



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT NUMBER: SU22-0002

PROJECT NAME: ROSELLE RAMPAGE SOFTBALL ASSOCIATION & NORTHWEST TRAVELERS BASEBALL ORGANIZATION INDOOR SPORTS TRAINING FACILITY

ADDRESS/LOCATION: 2070 STONINGTON AVE

REQUEST: SPECIAL USE - ALL OTHER USES NOT CITED

OWNER: BRIGHT HOPE INTERNATIONAL

APPLICANT: ROSELLE RAMPAGE SOFTBALL ASSOCIATION & NORTHWEST TRAVELERS BASEBALL ORGANIZATION INDOOR SPORTS TRAINING FACILITY / HARVEST COMMUNITY CHURCH (AS CONTRACT PURCHASER)

PROPERTY SIZE: 2.4 ACRES

ZONING / LAND USE: M-1 MANUFACTURING DISTRICT

ADJACENT PROPERTIES: NORTH: M-1 MANUFACTURING DISTRICT (OFFICE)
SOUTH: B-2 BUSINESS DISTRICT (NORTHWEST CORPORATE CENTRE)
EAST: M-1 MANUFACTURING DISTRICT (OFFICE)
WEST: B-2 BUSINESS DISTRICT (RED ROOF INN)

PZC MEETING DATE: 5/4/2022

PUBLIC HEARING: YES

STAFF ASSIGNED: DAISY DOSE, ASSISTANT PLANNER

REQUESTED MOTIONS

Request for a Special Use to Roselle Rampage Softball Association & Northwest Travelers Baseball Organization to permit an indoor sports training facility for the property located at 2070 Stonington Avenue.

BACKGROUND

The subject property was developed as part of the Barrington Square Industrial Park in 1973. The property is currently zoned M-1 Manufacturing District. Bright Hope International, a non for profit organization, purchased the property in 1999 and was granted a special use to partially redevelop the existing building and site for use as an office and warehouse for donated goods and crafts. The warehouse was developed into three tenant spaces. The tenant space that is located at 2070 Stonington Avenue is approximately 12,000 square feet and serves as a training facility for the Roselle Rampage Softball Association and the Northwest Travelers Baseball Organization, authorized by special use (Ordinance No. 4767-2019).

PROPOSAL

Harvest Community Church has recently entered into a contract agreement to purchase the property from Bright Hope International with the intent to allow existing tenants to remain on the property until the expiration of existing lease agreements. Harvest intends to occupy the assembly space and renovate the existing indoor sports training facility to

accommodate a Sunday school and community activity center upon expiration of the existing leases. This future proposal is not being considered at this time.

The current special use approval for the indoor training facility at 2070 Stonington was granted to Bright Hope International, who will no longer have an interest in the property after the sale of the property. Therefore, the special use approval must be transferred to allow its continuation. As such, the petitioner is seeking a special use to permit a training facility at 2070 Stonington Avenue.

The training facility services a total of 24 teams with 2-3 teams training at any given time. Each team consists of 5-7 kids. The training facility includes indoor baseball, softball, and speed training to serve the tenant's combined programs which mainly consist of students from District 54 and Township High School District 211.

The use functions as a drop off only facility, limiting parking demand to roughly 10 spaces while operating. The proposed training hours are between 5:00 pm to 10:00 pm on weekdays, 8:00 am to 10:00 pm on Saturdays, and on Sunday operations are coordinated with Waterfront Community Church to ensure that there are no practices at the same time as any church services to ensure no conflicts occur.

No interior or exterior changes are proposed as part of this special use request and the petitioner does not anticipate any changes to current operations.

STAFF ANALYSIS

The subject property is zoned M-1, Manufacturing District. An assembly use is not a permitted or listed Special Use in the M-1 District. The district includes an allowance under Section 9-9-1-C-2-L for "all other uses not heretofore cited" to be reviewed as a special use. There are no known issues or complaints with the current use, and it is anticipated that it will continue to operate the same as it has previously.

A comprehensive parking count was submitted as part of the current request. There are a total of 64 spaces on the property, including 6 handicapped spaces. It is anticipated that the indoor sports training facility would utilize a maximum of 10 parking spaces at various times during the week and weekend. It is anticipated that the training facility will not have a high intensity impact on the parking demand for the building. Most of the demand for the facility will be after business hours during the week when adjacent businesses are closed and operation will be coordinated with the Church use on Sunday.

