



## 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*

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**Board Room**

**October 19, 2009**

**8:00 p.m.**

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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 – October 5, 2009
  - C. Approval of the schedule of bills for October 19, 2009: \$3,245,272.14.
  - D. Request Board approval of Ordinance granting a variation to Subway, 1411 Palatine Road, Hoffman Estates.
5. **REPORTS**
  - A. **President's Report**
    - 1) Proclamation(s)  
-- Mark Koplín Day (20 Years Service)
  - B. **Trustee Comments**
  - C. **Village Manager's Report**
  - D. **Village Clerk's Report**
  - E. **Treasurer's Report**
  - F. **Committee Reports**
    - 1) Public Works & Utilities
    - 2) Public Health & Safety
    - 3) Finance
6. **PLAN COMMISSION/ZONING BOARD OF APPEALS REPORTS**
  - A. **ZONING BOARD OF APPEALS (Chairman Weaver)**
    - 1) Request by Chicago Title Land Trust Company as Trustee of Trust No. 1079317 under Trust Agreement dated February 9, 1981 and Trust No. 1079831 under Trust Agreement dated May 4, 1981 and Sutton Crossing, for the following variations by omnibus vote:

6. **PLAN COMMISSION/ZONING BOARD OF APPEALS REPORTS-Continued**
- a) Variations from Sections 9-3-8-K-3 and 9-3-8-K-1-b to permit a 500 square foot illuminated temporary on-site Sutton Crossing real estate marketing sign facing the Tollway to the south to be seventeen feet (17') in height instead of the maximum permitted 100 square feet, ten feet (10') high;
  - b) Variations from Sections 9-3-8-K-3 and 9-3-8-K-1-b to permit a second illuminated temporary on-site Sutton Crossing real estate sign at the southeast corner of Higgins Road and Sutton Road to be 160 square feet and eleven feet (11') in height instead of the maximum permitted 100 square feet, ten feet (10') high,  
with 3 conditions (see packets).

Voting: 5 Ayes, 2 Absent

Motion carried.

***(Immediate authorization to apply for permits is requested)***

- 2) Request by Golf Rose Shopping Center Limited Partnership (owner) and Midwest Gold Buyers, Inc. (tenant), 1 Golf Center, for a special use under Section 9-8-2-C-9 of the Zoning Code to permit an approximately 1,800 square foot resale store in the Golf Center Shopping Center, with 3 conditions (see packets).

Voting: 5 Ayes, 2 Absent

Motion carried.

***(Immediate authorization to apply for permits is requested)***

- 3) Request by 675 W. Golf Road LLC (owner) and Sherwin Williams (tenant), 695 W. Golf Road, for a variation from Section 9-3-8-M-10-d-3 to permit a 100 square foot wall sign ("Sherwin Williams") on the front (northwest) façade of the building above the customer entrance doors instead of the maximum permitted one (1) wall sign on the building front elevation and for the total surface area of all wall signs on the building to be 349.25 square feet instead of the maximum permitted 200 square feet.

Voting: 5 Ayes, 2 Absent

Motion carried.

***(Immediate authorization to apply for permits is requested)***

- 4) Request by 1585 N. Barrington Road Condominium Association (lessor) and The Everest Group/Sprint, Clearwire, 1585 N. Barrington Road, for a special use and a thirty-one foot (31') height variation from Section 9-3-9-A to permit the installation of a maximum of one (1) microwave dish and associated equipment to be no greater than ninety-one feet (91') high, with 2 conditions (see packets).

Voting: 5 Ayes, 2 Absent

Motion carried.

***(Immediate authorization to apply for permits is requested)***

6. **PLAN COMMISSION/ZONING BOARD OF APPEALS REPORTS-Continued**
  - 5) Request by Township High School District 211 (owner) and The Everest Group/Sprint, Clearwire (lessee), 700 Cougar Trail (Conant) for a special use under Sections 9-3-9-A and 9-5-3-C-4 and a forty-three foot (43') height variation from Section 9-3-9-A to permit the installation of three (3) microwave dishes and associated equipment to be no greater than 103 feet high on the light pole on the southeast side of the football field, with 2 conditions (see packets).

Voting: 5 Ayes, 2 Absent  
Motion carried.

*(Immediate authorization to apply for permits is requested)*
7. **ADDITIONAL BUSINESS** *(All other new business; those items not recommended by a majority of the Committee)*
  - A. Request Board approval of revision to Boards & Commissions Manual to include section regarding event publicity.
  - B. Request Board approval of policy to allow administrative approval of special event license and fee waivers under certain conditions.
  - C. Request Board approval of Resolution amending the Village Personnel Policy Manual (FMLA and other administrative policy changes).
  - D. Request Board approval of Ordinance amending Section 12-4-2, Rates for Water and Sewer Service, of the Village of Hoffman Estates.
  - E. Request Board approval of Resolution creating the Tartan Day Commission of the Village of Hoffman Estates.
8. **ADJOURNMENT** – *Executive Session – Collective Bargaining (5 ILCS 120/2-(c)-(2))*

**CONSENT AGENDA/  
OMNIBUS VOTE**



Nay:

Mayor McLeod voted aye.

Motion carried.

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

**4.B. Approval of Minutes**

1) Approval of Minutes of September 30, 2009.

Roll Call:

Aye: Pilafas, Collins, Kincaid, Green, Newell, Mills

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**4.C. Approval of the schedule of bills for October 5, 2009: \$3,252,996.67.**

Roll Call:

Aye: Pilafas, Collins, Kincaid, Green, Newell, Mills

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**4.D. Request Board approval of Ordinance No. 4136-2009, granting a variation to premises at 5110 Chambers Drive, Hoffman Estates.**

Roll Call:

Aye: Pilafas, Collins, Kincaid, Green, Newell, Mills

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**4.E. Request Board approval of Ordinance No. 4137-2009, granting a variation to Barrington Square Animal Hospital, 2370 W. Higgins Road, Hoffman Estates.**

Roll Call:

Aye: Pilafas, Collins, Kincaid, Green, Newell, Mills

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**4.F. Request Board approval of Ordinance No. 4138-2009, authorizing the sale of personal property owned by the Village of Hoffman Estates (GovDeals auction).**

Roll Call:

Aye: Pilafas, Collins, Kincaid, Green, Newell, Mills

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**4.G.** Request Board approval of a request for funding from the Schaumburg Park District for the Jones/Highland intersection flooding in an amount not to exceed \$10,000.

Roll Call:

Aye: Pilafas, Collins, Kincaid, Green, Newell, Mills

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**4.H.** Request Board authorization to award contract for the Glen Lane reconstruction project to Schroeder Asphalt Services, Inc. (low bid) in an amount not to exceed \$244,947.30.

Roll Call:

Aye: Pilafas, Collins, Kincaid, Green, Newell, Mills

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**4.I.** Request Board authorization to reject sole bid for winter season rental of front end loader tractors.

Roll Call:

Aye: Pilafas, Collins, Kincaid, Green, Newell, Mills

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**4.J.** Request Board authorization to: 1) waive formal bidding; and 2) award contract for 2009 critical sanitary sewer repairs to Baxter & Woodman Consulting Engineers, Crystal Lake, IL, in an amount not to exceed \$320,000.

Roll Call:

Aye: Pilafas, Collins, Kincaid, Green, Newell, Mills

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**4.K.** Request Board authorization of request by MTI, Construction Management Services, LLC, Elgin, IL, to extend the term of the General Condition portion by three (3) months in an amount not to exceed \$90,000.

Roll Call:

Aye: Pilafas, Collins, Kincaid, Green, Newell, Mills

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Collins, seconded by Trustee Green, to approve Item 4.L.

**4.L.** Request Board approval of waiver of certain fees by Rotary Club of Schaumburg-Hoffman Estates for the Touch a Truck fundraiser on October 11, 2009.

Roll Call:

Aye: Pilafas, Collins, Kincaid, Green, Newell, Mills

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Collins, seconded by Trustee Green, to approve Item 4.M.

**4.M.** Request Board approval of waiver of certain fees by American Cancer Society for the Making Strides Against Breast Cancer 5 mile walk/run on October 18, 2009.

Roll Call:

Aye: Pilafas, Collins, Kincaid, Green, Newell, Mills

Nay:

Mayor McLeod voted aye.

Motion carried.

## **5. REPORTS:**

### **5.A. President's Report**

- 1) Proclamation(s)

Trustee Green read the following proclamation:

Motion by Trustee Collins, seconded by Trustee Kincaid, to concur with the proclamation proclaiming, Tuesday, October 13, 2009 as Joseph Crimmins Day in the Village of Hoffman Estates.

Roll Call:

Aye: Pilafas, Collins, Kincaid, Green, Newell, Mills

Nay:

Mayor McLeod voted aye.

Motion carried.

Sergeant Crimmins accepted his proclamation and was congratulated by the Board.

Trustee Newell read the following proclamation:

Motion by Trustee Collins, seconded by Trustee Kincaid, to concur with the proclamation proclaiming, Tuesday, October 13, 2009 as Deborah Whited Day in the Village of Hoffman Estates.

Roll Call:

Aye: Pilafas, Collins, Kincaid, Green, Newell, Mills

Nay:



Mayor McLeod voted aye.

Motion carried.

Officer Whited accepted her proclamation, introduced her family and was congratulated by the Board.

Trustee Mills read the following proclamation:

Motion by Trustee Kincaid, seconded by Trustee Collins, to concur with the proclamation proclaiming Wednesday, October 14, 2009 as Patrick Patla Day in the Village of Hoffman Estates.

Roll Call:

Aye: Pilafas, Collins, Kincaid, Green, Newell, Mills

Nay:

Mayor McLeod voted aye.

Motion carried.

Assistant Chief Hish accepted the proclamation for Officer Patla.

Trustee Kincaid read the following proclamation:

Motion by Trustee Mills, seconded by Trustee Collins, to concur with the proclamation proclaiming Sunday, October 11, 2009 as Marcos Toledo Day in the Village of Hoffman Estates.

Roll Call:

Aye: Pilafas, Collins, Kincaid, Green, Newell, Mills

Nay:

Mayor McLeod voted aye.

Motion carried.

Assistant Chief Hish accepted the proclamation for Officer Toledo.

Trustee Collins read the following proclamation:

Motion by Trustee Mills, seconded by Trustee Collins, to concur with the proclamation proclaiming October 18-24, 2009 as Teen Read Week in the Village of Hoffman Estates.

Roll Call:

Aye: Pilafas, Collins, Kincaid, Green, Newell, Mills

Nay:

Mayor McLeod voted aye.

Motion carried.

Mayor McLeod stated that he attended GiGi's Playhouse picnic and open house, spoke of the awards that they have received and stated that Stanley Jackola was named to the list of Super Lawyers.

#### **5.B. Trustee Comments**

Trustee Pilafas had no comments.

Trustee Newell asked with the future increase in water rates if the Village could look into the use of rain barrels for the residents.

Trustee Green stated that she attended a program at Camelot School and our 50<sup>th</sup> Anniversary Gala.

Trustee Collins asked what time it was in Japan? Trustee Pilafas responded 10:00 a.m. Tuesday. Trustee Collins also congratulated a long time friend of his, David Vaught, on being named budget director for Governor Quinn.

Trustee Mills congratulated the 50<sup>th</sup> Anniversary Commission members for the job that they did at the Gala.

Trustee Kincaid thanked the 50<sup>th</sup> Anniversary Commission for the Gala.

**5.C. Village Manager's Report**

Mr. Norris had no report.

**5.D. Village Clerk's Report**

The Village Clerk stated that during the month of September the Clerk's office processed 28 passports.

**5.E. Committee Report**

**General Administration & Personnel**

Trustee Mills stated that they would be meeting to have a discussion regarding Boards and Commission events promotion; a policy to allow administrative approval of special event license and fee waivers under certain conditions; recommend approval of the new revised FMLA policy to be implemented as part of the Village's Personnel Policy; recommend approval of the change in Village Personnel Policy on Work Beyond the Normal Schedule (non-shift merit hourly employees); request acceptance of Cable TV and Human Resource Management Monthly Reports.

**Transportation & Road Improvement**

Trustee Kincaid stated that they would be meeting to have a discussion regarding lead agency for Barrington Road Interchange; request acceptance of Transportation Division Monthly Report.

**Planning, Building & Zoning**

Trustee Pilafas stated that they would be meeting to request acceptance of Departments of Development Services monthly reports for the Planning Division, Code Enforcement Division and Economic Development and Tourism and item in review discussion regarding an update to the Bridlewood Annexation Study.

**6. PLAN COMMISSION/ZONING BOARD OF APPEALS REPORTS:**

**A. Zoning Board of Appeals (Chairman Weaver)**

Motion by Trustee Mills, seconded by Trustee Green, to concur with the Zoning Board of Appeals and deny the petitioner's request.

**6.A.** Request of Subway at 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 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.

**Discussion**

Trustee Mills asked the petitioner, Kalpesh Patel, if in his original request he had asked for a sign at the rear of his store. Mr. Patel replied that yes he did. Chairman Weaver said that it never went to the Zoning Board.

Roll Call:

Aye: Pilafas, Green, Newell  
Nay: Collins, Kincaid, Mills  
Mayor McLeod voted nay.

Motion carried.

**7. ADDITIONAL BUSINESS:**

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

**7.A.** Request Board approval of Ordinance No. 4139-2009 granting variations to premises at 435 Bluebonnet Lane, Hoffman Estates.

Roll Call:

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

Motion carried.

Motion by Trustee Collins, seconded by Trustee Green, to approve Item 7.B.

**7.B.** Request Board approval of Ordinance No. 4140-2009 granting a variation to Tollway LLC (east terminus of Pembroke Avenue).

Roll Call:

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

Motion carried.

Motion by Trustee Collins, seconded by Trustee Mills, to approve Item 7.C.

**7.C.** Request Board approval of Ordinance No. 4141-2009 granting a special use and height variation to Township High School District 21 (owner) and Insite Inc., agent for Verizon Wireless (lessee) (Hoffman Estates High School).

**Discussion**

Trustee Kincaid asked which high School has the equipment stored under the bleachers? Mr. Norris replied that it was Hoffman Estates High School.

Roll Call:

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

Motion carried.

Motion by Trustee Collins, seconded by Trustee Green, to approve Item 7.D.

**7.D.** Request Board approval of Ordinance No. 4142-2009 amending Section 11-2-2 of the Hoffman Estates Municipal Code providing for fire suppression systems.

**Discussion**

Trustee Kincaid asked what the date was for failure to comply. Mr. Norris replied that by code they could be fined \$10 to \$500 per day and that it would be a violation of occupancy. The date to comply is December 31, 2013.

Roll Call:

Aye: Pilafas, Collins, Kincaid, Green, Newell, Mills

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Newell, to approve Item 7.E.

**7.E.** Request Board approval of the Village's Drainage Policy.

**Discussion**

Trustee Collins asked if there is something, compensation, that could be done for the people in Parcel A because of the culverts. Mr. Norris stated that the cost is comparable to those who don't have culverts.

Roll Call:

Aye: Pilafas, Collins, Kincaid, Green, Newell, Mills

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**7.F.** Request Board approval of water rate structure as follows:

- 1) December 1, 2009 - \$5.33 per 1,000 gallons
- 2) December 1, 2010 - \$5.66 per 1,000 gallons
- 3) December 1, 2011 - \$6.00 per 1,000 gallons
- 4) December 1, 2012 - \$6.36 per 1,000 gallons
- 5) December 1, 2013 - \$6.75 per 1,000 gallons

**Discussion**

Trustee Collins stated that he wished that this increase could be held off until next year because of the economy.

Trustee Kincaid asked if JAWA has already increased their rates. Mr. Norris replied, yes they have.

Roll Call:

Aye: Kincaid, Green, Newell, Mills

Nay: Pilafas, Collins

Mayor McLeod voted aye.

Motion carried.

**8. ADJOURNMENT**

Motion by Trustee Collins, seconded by Trustee Newell, to adjourn the meeting. Time 8:35 p.m.

Roll Call:

Aye: Pilafas, Collins, Kincaid, Green, Newell, Mills

Nay:

Mayor McLeod voted aye.

Motion carried.

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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 VARIATION TO SUBWAY,  
1411 PALATINE ROAD, HOFFMAN ESTATES, ILLINOIS

WHEREAS, the Zoning Board of Appeals, at a public meeting duly called and held according to law on September 15, 2009, considered the request of Subway, the owner of record of property legally described on Exhibit "A" and attached hereto, for a variation to permit signage on the property located at 1411 Palatine Road (Rose Plaza Shopping Center); 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 Section 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: That there be and is hereby granted to Subway, a 9.375 square foot variation from the requirements of 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 on the property commonly known as 1411 Palatine Road.

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

Section 3: That 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**

PIN #02-19-119-050

LOT 1 OF VILLAGE SQUARE SECOND RESUBDIVISION, BEING A RESUBDIVISION OF LOT 1 OF VILLAGE SQUARE RESUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

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.



**AGENDA**  
**PUBLIC WORKS & UTILITIES COMMITTEE**  
**Village of Hoffman Estates**  
**October 26, 2009**

**DRAFT #1**

7:30 p.m.

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

**I. Roll Call**

**II. Approval of Minutes – September 30, 2009**

**OLD BUSINESS**

1. Request approval for backflow prevention device recertification program for single-family home lawn sprinkler and fire sprinkler systems.

**NEW BUSINESS**

1. Discussion regarding 2009-2010 Snow/Ice Control Policy and Procedure Manual.
2. Request acceptance of the Department of Public Works Monthly Report.
3. 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**  
**October 26, 2009**

**Immediately following Public Works & Utilities Committee.**

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

**I. Roll Call**

**II. Approval of Minutes – September 28, 2009 Committee Meeting**

**NEW BUSINESS**

- 1 Request acceptance of Police Department Monthly Report.
2. Request acceptance of Fire Department Monthly Report.
3. Request acceptance of Health & Human Services Monthly Report.
4. 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 Bonnie Busse, Fire Department.*



**AGENDA  
FINANCE COMMITTEE  
Village of Hoffman Estates  
October 26, 2009**

**Immediately following Public Health & Safety**

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

**I. Roll Call**

**II. Approval of Minutes – September 28, 2009**

**NEW BUSINESS**

1. Request authorization to award professional audit services contract for fiscal year 2009 to \_\_\_\_\_, with the option to extend the contract in one year increments for 2010 through 2013.
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**

VILLAGE OF HOFFMAN ESTATES  
ZONING BOARD OF APPEALS

OMNIBUS VOTE - FINDING OF FACT

DATE OF PUBLIC HEARING: October 6, 2009

DATE OF PRESENTATION TO VILLAGE BOARD: October 19, 2009

PETITION: Hearing held at the request of Chicago Title Land Trust Company as Trustee of Trust No. 1079317 under Trust Agreement dated February 9, 1981 and Trust No. 1079831 under Trust Agreement dated May 4, 1981 and K & L Gates (Agent for the Owner) to consider variations from the Zoning Code to permit existing signage on the property known as Sutton Crossing (North of the Northwest Tollway and East of New Sutton Road).

DISTRICT IN WHICH PROPERTY IS LOCATED: B-2, Community Business District and the southern portion is zoned O-3, Office District

ZONING CODE SECTION(S) FOR VARIATION(S): 9-3-8-K-1-b, 9-3-8-K-3

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 9059 Realty Corp. (Owner) and Bell, Boyd & Lloyd (Agent for the Owner) at Sutton Crossing (North of the Northwest Tollway and East of New Sutton Road), the following variations by omnibus vote:

- a) Sign #1 - Facing Tollway to the South

*Variations from Sections 9-3-8-K-3 and 9-3-8-K-1-b to permit a five hundred (500) square foot illuminated temporary on-site real estate marketing sign to be seventeen (17) feet in height instead of the maximum permitted one-hundred (100) square feet, ten (10) feet high.*

- b) Sign #2 – Southeast Corner of Higgins Road and Sutton Road

*Variations from Sections 9-3-8-K-3 and 9-3-8-K-1-b to permit a second illuminated temporary on-site real estate sign to be one hundred sixty (160) square feet and eleven (11) feet in height instead of the maximum permitted one-hundred (100) square feet, ten (10) feet high.*

The following conditions shall apply:

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

RECOMMENDATION: The Zoning Board of Appeals (ZBA) recommends approval of these requests.

These signs were approved in 2006 for three years and they have come before the board to seek approval again. They are going to change the sign to alumacorr as they have inspected the signs and have discovered that they are not what they need minor maintenance and alumacorr is a more durable material. The signs will look the same and stay in the same spot essentially. They are asking that they stay in place until the sale or development of the property.

AUDIENCE COMMENTS

None.

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 \***

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

FINDING OF FACT WRITTEN BY VICE-CHAIRMAN JEHLIK

# VILLAGE OF HOFFMAN ESTATES

## Memo

**TO:** William Weaver, Zoning Board of Appeals Chairman  
**FROM:** Josh Edwards, Assistant Planner *JAE*  
**RE:** **SUTTON CROSSING – VARIATIONS FOR TEMPORARY ON-SITE REAL ESTATE MARKETING SIGNS**  
**DATE:** October 1, 2009  
**HEARING DATE:** October 6, 2009

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### 1. REQUEST SUMMARY

Request by Chicago Title Land Trust Company as Trustee of Trust No. 1079317 under Trust Agreement dated February 9, 1981 and Trust No. 1079831 under Trust Agreement dated May 4, 1981 (Sutton Crossing; Owners) and care of Gregory R. Andre of K & L Gates (Agent for Owners) to consider variations from the Zoning Code to permit existing temporary on-site real estate marketing signage on the property known as Sutton Crossing at the northeast corner of the Jane Addams Memorial Tollway and Sutton Road (Route 59). Variations are requested for the number of signs, height, size and to allow the signs to be illuminated. Variations previously approved for these signs have expired.

### 2. BACKGROUND

In 1998, 2002, and 2006 the petitioner received variations for two temporary on-site real estate marketing signs at Sutton Crossing. The Sutton Crossing (+124 acres) property includes all of the land bordered by Higgins Road on the north, Sutton Road on the west, the Tollway on the south, and Bartlett Road on the east. At the time of the 1998 and 2002 sign variation hearings, a portion of the Sutton Crossing property was within Hoffman Estates (+37 acres) and a portion was in the Village of South Barrington (+87 acres). In 2003, the entire property was disconnected from South Barrington and annexed into Hoffman Estates.

### 3. PETITIONER PROPOSAL

The current proposal includes one sign at the northeast corner of Sutton Road and the Tollway facing the Tollway, and one sign at the southeast corner of Sutton Road and Higgins Road.

Sign #1 (facing the Tollway) is 500 square feet, single sided, 17 feet high and illuminated. This sign was originally installed with the 1998 Village of Hoffman Estates variation approval.



Sign #2 (southeast corner of Higgins Road and Sutton Road) is 160 square feet, V-shaped, 11 feet high and illuminated. This sign was installed in South Barrington prior to its annexation into Hoffman Estates and a variation was granted in 2006.

Both signs currently exist.

**4. SITE CONDITIONS**

- a) The northern portion of the subject property is zoned B-2 Community Business District and the southern portion is zoned O-3 Office District.
- b) The properties to the north, northeast, and east are in the Village of South Barrington. The properties to the southeast and south across the Tollway are part of the Poplar Creek Forest Preserve. The properties to the west are in the Village of Hoffman Estates and include the Prairie Stone business park and the Poplar Creek Crossing shopping center, zoned EDA and CMU respectively. The undeveloped property to the northwest is zoned CMU in the Village of Hoffman Estates.

