

VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT NUMBER: MASTER22-0002
PROJECT NAME: Dunkin' Site Plan Amendment
ADDRESS/LOCATION: 1305 N. Barrington Rd
REQUEST: Site Plan Amendment
OWNER: 2590 W GOLF LLC
APPLICANT: 2590 W GOLF LLC
PROPERTY SIZE: 0.92 Acres
ZONING / LAND USE: RPD Residential Planned Development, currently 1 vacant commercial structure
ADJACENT PROPERTIES: NORTH: RPD, Congo River Mini Golf
SOUTH: RPD, Ricky Rockets gas station
EAST: RPD, McDonald's restaurant
WEST: FP, Forest Preserve District, Barrington Rd. right-of-way
PZC MEETING DATE: 9/7/2022
PUBLIC HEARING: NO
STAFF ASSIGNED: Kevin Anderson

REQUESTED MOTIONS

Request by 2590 W GOLF LLC for a Site Plan Amendment for the property at 1305 N. Barrington Road.

SUMMARY

The subject property consists of 1 parcel of record and is approximately 0.92 acres. The Petitioner is proposing to make several changes to the approved site plan. The proposal requires a Site Plan Amendment.

BACKGROUND

The subject property is improved with one structure with related parking lot and was approved as a Site Plan in 1996. The building was formerly a restaurant but has been vacant for several years. The Petitioner is proposing to demise the existing building into two tenant spaces. A Dunkin' restaurant would take over ~2,150 square feet including the drive thru window. The second tenant space would be approximately 785 square feet. No tenant has been identified for this space.

It should be noted that the property owner also owns the Ricky Rockets property at 2590 W. Golf Road, immediately south of the subject property. The owner has been concurrently working on plans to modify the existing car wash drive aisle to improve traffic circulation. The owner's original intent was to seek approval for both projects simultaneously, but due to timing constraints, the current request is confined to the proposed changes for Dunkin' at 1305 N. Barrington Road. Site plan review for 2590 W. Golf Rd will be considered separately at a future date.

ANALYSIS

Site Plan and Parking

- The overall layout and design of the site would remain unchanged. The building footprint, access points, cross access, and drive aisles would remain unchanged. There is an existing cross access easement on the property which serves the lot to the south. This easement would also remain in place.
- There are several adjustments proposed on the east side of the building. The parking bank directly east of the building would be reoriented and the dumpster enclosure would be relocated. Overall, this reconfiguration reduces traffic conflict points within the parking area. There would be a net loss of one parking space from the site due to this reconfiguration. All of the new parking stalls would meet the requirements of the Code. The number of spaces on site (46) exceeds the recommendations of the Code (30).
- A new walk in cooler is proposed on the east side of the building. This would be an exterior cooler and would be painted to match the existing building. The cooler would be separated from the parking lot by a new curb and the surrounding area would be landscaped.
- At this time, a Dunkin' restaurant is proposing to operate from the tenant space with the drive thru window. A restaurant/coffee shop is a permitted use in this district and does not require PZC approval for a business license to be issued.
- The property is currently in compliance with the ADA requirements and the proposed improvements would have no impact on accessibility.

Signs

- The property was granted several sign variations for both the freestanding and the attached signage in 1996, 1997, and 2006. These granted relief for the size of the freestanding sign and the location of attached signage. Dunkin' would comply with the allowances of these Variations. A menu board is proposed and would be in compliance with the Zoning Code. All of the remaining signs on the plans comply with the current Zoning restrictions.

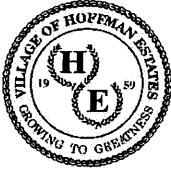
RECOMMENDED CONDITIONS

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

1. The development shall substantially conform to the plans presented as part of this application. Except as such plans may be changed to conform to Village Codes and Ordinances.
2. A building permit is required. A building permit must be issued within one year of the date of Village Board approval.

3. A Grant of Easement shall be provided for the existing watermain on the property. The easement shall be in a manner and form acceptable to the Village Corporation Counsel. The final Grant of Easement shall be submitted prior to the issuance of a certificate of occupancy for the building at 1305 N. Barrington Road.

Attachments: Petitioner's Application and Submittal documents
Location Map



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING GENERAL APPLICATION

PROJECT NAME: Ricky Rockets and Dunkin

ADDRESS: 2590 W. Golf Road & 1305 Barrington Road

PROPERTY INDEX NO.: 07-07-300-047-000 & 07-07-300-044

PROPERTY ACRES: 1.38 acres + 0.83 acres **ZONING:** RPD

PROJECT DESCRIPTION: Car Wash lane modifications and Dunkin building modifications

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 checked="" type="checkbox"/> PLAT – Other	Type <u>Consolidation</u>	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 checked="" 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 type="checkbox"/> Use Not Cited (please list) _____ <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

Rick Heidner

2590 W. Golf LLC

Name

Company

5277 Trillium Blvd

Hoffman Estates

Street Address

City

IL

60192

630-894-0099

eric@heidnerinc.com

State

Zip Code

Telephone Number

Email

II. Applicant (if not the owner)

Name

Firm/Company

Street Address

City

State

Zip Code

Telephone Number

Email

Applicant's relationship to property: _____

III. Authorized Agent on Behalf of the Owner of Applicant or (Contact Person/Project Manager)

Eric Grabowski

2590 W. Golf LLC / Heidner Properties, Inc.

Name

Firm/Company

5277 Trillium Blvd.

Hoffman Estates

Street Address

City

IL

60192

331-452-2575

eric@heidnerinc.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.

2590 W. Golf LLC

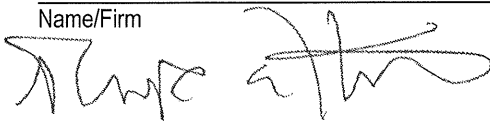
Name/Firm

Name/Firm

Heidner Properties, Inc.

Name/Firm

Name/Firm



Rick Heidner


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): Rick Heidner - 2590 W Golf LLC

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

Applicant's Name (Please Print): _____

Date: 1-6-2022

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

B. Anticipated number of employees: 27 total 6 per shift 3 number of shifts

C. Estimated number of customers: 350 daily 50 peak hour

D. If there is any additional information about the proposed development or its operation that may affect the site development, address as part of the narrative.

III. FINANCIAL CONSIDERATIONS **DUNKIN ONLY**

A. Estimated annual gross sales of general merchandise subject to sales tax for this project (includes 1% local share of state tax and 1% home rule tax):

Gross Sales (General)		Tax Rate		General Sales Tax
100,000	X	2%	=	\$2,000

B. Estimated annual gross sales subject to food and beverage (F & B) tax for this project (food prepared on premises and alcoholic beverages consumed on premises). See article 13-7 of the Hoffman Estates Municipal Code for detailed definition:

Gross Sales (F & B)		Tax Rate		F & B Tax
700,000	X	2%	=	\$1,400

C. Estimated Annual Hotel Tax: 365 Days X

Estimated Average Room Rate		Number of rooms		Occupancy Percentage		365 Days		Tax Rate		Hotel Tax
	X		X		X		X	6%	=	\$

D. Other tax/revenue:
(Entertainment tax = 6%, etc.)

		Rate		Tax
	X		=	\$

E. Estimated Annual Telecommunications (TC) Tax:

Estimated Yearly Phone Bill		Tax Rate		TC tax
	X	6%	=	\$

F. Current assessment of the property: _____

G. Estimated value of Construction: \$600,000

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

If yes, please address as part of the narrative.

