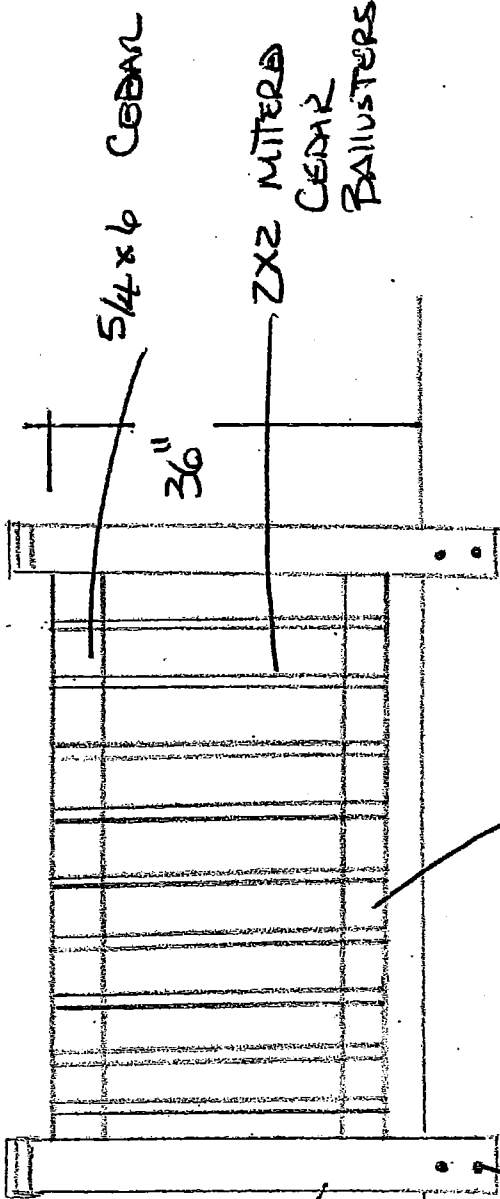
HOUSE!
VINYL SIDING



PAC CONSTRUCTION
847-809-2806 (CELL)

No. SCALE

7' ± MAX



4x4 CEDAR POST (CHAMFERED) (NOTCHED)

5/4x6 CEDAR

36"

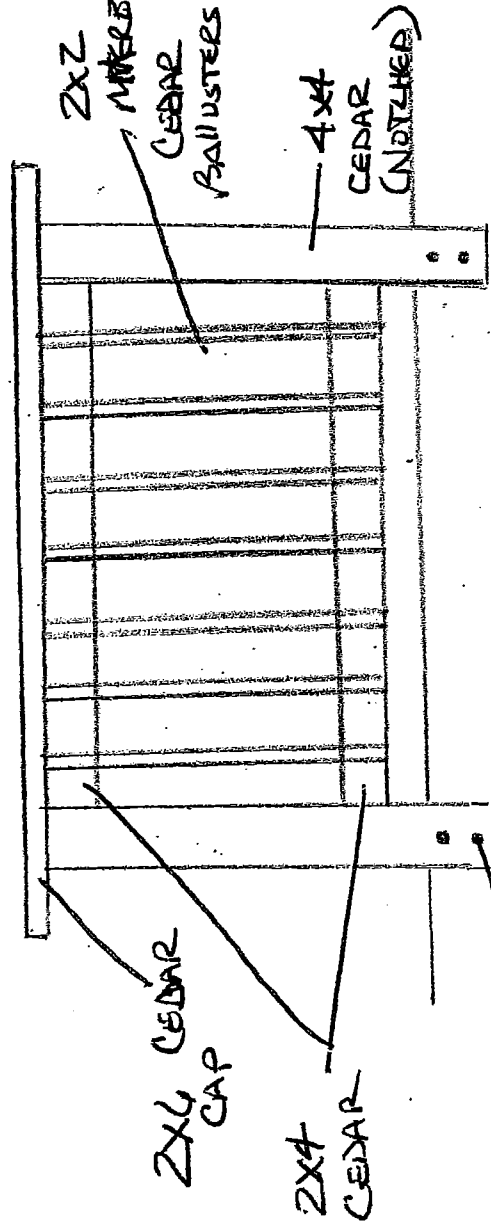
2x2 MITERED CEDAR RAIL

5/4x6 CEDAR

(A)

9/16" BOLT THROUGH

7' ± MAX



2x2 MITERED CEDAR BALUSTERS

2x6 CEDAR CAP

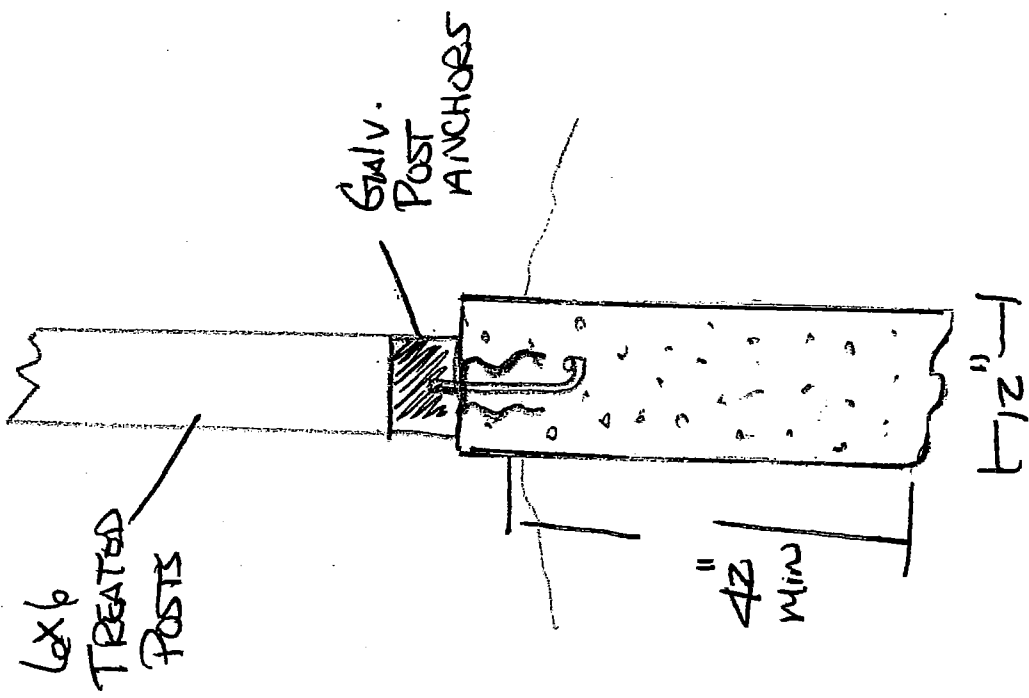
2x4 CEDAR

4x4 CEDAR (NOTCHED)

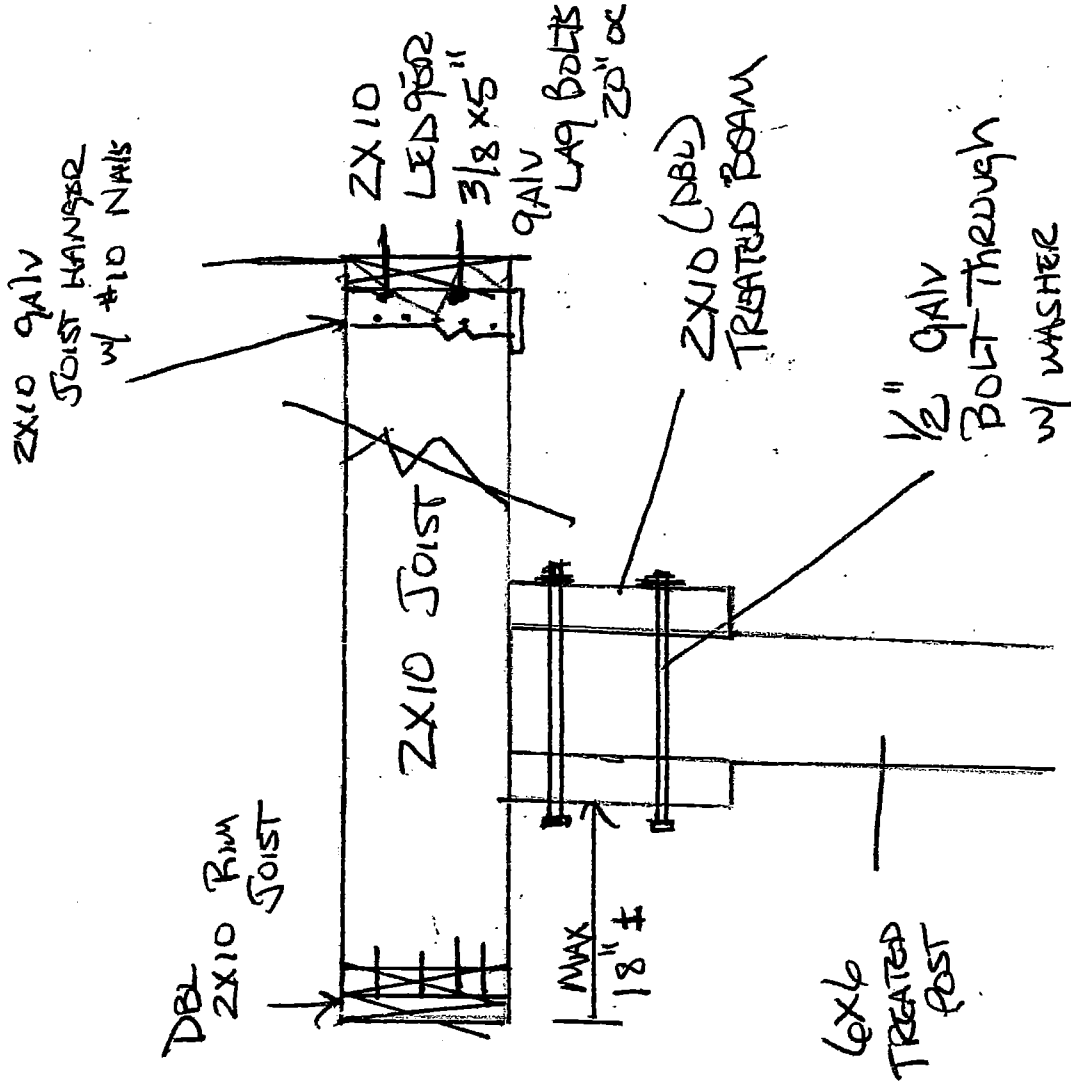
9/16" BOLT THROUGH

RAILING DETAIL TBD *

(B)



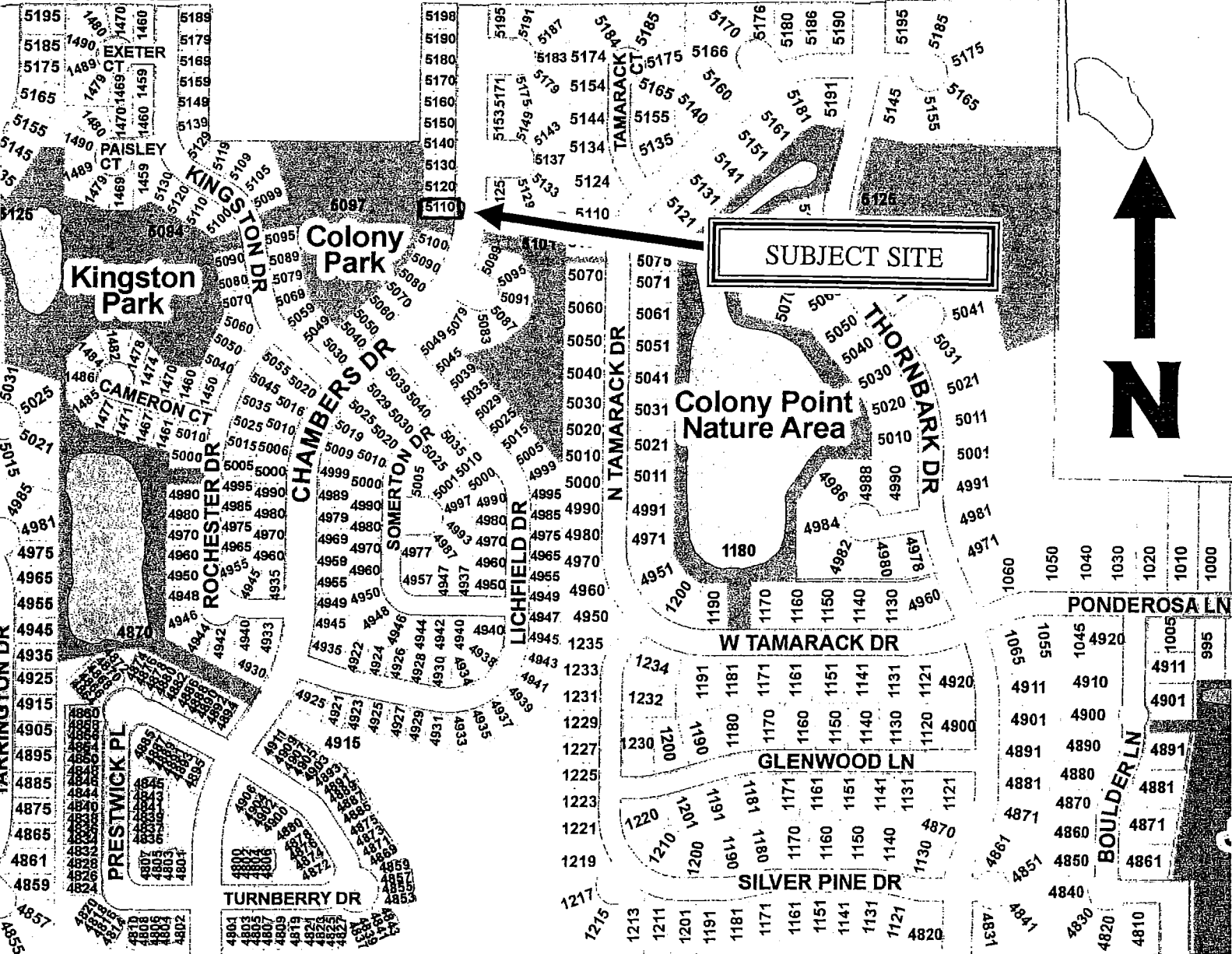
TYP. POST
DETAIL



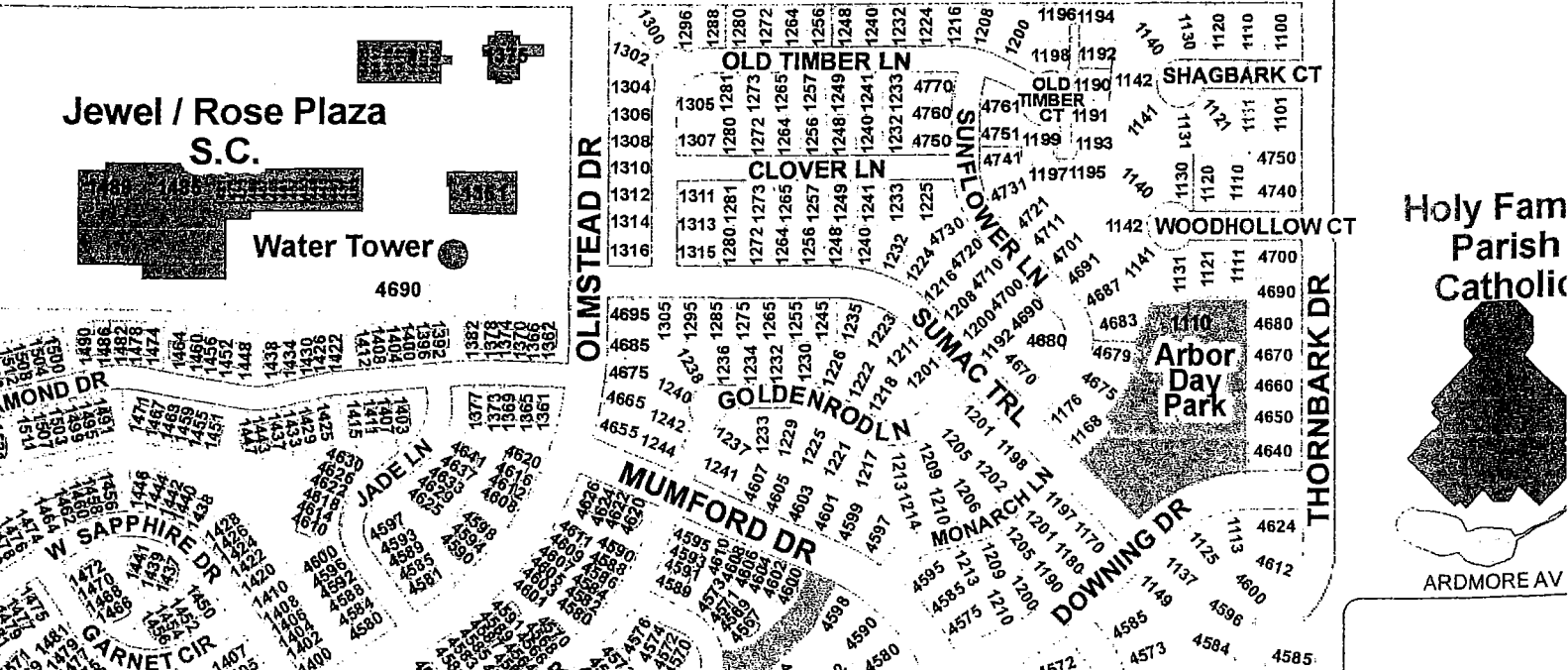
TYP BEAM/POST
DETAIL

BRADWELL RD

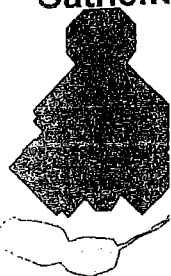
REGALIA



PALATINE RD

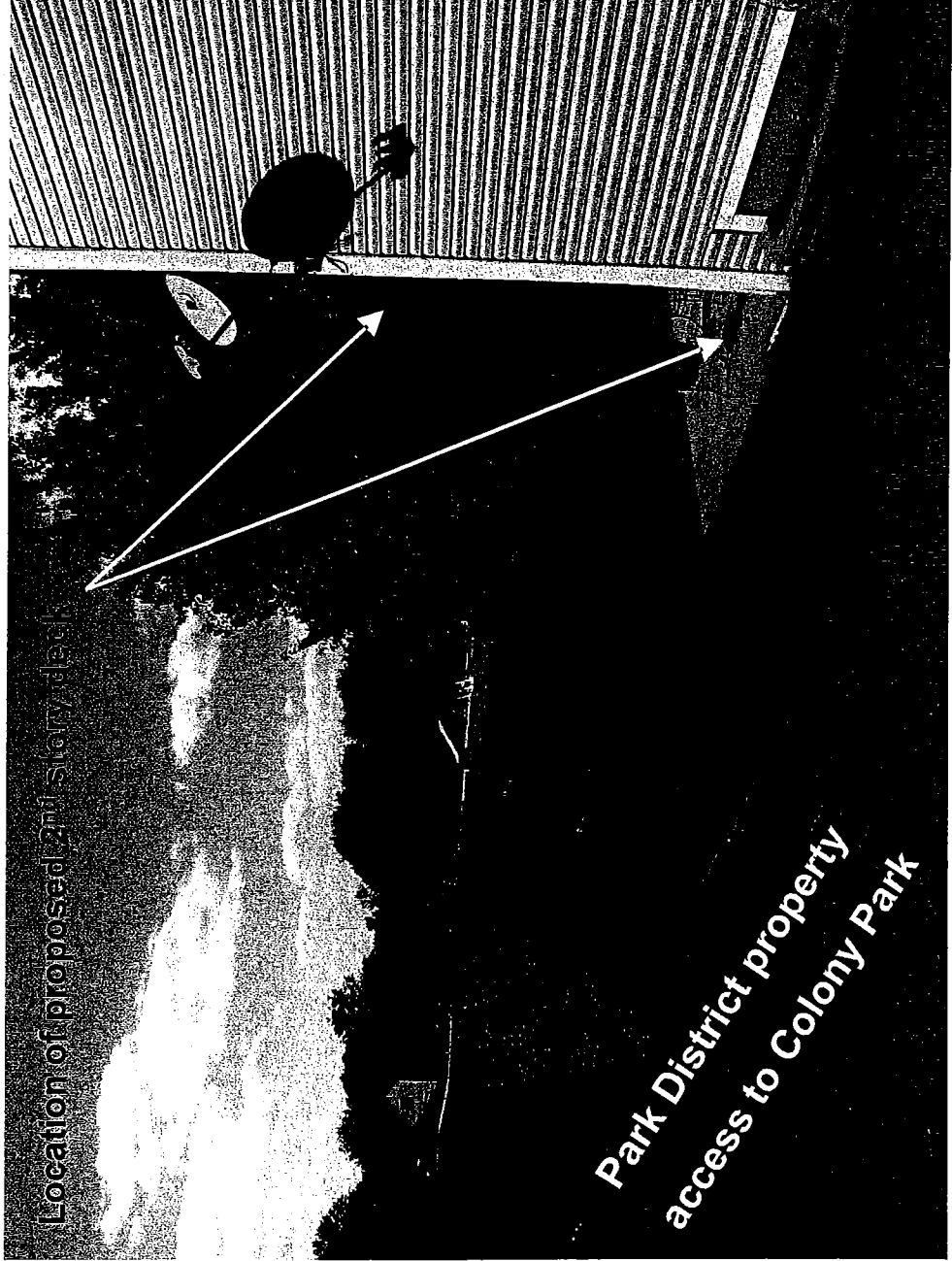


Holy Fam Parish Catholic

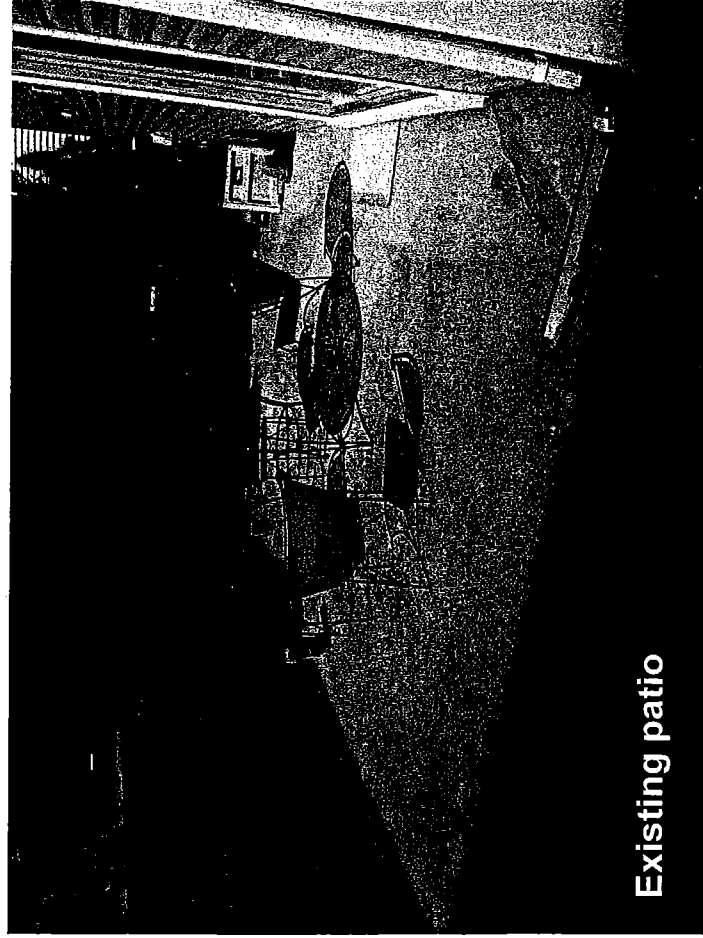


ARDMORE AV

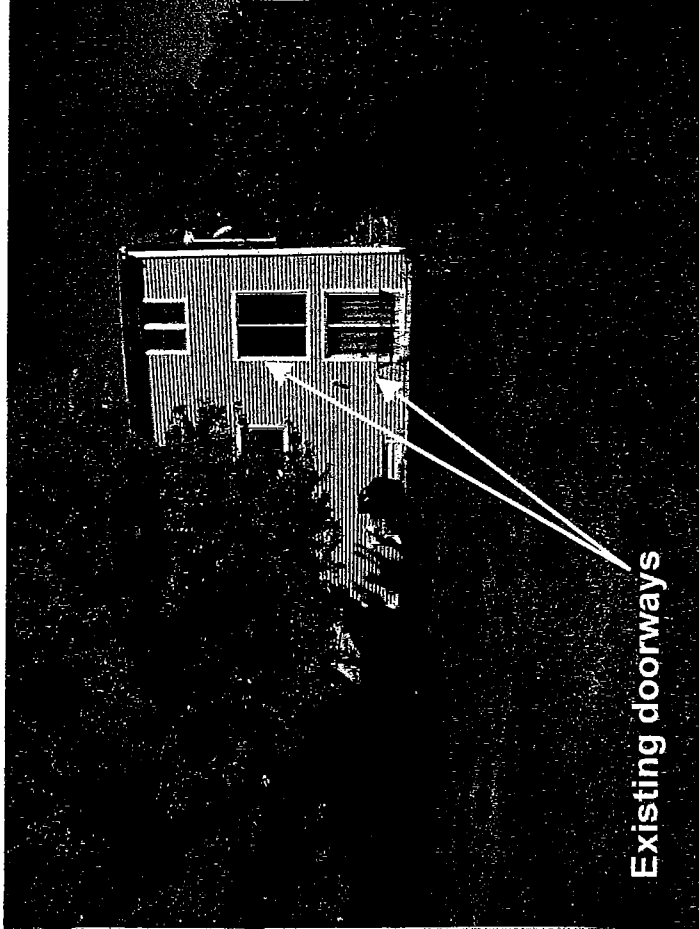
5110 Chambers Drive



5110 Chambers Drive

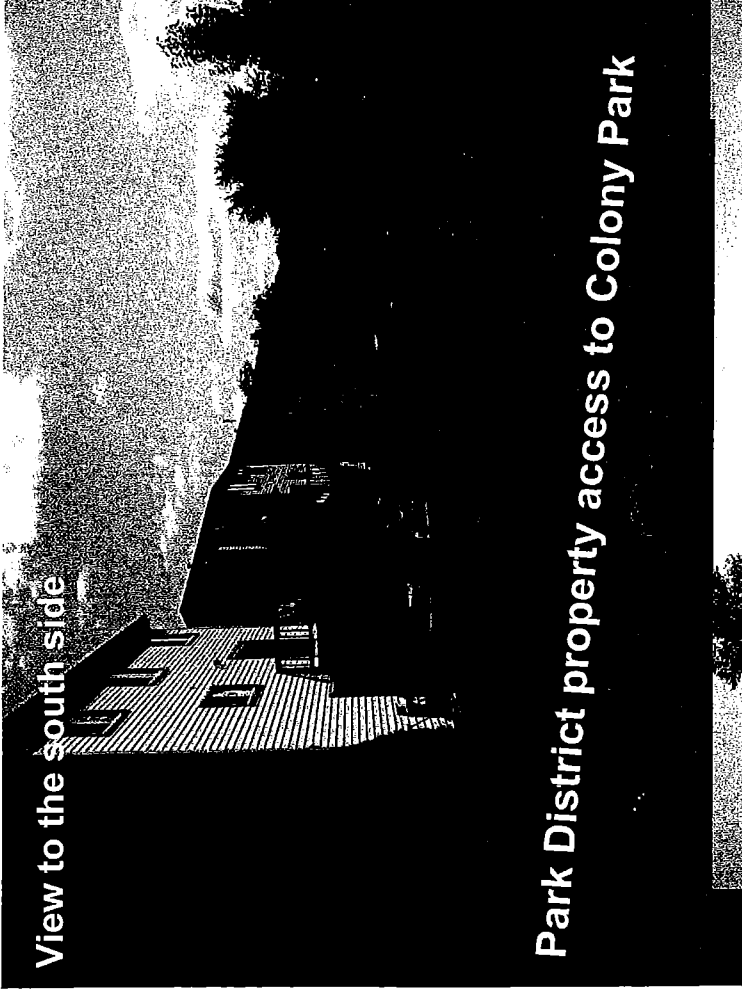


Existing patio



Existing doorways

5110 Chambers Drive

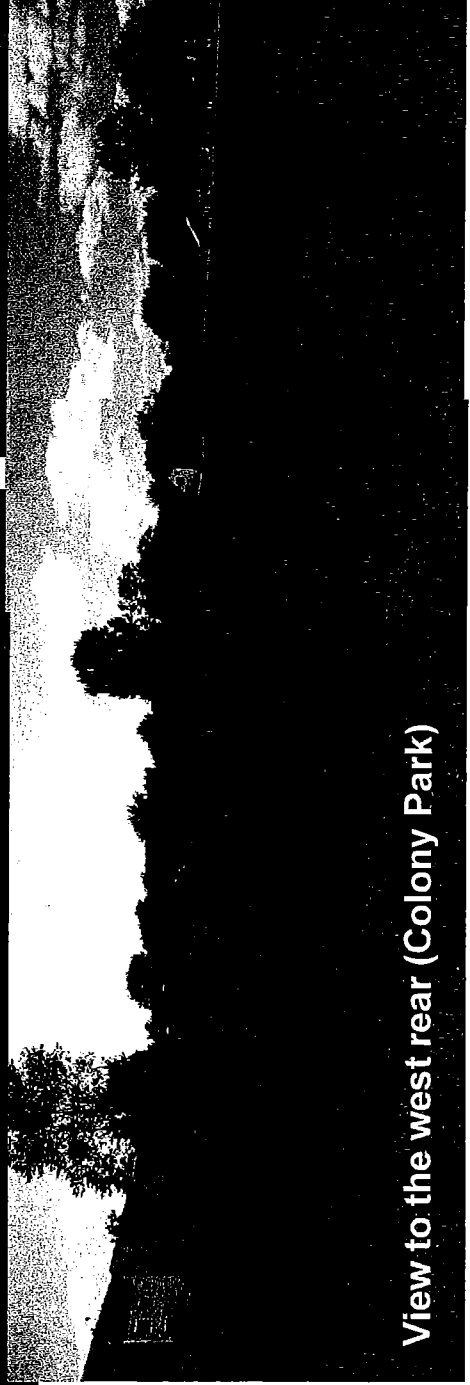


View to the south side

Park District property access to Colony Park

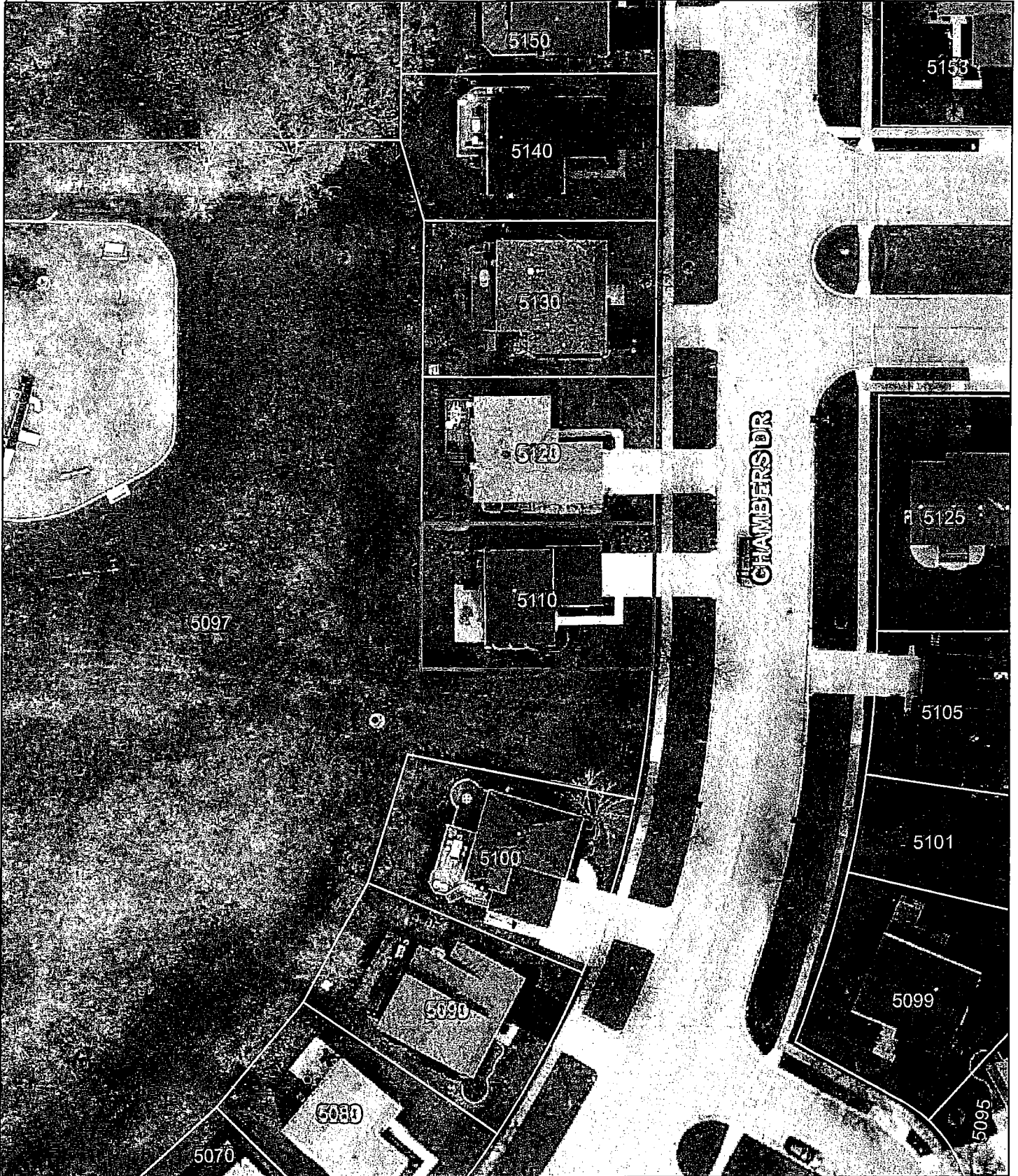


View to the north side



View to the west rear (Colony Park)

5110 Chambers Drive



1 inch = 50 feet

Planning Division
Village of Hoffman Estates
August 2009

VILLAGE OF HOFFMAN ESTATES
ZONING BOARD OF APPEALS

FINDING OF FACT

DATE OF PUBLIC HEARING: September 15, 2009

DATE OF PRESENTATION TO VILLAGE BOARD: September 21, 2009

PETITION: Hearing held at the request of Han Woo to consider setback and garage size variations from the Zoning Code to permit the construction of a residence on the property located at 435 East Bluebonnet Lane.