**5. APPLICABLE REQUIREMENTS**

- a) Section 9-3-8-K-3-a (p. CD9:39) states that there may be one (1) temporary on-site real estate sign per development, not to exceed one hundred (100) square feet in total surface area. Such sign shall not exceed ten (10) feet in height, shall be set back ten (10) feet from any property line, and shall be removed within thirty (30) days of the sale of the property.
- b) Section 9-3-8-K-1-b (p. CD9:39) states that no temporary sign shall be illuminated except as otherwise provided.

**6. ADJACENT OWNER COMMENTS**

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

**7. VARIATION HISTORY**

***Subject property***

Ordinances 2999-1998, 3399-2002, and 3870-2006 approved variations for two temporary on-site real estate signs. The 1998 and 2002 ordinances approved one 500 square foot, 17 foot high, illuminated, one-sided sign facing the Tollway and one 160 square foot, 11 feet high, illuminated, V-shaped sign was permitted at the northeast corner of Sutton Road and the Tollway (this sign was never installed in Hoffman Estates, but was instead installed at Routes 59/72 when the property was still in South Barrington). The 2006 ordinance renewed the approval for the two existing signs at which time both signs were in the Village of Hoffman Estates. These variations were subject to three conditions:

1. *This temporary marketing sign shall be permitted for a period of (3) three years from the date of Village Board approval or until installation of permanent signage, whichever comes first.*
2. *This sign shall be used solely for marketing development on this site.*
3. *This sign shall not cause glare on the adjacent highway.*

***Similar variations in the Village***

Ordinances 3424-2002 and 3821-2006 approved a similar variation for sign size and height for a vacant property along the Jane Addams Memorial Tollway at Pembroke Avenue, zoned B-2 Community Business District. The approval was renewed by the Village Board at their September 21, 2009 meeting and the three-year expiration was eliminated, allowing the sign to remain until the sale of the property per the Zoning Code. The variation permitted one V-shaped, temporary real estate marketing sign to be constructed on the property. The 2009 variation was subject to three conditions:

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

**8. ENGINEERING COMMENTS**

Not applicable.

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

The petitioner requests immediate authorization to apply for permits.

**10. DEVELOPMENT SERVICES COMMENTS**

Development Services has no comment with regard to this proposal.

**11. MOTIONS**

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

***Staff Note: The Village Board approved the 2006 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 until the installation of permanent signage, which 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.***

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.*

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**SIGN #1 - FACING TOLLWAY TO THE SOUTH**

Variations from Sections 9-3-8-K-3 and 9-3-8-K-1-b to permit a five hundred (500) square foot illuminated temporary on-site real estate marketing sign to be seventeen (17) feet in height instead of the maximum permitted one-hundred (100) square feet, ten (10) feet high.

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.

**SIGN #2 – SOUTHEAST CORNER OF HIGGINS ROAD AND SUTTON ROAD**

Variations from Sections 9-3-8-K-3 and 9-3-8-K-1-b to permit a second illuminated temporary on-site real estate sign to be one hundred sixty (160) square feet and eleven (11) feet in height instead of the maximum permitted one-hundred (100) square feet, ten (10) feet high.

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.

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



**AN ORDINANCE GRANTING SIGN VARIATIONS TO  
9059 REALTY CORP., HOFFMAN ESTATES, ILLINOIS**

WHEREAS, 9059 Realty Corp., the owner of property commonly known as Sutton Crossing has heretofore filed a petition requesting variations from Sections 9-3-8-K-3-a and 9-3-8-K-1-b of the Hoffman Estates Municipal Code so as to be allowed signage; and

WHEREAS, the Zoning Board of Appeals has heretofore conducted a public hearing, pursuant to notice, to consider the petition and has filed its written recommendation and finding of fact with the President and Board of Trustees of the Village.

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: That there be and is hereby granted to the property commonly known as Sutton Crossing, Hoffman Estates, Illinois, variations to the requirements of Section 9-3-8-K-a-3 and 9-3-8-K-1-b to permit a 500 square foot illuminated temporary on-site real estate marketing sign to be seventeen feet (17') in height instead of the maximum permitted 100 square feet and ten foot (10') height.

Section 2: That there be and is hereby granted to the property commonly known as Sutton Crossing, Hoffman Estates, Illinois, a variation of the requirement of Section 9-3-8-K-1-b and 9-3-8-K-3 of the Hoffman Estates Municipal Code so as to permit a second illuminated temporary on-site real estate sign to be 160 square feet and eleven feet (11') high instead of the maximum permitted 100 square feet and ten foot (10') height.

Section 3: That the property benefiting from these variations is legally described on the attached Exhibit "A".

Section 4: That the variations are granted upon the conditions that the temporary marketing signs shall be permitted for a period of three (3) years from the date of this Ordinance or until the installation of permanent signage, whichever comes first and that illumination of the signs shall not cause glare on adjacent roadways, and that the signs shall be used solely for marketing development of the site.

Section 5: That except as varied herein, said property shall remain subject to all applicable provisions of the Municipal Code and of the Comprehensive Zoning Ordinance of the Village of Hoffman Estates.

Section 6: That the Village Clerk is hereby authorized to publish this ordinance in pamphlet form.

Section 7: That this Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS 2nd day of October, 2006

APPROVED THIS 2nd day of October, 2006

VOTE	AYE	NAY
Trustee Mills	<u>x</u>	_____
Trustee Boester	<u>x</u>	_____
Trustee Rusakiewicz	<u>x</u>	_____
Trustee Collins	<u>x</u>	_____
Trustee Kincaid	<u>x</u>	_____
Trustee Crespo	<u>x</u>	_____

APPROVED:

*William B. M. Kool*  
Village President

ATTEST:

*Virginia Mary Skyles*  
Village Clerk

Published in pamphlet form this 5th day of October, 2006.

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

**REQUEST FOR SIGN VARIATION HEARING**

**FOR VILLAGE USE ONLY**

Hearing Fee \$ 800.00 Date Paid 8/24/09 Received By P. Moore  
 Hearing Date: 10/6/09 Time: 7:30 pm Legal Published 9/21/09  
 Receipt Number 30117 Check No. 97254 Zoning District B-2 + O-3

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

**APPLICANT (PLEASE PRINT OR TYPE)**

Use additional sheets as necessary

**Chicago Title Land Trust Company as Trustee of**  
 1. Name of Property Owner(s)\* Trust No. 1079317 under Trust Agreement dated February 9, 1981 and Trust No. 1079831 under Trust Agreement dated May 4, 1981 (Sutton Crossing)

E-Mail Address greg.andre@klgates.com Fax 312-827-8042

Owner's Address 70 W. Madison St., Ste. 3100 Phone 312-807-4254

City Chicago State IL Zip 60602

Subject Property's Address (if different): I-90 and Route 59

**2. Person applying if other than owner:\***

Name \_\_\_\_\_ Company \_\_\_\_\_

E-Mail Address \_\_\_\_\_ Fax \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

3. Property Index Number (PIN) 01-33-401-003, 01-33-400-004, 01-33-303-007, 01-33-303-005 and 06-03-200-012

\* 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.

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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.)

Variation granted previously - see attached Ordinance No. 3870-2006. Approval is requested to extend the term of the existing approval and to refurbish the existing signs as summarized in the attached cover letter and depicted in the attached renderings. The existing sign dimensions and locations will not change.

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.

9059/7290 Realty Corp.

Applicant's Signature

By: Gregory R. Andre  
Asst. Secretary

Name (Please Print)

Gregory R. Andre



August 21, 2009

Gregory R. Andre  
D 312.807.4254  
F 312.827.8041  
greg.andre@klgates.com**Via Overnight Mail**Village President and Board of Trustees  
Village of Hoffman Estates  
1900 Hassell Road  
Hoffman Estates, Illinois 60195-2308**Re: Sutton Crossing: Marketing Signs**

Ladies and Gentlemen:

We represent the Sutton Crossing development at the northeast corner of Interstate 90 and Route 59. There are two existing temporary marketing signs at Sutton Crossing which were previously approved by the Village. The Village approval was most recently renewed for a three year period on October 2, 2006 pursuant to Ordinance No. 3870-2006 which expires on October 1, 2009, a copy of which is enclosed. Sutton Crossing respectfully requests Village approval to refurbish the signs and extend the term of the Village approval as summarized below.

Sutton Crossing wishes to replace the existing plywood sign face backing material with alumicor (an aluminum product), make other minor repairs and affix the advertising to the sign faces with vinyl instead of the existing paint. These materials are durable, long lasting and consistent with current sign construction standards. Renderings of the advertising for the signs are enclosed. The new advertising is identical to the existing advertising, except that the tag line "Imagine the Possibilities" has been deleted. The existing sign dimensions and locations will not change.

As depicted on these signs, Sutton Crossing continues to plan the 2,200,500 square foot office, hotel and retail development for which it has zoning, concept plan and other approvals and completed highway, storm water management, wetland mitigation, utility and other improvements. Its prime 120-acre full-access tollway interchange site, which is the only undeveloped full-access tollway interchange site between O'Hare Airport and Elgin, is arguably the best remaining suburban development site in the Chicago area and ready for immediate development. Opportunities to develop the site to date have been numerous, but not of a type, scope or quality commensurate with its location. While current economic conditions are not favorable for new office, hotel or retail development anywhere, recent

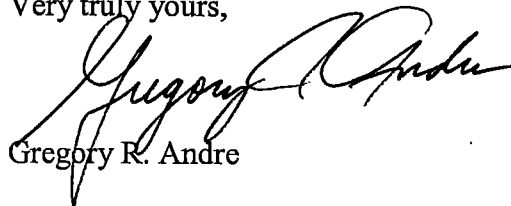
Village President and Board of Trustees  
August 21, 2009  
Page 2

actual and planned development in the vicinity of Sutton Crossing provide encouragement and optimism for the future.

The existing aforementioned Village ordinance that governs the signs at Sutton Crossing contains a condition that the approval expires upon the first to occur of three years or the installation of permanent signage. Given the current adverse economic conditions, the long lasting refurbishment of the signs (they are not inexpensive, poorly constructed, typical "for sale" signs), the large, multiple-phase development planned for Sutton Crossing and the administrative burden of the Village renewing this approval, we respectfully request that the approval for these signs remain in effect until they are replaced with permanent signs approved by the Village; provided, that these temporary marketing signs are maintained and kept in good condition and repair.

Thank you for your consideration. Best regards.

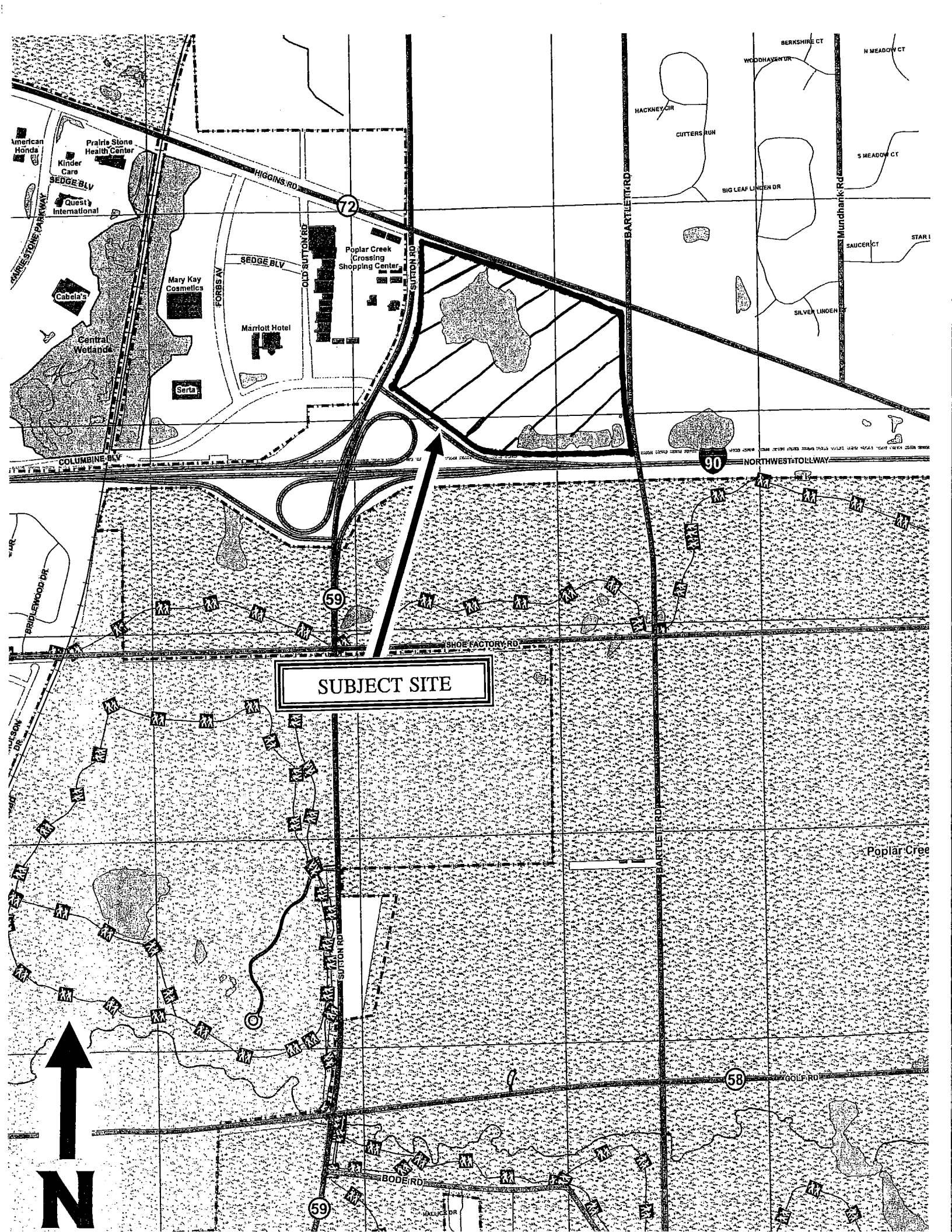
Very truly yours,



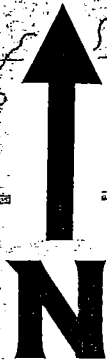
Gregory R. Andre

GRA/mcr

Encls.



SUBJECT SITE



American Honda  
Prairie Stone Health Center  
Kinder Care  
Quest International  
SEDGE BLV  
HIGGINS RD  
72  
Cabela's  
Mary Kay Cosmetics  
Marriott Hotel  
Serta  
Poplar Creek Crossing Shopping Center  
SUTTON RD  
OLD SUTTON RD  
FORBES AVE  
COLUMBINE BLV  
HACKNEY CIR  
CUTTERS RUN  
BIG LEAF LINDEN DR  
BARTLETT RD  
BERKSHIRE CT  
H MEADOW CT  
S MEADOW CT  
STAR I  
SAUCER CT  
SILVER LINDEN  
Mundank Rd  
90  
NORTHWEST TOLLWAY  
59  
SHOE FACTORY RD  
58  
GOLF RD  
BODE RD  
59

Central Wetlands  
Bridlewood Dr  
Hudson Dr  
Poplar Creek  
59

**PLAT OF SURVEY**

**TEMPORARY  
MARKETING  
SIGN LOCATIONS**

SIGN #2

SIGN #1



FOR INFORMATION  
PLAT NO. 130118  
DATE 11-13-21  
BY [Signature]

*Edward J. [Signature]*

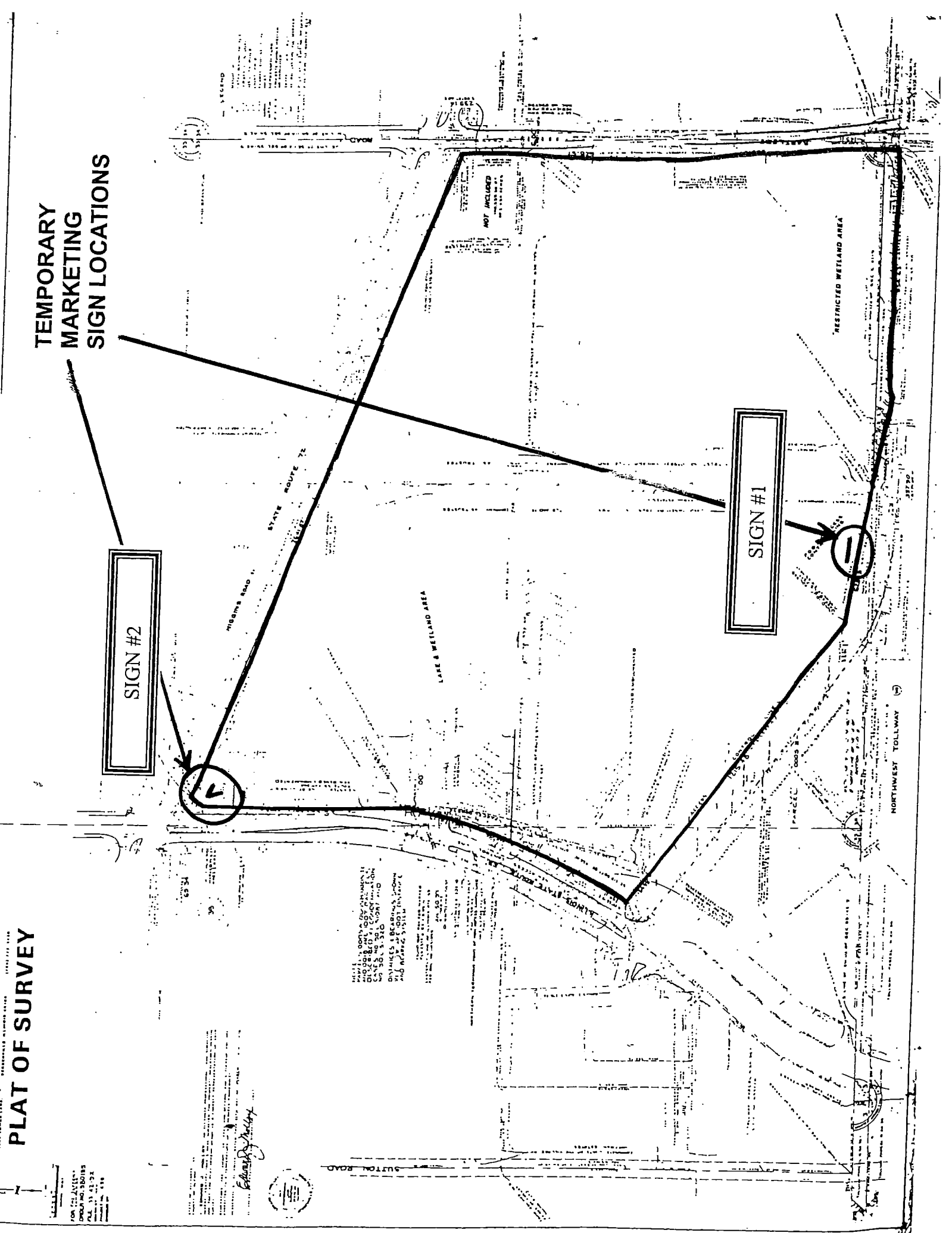
ALL INFORMATION CONTAINED  
HEREIN IS UNCLASSIFIED  
DATE 08-01-2018 BY 60322  
EX-107880-01  
2018 RELEASE UNDER E.O. 13526

NOT INCLUDED

RESTRICTED WETLAND AREA

LAKE & WETLAND AREA

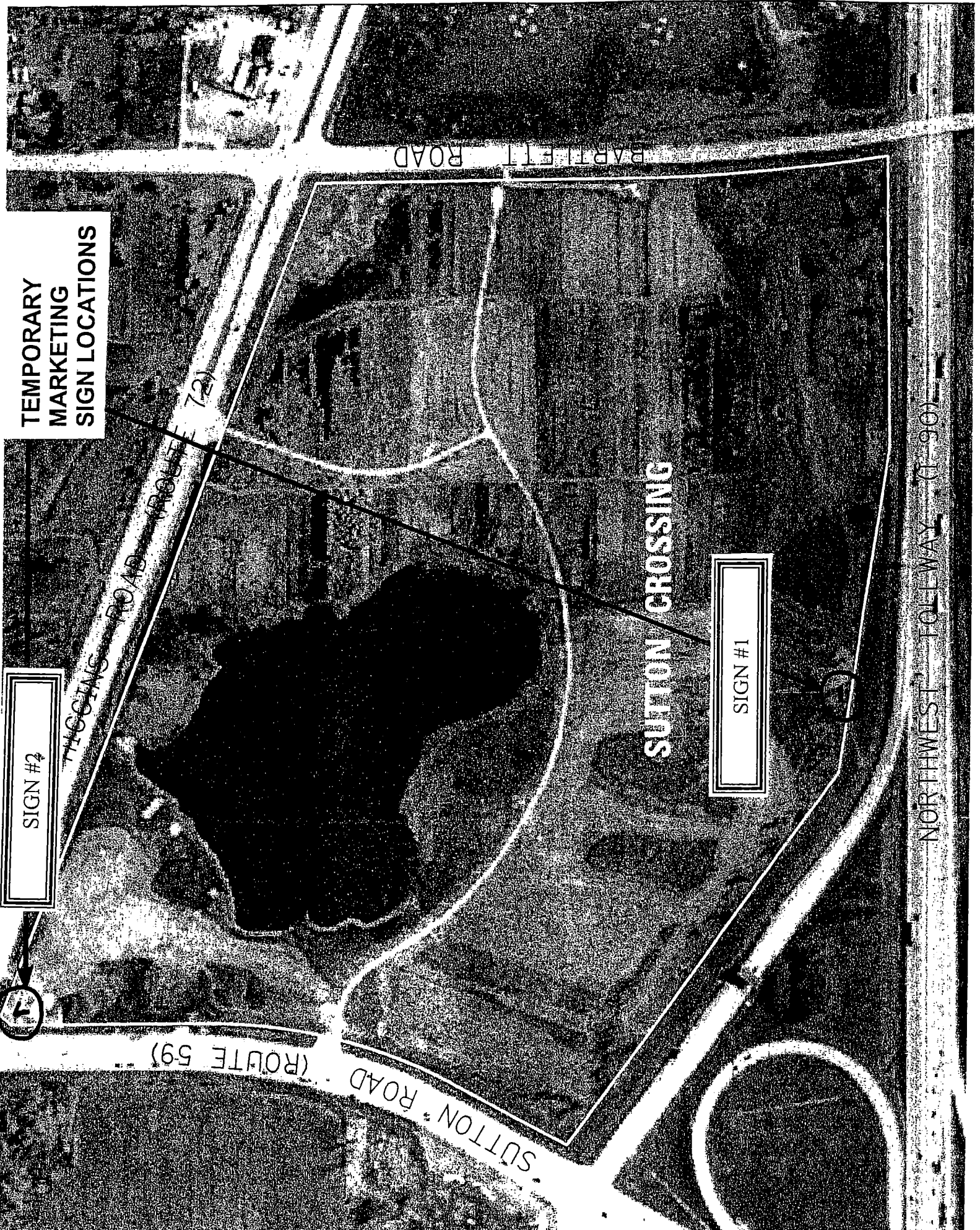
NORTHWEST TOLLWAY



TEMPORARY  
MARKETING  
SIGN LOCATIONS

SIGN #2

SIGN #1



SUTTON ROAD (ROUTE 59)