IV. TRAFFIC CONSIDERATIONS **DUNKIN ONLY**

A. Parking

1. Total number of parking spaces to be provided:

Employees: 5 Customers/Visitors: 20 Handicapped: 2 Total: 27

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

6:00 am to 8:00 am.

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

If yes, please address as part of the narrative.

B. Traffic

1. Estimated number of vehicles entering and exiting this site during the peak one hour period between 4:00 p.m. and 6:00 p.m. 40

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

If yes, give the time(s) of day and traffic volume: 6:00 am - 8:00 am. 40 cars.

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

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

C. Deliveries

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

2. How often will deliveries be made on site? Twice a week.

2. What is the frequency and time period expected for deliveries? 45 minutes.

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

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

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

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

V. RECYCLING AND GREEN INITIATIVES

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

VI. GENERAL CONSIDERATIONS

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

1. _____
2. _____
3. _____

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

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

Yes No

If yes, please address as part of the narrative.

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

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

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

If yes, please address as part of the narrative.

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

Please contact the Planning Division with any questions:

Email: planning@hoffmanestates.org

Address: 1900 Hassell Road
Hoffman Estates, IL 60169

Phone: 847.781.2660

Fax: 847.781.2679

**Development Narrative
1305 Barrington Road**

Dunkin is proposing to redevelop the existing vacant retail building located at 1305 Barrington Road. The proposed improvements would include the renovation of approximately 2,165 SF of the existing building for a proposed Dunkin restaurant. In addition to the renovation, a building addition will be constructed on the east side of the building to allow for new walk-in coolers to be installed for the Dunkin. The remainder of the building space, approximately 785 SF, will be for a future tenant which has not yet been identified.

In addition to the building modifications, there will be some minor site revisions to accommodate the Dunkin. The site revisions include the addition of new parking spaces, modification to the drive thru lane, addition of a trash enclosure, and parking lot striping to assist customers accessing the site. Access and cross access to the site will remain the same.

Presuming our application is approved by the Village of Hoffman Estates, construction would commence immediately upon issuance of the necessary permits.

Respectfully,

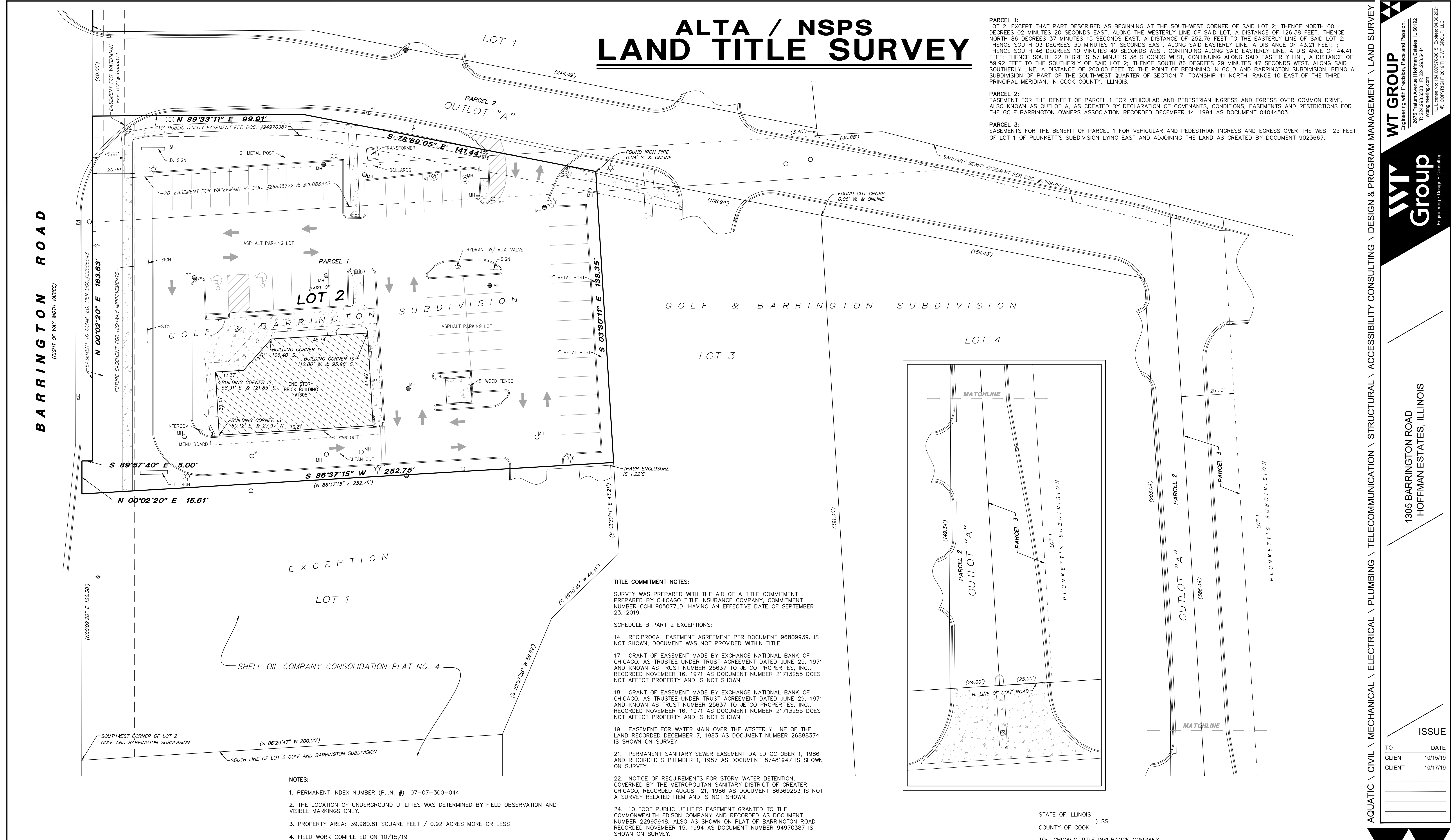
Troy Paionk
Heidner Properties, Inc.

ALTA / NSPS LAND TITLE SURVEY

PARCEL 1:
LOT 2, EXCEPT THAT PART DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00 DEGREES 02 MINUTES 20 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID LOT, A DISTANCE OF 126.38 FEET; THENCE NORTH 86 DEGREES 37 MINUTES 15 SECONDS EAST, A DISTANCE OF 252.76 FEET TO THE EASTERLY LINE OF SAID LOT 2; THENCE SOUTH 03 DEGREES 30 MINUTES 11 SECONDS EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 43.21 FEET; THENCE SOUTH 46 DEGREES 10 MINUTES 49 SECONDS WEST, CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 44.41 FEET; THENCE SOUTH 22 DEGREES 57 MINUTES 38 SECONDS WEST, CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 59.92 FEET TO THE SOUTHERLY OF SAID LOT 2; THENCE SOUTH 86 DEGREES 29 MINUTES 47 SECONDS WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING IN GOLD AND BARRINGTON SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER COMMON DRIVE, ALSO KNOWN AS OUTLOT A, AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR THE GOLF BARRINGTON OWNERS ASSOCIATION RECORDED DECEMBER 14, 1994 AS DOCUMENT 04044503.

