

ORDINANCE NO. 5016 - 2023

**VILLAGE OF HOFFMAN ESTATES
AN ORDINANCE GRANTING A PRELIMINARY AND FINAL SITE PLAN FOR
STARBUCKS LOCATED AT 2925 N. BARRINGTON ROAD,
HOFFMAN ESTATES, ILLINOIS**

WHEREAS, the Planning and Zoning Commission at a public meeting duly called and held according to law on April 5, 2023, considered the request by MH McHenry, LLC (contract purchaser) for a Preliminary and Final Site Plan for Starbucks located at 2925 N. Barrington Rd, and shown on Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, the Planning and Zoning Commission made certain Finding of Fact attached hereto and made a part hereof as Exhibit "B" and recommended approval of a Preliminary and Final Site Plan to the Board of Trustees; and

WHEREAS, the Corporate Authorities have received and considered said recommendation; and

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

Section 1: The Corporate Authorities hereby find that the facts and statements contained in the preamble of this Ordinance are true.

Section 2: A preliminary and final site plan under Section 10-2-2 of the Subdivision Code is hereby granted to permit the construction of a Starbucks located at 2925 N. Barrington Road.

Section 3: The site plan is granted based upon the plans submitted as part of Exhibit B and the following conditions:

- a) The plans shall substantially conform to the approved plans attached as part of this application except as such plans may be changed to conform to Village Codes and Ordinances.
- b) A waiver to suspend Section 2-B-1-ii of the Meijer Development Agreement to allow a drive thru restaurant on Lot 2.
- c) The building permit shall be obtained within twelve (12) months of the Village Board action on this request.
- d) Prior to final occupancy, the Petitioner shall obtain owner approval and construct a sidewalk and crosswalks connecting to Lot 7A. Plans shall be submitted as part of the building permit review and are subject to engineering review and approval.
- e) A geotechnical report shall be provided as part of the building permit application.
- f) Minor revisions to the final engineering plans shall be corrected prior to the issuance of a building permit.
- g) A permit from the Metropolitan Water Reclamation District (MWRD) shall be provided prior to site construction commencing.
- h) The following conditions relate to the site construction:
 - i. A pre-construction meeting shall be conducted with the Village staff prior to construction commencing.
 - ii. Fire Department and emergency access to the property shall be maintained at all times. Petitioner shall make any adjustments on the site as needed for access as per direction by the Village.
 - iii. In accordance with Village Code, construction hours shall be limited to 7 a.m. to 7 p.m. Monday through Friday, and 8 a.m. to 6 p.m. Saturday and Sunday.
- i) The FDC shall be relocated to the south side of the building in a location acceptable to the Fire Department. A new hydrant shall be installed within 100' of the FDC.
- j) A utility easement will be required for the new hydrant and water main. A grant of easement shall be prepared and approved prior to issuance of a site development permit.
- k) The electrical vehicle charging station shall be identified with appropriate pavement markings or signage.

Section 4: The Village Clerk is hereby authorized to publish this Ordinance in pamphlet form.

Section 5: This Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS 17th day of April, 2023

VOTE	AYE	NAY	ABSENT	ABSTAIN
Trustee Karen V. Mills	<u>X</u>	_____	_____	_____
Trustee Anna Newell	<u>X</u>	_____	_____	_____
Trustee Gary J. Pilafas	<u>X</u>	_____	_____	_____
Trustee Gary G. Stanton	<u>X</u>	_____	_____	_____
Trustee Michael Gaeta	<u>X</u>	_____	_____	_____
Trustee Karen Arnet	<u>X</u>	_____	_____	_____
Mayor William D. McLeod	<u>X</u>	_____	_____	_____

APPROVED THIS 17th DAY OF April, 2023

William D. McLeod
Village President

ATTEST:

Dee Romano
Village Clerk

Published in pamphlet form this 20th day of April, 2023.

Exhibit A
2925 N Barrington Road
PIN: 01-36-102-001-0000



Legend

- - Village Boundary
- Subject Property



Planning and Transportation Division
Department of Development Services
March 2023

EXHIBIT B



VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING
COMMISSION
FINDING OF FACT

PROJECT NUMBER: PLN23-0006
PROJECT NAME: Starbucks Coffee
ADDRESS/LOCATION: 2925 N BARRINGTON RD
OWNER / PETITIONER: Meijer Stores Limited Partnership/MH McHenry, LLC
REQUESTS: Preliminary and Final Site Plan
Master Sign Plan

ZONING / LAND USE: B-2 Community Business, currently vacant
PZC MEETING DATE: April 5, 2023
PZC RECOMMENDATION: APPROVAL
VILLAGE BOARD MEETING DATE: April 17, 2023
STAFF ASSIGNED: Kevin Anderson

MOTIONS

A. Request for a Preliminary and Final Site Plan to permit a Starbucks restaurant for the property at 2925 N. Barrington Rd. The following conditions shall apply:

1. The plans shall substantially conform to the approved plans attached as part of this application except as such plans may be changed to conform to Village Codes and Ordinances.
2. A waiver to suspend Section 2-B-1-ii of the Meijer Development Agreement to allow a drive thru restaurant on Lot 2.
3. The building permit shall be obtained within twelve (12) months of the Village Board action on this request.
4. Prior to final occupancy, the Petitioner shall obtain owner approval and construct a sidewalk and crosswalks connecting to Lot 7A. Plans shall be submitted as part of the building permit review and are subject to engineering review and approval.
5. A geotechnical report shall be provided as part of the building permit application.
6. Minor revisions to the final engineering plans shall be corrected prior to the issuance of a building permit.
7. A permit from the Metropolitan Water Reclamation District (MWRD) shall be provided prior to site construction commencing.
8. The following conditions relate to the site construction:

- a. A pre-construction meeting shall be conducted with the Village staff prior to construction commencing.
 - b. Fire Department and emergency access to the property shall be maintained at all times. Petitioner shall make any adjustments on the site as needed for access as per direction by the Village.
 - c. In accordance with Village Code, construction hours shall be limited to 7 a.m. to 7 p.m. Monday through Friday, and 8 a.m. to 6 p.m. Saturday and Sunday.
9. The FDC shall be relocated to the south side of the building in a location acceptable to the Fire Department. A new hydrant shall be installed within 100' of the FDC.
 10. A utility easement will be required for the new hydrant and water main. A grant of easement shall be prepared and approved prior to issuance of a site development permit.
 11. The electric vehicle charging station shall be identified with appropriate pavement markings or signage.

B. Master Sign Plan approval for the property at 2925 N. Barrington Rd. The following conditions shall apply:

1. A building permit is required for all signs. The building permit shall be obtained within twelve (12) months of the Village Board action on this request.

FINDING

The Planning & Zoning Commission heard the request for Preliminary and Final Site Plan and Master Sign Plan for the property at 2925 N. Barrington Road.

Travis Cysewski with Kimley-Horn, was present on behalf of the applicant. Mr. Cysewski presented an overview of the proposal to construct a new Starbucks restaurant.

Staff noted the site plan is in compliance with the Village's regulations and gave an overview of the Master Sign Plan standards.

Section 9-3-8-M-13 of the Zoning Code requires that in instances where the Zoning Code cannot be strictly followed, that the owner may propose a Master Sign Plan to accommodate the signs on the property and to set standards and restrictions on the signs. The Village requires a Master Sign Plan in lieu of sign variations except where a Master Sign Plan is not feasible or warranted (for a very minor request where a variation is deemed acceptable to request). The Zoning Code lists the goals that a Master Sign Plan should achieve as follows:

- Result in architecture and graphics of a scale appropriate for the subject development and the surrounding area;
- Provide signage consistent with the site plan and architecture of the project;
- Avoid visual clutter;

- Allow visitors, employees, and consumers to readily identify the business entrances, while addressing the community's need for attractive, unobtrusive architecture and commercial graphics; and
- Result in a unified theme of signage for the project.

Petitioners are encouraged to take a comprehensive approach to each master sign plan proposal because the plan will provide guidelines for signs that are desired both today, and into the future. The Plan functions as a "mini-sign code" for the property. The creation of a Master Sign Plan involves merging and considering several perspectives, including:

- Current Code requirements.
- Prior variation history on the subject property, as well as similar properties.
- Existing signage on the property.
- Specific current signage requests by the property owner.
- Likely possible signage requests in the future (consider the type use of the property and its location).
- Unique characteristics of the subject property.

The petitioner has provided a response to the standards for a Master Sign Plan in their application.

Commissioner Questions

Commissioners asked about the reasoning for the bypass lane and if it would be used for a secondary drive thru at some time. The Petitioner identified that the by-pass was for emergency pull outs only. Starbucks is not seeking a second order window at this time. Staff noted that a future secondary drive thru order station would require an amendment.

Commissioners asked why three order board signs are necessary for one order station? The Petitioner explained the functions of each sign. He noted that the speaker box at newer restaurants include a screen to verify your order.

Audience Comments

None

PLANNING AND ZONING COMMISSION VOTE

MOTION A: Request for a Preliminary and Final Site Plan to permit a Starbucks restaurant for the property at 2925 N Barrington Road with conditions:

Commissioner	Roll Call Vote
Chairperson Eva Combs	Absent
Vice-Chair Adam Bauske	Aye
Daniel Lee	Aye
Tom Burnitz	Aye
Lon Harner	Aye
Lenard Henderson	Aye
Minerva Milford	Aye
Nancy Trieb	Aye
Denise Wilson	Absent
John Wise	Absent
Patrick Kinanne	Aye

8 Ayes, 0 Nays, 3 Absent MOTION APPROVED

MOTION B: Master Sign Plan approval for the property at 2925 N. Barrington Road with conditions:

Commissioner	Roll Call Vote
Chairperson Eva Combs	Absent
Vice-Chair Adam Bauske	Aye
Daniel Lee	Aye
Tom Burnitz	Aye
Lon Harner	Aye
Lenard Henderson	Aye
Minerva Milford	Aye
Nancy Trieb	Nay
Denise Wilson	Absent
John Wise	Absent
Patrick Kinanne	Aye

7 Ayes, 1 Nays, 3 Absent MOTION APPROVED

ATTACHMENTS

The Planning and Zoning Commission Staff Report dated April 5, 2023 and all associated attachments are hereby made a part of this Finding.