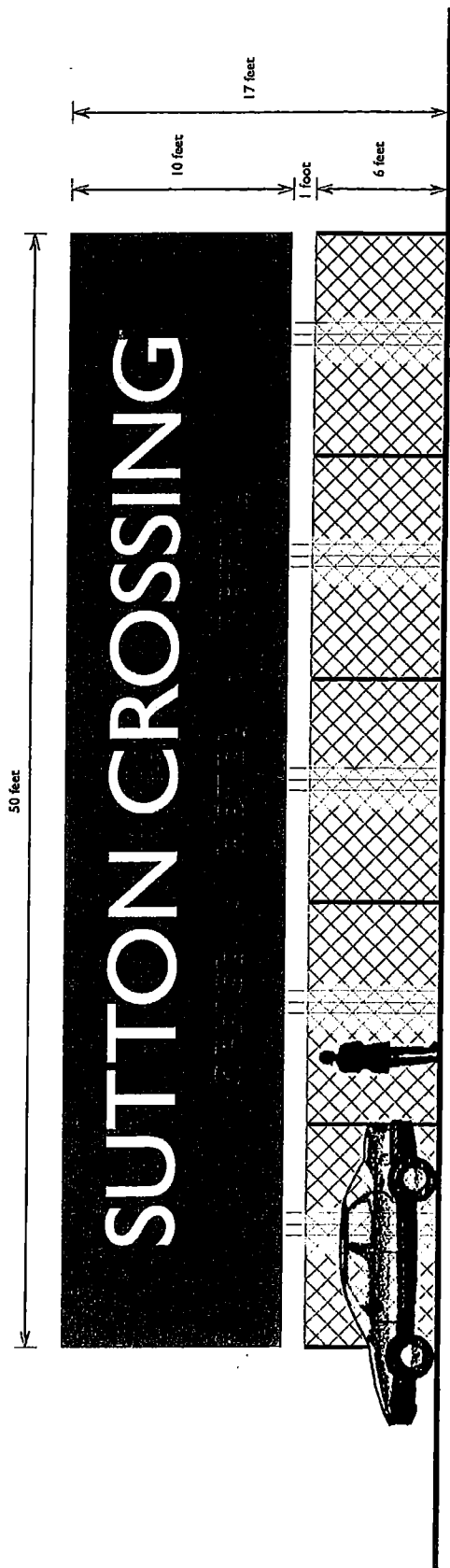
SUTTON CROSSING

NORTHWEST FOLLWAY (R-90)

PARTRIDGE ROAD

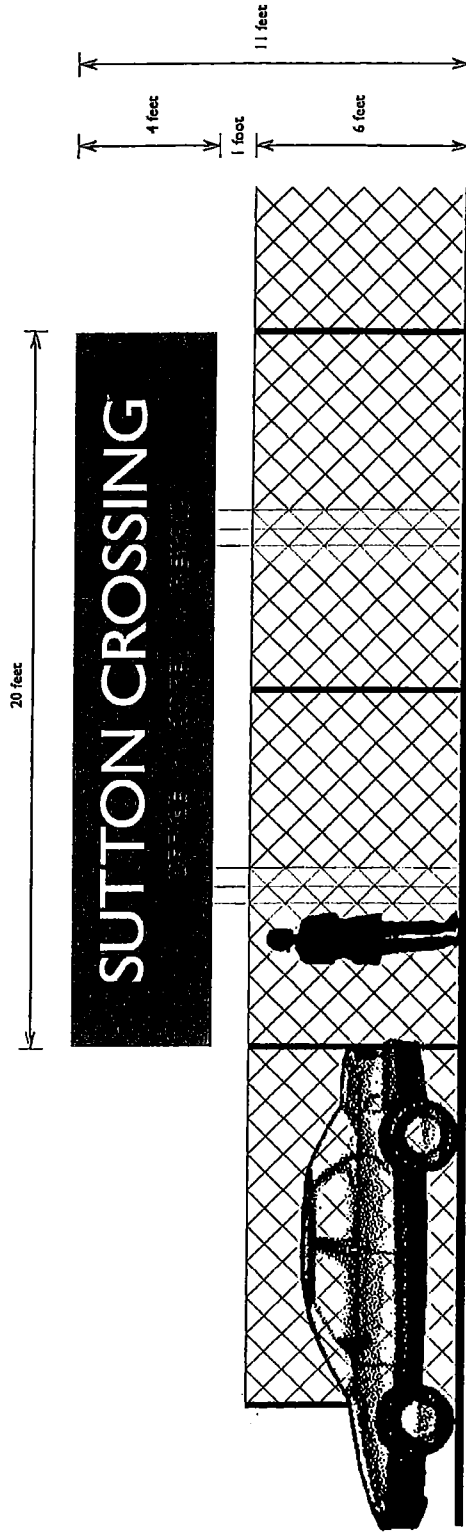
(ROUTE 72)

1



SUTTON CROSSING

SUTTON CROSSING  
 50 feet x 10 feet (500 sq. ft.)  
 Illuminated  
 April 29, 2009



**SUTTON CROSSING**  
 20 feet x 4 feet (80 sq. ft.)  
 Illuminated  
 April 29, 2009

VILLAGE OF HOFFMAN ESTATES  
ZONING BOARD OF APPEALS

FINDING OF FACT

DATE OF PUBLIC HEARING: October 6, 2009

DATE OF PRESENTATION TO VILLAGE BOARD: October 19, 2009

PETITION: Hearing held at the request of Golf Rose Shopping Center Limited Partnership (Owner) and Midwest Gold Buyers, Inc. (Applicant) to consider a special use under the Zoning Code to permit the operation of a gold buying facility on the property located at 1 Golf Center (Golf Center).

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

ZONING CODE SECTION(S) FOR VARIATION(S): 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 Golf Rose Shopping Center Limited Partnership (Owner) and Midwest Gold Buyers, Inc. (Tenant) at 1 Golf Center, *a special use under Section 9-8-2-C-9 of the Zoning Code to permit an approximately 1,800 square foot resale store in the Golf Center Shopping Center.*

1. This special use shall be for a resale store involved in the purchase and resale of precious metals and jewelry items only, as described in the petitioner's special use application.
2. The business shall maintain detailed records of their purchases and of their customers to prevent the purchase of stolen goods as described in the petitioner's special use application.
3. The petitioner shall comply with all provisions of Section 8-7-13 (Resale Business) of the Municipal Code.

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

The petitioner, Mr. Sadoff, was present to present his case for a special use for a store front to allow customers to bring any precious metal items (gold, platinum or silver) to be sold to Midwest Gold Buyers. If a customer agrees to the offer and agrees to sell then the customer will receive only a check in the amount agreed, it should be noted that no cash will be transacted at any time.



Mr. Sadoff also stated that Midwest is the largest buyer of precious metal in the Chicago area and they currently have 16 storefronts, with several more in the works. Midwest also does events at hotels, home parties, and fundraisers.

Mr. Sadoff also had stated that all merchandise is held for at least a week before it is sent to a smelter. He had also stated that he will also work with local law enforcement in the case something may have been stolen. Mr. Sadoff also expressed that because no cash is used and only checks being issued, it greatly reduces the chance of receiving stolen merchandise.

There was some question as to whether this operation may appear as a pawn shop. Mr. Sadoff expressed it is not in any way. Cash Converters in town also buys precious metals as do almost all jewelry stores in town.

There was some concern from a Board Member as to how stolen items would be handled. Mr. Sadoff said if something is stolen he would return it back to the municipality as long as it is within the 7 days because after 7 days the merchandise is sent to a refiner. It should be noted Hoffman Estates requires the items to be held for 7 days.

The Board saw no problem with this special use.

AUDIENCE COMMENTS

None.

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 MICHAEL CIFFONE

# VILLAGE OF HOFFMAN ESTATES

## Memo

**TO:** William Weaver, Zoning Board of Appeals Chairman  
**FROM:** Josh Edwards, Assistant Planner *JAE*  
**RE:** 1 GOLF CENTER – MIDWEST GOLD BUYERS – RESALE STORE  
SPECIAL USE  
**DATE:** October 5, 2009  
**HEARING DATE:** October 6, 2009

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### UPDATE

The Hoffman Estates Police Department contacted the Police Departments in nine other communities in which Midwest Gold Buyers has stores. Six communities responded and indicated that no problems have occurred in those locations. A response has not yet been received from the other three communities.

Section 8-7-13 (Resale Business) of the Hoffman Estates Municipal Code includes license requirements for resale stores concerning recordkeeping and the sharing of information with the Police Department. *A condition of approval (#3) is proposed below requiring the petitioner to comply with the Business License code provisions.*

### REVISED MOTION

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

A special use under Section 9-8-2-C-9 of the Zoning Code to permit an approximately 1,800 square foot resale store, Midwest Gold Buyers, at 1 Golf Center in the Golf Center Shopping Center.

1. This special use shall be for a resale store involved in the purchase and resale of precious metals and jewelry items only, as described in the petitioner's special use application.
2. The business shall maintain detailed records of their purchases and of their customers to prevent the purchase of stolen goods as described in the petitioner's special use application.
3. **The petitioner shall comply with all provisions of Section 8-7-13 (Resale Business) of the Municipal Code.**

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

# VILLAGE OF HOFFMAN ESTATES

## Memo

**TO:** William Weaver, Zoning Board of Appeals Chairman  
**FROM:** Josh Edwards, Assistant Planner *JAE*  
**RE:** 1 GOLF CENTER – MIDWEST GOLD BUYERS – RESALE STORE  
SPECIAL USE  
**DATE:** October 1, 2009  
**HEARING DATE:** October 6, 2009

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### 1. REQUEST SUMMARY

Golf Rose Shopping Center Limited Partnership (owner) and Midwest Gold Buyers (tenant) request approval of a special use to permit a resale store at 1 Golf Center in the Golf Center Shopping Center.

### 2. PETITIONER PROPOSAL

Midwest Gold Buyers is a buyer of precious metals that is proposing to occupy a tenant space in the Golf Center Shopping Center. The company advertises itself as the largest recycler of gold in the Chicago area. The company's retail stores allow customers to sell their gold, silver, platinum, watches, jewelry (including broken jewelry), and coins for money. Customers can also buy jewelry on-site, but primarily the business buys the items, which are then refined off-site. The business operation involves a customer bringing in their items, which are tested to verify their composition and measured for karat and weight, and then priced. If the customer chooses to sell the items, they then receive a corporate check for the value of the items (the customer does not receive cash).

The business keeps detailed records of their purchases and also of their customers to prevent receiving stolen property. Items are held on-site for 7 days before being sent to be refined.

The business also organizes and conducts off-site home parties in a customer's home where the customer and their friends can bring their gold and jewelry to sell. The customer hosting the party also receives a commission of the event's sales. Midwest Gold Buyers can also be contacted to host an off-site event as a fundraiser (such as at a hotel). Examples of participants in fundraisers include church groups, little league teams, and schools.

The tenant space at 1 Golf Center is approximately 1,800 square feet. The space was formerly a florist shop and Midwest Gold Buyers is not planning to substantially alter the interior space.

**3. SITE CONDITIONS**

- a) The Golf Center Shopping Center is zoned B-2, Community Business District.
- b) The commercial properties across Golf Road to the north and adjacent to the west are located in the Village of Schaumburg. The properties along Roselle Road between Golf Road and Higgins Road are zoned B-2, Community Business District.

**4. APPLICABLE REQUIREMENTS**

Section 9-8-2-C-8 (page CD9:126) states that resale stores, or permitted retail establishments in which resale of goods accounts for more than ten percent of the floor space, may be allowed as a special use.

**5. RELEVANT SPECIAL USE HISTORY**

*Subject Property*

None.

*Similar Property*

- a) Ordinance No. 2774-1995 granted a special use to Cash Converters USA, Inc. to operate a resale store at 1125 N. Roselle Road in the Hoffman Plaza Shopping Center. Goods are purchased from customers and the business is not a pawn shop.
- b) Ordinance No. 3545-2003 granted a special use to Suit Bank of Hoffman Estates to operate a resale store primarily selling used suits and clothing. The business was proposed at 1129 N. Roselle Road in the Hoffman Plaza Shopping Center, but never opened.

**6. ADJACENT OWNER COMMENTS**

Standard notification letters have been mailed. As of this writing, no comments have been received.

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

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

## 8. DEVELOPMENT SERVICES COMMENTS

The Hoffman Estates Police Department has been contacted to provide any additional comments they may have on this proposed special use. Staff will provide an update at the Zoning Board meeting.

The parking supply in this shopping center is more than adequate for this business. The parking supply immediately in front of this business is limited, but the tenant's parking demand is expected to be minimal with only a few staff on site.

## 9. MOTION

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

**A special use under Section 9-8-2-C-9 of the Zoning Code to permit an approximately 1,800 square foot resale store, Midwest Gold Buyers, at 1 Golf Center in the Golf Center Shopping Center.**

1. This special use shall be for a resale store involved in the purchase and resale of precious metals and jewelry items only, as described in the petitioner's special use application.
2. The business shall maintain detailed records of their purchases and of their customers to prevent the purchase of stolen goods as described in the petitioner's special use application.

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

09/16/2009 23:09

VILLAGE OF HOFFMAN ESTATES  
ZONING BOARD OF APPEALS  
REQUEST FOR SPECIAL USE HEARING

FOR VILLAGE USE ONLY

Hearing Fee \$ 400.00 Date Paid 9/17/09 Received By P. Moore  
Hearing Date: 10/16/09 Time: 7:30 pm Legal Published 9/21/09  
Receipt Number 30322 Check No. 1966 Zoning District B-2

PLEASE PRINT OR TYPE

\* 1. Name of Property Owner(s)\* Globe Rose Shopping Center Limited Partnership  
E-Mail Address \_\_\_\_\_ Fax \_\_\_\_\_  
Owner's Address 40 1333 N. Waukegan Chicago, IL 60610 Phone 312 642 9570  
City CHICAGO State IL Zip 60610

Subject Property's Address (if different than #1): 1 Golf Center Unit 1 Hoffman Estates, 60179

2. Person applying if other than owner:

Name Jordan Sadoff Company Midwest Gold Buyers  
E-Mail Address jsadoff1@gmail.com Fax (630) 937-9926  
Address 1546 Bourbon Pkwy Phone (630) 233-0330  
City Streamwood State IL Zip 60107

\* 3. Property Index Number (PIN) 07 - 15 101 - 021 - 0000

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

09/15/2009 23:09

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

*[Handwritten Signature]*

Name (Please Print)

STEPHEN KANT

Applicant's Signature

*[Handwritten Signature]*

Name (Please Print)

Jordan Sadoff

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.

# Midwest Gold Buyers

1546 Bourbon Pkwy • Streamwood, IL 60107  
Phone: 630.837.9974 • Fax: 630.837.9926

Our company, Midwest Gold Buyers, (Midwest Goldbuyers, Inc.) is a buyer of precious metals including gold, silver and platinum. We are not a pawn shop, and we never give out loans whatsoever. Our buying process is simple and straight-forward. We look at each piece of jewelry, test it to make sure it's gold (or silver, platinum), then we separate it into different karats (ex- 10k, 14k, 18k), then we weight each karat separately and price based on the daily published value. If they decide to sell, we write the customer a corporate check on the spot (we do not give cash). Our buyers all go through a rigorous training process and we do a background check and drug test on them. We have emerged as one of the largest (if not the single largest) gold buying company in Chicagoland. We also have an Atlanta branch, and are now exploring several other cities throughout the Midwest and South to venture into.

**Here are a list of our stores: (additionally, we have stores currently in progress in 6 other cities throughout the metro area)**

- 1554 E. Algonquin Rd, Algonquin, IL
- East Algonquin Rd. (SE corner of Algonquin and Arlington Heights Rds), Arlington Heights, IL
- 925 N. Lake St, Aurora, IL
- 23W458 North Ave (NW corner of Bloomingdale and North Ave), Carol Stream, IL
- 6119 Northwest Hwy, Crystal Lake, IL
- 7420 Barrington Rd. (NW corner of Barrington and Irving Park Rds), Hanover Park, IL
- 43 W. Roosevelt Rd, Villa Park, IL
- 27W210 North Ave, West Chicago, IL
- Orland Park, IL Orland Square Mall

**To protect against receiving stolen property, we currently take the following measures:**

- We have a daily log of all gold purchases, from whom, and a description of each piece of gold.
- We make a copy of each person's driver's license who sells us gold and include a full physical description of the person.
- We keep each purchase of gold (separated in a tamper proof bag) for 1 week (7 days) prior to refining – this is per village ordinance.

We have a very classy and professional atmosphere and always use professional signage including pylon signage and channel lettering using a licensed sign company.

If you visit our website you can see quite a bit more information about us, our company, our stores and our process. - [www.midwestgoldbuyers.com](http://www.midwestgoldbuyers.com)

We are ultimately looking to build a long term relationship in your community, as we have done in all these other cities. Please let me know what needs to be done at this point to move forward. You can contact me via email or at 630-973-9779 or 630-233-0330 x260.

Kindly,  
Marihas Muehl  
Midwest Gold Buyers





GOLF ROAD

ROSEL

SUBJECT SITE

Golf Center S.C.

Hoffman Plaza S.C.

Water Tower

West Higgins S.C.

HIGGINS ROAD

ROSELLE ROAD

APPLE ST

Community Park

Valli Plaza S.C.