PARCEL 3:
EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER THE WEST 25 FEET OF LOT 1 OF PLUNKETT'S SUBDIVISION LYING EAST AND ADJOINING THE LAND AS CREATED BY DOCUMENT 9023667.



TITLE COMMITMENT NOTES:
SURVEY WAS PREPARED WITH THE AID OF A TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER CCHI1905077LD, HAVING AN EFFECTIVE DATE OF SEPTEMBER 23, 2019.

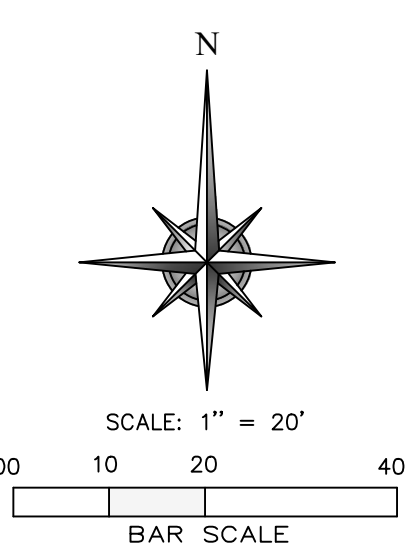
SCHEDULE B PART 2 EXCEPTIONS:

- RECIPROCAL EASEMENT AGREEMENT PER DOCUMENT 96809939. IS NOT SHOWN, DOCUMENT WAS NOT PROVIDED WITHIN TITLE.
- GRANT OF EASEMENT MADE BY EXCHANGE NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 29, 1971 AND KNOWN AS TRUST NUMBER 25637 TO JETCO PROPERTIES, INC. RECORDED NOVEMBER 16, 1971 AS DOCUMENT NUMBER 21713255 DOES NOT AFFECT PROPERTY AND IS NOT SHOWN.
- GRANT OF EASEMENT MADE BY EXCHANGE NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 29, 1971 AND KNOWN AS TRUST NUMBER 25637 TO JETCO PROPERTIES, INC. RECORDED NOVEMBER 16, 1971 AS DOCUMENT NUMBER 21713255 DOES NOT AFFECT PROPERTY AND IS NOT SHOWN.
- EASEMENT FOR WATER MAIN OVER THE WESTERLY LINE OF THE LAND RECORDED DECEMBER 7, 1983 AS DOCUMENT NUMBER 26888374 IS SHOWN ON SURVEY.
- PERMANENT SANITARY SEWER EASEMENT DATED OCTOBER 1, 1986 AND RECORDED SEPTEMBER 1, 1987 AS DOCUMENT 87481947 IS SHOWN ON SURVEY.
- NOTICE OF REQUIREMENTS FOR STORM WATER DETENTION, GOVERNED BY THE METROPOLITAN SANITARY DISTRICT OF GREATER CHICAGO, RECORDED AUGUST 21, 1986 AS DOCUMENT 86369253 IS NOT A SURVEY RELATED ITEM AND IS NOT SHOWN.
- 10 FOOT PUBLIC UTILITIES EASEMENT GRANTED TO THE COMMONWEALTH EDISON COMPANY AND RECORDED AS DOCUMENT NUMBER 22995948, ALSO AS SHOWN ON PLAT OF BARRINGTON ROAD RECORDED NOVEMBER 15, 1994 AS DOCUMENT NUMBER 94970387 IS SHOWN ON SURVEY.
- 20 FOOT EASEMENT FOR WATER MAIN OVER THE NORTHERLY AND NORTHWEST CORNER OF THE LAND AS DISCLOSED BY DOCUMENT NOS. 26888373 ALSO SHOWN ON PLAT OF BARRINGTON ROAD RECORDED NOVEMBER 15, 1994 AS DOCUMENT NUMBER 94970387 IS SHOWN ON SURVEY.
- 25 FOOT EASEMENT FOR WATER MAIN OVER THE WESTERLY LINE AS DISCLOSED BY DOCUMENT NUMBER 26888374 ALSO AS SHOWN ON PLAT OF BARRINGTON ROAD RECORDED NOVEMBER 15, 1994 AS DOCUMENT NUMBER 94970387 IS SHOWN ON SURVEY.
- NOTICE OF REQUIREMENTS FOR STORM WATER DETENTION RECORDED AUGUST 21, 1986 AS DOCUMENT NUMBER 86369253 IS NOT A SURVEY RELATED ITEM AND IS NOT SHOWN.
- EASEMENT IN FAVOR OF ILLINOIS BELL TELEPHONE COMPANY, THE COMMONWEALTH EDISON COMPANY AND THE VILLAGE OF HOFFMAN ESTATES, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, CONTAINED IN THE PLAT RECORDED AS DOCUMENT NUMBER 94970387 IS SHOWN ON SURVEY.

LEGEND	
—	PROPERTY LINE
—	CENTER LINE
—	EASEMENT LINE
—	BUILDING SETBACK
—	RECORD DATA
—	TOP OF (CONCRETE) SPOT GRADE
—	TOP OF (CONCRETE) OUTLET
—	CONCRETE
—	EVERGREEN/DECIDUOUS WITH SIZE IN NOTES
—	SHRUB/SHRUB LINE
—	MONITOR WELL
—	GAS VALVE
—	UTILITY MARKINGS (cable,elec,water,gas)
—	MAILBOX
—	TOP FOUNDATION/THRESHOLD
—	TYPICAL SIGN
—	FLARED END SECTION
—	CLOSED MANHOLE
—	OPEN GRATE MANHOLE
—	BEEHIVE GRATE MANHOLE
—	GUTTER FRAME MANHOLE
—	VALVE VAULT
—	FIRE HYDRANT
—	B-BOX / SERVICE VALVE
—	POST LIGHT/GROUND LIGHT
—	AREA LIGHT/LIGHT POLE
—	STREET LIGHT
—	TRAFFIC SIGNAL
—	MAST ARM SIGNAL
—	HANDHOLE (electric,traffic)
—	GAS METER
—	ELECTRIC METER
—	PEDESTAL (tele,elec,cable)
—	SOIL BORING
—	TEL/ELEC MANHOLE
—	UTILITY POLE
—	GUARDRAIL
—	COY WIRE ANCHOR
—	CONTOUR LINE
—	TREE LINE / HEDGE LINE
—	EDGE GRAVEL/STONE
—	FENCE LINE
—	STORM SEWER
—	SANITARY SEWER
—	COMBO SEWER
—	WATER SERVICE LINE
—	WATER MAIN
—	OVERHEAD LINE
—	FIBER OPTIC LINE
—	GAS LINE
—	U.G. TELCO LINE
—	U.G. ELECTRIC LINE