DISTRICT IN WHICH PROPERTY IS LOCATED: R-2, One Family Residential District

ZONING CODE SECTION(S) FOR VARIATION(S): 9-5-2-D-5 and 9-3-6-K-2

FINDING-OF-FACT: The Zoning Board of Appeals (ZBA) found that the Standards for a Variation (9-1-15-C) were met for the setback variations and were not met for the garage size variation.

MOTION #1 – EAST SIDE HOUSE SETBACK VARIATION

MOTION: Request to grant Han Woo of 435 E. Bluebonnet Lane, *a 5 foot setback variation from Section 9-5-2-D-5 to permit a house to be set back 10 feet from the (east) side property line instead of the minimum required 15 feet.*

VOTE: 4 Ayes 3 Absent (Ali, Ciffone, Wilson)

MOTION PASSED

MOTION #2 – WEST SIDE HOUSE SETBACK VARIATION

MOTION: Request to grant Han Woo of 435 E. Bluebonnet Lane, *a 1 foot setback variation from Section 9-5-2-D-5 to permit a house to be set back 14 feet from the (west) side property line instead of the minimum required 15 feet.*

VOTE: 4 Ayes 3 Absent (Ali, Ciffone, Wilson)

MOTION PASSED

MOTION #3 – GARAGE SIZE VARIATION

MOTION: Request to grant Han Woo of 435 E. Bluebonnet Lane, *a 101 square foot variation from Section 9-3-6-K-2 to permit an attached garage to be 851 square feet instead of the maximum permitted 750 square feet.*

VOTE: 3 Ayes 1 Nay (Jehlik) 3 Absent (Ali, Ciffone, Wilson)

MOTION PASSED

RECOMMENDATION: The Zoning Board of Appeals (ZBA) recommends **approval** of the setback variation requests and recommends **denial** of the garage size variation request.

Chairman Weaver noted that the existing house was built before local zoning rules for setbacks were enacted, and the codes and inspections were done by Cook County. Numerous additions were made by previous owners and the house roof lines are very unusual. The existing house setbacks also do not meet current zoning requirements. The homeowner, Mr. Han Woo, described the project and his plans to substantially renovate and demolish portions of the house to add a second story and upgrade the house. Almost the entire existing house footprint and foundation would be used. The garage footprint would also not be reduced from its current nonconforming 851 square feet. The garage roof pitch would be increased to match the architecture of the new two-story living house, which is an expansion of a nonconforming part of the house. The opposite side yard would increase 4 inches into the setback and is a minor encroachment. The petitioner estimated the project will cost about \$250,000, though the project has not been bid out yet. The petitioner wishes to expand and improve the house, but has scaled back the project from earlier designs due to the current economic and bank lending situation. The petitioner's architect, Mr. Amatore Miulli, was asked to estimate the cost to reduce the garage depth by 5 feet to meet the garage size maximum size cost and he estimated an additional \$10-15,000 for the footings, frost wall, slab, backfill, etc. He also stated that using the existing house walls and foundation wherever possible would create fewer problems and reduce costs, which is important since financing is very difficult for cost overruns. Although the majority of those present voted to approve the garage size variation request, there were not 4 votes to recommend approval.

AUDIENCE COMMENTS

None.

ZONING BOARD OF APPEALS

Chairman William Weaver
Vice-Chairman Ronald Jehlik
Denise Wilson
Michael Ciffone
Masoom Ali
Donna Boomgarden
Michael Gaeta

*** IMMEDIATE AUTHORIZATION TO APPLY FOR PERMITS IS REQUESTED ***

**THESE VARIATIONS WILL EXPIRE UNLESS ACTED UPON WITHIN
ONE (1) YEAR OF VILLAGE BOARD APPROVAL**

FINDING OF FACT WRITTEN BY DEVELOPMENT SERVICES STAFF

VILLAGE OF HOFFMAN ESTATES

Memo

TO: William Weaver, Zoning Board of Appeals Chairman
FROM: Josh Edwards, Assistant Planner *JAE*
RE: 435 EAST BLUEBONNET LANE – SIDE YARD SETBACK VARIATION
FOR A PROPOSED RESIDENCE AND VARIATION FOR MAXIMUM
SIZE OF AN ATTACHED GARAGE
DATE: September 8, 2009
HEARING DATE: September 15, 2009

1. REQUEST SUMMARY

Request by Han Woo for side yard setback variations to construct a new house and a variation for the maximum size of an attached garage.

2. PETITIONER PROPOSAL

The petitioner intends to demolish portions of the existing ranch house and substantially re-build other portions to construct a new two-story house. The majority of the living area of the house will be demolished and other areas will be selectively demolished. The existing foundation will be used, which includes two areas of nonconforming side yard setbacks.

The minimum required side yard in this zoning district is 15 feet. The existing attached garage encroaches 5 feet into the required side yard at the front corner of the house (and approximately 2.5 feet at the rear corner because the house wall is not parallel with the side lot line). The petitioner intends to re-use the existing garage walls and foundation except for portions of the rear wall of the garage where the garage materials will be selectively demolished. The garage roof will then be rebuilt with a higher pitch to match the rest of the new two-story house; the garage will be one-story. The zoning code allows portions of a one-family detached house to be rebuilt when a nonconforming part of the house is not increased or enlarged. The proposed, steeper roof pitch increases the size or volume of a nonconforming part of the house.

The other side of the house includes an existing encroachment of 8 inches at a corner of the side wall. The petitioner intends to extend the side wall approximately 4.5 feet farther toward the rear, so that the house walls and roof are visually and structurally symmetrical. This will increase the encroachment to 1 foot and is an enlargement of a nonconforming part of the house.

The existing garage is approximately 851 square feet. The petitioner intends to use the existing footprint of the garage instead of reducing the existing depth or width of the garage at a higher construction cost. A 101 square foot variation would be required from the maximum permitted 750 square feet. The applicant has stated that the garage size is not being reduced in the interest of construction costs.

The petitioner is also proposing to demolish an existing storage shed and to replace a chain link fence on the property.

3. SITE CONDITIONS

- a) The subject property is zoned R-2, One Family Residential.
- b) The surrounding properties in the neighborhood are also zoned R-2, One Family Residential.
- c) The subject property is located in Parcel A and is approximately 22,300 square feet.
- d) The surrounding houses are primarily smaller ranch style houses. Several houses in Parcel A have been rebuilt considerably larger in recent years while still meeting the Zoning Code.

4. APPLICABLE REQUIREMENTS

House

Section 9-5-2-D-5 (p. CD9:69) states that the minimum side yard setback for one-family detached dwellings in the R-2 District shall be 15 feet.

Section 9-1-14-A (p. CD9:6) states that no structural alterations shall be made to a nonconforming building or structure, except as may be required by law or to make the building or structure and use thereof conform to the regulations of the district in which located, **except that one-family detached residences shall be exempt from this requirement provided the alteration does not affect the nonconforming portion of the structure and that any nonconforming driveway is brought into compliance.**

Section 9-1-14-F (p. CD9:6) states that no nonconforming building or structure or use shall be enlarged, expanded or extended, nor shall any such building, structure or use be changed to another nonconforming use, **except that one-family detached residences may be expanded provided the expansion does not**

increase the size of the nonconforming portion of the structure and that any nonconforming driveway is brought into compliance.

Garage

Section 9-3-6-K-2 (p. CD9:33) states that the maximum size of a garage shall not exceed 750 square feet.

5. ADJACENT OWNERS COMMENTS

- a) Standard notification letters have been mailed with no written comments received at the time of this writing.
- b) Statements of Awareness from surrounding properties were not received.

6. VARIATION HISTORY

Subject Property

None.

Similar Variations in the R-2 One Family Residential District

House

- a) Ordinance No. 4047-2008 – 1065 Ash Road – A 5 foot 9 inch variation was granted to permit a house addition to be 9 feet 3 inches from a side property line instead of the minimum required 15 feet. A previous request at this address for a house addition for an attached carport to be setback 8 feet from the opposite side yard was denied in April 2008.
- b) Ordinance No. 3868-2006 – 1080 N. Bluebonnet Lane – A 4 foot variation was granted to permit a house addition to be 11 feet from a side property line instead of the minimum required 15 feet.
- c) Ordinance No. 3694-2004 – 445 Azalea Lane – A 4 foot 9 inch variation was granted to permit a house addition to be 10 feet 3 inches from a side property line instead of the minimum required 15 feet.
- d) Ordinance No. 3684-2004 – 1145 Basswood Street – A 1 foot 3 inch variation was granted to permit a house addition to be 13 feet 9 inches from the north side property line instead of the minimum required 15 feet. A previous request at this address for a house addition to be set back 10 feet from the north side property line was denied by the Village Board in June 2003.
- e) Ordinance No. 3581-2003 – 380 Hawthorn Lane – A 9 foot 8 inch variation was granted to permit a house addition to be 5 feet 4 inches from a side property line instead of the minimum required 15 feet.

- f) Ordinance No. 3494-2003 – 975 Basswood Street – A 4 foot 7 inch variation was granted to permit a house addition to be 10 feet 5 inches from a side property line instead of the minimum required 15 feet.
- g) Ordinance No. 3451-2002 – 425 Azalea Lane – A 2 foot 6 inch variation was granted to permit a house addition and existing garage to be 12 feet 6 inches from a side property line instead of the minimum required 15 feet.
- h) Ordinance No. 3295-2001 – 410 E. Bluebonnet Lane – A 10 foot variation was granted to permit a house and attached garage addition to be 5 feet from a side property line instead of the minimum required 15 feet.

Garage

- a) DENIED – 240 Hawthorn Lane – A 482 square foot variation was denied to permit a detached garage to be 1,232 square feet instead of the maximum permitted 750 square feet. This property is zoned R-2, One Family Residential District.
- b) DENIED – 1145 Basswood Street – A 397 square foot variation was denied to permit an attached garage to be 1,147 square feet instead of the maximum permitted 750 square feet. This property is zoned R-2, One Family Residential District.
- c) Ordinance No. 4019-2008 – 1065 Ash Road – The ordinance also granted a 61 square foot variation to permit a detached garage to be 811 square feet instead of the maximum permitted 750 square feet. A request was denied to permit an illegal addition to the detached garage for a total square footage of 1,009 square feet.

7. ENGINEERING COMMENTS

The Engineering Division has reviewed the petitioner's request and has no comments.

8. IMMEDIATE AUTHORIZATION TO APPLY FOR PERMIT

The petitioner requests immediate authorization to apply for permits.

9. DEVELOPMENT SERVICES COMMENTS

The proposed house design uses the existing footprint of the house, with the exception of a corner of the west side of the house. Structural alterations are being made to the nonconforming attached garage (higher roof pitch) and a sliver of the opposite, west side wall (extending the nonconforming wall for symmetry), both of which enlarges the nonconforming portions of the house in violation of Section 9-1-14 (*Nonconforming buildings, structures and uses*). The project overall is a partial teardown resulting in a new house, which similarly requires the east and west sides of the house to meet the current code requirements, as well as the garage size.

Setback variations have been granted for teardowns and substantial renovations with greater encroachments than proposed in this request. The west side yard variation is relatively minor and will result in the house corner encroaching 4 additional inches, to 1 foot into the side yard setback, and resulting in a triangle of approximately 12 square feet of house located in the required setback.

The garage is a standard width (\pm 22 feet), but is a tandem depth (\pm 39 feet), which means that the garage depth could be reduced approximately 5 feet (22' x 34') to achieve 750 square feet, but the garage width could not be reduced more than 2 feet without reducing its two-car width functionality (but an acceptable 20' x 37.5' would still have tandem depth). Such a depth and/or width reduction *would* eliminate the garage size variation, but *would not* resolve the side yard setback variation.

10. MOTIONS

Should the Zoning Board find that the Standards for a Variation are met, the following motions are provided:

1. A 5 foot setback variation from Section 9-5-2-D-5 to permit a house to be set back 10 feet from the (east) side property line instead of the minimum required 15 feet.
2. A 1 foot setback variation from Section 9-5-2-D-5 to permit a house to be set back 14 feet from the (west) side property line instead of the minimum required 15 feet.
3. A 101 square foot variation from Section 9-3-6-K-2 to permit an attached garage to be 851 square feet instead of the maximum permitted 750 square feet.

cc: Corporation Counsel, D. O'Malley, D. Plass, R. Norton, Petitioner

VILLAGE OF HOFFMAN ESTATES
ZONING BOARD OF APPEALS

REQUEST FOR RESIDENTIAL VARIATION HEARING

FOR VILLAGE USE ONLY

Hearing Fee \$ 150.00 Date Paid 8/31/09 Received By J. EDWARDS
Hearing Date: 9/15/09 Time: 7:30pm Legal Published 8/31/09
Receipt Number 293543 Check No. 2104 Zoning District _____

PLEASE PRINT OR TYPE

Use additional sheets as necessary

1. Property Owner(s) Name* Han Woo

E-Mail Address Healthquest2@Yahoo.Com Fax N/A

Owner's Address 435 East Bluebonnet Lane Phone 847.571.2009

City Hoffman Estates State IL Zip 60192

Subject Property's Address (if different):

Same as above

2. Person applying if other than owner*:

Name Owner Company _____

E-Mail Address _____ Fax _____

Address _____ Phone _____

City _____ State _____ Zip _____

3. Property Index Number (PIN) 07-14-110-009-0000

4. Zoning District R-2

5. Briefly describe the improvement that needs a variation.

1. Rebuild roof structure of existing garage located in sideyard setback.
2. Rebuild roof structure of existing garage greater than 750 S.F. maximum allowed.
3. Add small portion to existing home slightly into setback in order to allow visual and structural continuity between proposed and existing building.

* If "owner" is an entity other than an individual(s), then an Economic Disclosure Statement must also be filed.

6. Other options that would not require a variation?

1. Complete tear-down of existing residence, which is not a feasible option for resident considering financing available or

leave other existing portions of the residence as-is and not have the opportunity to rework them to produce a better end product.

7. Is the applicant the original owner? NO How long has the applicant resided at this address? 06.25.2004 Did the condition that instituted this request for a variation exist at the time the applicant purchased this property? If yes, please describe.

Yes, existing roof structures needs to be reworked due to inadequate and improperly designed existing slopes.

8. Describe existing materials and proposed construction materials indicating if proposed construction will match or blend with the existing structure.

Proposed Materials will be Brick and Stucco - Both proposed and existing materials to be completely replaced for continuity.

9. Estimated total project cost \$10,000

10. Removal/ relocation of trees, driveway approaches, utilities required? Will the proposed construction require removal/ relocation of trees, driveway apron, utilities, other? If yes, please describe.

NO

11. An Immediate Authorization to Apply for Permits allows the Code Enforcement Division to begin the building permit review process prior to the adoption of the Ordinance by the Village Board. The Immediate Authorization makes it possible for you to expedite the plan review process by approximately two weeks. Contact the Code Enforcement Division at 847/781-2631 to discuss the building permit application and review process.

Please check one of the following

Yes, I request Immediate Authorization to Apply for Permits upon approval of my application by the Village Board, allowing me to begin the building permit review process prior to adoption of the Ordinance approving my variation.

Or

No, I do not request Immediate Authorization to Apply for Permits.

12. Existing Conditions

Front, Side, Rear Yard Setback, Height, or Other Variation	Present Condition	Required	Proposed
1. Existing Garage @ east sideyard setback	Encroaching into setback	15'-0" Required Sideyard Setback	Existing Garage encroaches setback 2'-8" into setback at one corner & 5'-0" into setback at other corner. Both to remain.
2. Existing Garage of 851 S.F.	Existing Garage exceeds 750 S. F. Max.	750 S. F. Max.	Leave existing 851 S. F. Garage & replace roof structure so all roof slopes match for continuity & in lieu of extensive reworking of garage.
3. Existing Residence @ west sideyard setback	Encroaching into setback	15'-0"	Existing West Side of Home encroaches setback 8" - Proposed will encroach approx. 4" further.

13. I, the undersigned, certify the information and submissions provided accurately represent the current conditions and proposed improvement(s) requiring a variation.

Owner's Signature 

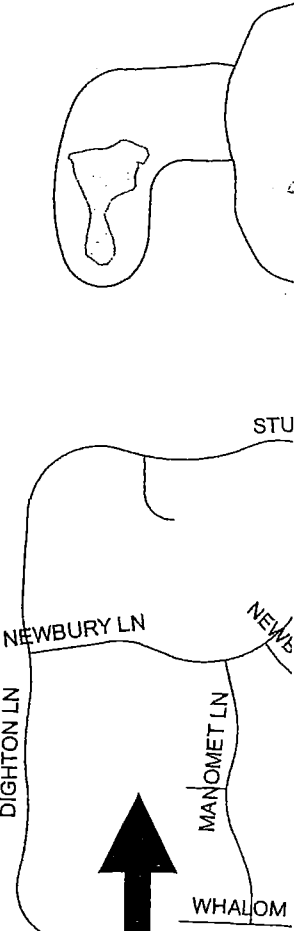
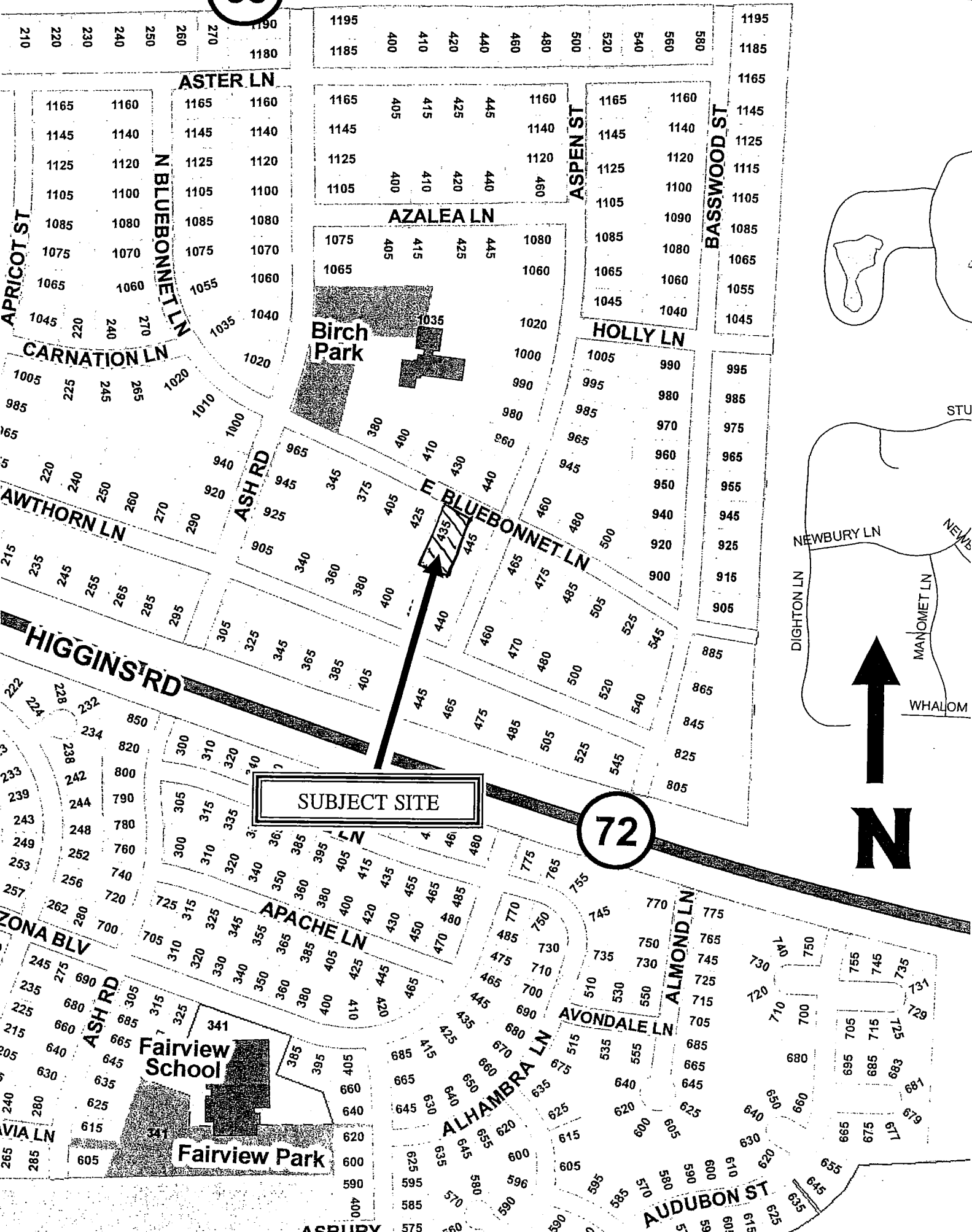
Name (Please Print) Han Woo

Applicant's Signature 

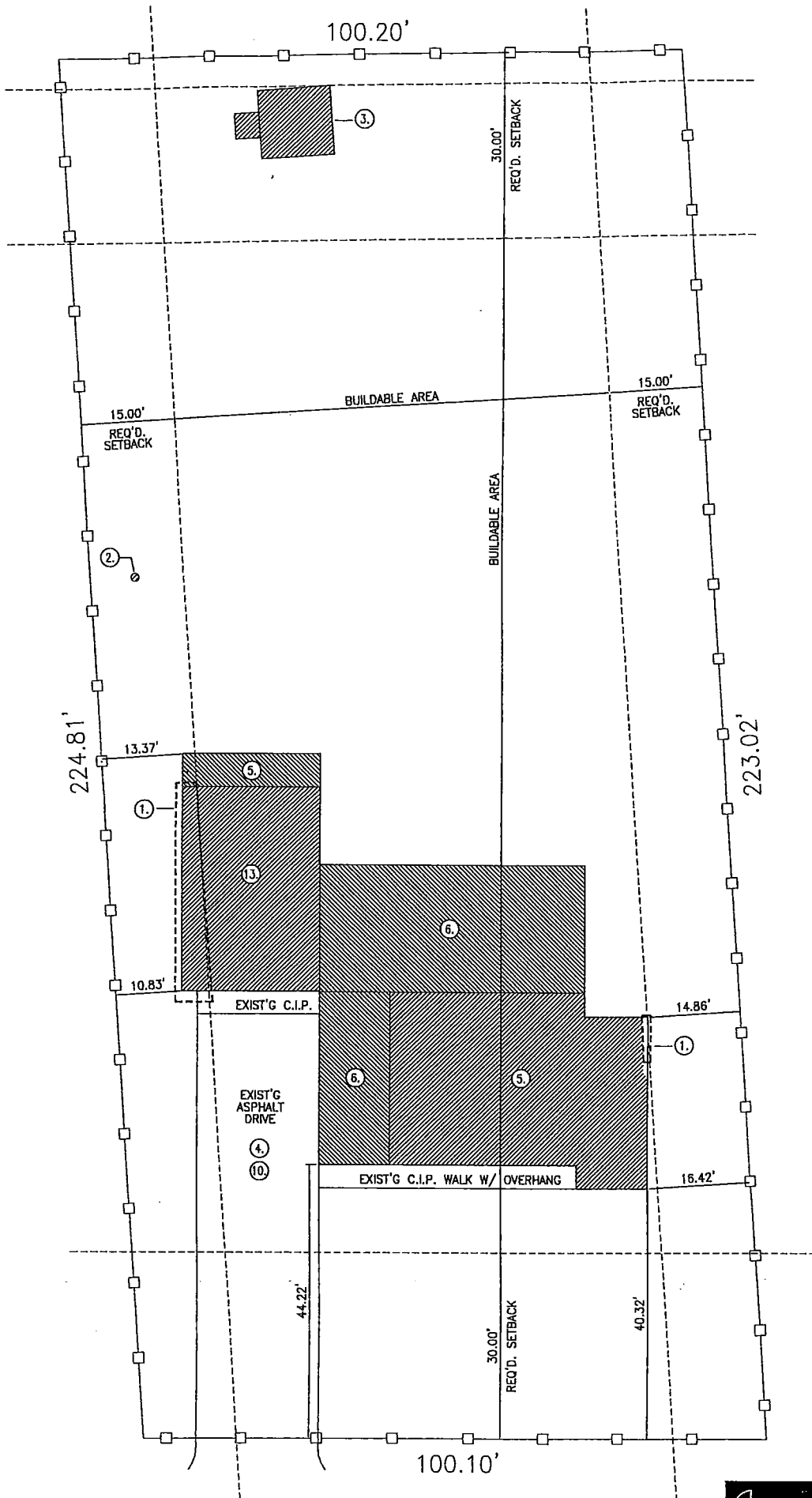
Name (Please Print) Han Woo

GOLF RD

58

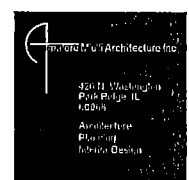


N



01
ZSK-03
EXIST'G SITE/DEMOLITION PLAN
SCALE: 1/16" = 1'-0"

NOTE: REFER TO ZSK-04 FOR
KEYNOTE LEGEND



Project:
Proposed Residence Addition
435 E. Bluebonnet Lane
Hoffman Estates, IL

Sketch Invc:
ROOF SCHEME
Date: 08.21.2009
Scale: 1/16"=1'-0"
Drawn by: A.D.M.

ZSK-02

PROPOSED SITE AREA REQUIREMENTS:

- CURRENT ZONING = R-2
- MIN. ALLOWABLE LOT SIZE REQ. FOR SINGLE FAMILY DWELLING W/ PUBLIC WATER & SEWER PER ZONING ORDINANCE = 20,000 S.F.
- LOT AREA = 22,390 S.F.

SITE SETBACK REQUIREMENTS:

- MIN. ALLOWABLE SETBACK REQUIREMENTS PER ZONING ORDINANCE:
- MIN. LOT WIDTH = 100'-0": CONFORMING
- FRONT YARD = 30'-0"
- INTERIOR SIDE YARD = 15'-0" (SOFFITS & FIREPLACES MAY PROTRUDE INTO REQ'D. SIDYARD SETBACKS UP TO 24")
- EXTERIOR/CORNER SIDE YARD = 30'-0" (SOFFITS & FIREPLACES MAY PROTRUDE INTO REQ'D. SIDYARD SETBACKS UP TO 24")
- REAR YARD = 30'-0" (SOFFITS & FIREPLACES MAY PROTRUDE INTO REQ'D. SIDYARD SETBACKS UP TO 24")

BUILDING AREA REQUIREMENTS:

- MAX ALLOWABLE BUILDING G.S.F. PER ZONING ORDINANCE = 20% OF LOT SIZE (F.A.R.=20% OR .20 FOR MAX. FOOTPRINT OF BLDG. & ACC. BLDG.)
- MAX. G.S.F. ALLOWED = 4,478 G.S.F.
- * ACTUAL G.S.F. = 4,224 G.S.F.
- * CONCLUSION: CONFORMING

AREA SUMMARY:

USABLE SQUARE FOOTAGE (U.S.F.):

EXIST'G BASEMENT = 0 U.S.F.
 NEW BASEMENT = 964 U.S.F.
 BASEMENT TOTAL = 964 U.S.F.

1ST FLOOR EXIST'G = 2,276 U.S.F.
 1ST FLOOR NEW = +219 U.S.F.
 NEW 1ST FL. TOTAL = 2,495 U.S.F.

2ND FLOOR TOTAL (NEW) = 1,522 U.S.F.

GROSS SQUARE FOOTAGE (G.S.F.):

EXIST'G BASEMENT = 0 G.S.F.
 NEW BASEMENT = 1,082 G.S.F.
 BASEMENT TOTAL = 1,082 G.S.F.

1ST FLOOR EXIST'G = 2,344 G.S.F.
 1ST FLOOR NEW = +283 G.S.F.
 NEW 1ST FL. TOTAL = 2,627 G.S.F.

2ND FLOOR TOTAL (NEW) = 1,597 G.S.F.