E BERKLEY LN

W BERKLEY LN

LINDEN CIR

CART

GRISSOM LN

BODE ROAD

CUMBERLAND ST

COCHISE ST

CHANDLER LN

BUCKEYE DR

Fire Sta. 21

St Hubert's Church & School

Chino Park

Summitview Christian Church

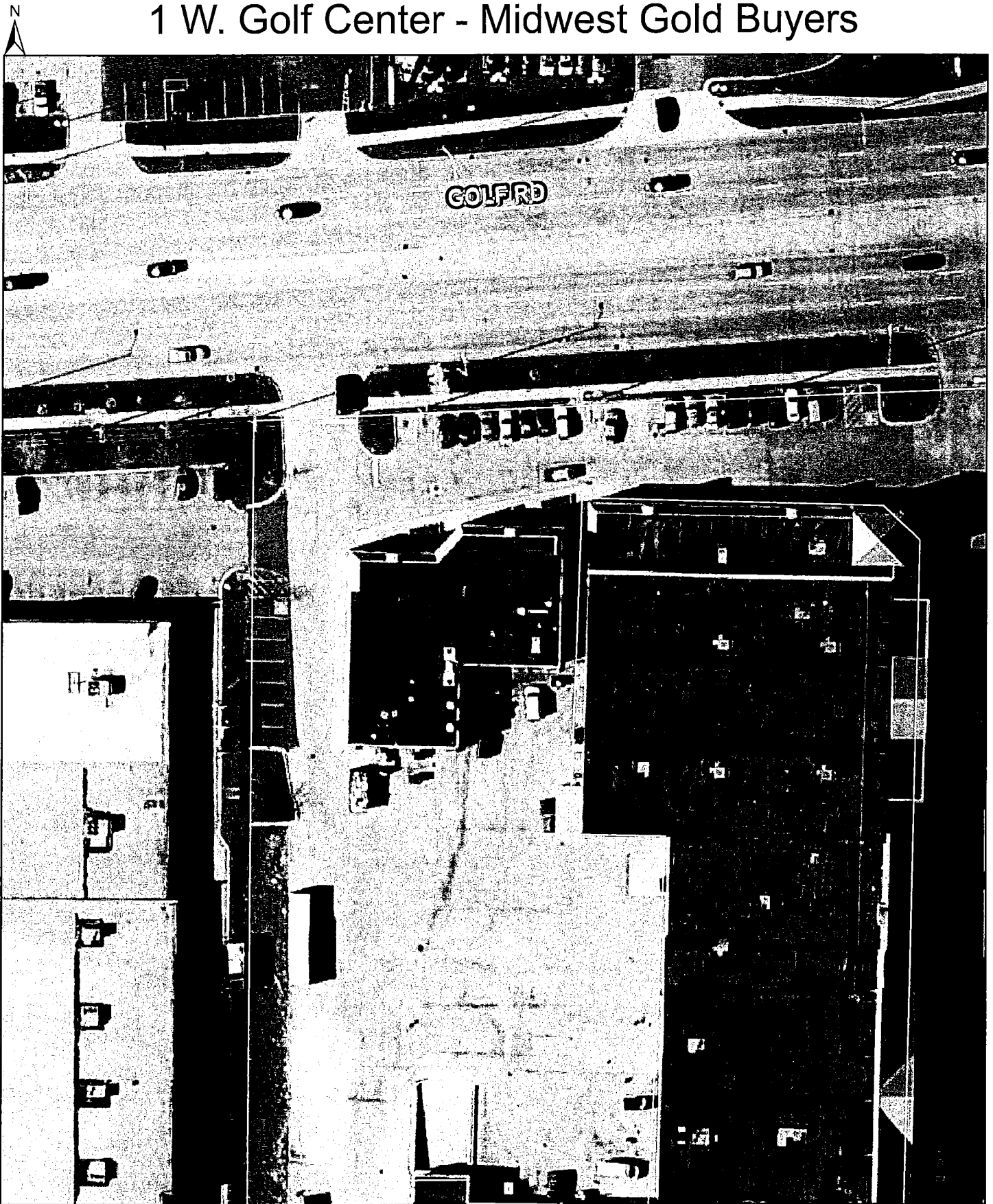
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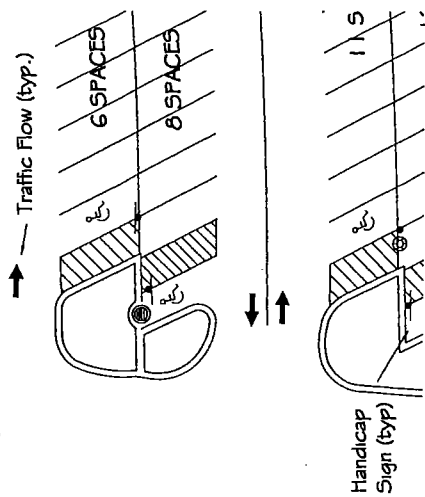
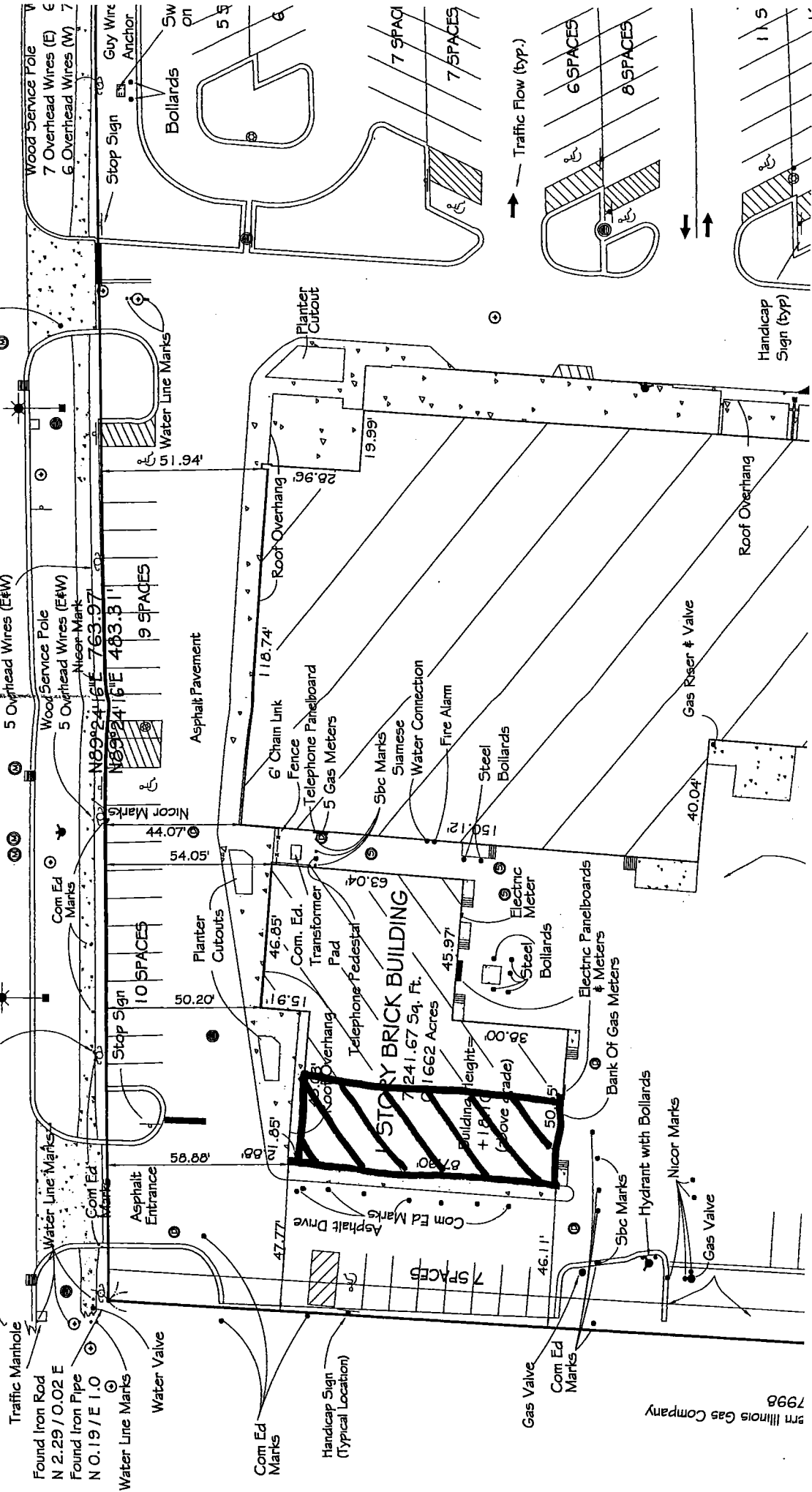
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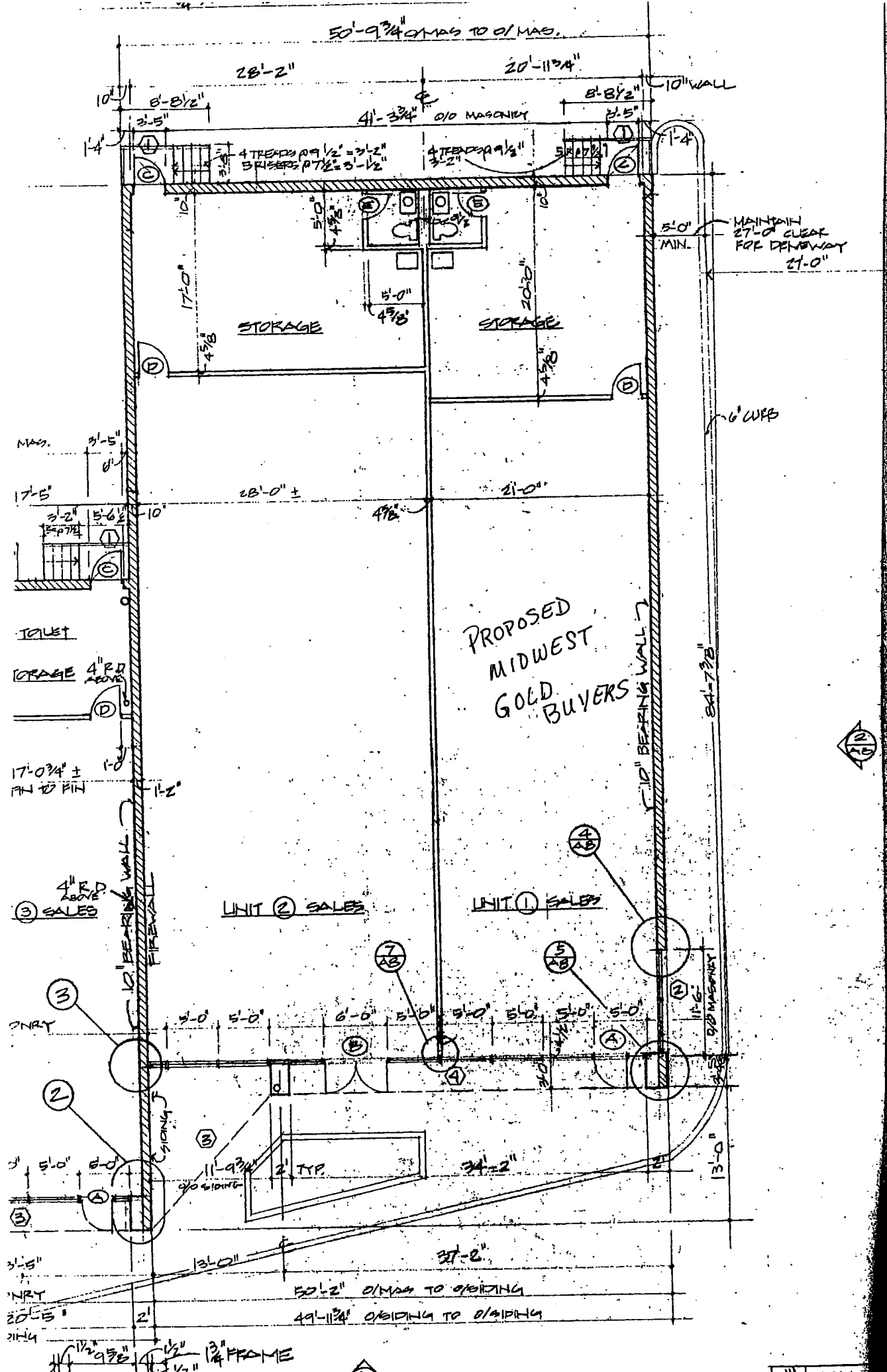
1 inch = 60 feet

Planning Division  
Village of Hoffman Estates  
September 2009

# GOLF ROAD



7998  
 Illinois Gas Company



50'-9 3/4" O/MAS TO O/MAS.

28'-2"

20'-11 3/4"

10" WALL

8'-8 1/2"  
3'-5"

4'-3 3/4" OLD MASONRY

8'-8 1/2"  
3'-5"

4 TREADS @ 9 1/2" = 3'-2"  
3 RISERS @ 7 1/2" = 2'-1 1/2"

4 TREADS @ 9 1/2" = 3'-2"  
3 RISERS @ 7 1/2" = 2'-1 1/2"

1'-4"

5'-0" MIN. MAINTAIN 27'-0" CLEAR FOR DRIVEWAY 27'-0"

STORAGE

STORAGE

6" CURB

MAS.

17'-5"

28'-0" ±

21'-0"

3'-2" 5'-6 1/2"  
3'-7 1/2"

TOILET

STORAGE 4" R.D. ABOVE

17'-0 3/4" ± FIN TO FIN

PROPOSED MIDWEST GOLD BUYERS

10" BEARING WALL

8'-4 7/8"

4" R.D. ABOVE  
③ SALES

UNIT 2 SALES

UNIT 1 SALES

DRY

③

⑦ AB

⑤ AB

②

⑥

④

⑧

①

③

2' TYP.

24'-2"

3'-5"

13'-0"

37'-2"

DRY

50'-2" O/MAS TO O/SIDING

20'-5"

49'-11 3/4" O/SIDING TO O/SIDING

2'-4"

11 1/2" 9 3/8" 1 1/2" 1 3/4" FRAME

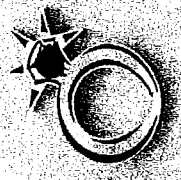
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1/4" SCALE

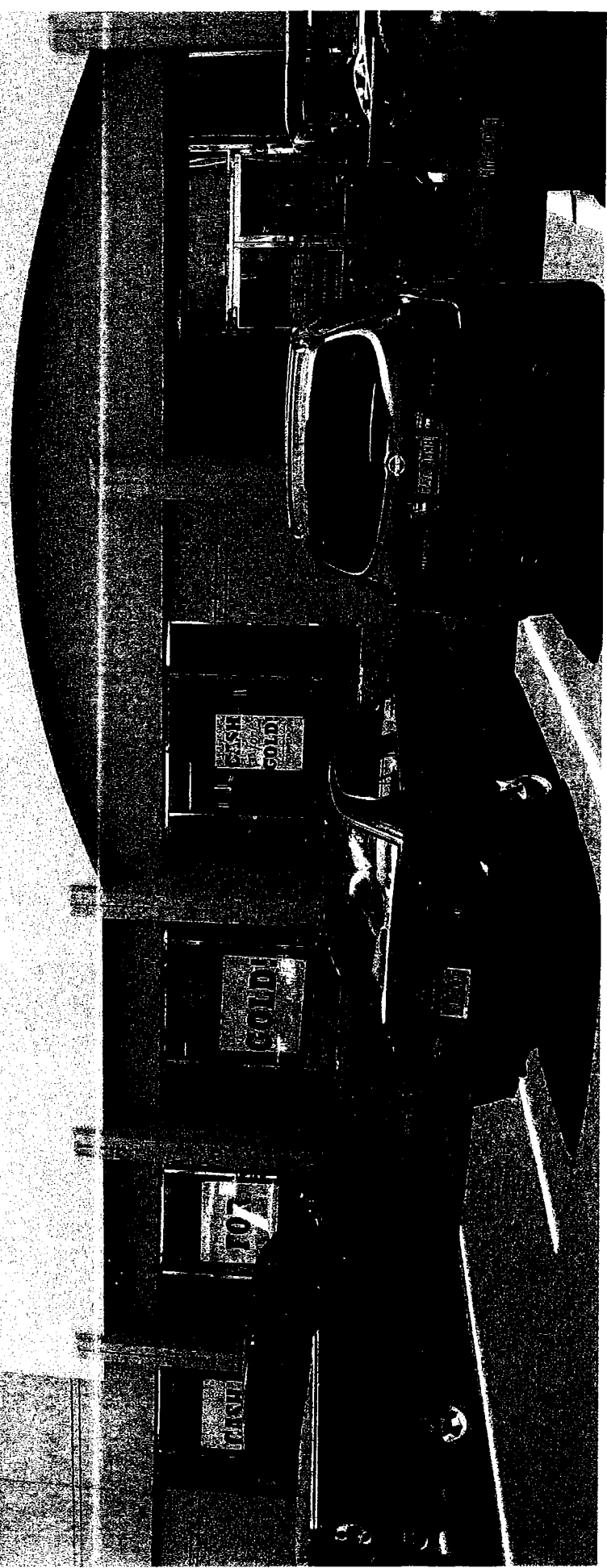








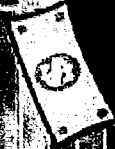
**CASH FOR GOLD!**



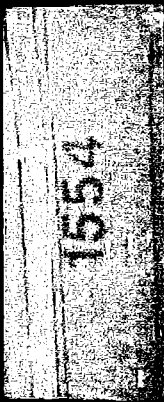




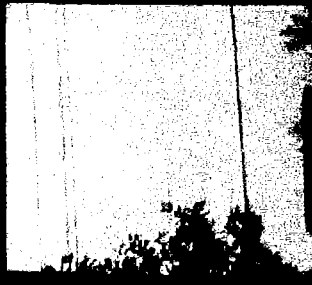
**CASH FOR GOLD**



**WE BUY GOLD**



1554



1554

VILLAGE OF HOFFMAN ESTATES  
ZONING BOARD OF APPEALS

FINDING OF FACT

DATE OF PUBLIC HEARING: October 6, 2009

DATE OF PRESENTATION TO VILLAGE BOARD: October 19, 2009

PETITION: Hearing held at the request of 675 W. Golf Road LLC (Owner) and Van Bruggen Signs on behalf of Sherwin Williams to consider variations from the Zoning Code to permit signage on the property located at 695 W. Golf 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-3

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 675 W. Golf Road LLC (Owner) and Sherwin Williams (Tenant) at 695 W. Golf Road, *a variation from Section 9-3-8-M-10-d-3 to permit a 100 square foot wall sign ("Sherwin Williams") on the front (northwest) façade of the building above the customer entrance doors instead of the maximum permitted one wall sign on the building front elevation and for the total surface area of all wall signs on the building to be 349.25 square feet instead of the maximum permitted 200 square feet.*

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

Mr. Joe Fitzpatrick with Van Bruggen Signs, on behalf of Sherwin Williams, was present.

The petitioner has requested a 100 square foot wall sign on the front of the building above the customer entrance door. The Zoning Code allows only one wall sign on the front elevation, which would not permit Sherwin Williams to have a sign.

Mr. Fitzpatrick stated that Sherwin Williams feels that the building is set so far back from the road that it would be difficult to see from Golf Road.

The site has limited access from driveways along eastbound Golf Road (no westbound left turn) into the shopping center.

The board saw no problems with the sign.

AUDIENCE COMMENTS

None.

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

**FINDING OF FACT WRITTEN BY MICHAEL GAETA**

# VILLAGE OF HOFFMAN ESTATES

## Memo

**TO:** William Weaver, Zoning Board of Appeals Chairman  
**FROM:** Josh Edwards, Assistant Planner JAE  
**RE:** 695 W. GOLF ROAD – SHERWIN WILLIAMS – VARIATION FOR  
A WALL SIGN  
**DATE:** October 1, 2009  
**HEARING DATE:** October 6, 2009

---

### 1. REQUEST SUMMARY

Mark Glazer (property owner) and Joe Fitzpatrick with the sign company Van Bruggen Signs on behalf of Sherwin Williams (applicant) request approval of variations for a wall sign on the front elevation of a Sherwin Williams store at 695 W. Golf Road.

### 2. BACKGROUND

The front elevation of the building was renovated to its existing condition in 2000 in preparation for the tenant Bay Furniture. Bay Furniture installed a wall sign and occupied the entire building until closing in late 2006. In 2007, building permits were issued to divide the interior of the building into two spaces and TigerDirect.com (now CompUSA) occupied a larger, eastern part of the building. CompUSA received a variation in 2007 for an additional (second) wall sign: "Discount PCs, TVs & More!" In 2009, the remaining vacant tenant space was divided into two spaces in preparation for Sherwin Williams, which will occupy the western-most tenant space; leaving a vacant space between CompUSA and Sherwin Williams.

The building includes three tenant spaces, which does not meet the Zoning Code definition of a shopping center of a building with a minimum four tenants. Therefore, the building is technically only permitted one wall sign on the front of the building.

The Crossroads Commons shopping center west of the subject building is on a separate property with separate ownership. The property lines are indicated on the enclosed aerial photo. The parking lot is shared.

The existing freestanding sign was granted a variation for height and can remain and can be re-faced, and will remain legal nonconforming with respect to size and setbacks.

**3. PETITIONER PROPOSAL**

The petitioner is proposing to install one wall sign on the front elevation. The sign, "Sherwin Williams," is 94.25 square feet (3 feet 3 inches high by 29 feet wide) and would be centered in an architectural feature of the front elevation above the tenant space. The tenant would be permitted a wall sign of a maximum 123.75 square feet based on the tenant frontage, if the building were a shopping center.

**4. SITE CONDITIONS**

- a) The subject property is zoned B-2, Community Business District.
- b) To the north across Golf Road are commercial properties located in the Village of Schaumburg. To the northeast and east are a Mobil gas station and PM Bedroom Gallery, respectively, both zoned B-2, Community Business District. To the south are the Highland Crossing apartments, zoned A-1, Apartment District. To the west is the Crossroads Commons shopping center, zoned B-2, Community Business District. West of Crossroads Commons across Higgins Quarter Drive is a shopping center in the Village of Schaumburg.
- c) The site has restricted access from a driveway along eastbound Golf Road (no westbound left turn). The shopping center is accessible from Higgins Quarter Drive, which is accessible from Golf Road. The site has cross access to the adjacent Mobil gas station.

**5. APPLICABLE REQUIREMENTS**

Section 9-3-8-M-10-d-3 *Signs in Business Districts (B-1, B-2); Other Business Uses* (p. CD9:56) states that the building may have one wall sign up to a maximum 200 square feet.

**6. VARIATION HISTORY**

**Subject Property Variations**

- a) Ordinance No. 481-1971 granted Eagle Discount Supermarket a height variation for the existing freestanding sign to be 30 feet high. A variation was granted for a double-faced directional sign to be 11 feet in height (no longer existing). A variation was granted for a wall sign with 5 foot 6 inch letters to allow the letter "L" to extend 12 inches above the parapet line (no longer existing).
- b) Ordinance No. 482-1971 granted Eagle Discount Supermarket variations for two canopy signs overhanging the sidewalk (no longer existing).

- c) Ordinance No. 3998-2008 granted TigerDirect.com (now CompUSA) a variation to permit an additional (second) 65.25 square foot wall sign (“Discount PCs, TVs & More!”) on the front (northwest) façade of the building above the customer entrance doors for a total square footage of all wall signs to be 249.25 square feet instead of the maximum permitted 200 square feet.

**Similar Variations in Two- or Three-Tenant Retail Buildings**

- a) Ordinance No. 3334-2001 granted wall sign variations for the three-tenant retail building at 870-890 N. Roselle Road. Three additional wall signs were allowed on the building for a total of five wall signs of a total surface area of 202.5 square feet. The signs were approved for the north and south sides of the building. Ordinance No. 3820-2006 then granted a variation to permit a sixth wall sign for a total surface area of all signs of 232 square feet.
- b) Ordinance No. 2903-1997 granted Shell Oil Company at 2590 Golf Road a variation to permit an additional (second) wall sign on the south façade of the automobile service station to advertise a drive thru cleaners. The dry cleaner was a separate business not owned or operated by Shell, but located in the same building.

Several businesses in buildings classified as shopping centers (4+ tenants) have been granted variations for additional wall signs and wall signs exceeding the maximum permitted size. This includes Ordinance No. 3560-2003, which granted Cardinal Wine and Spirits (8,000 square feet) at 725 W. Golf Road (Crossroads Commons Shopping Center), a variation to allow a 240 square foot wall sign instead of the maximum permitted 200 square feet.

**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 allowance for one permitted wall sign for a three-tenant building is impractical for a retail building. If the variation is denied, the business would not be permitted a wall sign on the front elevation, which would be unprecedented for a retail building frontage. Wall sign variations are typically granted for multiple signs for a single tenant and for signs that exceed the maximum permitted surface area; whereas this variation is proposed to allow a tenant one sign up to the maximum size that would otherwise be allowed if the building had a fourth tenant.

An approximately 6,600 square foot space remains vacant. Any future occupant of this space will also be required to request a variation if they intend to install a wall sign on the front elevation.

The proposed sign is 94.25 square feet, and the motion below is to permit a 100 square foot wall sign, which will allow some flexibility for the tenant to replace the sign in the future without requiring an amendment to the variation.

10. **MOTION**

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

**A variation from Section 9-3-8-M-10-d-3 to permit a 100 square foot wall sign (“Sherwin Williams”) on the front (northwest) façade of the building above the customer entrance doors at 695 W. Golf Road instead of the maximum permitted one wall sign on the building front elevation and for the total surface area of all wall signs on the building to be 349.25 square feet instead of the maximum permitted 200 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 9/2/09 Received By P. Moore  
 Hearing Date: 10/6/09 Time: 7:30 Legal Published 9/21/09  
 Receipt Number 30118 Check No. 42127 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)\* 675 West Golf LLC <sup>Road</sup>  
 E-Mail Address coreglaze@aol.com Fax 847-433-6341  
 Owner's Address 1110 Sheridan Road Phone 847-~~5~~217-8122  
 City Highland Park State IL Zip 60035  
 Subject Property's Address (if different): 695 GOLF ROAD

2. Person applying if other than owner:\*

Name JOE FITZPATRICK Company VAN BRUGGEN SIGN  
 E-Mail Address JOE@VBSIGN.COM Fax 708-448-9092  
 Address 13401 Southwest Hwy. Phone \_\_\_\_\_  
 City ORLAND PARK State IL Zip 60462

3. Property Index Number (PIN) 07-16-200-030-0000

\* 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.)

\* ONE SET OF ILLUM. CHANNEL GRAS.

\* THIS PROPERTY HAS ONLY 3 STORES & DOES NOT FALL UNDER THE STD. 4-STORE STRIP CENTER.

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

*Mark Glazer* 675 West Gold Road LLC by Zorokey Investments, managed LLC  
By Mark Glazer, manager

Name (Please Print)

Mark Glazer, Manager



---

13401 SOUTHWEST HIGHWAY, ORLAND PARK, IL 60462 / 708-448-0826 FAX 708-448-9092

**Village of Hoffman Estates  
Zoning Board of Appeals**

**08-24-09**

**Gentlemen,**

**The reason for this variation is due to the fact there is only 3-stores in this complex, and according to the village code you need 4-stores to be considered as a shopping center.**

**There for a variance by the Zoning Board of Appeals is in order.**

**Thank you very much for all your help in this matter.**

**Joe Fitzpatrick  
Project Coordinator**

72

Vogelei Park

BRIARCLIFF LN

AMHERST LN

SUBJECT SITE

Crossroads Common S.C.