NOTES:

- PERMANENT INDEX NUMBER (P.I.N. #): 07-07-300-044
- THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATION AND VISIBLE MARKINGS ONLY.
- PROPERTY AREA: 39,980.81 SQUARE FEET / 0.92 ACRES MORE OR LESS
- FIELD WORK COMPLETED ON 10/15/19
- ACCORDING TO OUR INTERPOLATION OF THE FLOOD INSURANCE RATE MAP THIS SITE IS LISTED AS BEING IN A ZONE "X", DESCRIBED AS "AREA OF MINIMAL FLOODING" PER F.E.M.A. PANEL NO. 17031C0167J DATED 8/19/2008.
- SURVEY PREPARED FOR: PAVLOS DAFNIS, TASSOS METAL INC.
- BUILDING TIES & DIMENSIONS SHOWN ARE MEASURED FROM THE OUTSIDE FACE OF THE BUILDING.
- THERE ARE A TOTAL OF 46 PARKING SPACES, OF WHICH 2 ARE RESERVED FOR HANDICAPPED USE.
- A ZONING REPORT WAS NOT PROVIDED BY CLIENT.
- BASIS OF BEARINGS ARE BASED ON THE WEST LINE OF LOT 2 IN GOLF AND BARRINGTON SUBDIVISION RECORDED PER DOC. #94970387.
- ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.



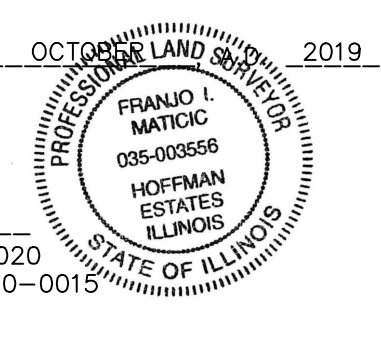
STATE OF ILLINOIS)
COUNTY OF COOK) SS

TO: CHICAGO TITLE INSURANCE COMPANY
950 BUILDING, INC.
HPI MANAGEMENT INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2 TO 4, 6,7A,8,9 AND 11 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON 10/15/19.

GIVEN UNDER MY HAND AND SEAL THIS 17TH DAY OF OCTOBER 2019
AT HOFFMAN ESTATES, ILLINOIS.

Franjo I. Matovic
FRANJO I. MATOVIC - PLS #035-003556 EXPIRES 11/30/2020
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.007570-0015



WT GROUP
Engineering with Precision, Pace and Passion.
2875 Prairie Avenue Hoffman Estates, IL 60112
T: 224.293.8333 | F: 224.293.6444
wtgrouping.com
L. License No: 184.007570-0015 Expires: 04.30.2021
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WT Group
Engineering • Design • Consulting

AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

1305 BARRINGTON ROAD
HOFFMAN ESTATES, ILLINOIS

ISSUE

TO	DATE
CLIENT	10/15/19
CLIENT	10/17/19

CHECK-FIRM
DRAWN:KCH
JOB: 1913288S

SUR-1
SHEET 1 OF 1
ALTA/NSPS
LAND TITLE SURVEY

SIGN NOTES (Section. 9-3-8-M-10-d(3), -d(4))

4/27/2021 Hoffman Estates, IL Code of Ordinances

the name of the station or the name of the car wash owner, if different from the gas station. Such sign may be illuminated but may not exceed three square feet of signage per linear foot of principal building frontage. Total building wall signage, including car wash building and principal building, shall not exceed 200 square feet. Wall signs shall be attached to the building or wall and shall not extend more than 12 inches from the building or higher than the building wall height or 25 feet above the adjacent grade, whichever is lower. Wall signs attached to mansard roofs shall be located not more than 12 feet above adjacent grade. No wall sign shall be placed on any side adjacent to residentially zoned property except when separated by a dedicated public right-of-way of 100 feet or greater. A wall sign shall not be permitted on the rear side of a building. The rear wall in this case shall be defined as that wall most opposite from the principle building front wall.

(b) Car wash directional/instructional signage. A detached or attached car wash building may utilize directional or instructional signage. No sign shall contain advertisements, logos, or names, and shall be subject to the following:

(i) Car wash directional instructional signage may be illuminated.

(ii) Enter/exit. One enter/exit sign per entrance/exit.

(iii) The use of car wash instructional outdoor speaker systems may be permitted, as provided by in Section 10-5-3-O of the Village Subdivision Code.

(11) Other signs as provided for in Section 9-3-8-M-10-e (Other Signs Permitted on all Lots in Business Districts) of this Code.

d. Other Business Uses. The following signs shall be permitted for all other individual lots other than designated shopping center outlots and those lots specified in Section 9-3-8-M-10 a (Shopping Center Signs), b (Automobile Dealership Signs) and c (Automobile Service Station Signs).

(1) Exempt signs as specified in Section 9-3-8-B of this Code.

(2) Temporary and other special provisions signs as specified in Sections 9-3-8-K and L of this Code.