PROPOSED BUILDING HEIGHT REQUIREMENTS:

- PROPOSED BUILDING MAX. HEIGHT ALLOWED = 35'-0"
- PROPOSED BUILDING MAX. STORIES ALLOWED = 2.50
- ACTUAL BUILDING HT. ABOVE GRADE = 32'-9"
- * CONCLUSION: CONFORMING

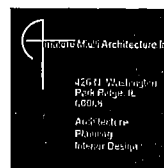
KEYNOTES:

- EXIST'G AREA OF BUILDING LOCATED IN SETBACK TO REMAIN
- EXIST'G UTILITY POLE TO BE RELOCATED BY COMED
- EXIST'G SHED TO BE DEMOLISHED
- REMOVE EXIST'G ASPHALT DRIVE
- AREA OF EXISTING BLDG. TO REMAIN, SELECTIVE DEMOLITION REQUIRED. DEMOLISH EXISTING MATERIALS DOWN TO FOUNDATION & REMOVE ALL MEP SYSTEMS IN THEIR ENTIRETY. REWORK AREA FOR PROPOSED DESIGN AS SHOWN.
- AREA OF EXISTING BLDG. TO TO BE DEMOLISHED IN ITS ENTIRETY.
- EXIST'G OVERHANG, PORCH STOOP/STEP & STAIRS TO BE DEMOLISHED/REMOVED IN ITS ENTIRETY.
- EXIST'G CHAIN LINK FENCE TO BE REMOVED AND REPLACED WITH NEW FENCE. - G.C. TO PROVIDE FINAL FENCE DETAILS FOR VILLAGE APPROVAL PRIOR TO INSTALLATION.
- EXIST'G C.I.P. TO REMAIN.
- NEW C.I.P. WALK/DRIVE TO INCLUDE:
MIN. 6" C.I.P. OVER 6" COMPACTED GRAVEL & 6x6 10/10 W.W.F., MIN. SLOPE=1/8" PER L.F. FOR DRAINAGE AWAY FROM BLDG..
- NEW PAVED WALK
- NEW LANDSCAPED AREA
- AREA OF EXIST'G GARAGE WALLS TO REMAIN

LEGEND:

-  AREA OF EXISTING BLDG. TO REMAIN - SEE KEYNOTES ABOVE
-  AREA OF EXISTING BLDG. TO TO BE DEMOLISHED

01 ZONING ANALYSIS
 ZSK-04 SCALE: 1/8" = 1'-0"



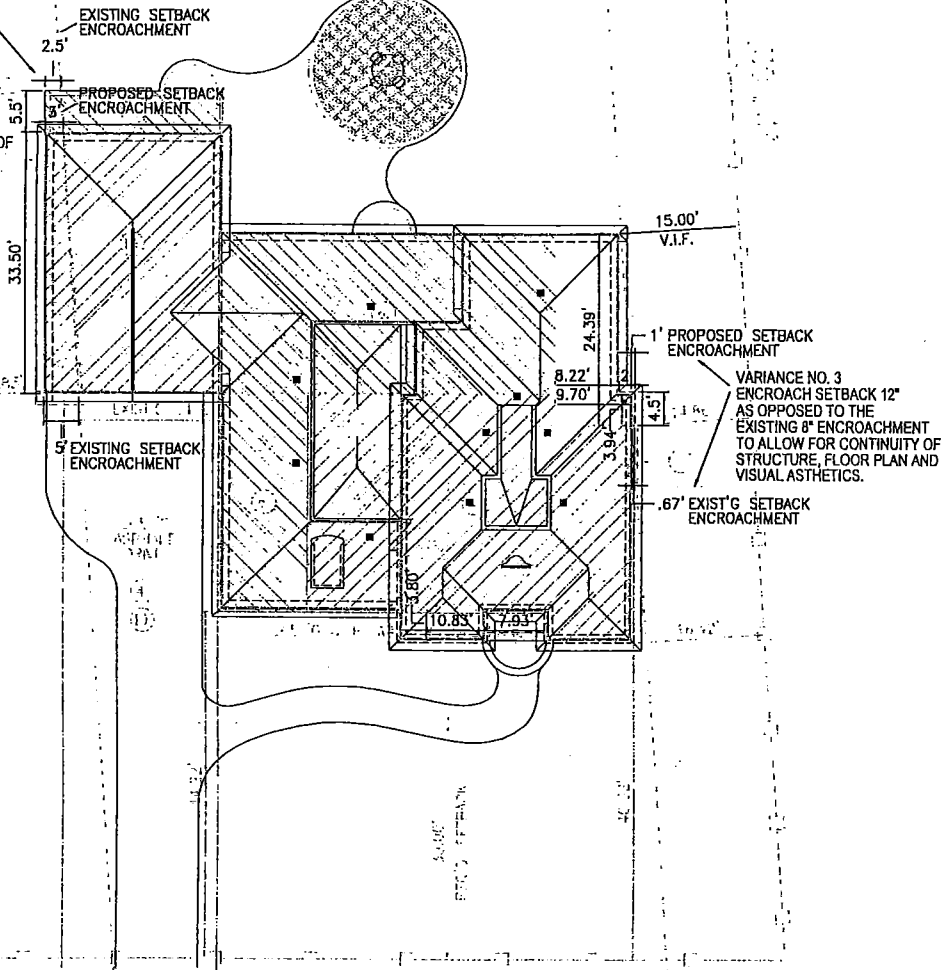
Project:
 Proposed Residence Addition
 435 E. Skubowski Lane
 Hoffman Estates, IL

Sketch Info:
 ROOF SCHEME
 Date: 08.21.2009
 Scale: 1/16"=1'-0"
 Drawn by: A.O.M.

ZSK-03

VARIANCE NO. 1
 RE-BUILD ROOF STRUCTURE
 OF EXISTING GARAGE LOCATED
 IN SETBACK AS SHOWN.
 NOTE: EXISTING STRUCTURE INDICATED
 BY DIAGONAL HATCH
 PATTERN

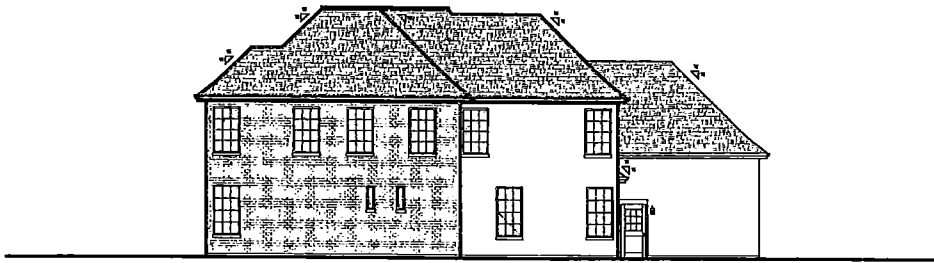
VARIANCE NO. 2
 LEAVE EXISTING GARAGE
 FOOTPRINT, EXTERIOR WALLS
 AND FOUNDATION IN-LIEU
 OF HAVING TO PERFORM
 EXTENSIVE CONSTRUCTION
 TO REMOVE 5'-8" FROM REAR OF
 851 S.F. EXISTING GARAGE TO
 REACH THE 750 S.F. MAX.
 ALLOWED PER CURRENT
 ZONING CODE.



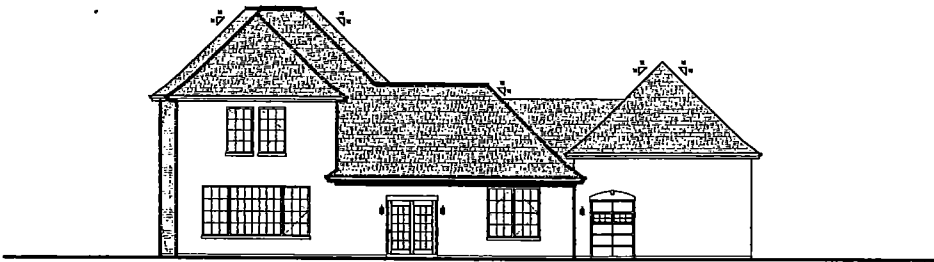
VARIANCE NO. 3
 ENCROACH SETBACK 12"
 AS OPPOSED TO THE
 EXISTING 8" ENCROACHMENT
 TO ALLOW FOR CONTINUITY OF
 STRUCTURE, FLOOR PLAN AND
 VISUAL AESTHETICS.



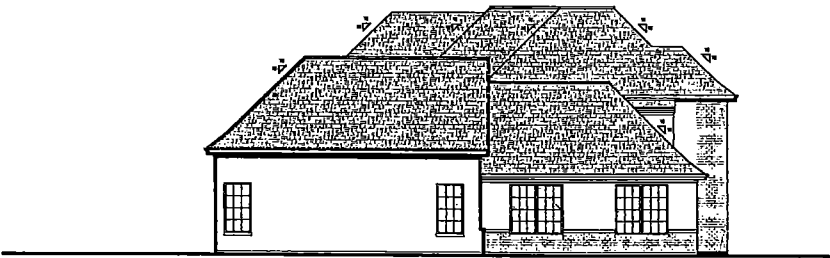
FRONT (NORTH) ELEVATION



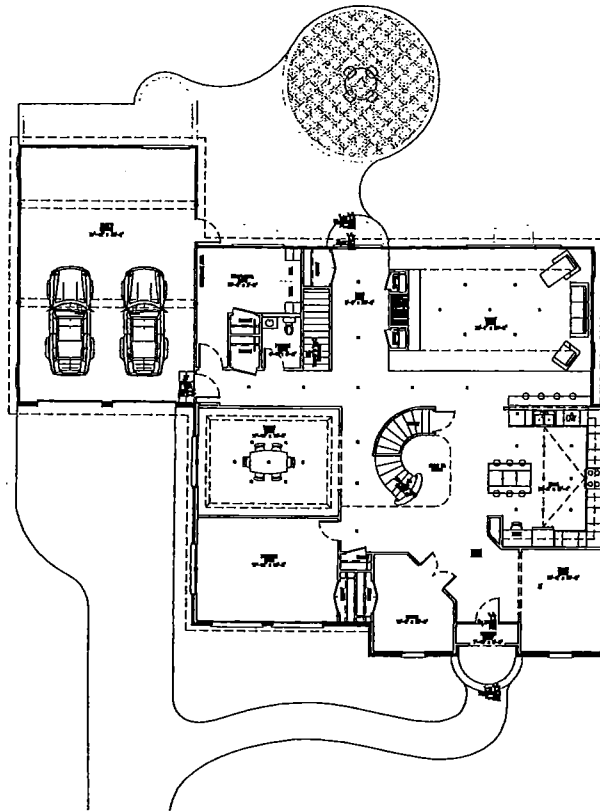
SIDE (WEST) ELEVATION



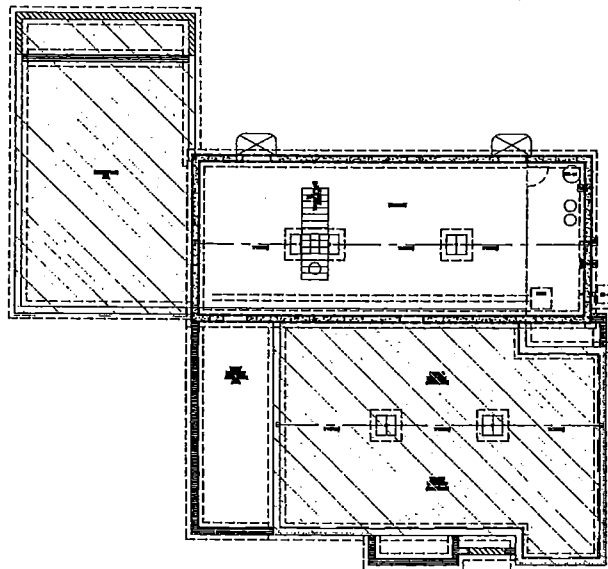
REAR (SOUTH) ELEVATION



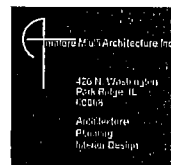
SIDE (EAST) ELEVATION



02 PROPOSED 1ST FLOOR PLAN
ZSK-06 SCALE: 1/16"=1'-0"



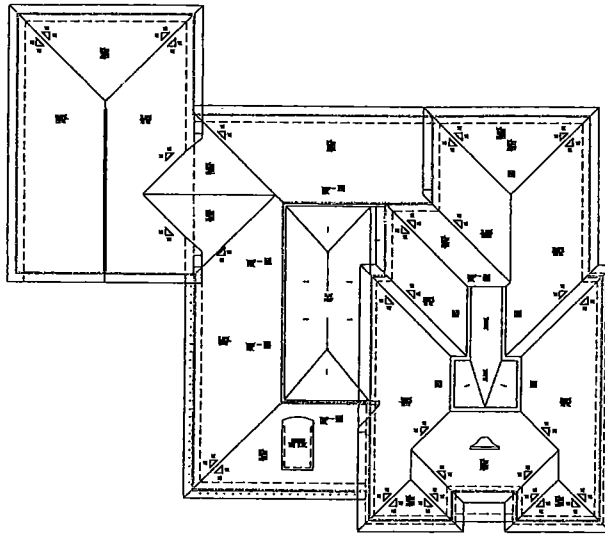
01 PROPOSED FOUNDATION PLAN
ZSK-06 SCALE: 1/16"=1'-0"



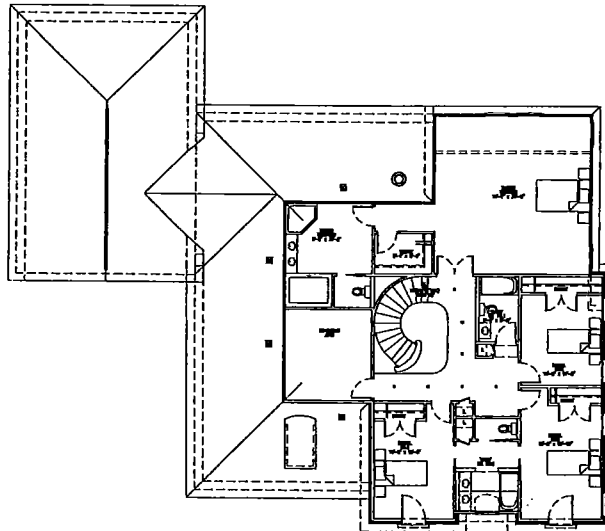
Project:
Proposed Residence Addition
435 E. Bluebonnet Lane
Hoffman Estates, IL

Sketch Info:
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Date: 08.21.2009
Scale: 1/16"=1'-0"
Drawn by: A.D.M.

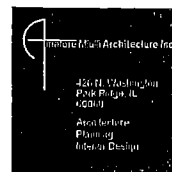
ZSK 06



02 PROPOSED ROOF PLAN
ZSK-07 SCALE: 1/16"=1'-0"



01 PROPOSED 2ND FLOOR PLAN
ZSK-07 SCALE: 1/16"=1'-0"



Project:
Proposed Residence Addition
435 E. Bluebonnet Lane
Hoffman Estates, IL

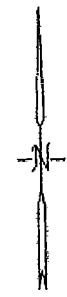
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ZSK-07

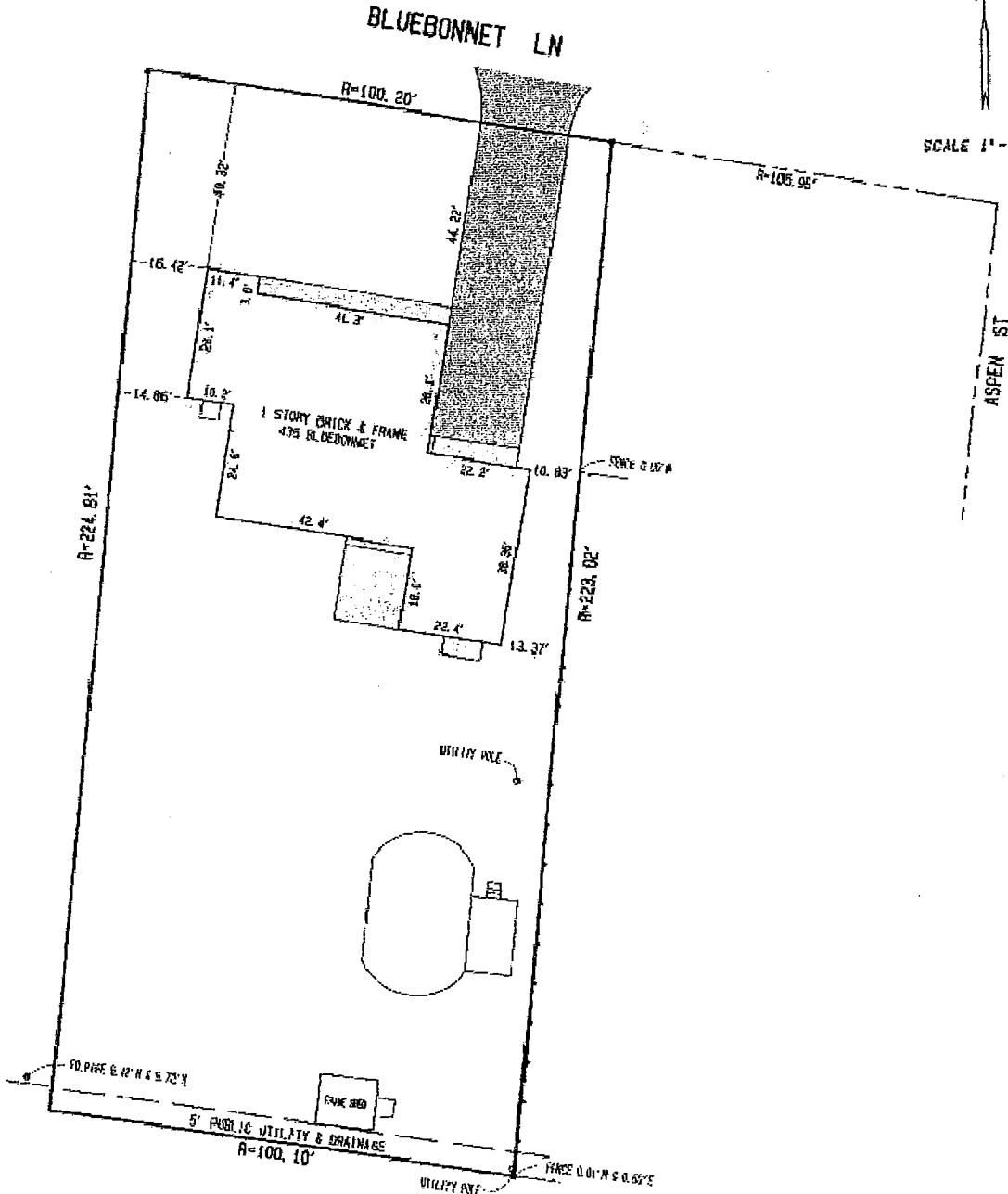
PLAT OF SURVEY

Order No. 045244

LOT 9 IN BLOCK 16 IN HOFFMAN ESTATES I, BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND THAT PART OF THE NORTHWEST 1/4 OF THE SOUTH-WEST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF HIGGINS ROAD, TOGETHER WITH THAT PART OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF HIGGINS ROAD, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON AUGUST 5, 1955 AS DOCUMENT NO. 1612242, IN COOK COUNTY, ILLINOIS.



SCALE 1" = 20'



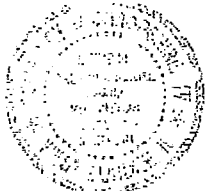
- LEGEND
 LIMITS of BUILDING -
 CONCRETE -
 ASPHALT -
 R - RECORD
 M - MEASURED
 S - DEED
 P - FOUND IRON PIPE
 Q - SET IRON PIPE

STATE OF ILLINOIS
 COUNTY OF KANE

WE, LAND DIVISIONS, INC., CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PROFESSIONAL SURVEYING REPRESENTS A TESTED OPINION OF THE BOUNDARY OF THE ABOVE CAPTIONED PROPERTY.
 DATE OF SURVEY: MAY 11, 2001

Handwritten signature

BUILDING LINE RESTRICTIONS AND EASEMENTS SHOWN ARE THOSE IDENTIFIED ON THE RECORD SUBDIVISION PLAT, UNLESS OTHERWISE NOTED. REFER TO TITLE INSURANCE POLICY AND LOCAL ZONING ORDINANCES FOR RESTRICTIONS NOT SHOWN. SQUARE DEED DESCRIPTION AND SIZE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT. IMMEDIATELY REPORT ANY DISCREPANCIES FOUND. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF. THIS PLAT HAS BEEN PREPARED FOR KULLOUGHT AND NON/CHEANG.



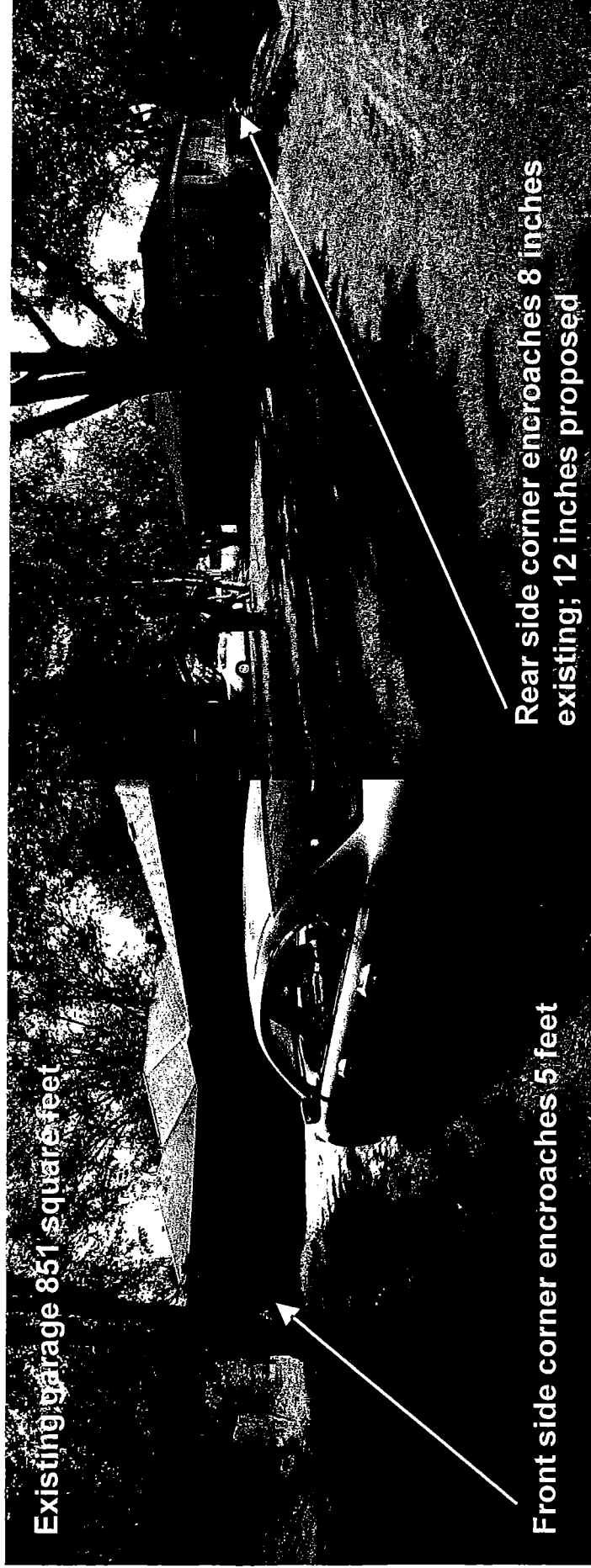
LAND DIVISIONS, Inc.
 Professional Surveying Services
 P.O. Box 835
 West Dundee, Illinois 60119
 (847) 241-8306 (847) 551-9171

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 ALL RIGHTS RESERVED

435 E Bluebonnet Lane



435 E Bluebonnet Lane



Existing garage 851 square feet

Front side corner encroaches 5 feet

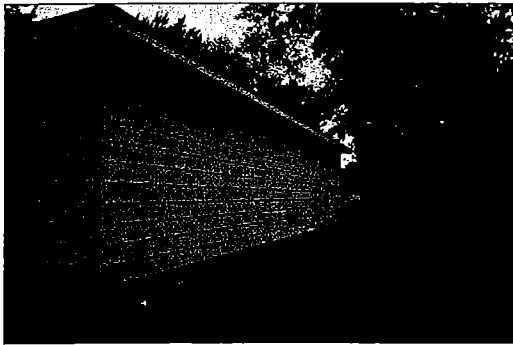
Rear side corner encroaches 8 inches existing; 12 inches proposed



FRONT (NORTH) ELEVATION



REAR (SOUTH) ELEVATION



SIDE (EAST) ELEVATION



SIDE (EAST) ELEVATION

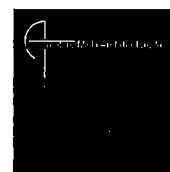


SIDE (WEST) ELEVATION



ROOF VIEW

01 EXISTING BUILDING/SITE PHOTOS
ZSK-01 SCALE: NONE



Project:
Proposed Residence Addition
435 E. Blusbonnet Lane
Hoffman Estates, IL

Sketch Info:
ROOF SCHEME
Date: 08.21.2009
Scale: None
Drawn by: A.D.M.

ZSK-01

435 E Bluebonnet Lane



1 inch = 50 feet

Planning Division
Village of Hoffman Estates
August 2009

VILLAGE OF HOFFMAN ESTATES
ZONING BOARD OF APPEALS

FINDING OF FACT

DATE OF PUBLIC HEARING: August 18 and September 15, 2009

DATE OF PRESENTATION TO VILLAGE BOARD: September 21, 2009

PETITION: Hearing held at the request of Tollway LLC to consider variations from the Zoning Code to permit signage on the property generally located south of the Northwest Tollway (I-90) at the east terminus of Pembroke Avenue.

DISTRICT IN WHICH PROPERTY IS LOCATED: B-2, Community Business District

ZONING CODE SECTION(S) FOR VARIATION: 9-3-8-K-3-(a)

FINDING-OF-FACT: The ZBA found that the Standards for a Variation (Section 9-1-15-C) were not met.

MOTION: Request to grant Tollway LLC at the east terminus of Pembroke Avenue, *variations from Section 9-3-8-K-3-(a) to allow a 21 foot high, 720 square foot temporary marketing sign at the east terminus of Pembroke Avenue, instead of the maximum permitted 10 foot high, 100 square feet.*

1. This temporary marketing sign shall be removed within thirty (30) days of the sale of the property.
2. Illumination of this sign shall not cause glare on adjacent roadways.
3. This sign shall be used solely for marketing development on this site.

The petitioner was agreeable to the above listed conditions.

RECOMMENDATION: The Zoning Board of Appeals (ZBA) recommends **denial** of this request.

Ira Frank with Stonegate was present to request an extension of the approval for the existing temporary marketing sign on the vacant property along the Tollway. Stonegate Realty has been actively seeking development of these parcels and this sign is integral to that marketing effort. The sign has existed for several years. The Value Place Hotel project is not moving forward due to the current economic climate and therefore the entire vacant subdivision is being marketed. The Zoning Board discussed the recommendation from staff that the sign approval be extended indefinitely and that the sign be removed upon development. The Zoning Board amended the condition per staff's recommendation because the sign is a necessary marketing tool and the three-year approvals that were previously granted have not been sufficient. The Zoning Code allows a marketing sign to exist on the property until the sale of

the property. The sign is in good condition and the petitioner will continue to monitor and clear the weeds and brush in front of the sign to allow visibility of the sign. Although the majority of those present voted to approve the request, there were not 4 votes to recommend approval.

AUDIENCE COMMENTS

None.

VOTE:

3 Ayes

1 Nays (Jehlik)

3 Absent (Ali, Ciffone, Wilson)

MOTION FAILED

ZONING BOARD OF APPEALS

Chairman William Weaver

Vice-Chairman Ronald Jehlik

Denise Wilson

Michael Ciffone

Masoom Ali

Donna Boomgarden

Michael Gaeta

*** IMMEDIATE AUTHORIZATION TO APPLY FOR PERMITS IS REQUESTED ***

**THIS VARIATION WILL EXPIRE UNLESS ACTED UPON WITHIN
ONE (1) YEAR OF VILLAGE BOARD APPROVAL**

FINDING OF FACT WRITTEN BY DEVELOPMENT SERVICES STAFF

VILLAGE OF HOFFMAN ESTATES

Memo

TO: William Weaver, Zoning Board of Appeals Chairman
FROM: Josh Edwards, Assistant Planner JAE
RE: TOLLWAY LLC – TEMPORARY ON-SITE REAL ESTATE SIGN VARIATION ALONG THE JANE ADDAMS TOLLWAY

DATE: September 1, 2009

HEARING DATE: September 15, 2009 (Continued from August 18, 2009)

1. REQUEST SUMMARY

Request by Tollway LLC for a sign variation to permit an existing double faced 21 foot high, 720 square foot temporary marketing sign along the Jane Addams Tollway. A variation was previously approved for this sign, however it expired.

2. BACKGROUND

In 2002, the Village approved a sign variation to allow a 21 foot high, 720 square foot V-shaped temporary marketing sign on the subject property along the Jane Addams Tollway. In December 2007, a three-lot subdivision, "Stonegate 11 Acres," was created from the vacant property at the east terminus of Pembroke Avenue. Also approved were a site plan, special use, and variations for Lot 1 of the subdivision for Value Place Hotel. The temporary marketing sign is located toward the middle of the vacant subdivision. The variation approval was valid for a three-year period through May 15, 2009.

3. PETITIONER PROPOSAL

The Value Place Hotel approvals expire on September 3, 2009 and the other two parcels have not been sold or developed and the petitioner proposes that the sign variation again be granted so it may continue to be used to market the properties. The two-sided sign is V-shaped so that both east and west traffic can see it from the Tollway.

4. SITE CONDITIONS

- a) The subject property is an undeveloped, partly wooded \pm 11 acre site, of which \pm 3.5 acres are located in a flood plain. The only improvements are four lighted,

multiface, outdoor advertising signs. The vacant parcels are zoned B-2, Community Business District.

- b) To the north is Nicor property containing a gas pipeline abutting the Jane Addams Tollway. To the west is the Village of Hoffman Estates Public Works building which is zoned M-1, Manufacturing District. To the south are apartments which are zoned A-1, Apartment District. To the east is the Hilldale Golf Course, which is zoned RPD, Residential Planned Development.

5. **APPLICABLE REQUIREMENTS**

Section 9-3-8-K-3-a (p. CD9:39) states that temporary on-site real estate signs shall not exceed 100 square feet in total surface area and 10 feet in height. The sign shall be removed within 30 days of the sale of the property.

6. **ADJACENT OWNERS COMMENTS**

Standard notification letters have been mailed with no written comments received at the time of this writing.

7. **VARIATION HISTORY**

Subject property

- a) Ordinance 3376-2002 – In February 2002 a sign variation was approved to allow a single-faced, 21 foot high, 360 square foot marketing sign along the Jane Addams Tollway. Following a construction error by the petitioner, a new variation was granted (Ordinance 3424-2002) in July 2002 for the sign to be V-shaped, 21 feet high and 720 square feet in area.
- b) Ordinance 3821-2006 – In May 2006, an extension was approved to allow the V-shaped, 21 foot high and 720 square foot marketing sign to remain on the property.
- c) A special use and variations have been granted for four off-site advertising billboards to be located on this property. The marketing sign request is independent from the existing billboards.

Similar Requests

In April 2002 and again in September 2006, the Village approved an extension for variations for sign size, height, and illumination for a property commonly known as Sutton Crossing (north of the Northwest Tollway and East of New Sutton Road) zoned O-3, Office District. The variations permitted two temporary real estate signs to be

constructed on the property – one of which was 17 feet high with a surface area of 500 square feet and the other 11 feet high with a surface area of 160 square feet.

In December 2008 a variation was granted for an additional (second) 16 foot high, 630 square foot non-illuminated temporary on-site real estate marketing sign for the Huntington Woods Corporate Center. The sign was installed and in April 2009 the sign was incorporated into a Master Sign Plan for the office park, which nullified the variation.

8. **ENGINEERING COMMENTS**

None.

9. **IMMEDIATE AUTHORIZATION TO APPLY FOR PERMIT**

The petitioner has requested an immediate authorization to apply for a permit.

10. **DEVELOPMENT SERVICES COMMENTS**

Development Services has no comment with regard to this proposal.

11. **MOTION**

Staff Note: The Village Board approved the prior variation for this sign with the following conditions:

1. This temporary marketing sign shall be permitted for a period of three (3) years from the date of Village Board approval, or shall be removed within thirty (30) days of the sale of the property, whichever ever comes first.
2. Illumination of this sign shall not cause glare on adjacent roadways.
3. This sign shall be used solely for marketing development on this site.

However, due to the difficulties in marketing this site and the current economic conditions, staff recommends that the 3 year timeframe be extended or eliminated and the sign be permitted until the time of development per the Zoning Code.

Should the Zoning Board find that the Standards for a Variation are met the following motion is provided.

Variations from Section 9-3-8-K-3-(a) to allow a 21 foot high, 720 square foot temporary marketing sign at the east terminus of Pembroke Avenue, instead of the maximum permitted 10 foot high, 100 square feet.

cc: Corporation Counsel, D. O'Malley, D. Plass, R. Norton, Petitioner

VILLAGE OF HOFFMAN ESTATES
ZONING BOARD OF APPEALS

REQUEST FOR SIGN VARIATION HEARING

FOR VILLAGE USE ONLY

Hearing Fee \$ 400.00 Date Paid 6-17-09 Received By P. Moore
Hearing Date: 8/18/09 Time: 7:30 pm Legal Published 8/3/09
Receipt Number 30108 Check No. 21393 Zoning District B-2

Height, Surface Area, Setback, Quantity or Other Variation	Existing Sign	Requirements	Proposed Sign

APPLICANT (PLEASE PRINT OR TYPE)

Use additional sheets as necessary

1. Name of Property Owner(s)* STONEGATE PROPERTIES, INC.
E-Mail Address IRA@STONEGATEGROUP.COM Fax 847-843-8152
Owner's Address 2500 W. HIGGINS Rd. Ste 400 Phone 847-882-3300
City HOFFMAN ESTATES, State IL Zip 60195
Subject Property's Address (if different): 2295 PEMBROKE AVE

2. Person applying if other than owner:*

Name _____ Company _____
E-Mail Address _____ Fax _____
Address _____ Phone _____
City _____ State _____ Zip _____

3. Property Index Number (PIN) 07-06-200-013-0000

* If "owner" is an entity other than an individual(s), then an Economic Disclosure Statement must also be filed.

4. Will any trees or landscaping be removed? If yes, please describe.

No

5. Describe the sign(s) and the reasons a variation would be appropriate using the Standards for Variation (attached) as a guide. (e.g. An existing sign requires a 5-foot setback variation. A hardship was caused by a street-widening project that reduced the front yard by 10 feet.)

VARIATIONS PREVIOUSLY GRANTED. APPLICATION IS FOR RENEWAL OF VARIATION SO THAT MARKETING OF PROPERTY MAY CONTINUE.