Church of The Cross

Future Police Station



N SALEM DR

HIGGINS QUARTER DR

HERITAGE DR

MEADOW LN

N VALLEY LN

HILL DR

KNOLL LN

MESA DR

ALCOA LN

BAXTER LN

W BERKLEY LN

BODE RD

FLAGSTAFF LN

LAKEVIEW LN

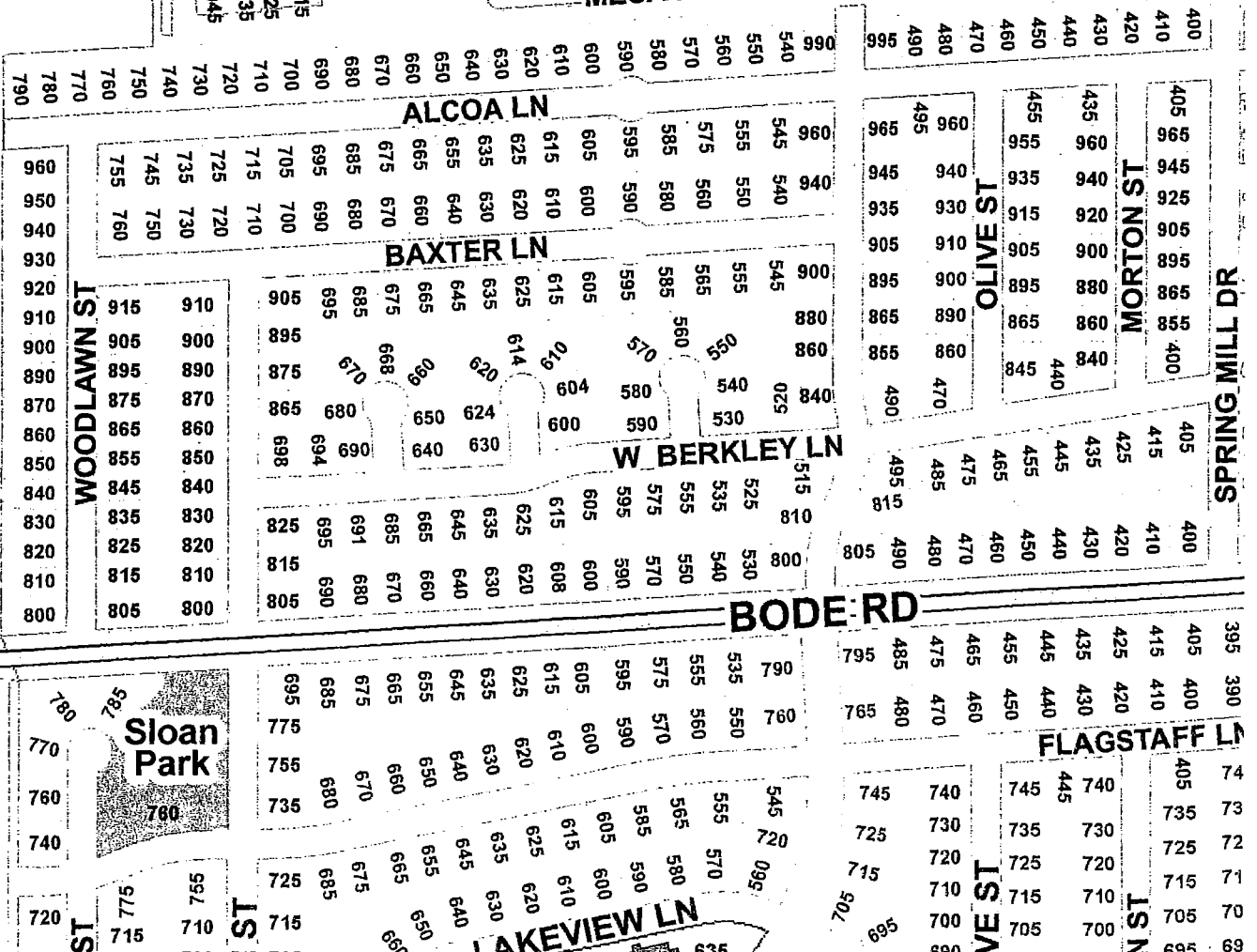
BAYSHORE DR

FOXWOOD CT

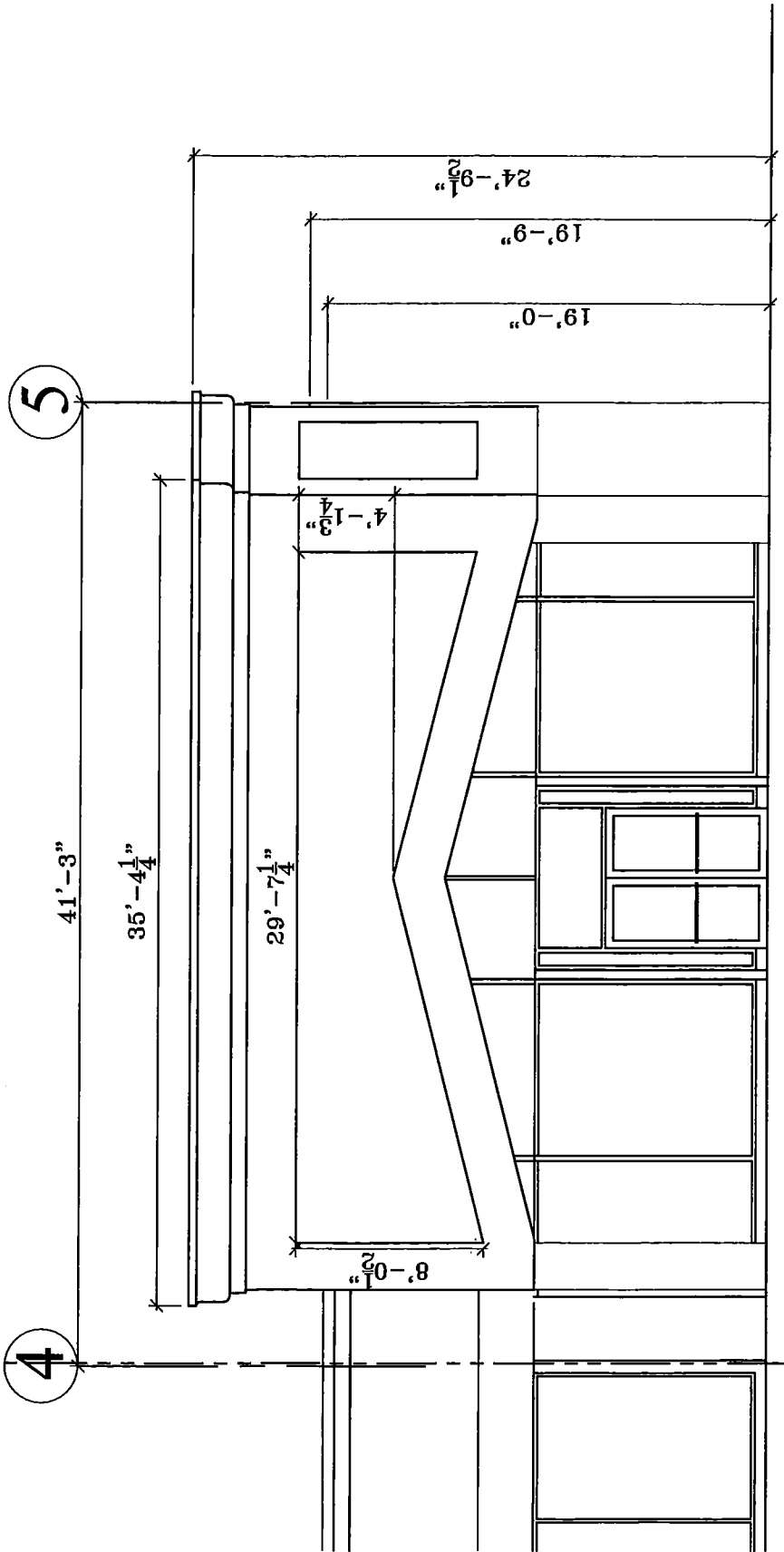
Keller Jr. H.S.

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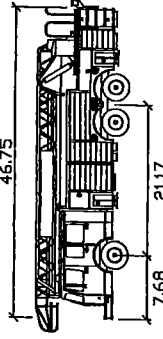


rear line of demized  
space



# Golf Road

RI  
JL  
PLAN



**DOUBLE AXIL FIRE**  
feet  
Width : 8.00  
Track : 6.90  
Lock to Lock Time : 6.00  
Steering Angle : 40.00

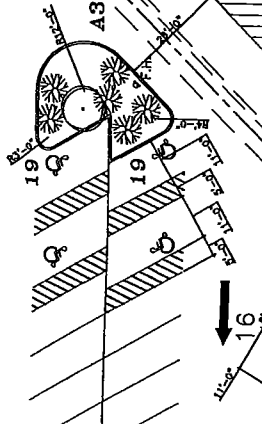
## CompUSA

29,382.5sf

## Vacant

REMOVE EXISTING BO AT FIRE HYDRANT AN EXISTING HYDRANT TO WITH THE CURRANT \ CODES.

- (1) Ginkgo biloba 'Golden Autumn' GINKGO GOLDEN AUTUMN
- (2) Thuja occidentalis 'Green Leaf' JUNIPER
- (3) Cestrum alifolium 'Pink Spines' PINK SPIRES CLETHRA
- (4) Gleditsia bicacanthos var. 'Inermis' 'Skyline' SKYLINE HONEYLOCUST
- (5) Gleditsia bicacanthos var. 'Inermis' 'Skyline' SKYLINE HONEYLOCUST
- (6) Gleditsia bicacanthos var. 'Inermis' 'Skyline' SKYLINE HONEYLOCUST
- (7) Gleditsia bicacanthos var. 'Inermis' 'Skyline' SKYLINE HONEYLOCUST
- (8) Gleditsia bicacanthos var. 'Inermis' 'Skyline' SKYLINE HONEYLOCUST
- (9) Gleditsia bicacanthos var. 'Inermis' 'Skyline' SKYLINE HONEYLOCUST
- (10) Gleditsia bicacanthos var. 'Inermis' 'Skyline' SKYLINE HONEYLOCUST
- (11) Gleditsia bicacanthos var. 'Inermis' 'Skyline' SKYLINE HONEYLOCUST



TREE AND SHRUBS TO REMAIN

EXISTING FIRE HYDRANT TO BE RELOCATED TO

ZONING CLASSIFICATION B2

North



# 675 W. Golf Road



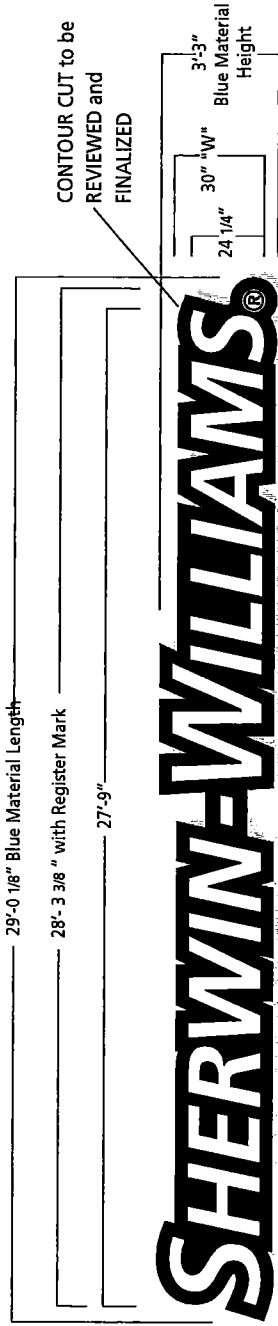
1 inch = 100 feet

Planning Division  
Village of Hoffman Estates  
June 2009

Alucobond  
(subject to change)

3'-4" x 29'-4"

Contoured cut Backer  
94.25 square feet



4" CONTOUR OUTLINE ADDITIONAL ABOVE and BELOW LETTERS

COVER THE EARTH CONTOUR LOGO SIGN:

PMS# 293 BLUE, "SPECIAL COLOR RED" plus WHITE - SCREENED  
ILLUMINATED COMPACT FLUORESCENTS for CTE LOGO SIGN ONLY


GELCORE ULTRA WHITE L.E.D.'S - 6 per foot  
ILLUMINATED WHITE ACRYLIC #7328 PIGMENTED FACES  
WHITE DISK with BLACK REGISTER MARK  
TRIM CAP - 1 INCH METALLIC BRONZE is GLUED to ACRYLIC FACES  
RETURNS and BACKS are FABRICATED of ALUMINUM,  
FULLY WELDED - with CLEAR ANODIZED FINISH  
INDIVIDUALLY MOUNTED / REMOTE



SAMPLE MEASURING of SQUARE FOOTAGE

LOCATION of GRAPHICS on PHOTO are APPROXIMATE and for SKETCH  
PURPOSE ONLY ...BOW-TIE LENGTH: 29'- 7 1/4" ... BOW-TIE HEIGHT: 8'-0 1/2"



 Dualite Sales & Service, Inc. WILLIAMSBURG, OHIO • CEDAR HILL, TEXAS	Dualite Sales & Service, Inc. One Dualite Lane Williamsburg, Ohio 45176		FILE# 09-8-190SHER01-GSP	req by KL	Customer Approval or Comments:
	This design is exclusive property of Dualite Sales & Service, Inc. • 1 Dualite Lane • Williamsburg, OH 45176 All Rights Reserved. Reproduction of this proprietary work without the permission of Dualite Sales & Service, Inc. will subject the user to liability under the copyright statutes of the United States Copyright 2008 Dualite Sales & Service, Inc.		Scale: 3/16" = 1'-0"	Date: 8-20-09	

VILLAGE OF HOFFMAN ESTATES  
ZONING BOARD OF APPEALS

FINDING OF FACT

DATE OF PUBLIC HEARINGS: August 18, 2008 – Continued to October 6, 2009

DATE OF PRESENTATION TO VILLAGE BOARD: October 19, 2009

PETITION: Hearing held at the request of 1585 N. Barrington Road Condominium Association (Lessor) and The Everest Group/Sprint, Clearwire to consider a special use and variation from the Zoning Code to permit a communication antenna and accompanying equipment on the property known as 1585 N. Barrington Road.

DISTRICT IN WHICH PROPERTY IS LOCATED: RPD, Residential Planned Development District

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

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

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.

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

MOTION: Request to grant 1585 N. Barrington Road Condominium Association (Lessor) and The Everest Group/Sprint, Clearwire at 1585 N. Barrington Road, *a special use and a thirty one (31) foot height variation from Section 9-3-9-A to permit the installation of a maximum of one (1) microwave dish and associated equipment to be no greater than ninety one (91) feet high.* The following conditions shall apply:

1. To minimize the visual impact of the dish, the dish and mounting hardware shall be painted to match the color of the existing and future color of the penthouse on the building.
2. Should the operation of this microwave dish cease for a period of six (6) months, the dish and accompanying equipment shall be removed, per Zoning Code Section 9-1-18-L.

**The petitioner was agreeable to the above listed conditions.**

The Petitioner is requesting a variation to allow a microwave dish style antenna to be added to existing antennas on the property at 1585 N. Barrington Road. This antenna will enhance the transmission of data, and allow greater ease for Sprint customers to download ringtones, data, and stream live video and entertainment from the network. This antenna will not readily be seen



from the ground, however it will be visible, as well as the existing antennas, from Barrington Road. The antenna will also not interfere with any of the hospital equipment, personal phones, televisions, etc. because it will be operating on a separate frequency given by the FCC for this application. It is for these reasons the ZBA has voted to approve the request.

AUDIENCE COMMENTS

None

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

FINDING OF FACT WRITTEN BY DONNA BOOMGARDEN

# VILLAGE OF HOFFMAN ESTATES

## Memo

**TO:** William Weaver, Zoning Board of Appeals Chairman  
**FROM:** Josh Edwards, Assistant Planner JAE  
**RE:** SPRINT-CLEARWIRE COMMUNICATIONS AND 1585 N. BARRINGTON ROAD CONDOMINIUM ASSOCIATION / DOCTORS BUILDING TWO – 1585 N. BARRINGTON ROAD – SPECIAL USE AND HEIGHT VARIATION – COMMUNICATION ANTENNA & ASSOCIATED EQUIPMENT  
**DATE:** October 1, 2009  
**HEARING DATE:** October 6, 2009 – Continued from August 18, 2009

---

### 1. REQUEST SUMMARY

Request by Sprint-Clearwire Communications (petitioner) and 1585 N. Barrington Road Condominium Association/Doctors Building Two (owner) for a special use and height variation to permit one microwave dish and associated equipment to be installed on the roof of the Doctors Building Two in the St. Alexius Hospital campus at 1585 N. Barrington Road.

### 2. PETITIONER PROPOSAL

The petitioner is proposing to install one, 26 inch high microwave dish at 91 feet above grade on the roof of the Doctors Building Two. The installation requires a special use approval. A 31 foot height variation is also required from the maximum permitted 60 feet. The dish would be installed on the northeast corner of the building and would be attached to an existing array of Sprint cellular antennas. Nine Sprint cellular antennas are located on the building. The function of the new dish is to support and upgrade the Sprint network with voice and data transmission as an alternative to installing miles of underground fiber optic wires throughout the coverage area.

No separate building or equipment is proposed on the ground. The new equipment for the dish would be installed in existing cabinets. The existing equipment cabinets are entirely screened behind the penthouse screen wall and are not visible from the ground. Wiring would be installed on the roof from the equipment cabinets to the dish, which would also be screened from view from the ground. The dish, mounting pipes, and hardware would be painted to match the existing color of the building. The petitioner has provided photo simulations of the proposed installation.

### 3. SITE CONDITIONS

- a) The subject property is zoned Residential Planned Development (RPD).

- b) Doctors Building Two is located on the campus of St. Alexius Hospital, which is zoned RPD.
- c) The surrounding properties to the south and east are zoned RPD and include retirement community buildings and medical buildings. A restaurant mall north of the hospital complex is zoned B-2, Community Business District.

**4. APPLICABLE REQUIREMENTS**

- a) Section 9-3-9-A (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 9-5-11-D-2-m-1 (p. CD9:95) states that antennas and communication towers are an accessory use in the Residential section of the RPD District.
- c) Section 9-5-11-F-2-kk-12 (p. CD9:97) states that utility and public service uses to include requirements for the furnishing of electricity, gas, oil, telephone, and television services are an accessory use in the Commercial section of the RPD District.
- d) Section 9-5-11-K (p. CD9:99-100) *Height Regulations in the RPD District* refers to Section 9-3-9 for the maximum height for antennas and communication towers.

**5. ADJACENT OWNER COMMENTS**

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

**6. SPECIAL USE/VARIATION HISTORY**

- a) Ordinance No. 3036-1998 granted a special use and height variation to Nextel for 9 cellular antennas at a height of 89 feet and equipment.
- b) Ordinance No. 3134-1999 granted a special use and height variation to **Sprint PCS** for 9 cellular antennas at a height of 89 feet and equipment.
- c) Ordinance No. 3179-2000 granted a special use and height variation to Metricom, Inc. for 16 communication antennas at a height of 89 feet and equipment.

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

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

## 8. DEVELOPMENT SERVICES COMMENTS

The proposal to install a dish onto an existing building rather than erecting a separate antenna tower will minimize visual clutter. The proposed dishes are specifically designed to upgrade the existing antennas. The height of the building and proposed camouflaged painting of the antennas will reduce the visibility of the dish from Barrington Road or the surrounding properties. A condition is proposed to ensure that the dish match the existing penthouse and any future color of the penthouse. Another standard condition is included that would require the dish to be removed should it no longer be used.

The dish is smaller than standard cellular antenna arrays and is comparable in size to a residential television satellite dish and no more aesthetically obtrusive.

## 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 with two conditions:

**A special use and a thirty one (31) foot height variation from Section 9-3-9-A to permit the installation of a maximum of one (1) microwave dish and associated equipment to be no greater than ninety one (91) feet high on the Doctors Building Two at 1585 Barrington Road.**

*The following conditions shall be applied to the above motion:*

1. To minimize the visual impact of the dish, the dish and mounting hardware shall be painted to match the color of the existing and future color of the penthouse on the building.
2. Should the operation of this microwave dish cease for a period of six (6) months, the dish and accompanying equipment shall be removed, per Zoning Code Section 9-1-18-L.

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 7/8/09 Received By J. Edwards

Hearing Date: 8/5/09 + 8/18/09 Time: 7:30 pm Legal Published

Receipt Number 293400 Check No. 104881 Zoning District RPD

PLEASE PRINT OR TYPE

1. Name of Property Owner(s)\* 1585 N Barrington Road Condominium Association  
Hospital Professional Building II

E-Mail Address mkasten@unisonsite.com Fax \_\_\_\_\_

Owner's Address 1585 N Barrington Road Phone 866-599-7483

City Hoffman Estates State IL Zip 60194

Subject Property's Address (if different than #1): \_\_\_\_\_

2. Person applying if other than owner:\*

Name Will Faber Company The Everest Group/ Sprint, Clearwire

E-Mail Address wfaber85@gmail.com Fax 773/409-5426

Address 7013 W. 111th St. Phone 773-987-5299

City Worth State IL Zip 60482  
07-07-100-023-0000

3. Property Index Number (PIN) \_\_\_\_\_

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

\_\_\_\_\_  
Addition of one dish antenna to existing telecommunications installation  
\_\_\_\_\_  
\_\_\_\_\_

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

**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 \_\_\_\_\_ See authorization letter

Name (Please Print) \_\_\_\_\_ See authorization letter

Applicant's Signature \_\_\_\_\_ *William Fob*

Name (Please Print) \_\_\_\_\_ *William Fob*

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

**FOR VILLAGE USE ONLY**

Hearing Fee \$ 400.00 Date Paid 8/9/09 Received By P. MOORE  
 Hearing Date: 8/18/09 Time: 7:30 pm Legal Published 8/3/09  
 Receipt Number 30114 Check No. 114381 Zoning District RPD

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)\* 1585 N Barrington Road Condominium Association Hospital Professional Building 11

E-Mail Address mkasten@unisonsite.com Fax #: \_\_\_\_\_

Owner's Address 1585 N Barrington Rd Phone 498-452-5455

City Hoffman Estates State IL Zip 60482

Subject Property's Address (if different): \_\_\_\_\_

2. Person applying if other than owner:\*

Name Will Faber Company The Everest Group, Sprint

E-Mail Address W.Faber.85@gmail.com Fax #: 773-909-5426

Address 7013 W 111th St Phone 773-987-5299

City Worth State IL Zip 60482

3. Property Index Number (PIN) 07-07-100-013-0000

\* 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 this property? If yes, please describe.

No. Conditions are technologically dependent

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 addition of an antenna is required for improved cell communications coverage -

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

New antennas to be mounted on steel T-Arms on existing tower brackets

7. Estimated Total Project Cost 10,000

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

No



**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.

See authorization letter

Owner's Signature \_\_\_\_\_

See authorization letter

Name (Please Print) \_\_\_\_\_

Applicant's Signature William Feb \_\_\_\_\_

Name (Please Print) William Feb \_\_\_\_\_



**THE EVEREST GROUP**  
Representing Sprint/ Clearwire

7013 W 111th St  
Worth, IL 60482

773-987-5299

[wfaber85@gmail.com](mailto:wfaber85@gmail.com)

September 15, 2009  
Village of Hoffman Estates  
1900 Hassell Road  
Hoffman Estates, IL 60169

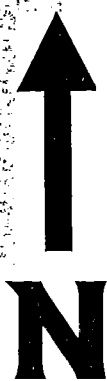
This application for a variance and special use permit on behalf of Sprint/ Clearwire is for the purpose of installing one additional antenna and one line of associated coaxial cable on the rooftop of 1585 N Barrington Rd. The purpose of the communications system upgrade is to facilitate wireless backhaul coverage over the existing Sprint telecommunications network. Effectively, the current T1 system will be replaced with wireless connections between individual communication sites and the central switch. The new antenna will make this linkage possible, thereby lowering costs to consumers and increasing the reliability and robustness of the existing and future data network.