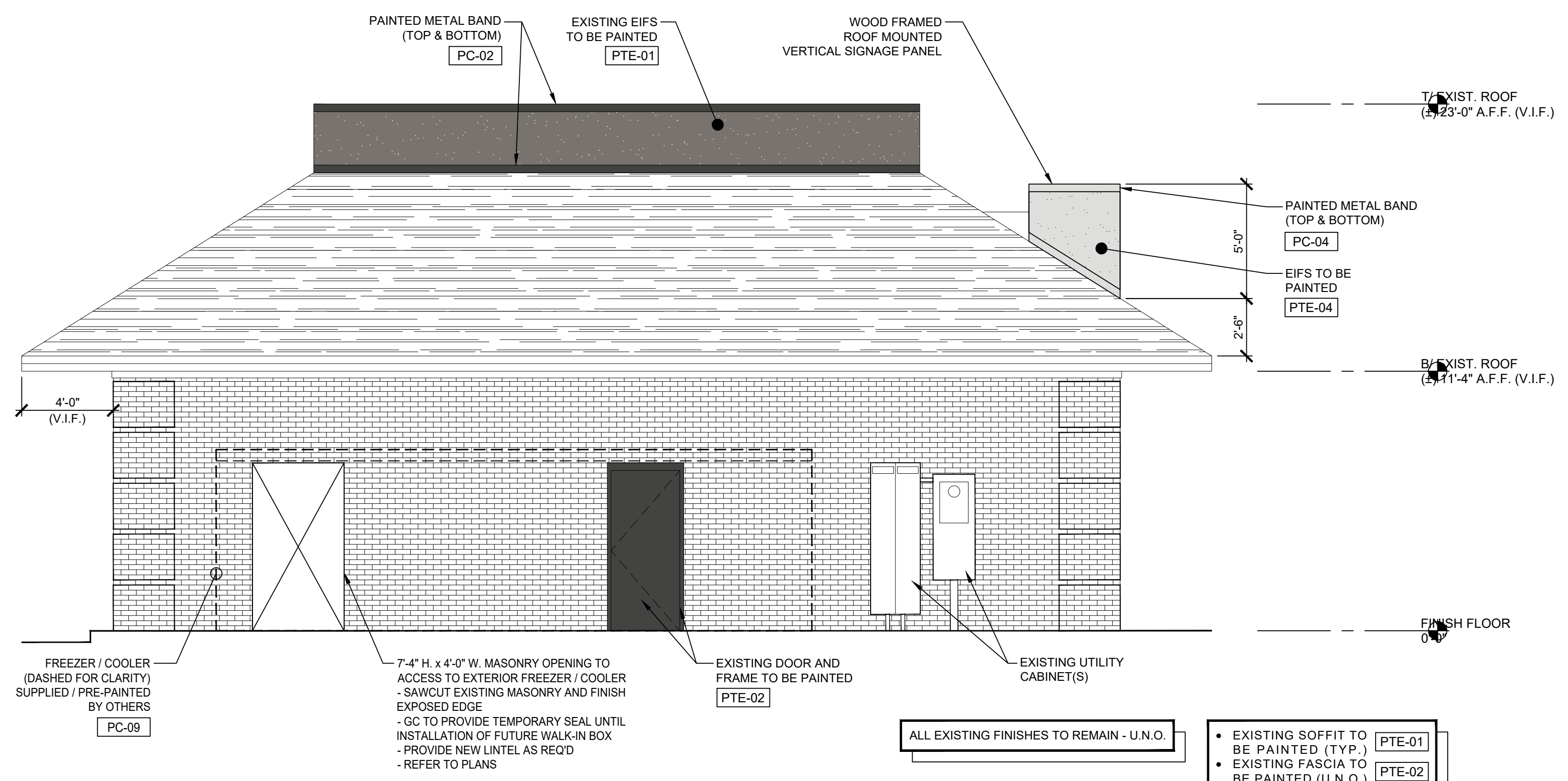
(3) One wall or permanent awning sign provided such sign shall be attached to the building or wall, not extend above the roof line, and a wall sign shall not extend more than 12 inches from the building, nor shall any sign be higher than 25 feet above the adjacent grade. Wall or permanent awning signs attached to mansard roofs shall be located not more than 12 feet above the adjacent grade. Wall or permanent awning signs may be illuminated. The sum of the surface area of all wall or permanent awning signs shall not exceed three square feet in surface area for each linear foot of building front. The maximum surface area of a wall or permanent awning sign shall not exceed 200 square feet. Corporate logos shall be a permitted wall sign. Building or store fronts that have more than one side facing a public street, or one side facing a public street and one side facing the parking area for said building or store front, may have two wall or permanent awning signs, or a combination of the two, one per wall, provided the total of both signs is equal to or less than the maximum permitted square footage for one wall or permanent awning sign, and that the second wall or permanent awning sign is not placed on any side adjacent to a residential dwelling unit or vacant property zoned residential or apartment except when separated by a dedicated public right-of-way of 150 feet or greater. A wall or permanent awning sign shall not be permitted on the rear side of a building.

(4) One freestanding or ground sign not to exceed 20 feet in height. Such sign shall not exceed 100 square feet in surface area for a single face sign or 200 square feet in surface area for a multi-face sign, shall relate to the name and/or use of the facility or premises and may be illuminated. Such sign shall be set back a minimum of ten feet from any property line, and five feet from any interior roadway or pedestrian walkway.

(5) Other signs as provided for in Section 9-3-8-M-10-e (Other Signs Permitted on all Lots in Business Districts) of this Code.

e. Other Signs Permitted on All Lots Within Business Districts. The following signs shall be permitted on all lots

	01 "Gauntlet Gray" REF: SW 7019		12 DD PINK REF: PMS 219C
	02 "Iron Ore" REF: SW 7069		03 DD ORANGE REF: PMS 165C
	03 "Latte" REF: SW 6108		04 "Nebulous White" REF: SW 7063
	04 BR BLUE REF: PMS 287C		04 BR PINK REF: PMS 224C

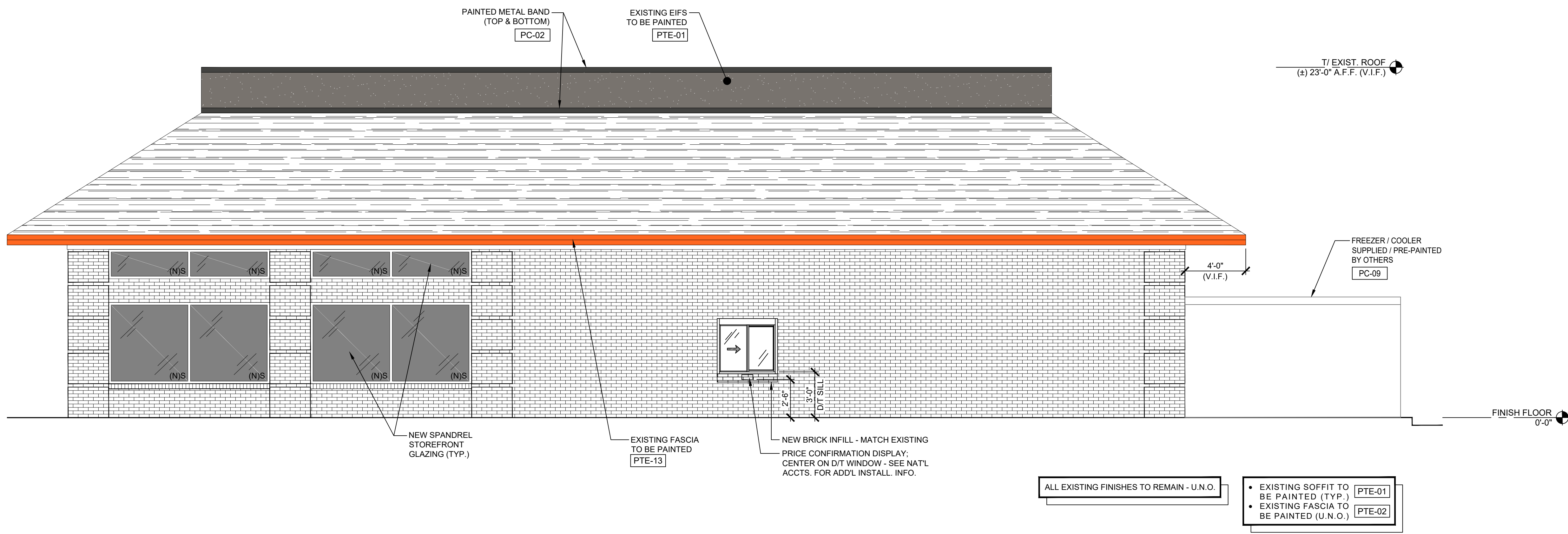


SIGN SQUARE FOOTAGE

SUM SURFACE AREA OF ALL SIGNS (SF)	≤ 3X LINEAL FEET OF BUILDING FRONT*
MAXIMUM SURFACE AREA OF A SIGN (SF)	≤ 200 SQUARE FEET
*BUILDING FRONT (LINEAL FEET)	= 46'-1"
FACADE NORTH ELEVATION	= SIGNAGE ALLOWABLE 30.00 SF
NORTHWEST ELEVATION	= SIGNAGE PROVIDED 62.22 SF
TOTAL	= 138.25 SF 92.22 SF