6. An Immediate Authorization to Apply for Permits allows the Code Enforcement Division to begin the building permit review process prior to the adoption of the Ordinance by the Village Board. The Immediate Authorization makes it possible for you to expedite the plan review process by approximately two weeks. Contact the Code Enforcement Division at 847/781-2631 to discuss the building permit application and review process.

Please check one of the following

Yes, I request Immediate Authorization to Apply for Permits upon approval of my application by the Village Board, allowing me to begin the building permit review process prior to adoption of the Ordinance approving my variation.

Or

No, I do not request Immediate Authorization to Apply for Permits.

7. I, the undersigned, certify the information and submissions provided accurately represent the current conditions and proposed improvement(s) requiring a variation.

Applicant's Signature

Handwritten signature of Ira Frank

Name (Please Print)

IRA FRANK AS VICE PRESIDENT



STONEGATE
PROPERTIES, INC

June 16, 2009

Joshua Edwards
Assistant Planner
Village of Hoffman Estates
1900 Hassell Road
Hoffman estates, IL. 60196

Re: Stonegate Marketing Sign

Dear Josh,

Attached kindly find the first five (5) pages of the **Request for Sign Variation Hearing** as well as our check in the amount of \$400.00 for the hearing fee.

We are requesting a renewal / extension of the special use allowing the marketing sign on our 11 acres located at the end of Pembroke Avenue. The sign was instrumental in attracting the extended stay hotel, even though that project fell victim to the current economic downturn.

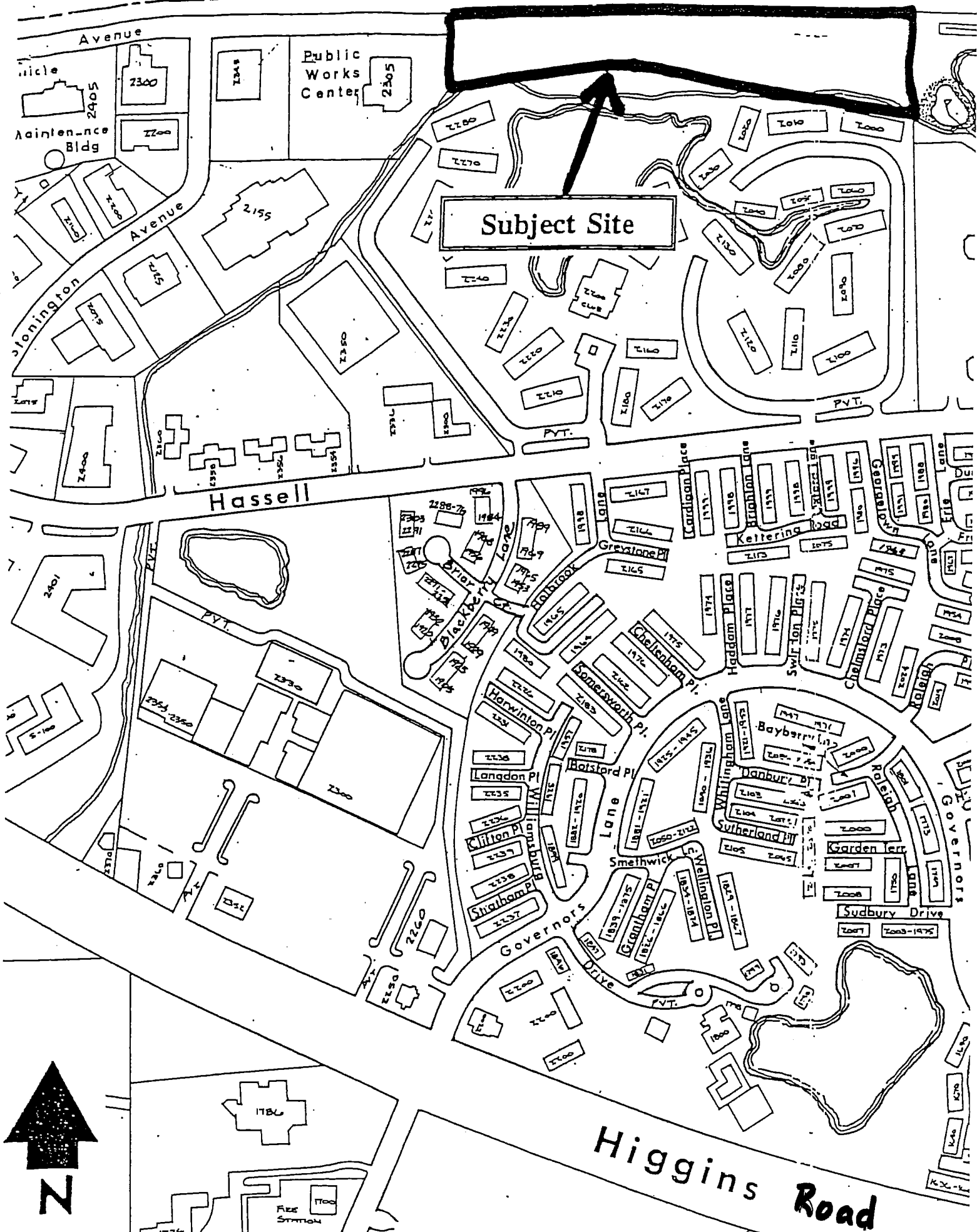
We feel confident that the sign will be valuable in attracting potential users in the future and we thank you for your assistance in this matter.

Sincerely,



Ira Frank
Vice President

NORTHWEST TOLLWAY





Tollway LLC/Stonegate Marketing Sign



1 inch = 300 feet

Planning Division
Village of Hoffman Estates
July 2009

VILLAGE OF HOFFMAN ESTATES
ZONING BOARD OF APPEALS

MULTIPLE MOTION - FINDING OF FACT

**** SEE ATTACHED MINORITY REPORT ****

DATE OF PUBLIC HEARINGS: August 18 and September 15, 2009

DATE OF PRESENTATION TO VILLAGE BOARD: September 21, 2009

PETITION: Hearing held at the request of Subway to consider variations from the Zoning Code to permit signage on the property located at the 1411 Palatine Road (Rose Plaza Shopping Center).

DISTRICT IN WHICH PROPERTY IS LOCATED: R-9 Planned Development District, Sub-Zone F-2 Business

ZONING CODE SECTION(S) FOR VARIATION: 9-3-8-M-3-d

FINDING-OF-FACT: The Zoning Board of Appeals (ZBA) found that the Standards for a Variation (9-1-15-C) were met for the existing wall sign and were not met for the proposed wall sign.

MOTION #1 – EXISTING FRONT WALL SIGN SIZE

MOTION: Request to grant Subway at 1411 Palatine Road, *a 9.375 square foot variation from Section 9-3-8-M-3-d to permit an existing wall sign on the front (north) façade of the building measuring 34 square feet (“Subway”) instead of the maximum permitted 24.625 square feet.*

VOTE: 4 Ayes 3 Absent (Ali, Ciffone, Wilson)

MOTION PASSED

MOTION #2 – REAR WALL SIGN – ADDITIONAL SIGN AND SIZE

A 43.375 square foot variation from Section 9-3-8-M-3-d to permit an additional (second) wall sign on the rear (south) façade of the building measuring 34 square feet (“Subway”) and for the total square footage for the two wall signs to be 68 square feet instead of the maximum permitted 24.625 square feet. The following condition shall apply:

The rear wall sign shall be illuminated only during business hours in which the restaurant is open.

VOTE: 3 Ayes 1 Nay (Boomgarden) 3 Absent (Ali, Ciffone, Wilson)

MOTION FAILED

The petitioner was agreeable to the above listed condition.

RECOMMENDATION: The Zoning Board of Appeals (ZBA) recommends **approval** of the existing wall sign variation request and recommends **denial** of the proposed wall sign variation request.

Kalpesh Patel, franchisee of this Subway restaurant, was present to request approval of a new wall sign on the rear of the restaurant. This summer the petitioner renovated the interior of the restaurant so that customers can access the restaurant from the rear of the building. The metal service double-doors were replaced with standard glass double-doors. The petitioner stated that many customers still are uncertain if the rear doors are accessible to the public. He is also requesting the sign to increase visibility of the business from the shopping center stores and parking lot to the south. He has placed a small paper sign in the glass doors, but the signs are ruined by rain. The Zoning Board confirmed that he could cover up to 50% of the glass doors with non-illuminated window signage and such signage could be plastic or paint to avoid damage. The petitioner stated that such signage would be helpful, but would block views into the business and the familiar Subway wall art that helps confirm that this is a customer entrance. A wall sign can be illuminated and would be higher than the doors and would help draw customers to the rear entrance.

A variation is requested for the existing sign on the front elevation because the sign was originally permitted based on the B-1 and B-2 zoning code size (max. 3 sq. ft. per 1 foot of tenant width) instead of the R-9 Subzone F-2 zoning code size (max. 1.5 sq. ft. per 1 foot of tenant width). The two signs would each be 34 square feet.

**** SEE ATTACHED MINORITY REPORT**

AUDIENCE COMMENTS

None.

ZONING BOARD OF APPEALS

Chairman William Weaver
Vice-Chairman Ronald Jehlik
Denise Wilson
Michael Ciffone
Masoom Ali
Donna Boomgarden
Michael Gaeta

*** IMMEDIATE AUTHORIZATION TO APPLY FOR PERMITS IS REQUESTED ***

**THESE VARIATIONS WILL EXPIRE UNLESS ACTED UPON WITHIN
ONE (1) YEAR OF VILLAGE BOARD APPROVAL**

FINDING OF FACT WRITTEN BY DEVELOPMENT SERVICES STAFF

Minority Report

1411 W Palatine Rd. Subway Restaurant

Variation for Existing Wall Sign and Request for Second Sign on the Rear of the Building

Donna Boomgarden

The vote to deny the recommendation for approval for a second wall sign was made for the following reasons. First of all, the Petitioner is located in a small strip mall out lot of the main shopping center. There is parking available on both the front and rear of this building the main entrance is in the front of the building, where all the other tenants (Starbucks Coffee, Oberweis Dairy, Blockbuster, Sullivan Ostoich Eye Center, Tutoring Club) have their main entrances. All the other tenants have solid steel doors at the rear of the building except for the Petitioner, who has recently changed out these doors for glass entry doors.

The Petitioner testified that his customers cannot find his restaurant from the rear. He installed the glass doors and remodeled the store so that patrons can access his facility from either front or back of the building. The Petitioner also testified that he has a small paper sign in the rear glass doors indicating that these are also an entrance to the store, but that people still are having trouble locating it.

Staff had indicated that "the business is permitted to place window signs in the glass doorway covering up to 50% of the glass area" and could be used in lieu of an additional illuminated sign. I had questioned the Petitioner on this point, and while he agreed that he could do that, and that it would be more visible, the signs would be at eye level and he preferred to have the illuminated wall sign he was requesting. In my opinion, there was no clear hardship indicated by the Petitioner, and that it was just a matter of preference.

The second reason for my vote is that this would open the subject up for all the tenants in that building to request the same. The rear of the building is visible to some residents on Olmstead Drive, and there may be issues with the signs creating a disturbance to these residents. Although there was a condition that the sign only be illuminated during the hours in which the restaurant is open, during some months of the year, when it becomes darker earlier, this sign has the potential to disturb these residents.

VILLAGE OF HOFFMAN ESTATES

Memo

TO: William Weaver, Zoning Board of Appeals Chairman
FROM: Josh Edwards, Assistant Planner JAE
RE: 1411 WEST PALATINE ROAD – SUBWAY RESTAURANT –
VARIATIONS FOR AN EXISTING WALL SIGN AND FOR A
PROPOSED WALL SIGN TO BE PLACED ON THE REAR OF THE
BUILDING AND FOR THE TOTAL SURFACE AREA OF TWO
WALL SIGNS
DATE: September 1, 2009
HEARING DATE: September 15, 2009 (Continued from August 18, 2009)

1. REQUEST SUMMARY

East Lake Management Group, Inc. (property owner) and Kalpesh Patel with SPD Food Incorporated d.b.a. Subway (tenant) are requesting approval of a sign variation for a wall sign to be placed on the rear of the building and for the total surface area of two wall signs for Subway restaurant at 1411 W. Palatine Road. The existing sign on the front of the building was also issued a sign permit at a size that exceeds the maximum size permitted in the R-9 Planned Development District.

2. BACKGROUND

Subway is located in an out-building in the front of the Rose Plaza Shopping Center facing Palatine Road. The building was constructed in 2000 and Subway is approximately 1,600 square feet. The restaurant was one of the original tenants of the building; however, the current franchisee purchased this franchise in late 2008. The main entrance of the restaurant faces a parking lot and Palatine Road. The rear of the building faces a parking lot between the building and the main shopping center building.

In April 2009, the Village approved a site plan amendment to replace the rear metal service doorway with a glass customer entrance doorway. A building permit was since issued for this work including renovations inside the restaurant to connect the rear doorway with the hallway leading to the front area of the restaurant. The purpose of this site plan amendment was to allow customer access from the parking lot behind the business.

3. **PETITIONER PROPOSAL**

The petitioner is requesting a variation to install a second wall sign on the rear (south) elevation facing the main building of the shopping center and its parking lot to advertise the business. The purpose of the request is to identify the business to traffic traveling on the drive aisle along the front of the main shopping center building.

According to the Zoning Code, the maximum surface area of a wall sign for this business is 24.625 square feet (1.5 square feet of wall sign X 16.416 feet tenant width) and is permitted one wall sign on the front of the business and is not permitted a wall sign on the rear of the business. The existing wall sign on the front of the business is 34 square feet.

The proposed sign would be identical to the existing wall sign on the front façade with a surface area of 34 square feet (3 feet by 11 feet 4 inches). The two wall signs would have a combined surface area of 68 square feet, which requires a 43.375 square foot variation from the maximum permitted 24.625 square feet.

WALL SIGNS			
Sign Text	Location	Square Feet	Variation
<i>Existing Wall Sign</i>			
"Subway"	Palatine Road Front (North) Elevation	34 sq. ft.	Surface Area
<i>Proposed Wall Sign</i>			
"Subway"	Rear (South) Elevation	34 sq. ft.	Additional Sign, Sign on Rear of Building, Surface Area
<i>Proposed Total Surface Area</i>		68 sq. ft.	Total Surface Area

4. **SITE CONDITIONS**

The Rose Plaza Shopping Center and its out-lots are zoned R-9 Planned Development District, Subzone F-2 (Commercial). The residential properties surrounding the shopping center are zoned R-9, Subzones 'C' and 'D.'

5. **APPLICABLE REQUIREMENTS**

Section 9-3-8-M-3-d *Signs in the Business Sub-zone F-2 of the R-9 Planned Development District*; (p. CD9:48.2) states that the business is permitted one wall sign. The sum of the surface area of wall signs shall not exceed **1.5 square feet** for each lineal foot of building (tenant) front, up to a maximum of 200 square feet. (In this case the business is therefore permitted a maximum of 24.625 square feet of a wall sign.) A wall sign shall not be permitted on the rear side of a building.

Note: Wall signs in the R-9 District are limited to half the size as wall signs in B-1 and B-2 Districts, which are permitted 3 square feet of wall sign per lineal foot of tenant width.

6. **SIMILAR VARIATION HISTORY**

Ordinance No. 4076-2009 granted Myoda at 1070 N. Roselle Road a variation to permit a wall sign on the west façade of the building measuring 165 square feet and for the total of two wall signs (the other being on the east façade facing Roselle Road) to be 315 square feet instead of the maximum permitted 200 square feet. Myoda, unlike Subway, has its only customer entrance facing the interior shopping center parking lot on the west façade.

Ordinance No. 3297-2001 granted Land Rover at 1051 W. Higgins Road a variation to permit a third wall sign on a side wall of the main showroom of 32.95 square feet. A request for a fourth wall sign to be placed on the rear wall of the separate detail center building was recommended for approval by the Zoning Board but was denied by the Village Board.

Numerous sign variations have been approved for multiple wall signs and exceeding the total square footage of signage over the maximum of 200 square feet on standalone restaurant buildings.

7. **ADJACENT OWNER COMMENTS**

Standard notification letters have been sent and no comments have been received.

8. **IMMEDIATE AUTHORIZATION TO APPLY FOR PERMIT(S)**

The petitioner has requested an Immediate Authorization to Apply for Permits.

9. **DEVELOPMENT SERVICES COMMENTS**

No signage exists on the rear of this building including for the other tenants in the building; Blockbuster, Sullivan Ostoich Eye Center, Tutoring Club, Starbucks Coffee, and Oberweis Dairy. Blockbuster and Oberweis Dairy as end units in this building each have an additional permitted wall sign on the side of the building. Blockbuster has a customer entrance on the side of the building and Oberweis Dairy has a drive through window on its side. The other interior units like Subway have one wall sign on the front of the business. This quantity of wall signage is typical of shopping center buildings.

The outbuildings in newer shopping centers in the Village, such as Poplar Creek Crossing and Prairie Stone Crossing on the west side of Sutton Road between Hoffman Boulevard and Higgins Road, were approved with Master Sign Plans to have wall signs on the front, side, and rear of the buildings, with certain exceptions. However, the rear walls of these buildings primarily face the surrounding roadways as opposed to facing internal parking lots. The Master Sign Plans also required all tenants in the building to have such signage so that the rear of the building has a consistent appearance.

The proposed rear sign could set a precedent for the other tenants in the building to make similar requests, which is not necessarily a negative since the tenants have no visibility from the main shopping center parking lot.

The business is permitted to place window signs in the glass doorway covering up to 50% of the glass area. Such signs could identify the doorway as an entrance to Subway.

The proposed sign may be visible to a handful of houses along Olmstead Drive, but would not be visible to residences south of the shopping center due to other buildings and a substantial landscaping buffer. The sign is *not* located less than 300 feet from a residence where its illumination would be restricted by the Zoning Code, however, staff recommends a condition that limits the sign illumination to normal business hours.

10. MOTIONS

Should the Zoning Board find that the Standards for a Variation are met, the following motions are provided:

Existing Wall Sign on Front of Building:

1. A 9.375 square foot variation from Section 9-3-8-M-3-d to permit an existing wall sign on the front (north) façade of the building measuring 34 square feet ("Subway") instead of the maximum permitted 24.625 square feet.

Proposed Wall Sign on Rear of Building:

2. A 43.375 square foot variation from Section 9-3-8-M-3-d to permit an additional (second) wall sign on the rear (south) façade of the building measuring 34 square feet ("Subway") and for the total square footage for the two wall signs to be 68 square feet instead of the maximum permitted 24.625 square feet.

The following condition is recommended for Motion #2:

The rear wall sign shall be illuminated only during business hours in which the restaurant is open.

**VILLAGE OF HOFFMAN ESTATES
ZONING BOARD OF APPEALS**

REQUEST FOR SIGN VARIATION HEARING

FOR VILLAGE USE ONLY

Hearing Fee \$ 400.00 Date Paid 7/15/09 Received By J. EDWARDS
 Hearing Date: 8/18/09 Time: 7:35pm Legal Published 8/3/09
 Receipt Number 293484 Check No. 104 Zoning District R-9/F-2

Height, Surface Area, Setback, Quantity or Other Variation	Existing Sign	Requirements	Proposed Sign

APPLICANT (PLEASE PRINT OR TYPE)

Use additional sheets as necessary

1. Name of Property Owner(s)* EAST LAKE MANAGEMENT GROUP INC.
 E-Mail Address 1kaplan@eastlakemanagement.com Fax 312-337-7736
 Owner's Address 2850 S. MICHIGAN AVE Phone 312-337-4244
 City CHICAGO State IL Zip 60616

Subject Property's Address (if different): 1414 PALATINE RD HOFFMAN ESTATES

2. Person applying if other than owner:*

Name Kalpesh Patel Company Subway
 E-Mail Address KALPESH1224@yahoo.com Fax _____
 Address 844 ATLANTIC AVE Phone _____
 City Hoffman Estates State IL Zip 60169

3. Property Index Number (PIN) 02-19-119-057-0000

* If "owner" is an entity other than an individual(s), then an Economic Disclosure Statement must also be filed.

4. Will any trees or landscaping be removed? If yes, please describe.

NO

5. Describe the sign(s) and the reasons a variation would be appropriate using the Standards for Variation (attached) as a guide. (e.g. An existing sign requires a 5-foot setback variation. A hardship was caused by a street-widening project that reduced the front yard by 10 feet.)

THE PROPOSED SIGN IS IDENTICAL TO THE EXISTING SIGN ON THE FRONT ELEVATION. A REAR ELEVATION SIGN WILL PROVIDE EXPOSURE TO THE LARGE NUMBER OF POTENTIAL CUSTOMERS USING THE EAST-WEST ACCESS ROAD, AND WILL GENERALLY NOT BE VISIBLE TO RESIDENT

6. An Immediate Authorization to Apply for Permits allows the Code Enforcement Division to begin the building permit review process prior to the adoption of the Ordinance by the Village Board. The Immediate Authorization makes it possible for you to expedite the plan review process by approximately two weeks. Contact the Code Enforcement Division at 847/781-2631 to discuss the building permit application and review process.

Please check one of the following

Yes, I request Immediate Authorization to Apply for Permits upon approval of my application by the Village Board, allowing me to begin the building permit review process prior to adoption of the Ordinance approving my variation.

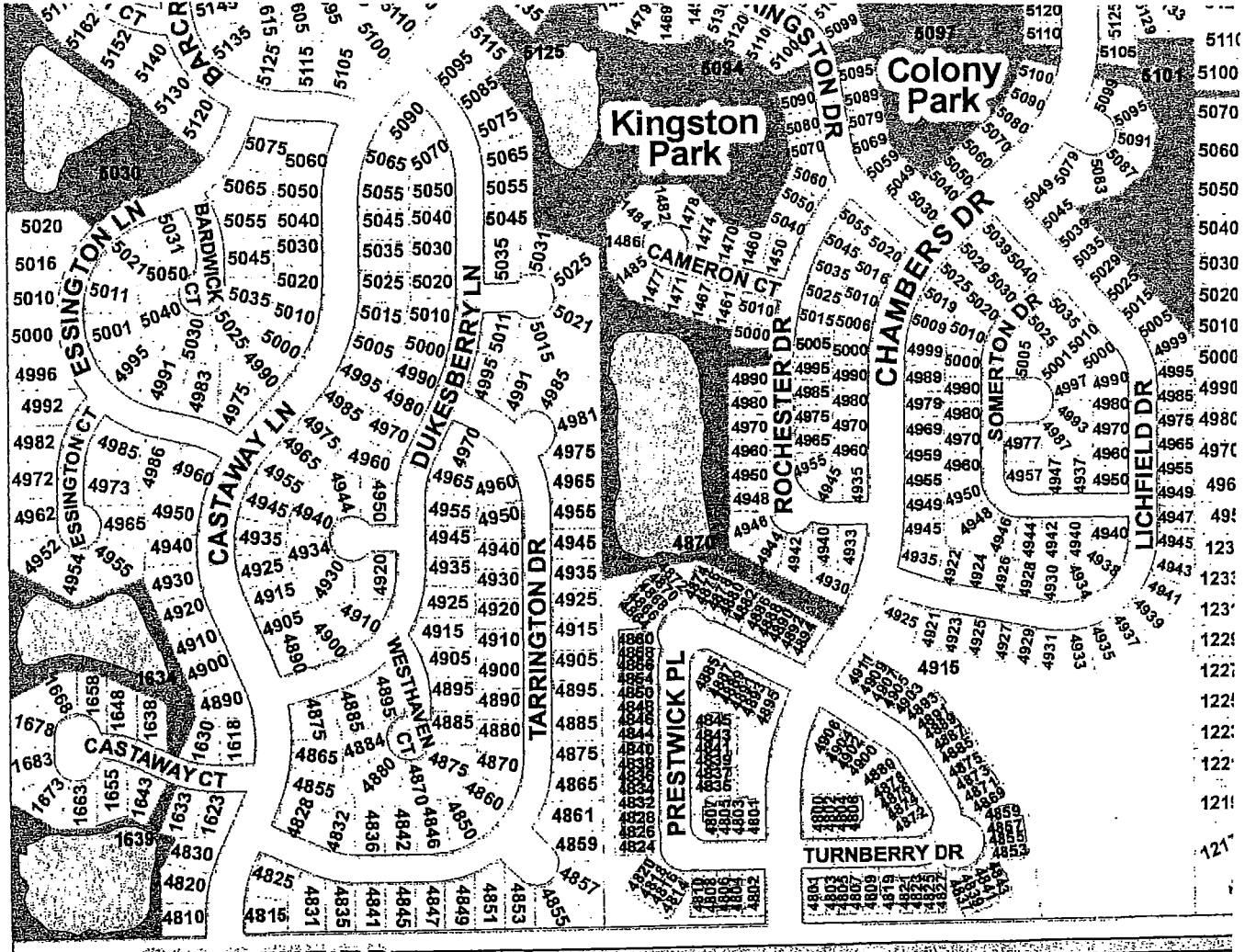
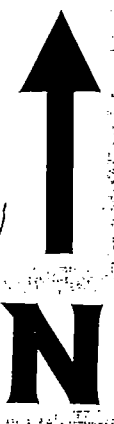
Or

No, I do not request Immediate Authorization to Apply for Permits.

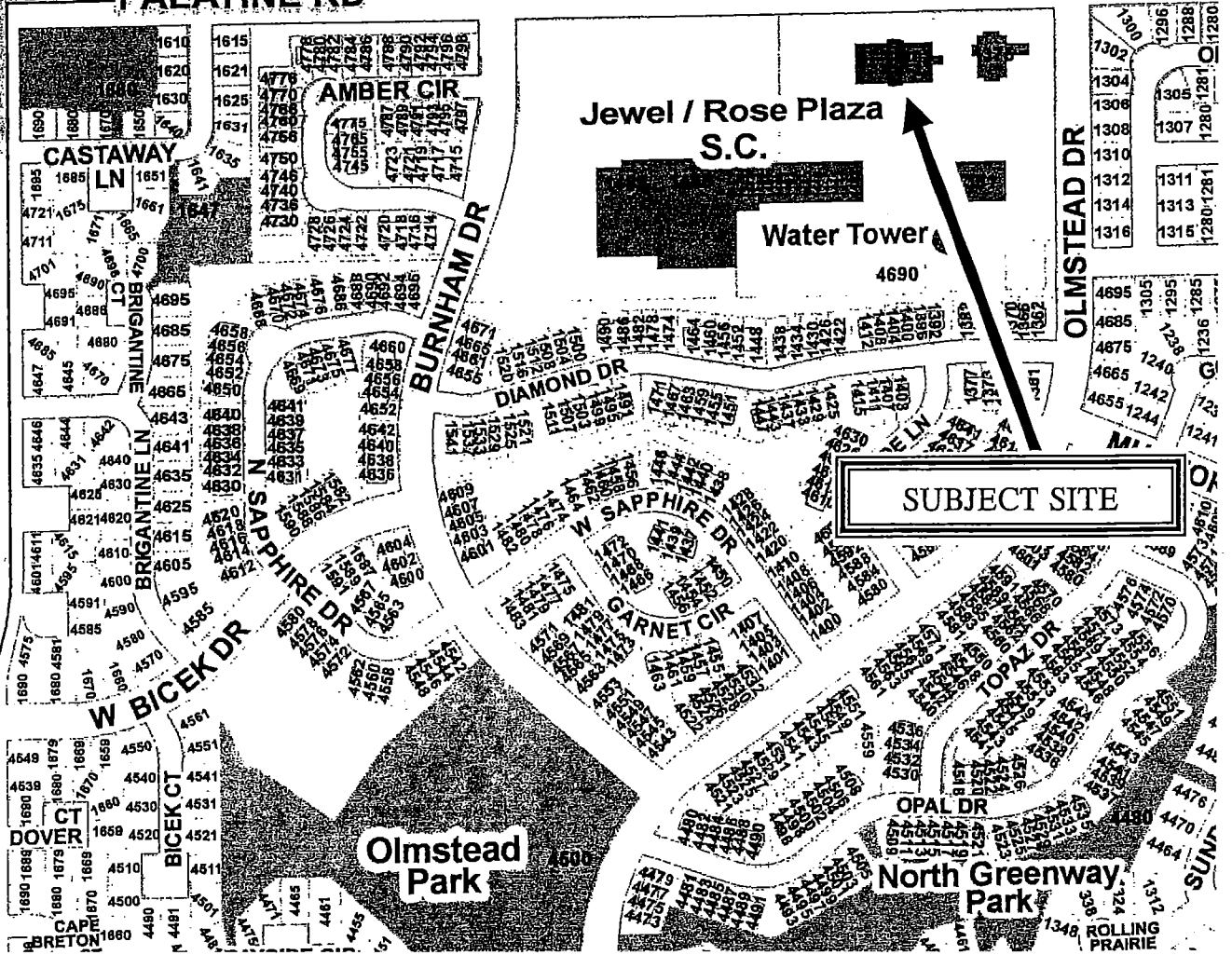
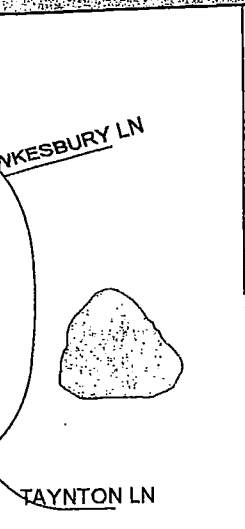
7. I, the undersigned, certify the information and submissions provided accurately represent the current conditions and proposed improvement(s) requiring a variation.