As mentioned, no interior or exterior changes are being proposed at this time, and this request will simply allow the existing tenant to continue with their current operations within the building.

The current site is not in compliance with current Village Code landscaping, parking lot, and other design standards. Compliance with current site plan regulations is not being required as part of the current special use request. However, upon change or expansion of the current use, the owner will be required to seek site plan approval and update the site and building to meet current Village Code requirements to the extent feasible, including a parking lot expansion as needed to meet the parking demand of any future use.

STANDARDS FOR A SPECIAL USE

Section 9-1-18-I of the Zoning Code – Standards for a Special Use – states that the Planning and Zoning Commission shall not recommend the adoption of a proposed Special Use unless it finds that the Special Use meets the Standards for Special Use as set forth in the Zoning Code:

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

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

NOTIFICATION

The standard newspaper notice was provided to the Daily Herald. Standard notification letters have been sent to surrounding properties within 300 feet and as of this writing no written comments have been received. Public notice signage was also posted on the property.

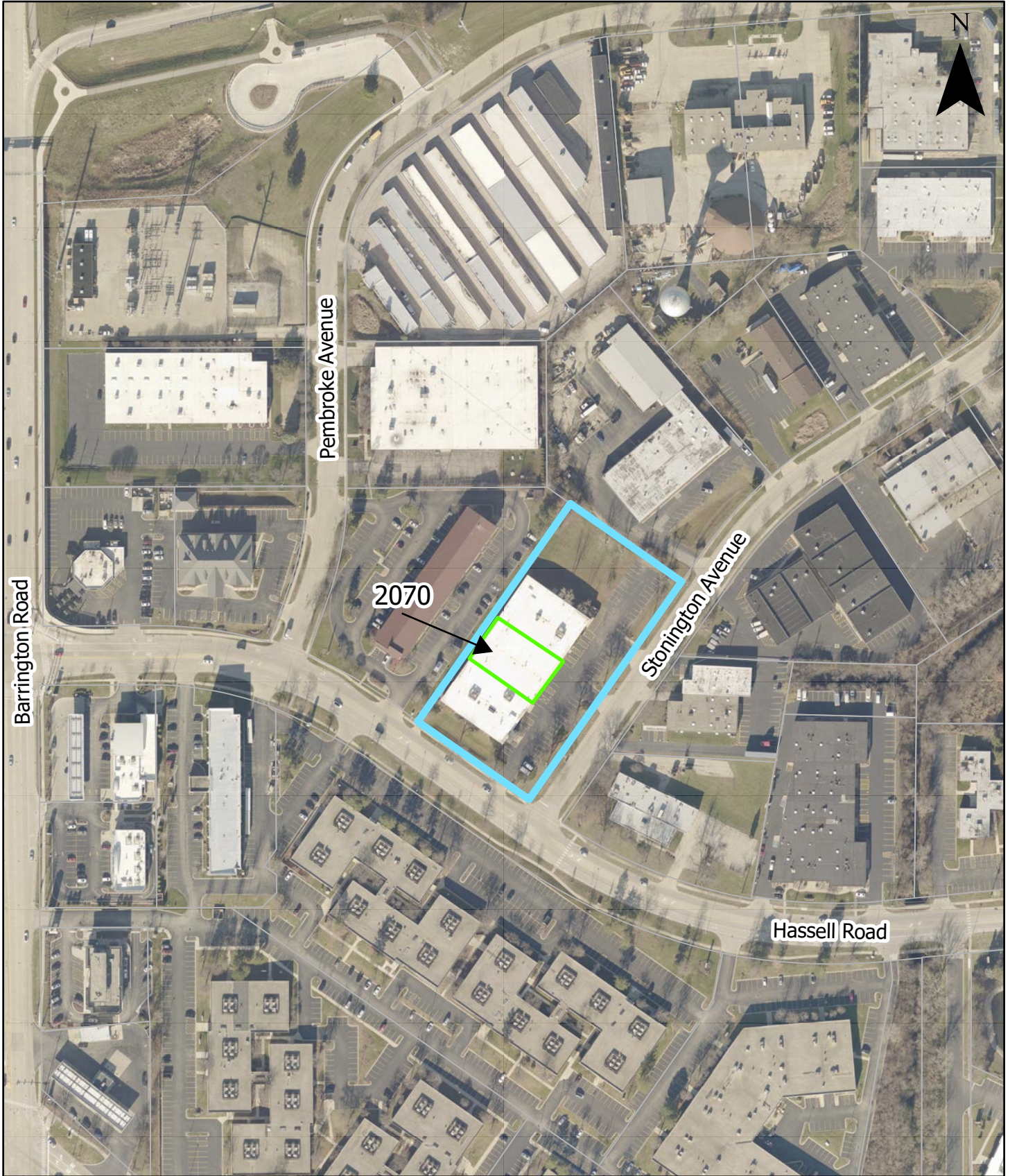
RECOMMENDED CONDITIONS

If the Planning and Zoning Commission recommends approval of the request, staff recommends the following conditions be included:

1. The special use is granted solely for the operation of an indoor sports training facility for the Roselle Rage Softball Association and the Northwest Travelers Baseball Organization for the 12,000 square foot tenant space at 2070 Stonington Avenue.
2. The approval of the special use shall be based on the application materials submitted by the petitioner for this request.
3. Formalized outdoor activities located on the property shall be prohibited.
4. Any proposed operational, building or site changes will trigger a formal amendment to the approved special use and site plan approval. Activities in the building that exceed the special use approval without prior Village approval will result in further action by the Village, which may include revocation of the special use granted with this request.
5. Upon a change or expansion of the current use at 2070 Stonington Avenue, the owner shall be required to obtain site plan approval and update the site and building to meet current Village Code requirements to the extent feasible, including parking lot expansion as needed to meet the parking demand of any future user.