1 EAST ELEVATION

1/4" = 1'-0" NOTE:



2 SOUTH ELEVATION

1/4" = 1'-0" NOTE:

ECA ARCHITECTS PLANNERS
 24 N. BENNETT ST.
 GENEVA, IL 60134
 PHONE 630 608 0500
 FAX 630 786 3132
 PROFESSIONAL DESIGN FIRM
 NO. 184 005766

DUNKIN'
 1305 BARRINGTON ROAD
 HOFFMAN ESTATES, ILLINOIS 60169

REVISIONS:

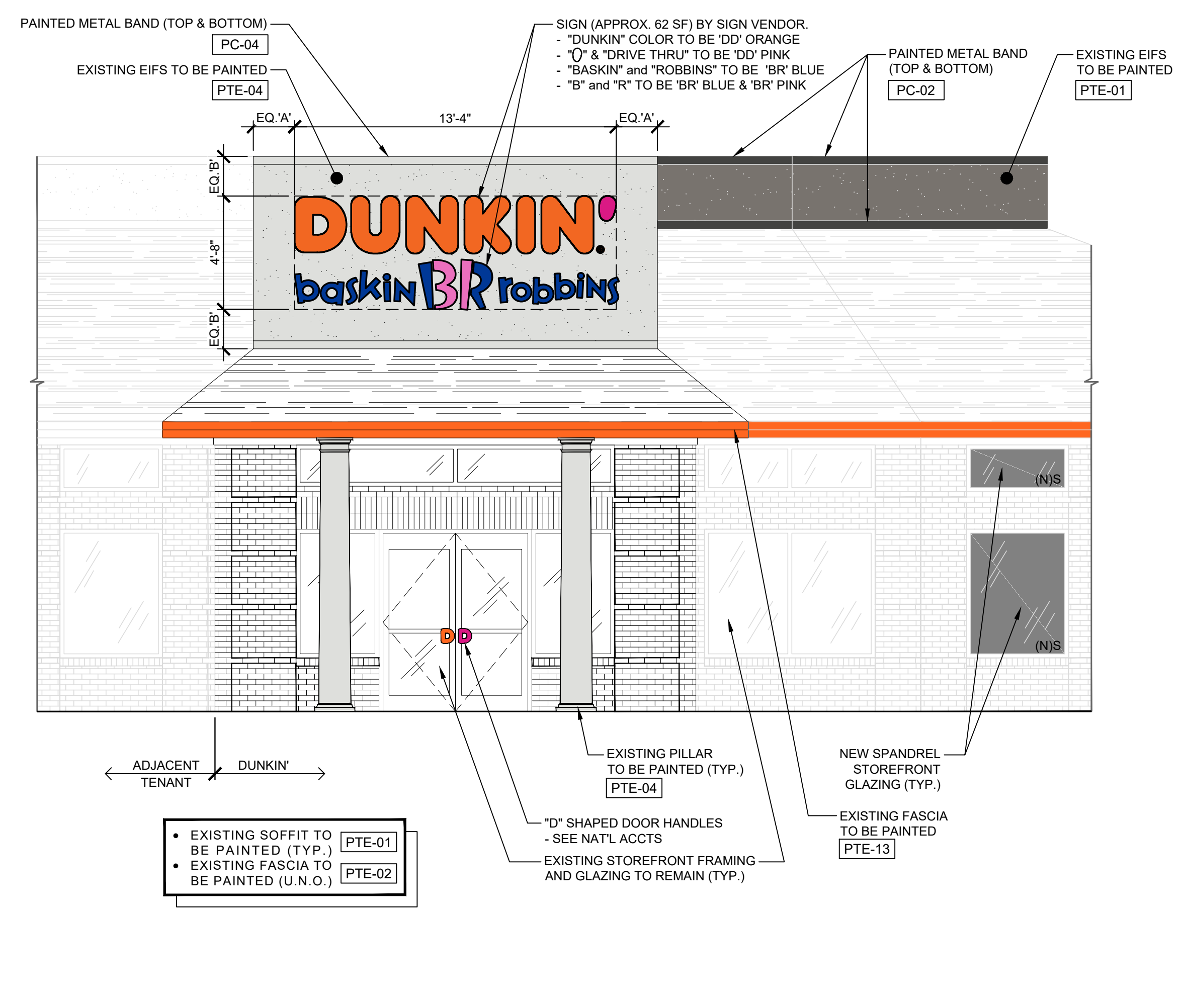
#	DESCRIPTION	DATE
1	SITE PLAN APPROVAL	12-29-2021

FILE NAME: 21216_DD Hoffman Estates_1305 Barrington
 DRAWN BY: RD REVIEWED BY: ERC
 SHEET TITLE:
EXTERIOR ELEVATIONS
 SHEET NO.

