

VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT NUMBER: PLN23-0058
PROJECT NAME: Personal Touch Pilates and Strength Studio
ADDRESS / LOCATION: 1055 W. Golf Road
REQUEST: Special Use – Not a Listed Use
OWNER: Butera Property LLC
APPLICANT: Personal Touch Pilates & Strength, Inc
PROPERTY SIZE: 3.77 Acres
ZONING / LAND USE: B-2 Community Business District
ADJACENT PROPERTIES:
NORTH: B-2 Community Business District
SOUTH: R-6 Residential District
EAST: Not in Village of Hoffman Estates
WEST: B-2 Community Business District
PZC MEETING DATE: 11/15/2023
PUBLIC HEARING: YES
STAFF ASSIGNED: Daisy Dose, Assistant Planner

REQUESTED MOTIONS

Request for a Special Use to Personal Touch Pilates & Strength, Inc. to permit a health club at 1055 W. Golf Road.

BACKGROUND

Personal Touch Pilates and Strength, Inc. is petitioning to open a Pilates studio in a currently vacant 800 square foot tenant space located at 1055 W Golf Road.

SUMMARY

Personal Touch Pilates and Strength, Inc. is an appointment only Pilates studio that seeking approval to locate in an 800 square foot tenant space in the Hoffman Center Shopping Plaza. The business offers one-on-one classes and group classes of no more than 5 people. The hours of operation for the business will be between 9 am and 8 pm, depending on client requests for appointments. The petitioner has indicated that 1-2 employees would be present for client appointments. No exterior use of the property for business activities is proposed.

STAFF ANALYSIS

Zoning

The subject property is zoned B-2 Community Business District and is located within the Hoffman Center Shopping Center. The subject property is improved with a multi-tenant building that is approximately 40,730 square feet in size with a surface parking lot. Health Clubs are not listed as a special use in the B-2 district; therefore, a special use

pursuant to Section 9-8-2-C-p is required for “all other uses not cited”. The Village has previously approved Special Uses for Health Clubs located in shopping centers including Anytime Fitness (B-2 District, 2023), Cross Kicks Fitness (B-2, 2018), Orange Theory Fitness (CMU, 2018), and CrossFit Gym (M-1 District, 2014).

Parking

The Hoffman Center Shopping Center currently has 153 parking spaces in the front of the building and an additional 79 spaces in the rear of the building. At peak capacity, the studio would utilize 7 parking spaces at one time. There have been no complaints regarding parking for this shopping center and the studio won't negatively impact the existing supply.

STANDARDS OF 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 a 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.

The petitioner has addressed these standards in their application.

RECOMMENDED CONDITIONS

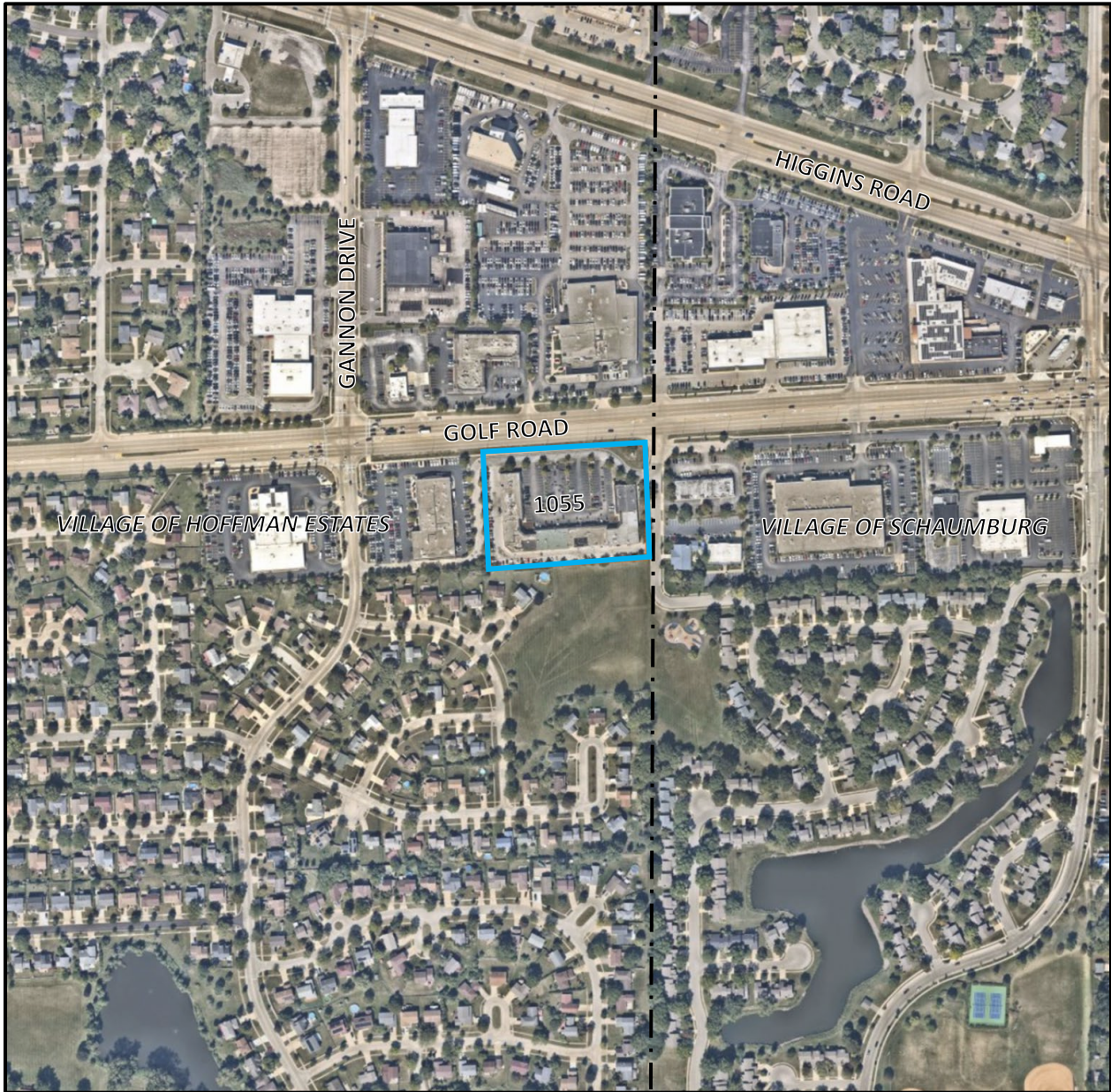
If the Planning and Zoning Commission recommends approval of the request, staff recommends the following conditions be included:

1. The approval of the Special Use shall be based on the application materials submitted by the petitioner for this request.
2. Formalized outdoor activities shall be prohibited.

Attachments: Petitioner's Application and Submittal
 Location Map

1055 W GOLF ROAD

PIN: 07-16-100-014-0000



Department of Development Services
Village of Hoffman Estates
November 2023



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING GENERAL APPLICATION

PROJECT NAME: Personal Touch Pilates + Strength
ADDRESS: 1055 W. GOLF RD
PROPERTY INDEX NO.: 07-16-100-014-0000
PROPERTY ACRES: _____ **ZONING:** B2
PROJECT DESCRIPTION: Pilates studio

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>Health Club / Pilates Studio</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

John Butera Property LLC
 Name Company
1017 W. GOLF RD Hoffman Estates
 Street Address City
IL 601169 (817) 310-4700 gina@ilrelawyers.com
 State Zip Code Telephone Number Email

II. Applicant (if not the owner)

Daisy Roman Personal Touch Pilates & Strength, Inc.
 Name Firm/Company
1055 W. GOLF RD Hoffman Estates
 Street Address City
IL 601169 (630) 770-8373 gina@ilrelawyers.com
 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)

 Name Firm/Company

 Street Address City

 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:**

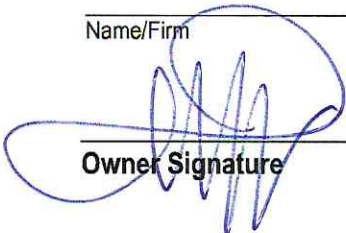
I understand the requirement for the owner or an authorized representative to be present at the meeting with full authority to commit to requests, conditions and make decisions on behalf of the owner. I hereby authorize the following person(s)/firm(s) to act on my behalf and advise that he/she has full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

Name/Firm

Name/Firm

Name/Firm

Name/Firm

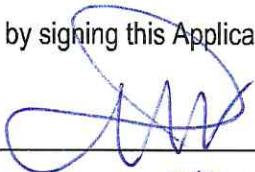
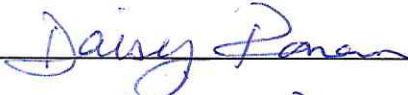

Owner Signature

JOHN BUTERA
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): John Butera
Applicant's Signature:  _____
(If other than Owner)
Applicant's Name (Please Print): Daisy Roman
Date: 10/24/23