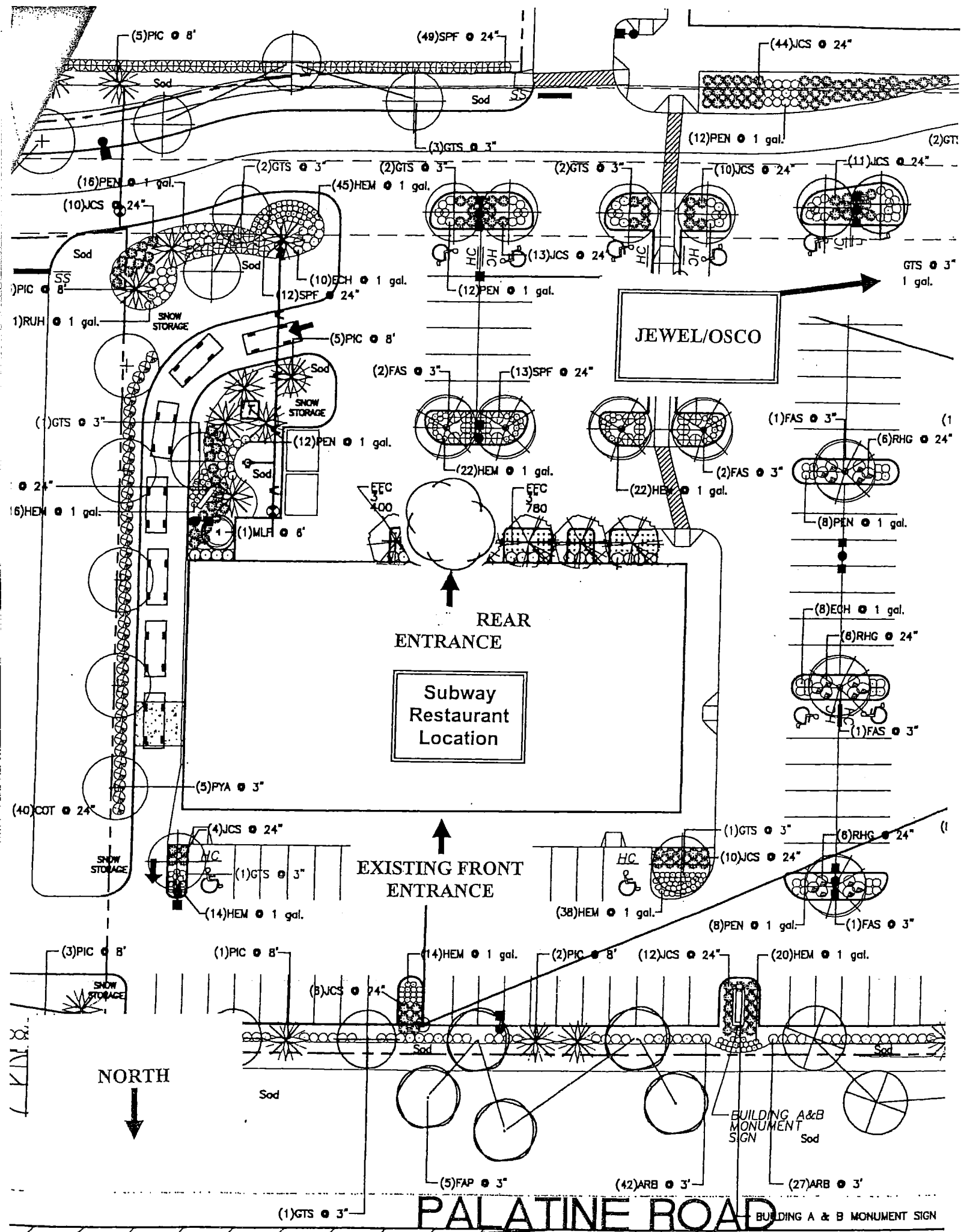
Applicant's Signature Katesha Pater

Name (Please Print) KATESHA PATER

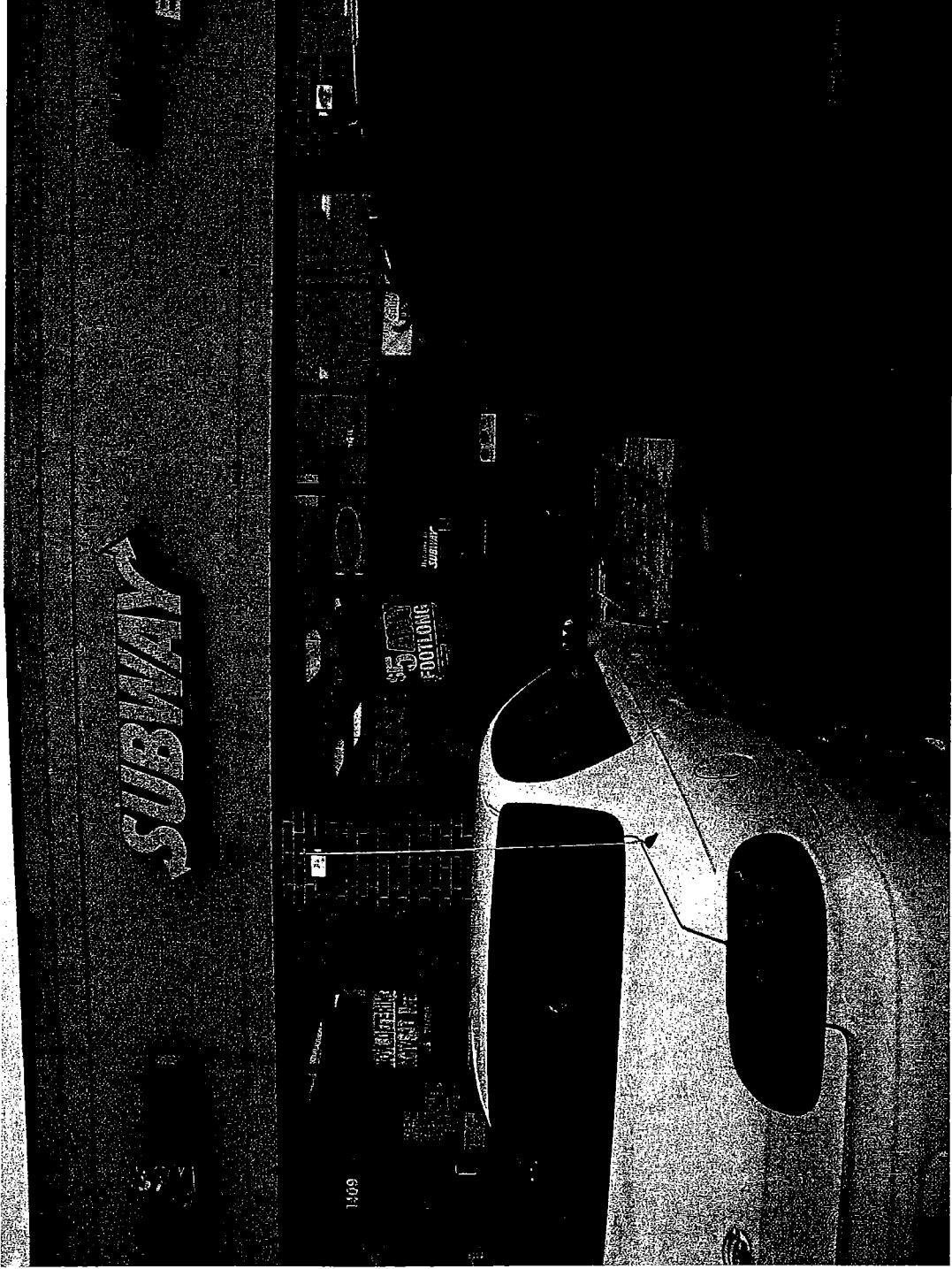


PALATINE RD



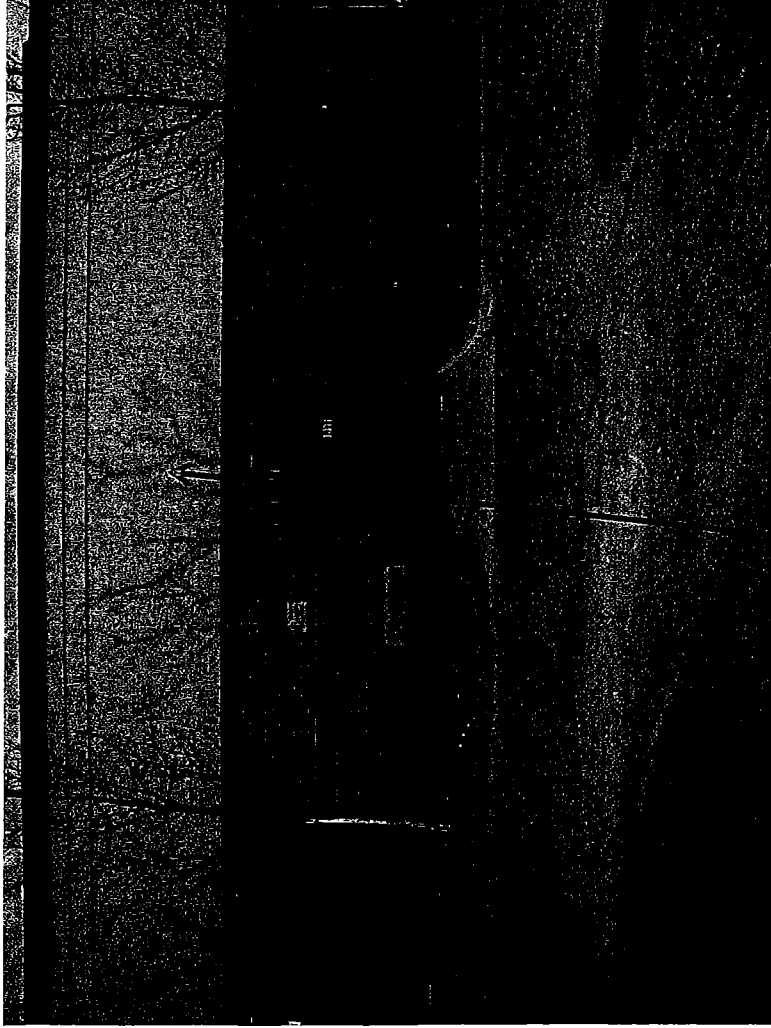


1411 Palatine Road - Subway

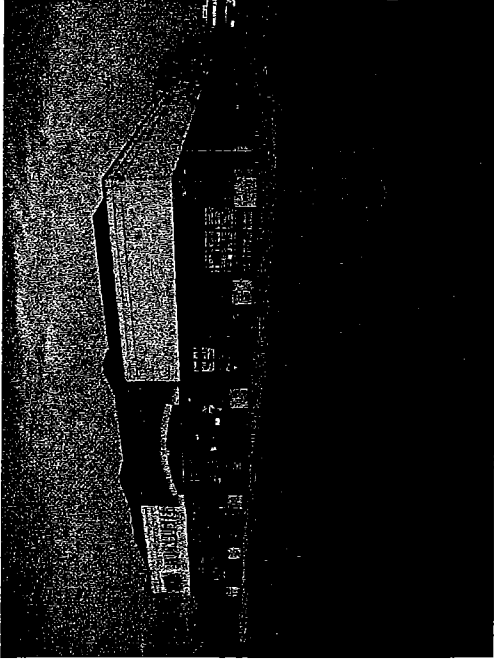


Front of Business

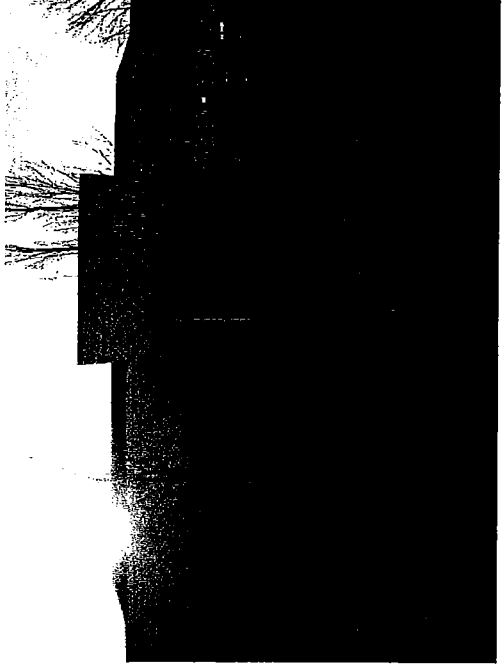
1411 Palatine Road - Subway



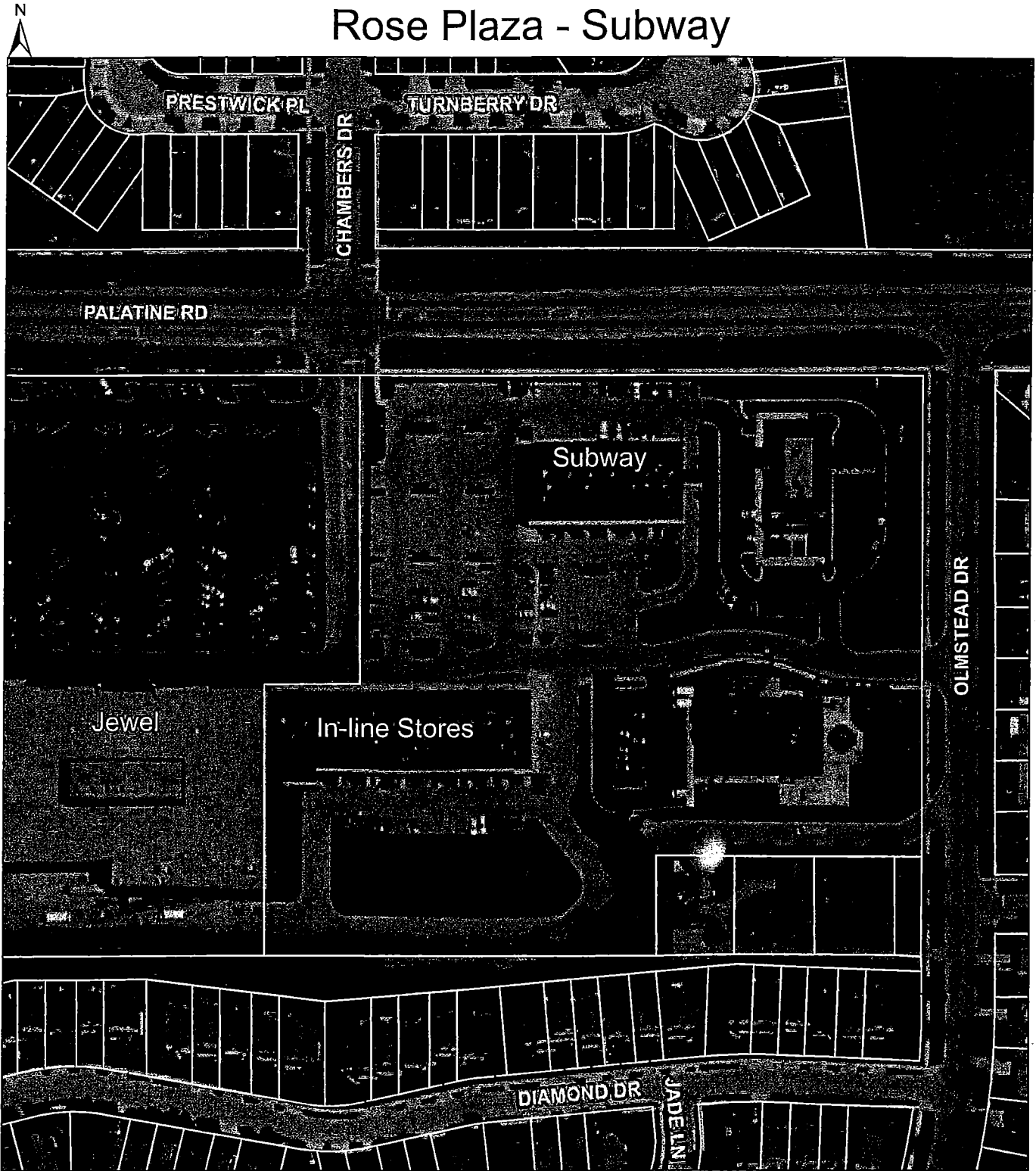
Rear of Subway – Proposed Sign Location



Sides of Building

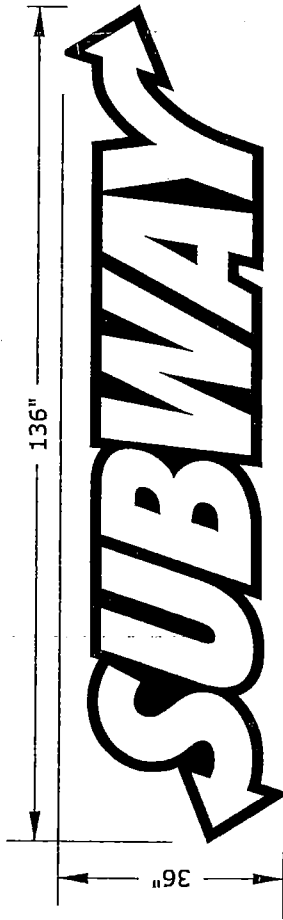


Rose Plaza - Subway



1 inch = 150 feet

Planning Division
Village of Hoffman Estates
March 2009



Channel Letter Display - Scale: 1/2" = 1' - 0"

Fabricate and Install New Channel Letters

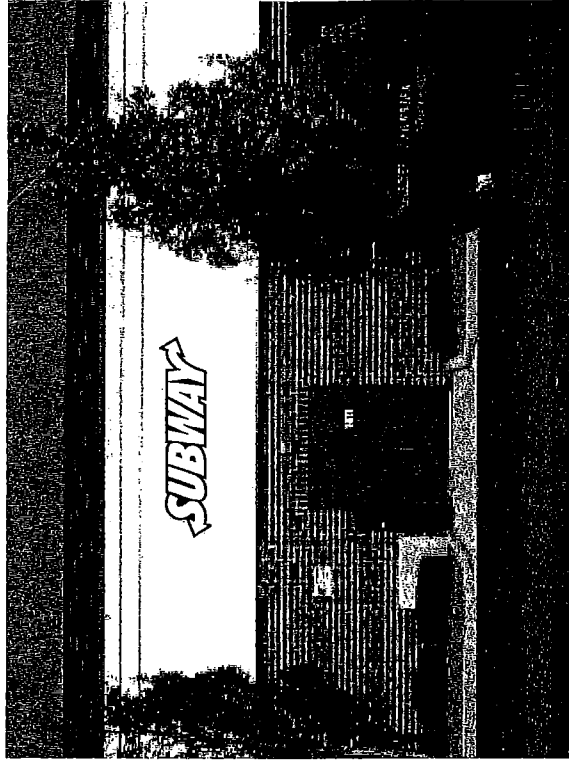
Faces: 7328 White & 2037 Yellow

Illumination: White

Returns: Black

Trim: Black

Emphasis Surround: Black



New Channel Letter Display - Rear Elevation



508 Cary-Algonquin Rd. 847.639.8500
 Cary, IL 60013 847.639.5231 fax
 www.signx.com

Client	Subway	Designer	02	Salesperson	DJ
Address	1411 Palatine Rd.				
City	Hoffman Estates	State	IL	Date	11/10/08
Drawing #	81514	Scale	Noted	Sheet #	1 of 1

! Photo renderings may not reflect scale accurately! Refer to specified dimensions for correct sizes.

! Due to variations in printing processes, rendering may not display colors accurately! Specified colors will be used for production purposes.

APPROVED FOR PRODUCTION
 This drawing is approved for production as shown. Sizes, colors, spelling and placement are acceptable as shown.

X Signature _____ Date _____

Copyright Notice: This is an original drawing for a project being planned for you. It is not to be shown to anyone outside your organization, nor copied, reproduced or exhibited in any fashion. An artwork charge of not less than \$500 will be billed to your organization in the event this drawing or the concepts contained herein, are used by anyone other than SignX to produce a sign for your organization. © 2008 Sign-X Company, Inc.

VILLAGE OF HOFFMAN ESTATES
ZONING BOARD OF APPEALS

FINDING OF FACT

DATE OF PUBLIC HEARING: September 15, 2009

DATE OF PRESENTATION TO VILLAGE BOARD: September 21, 2009

PETITION: Hearing held at the request of Dan Markwalder d/b/a Barrington Square Animal Hospital to consider variations from the Zoning Code to permit signage on the property located at 2370 W. Higgins Road.

DISTRICT IN WHICH PROPERTY IS LOCATED: B-2, Community Business District

ZONING CODE SECTION(S) FOR VARIATION(S): 9-3-8-M-10-d-4 and 9-2-1

FINDING-OF-FACT: The Zoning Board of Appeals (ZBA) found that the Standards for a Variation (9-1-15-C) were met.

MOTION: Request to grant Barrington Square Animal Hospital at 2370 W. Higgins Road, *a 3 foot setback variation from Section 9-3-8-M-10-d-4 and a 2 foot clearance variation from Section 9-2-1 to permit a V-shaped freestanding sign to be set back 2 feet from the driveway curb and to have a 6 foot clearance beneath the sign, instead of the minimum required 5 foot driveway curb setback and minimum required 8 foot clearance.* The following conditions shall apply:

1. **The existing freestanding sign shall be removed prior to issuance of a sign permit for the new freestanding sign.**
2. **The shade tree at the proposed sign location shall be relocated to the front or sides or the property.**

RECOMMENDATION: The Zoning Board of Appeals (ZBA) recommends approval of this request.

Dan Markwalder, owner of the Barrington Square Animal Hospital, was present along with his sign contractor, Mark Kipnis with Signarama. Dr. Markwalder described the renovations and improvements that he has made to the building and property since he purchased it this year. The existing sign on the property is very dated and in poor condition. It is also not very visible to traffic on Higgins Road. He has discussed the overgrown shrubs on the adjacent Stonegate-owned property with the owners of the property. He would like to install a new sign on the eastern end of the property. There is no location on the front of the property that that would allow a sign that meets the setback requirements of the zoning code. The Zoning Board discussed the materials of the sign and that despite the sign's temporary appearance the zoning code does not regulate aesthetics and does not restrict these proposed materials or sign shape.

The petitioner was willing to upgrade the sign posts to have a more solid, permanent appearance. The sign colors were chosen to match the building. The Zoning Board requested that the sign clearance be increased to 6 feet to improve the visibility beneath the sign and the petitioner agreed to this change.

AUDIENCE COMMENTS

None.

VOTE:

4 Ayes

0 Nays

3 Absent (Ali, Ciffone, Wilson)

MOTION PASSED

ZONING BOARD OF APPEALS

Chairman William Weaver

Vice-Chairman Ronald Jehlik

Denise Wilson

Michael Ciffone

Masoom Ali

Donna Boomgarden

Michael Gaeta

*** IMMEDIATE AUTHORIZATION TO APPLY FOR PERMITS IS REQUESTED ***

**THIS VARIATION WILL EXPIRE UNLESS ACTED UPON WITHIN
ONE (1) YEAR OF VILLAGE BOARD APPROVAL**

FINDING OF FACT WRITTEN BY DEVELOPMENT SERVICES STAFF

VILLAGE OF HOFFMAN ESTATES

Memo

TO: William Weaver, Zoning Board of Appeals Chairman
FROM: Josh Edwards, Assistant Planner *JAE*
RE: 2370 W. HIGGINS ROAD – BARRINGTON SQUARE ANIMAL HOSPITAL – SETBACK VARIATION AND SIGN CLEARANCE VARIATION FOR A FREESTANDING SIGN
DATE: September 10, 2009
HEARING DATE: September 15, 2009

1. **REQUEST SUMMARY**

Dan Markwalder, owner of Barrington Square Animal Hospital, requests approval of variations to install a new V-shaped freestanding sign. The existing freestanding sign would be removed.

2. **BACKGROUND**

The petitioner took over ownership of the facility in the spring of 2009. The petitioner has since made improvements to the building interior and exterior.

3. **PETITIONER PROPOSAL**

The petitioner is proposing to install a new V-shaped freestanding sign and to remove an existing single-face freestanding sign. The petitioner has indicated that the existing sign is difficult to see due mainly to vegetation on the adjacent undeveloped property, therefore, a new sign is proposed to improve the identification of the facility to traffic traveling on Higgins Road. The proposed V-shaped freestanding sign is 64 square feet in total surface area (two panels each of 4 feet high by 8 feet wide). The panels would be arranged facing Higgins Road. The sign would be made from AlumaCorr, which is a durable corrugated plastic material that is coated with a thin, glossy aluminum sign face. An existing freestanding sign on the west side of the property would be removed.

Per the zoning code, the property is permitted a freestanding or ground sign with a maximum surface area of 200 square feet and must be setback 10 feet from any property line and 5 feet from any paved surface. An 8 foot clearance beneath a freestanding sign is also required. The sign meets the surface area requirement and the 10 foot property line setback. The sign would be 2 feet from the back-of-curb of adjacent parking spaces at its closest point. A 3 foot variation would be required. The clearance beneath the sign

would be 4 feet, which would require a variation of 4 feet from the 8 foot minimum required.

The existing sign is externally illuminated, which is permitted, but the petitioner is not planning to illuminate the new sign at this time.

4. **SITE CONDITIONS**

- a) The subject property is zoned B-2, Community Business District.
- b) The surrounding properties are also zoned B-2, Community Business District.
- c) The subject property is approximately 0.26 acres.
- d) The frontage of the property along Higgins Road is approximately 105 feet.

5. **APPLICABLE REQUIREMENTS**

- a) Section 9-3-8-M-10-d-4 *Signs in Other Business Uses* (p. CD9:56-57) states that the property may have "One freestanding or ground sign not to exceed 20 feet in height. Such sign shall not exceed 100 square feet in surface area for a single face sign or 200 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."
- b) Section 9-2-1 *Definitions* (p. CD9:23) requires that a "freestanding sign shall have an 8 foot clearance beneath the sign."

6. **VARIATION HISTORY**

Subject Property Variations

Ordinance No. 1484-1983 – A 6 foot setback variation was granted to permit a freestanding sign to be set back 4 feet from the west property line instead of the minimum required 10 feet. A 5 foot clearance variation was also granted for the sign to have a 5 foot clearance instead of the minimum required 10 feet. The ordinance was changed since 1983 to a minimum required clearance of 8 feet.

Similar Variations

- a) Ordinance No. 3898-2007 – 2598 W. Higgins Road – BP Amoco – A 3 foot variation was granted to permit a freestanding sign to be set back 2 feet from the driveway curb instead of the minimum required 5 feet.
- b) Ordinance No. 3907-2007 – 1001-1071 W. Golf Road – Hoffman Center Shopping Center – A 4 foot 11 inch variation was granted to permit the clearance beneath a freestanding sign to be 3 feet 1 inch instead of the minimum required 8 feet. A surface area variation was granted to permit the sign to be 452 square feet instead of the maximum permitted 250 square feet.

- c) Ordinance No. 3933-2007 – 2059-2071 N. Barrington Road – Stonegate Retail Building – An 8 inch variation was granted to permit the clearance beneath a freestanding sign to be 7 feet 4 inches instead of the minimum required 8 feet. A 3 foot variation was also granted for the sign to be set back 2 feet from the driveway curb instead of the minimum required 5 feet. A surface area variation was granted to permit the sign to be 590 square feet instead of the maximum permitted 250 square feet. The ordinance also granted variations for several wall signs on the property.

7. **ADJACENT OWNER COMMENTS**

Standard notification letters have been sent and no comments have been received.

8. **IMMEDIATE AUTHORIZATION TO APPLY FOR PERMIT(S)**

The petitioner has requested an Immediate Authorization to Apply for Permits.

9. **DEVELOPMENT SERVICES COMMENTS**

The proposed sign is located in a landscape island between two parking spaces (see enclosed photos). The zoning code requires a minimum clearance of 8 feet beneath the sign. The clearance requirement is intended to avoid cars, car doors, or pedestrians striking a sign, particularly in situations where a sign is located in a landscape island near parking spaces. The 5 foot setback requirement is similarly intended to avoid cars, car doors, or pedestrians striking the sign. The 10 foot width of parking spaces adjacent to landscape islands also assists in separating signage from parked cars. These requirements also help to prevent signage from blocking a driver's view when exiting a parking space.

The proposed sign location is more open and visible than the existing sign location. However, since the sign is 8 feet high and parking exists between the sign and Higgins Road, it could be blocked from view by an SUV or van in the adjacent parking space. The sign could be higher (maximum 20 feet) and could be installed meeting the 8 foot clearance, but this would not be advisable considering the sign type and construction materials.

The AlumaCorr material is a durable plastic and aluminum material, but the sign shape and thickness will have a temporary appearance similar to a real estate marketing sign. The sign thickness and materials proposed, however, are not restricted for a freestanding sign in this zoning district.

The petitioner has indicated that the existing sign is blocked from view from eastbound traffic by vegetation on the adjacent unimproved lot. The existing sign is single-faced, facing westbound traffic. The sign faces of the V-shaped sign will be generally more visible to Higgins Road than the existing sign, but will still be more visible to westbound traffic than eastbound traffic. The placement of the existing and proposed signs facing more directly toward westbound traffic is logical since there is no median break in Higgins Road at this location and therefore the property is not accessible to eastbound traffic.

The existing sign is mostly brown and black and blends in with the surrounding vegetation. As an alternative, the existing sign could be re-faced or replaced with more modern, visible materials and colors. The existing sign is also already illuminated. There are no locations in the existing front and side perimeters of the parking lot to install a sign while complying with the required setbacks due to the amount of pavement. A variation was granted for the existing sign in its current location, so the existing sign could be replaced without a variation. The existing sign is not adjacent to parking spaces and therefore cannot be blocked by parked vehicles or block views from parked vehicles.

The building does not include wall signage. The property would be permitted a wall sign on the front of the building up to a maximum 200 square feet. The sign would not be permitted on the roof of the building, which is a predominant portion of the building elevation.

A shade tree was recently installed in the location of the proposed sign. A condition is included that the tree be relocated to the front or sides of the property.

10. MOTION

Should the Zoning Board find that the Standards for a Variation are met, the following motion is provided with one condition:

A 3 foot setback variation from Section 9-3-8-M-10-D-4 and a 4 foot clearance variation from Section 9-2-1 to permit a V-shaped freestanding sign to be set back 2 feet from the driveway curb and to have a 4 foot clearance beneath the sign, instead of the minimum required 5 foot driveway curb setback and minimum required 8 foot clearance.

1. The existing freestanding sign shall be removed prior to issuance of a sign permit for the new freestanding sign.
2. The shade tree at the proposed sign location shall be relocated to the front or sides of the property.

cc: Corporation Counsel, D. O'Malley, D. Plass, R. Norton, Petitioner

**VILLAGE OF HOFFMAN ESTATES
ZONING BOARD OF APPEALS**

REQUEST FOR SIGN VARIATION HEARING

FOR VILLAGE USE ONLY

Hearing Fee \$ 400.00 Date Paid 8/10/09 Received By P. Moore
 Hearing Date: 9/15/09 Time: 7:40 pm Legal Published 8/31/09
 Receipt Number 30116 Check No. 1345 Zoning District B-2

Height, Surface Area, Setback, Quantity or Other Variation	Existing Sign	Requirements	Proposed Sign

APPLICANT (PLEASE PRINT OR TYPE)

Use additional sheets as necessary

1. Name of Property Owner(s)* Dan MarkwAlder

E-Mail Address Dmarkwald@aol.com Fax 815-356-6739

Owner's Address 9830 Campbell Court Phone 815-382-9659

City Lakewood State IL Zip 60014

Subject Property's Address (if different): 2370 W. HIGGINS RD, Hoffman Estates, IL

2. Person applying if other than owner:*

Name _____ Company _____

E-Mail Address _____ Fax _____

Address _____ Phone _____

City _____ State _____ Zip _____

3. Property Index Number (PIN) 07-07-100-018

* If "owner" is an entity other than an individual(s), then an Economic Disclosure Statement must also be filed.

4. Will any trees or landscaping be removed? If yes, please describe.

One tree relocated ~~On property~~. On property -
I just had my landscaper plant this tree
I will have it moved to another
site on the property.

5. Describe the sign(s) and the reasons a variation would be appropriate using the Standards for Variation (attached) as a guide. (e.g. An existing sign requires a 5-foot setback variation. A hardship was caused by a street-widening project that reduced the front yard by 10 feet.)

The current configuration of property (25 yrs old)
and ^{current} ~~an~~ sign requirements - (5' setback) would
not allow for any current signage.

6. An Immediate Authorization to Apply for Permits allows the Code Enforcement Division to begin the building permit review process prior to the adoption of the Ordinance by the Village Board. The Immediate Authorization makes it possible for you to expedite the plan review process by approximately two weeks. Contact the Code Enforcement Division at 847/781-2631 to discuss the building permit application and review process.

Please check one of the following

Yes, I request Immediate Authorization to Apply for Permits upon approval of my application by the Village Board, allowing me to begin the building permit review process prior to adoption of the Ordinance approving my variation.

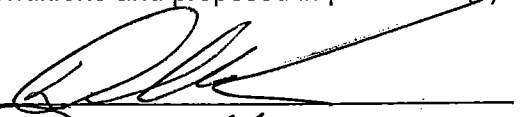
Or

No, I do not request Immediate Authorization to Apply for Permits.

7. I, the undersigned, certify the information and submissions provided accurately represent the current conditions and proposed improvement(s) requiring a variation.

Applicant's Signature

Name (Please Print)


DAN MARKWACKER

Barrington Square Animal Hospital
2370 W. Higgins Road
Hoffman Estates, IL 60169

July 21, 2009

Dear Zoning Board of Appeals:

Please accept this letter in consideration to allow a variance for a proposed new sign on the subject property located at 2370 West Higgins Road. As a new small business owner of the Barrington Square Animal Hospital, we have been in the process of enhancing the subject property (new roofing, painting the exterior, new fascia, soffit, landscaping, etc). Our desire is to enhance the subject property and encourage clients to come visit our location. The Barrington Square Animal Hospital has been on this subject property for over 25 years.

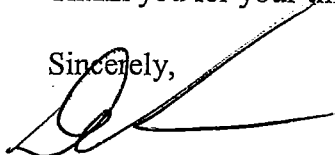
In my discussion with Josh Edwards, Assistant Planner for the Village of Hoffman Estates, the current requirement for any signage would be 10 foot setback from the property line and a 5 foot setback from any paved surfaces. Further, it is my understanding that the existing signage that is in place would not meet current code requirements. Moreover, the current sign is close to the building and does not allow for quick visibility from the Higgins Road.

It is my desire to secure a variance to allow for a free standing sign closer to Higgins Road (such as Burger King currently has in place). It would be over the 10 foot requirement from the property line. However, it would be within the 5 foot setback from the paved area. Because of the configuration of the paved area, the current subject property would not allow for any free standing signage and still meet current code requirements. The new proposed signage would not interfere with any parked automobiles.

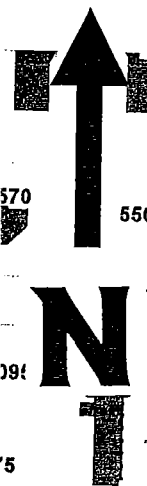
There are a few considerations in our desire to move the signage: 1. Visible signage is essential since the median on Higgins Road does not allow cars driving east direct access to our location 2. We are currently generating over 100 new clients per month – many are reporting difficulty of locating our facility 3. The current lot located west of our property has a substantial amount of vegetation and overgrown landscape which makes it difficult to view our current signage.

Thank you for your time and consideration. I look forward to your reply.

Sincerely,



Dan Markwalder



Water Tower

STONINGTON AV

Poplar Creek Sports Center

H.E. Park Dist. Maint. Facility

Poplar Commons S.C.