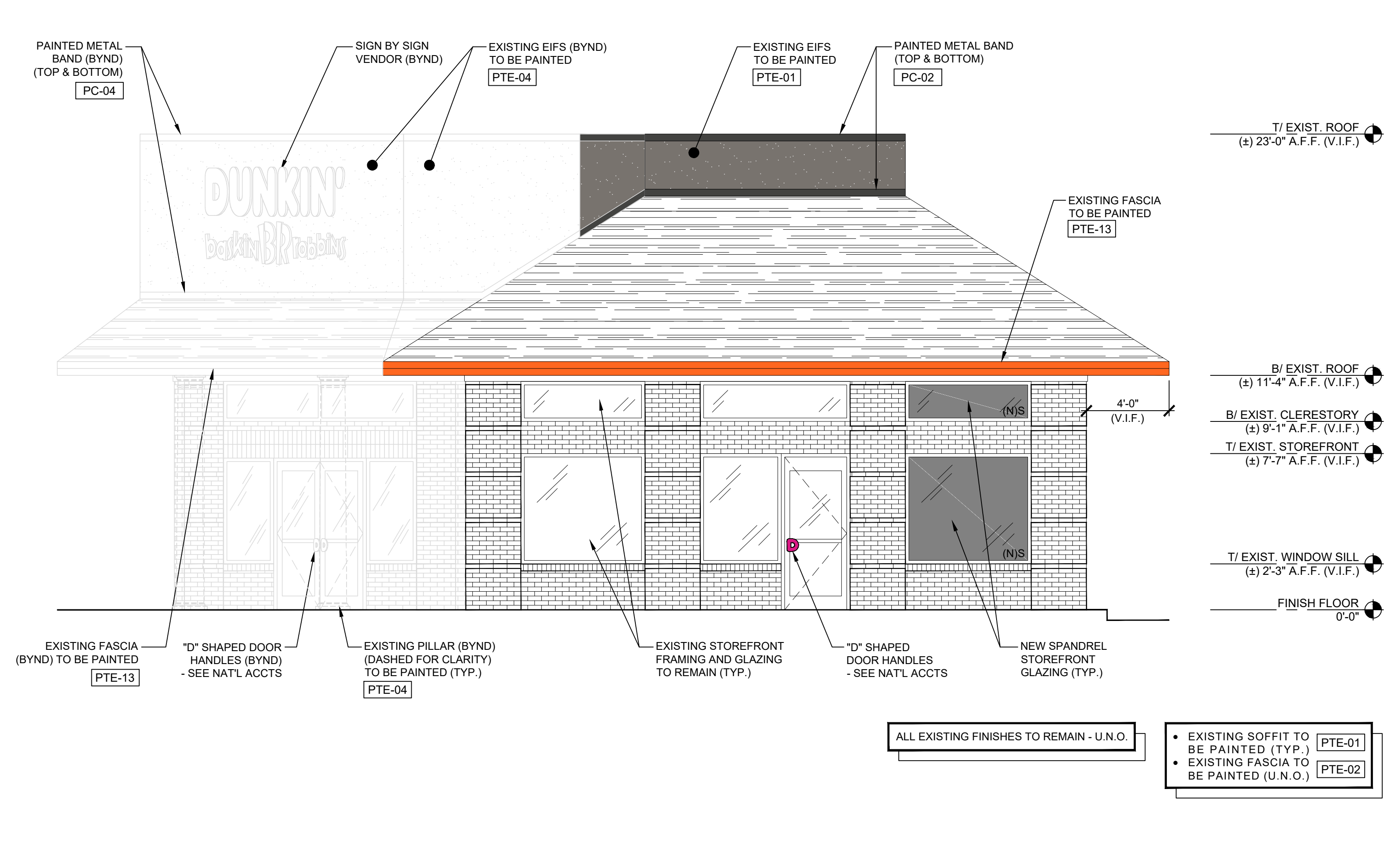
A4.0

IF PRINTED TO SCALE, BOTH THESE BARS WILL MEASURE 1"

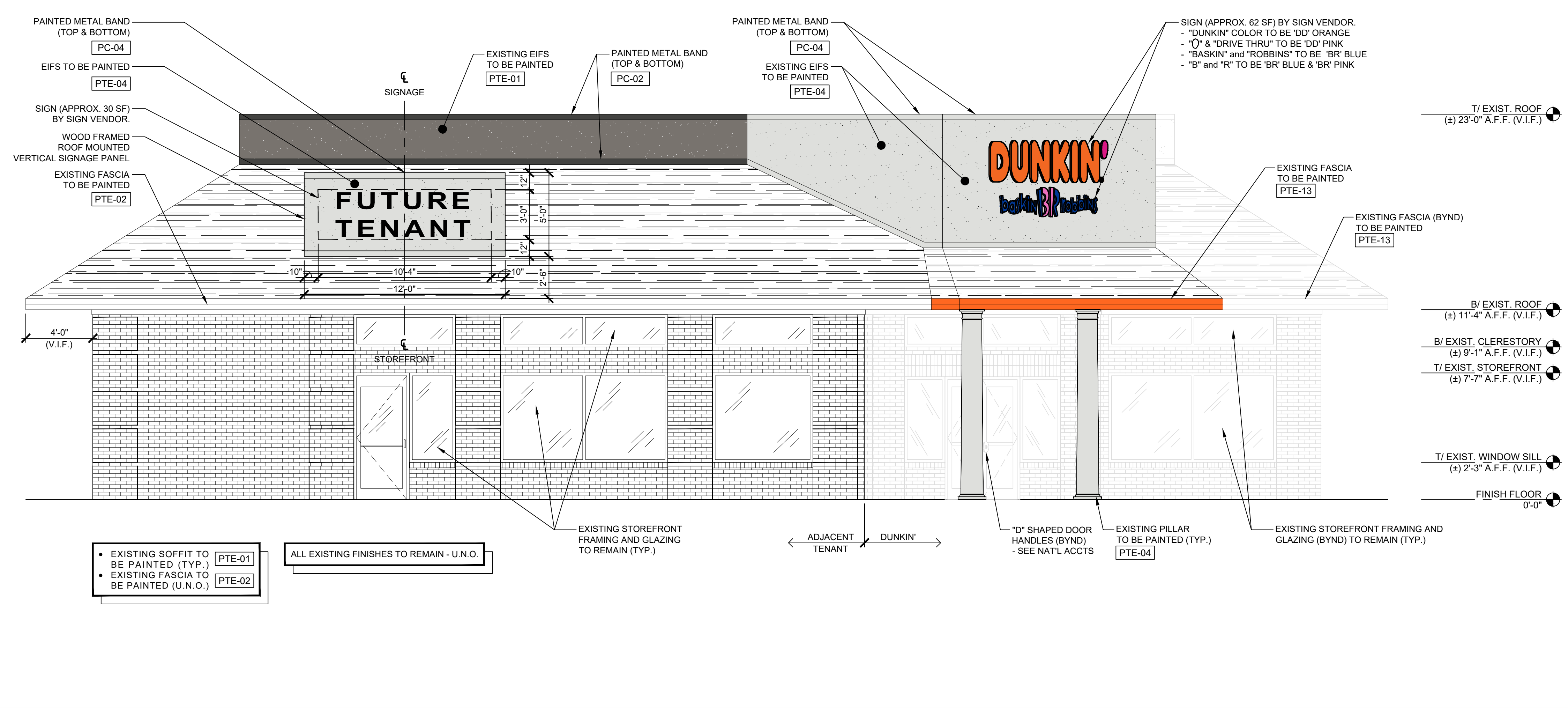
IF PRINTED TO SCALE, BOTH THESE BARS WILL MEASURE 1"