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

PERSONAL TOUCH PILATES & STRENGTH

1055 W. GOLF ROAD

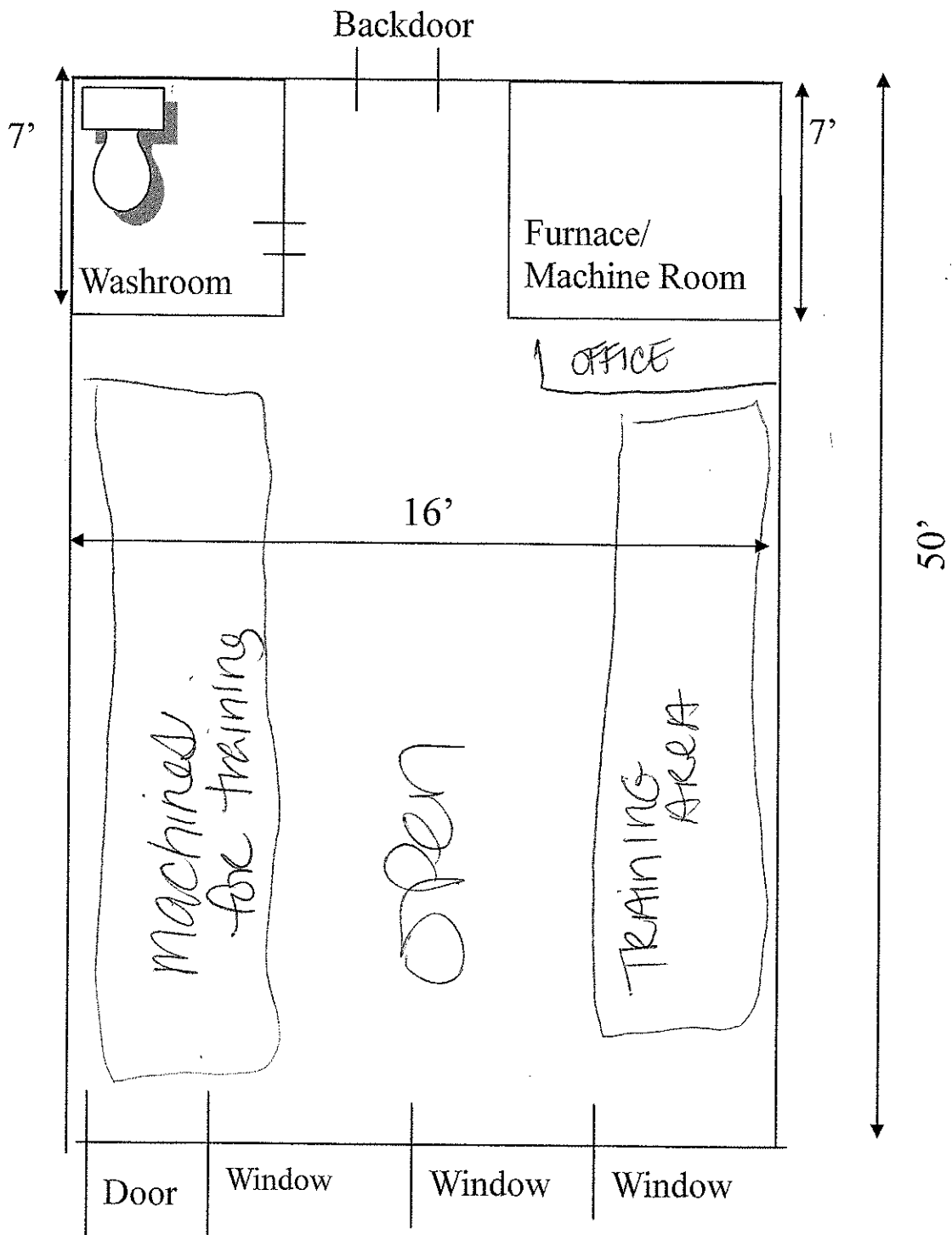
HOFFMAN ESTATES, IL 60169

To Whom It May Concern we would like to open a Pilate's studio at the above mentioned address. This will be private by appointment only type of studio. This will be one on one or up to a group no bigger than 5 people of personal training. I have been training for 15 plus years and am certified as a trainer and instructor as well as CPR. There will be one to two trainers. We hope to bring health and wellness to the center. Hours of operation will vary upon request of clients. 9am to 5PM availability or evening appointments can be requested until 8PM. Even at Peak hours we will only utilize up to 5 parking spaces, most times the spaces utilized will be under 5 based on the personal one on one training. We will have security cameras running at all time to ensure the safety of our guests.