HASSELL RD

Northwest Corporate Center

Barrington Square S.C.

HIGGINS RD

Conegate Conference Center

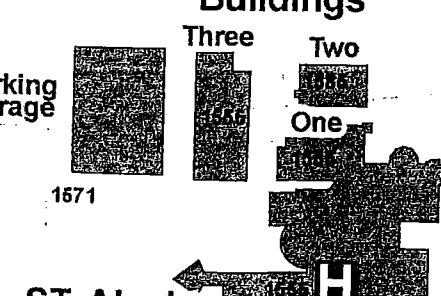
SUBJECT SITE

Alexian Brother's Medical Plaza

Fire Sta. 22

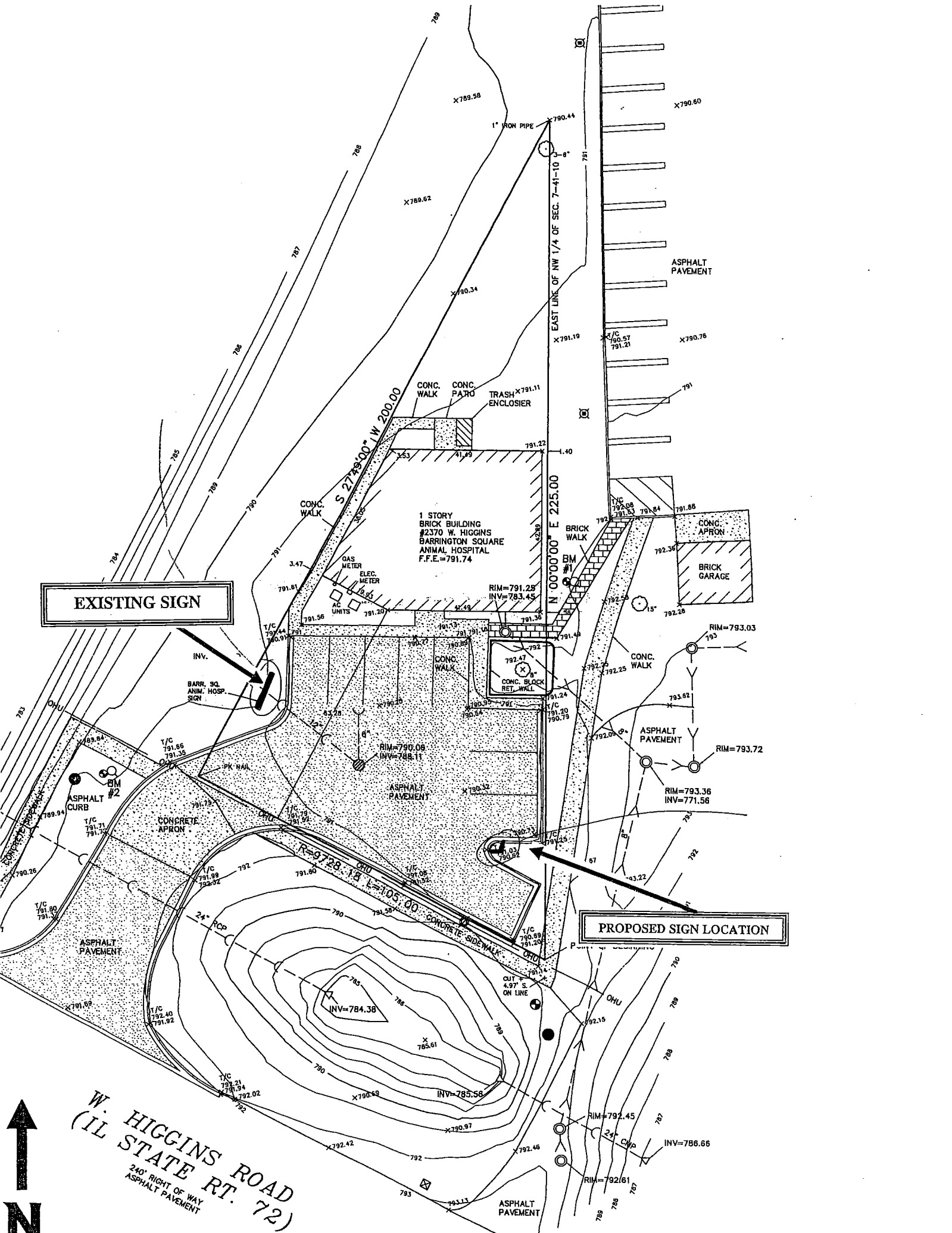
Doctor's Buildings

Alexian Brother's Behavioral Center



CORNELL CIR

1420



EXISTING SIGN

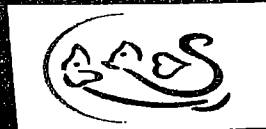
PROPOSED SIGN LOCATION



W. HIGGINS ROAD
 (IL STATE RT. 72)
 240' RIGHT OF WAY
 ASPHALT PAVEMENT

Barrington Square

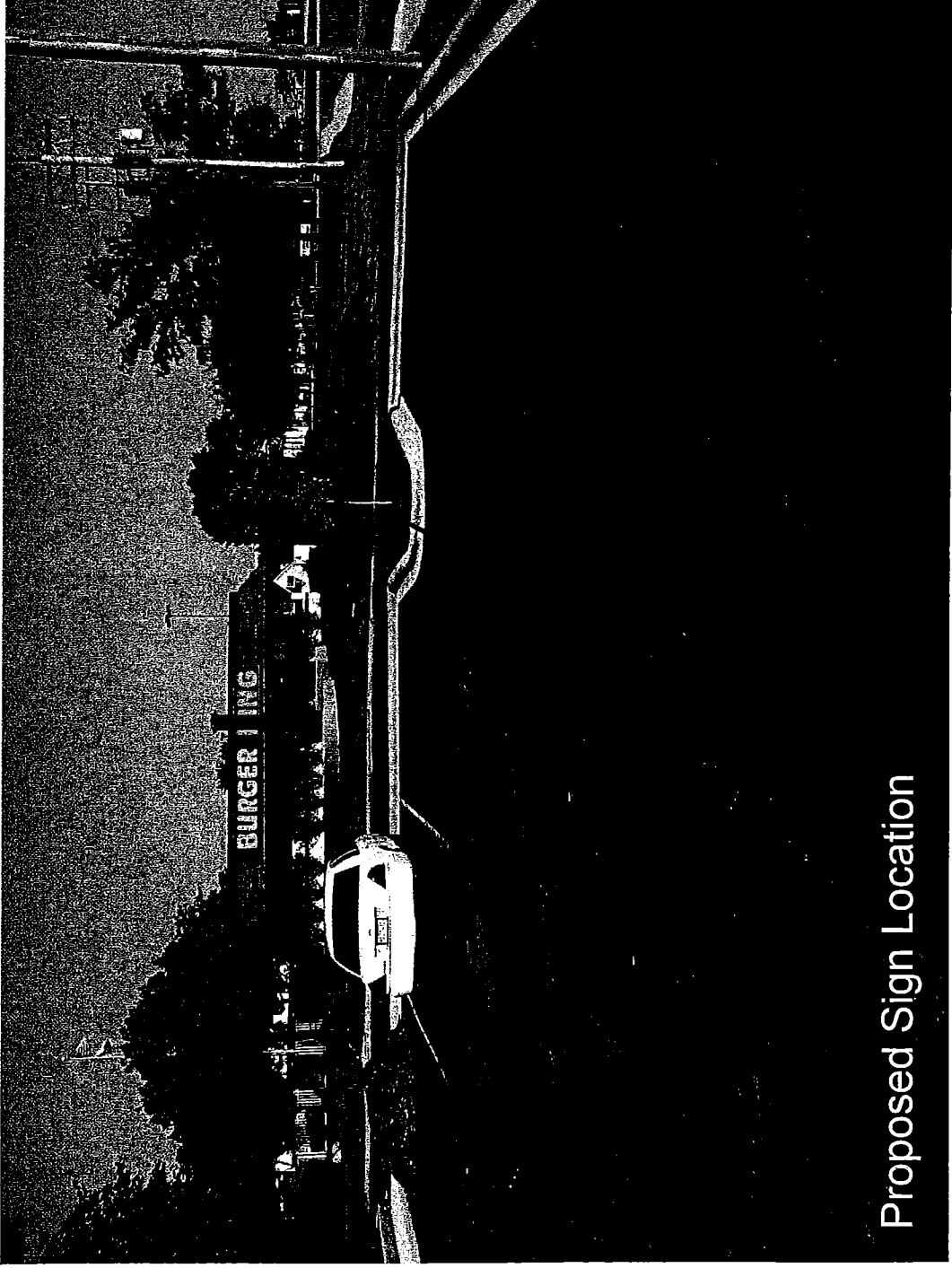
**ANIMAL
HOSPITAL**



120"

96" X 48" ALLMACORP
V-SHAPE INSTALLATION

Barrington Square Animal Hospital Sign

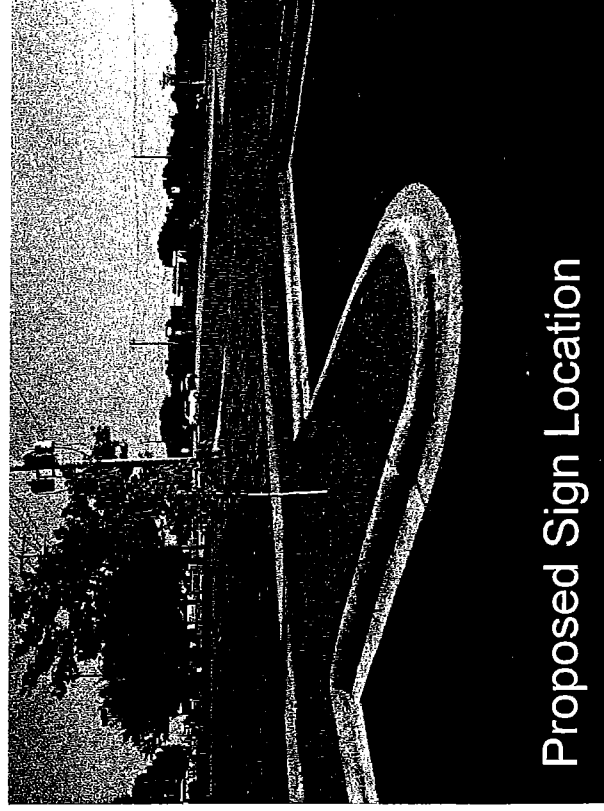


Proposed Sign Location

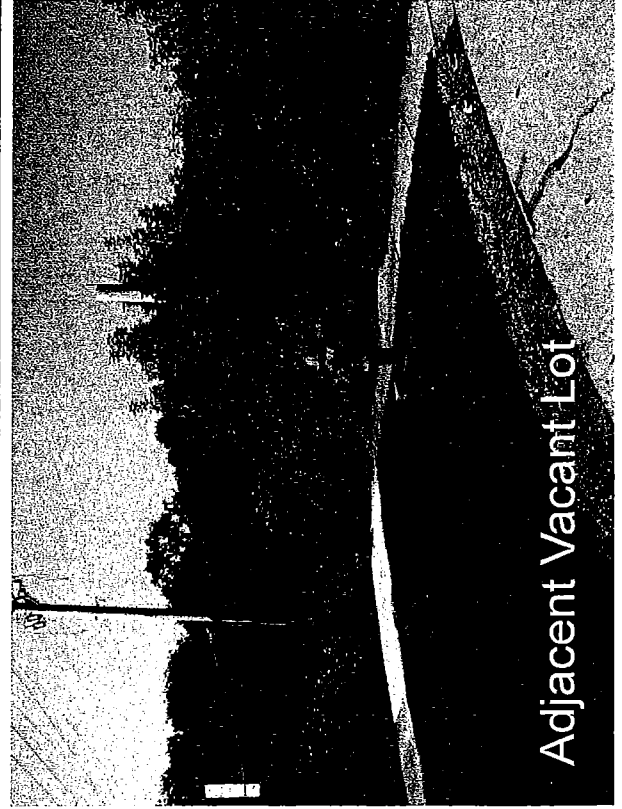
Barrington Square Animal Hospital Sign



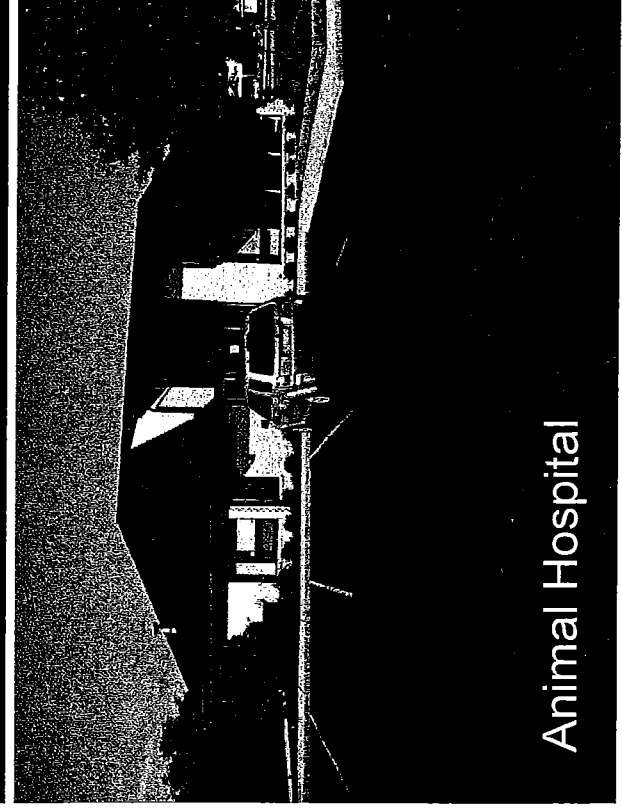
Existing Freestanding Sign



Proposed Sign Location



Adjacent Vacant Lot



Animal Hospital

VILLAGE OF HOFFMAN ESTATES
ZONING BOARD OF APPEALS

FINDING OF FACT

DATE OF PUBLIC HEARINGS: September 15, 2009

DATE OF PRESENTATION TO VILLAGE BOARD: September 21, 2009

PETITION: Hearing held at the request of Township High School District 211 (Owner) and Insite Inc. agent for Verizon Wireless (Lessee) to consider a variation and special use under the Zoning Code to permit the installation of a wireless communications facility and accompanying equipment shelter on the property located at 1100 W. Higgins Road (Hoffman Estates High School).

DISTRICT IN WHICH PROPERTY IS LOCATED: R-3, One Family Residential

ZONING CODE SECTION(S) FOR VARIATION: 9-3-9-A

ZONING CODE SECTION(S) FOR SPECIAL USE: 9-3-9-A, 9-5-3-C-4

FINDING-OF-FACT: The Zoning Board of Appeals (ZBA) found that the Standards for a Special Use (9-1-18-I) and Standards for a Variation (9-1-15-C) were met.

MOTION: Request to grant Township High School District 211 (Owner) and Insite Inc. agent for Verizon Wireless (Lessee) at 1100 W. Higgins Road (Hoffman Estates High School), *a special use under Section 9-3-9-A and Section 9-5-3-C-4 and a thirty one (31) foot height variation from Section 9-3-9-A to permit the installation of twelve (12) cellular antennas at ninety one (91) feet high on a light pole on the northwest corner of the football field and construction of an associated equipment shelter. The following conditions shall apply:*

1. Per Zoning Code Section 9-1-18-L, should the operation of this cellular facility cease for a period of six (6) months, the antennas shall be removed.
2. No signs, cabinets, conduits, or other fixtures shall be installed on the exterior of the shelter beyond those shown on the approved building plans.

The petitioner was agreeable to the above listed conditions.

RECOMMENDATION: The Zoning Board of Appeals recommends approval of this request.

Verizon is proposing to install 12 antennas on the fourth and final light pole by the football field. The four light poles were installed in 2001 for the dual purpose of illuminating the football field and so that cell antennas could be installed to provide revenue to the school district. The antennas and proposed equipment shelter are nearly identical to those installed by Sprint, U.S. Cellular, and Cricket on this property. The proposed Verizon shelter would be placed beneath the bleachers and would match the shelters of the other three carriers. The petitioner responded

to questions regarding the typical separation of antennas to obtain adequate cell phone coverage. He stated that it varies based on number of calls, topography, foliage, and the height of the antennas, but is approximately ½ mile to 1 mile. In more densely populated areas like the City of Chicago they can be a few blocks apart, in rural areas they may be miles apart. Antenna installations are much closer together than they were several years ago since cell phone call volumes are increasing. They have identified this location as an area of their network that needs improvement to prevent dropped calls and a poor signal. The Zoning Board raised no concerns about this request. It was noted that although this is the final light pole, hypothetically additional antenna arrays could be proposed on the same poles with at least a 10 foot separation.

AUDIENCE COMMENTS

Prior to the audience participation portion of the hearing, Chairman Weaver read the following into the record: The Federal Communications Act of 1996 expressly pre-empts local governments from regulating the placement, construction or modification of personal wireless services on the basis of environmental or health issues. Such concerns cannot be discussed or used as a basis of the decision whether to grant a special use.

A resident from 1525 Fairfield attended the meeting as she was unsure of the location of the antennas and whether they would be on a newly constructed pole or an existing pole. After listening to the petitioner's presentation she stated that she has no objection to the location of this installation.

VOTE:

4 Ayes

0 Nays

3 Absent (Ali, Ciffone, Wilson)

MOTION PASSED

ZONING BOARD OF APPEALS

Chairman William Weaver

Vice-Chairman Ronald Jehlik

Denise Wilson

Michael Ciffone

Masoom Ali

Donna Boomgarden

Michael Gaeta

*** IMMEDIATE AUTHORIZATION TO APPLY FOR PERMITS IS REQUESTED ***

**THIS SPECIAL USE AND VARIATION WILL EXPIRE UNLESS
ACTED UPON WITHIN ONE (1) YEAR OF VILLAGE BOARD APPROVAL**

FINDING OF FACT WRITTEN BY DEVELOPMENT SERVICES STAFF

VILLAGE OF HOFFMAN ESTATES

Memo

TO: William Weaver, Zoning Board of Appeals Chairman
FROM: Josh Edwards, Assistant Planner *JAE*
RE: 1100 W. HIGGINS ROAD (HOFFMAN ESTATES HIGH SCHOOL)
- SPECIAL USE & VARIATION - INSITE INC. AS AGENT FOR
VERIZON WIRELESS AND TOWNSHIP HIGH SCHOOL
DISTRICT 211 - CELLULAR ANTENNAS & EQUIPMENT
SHELTER

DATE: September 10, 2009
HEARING DATE: September 15, 2009

1. REQUEST SUMMARY

Request by Insite Inc. as agent for Verizon Wireless and Township High School District 211 for a special use and variation to permit 12 antennas to be installed on a stadium light pole at the Hoffman Estates High School athletic field at 1100 W. Higgins Road.

2. PETITIONER PROPOSAL

The petitioner is proposing to install twelve, 6 foot high cellular antennas 91 feet high on the northwestern athletic field light pole (centered at 88 feet high). No antennas exist on this light pole. The field lights were constructed in 2001 with the intent to be used for antennas as well as athletic field illumination.

A 12 foot by 30 foot equipment shelter is proposed behind and underneath the bleachers that are adjacent to the subject light pole. The shelter will house the associated equipment cabinets and will be built with gray masonry and a metal roof painted blue to match the other three existing shelters on the site (owned by Sprint, U.S. Cellular, and Cricket). An existing high school accessory building in this location will be removed. Electrical conduits will be buried between the shelter and light pole and will run up the interior of the light pole. The shelter would be completely screened from view from

neighboring residences by the bleacher structure and the bleachers on the opposite (east) side of the athletic field.

3. **SITE CONDITIONS**

- a) The subject property is zoned R-3, One Family Residential.
- b) The properties to the north are zoned R-4, One Family Residential. The properties to the west are zoned B-2, Community Business District and R-4, One Family Residential. The properties to the south are zoned B-2, Community Business District and O-1, Office district. The properties to the east are single family homes and a church within the Village of Schaumburg.

4. **APPLICABLE REQUIREMENTS**

- a) Section 9-3-9 (p. CD9:58) states that a special use is required for antennas mounted over 45 feet to 60 feet. A height variation is required for an antenna to be higher than 60 feet.
- b) Section 9-5-3-C-4 (p. CD9:71) states that public utilities and services are a special use in the R-3 district.

5. **ADJACENT OWNERS COMMENTS**

Standard notification letters have been mailed with no written comments received at the time of this writing.

6. **VARIATION HISTORY**

Subject Property

- a) Ordinance 3054-1999 was granted to allow Southwestern Mobile Bell (Cellular One), to install two micro-cellular antennas on top of a 30-foot high parking light pole on the south side of the parking lot and associated equipment along Higgins Road.
- b) Ordinance 3316-2001 was granted to allow Sprint PCS to install 9 antennas, 90 feet high on the southwestern football field light pole and an equipment shelter.
- c) Ordinance 3555-2003 was granted to allow U.S. Cellular to install 9 antennas, 90 feet high on the southeastern football field light pole and an equipment shelter.

- d) Ordinance 3955-2007 was granted to allow Sprint to install 3 additional antennas for a total of 12 antennas, 90 feet high on the southwestern football field light pole with associated equipment housed inside the existing shelter.
- e) Ordinance 4050-2008 was granted to allow Cricket Communications to install 3 antennas, 104 feet high on the northeastern football field light pole and an equipment shelter.

Similar Property

- f) Ordinance 3830-2006 - 700 Cougar Trail (Conant High School) - was granted to allow Nextel to install 12 antennas, 92 feet high on the northeastern football field light pole and an equipment shelter.
- g) Ordinance 4051-2008 - 700 Cougar Trail (Conant High School) - was granted to allow Cricket Communications to install 3 antennas, 104 feet high on the western football field light pole and an equipment shelter.

7. **IMMEDIATE AUTHORIZATION TO APPLY FOR PERMIT**

The petitioner has requested immediate authorization to apply for permits.

8. **DEVELOPMENT SERVICES COMMENTS**

The equipment cabinets associated with the antenna installation will be housed entirely within a proposed shelter. This antenna installation will be nearly identical to those on three other light poles at this field. The rear yards of the neighboring residents include mature trees that help to screen their view to the athletic field, and this proposed installation is on the high school parking lot side of the athletic field. A chain link fence exists around the perimeter of the athletic field facility.

The proposal to add antennas to an existing light pole rather than erecting a separate antenna tower will minimize visual clutter.

The Federal Telecommunications Act of 1996 expressly preempts local governments from regulating the placement, construction, or modification of personal wireless services on the basis of environmental or health concerns. Such concerns cannot be discussed or used as a basis of the decision whether to grant a special use.

9. MOTION

Should the Zoning Board find that the Standards for a Special Use and Standards for a Variation are met, the following motion is provided:

A special use under Section 9-3-9-A and Section 9-5-3-C-4 and a thirty one (31) foot height variation from Section 9-3-9-A to permit the installation of twelve (12) cellular antennas at ninety one (91) feet high on a light pole on the northwest corner of the football field and construction of an associated equipment shelter.

The following conditions shall be applied to the above motion:

1. *Per Zoning Code Section 9-1-18-L, should the operation of this cellular facility cease for a period of six (6) months, the antennas shall be removed.*
2. *No signs, cabinets, conduits, or other fixtures shall be installed on the exterior of the shelter beyond those shown on the approved building plans.*

cc: Corporation Counsel, D. O'Malley, D. Plass, R. Norton, Petitioner

VILLAGE OF HOFFMAN ESTATES
ZONING BOARD OF APPEALS

REQUEST FOR SPECIAL USE HEARING

FOR VILLAGE USE ONLY

Hearing Fee \$ 400.00 Date Paid _____ Received By J. EDWARDS

Hearing Date: _____ Time: _____ Legal Published _____

Receipt Number _____ Check No. _____ Zoning District _____

PLEASE PRINT OR TYPE

1. Name of Property Owner(s)* Township High School District 211

E-Mail Address web: www.d211.org Fax _____

Owner's Address 1750 S. Roselle Rd. Phone 847-755-6600

City Palatine State IL Zip 60067

Subject Property's Address (if different than #1): Hoffman Estates High School
1000 W. Higgins Rd.
Hoffman Estates, IL 60169

2. Person applying if other than owner:*

Name Julie Garnello, a agent Company Insite inc
for Verizon wireless

E-Mail Address garnello@insite-inc.com Fax 773-305-1668

Address 1400 N. Milwaukee ave. Phone 847 571-3232

City Chicago State IL Zip 60622

3. Property Index Number (PIN) 07-09-300-008

5. Please describe the proposed use, or attach a letter.

Verizon wireless respectfully requests a Special Use Permit and
any other relief necessary to accommodate the construction and in-
stallation of a wireless Communications Facility consisting of antennas
mounted at 88' on a light pole and a new equipment shelter and
related equipment (located at Hoffman Estates High School Athletics Stadium.

* If "owner" is an entity other than an individual(s), then an Economic Disclosure Statement must also be filed.

6. **An Immediate Authorization to Apply for Permits** allows the Code Enforcement Division to begin the building permit review process prior to the adoption of the Ordinance by the Village Board. The Immediate Authorization makes it possible for you to expedite the plan review process by approximately two weeks. Contact the Code Enforcement Division at 847/781-2631 to discuss the building permit application and review process.

Please check one of the following

Yes, I request Immediate Authorization to Apply for Permits upon approval of my application by the Village Board, allowing me to begin the building permit review process prior to adoption of the Ordinance approving my special use.

Or

No, I do not request Immediate Authorization to Apply for Permits.

7. I, the undersigned, certify the information and submissions provided accurately represent the current conditions and proposed improvement(s) requiring a special use.

Owner's Signature _____

Name (Please Print) _____

Applicant's Signature Julie Garnello ^{PA.}

Name (Please Print) Julie Garnello, as agent for Verizon Wireless

All requests for a hearing must be accompanied by the items required according to the nature of the request. All fees must be paid before Zoning Board can hear any case. Any additional fees must be paid before any findings or reports are given to the Village Board.

**ZONING CODE
VILLAGE OF HOFFMAN ESTATES
STANDARDS FOR A SPECIAL USE**

Section 9-1-18. SPECIAL USES

Standards – No special use shall be recommended by the Zoning Board of Appeals unless said Board 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;**

The establishment, maintenance and operation of this communications facility will be wholly contained at the Hoffman Estates High School Stadium. It will not be injurious to or endanger the public health, safety, morals, comfort, or general welfare of the community. Wireless communication technology does not interfere with any form of communication, whether public or private. To the contrary, wireless technology provides vital communications in emergency situations and will commonly be used by local residents in emergency situations and by emergency personnel to protect the general public's welfare. Additionally, the proposed facility will be designed and constructed to meet applicable governmental and industry safety standards.

- 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.**

Verizon Wireless has commissioned numerous independent third-party property valuation studies nationwide to address whether facilities such as the proposed facility will have an adverse affect on use and value of adjacent properties. Each such independent study has found that the use and value of adjoining properties is not adversely affected by facilities like the proposed facility. Verizon has been sensitive in selecting and designing this site as to minimize the visual impact on surrounding property. The radio equipment for the facility will be located within an equipment shelter which will match the existing brick building and the coaxial cables, which connect the radio equipment to the antennas, will be routed underground, as depicted on the site plan and elevation drawings. Additionally, no material noise, glare, smoke, debris or traffic flow or any other nuisance shall not be generated by the proposed facility; nor will the proposed facility require lighting under any FAA rule or regulation. Therefore, 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.

- 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 noted above, Verizon has been sensitive in the selection and design of the proposed facility as to minimize the impact on the surrounding property. Since the proposed facility is unmanned, there will be no material effect on sewer, water, parking or traffic. Granting the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. To the contrary, reliable utility networks such as electric, gas, water and wireless networks are essential to the development of any community.

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

A wireless facility is unstaffed. The only utilities which will be required are telephone and electricity, both of which are available on site. No drainage, sanitation, refuse removal, parks, library, or school services will be necessary for this facility. This site is entirely self-monitored and connects directly to a central office where sophisticated computers alert personnel to any equipment malfunction or breach of security. Existing police and fire protection are more than adequate to provide security for this facility.

- 5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets; and**

Access will be via a new 12'-0" wide access easement within existing asphalt parking lot and access driveway off of Higgins Road. Typically, once a site is built and operational, it is visited by a technician for routine system checks once or twice monthly during normal business hours. There will be NO traffic congestion that will result from the site because a single technician visiting the proposed facility in a single automobile will not affect the traffic volumes or patterns at this location or on adjoining streets.

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

The special use conforms, in all other aspects, to the applicable regulations of the R-3 zoning district, except in each instance as such regulations may be modified by the Village Board pursuant to the recommendation of the Zoning Board of Appeals.

**VILLAGE OF HOFFMAN ESTATES
ZONING BOARD OF APPEALS
REQUEST FOR NON-RESIDENTIAL VARIATION HEARING**

FOR VILLAGE USE ONLY

Hearing Fee \$ 400.00 Date Paid _____ Received By J. EDWARDS

Hearing Date: _____ Time: _____ Legal Published _____

Receipt Number _____ Check No. _____ Zoning District _____

Front Yard Setback, Side Yard Setback, Rear Yard Setback, Height, or Other Variation	Present Condition	Required	Proposed

PLEASE PRINT OR TYPE

1. Name of Property Owner(s)* Township High School District 211

E-Mail Address web: www.dall.org Fax #: _____

Owner's Address 1750 S. Roselle Rd. Phone 847-755-6600

City Palatine State IL Zip 60067

Subject Property's Address (if different): Hoffman Estates High School
1000 W. Higgins Rd.
Hoffman Estates, IL 60169

2. Person applying if other than owner:*

Name Julie Garnello, as agent
for Verizon Wireless Company Insite inc.

E-Mail Address garnello@insite-inc.com Fax #: 773-305-1668

Address 1400 N. Milwaukee Ave. Phone: 847-571-3232

City Chicago State IL Zip 60622

3. Property Index Number (PIN) 07-09-300-008

* If "owner" is an entity other than an individual(s), then an Economic Disclosure Statement must also be filed.

4. Is the applicant the original owner? No. Did the condition that instituted this request for a variation exist at the time the applicant purchased the property? If yes, please describe.

N/A- Applicant is not the original owner.

5. Describe the improvement that needs a variation and the reasons a variation would be appropriate using the Standards for Variation (attached) as a guide. (e.g. An addition requires a 5-foot front yard setback variation. A hardship was caused by a street-widening project that reduced the front yard by 10 feet.)

The proposed wireless communications facility consists of new antennas mounted on an existing light pole at 88' and a new 12'x30' equipment shelter at grade level located within the Hoffman Estates High School Athletic Stadium. Installing the antennas at 88', pursuant to the Village of Hoffman Estates Zoning Code, requires a 28' height variation. The need to locate a wireless communications facility at a particular location and place the antennas at a particular height necessary for the antennas to transmit and receive signals has resulted in the hardship, as opposed to the hardship being based exclusively upon a desire to increase the value of the property. The proposed facility and variation will not endanger the public safety or diminish property values in the neighborhood and will be designed and constructed to meet applicable governmental and industry safety standards. Moreover, no material noise, glare, smoke, debris, traffic flow or any other nuisance will be generated by the proposed facility or the requested variation.

6. Describe existing construction materials and proposed materials indicating if proposed construction will match or blend with the existing structure.

The Proposed construction materials consist of: a new low profile antenna platform, antenna mounting pipes with mounting kits; (12) new lessee antennas; (12) new lessee coaxial cables routed inside existing stadium light pole (note: other 3 light poles already host antennas); a new coaxial cable enclosure and shelter; new lessee equipment shelter with a brick exterior and pitched roof with gutter and down spout – located on a new concrete slab; utility compound: new utility H-Frame w/electric meter and Telco Box (existing wood fence section to be relocated by contractor and new fence extension as needed to match existing fence). The proposed construction materials will blend with the existing structures located within the stadium (see plans for details).

7. Estimated Total Project Cost: _____

8. Will the proposed construction require removal/relocation of trees, driveway apron, utilities, other? If yes, please describe.

The proposed construction will not require the removal or relocation of trees, driveway aprons or utilities. However, as stated above in #6, the existing wood fence section surrounding the utilities will be relocated by contractor and a new fence extension will be added to match existing fence.

9. An Immediate Authorization to Apply for Permits allows the Code Enforcement Division to begin the building permit review process prior to the adoption of the Ordinance by the Village Board. The Immediate Authorization makes it possible for you to expedite the plan review process by approximately two weeks. Contact the Code Enforcement Division at 847/781-2631 to discuss the building permit application and review process.