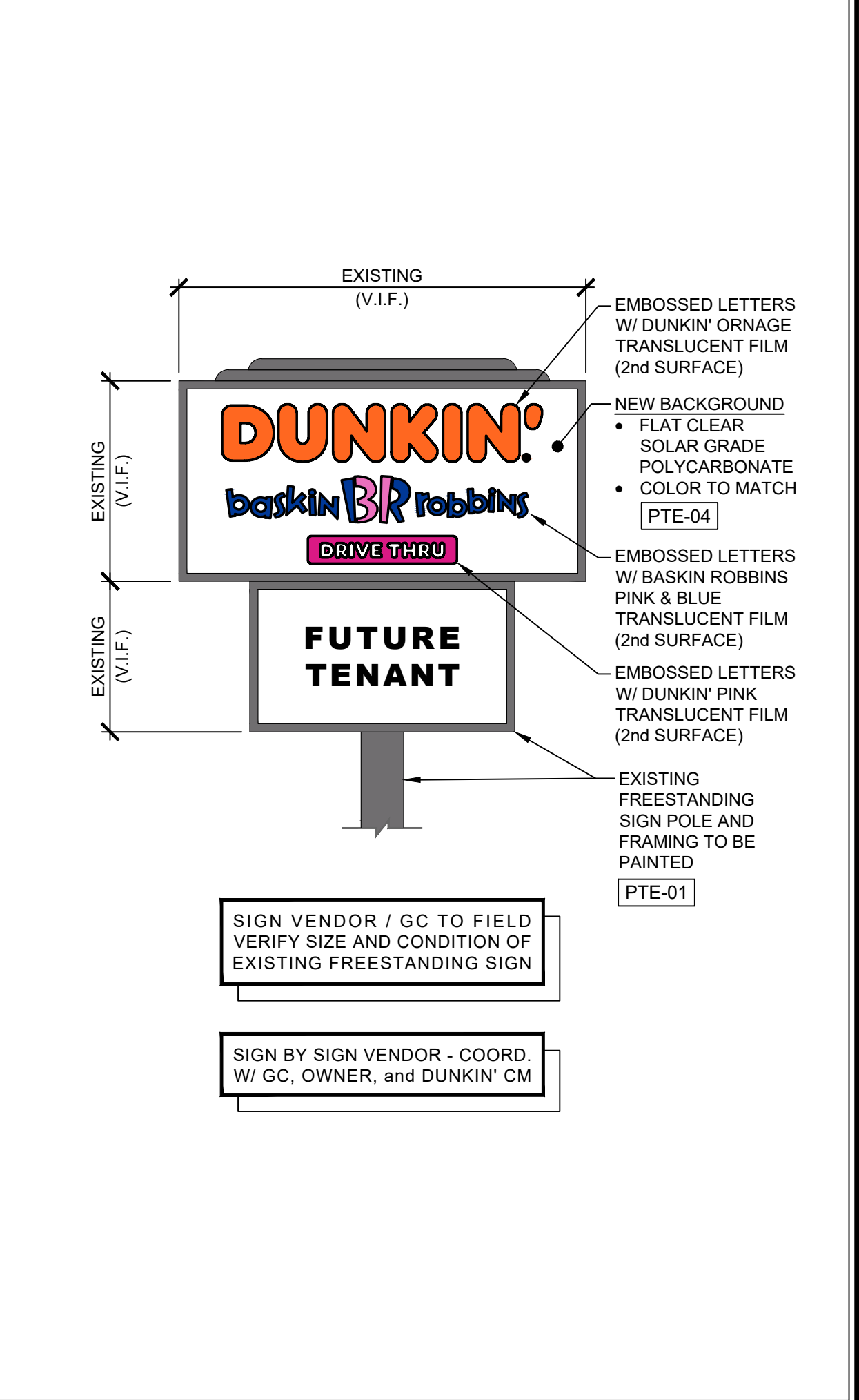
1 NORTHWEST ELEVATION
 1/4" = 1'-0" NOTE:



2 WEST ELEVATION
 1/4" = 1'-0" NOTE:



3 NORTH ELEVATION
 1/4" = 1'-0" NOTE:



4 FREESTANDING SIGN ELEVATION
 1/4" = 1'-0" NOTE:

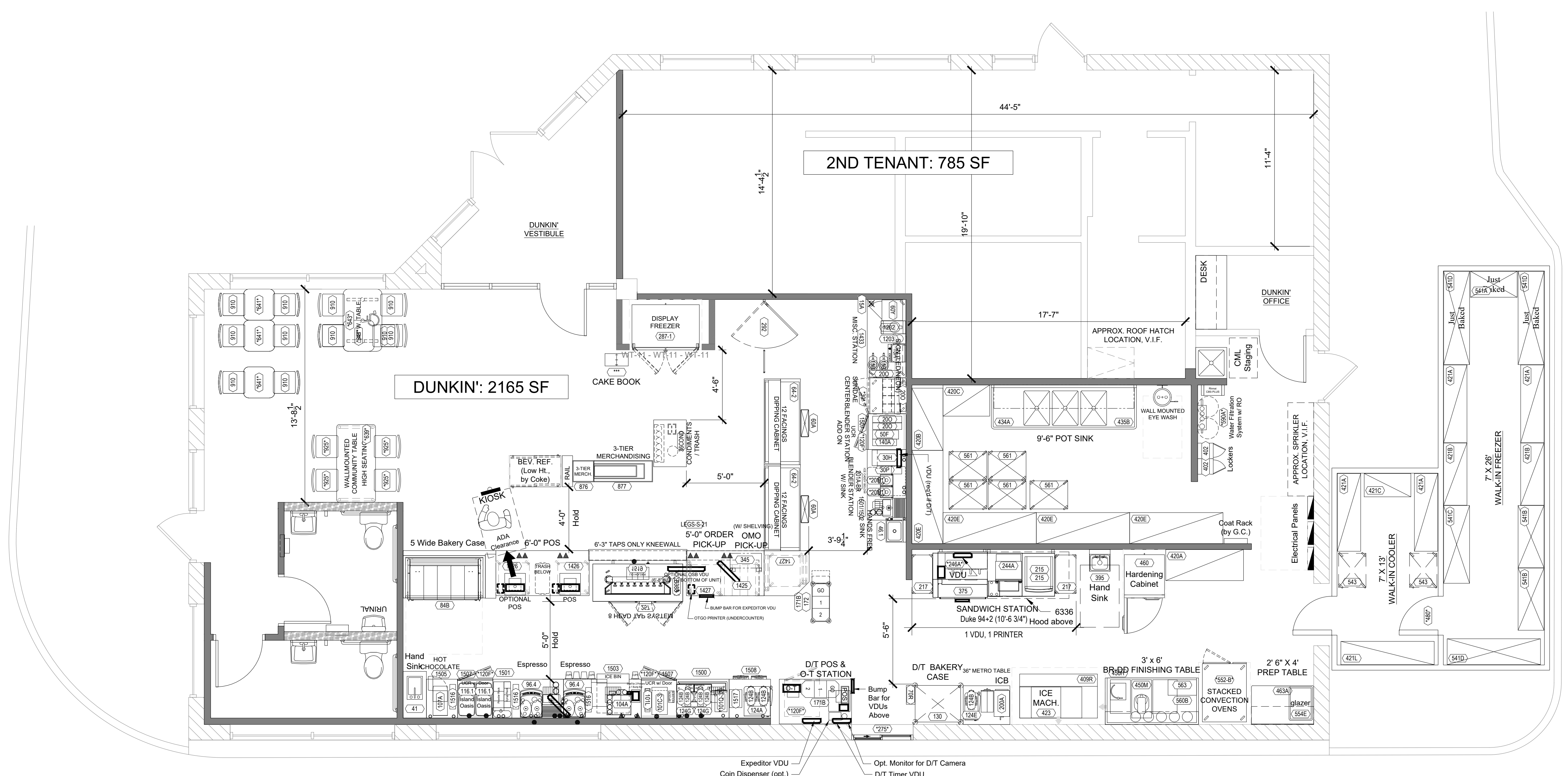


REVISIONS:

#	DESCRIPTION	DATE
1	SITE PLAN APPROVAL	12-29-2021

FILE NAME: 21216_DD Hoffman Estates_1305 Barrington
 DRAWN BY: RD REVIEWED BY: ERC
 SHEET TITLE:
EXTERIOR ELEVATIONS
 SHEET NO.

A4.1



1 FLOOR PLAN
 1/4" = 1'-0" NOTE:



#	DESCRIPTION	DATE
1	SITE PLAN APPROVAL	12-29-2021

FILE NAME: 21216_DD Hoffman Estates_1305 Barrington
DRAWN BY: RD REVIEWED BY: ERC
SHEET TITLE:
FLOOR PLAN
SHEET NO.
A1.0