Thank you,

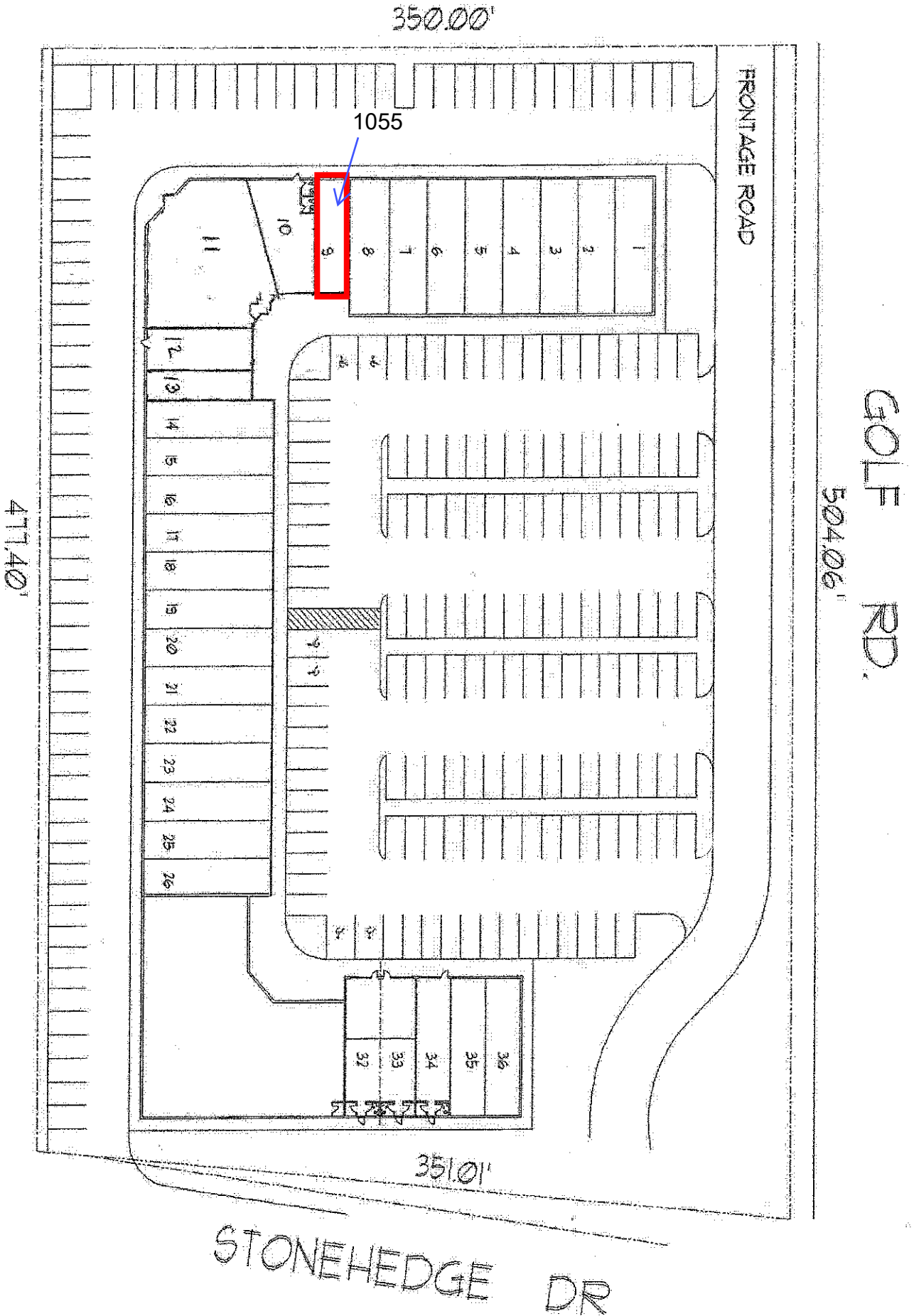
Daisy Roman

Owner/Operator



1055 Golf Rd

800 Sq Ft



350.00'

1055

FRONTAGE ROAD

GOLF RD.

504.06'

477.40'

351.01'

STONEHEDGE DR

EXHIBIT A-2

**LEGAL DESCRIPTION OF HOFFMAN CENTER
HOFFMAN ESTATES, ILLINOIS**

LOT 2 IN HOFFMAN HILLS COMMERCIAL SUBDIVISION UNIT NO. 2, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF HOFFMAN ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 10, 1983 AS DOCUMENT NO. 26726560, IN COOK COUNTY, ILLINOIS; EXCEPTING THAT PART OF LOT 2 IN HOFFMAN HILLS COMMERCIAL SUBDIVISION UNIT NO. 2 BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF HOFFMAN ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 10, 1983 AS DOCUMENT NO. 26726560, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE ON AN ASSUMED BEARING OF SOUTH 0 DEGREES 07 MINUTES 05 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 2, ALSO BEING THE WEST LINE OF STONEHEDGE DRIVE, 20.00 FEET; THENCE NORTH 59 DEGREES 16 MINUTES 40 SECONDS WEST, 34.75 FEET TO THE NORTH LINE OF SAID LOT 2, ALSO BEING THE SOUTH LINE OF GOLF ROAD; THENCE NORTH 85 DEGREES 42 MINUTES 23 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 2, 30.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.