6. Parking shall occur only in legally marked parking spaces or at legal on-street locations. Failure to properly manage the parking will result in further action by the Village, which may include the revocation of the special use granted with this request.
7. The Village shall reserve the right if it is deemed necessary to require the petitioner to conduct parking counts to be submitted to the Village for review.

Attachments: Location Map
 Petitioner's Application and Submittal

Exhibit A
2070 Stonington Avenue
PIN#: 07-06-102-001-0000



- ▭ Parcels
- Municipal Boundary
- ▭ Subject Property



Planning and Transportation Division
The Village of Hoffman Estates
April 2022



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING GENERAL APPLICATION

PROJECT NAME: Special Use for Indoor Sports Training Facility
ADDRESS: 2070 Stonington Avenue
PROPERTY INDEX NO.: 02-19-119-050-0000
PROPERTY ACRES: 2.4 **ZONING:** M1
PROJECT DESCRIPTION: Special Use for a Youth Indoor Sports Training Facility

REQUESTS BEING MADE (check all that apply):

Application Type	Subtype	Addendum
<input type="checkbox"/> ANX - Annexation	N/A	N/A
<input type="checkbox"/> MSP - Master Sign Plan	<input type="checkbox"/> New <input type="checkbox"/> Amendment	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> PLAT - Subdivision	<input type="checkbox"/> Non-Residential Preliminary <input type="checkbox"/> Non-Residential Final <input type="checkbox"/> Non-Residential Preliminary/Final	<input type="checkbox"/> Residential Preliminary <input type="checkbox"/> Residential Final <input type="checkbox"/> Residential Preliminary/Final N/A
<input type="checkbox"/> PLAT - Other	Type _____	N/A
<input type="checkbox"/> RPD Amendment	N/A	N/A
<input type="checkbox"/> REZ - Rezoning	From _____ to _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> SPR - Site Plan Review	<input type="checkbox"/> Preliminary Concept <input type="checkbox"/> Preliminary	<input type="checkbox"/> Final <input type="checkbox"/> Preliminary/Final <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> SPA - Site Plan Amendment	<input type="checkbox"/> Staff Review <input type="checkbox"/> Administrative Review	<input type="checkbox"/> Minor Amendment <input type="checkbox"/> Major Amendment <input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> SU - Special Use	<input type="checkbox"/> Listed Use (please list) _____	<input checked="" type="checkbox"/> Use Not Cited (please list) <u>Indoor Sports Training Facility</u> <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> TA - Text Amendment	<input type="checkbox"/> Subdivision Code <input type="checkbox"/> Zoning Code	<input type="checkbox"/> Other (please list) _____ N/A
<input type="checkbox"/> VAR - Variation	<input type="checkbox"/> Non-Residential <input type="checkbox"/> Residential <input type="checkbox"/> Sign	<input type="checkbox"/> Yes <input type="checkbox"/> No