In order to provide this expanded service, technological upgrades are needed in the form of additional antenna capacity. To undertake this, a variance and special use permit is needed. While impacting local communications services will certainly result, the expanded installation will not negatively impact local property values, or the aesthetics of the surrounding community. As the location already hosts numerous antenna systems, the visual impact to the small addition will largely unnoticeable. Accordingly, the proposed installation fully meets the municipal standards for a variance and a special use Permit

Sincerely yours,

Will Faber

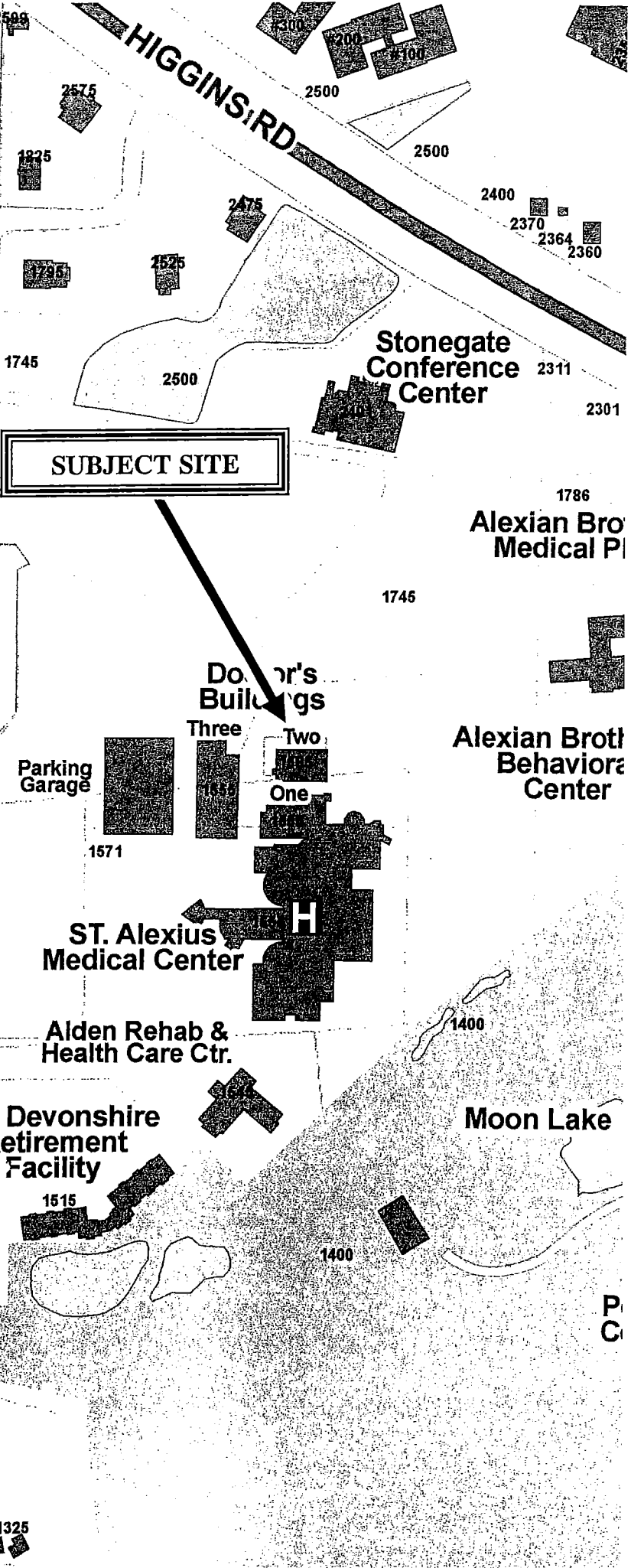
The Everest Group



FOREST PRESERVE

N BARRINGTON RD

HIGGINS RD



SUBJECT SITE

Stonegate Conference Center

Alexian Bro Medical Pl

Alexian Broth Behavioral Center

ST. Alexius Medical Center

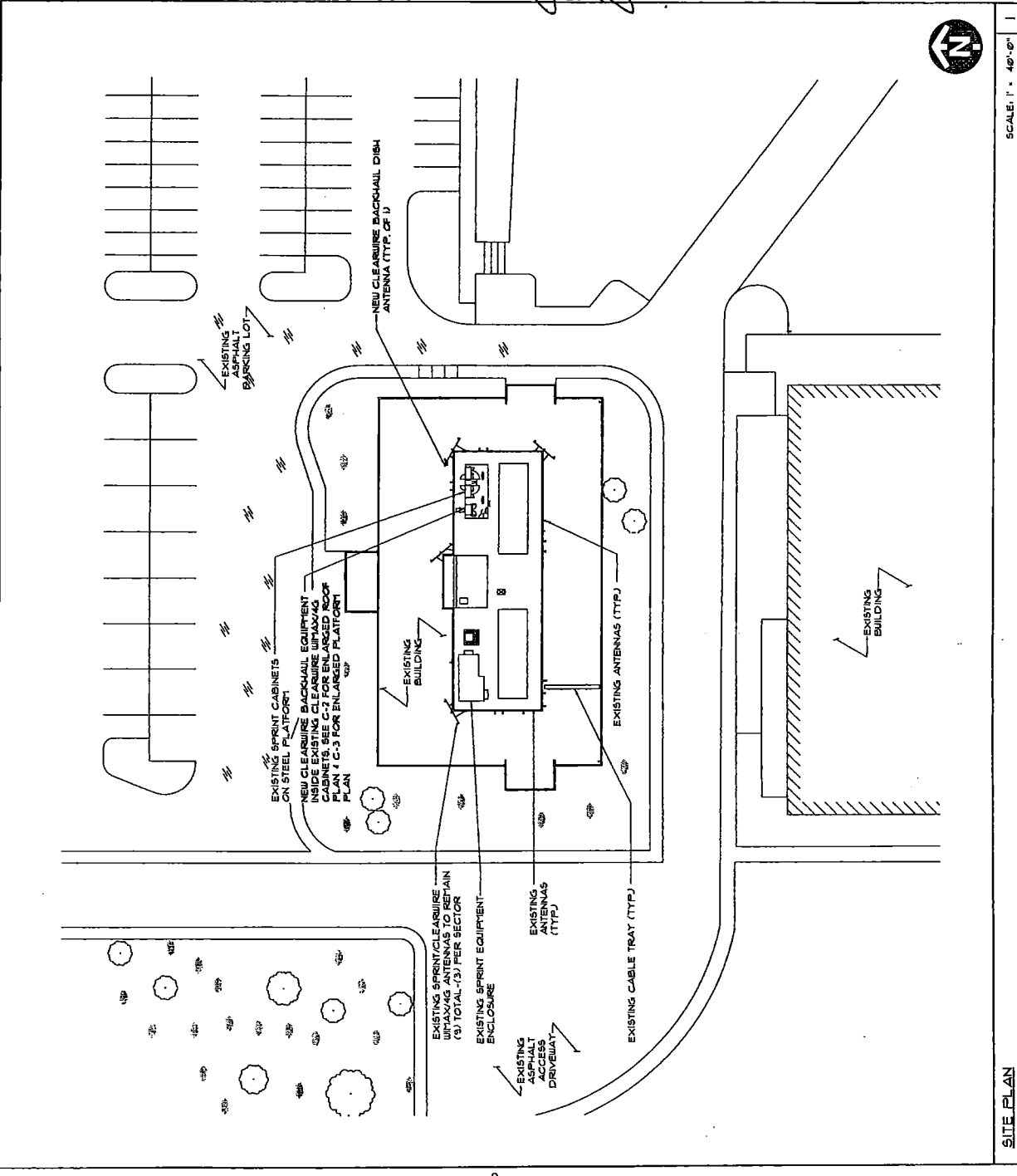
Alden Rehab & Health Care Ctr.

The Devonshire Retirement Facility

Moon Lake

ABBREVIATIONS	
AAV	ALTERNATE ACCESS VENDOR
AIF	ABOVE FINISHED FLOOR
AL	AS LOW AS PRACTICABLE
APRSL	APPROX ABOVE MEAN SEA LEVEL
AUG	APPROXIMATE
AUWG	AMERICAN WIRE GAUGE
BLDG	BUILDING
BS	BUS
CB	CABLE
CS	CABLE TELEVISION STATION
COL	COLUMN
CONC	CONCRETE
COND	CONDUIT
FOOT	FOOT (FEET)
EGB	EQUIPMENT GROUND BAR
ELEC	ELECTRICAL
ELEV	ELEVATION
EMT	EMERALD METALLIC TUBING
EQUIP	EQUIPMENT
(E)	EXISTING
FND	FOUNDATION
GALV	GALVANIZED
GPS	GLOBAL POSITIONING SYSTEM
IN	INCHES
LB (T)	POUND(S)
MAX	MAXIMUM
MIN	MINIMUM
MGR	MASTER NUMBER
MGR	MASTER GROUND BAR
(N)	NEW
(N)	NATIONAL ELECTRICAL CODE
NEC	NATIONAL ELECTRICAL CODE
NTS	NOT TO SCALE
OE/OT	OVERHEAD ELECTRIC/TELECOM
POS	POSITION
POS	POSITION
RG5	RIGID GALVANIZED STEEL
STL	STEEL
T/B	TOP & BOTTOM
T/	TOP
T/B	TO BE DETERMINED
UD	UNDERGROUND ELECTRIC/TELECOM
UNO	UNLESS NOTED OTHERWISE
V/F	VERIFY IN FIELD
W/	WITH
WTR	WATER

SYMBOLS	
—	CENTERLINE
□	PLATE
△	REVISION
○	WORK POINT
○	UTILITY POLE
▨	BRICK
▨	COMPRESSED STONE
▨	CONCRETE
▨	EARTH
▨	GRAVEL
▨	MASONRY
▨	STEEL
—	CENTERLINE
—	PROPERTY LINE
—	LEASE LINE
—	EASEMENT LINE
—	CHAIN LINK FENCE
—	WOOD FENCE
—	BELOW GRADE ELECTRIC
—	BELOW GRADE TELEPHONE
—	OVERHEAD ELECTRIC/TELEPHONE
—	SECTION REFERENCE



**clear wireless LLC**  
a Nevada limited liability company,  
a Sprint affiliate

6662 N. RIVER RD.  
SUITE 100  
ROSEMONT, IL 60018  
(847) 318-3000

CHECKED BY:	JP
APPROVED BY:	MB
DATE:	05/06/09
DESCRIPTION:	5th REVIEW
REA:	RA
FINAL:	RA

DATE: 05/06/09

SITE NAME: **POPLAR CREEK**

SITE NO: **IL-CH15269**

SITE ADDRESS: **1805 N. BARRINGTON RD., HORTLIAN ESTATES, IL 60154**

SHEET NAME: **SITE PLAN**

SHEET NUMBER: **C-1**

THIS DRAWING IS THE PROPERTY OF FALLERON ENGINEERING CONSULTANTS, INC. IT IS FOR THE EXCLUSIVE USE OF THE CLIENT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF FALLERON ENGINEERING CONSULTANTS, INC. AS PROVIDED.

SCALE: 1" = 40'-0" | **SITE PLAN**

**clear**  
wireless LLC  
a Nevada limited liability company,  
a Sprint affiliate  
5600 N. RIVER RD.  
ROSEMONT, IL 60018  
(817) 318-3000

  
Fullerton Engineering Consultants  
5700 W. HIGGINS RD.  
SUITE 800  
ROSEMONT, IL 60018  
TEL 847-792-0200  
FAX 847-793-0205  
DESIGN FIRM NO. 184-002429

NO.	DATE	DESCRIPTION	BY	INT.
1		ISSUED FOR 50% REVIEW	RA	
2		FINAL	RA	

**PROFESSIONAL ENGINEER OF ILLINOIS**  
No. 0008-0517

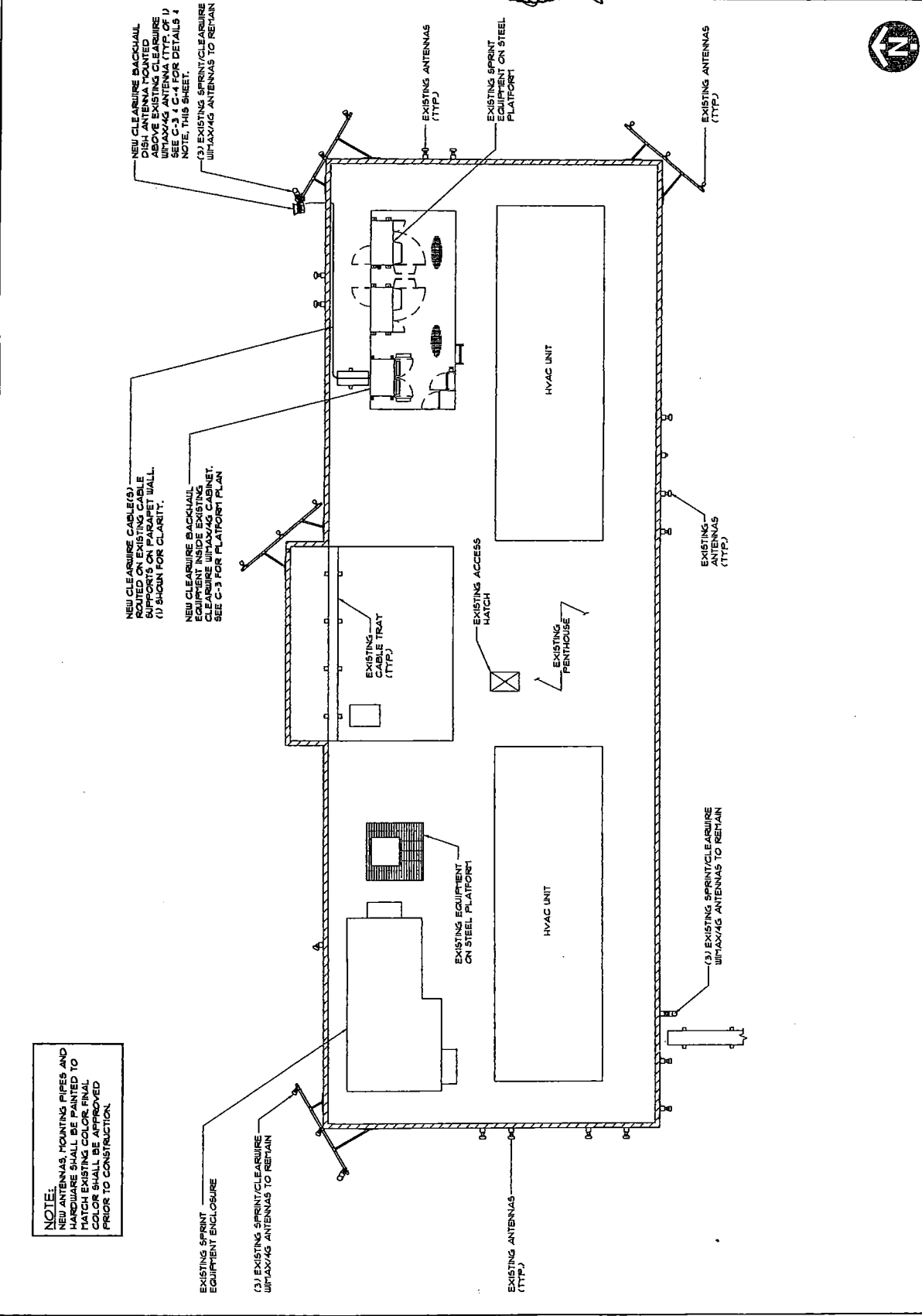
SITE NAME  
**POPLAR CREEK**

SITE NO.  
**IL-CHI5269**

SITE ADDRESS  
1885 N. BARRINGTON RD.  
HOPKIN ESTATES, IL 60134

SHEET NAME  
**ENLARGED ROOF PLAN**

SHEET NUMBER  
**C-2**

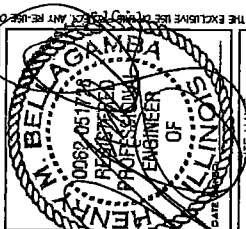


SCALE: 1" = 10'-0" | ENLARGED ROOF PLAN

**clear wireless LLC**  
 a Nevada limited liability company,  
 a Sprint affiliate  
 5600 N. RIVER RD.  
 SUITE 300  
 ROSEMONT, IL 60018  
 (847) 318-3000

**Fullerton Engineering Consultants**  
 5120 W. HIGGINS RD.  
 ROSEMONT, ILLINOIS 60018  
 TEL: 847-731-0200  
 FAX: 847-731-0205  
 DESIGN FIRM NO. 044-0021919

APPROVED BY:	DATE:	DESCRIPTION:	INT. NO.:
JP	10/14/09	50% REVIEW	RA
	10/27/09	FINAL	RA



**POPULAR CREEK**  
 SITE NO.  
 IL-CH15269  
 SITE ADDRESS  
 1505 N. BARRINGTON RD.  
 HOFFMAN ESTATES, IL 60134

SHEET NAME  
**SITE ELEVATION**  
 SHEET NUMBER  
**C-4**

**BACKHAUL CABLE SCHEDULE**

ANTENNA TYPE	AZIMUTH	QTY.	ESTIMATED LENGTH	RADIO MODEL	TYPE	SIZE
DISH	35.2636°	2	2' x 23'	HC HP	CAT-5E	3/16"
			50 FT.			
			102' AL		CAT-5E	3/16"

NOTES:  
 1. ACTUAL LENGTHS SHALL BE DETERMINED PER SITE CONDITION BY THE CONTRACTOR.  
 2. THE CONTRACTOR SHALL VERIFY THE ACTUAL LENGTHS BEFORE INSTALLATION.

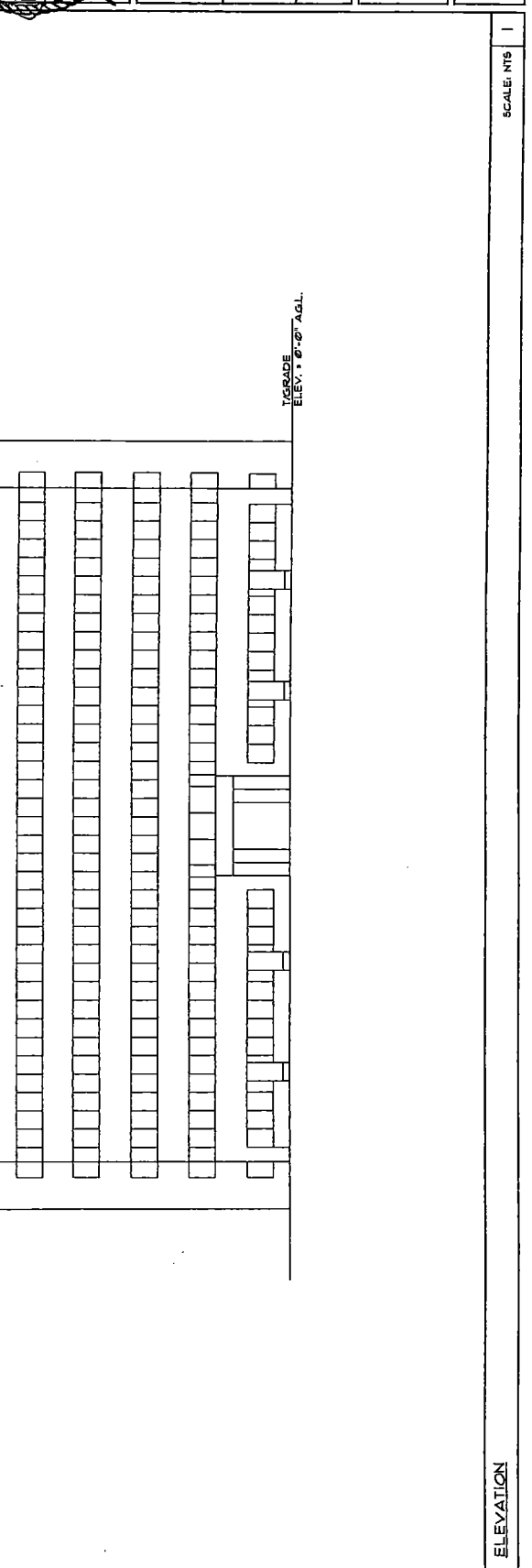
**STRUCTURAL NOTES:**

- STRUCTURAL CALCULATION PREPARED BY FULLERTON ENGINEERING CONSULTANTS. CONTRACTOR TO COORDINATE WITH CLEARWIRE REPRESENTATIVE TO OBTAIN A COPY.
- CONTRACTOR TO REFER TO TOWER STRUCTURAL CALCULATIONS FOR ADDITIONAL LOADS. NO ERECTION OR MODIFICATION OF TOWER SHALL BE MADE WITHOUT APPROVAL OF STRUCTURAL ENGINEER.

**ANTENNA NOTES:**

- THE SIZE, HEIGHT, AND DIRECTION OF THE ANTENNA SHALL BE ADJUSTED TO MEET SYSTEM REQUIREMENTS.
- CONTRACTOR SHALL VERIFY HEIGHT OF ANTENNA WITH CLEARWIRE REPRESENTATIVE.
- ALL ANTENNA AZIMUTH TO BE FROM TRUE NORTH.

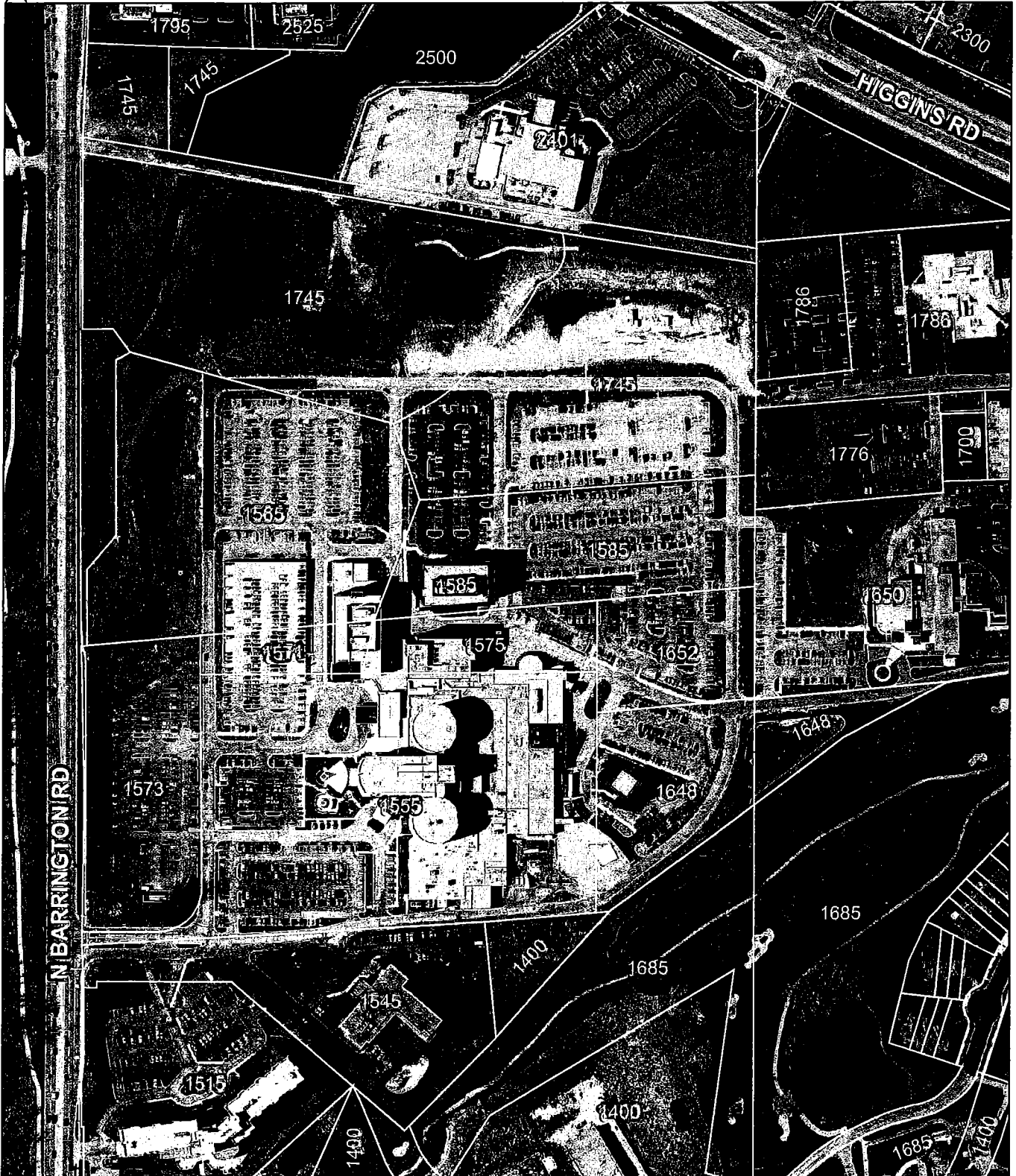
**NOTE:**  
 NEW ANTENNAS, MOUNTING PIPES AND BACKHAUL CABLES SHALL BE MATCH EXISTING COLOR. FINAL COLOR SHALL BE APPROVED PRIOR TO CONSTRUCTION.