Please check one of the following

Yes, I request Immediate Authorization to Apply for Permits upon approval of my application by the Village Board, allowing me to begin the building permit review process prior to adoption of the Ordinance approving my variation.

Or

No, I do not request Immediate Authorization to Apply for Permits.

10. I, the undersigned, certify the information and submissions provided accurately represent the current conditions and proposed improvement(s) needing a variation.

Owner's Signature _____

Name (Please Print) _____

Applicant's Signature Julie Garnello ^{for} _____

Name (Please Print) Julie Garnello, as agent for Verizon Wireless

TOWNSHIP HIGH SCHOOL DISTRICT 211

1750 South Roselle Road
Palatine, Illinois 60067-7336
Telephone (847) 755-6600
Web Site www.d211.org

Nancy N. Robb
Superintendent

UNITED STATES DEPARTMENT OF EDUCATION
BLUE RIBBON SCHOOLS OF EXCELLENCE
James B. Conant High School
William Fremd High School
Hoffman Estates High School
Palatine High School
Schaumburg High School

ALTERNATIVE SCHOOLS
District 211 Academy-North
District 211 Academy-South

July 29, 2009



Village of Hoffman Estates
1900 Hassell Road
Hoffman Estates, IL 60169

RE: Verizon Wireless Special Use for telecommunications facility at 1100 W. Higgins Road, Hoffman Estates, IL 60169.

Julie Garnello/Verizon Wireless/Insite LLC, has authority to request Special Use and all necessary zoning permits on behalf of the Township High School District 211, for the placement of a telecommunications facility at Hoffman Estates High School.

Very Truly Yours,

Steven M. East
Director of Purchasing & Facilities
Township High School District 211
1750 S. Roselle Road
Palatine, IL 60067

SME/cjc

"Building the future, one student at a time."

**VERIZON WIRELESS
WIRELESS COMMUNICATIONS FACILITY
HOFFMAN ESTATES HIGH SCHOOL STADIUM
PROJECT SUMMARY**

Petitioner

Verizon Wireless is a leading national wireless phone carrier and offers one of the finest wireless communications networks in the nation. Verizon Wireless has entered into a lease agreement with District 211, owner of property located at 1000 W. Higgins, to install a wireless communications facility at the existing Hoffman Estates High School athletic stadium.

Co-Location

Co-location is the placement of wireless antennas on existing towers or structures such as a water tower, stadium lights, rooftops, etc. Utilizing such existing structures offers your community improved wireless service while minimizing the proliferation of towers.

The wireless industry is enjoying explosive growth, both domestically and internationally. Industry sources anticipate that the number of antenna sites in the United States will continue to grow. Without co-location, the number of telecommunications towers could increase 600 percent or more.

Cellular and other wireless phones have become a widely used and accepted form of business, personal and other communications. In addition to the many well-known business and personal uses of wireless communications, wireless phone networks have become a critical part of the nation's emergency communications infrastructure. Recent studies indicate that over 60 million "911" and distress calls were placed on wireless phones in the United States annually. Hence, wireless networks not only provide a means for everyday business and personal communications, but have also become an essential part of the nation's emergency communications infrastructure.

Property Description

The Proposed facility consists of (12) new antennas and a new low profile antenna platform to be located on the stadium light pole at a height of 88'-0" and a new (12'-0"x30'-0") equipment shelter located at grade level on a new (20'-0"x30'-0") lease area adjacent to the bleachers. The exterior of the new equipment shelter will match the grey blend brick of the existing building. Access will be via a new 12'-0" access easement within the existing asphalt parking lot and driveway off of Higgins Road. The proposed facility is located in the R-3 Zoning District.

Nature of Request/Zoning Analysis

Verizon Wireless seeks a special use permit, a height variation of 28'-0" (pursuant to the Hoffman Estates Code of Ordinances) and any other permits necessary to allow the installation of its proposed wireless communications facility.

Components and Operations

The proposed facility will be unstaffed and, upon completion, will require only infrequent maintenance visits (approximately one or two times a month) by a service technician. Access will be via a new 12'-0" access easement within the existing asphalt parking lot and driveway off of Higgins Road. Hence, the facility will not have any material impact on traffic, parking or storm water control.

The proposed facility is entirely self-monitored by sophisticated computers which connect directly to a central office and which alert personnel to equipment malfunction or breach of security. Moreover, no material noise, glare, smoke, debris, traffic flow or any other nuisance will be generated by the proposed facility.

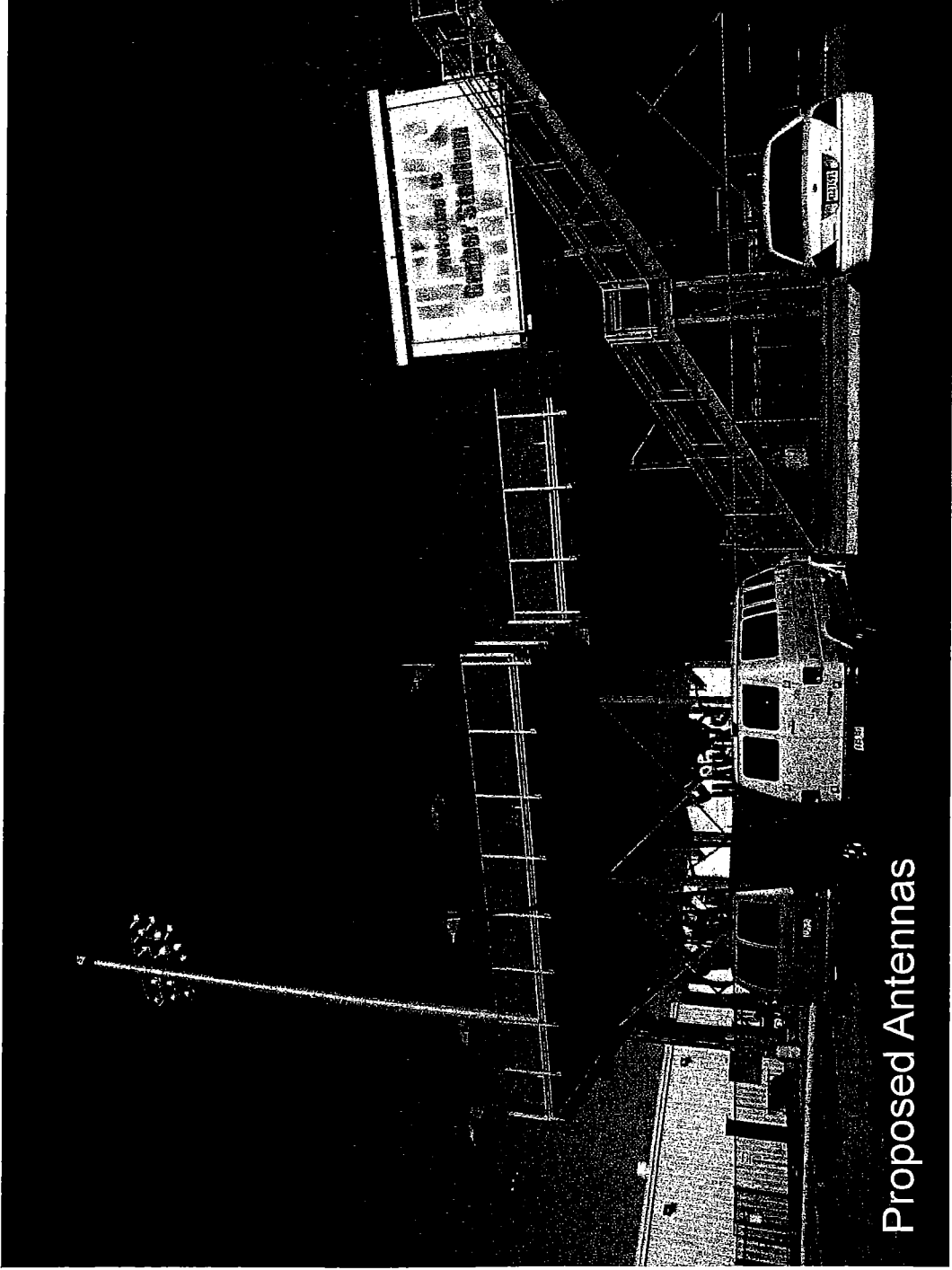
The proposed facility will be designed and constructed to meet applicable governmental and industry safety standards. Specifically, Verizon Wireless will comply with FCC and FAA rules governing construction requirements, technical standards, interference protection, power and height limitations and radio frequency standards.

Requested Action

Verizon Wireless respectfully requests a special use permit, a height variation and any other relief necessary to accommodate the installation of a wireless communications facility at the Hoffman Estates High School athletic stadium located at 1000 Higgins Road.

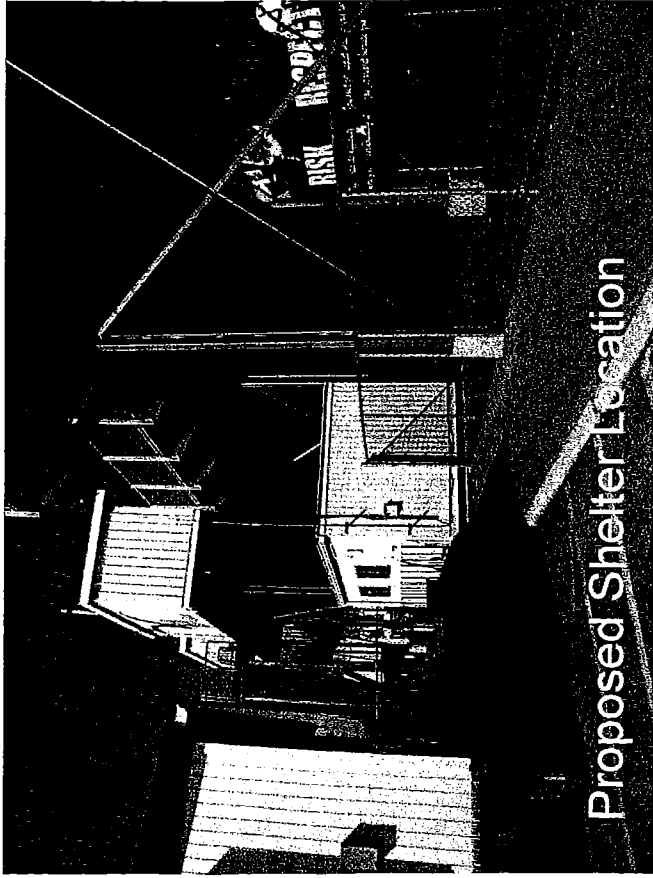
Verizon Wireless expressly reserves all of its rights, including those available to it under the Village of Hoffman Estates Code of Ordinances or any other state, local or federal law.

Verizon Wireless – Hoffman Estates H.S.

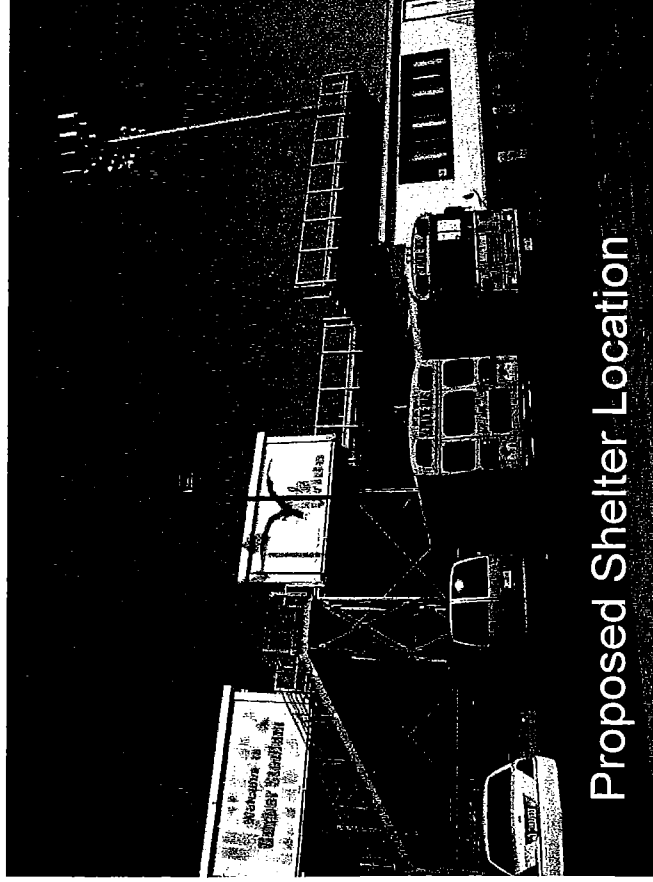


Proposed Antennas

Verizon Wireless – Hoffman Estates H.S.

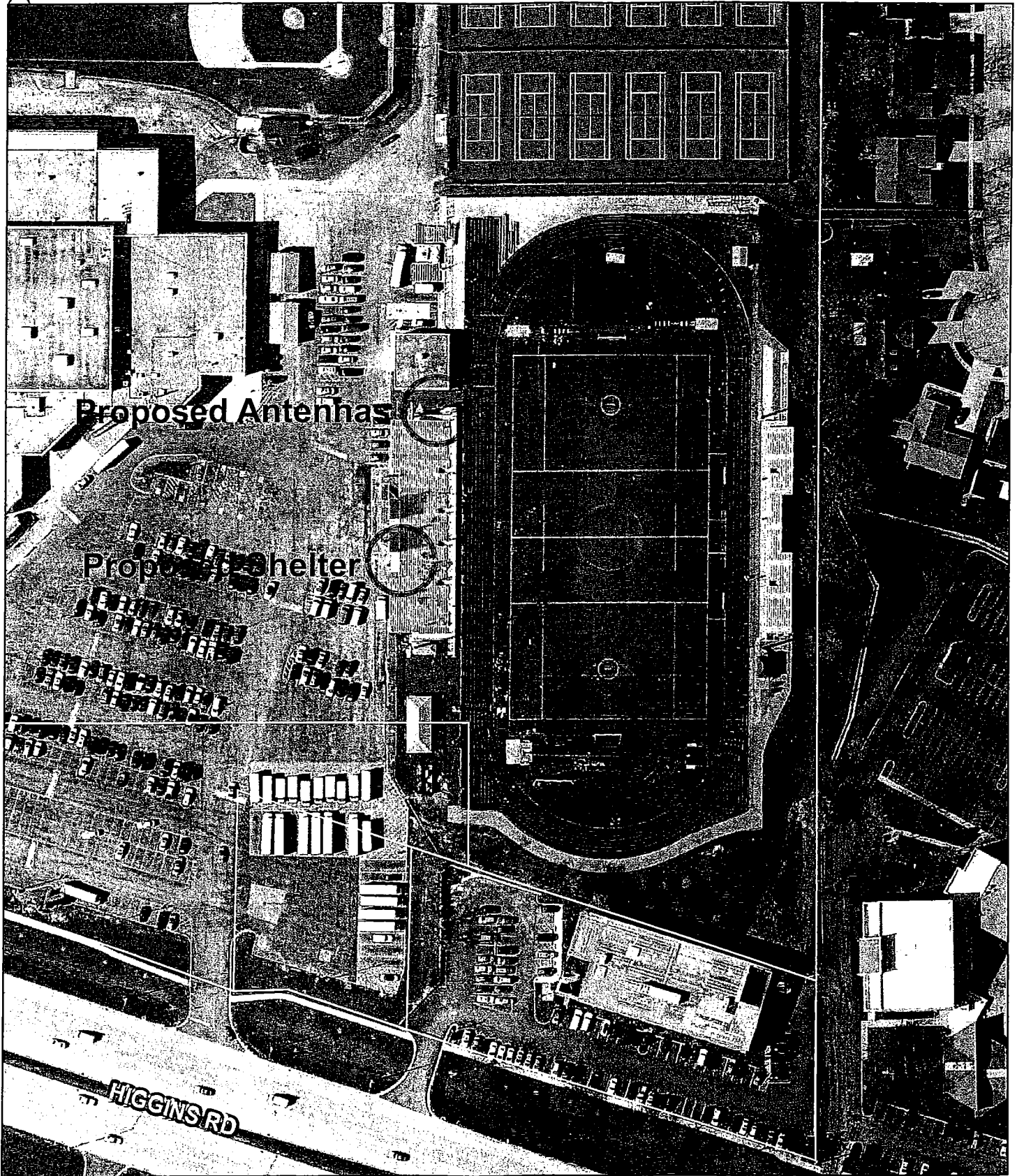


Proposed Shelter Location



Proposed Shelter Location

Verizon Wireless - Hoffman Estates High School



1 inch = 123 feet

Planning Division
Village of Hoffman Estates
September 2009

Site #188220 - Hoffman Estates High School, Hoffman Estates, IL
(Looking southeast at proposed site from parking lot)



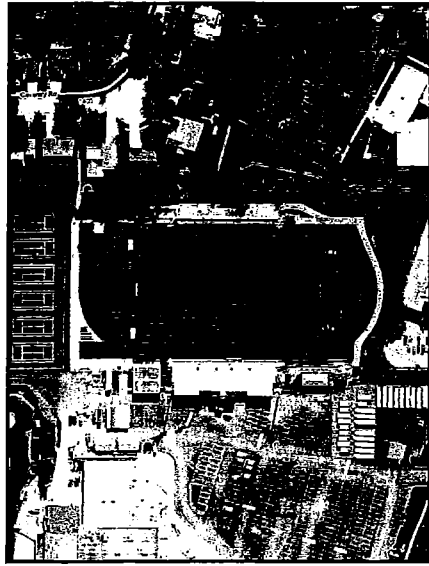
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Existing view



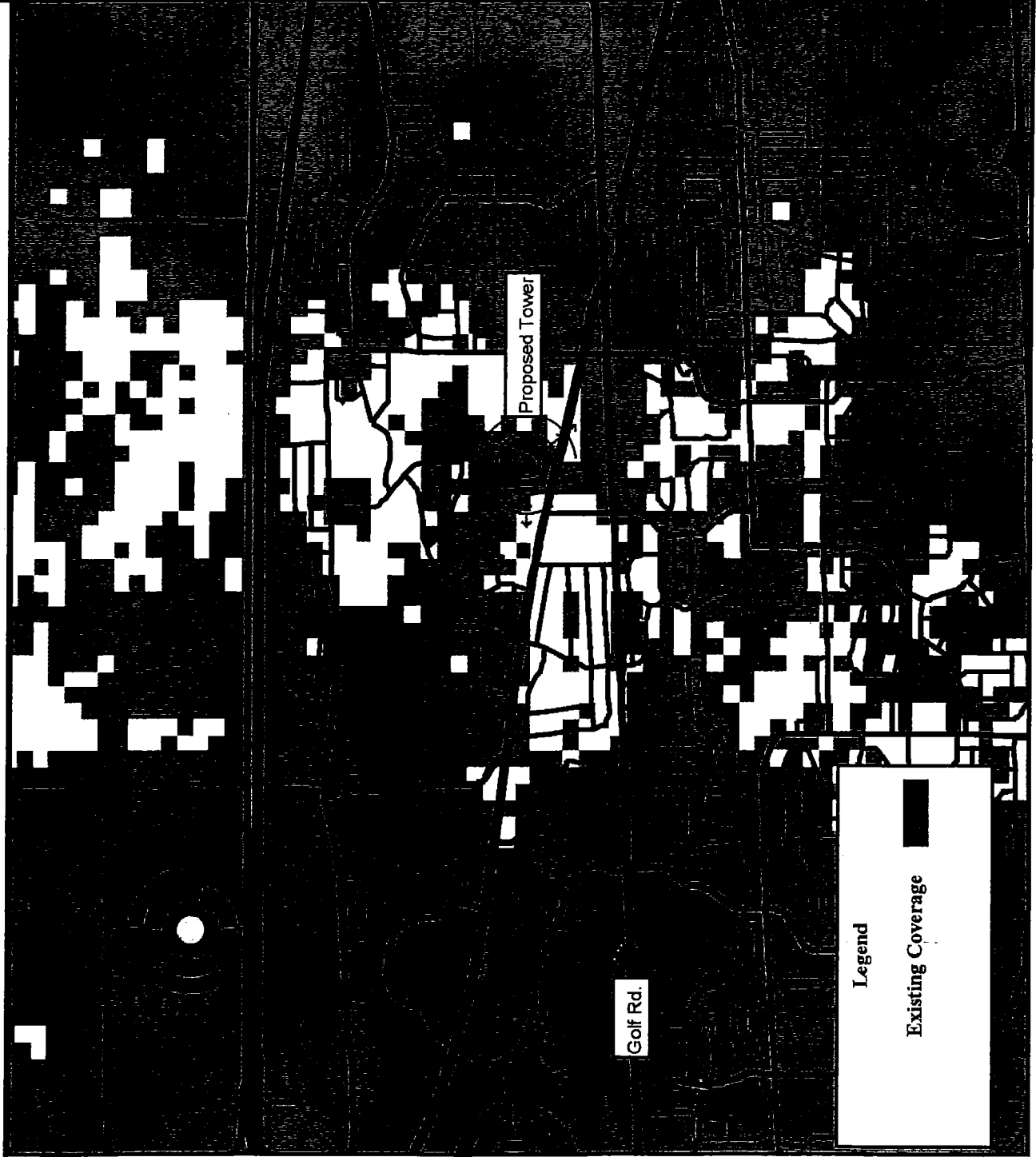
Proposed equipment installation



These photo simulations are for illustrative purposes only. Please use them in conjunction with the engineering plans for the most accurate representation of how the final site will look.

Existing Outdoor Coverage

The map is not a guarantee of coverage and contains areas with no service. This map is a general prediction of where rates and outdoor coverage apply, based on our internal data. Wireless service is subject to limitations, particularly near boundaries and in remote areas. Customer equipment, cell site unavailability, topography and other environmental considerations also affect service, which may vary significantly within buildings. With "All-Digital" devices, you can make and receive calls only when digital service is available in the Home Airtime Rate and Coverage Area and when digital service is available while roaming. When digital service is not available, your device will not operate or be able to make 911 calls. Check your roaming indicator to determine where rates apply. National mobile-to-mobile and other features are not available throughout the Verizon Wireless network. See the National Enhanced Service area brochure for details.

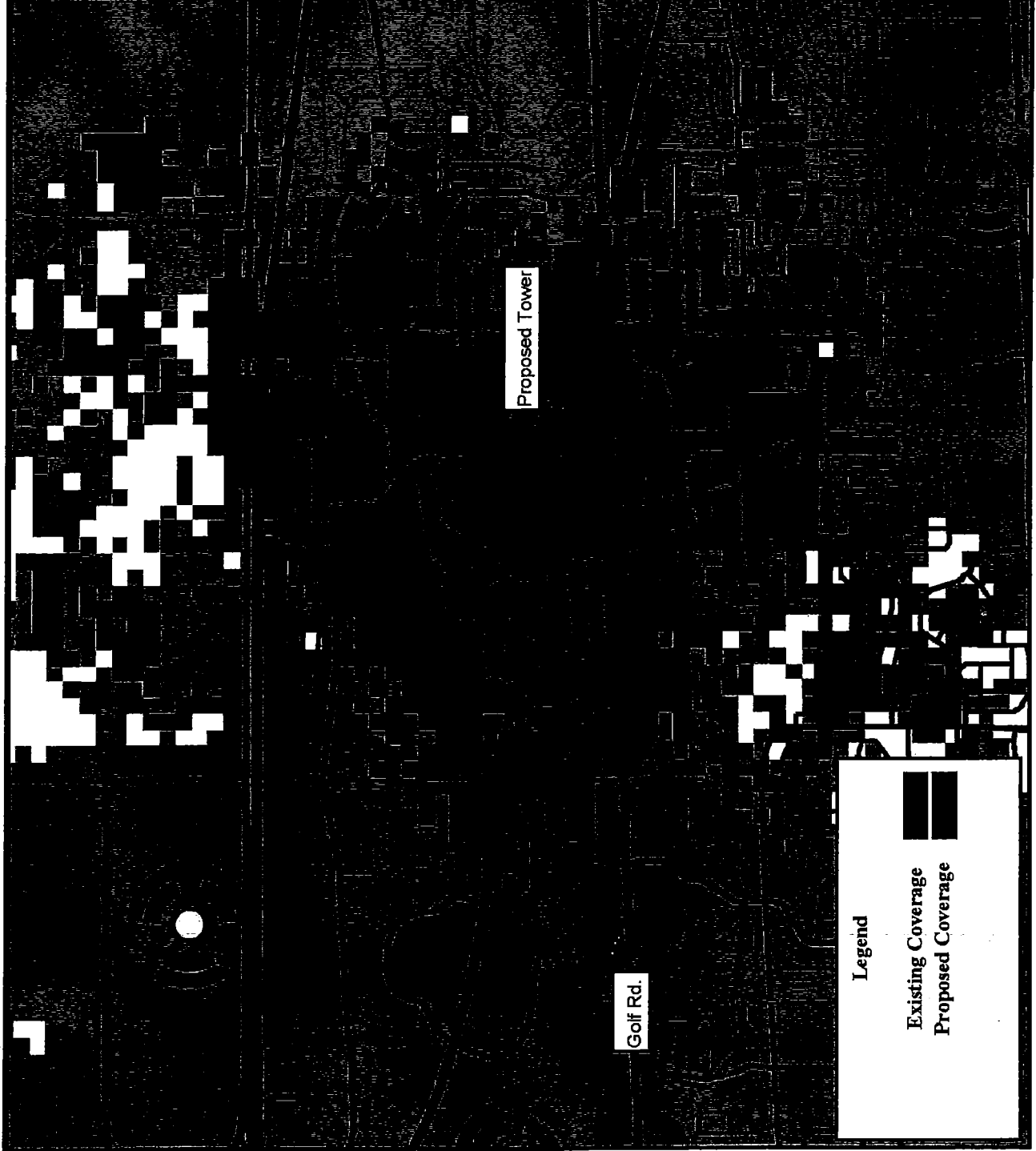


Proposed Outdoor Coverage

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With "All-Digital" devices, you can make and receive calls only when digital service is available in the Home Airtime Rate and Coverage Area and when digital service is available while roaming. When digital service is not available, your device will not operate or be able to make 911 calls. Check your roaming indicator to determine where rates apply. National mobile-to-mobile and other features are not available throughout the Verizon Wireless network. See the National Enhanced Service area brochure for details.



Legend

Existing Coverage

Proposed Coverage

Golf Rd.

Proposed Tower

Higgins Rd.

Existing In-Vehicle Coverage

The map is not a guarantee of coverage and contains areas with no service.

This map is a general prediction of where rates and outdoor coverage apply, based on our internal data. Wireless service is subject to limitations, particularly near boundaries and in remote areas. Customer equipment, cell site unavailability, topography and other environmental considerations also affect service, which may vary significantly within buildings.

With "All-Digital" devices, you can make and receive calls only when digital service is available in the Home Airtime Rate and Coverage Area and when digital service is available while roaming. When digital service is not available, your device will not operate or be able to make 911 calls. Check your roaming indicator to determine where rates apply. National mobile-to-mobile and other features are not available throughout the Verizon Wireless network. See the National Enhanced Service area brochure for details.



Legend

Existing Coverage

Golf Rd.

Higgins Rd.

Proposed Tower

Proposed In-Vehicle Coverage

The map is not a guarantee of coverage and contains areas with no service.

This map is a general prediction of where rates and outdoor coverage apply, based on our internal data. Wireless service is subject to limitations, particularly near boundaries and in remote areas. Customer equipment, cell site unavailability, topography and other environmental considerations also affect service, which may vary significantly within buildings.

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Legend

Existing Coverage

Proposed Coverage

Proposed Tower

Golf Rd.

Higgins Rd.

Chicago SMSA
 Limited Partnership
 d/b/a Verizon Wireless
 1515 Woodfield Rd.
 Suite 1400,
 Schaumburg, IL 60173
 Tel. (847) 708-1745
 Fax (847) 708-7415



Palmetto Engineering Consultants
 9700 W. HIGGINS RD., SUITE 600
 ROSEMONT, ILLINOIS 60018
 TEL: 847-292-0200
 FAX: 847-292-0205

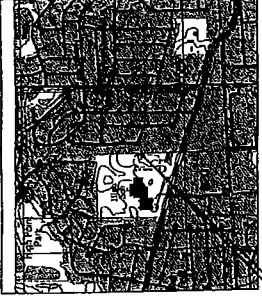
NO.	DATE	DESCRIPTION
1	3/25/09	PRELIMINARY
2	7/28/09	SITE SURVEY

LANDMARK
 ORIGINAL SURVEY RECORD
 7608 WEST 103RD STREET
 PALOS HILLS, ILLINOIS 60463-1528
 PROJECT No. 08-09-088

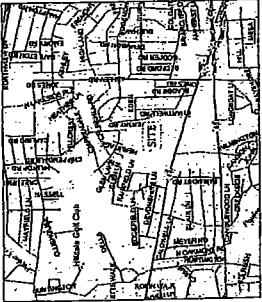
SITE #188220
HOFFMAN ESTATES
HIGH SCHOOL
 1000 W. HIGGINS ROAD
 HOFFMAN ESTATES, IL 60119
 COOK COUNTY

SHEET TITLE
SITE SURVEY

SHEET NUMBER
SS 1 OF 4



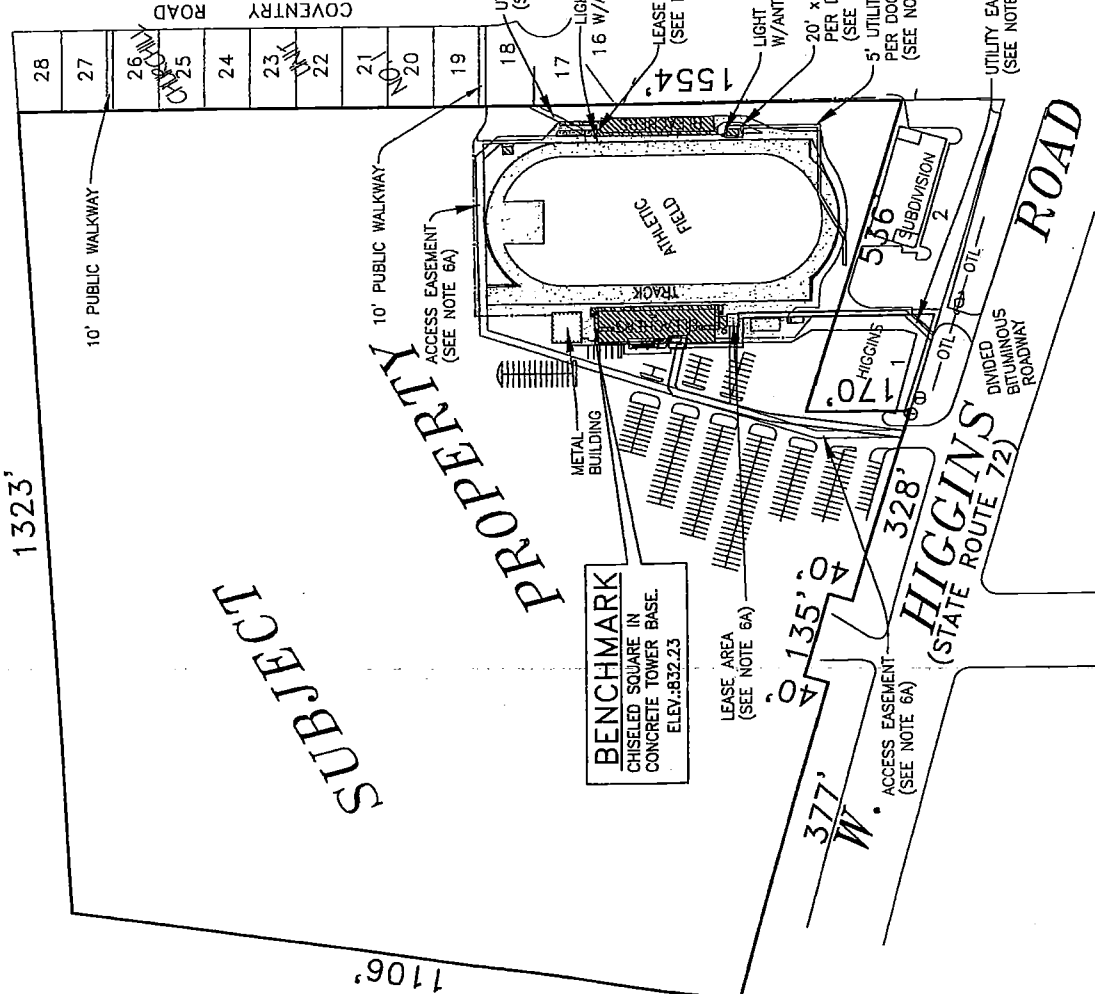
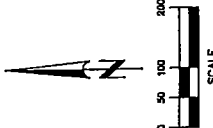
PALATINE QUAD MAP



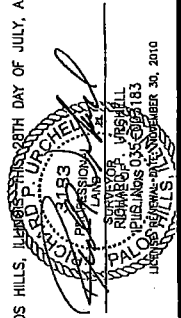
LOCATION MAP

SITE

SUBJECT PROPERTY
 THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHERLY LINE OF HIGGINS ROAD (EXCEPTING THEREFROM THAT PART THEREOF BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF SAID ROAD AND THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE WESTERLY, ALONG SAID NORTHERLY LINE OF HIGGINS ROAD, A DISTANCE OF 536.00 FEET; THENCE NORTH, PARALLEL WITH THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9; A DISTANCE OF 170.29 FEET; THENCE EASTERLY, PARALLEL WITH THE NORTHERLY LINE OF SAID HIGGINS ROAD, EASTERLY OF THE POINT OF CURVATURE, IN SAID ROAD, A DISTANCE OF 536.0 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH A DISTANCE OF 170.29 FEET TO THE POINT OF BEGINNING).