I. Owner of Record

Name		Bright Hope International	
2060 Stonington Avenue		Hoffman Estates	
Street Address		City	
IL	60169	224-520-6100	chdyer@brighthope.org
State	Zip Code	Telephone Number	Email

II. Applicant (if not the owner)

Mike Steckbeck, Treasurer		Roselle Rage & Northwest Travelers	
Name		Firm/Company	
2070 Stonington Avenue		Hoffman Estates	
Street Address		City	
IL	60169	630.202.4041	ragecoachmike@gmail.com
State	Zip Code	Telephone Number	Email

Applicant's relationship to property: Tenant

III. Authorized Agent on Behalf of the Owner or Applicant


Lawrence Freedman		Law Offices of Ash, Anos, Freedman & Logan, LLC	
Name		Firm/Company	
77 W Washington St. Suite 1211		Chicago	
Street Address		City	
IL	60602	312-346-1390	lmfreedman@aflaw.com
State	Zip Code	Telephone Number	Email

IV. Owner Consent for Authorized Representative

It is required that the property owner or designated representative be at all requests before the Planning and Zoning Commission (PZC). During the course of the meeting, questions may arise regarding the overall site, site improvements, special conditions to be included in a PZC recommendation, etc. The representative present must have knowledge of the property and have the authority to make commitments to comply with any and all conditions included in the PZC recommendations. Failure to have the owner or designated representative present at the meeting can lead to substantial delays in the hearing process. If the owner cannot be present at the meeting, the following statement must be signed by the owner:

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

Lawrence Freedman; Ash, Anos, Freedman & Logan LLC	Stan Yee, Harvest Community Church
Name/Firm	Name/Firm

	C.H. Dyer
Owner Signature	Print Name


IV. Acknowledgement(s)

- Owner, applicant and authorized representatives may include other team members (consultants, brokers, tenants, etc.) that may be called upon to present at public meetings before the Planning and Zoning Commission and Village Board.
- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable or otherwise.
- Planning and Zoning Commission members and Village Staff often conduct inspections of subject site(s) as part of the pre-hearing review of requests. These individuals will be carrying official Village identification cards that can be shown upon request.

The Owner and Applicant, by signing this Application, certify to the correctness of the application and all submittals.

Owner's Signature: 

Owner's Name (Please Print): C.H. Dyer, Bright Hope Int'l

Applicant's Signature:  Michael J. Steckbeck
(If other than Owner)

Applicant's Name (Please Print): Stan Yee, Harvest Community Church & Roselle Rage & Northwest Travelers

Date: 4-8-2022

IV. Application and Document Submittals

All required application materials should be submitted to the Planning & Transportation Division in electronic format via email to planning@hoffmanestates.org. Staff will notify the applicant if full size plan submittals are also required for a particular project review. Submittal requirements can be found in Subdivision Code, Section 10-6 of the Village's Municipal Code.

All applications fees must be paid before the Planning and Zoning Commission can hear any case.

Please contact the Planning & Transportation Division with any questions:

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

EXHIBIT "A"

**VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION
SPECIAL USE ADDENDUM**

ANSWERS:

1. No additional improvements to the property other than those which were submitted and approved under the current special use as amended are proposed other than the future addition of facilities for a Sunday school which is not proposed to be implemented until after the termination of the youth training facility, and as such the use of the property will not be intensified such that there is a sufficient quantity of parking and vehicular ingress and egress for the site and use and the improvements in place have been designed with the standard of care that will not be detrimental to or endanger the public health, safety, morals, conform, or general welfare.
2. The surrounding properties are utilized for primarily business, hospitality, and industrial uses. The operation of the youth training facility for the last two years has not diminished or impaired property values. The adequacy and the quantity of parking spaces and of the vehicular ingress and egress of the property has had no negative impact on the adjacent properties. The operating of the properties since the granting of the existing special use as amended has not resulted in any injury to the use and enjoyment of neighboring property and by not increasing the intensity of such use, it is not anticipated that the granting of the requested amendment will result in any such injury.
3. Inasmuch as the surrounding properties are already developed, the Special Use Amendment will not impede the development of any surrounding properties.
4. The existing building is already served by adequate utilities and access roads sufficient ingress and egress provisions exist on Stonington and Hassell Roads. The existing site plan improvements provide more than adequate drainage due to the existing basin at the south portion of the site. Operation of the properties since the granting of the Special Use and the amendment thereto has not demonstrated any inadequacy of utilities, access roads, drainage, or other necessary facilities.
5. As presently designed, the vehicular ingress and egress has been located to minimize traffic congested in the public streets which has been the case since the granting of the special use and the amendment thereto.
6. The requested amendment conforms to all the applicable regulations of the district as modified by the existing special use, the amendments thereof, and the proposed amendment if granted.