**ELEVATION**

SCALE: NTS 1

# Sprint-Clearwire Doctors Building Two



1 inch = 300 feet

Planning Division  
Village of Hoffman Estates  
August 2009

VILLAGE OF HOFFMAN ESTATES  
ZONING BOARD OF APPEALS

FINDING OF FACT

DATE OF PUBLIC HEARINGS: August 18, 2008 – Continued to October 6, 2009

DATE OF PRESENTATION TO VILLAGE BOARD: October 19, 2009

PETITION: Hearing held at the request of Township High School District 211 (Owner) and The Everest Group/Sprint, Clearwire (Lessee) to consider a special use and variation from the Zoning Code to permit the installation of communication antennas and accompanying equipment on the property located at 700 Cougar Trail (Conant High School).

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

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

ZONING CODE SECTION(S) FOR SPECIAL USE: 9-3-9-A and 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.

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

MOTION: Request to grant Township High School District 211 (Owner) and The Everest Group/Sprint, Clearwire (Lessee) at 700 Cougar Trail (Conant High School), *a special use under Section 9-3-9-A and Section 9-5-3-C-4 and a forty three (43) foot height variation from Section 9-3-9-A to permit the installation of three (3) microwave dishes and associated equipment to be no greater than one hundred and three (103) feet high on the light pole on the southeast side of the football field.* The following conditions shall apply:

1. Should the operation of this microwave dish cease for a period of six (6) months, the dish and accompanying equipment shall be removed, per Zoning Code Section 9-1-18-L.
2. No 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.**

William Faber was present representing the petitioner, who has an agreement/lease arrangement with High School District 211.

Mr. Faber confirmed that Sprint is current with their leaseholder taxes.



The planned Conant location is a little different from the single dish at Doctors Building 2, as Conant is a "hub" and will relay/transmit to other sites in the area; hence the request for three dishes at 120 degrees each will circle the area. These dishes will provide for the increased flow and capacity for the data signal, basically buttressing and renewing the T-1 signal to this site for a more robust telephone capacity.

The existing equipment cabinet will house the additional equipment to power the antennas/dishes. The dishes are transmitters used for data and downloads. The existing antennas will handle cell phone usage. No change in coverage is planned, just a technological upgrade to improve service.

The Federal Communication Act of 1996 was recapped but no discussion on its limitations or consideration were had.

AUDIENCE COMMENTS

None

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

FINDING OF FACT WRITTEN BY CHAIRMAN WILLIAM WEAVER

# VILLAGE OF HOFFMAN ESTATES

## Memo

**TO:** William Weaver, Zoning Board of Appeals Chairman  
**FROM:** Josh Edwards, Assistant Planner JAE  
**RE:** SPRINT-CLEARWIRE COMMUNICATIONS AND TOWNSHIP HIGH SCHOOL DISTRICT 211 – 700 COUGAR TRAIL – SPECIAL USE AND HEIGHT VARIATION – COMMUNICATION ANTENNAS & ASSOCIATED EQUIPMENT  
**DATE:** October 1, 2009  
**HEARING DATE:** October 6, 2009 – Continued from August 18, 2009

---

### 1. REQUEST SUMMARY

Request by Sprint-Clearwire Communications (petitioner) and Township High School District 211 (owner) for a special use and height variation to permit three microwave dishes and associated equipment to be installed on an existing athletic field light pole currently occupied by Sprint cellular antennas at 700 Cougar Trail (Conant High School).

### 2. PETITIONER PROPOSAL

The petitioner is proposing to install three, 26 inch high microwave dishes at 103 feet above grade on a light pole behind the east bleachers of the athletic field at Conant High School. The installation requires a special use approval. A 43 foot height variation is also required from the maximum permitted 60 feet. The dishes would be attached to an existing array of Sprint cellular antennas. Twelve Sprint and Clearwire cellular antennas are located on the array. The function of the new dishes is to support and upgrade the Sprint network with voice and data transmission as an alternative to installing miles of underground fiber optic wires throughout the coverage area.

No separate building or equipment is proposed on the ground. The new equipment for the dishes would be installed in the existing brick shelter located behind the bleachers. Wiring would be installed inside the light pole and within an existing ice bridge. The petitioner has provided photo simulations of the proposed installation.

### 3. SITE CONDITIONS

- a) The subject property is zoned R-3, One Family Residential.
- b) The properties to the west and northwest are zoned R-3, One Family Residential (Parcel B). The other surrounding properties are single family homes and townhomes 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 OWNER COMMENTS**

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

#### **6. VARIATION HISTORY**

##### ***Subject Property***

- a) Ordinance 3830-2006 was granted to allow Nextel to install 12 antennas, 92 feet high on the eastern football field light pole and an equipment shelter.
- b) Ordinance 4051-2008 was granted to allow Cricket Communications to install 3 antennas, 104 feet high on the western football field light pole and an equipment shelter.

##### ***Similar Property – Hoffman Estates High School***

- c) Ordinance 3054-1999 – 1100 W. Higgins Road 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.
- d) Ordinance 3316-2001 – 1100 W. Higgins Road was granted to allow Sprint PCS to install 9 antennas, 90 feet high on the southwestern football field light pole and an equipment shelter.
- e) Ordinance 3555-2003 – 1100 W. Higgins Road 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.
- f) Ordinance 3955-2007 – 1100 W. Higgins Road 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.
- g) Ordinance 4050-2008 – 1100 W. Higgins Road was granted to allow Cricket Communications to install 3 antennas, 104 feet high on the northeastern football field light pole and an equipment shelter.

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

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

## 8. DEVELOPMENT SERVICES COMMENTS

The proposal to install dishes onto an existing light pole rather than erecting a separate antenna tower will minimize visual clutter. The proposed dishes are specifically designed to upgrade the existing antennas. The height of the dishes and their relatively small size will reduce the visibility of the dishes from surrounding properties. A standard condition is included that would require the dishes to be removed should they no longer be used. Another standard condition related to the ground equipment is included that would prohibit additional miscellaneous equipment to be installed on or around the shelter.

The dishes are smaller than standard cellular antenna arrays and are comparable in size to a residential television satellite dish and no more aesthetically obtrusive.

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 with two conditions:

**A special use under Section 9-3-9-A and Section 9-5-3-C-4 and a forty three (43) foot height variation from Section 9-3-9-A to permit the installation of three (3) microwave dishes and associated equipment to be no greater than one hundred and three (103) feet high on the light pole on the east side of the football field at 700 Cougar Trail.**

*The following conditions shall be applied to the above motion:*

1. Should the operation of this microwave dish cease for a period of six (6) months, the dish and accompanying equipment shall be removed, per Zoning Code Section 9-1-18-L.
2. No 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



**THE EVEREST GROUP**  
Representing Sprint/ Clearwire

7013 W 111th St  
Worth, IL 60482

773-987-5299

wfaber85@gmail.com

September 15, 2009  
Village of Hoffman Estates  
1900 Hassell Road  
Hoffman Estates, IL 60169

This application for a variance and a special use permit on behalf of Sprint/ Clearwire is for the purpose of installing two additional antennas and two lines of associated coaxial cable on the water tank at 452 Plum Grove Road. The purpose of the communications system upgrade is to facilitate wireless backhaul coverage over the existing Sprint telecommunications network. Effectively, the current T1 system will be replaced with wireless connections between individual communication sites and the central switch. The new antenna will make this linkage possible, thereby lowering costs to consumers and increasing the reliability and robustness of the existing and future data network.

In order to provide this expanded service, technological upgrades are needed in the form of additional antenna capacity. To undertake this, a variance and special use permit is needed. While impacting local communications services will certainly result, the expanded installation will not negatively impact local property values, or the aesthetics of the surrounding community. As the location already hosts numerous antenna systems, the visual impact to the small addition will largely unnoticeable. Accordingly, the proposed installation fully meets the municipal standards for a variance and a special use Permit

Sincerely yours,

Will Faber

The Everest Group

VILLAGE OF HOFFMAN ESTATES  
ZONING BOARD OF APPEALS

CHI5452

REQUEST FOR SPECIAL USE HEARING

FOR VILLAGE USE ONLY

Hearing Fee \$ 400.00 Date Paid \_\_\_\_\_ Received By P. Moore  
Hearing Date: 8/18/09 Time: 7:55 Published  
8/3/09 to 10/6/09 Time: 7:30  
Receipt Number 293400 Check No. 104884 Zoning District R-3

PLEASE PRINT OR TYPE

Township High School District 21

1. Name of Property Owner(s)\* \_\_\_\_\_  
E-Mail Address \_\_\_\_\_ Fax \_\_\_\_\_  
Owner's Address 1750 South Roselle Road  
City Palatine State IL Zip 60172  
Phone \_\_\_\_\_

Subject Property's Address (if different than #1): ~~452 Plum Grove Road~~ 700 COUGLER TRAIL

2. Person applying if other than owner:\*  
Name Will Faber Company The Everest Group/ Sprint, Clearwire  
E-Mail Address wfaber85@gmail.com Fax 773/409-5426  
Address 7013 W. 111th St. Phone 773-987-5299  
City Worth State IL Zip 60482

3. Property Index Number (PIN) 08-32-411-231-833

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

Addition of 2 dish antennas to existing telecommunications facility

**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 8477781-2631 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 \_\_\_\_\_ See authorization letter

Name (Please Print) \_\_\_\_\_ See authorization letter

Applicant's Signature \_\_\_\_\_ *Alta Fell*

Name (Please Print) \_\_\_\_\_ *Alta Fell*

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

**FOR VILLAGE USE ONLY**

Hearing Fee \$ 400.00 Date Paid 8/4/09 Received By P. Moore  
 Hearing Date: 8/18/09 Time: 7:30 pm Legal Published 8/3/09  
 Receipt Number 30114 Check No. 114380 Zoning District R-3

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 \_\_\_\_\_ Fax #: \_\_\_\_\_

Owner's Address 1750 South Roselle Road Phone 919-469-5559

City Palatine State IL Zip 60172

Subject Property's Address (if different): 452 ~~Dune Grove Rd~~ 700 COUGAR TRAIL

2. Person applying if other than owner:\*

Name W. J. Faber Company The Everest Co - P/Sprint, Clearwire

E-Mail Address Wfaber85@gmail.com Fax #: 773-409-5426

Address 7013 W 111th St Phone 773-987-5299

City Worth State IL Zip 60752

3. Property Index Number (PIN) 08-32-411-231-833

\* 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 this property? If yes, please describe.

No. Conditions are technologically dependent

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 addition of <sup>three</sup> antennas is required for improved telecommunications coverage.

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

New antennas to be mounted on steel T-arms on existing tower brackets

7. Estimated Total Project Cost 10,000

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

No

**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.

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Or

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

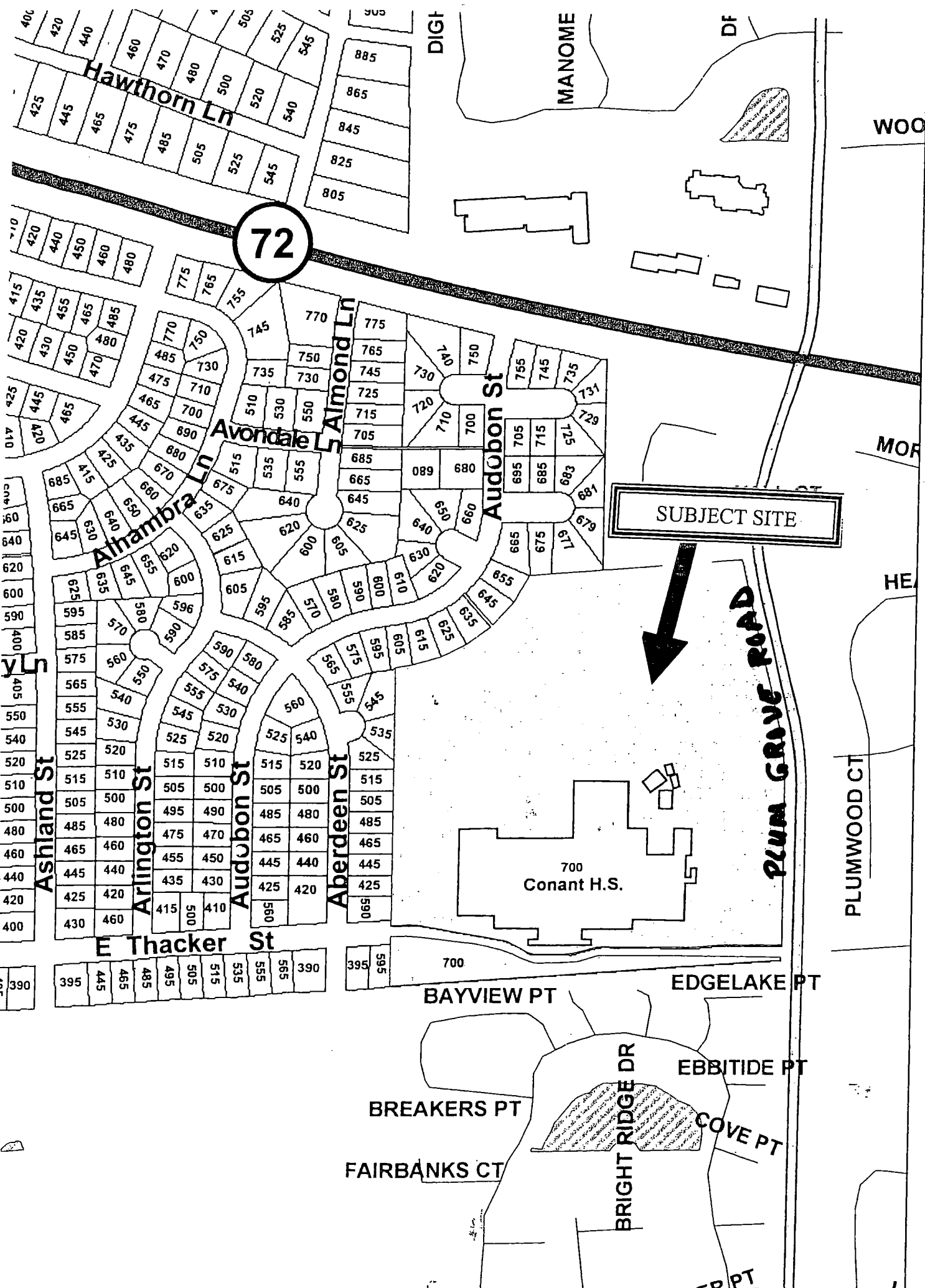
**10.** I, the undersigned, certify the information and submissions provided accurately represent the current conditions and proposed improvement(s) needing a variation.

Owner's Signature See Authorization Letter \_\_\_\_\_

Name (Please Print) See Authorization Letter \_\_\_\_\_

Applicant's Signature William Fob \_\_\_\_\_

Name (Please Print) William Fob \_\_\_\_\_



**clearw're**  
wireless broadband  
5600 N. RIVER RD  
SUITE 300  
ROSEMONT, IL 60069  
(815) 318-3000

**FE**  
Fallerton Engineering Consultants  
5190 W. HIGGINS RD.  
ROSEMONT, ILLINOIS 60069  
TEL: 847-232-0200  
FAX: 847-232-0205  
DESIGN FIRM NO. 184-0004493

DATE	DESCRIPTION	BY
02/02/09	50% REVIEW	SC
02/02/09	FINAL	RA



SITE NAME  
**HIGGINS  
MEACHAM**

SITE NO.  
**IL-CHI15-452**

SITE ADDRESS  
**452 FLUM GROVE RD.  
NORTON ESTATES, IL 60134**

SHEET NAME  
**SITE  
ELEVATION &  
DETAILS**

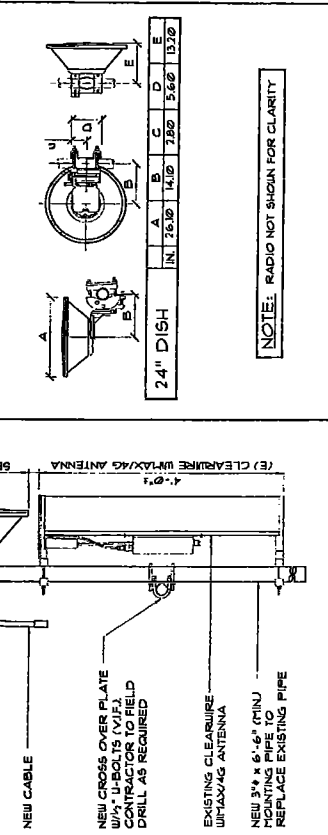
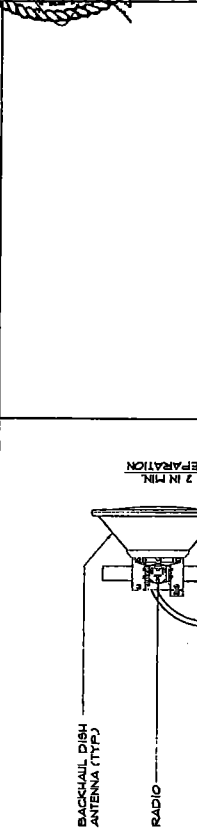
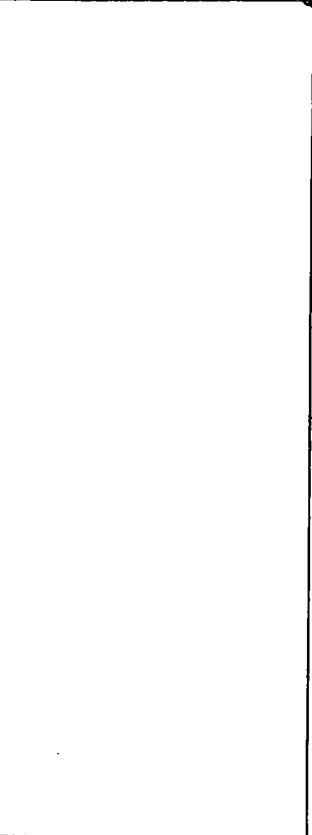
SHEET NUMBER  
**C-4**

**ANTENNA NOTES:**  
1. THE SIZE, HEIGHT, AND DIRECTION OF THE ANTENNA SHALL BE ADJUSTED TO MEET SYSTEM REQUIREMENTS.  
2. CONTRACTOR SHALL VERIFY HEIGHT OF ANTENNA WITH CLEARANCE REPRESENTATIVE.  
3. ALL ANTENNA AZIMUTH TO BE FROM TRUE NORTH.

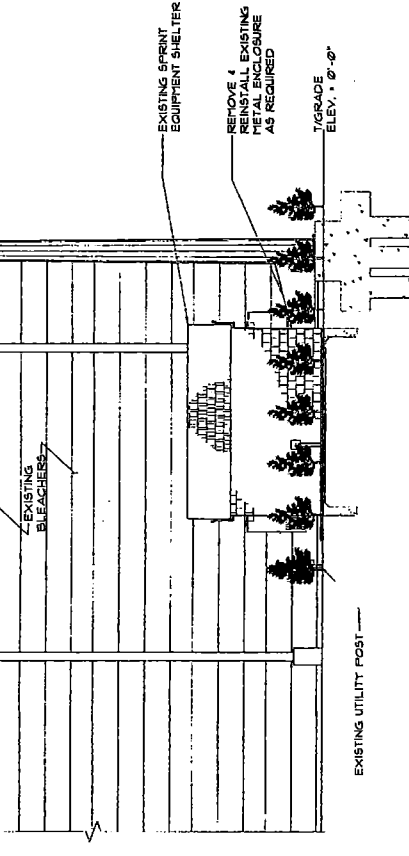
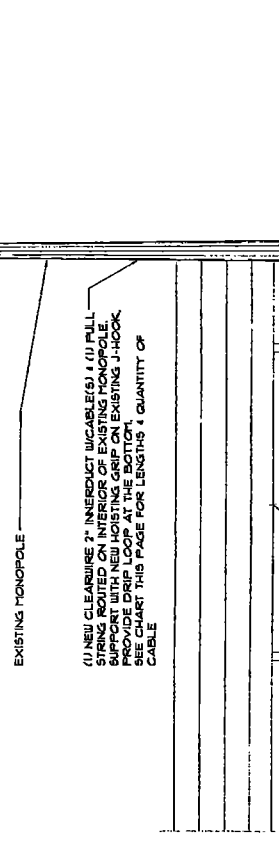
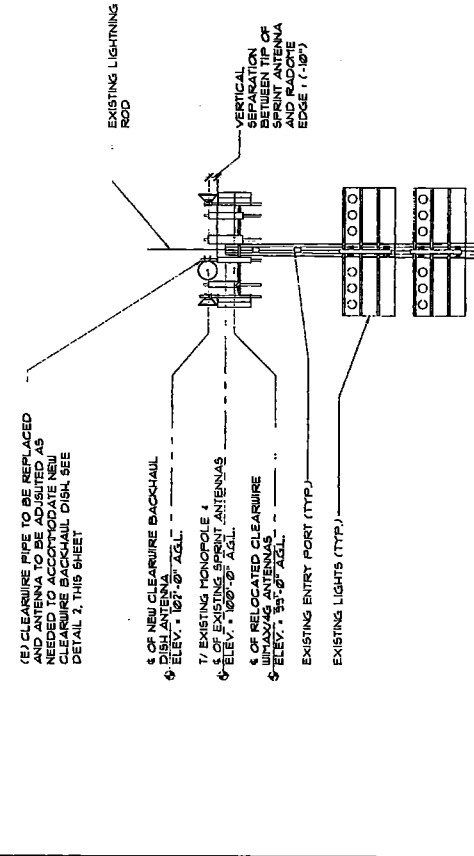
**BACKHAUL CABLE SCHEDULE**

ANTENNA TYPE	AZIMUTH	QTY.	ESTIMATED LENGTH	RADIO MODEL	TYPE	SIZE
DISH	60°	1 x 137'	137 FT.	AIRPAIR HP	COAX	1/2"
DISH	180°	1 x 137'	137 FT.	AIRPAIR HP	COAX	1/2"
DISH	300°	1 x 137'	137 FT.	AIRPAIR HP	COAX	1/2"
			TOTAL	OF		1/2" *

**NOTES:**  
1. ACTUAL LENGTHS SHALL BE DETERMINED PER SITE CONDITION BY THE CONTRACTOR.  
2. THE CONTRACTOR SHALL VERIFY THE ACTUAL LENGTHS BEFORE INSTALLATION.