DATED AT PALOS HILLS, ILLINOIS, THE 28TH DAY OF JULY, A.D. 2009.



RICHARD P. UNGER
 SURVEYOR, ILLINOIS
 1193
 PALOS HILLS, ILLINOIS 60463-1528
 LICENSE NO. 1193, EXPIRES AUGUST 30, 2010

Chicago SMSA
 Limited Partnership
 d/b/a Verizon Wireless
 1515 Woodfield Rd.
 Suite 1400
 Schaumburg, IL 60113

Fullerton
 Engineering Consultants
 5100 W Higgins Rd, Suite 600
 Rosemont, Illinois 60018
 Tel. 847-398-6200
 Fax 847-398-6205

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SITE NAME
**HOFFMAN ESTATES
 HIGH SCHOOL**

LOCATION NUMBER
 198720

PROJECT NUMBER
 20020201603

SITE ADDRESS
**10000 W. HIGGINS RD.
 HOFFMAN ESTATES,
 IL 60143**

#	DATE	REVISIONS
1	8/20/09	LEASE EXHIBIT (FC)
2	3/24/09	REV. LEASE EXHIBIT (AU)
3	3/17/09	REV. LEASE EXHIBIT (AU)
4	4/7/09	50% REVIEW (JK)
5	6/18/09	50% REVIEW (AU)

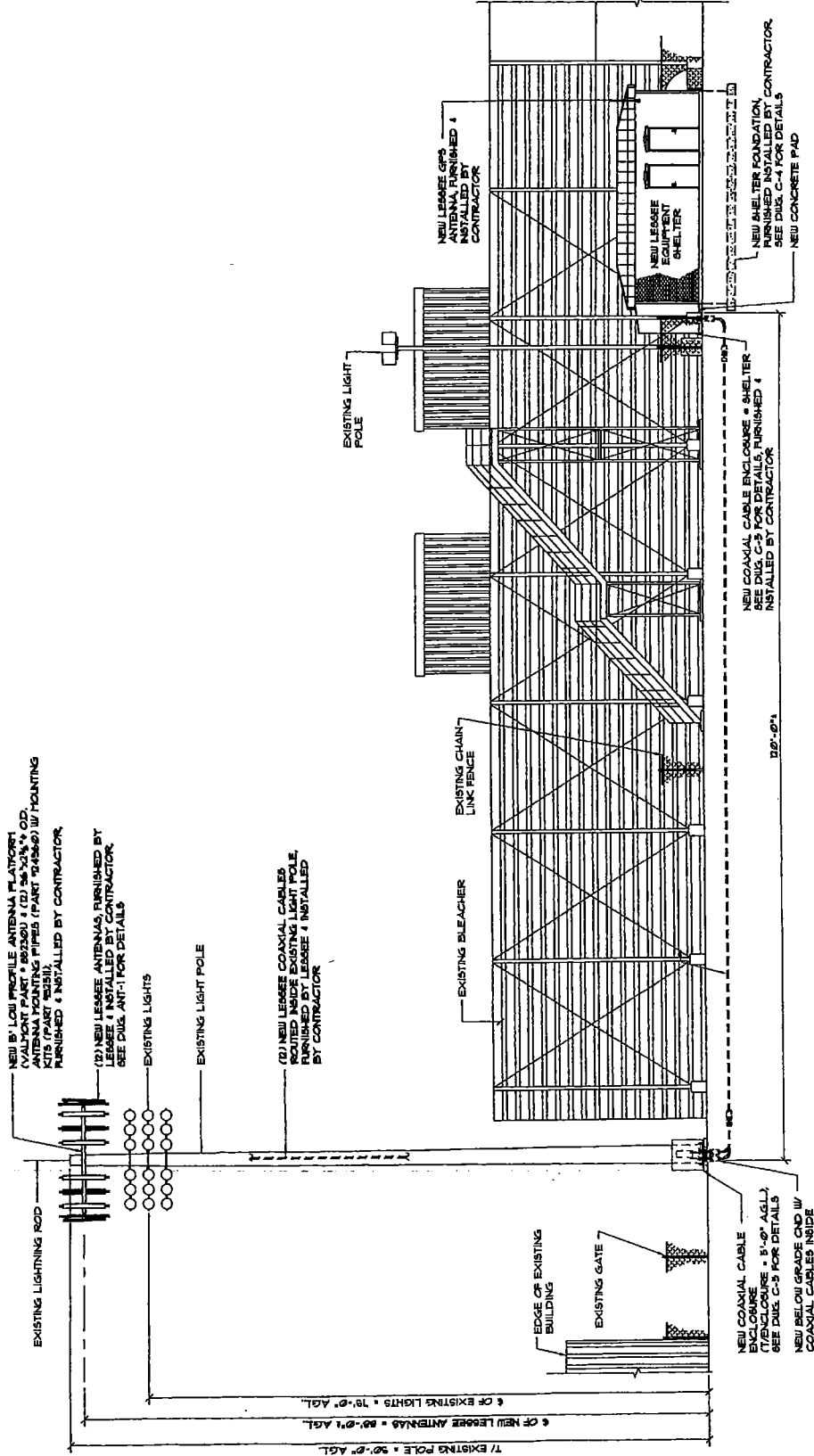
CHECKED BY: ME
 APPROVED BY: MD

DATE SIGNED: _____
 EXPIRATION DATE: _____

SHEET TITLE
SITE ELEVATION

SHEET NUMBER
C-3

- STRUCTURAL NOTES:**
- 1- STRUCTURAL CALCULATION PREPARED OTHERS. CONTRACTOR TO VERIFY WITH LEASEE PROJECT MANAGER TO OBTAIN A COPY.
 - 2- CONTRACTOR TO REFER TO TOWER STRUCTURAL CALCULATION FOR ALL DIMENSIONS. NO ERECTION OR MODIFICATION OF TOWER SHALL BE MADE WITHOUT APPROVAL OF STRUCTURAL ENGINEER.



SCALE: NTS

WEST ELEVATION

Chicago SMSA
 Limited Partnership
 d/b/a Verizon Wireless
 1515 Woodfield Rd.
 Suite 1400,
 Schaumburg, IL 60173

Fullerton
 Engineering Consultants
 1900 W. Higgins Rd., Suite 600
 Rosemont, IL 60018
 Tel: 847-330-0700
 Fax: 847-330-0205

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SITE NAME
**HORRMAN ESTATES
 HIGH SCHOOL**
 LOCATION NUMBER
 1982720
 PROJECT NUMBER
 2008281603

SITE ADDRESS
**1000 W. HIGGINS RD.
 HORRMAN ESTATES,
 IL 60169**

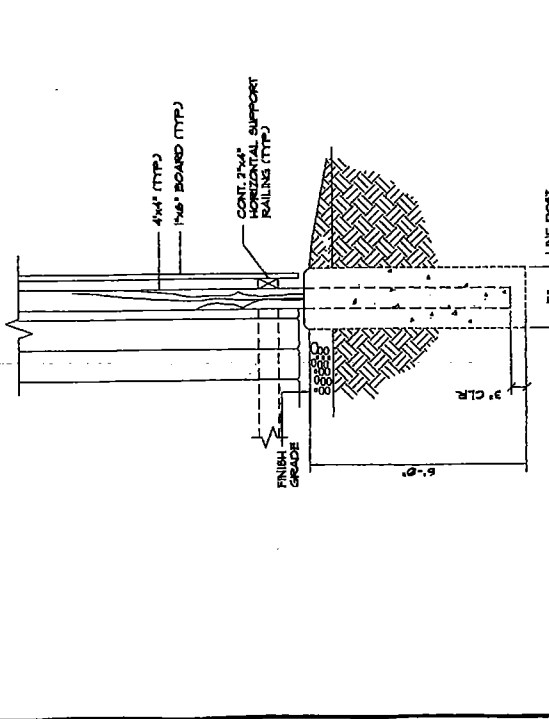
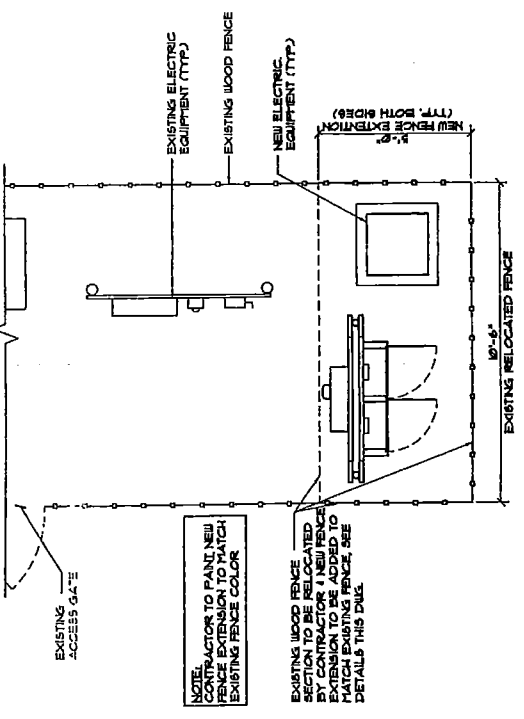
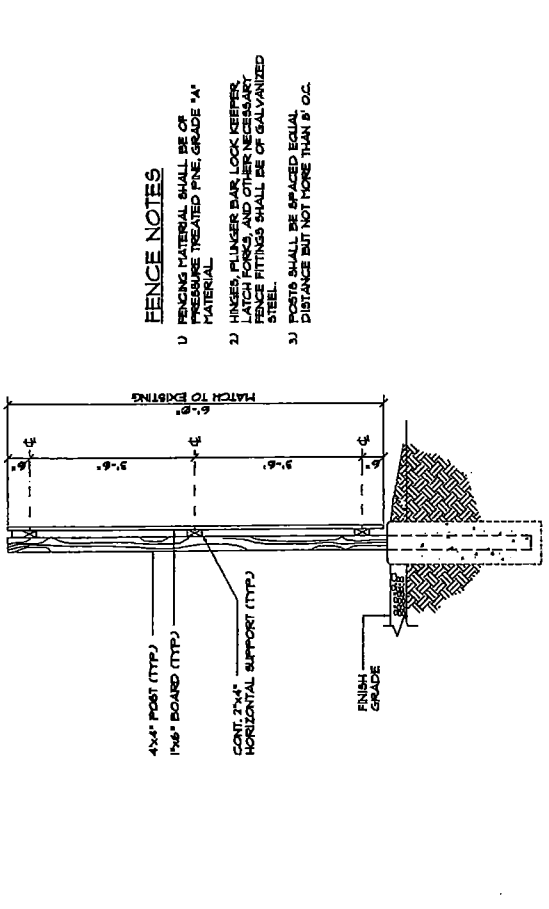
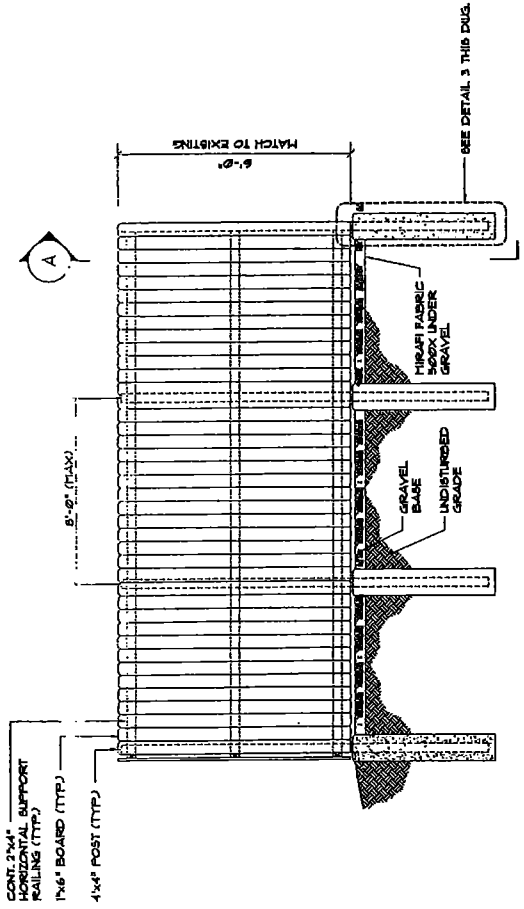
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1	02/09/08	LEASE EXHIBIT (TC)
2	3/04/09	REV. LEASE EXHIBIT (AU)
3	5/07/09	REV. LEASE EXHIBIT (AU)
4	4/27/09	SSA REVIEW (JR)
5	6/16/09	SSA REVIEW (AU)

CHECKED BY: M.
 APPROVED BY: TDS

DATE SIGNED: _____
 EXPIRATION DATE: _____

SHEET TITLE
FENCE DETAILS

SHEET NUMBER
C-6



- FENCE NOTES**
- 1) FENCING MATERIAL SHALL BE OF PRESSURE TREATED PINE, GRADE "A" MATERIAL.
 - 2) HINGES, PLUNGER BAR, LOCK, KEYPERS, LATCH FORKS, AND OTHER NECESSARY FENCE FITTINGS SHALL BE OF GALVANIZED STEEL.
 - 3) POSTS SHALL BE SPACED EQUAL DISTANCE BUT NOT MORE THAN 8' O.C.

NOTE:
 CONTRACTOR TO PAINT NEW FENCE EXTENSION TO MATCH EXISTING FENCE COLOR

EXISTING WOOD FENCE SECTION TO BE RELOCATED BY CONTRACTOR. A NEW FENCE EXTENSION TO BE ADDED TO MATCH EXISTING FENCE. SEE DETAILS THIS DWG.

POST FOOTING

Chicago SMSA
 Limited Partnership
 d/b/a Verizon Wireless
 1515 Woodfield Rd.
 Suite 1400
 Schaumburg, IL 60193

Fullerton
 Engineering Consultants
 5100 W Higgins Rd, Suite 600
 Rosemont, Illinois 60018
 Tel: 630-429-4800
 Fax: 630-429-4800

FOR GENERAL INFORMATION OF THE CLIENT
 AND CONTRACTOR, THE DESIGNER HAS
 CONDUCTED VISUAL VERIFICATION OF THE
 SITE ADDRESS AND LOCATION OF THE
 PROJECT WITHOUT THE ASSISTANCE OF
 AERIAL PHOTOGRAPHS OR AERIAL
 SURVEYING. THE DESIGNER HAS
 CONDUCTED VISUAL VERIFICATION OF THE
 PROJECT LOCATION AND HAS FOUND THE
 PROJECT TO BE IN THE CORRECT
 LOCATION.

SITE NAME
**HOFFMAN ESTATES
 HIGH SCHOOL**

LOCATION NUMBER
188220

PROJECT NUMBER
2009281603

SITE ADDRESS
**1000 W HIGGINS RD,
 HOFFMAN ESTATES,
 IL 60169**

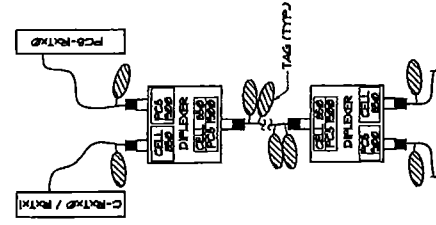
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04/01/10	REVISE PERMIT
04/01/10	REVISE PERMIT
04/01/10	REVISE PERMIT
04/01/10	REVISE PERMIT
04/01/10	REVISE PERMIT
04/01/10	REVISE PERMIT
04/01/10	REVISE PERMIT
04/01/10	REVISE PERMIT
04/01/10	REVISE PERMIT

DESIGNED BY: []
 APPROVED BY: []

DATE SIGNED: _____
 EXPIRATION DATE: _____

SHEET TITLE
**ANTENNA & COAX
 CABLE DETAILS**

SHEET NUMBER
ANT-1



TYPICAL DIPLEXER TAGGING SCALE: N.T.S. 5

NOTES:

- VERIFY EACH COAXIAL CABLE LENGTH, DIAMETER, ROUTING, AND ALL MOUNTING APPURTENANCES WITH OWNER PRIOR TO ORDER.
- THE MAINLINE COAXIAL CABLE LENGTH HAS BEEN ESTIMATED, ALLOWING A 1' TOLERANCE. A CORRESPONDING CABLE DIAMETER OF LEAST 1/2" SHALL BE USED FOR CONSTRUCTION. ANTENNA CABLE LENGTHS THAT VARY FROM ESTIMATED MAINLINE LENGTH AND MUST BE VERIFIED.
- TAG ALL MAIN CABLES (LABELED 18-21 TYPICAL):
 - TOP OF TOWER AT ANTENNAS
 - INSIDE EQUIPMENT RACK NEAR THE WAVEGUIDE ENTRY PORT
 - WAVEGUIDE ENTRY PORT
 - WAVEGUIDE ENTRY PORT

FROM GROUND LINE THE TAGGING WILL BE AS FOLLOWS:

- (1) ID TAG ON THE BOTTOM 1/4" JUMPER COAX FOR THE LUGGED EQUIPMENT
- (2) ID TAG ON THE TOP MAINLINE INSIDE THE EQUIPMENT RACK NEAR THE MAIN CONNECTOR
- (3) ID TAG ON THE TOP MAINLINE NEAR THE ANTENNA
- (4) ID TAG ON THE TOP 1/4" JUMPER NEAR THE ANTENNA

** IN THE BEST DIPLEXERS AND ON OTHER EQUIPMENT IS ADDED INTO THE SYSTEM WE WILL USE TO ADDRESS THE TAGGING DIFFERENTIALLY (SEE THE ATTACHED DIPLEXER DRAWING).

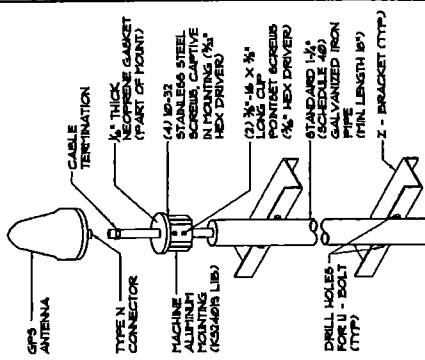
** IF DIPLEXERS ARE USED, ADD TAGS AS NEEDED.

** EACH COAX SHALL BE SUPPORTED WITH COULPIN GRIP (CHINESE FINGER GRIP) HANG FROM A J-HOOK AT TOP OF TOWER TOWER PLATFORM, TOWER BASE AND BUILDING PORT ENTRY.

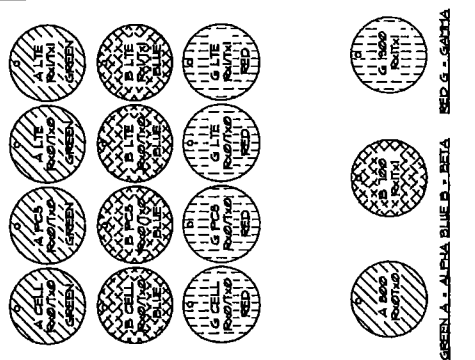
** EACH COAX SHALL BE SUPPORTED EVERY 3'-6" ON PLATFORM WITH STAINLESS STEEL HANGERS.

** JUMPERS TO BE SUPPORTED EVERY 18" WITH STAINLESS STEEL HANGERS.

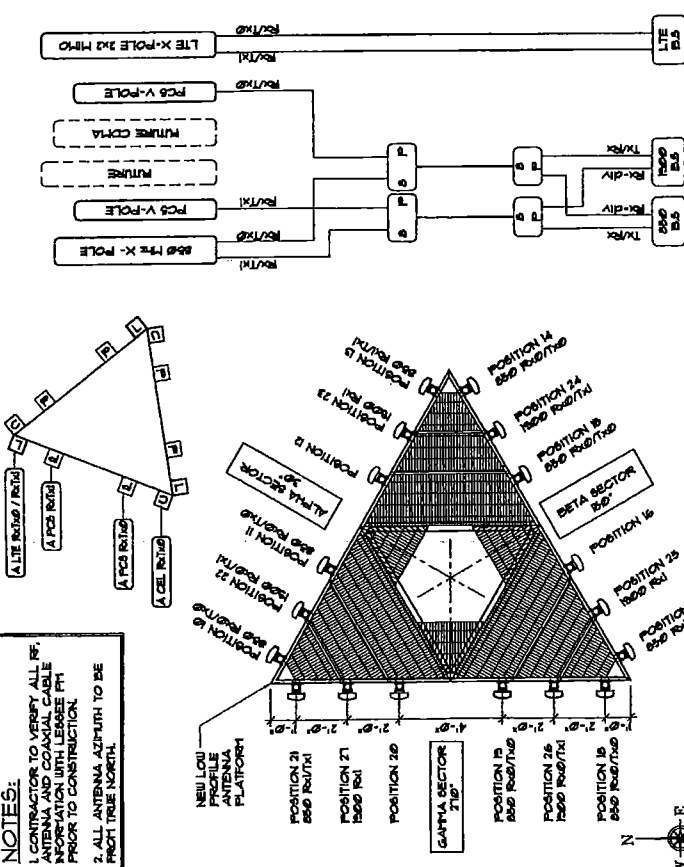
** ANTENNA CONTRACTOR RESPONSIBLE FOR FABRICATING SHELTER JUMPERS.



TYPICAL GPS DETAIL SCALE: N.T.S. 3



CABLE TAGS INFORMATION 4



PLATFORM AZIMUTH DETAIL SCALE: N.T.S. 1

Antenna	Sector	Position	Antenna Manufacturer	Antenna Model	Gain	Antenna Height	Variable TR	Mechanical TR	Count
Alpha	A CELL - RT-CAP	RT-1	CSS	XTC-800-6	30	30	N/A	0	1.50F
	A PCS - RT-POLE	RT-2	Antel	PCSA-095-18-2	95	30	N/A	0	1.50F
	A LTE - RT-POLE	RT-3	Antel	PCSA-095-18-2	95	30	N/A	0	1.50F
	B CELL - RT-CAP	RT-4	CSS	XTC-800-6	30	30	N/A	0	1.50F
	B PCS - RT-POLE	RT-5	CSS	XTC-800-6	30	150	N/A	0	1.50F
	B LTE - RT-POLE	RT-6	Antel	PCSA-095-18-2	95	150	N/A	1	1.50F
Beta	C CELL - RT-CAP	RT-7	Antel	PCSA-095-18-2	95	150	N/A	0	1.50F
	C PCS - RT-POLE	RT-8	CSS	XTC-800-6	30	150	N/A	0	1.50F
	C LTE - RT-POLE	RT-9	CSS	XTC-800-6	30	270	N/A	0	1.50F
	D CELL - RT-CAP	RT-10	Antel	PCSA-095-18-2	95	270	N/A	2	1.50F
Gamma	E CELL - RT-CAP	RT-11	Antel	PCSA-095-18-2	95	270	N/A	0	1.50F
	E PCS - RT-POLE	RT-12	CSS	XTC-800-6	30	270	N/A	0	1.50F

ANTENNA INFORMATION 2

NOTES:

- CONTRACTOR TO VERIFY ALL RF INFORMATION WITH LEASEE PRIOR TO CONSTRUCTION.
- ALL ANTENNA AZIMUTH TO BE FROM TRUE NORTH.

Chicago SMSA
 Limited Partnership
 d/b/a Verizon Wireless
 1515 Woodfield Rd.
 Suite 1400,
 Schaumburg, IL 60173

Fullerton
 Engineering Consultants
 9169 N. Higgins Rd., Suite 200
 Rosemont, Illinois 60018
 Tel. 641-733-8000
 Fax 641-733-8005

NO OTHERS ARE TO BE USED IN CONNECTION WITH THIS PROJECT WITHOUT THE WRITTEN CONSENT OF CHICAGO SMSA AND FULLERTON ENGINEERING CONSULTANTS, INC. IT IS UNDERSTOOD THAT CHICAGO SMSA HAS THE RIGHT TO ASSIGN OR LICENSE THIS PROJECT TO ANY OTHER PARTY.

SITE NAME
 HOFFMAN ESTATES
 HIGH SCHOOL

LOCATION NUMBER
 199220

PROJECT NUMBER
 2002071603

SITE ADDRESS
 1000 W. HIGGINS RD.
 HOFFMAN ESTATES,
 IL 60163

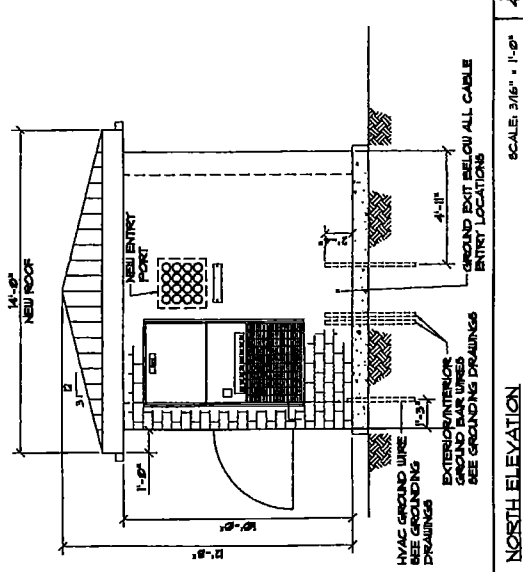
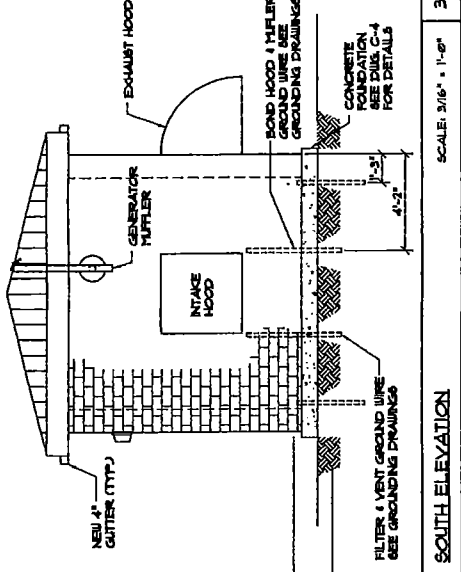
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3	4/1/08	REV. LEAVE EXHIBIT 1C
4	4/1/08	REV. LEAVE EXHIBIT 1C
5	6/24/08	REV. LEAVE EXHIBIT 1C

DESIGNED BY: R
 APPROVED BY: JTB

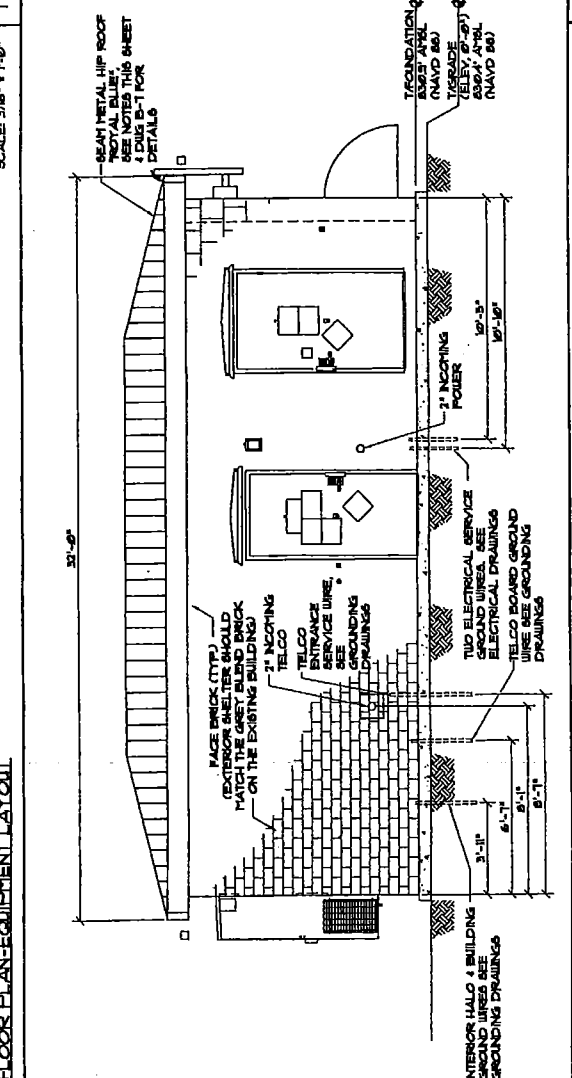
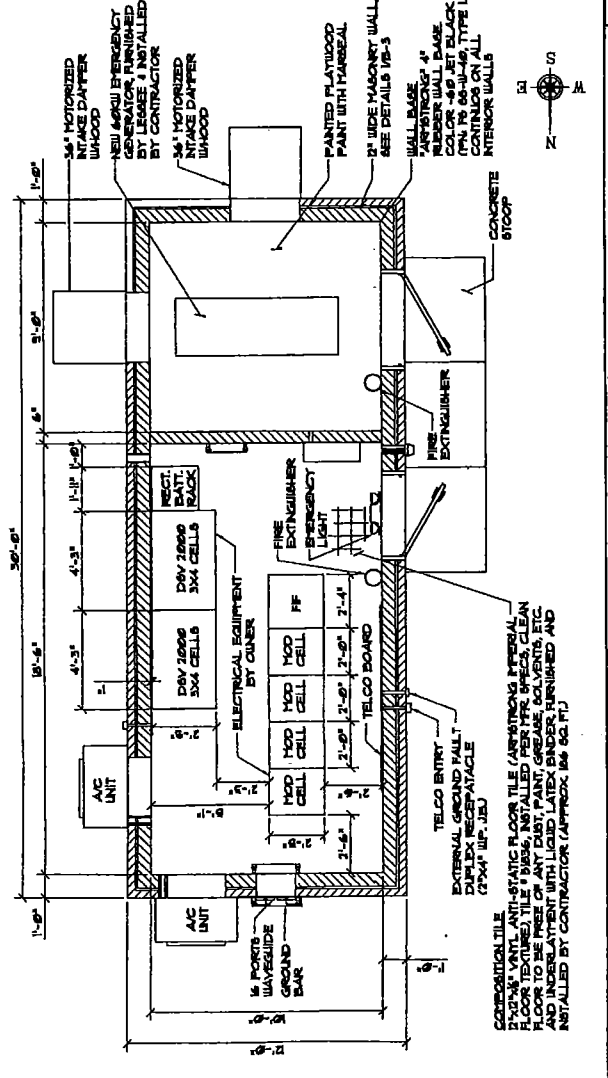
DATE SIGNED:
 EXPIRATION DATE:

SHEET TITLE
 EQUIPMENT
 SHELTER
 LAYOUT

SHEET NUMBER
 B-1



NOTES:
 1- ALL PROPOSED MATERIAL, COLOR & TYPE SHALL BE CONFIRMED & APPROVED BY PROPERTY OWNER / CONTACT PERSON PRIOR TO CONSTRUCTION.
 2- ROOFING: BERTRON MANUFACTURING CO. ITS CAROLINA DR WEST CHICAGO, IL 60656 (630) 498-748 MATERIAL WEATHERED METALLIC 'ROYAL BLUE'.
 3- BRICK TO MATCH EXISTING, MODULAR GRAY BLENDED BRICK. CONTACT: NATHAN KARAWAY - PHONE: (848) 638-6000



CONCRETE TILE
 3/4" VENT, ANTI-STATIC FLOOR TILE (AIRBORNE PERSIAL FLOOR TILE), 1/8" DIA. TILE, INSTALLED PER PERMITS, CLEAN UNDERLAYMENT WITH LIQUID LATEX UNDER FURNISHED AND INSTALLED BY CONTRACTOR (APPROX. 66 SQ. FT.)