NARRATIVE

Harvest Community Church, the contract purchaser of the subject property, is requesting a Special Use Amendment to permit the premises to continue to be used in part as a youth training facility until the expiration of the current youth training facility lease on January 31, 2025.

Pursuant to a previous amendment to the existing Special Use, the baseball programs of the Northwest Travelers and Roselle Rage were combined to operate a training facility to local youth who are enrolled in their travel hardball programs. They have utilized the premises for indoor baseball, softball, and speed training to service the 24 teams in their combined programs which are made up primarily of District 54 and District 211 students.

At any given time, there may be two or three teams in the facility, along with coaches. Not that many parents or other non-coaching adults attend training sessions. They offer training between 5:00pm to 10:00pm on weekdays, 8:00am to 10:00pm on Saturdays, and on Sunday operations are coordinated with neighbors to ensure that there are no practices at the same time as any church services. Their programs are in partnership and are coordinated with the other occupants in the building. Given that the hours of operations and the number of participants which have been involved posed no problems for surrounding property owners, Applicant submits that to continue the current arrangement through January 31, 2025 will not require any additional parking or other modifications to the property.

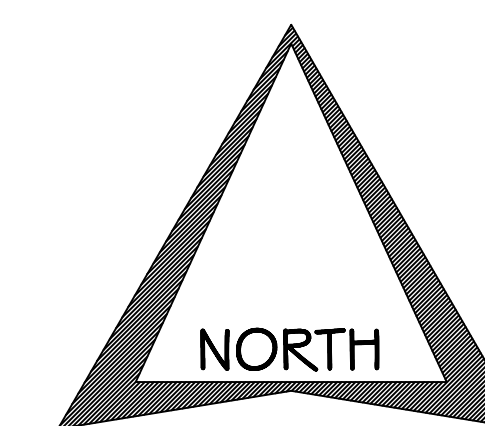
Parking Demand for 2060-2080 Stonington

		2060 Stonington	2070 Stonington	2080 Stonington	Parking Demand for Building	
Week 1 3/28/22-4/3/22	Monday	8 AM - 5 PM	4	0	1	5
		4 PM - 5 PM	0	10	0	10
	Tuesday	8 AM - 5 PM	14	2	1	17
		4 PM - 5 PM	3	4	0	7
	Wednesday	8 AM - 5 PM	4	0	8	12
		4 PM - 5 PM	3	4	0	7
	Thursday	8 AM - 5 PM	3	0	1	4
		4 PM - 5 PM	3	4	0	7
	Friday	8 AM - 5 PM	8	2	1	11
		4 PM - 5 PM	13	8	8	29
	Saturday	8 AM - 12 PM	3	0	1	4
		12 PM - 6 PM	3	10	0	13
		6 PM - 10 PM	15	10	0	25
	Sunday (4/3)	8 AM - 12 PM	2	0	39	41
12 PM - 6 PM		6	0	3	9	
6 PM - 10 PM		6	0	0	6	
Week 2 4/4/22-4/10/22	Monday	8 AM - 5 PM	4	0	1	5
		4 PM - 5 PM	0	10	0	10
	Tuesday	8 AM - 5 PM	14	2	1	17
		4 PM - 5 PM	3	4	0	7
	Wednesday	8 AM - 5 PM	4	0	8	12
		4 PM - 5 PM	3	4	0	7
	Thursday	8 AM - 5 PM	13	0	1	14
		4 PM - 5 PM	3	4	0	7
	Friday	8 AM - 5 PM	8	2	1	11
		4 PM - 5 PM	13	8	8	29
	Saturday	8 AM - 12 PM	3	0	1	4
		12 PM - 6 PM	3	10	0	13
		6 PM - 10 PM	15	10	0	25
	Sunday (4/10)	8 AM - 12 PM	2	0	37	39
12 PM - 6 PM		14	3	1	18	
6 PM - 10 PM		2	0	0	2	



ALTA/ACSM LAND TITLE SURVEY

by
JOHN D. REBIK & ASSOCIATES
Land and Construction Surveys
35 W 388 Miller Road
Dundee, Illinois 60118 (847) 428-3456



BASED UPON TITLE REPORT / COMMITMENT No. 210262919K BY CHICAGO TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF OCTOBER 28, 2021.