SCALE: NTS.	SCALE: NTS.	SCALE: NTS.
1	2	3



**ELEVATION**

(B) CLEARANCE PIPE TO BE REPLACED AND REMOVED AS NEEDED TO ACCOMMODATE NEW CLEARANCE BACKHAUL DISH. SEE DETAIL 2, THIS SHEET.

OR NEW CLEARANCE BACKHAUL DISH ANTENNA. SEE DETAIL 2, THIS SHEET.

EXISTING MONOPOLE & RELOCATED CLEARANCE UH-10X4G ANTENNA. SEE DETAIL 2, THIS SHEET.

EXISTING ENTRY PORT (TYP.)

EXISTING LIGHTS (TYP.)

(1) NEW CLEARANCE 2" INNERDUCT W/CABLE(S) & (1) FULL STRING ROUTED ON INTERIOR OF EXISTING MONOPOLE SUPPORT WITH NEW HOISTING GRIP ON EXISTING J-HOOK. SEE DETAIL 2, THIS SHEET FOR LOCATION OF THE HOISTING GRIP. SEE CHART THIS PAGE FOR LENGTH & QUANTITY OF CABLE.

EXISTING SPRINT EQUIPMENT SHELTER

REMOVE & REINSTALL EXISTING METAL ENCLOSURE AS REQUIRED

7-GRADE ELEV. + 0'-0"

EXISTING UTILITY POST

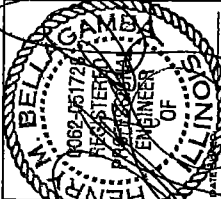
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wireless broadband

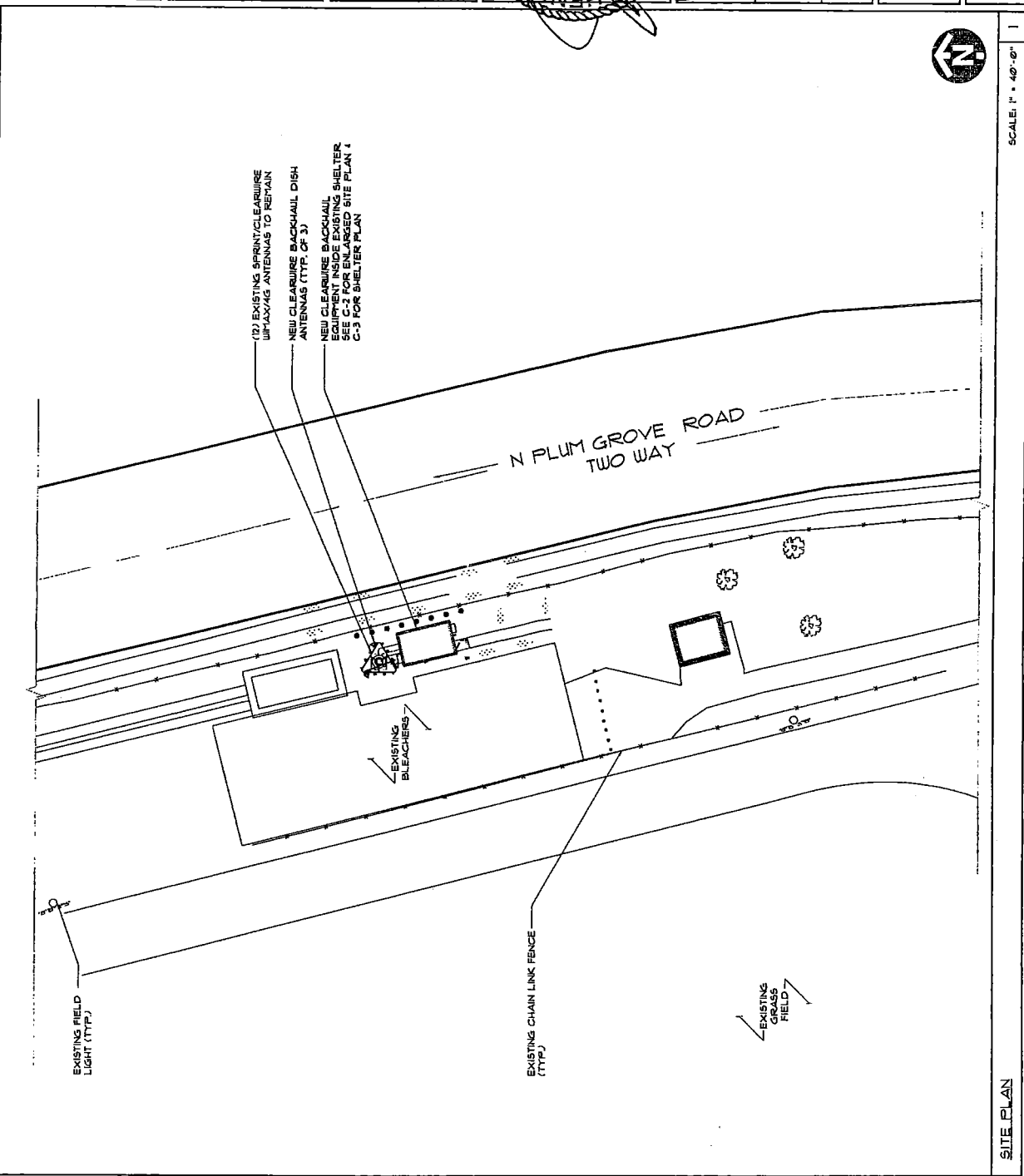
5600 N. RIVER RD.  
SUITE 300  
ROSEMONT, ILLINOIS 60018  
(847) 316-3000

**TEC**  
Hilbertson Engineering Consultants  
5100/5100 SUITE HIGGINS RD.  
ROSEMONT, ILLINOIS 60018  
TEL: 847-351-0700  
FAX: 847-351-0705  
DESIGN FIRM NO. 184-0021498

CHECKED BY:	DATE	DESCRIPTION	INT.
JP	06/26/09	50% REVIEW	SC
	06/27/09	FINAL	RA



SITE NAME <b>HIGGINS MEACHAM</b>
SITE NO. <b>IL-CHI5452</b>
SITE ADDRESS <b>482 PLUM GROVE RD. HOPKIN ESTATES, IL 60134</b>
SHEET NAME <b>SITE PLAN</b>
SHEET NUMBER <b>C-1</b>



SCALE: 1" = 40'-0"

SITE PLAN

ABBREVIATIONS	
A/C	AIR CONDITIONER
A/F	ABOVE FINISHED FLOOR
A/G	ABOVE GRADE LEVEL
A/L	AREA LEVEL
APPROX	APPROXIMATE
AUS	AMERICAN WIRE GAUGE
BLDG	BUILDING
B/S	BASE
BS	BROADCASTING STATION
COL	COLUMN
CONC	CONCRETE
CND	CONDUIT
DWG	DRAWING
EGB	EQUIPMENT GROUND BAR
ELEC	ELECTRICAL
ELEV	ELEVATION
ENT	ENTRY
EXIST	EXISTING
FD	FOUNDATION
GALV	GALVANIZED
GRD	GROUND
IN	INCHES
LB (°)	POUNDS
MAX	MAXIMUM
MAN	MANUFACTURER
MIN	MINIMUM
N	NATIONAL ELECTRICAL CODE
NEC	NATIONAL ELECTRICAL CODE
NOM	NOMINAL
OS	OVERHEAD
OS/OT	OVERHEAD ELECTRICAL/TELEPHONE
POS	POSITION
R/S	RIGID GALVANIZED STEEL
S/F	SQUARE FOOT
T/B	TOP & BOTTOM
T/	TOP
TBD	TO BE DETERMINED
UT	UTILITY
UT/OT	UTILITY OVERHEAD ELECTRICAL/TELEPHONE
UNO	UNLESS NOTED OTHERWISE
V/F	WITH
W/	WITH
WTR	WATER

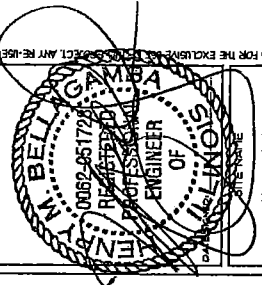
SYMBOLS	
—	CENTERLINE
—	PLATE
△	REVISION
○	WORK POINT
○	UTILITY POLE
▨	BRICK
▨	COMPRESSED STONE
▨	CONCRETE
▨	EARTH
▨	GRAVEL
▨	MASONRY
▨	STEEL
—	CENTERLINE
—	PROPERTY LINE
—	LEASE LINE
—	EASEMENT LINE
—	CHAIN LINK FENCE
—	WOOD FENCE
—	BELOW GRADE ELECTRIC
—	BELOW GRADE TELEPHONE
—	OVERHEAD ELECTRICAL/TELEPHONE
—	SECTION REFERENCE

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 wireless broadband  
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 (847) 318-3000

**FE**  
 FALLETTON ENGINEERING CONSULTANTS, INC.  
 5700 W. HIGGINS RD.  
 SUITE 800  
 ROSEMONT, IL 60018  
 TEL: 847-392-8000  
 FAX: 847-392-0225  
 DESIGN FIRM NO. 184-002493

APPROVED BY:	J.P.	DATE	DESCRIPTION	INC.
		05/05/09	50% REVIEW	SC
		07/13/09	FINAL	PA



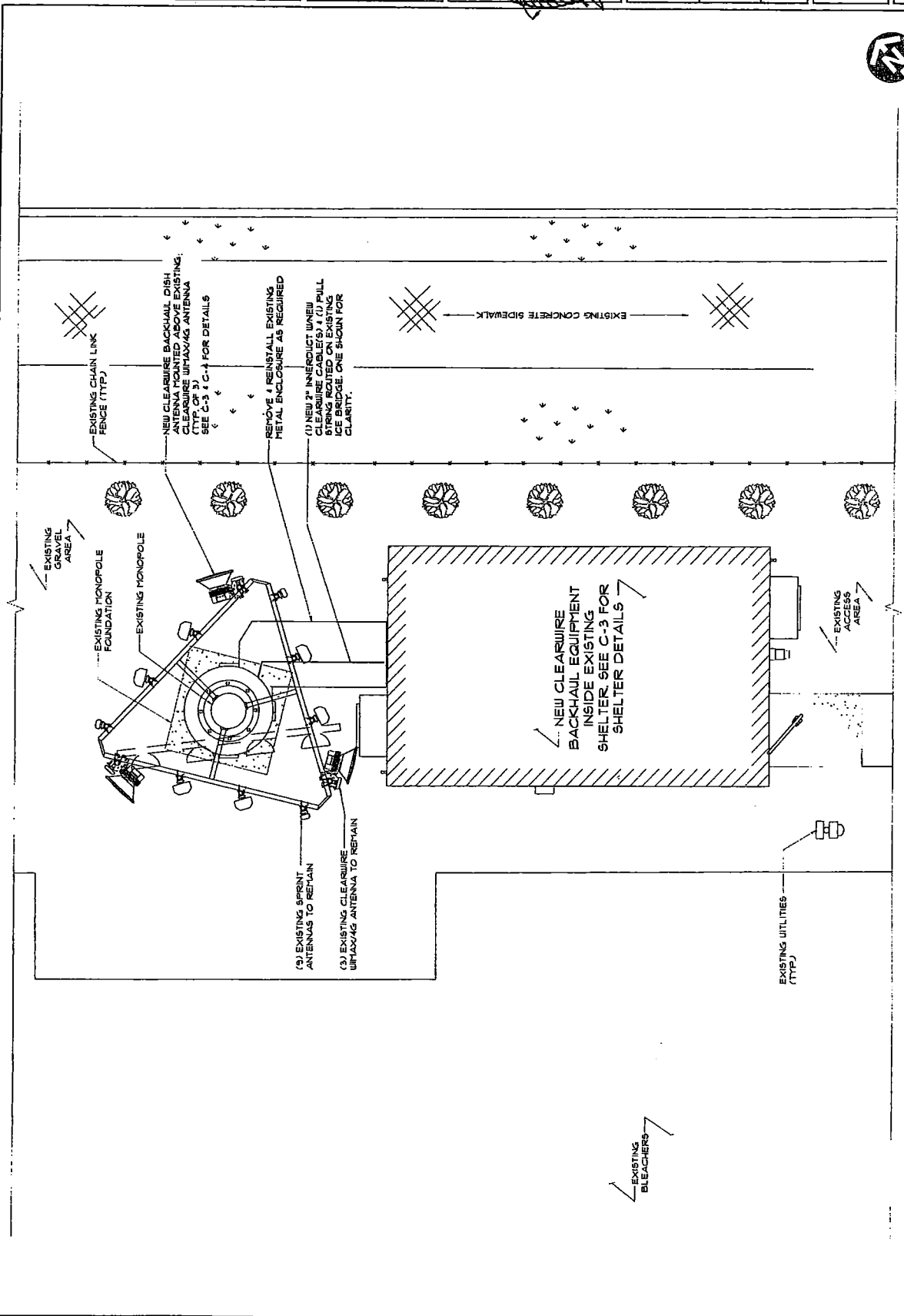
SITE NAME  
**HIGGINS  
 MEACHAM**

SITE NO.  
**IL-CHI15452**

SITE ADDRESS  
 457 PLUM GROVE RD.  
 HOFFMAN ESTATES, IL 60134

SHEET NAME  
**ENLARGED  
 SITE PLAN**

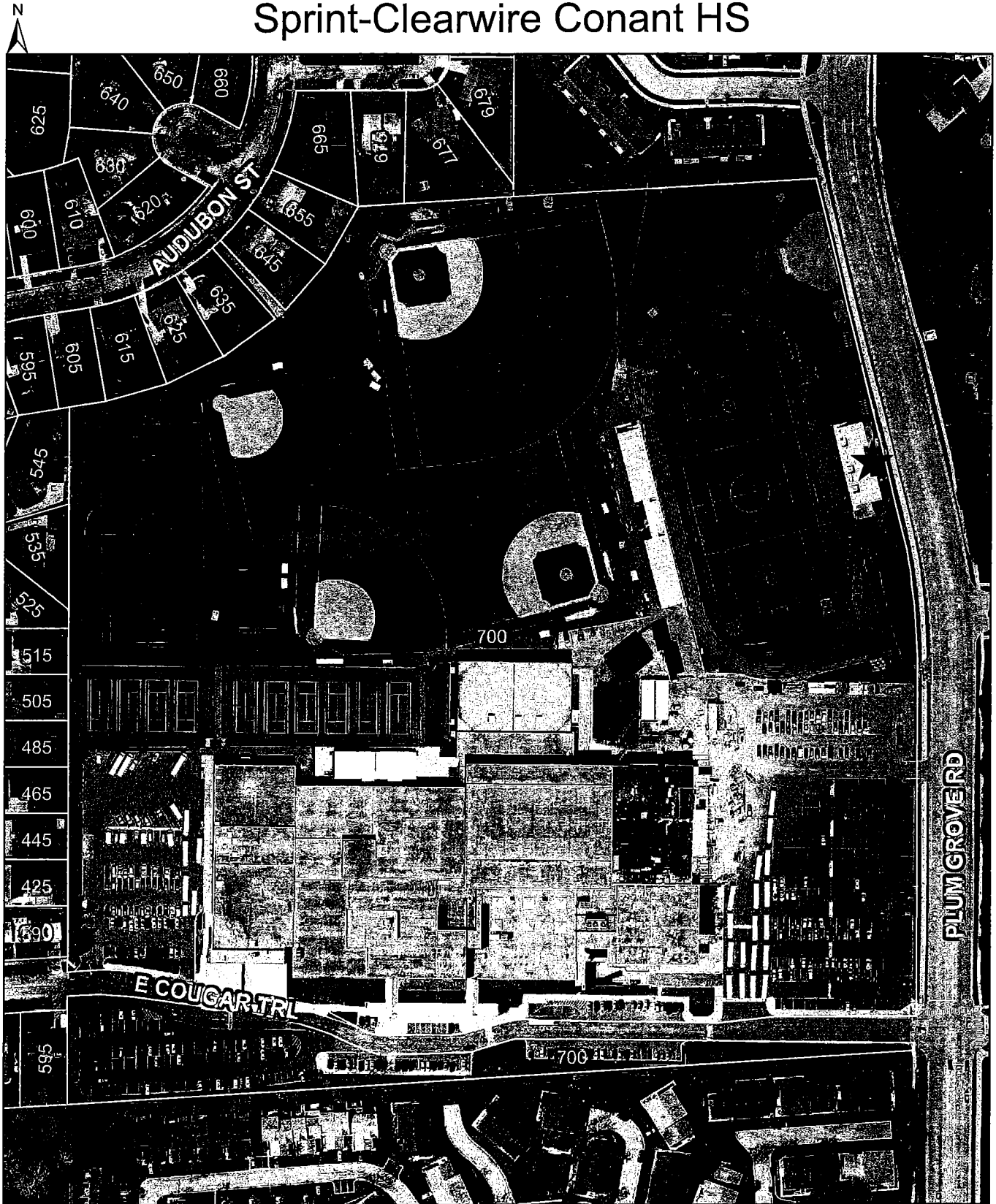
SHEET NUMBER  
**C-2**



SCALE: 3/16" = 1'-0"

ENLARGED SITE PLAN

# Sprint-Clearwire Conant HS



1 inch = 200 feet

Planning Division  
Village of Hoffman Estates  
August 2009

**ADDITIONAL  
BUSINESS**



RESOLUTION NO. \_\_\_\_\_ - 2009

VILLAGE OF HOFFMAN ESTATES

A RESOLUTION AMENDING  
THE VILLAGE PERSONNEL POLICY MANUAL

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

Section 1: That the Personnel Policy Manual of the Village of Hoffman Estates be amended to read as attached hereto as Exhibit "A".

Section 2: That this Resolution 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

VILLAGE OF HOFFMAN ESTATES

**AN ORDINANCE AMENDING SECTION 12-4-2,  
RATES FOR WATER AND SEWER SERVICE,  
OF THE VILLAGE OF HOFFMAN ESTATES**

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: That sub-section A of Section 12-4-2, Rates for Water and Sewer Service, of the Hoffman Estates Municipal Code, be and is hereby amended to read as follows:

Section 12-4-2. RATES FOR WATER AND SEWER SERVICE

A. There shall be and there are hereby established rates or charges for the use of and for the water service supplied by the system of the Village of Hoffman Estates within the Village limits and for the sewer service supplied by the Village of Hoffman Estates based upon the base rate and the amount of water consumption billed, as shown on the water meters:

**BASE RATE SCHEDULE**

<u>Diameter of Water Service (inches)</u>	<u>Water Rate Charge</u>	<u>Sewer Rate Charge</u>	<u>Combined Rate** Charge</u>
5/8"	\$ 4.75	0.00	\$ 4.75
3/4"	5.00	0.00	5.00
1"	6.00	0.00	6.00
1 1/2"	8.50	0.00	8.50
2"	11.50	0.00	11.50
3"	21.00	0.00	21.00
4"	33.50	0.00	33.50
6"	73.50	0.00	73.50
8"	128.50	0.00	128.50
10"	193.50	0.00	193.50
12"	296.00	0.00	296.00

\*\*Total charge for water and sewer is equal to the base rate charge plus the consumption charge.

**WATER AND SEWER CONSUMPTION SCHEDULE**

	<u>Water Rate Charge</u>	<u>Sewer Rate Charge</u>	<u>Combined Rate Charge</u>
<b><u>Residential Users, Monthly Billing:</u></b>			
Water usage per 1000 gallons (from and after bills issued December 1, 2009)	\$4.38	\$0.96	\$5.33
Water usage per 1000 gallons (from and after bills issued December 1, 2010)	\$4.67	\$0.98	\$5.66
Water usage per 1000 gallons (from and after bills issued December 1, 2011)	\$4.99	\$1.01	\$6.00
Water usage per 1000 gallons (from and after bills issued December 1, 2012)	\$5.32	\$1.04	\$6.36
Water usage per 1000 gallons (from and after bills issued December 1, 2013)	\$5.68	\$1.07	\$6.75
<b><u>Commercial/Industrial - Apartment - Institutional/Governmental Users Monthly Billings:</u></b>			
Water usage per 1000 gallons (from and after bills issued December 1, 2009)	\$4.38	\$0.96	\$5.33

Water usage per 1000 gallons (from and after bills issued December 1, 2010)	\$4.67	\$0.98	\$5.66
Water usage per 1000 gallons (from and after bills issued December 1, 2011)	\$4.99	\$1.01	\$6.00
Water usage per 1000 gallons (from and after bills issued December 1, 2012)	\$5.32	\$1.04	\$6.36
Water usage per 1000 gallons (from and after bills issued December 1, 2013)	\$5.68	\$1.07	\$6.75
Food Processor Surcharge . . . . .	Thirty percent (30%) over and above computed usage billing due to additional sewer maintenance required because of wastewater characteristics.		
Cross Connection Program Fee . . . . .	.\$3.50 per month		

When several non-residential units, each with water usage of less than fifteen thousand (15,000) gallons per month, are included in one building under single ownership, they may, at the Director of Public Works' option, be served by a single service and a single meter and will then be billed to a single address. In such cases, the minimum charges and the quantities of water at each rate shall be multiplied by the number of non-residential units being served by that service.

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.

VILLAGE OF HOFFMAN ESTATES

A RESOLUTION CREATING THE  
TARTAN DAY COMMISSION  
OF THE VILLAGE OF HOFFMAN ESTATES

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

Section 1: That the Tartan Day Commission of the Village of Hoffman Estates be and the same is hereby created as follows:

A. TARTAN DAY COMMISSION

There is hereby created the Tartan Day Commission of the Village of Hoffman Estates.

B. MEMBERSHIP

The Tartan Day Commission shall consist of nine (9) members, one of whom shall be a chairman.

C. HOW APPOINTED – QUALIFICATIONS

The members of said Commission shall be appointed by the President with the consent of the Board of Trustees. All members of the Tartan Day Commission shall be residents of or employed in the Village of Hoffman Estates.

D. TERMS OF OFFICE

Five (5) members of the Commission shall be appointed for a term of two (2) years expiring upon an even year and four (4) members of the Commission shall be appointed for a term of two (2) years expiring upon an odd year.

E. DUTIES OF THE TARTAN DAY COMMISSION

1. Organize activities around the Heartland International Tattoo designed to celebrate the cultural diversity in the Village.
2. Organize the annual Tartan Day Parade by soliciting participants through mailings and attending area events to invite area organizations.
3. Organize the annual “Celebration of Nations” performance event with food and retail vendors in an effort to provide Hoffman Estates residents and regional cultural groups from past Unity Day events the opportunity to view cultural performances, purchase ethnic foods and items.
4. Such other duties as shall be determined as the President and Board of Trustees deem appropriate.

F. ASSISTANCE

The Village Manager is hereby directed to provide such guidance and counsel to the Tartan Day Commission as may be required or requested from time to time.

G. COMPENSATION OF MEMBERS

The members of the Tartan Day Commission shall receive such compensation as deemed appropriate by the President and Board of Trustees from time to time and as provided by Resolution of the President and Board of Trustees.

H. BUDGET

The budget shall be determined as the President and Board of Trustees deem appropriate.

I. REPORTS

The chairman of the Tartan Day Commission shall submit to the President and Board of Trustees an annual written report of the activities of said Commission by January 15 of each year. The Commission shall keep a written record of all official meetings.

Section 4: That this Resolution 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