NOTES CORRESPONDING TO SCHEDULE "C"

② PUBLIC UTILITIES EASEMENT AS SHOWN ON THE PLAT OF BARRINGTON SQUARE INDUSTRIAL CENTER UNIT ONE, RECORDED NOVEMBER 20, 1970 AS DOCUMENT NO. 21323708, OVER THE NORTHEASTERLY 7.5 FEET, THE WESTERLY 7.5 FEET AND THE SOUTHWESTERLY 10 FEET OF SAID LOT. (PLOTTED)

③ EASEMENT IN FAVOR OF THE ILLINOIS BELL TELEPHONE COMPANY & CE, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 21323708, AFFECTING THE NORTHEASTERLY 7.5 FEET, WESTERLY 7.5 FEET AND SOUTHWESTERLY 10 FEET OF THE LAND. (PLOTTED)

LEGAL DESCRIPTION

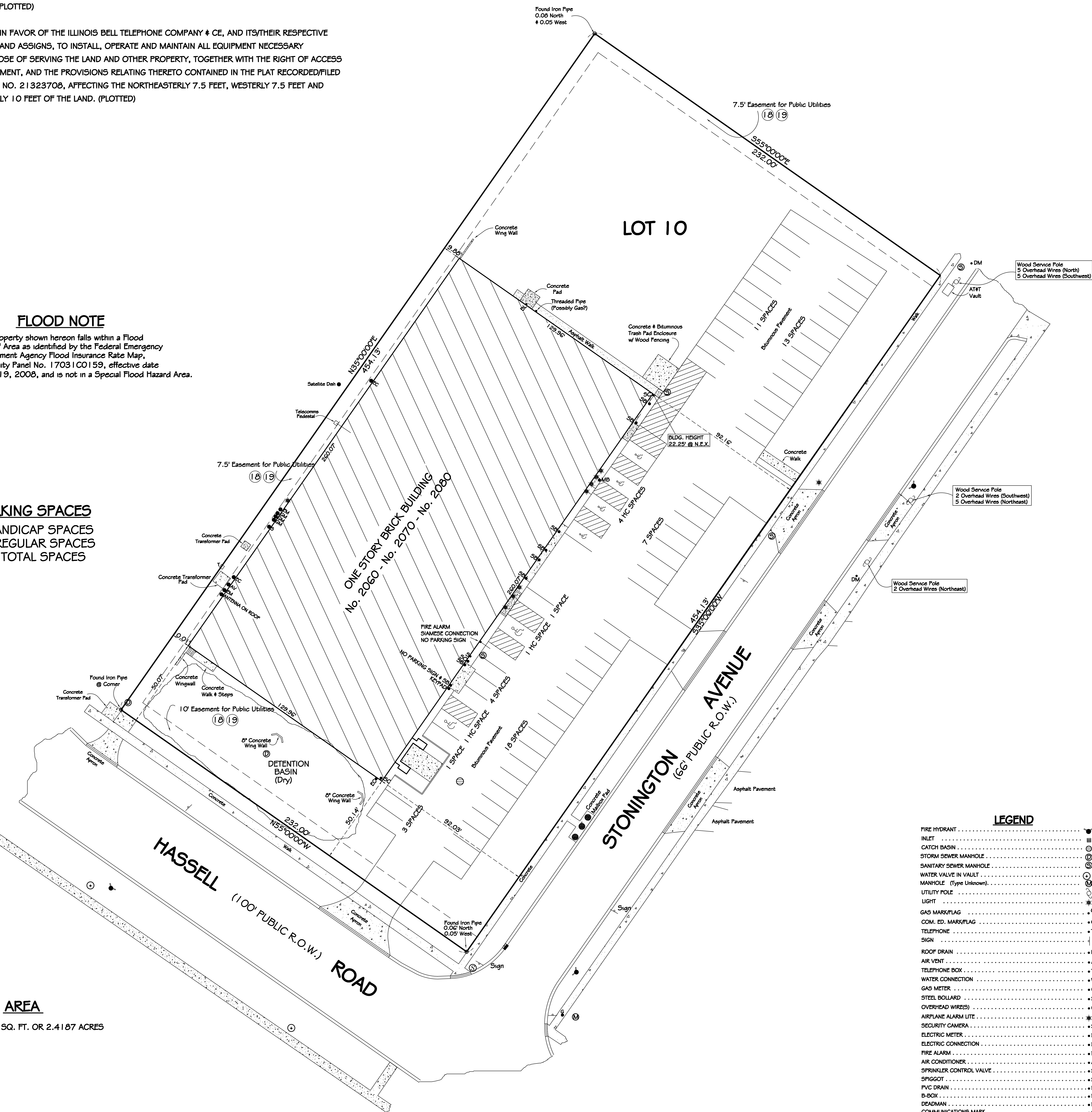
LOT 10 IN BARRINGTON INDUSTRIAL CENTER UNIT 1, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 6, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FLOOD NOTE

The property shown hereon falls within a Flood Zone "X" Area as identified by the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 17031C0159, effective date August 19, 2008, and is not in a Special Flood Hazard Area.

PARKING SPACES

6 HANDICAP SPACES
58 REGULAR SPACES
64 TOTAL SPACES



AREA

105,358.16 SQ. FT. OR 2.4187 ACRES

LEGEND	
FIRE HYDRANT	•
INLET	■
CATCH BASIN	□
STORM SEWER MANHOLE	○
SANITARY SEWER MANHOLE	⊙
WATER VALVE IN VAULT	⊕
MANHOLE (Type Unknown)	⊗
UTILITY POLE	⊙
LIGHT	⊙
GAS MARK/FLAG	•
COM. ED. MARK/FLAG	•
TELEPHONE	•
SIGN	•
ROOF DRAIN	•
AIR VENT	•
TELEPHONE BOX	•
WATER CONNECTION	•
GAS METER	•
STEEL BOLLARD	•
OVERHEAD WIRES	•
AIRPLANE ALARM LITE	•
SECURITY CAMERA	•
ELECTRIC METER	•
ELECTRIC CONNECTION	•
FIRE ALARM	•
AIR CONDITIONER	•
SPRINKLER CONTROL VALVE	•
SPIGGOT	•
PVC DRAIN	•
B-BOX	•
DEADMAN	•
COMMUNICATIONS MARK	•
MAIL BOX	•

SURVEYOR'S CERTIFICATION

STATE OF ILLINOIS 355
COUNTY OF KANE
CERTIFY TO:
HARVEST COMMUNITY CHURCH, AN ILLINOIS NOT FOR PROFIT CORPORATION
CHICAGO TITLE INSURANCE COMPANY
282 MESSNER L.L.C., AN ILLINOIS LIABILITY COMPANY AND TO THEIR

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b) (1), 7(c), 8, 9, 13, 11(b), AND 16.

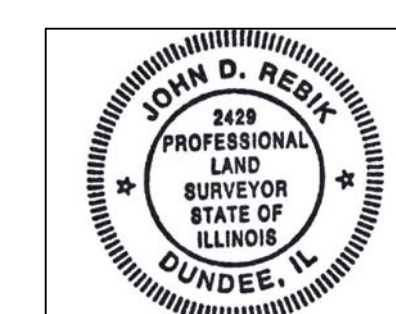
THE FIELD WORK WAS COMPLETED ON AUGUST 21, 2021.
DATED SEPTEMBER 7, 2021 AND REVISED DECEMBER 6, 2021.

Scale: 1 inch equals 20 feet.
Distances are marked in feet and decimal parts thereof.

Ordered by: BRIGHT HOPE
Checked by: J.D.R. Surveyed by: D.K.R.

Please check legal description with Deed; also compare all points before building and report ANY DISCREPANCY IMMEDIATELY.

ORDER NO: 21-554.10.ALTA



John D. Rebik

JOHN D. REBIK I.P.L.S. No. 035-002429
LICENSE EXPIRES NOVEMBER 30, 2022
EMAIL ADDRESS: REBIKSURVEYOR5@COMCAST.NET