

AGENDA

*Village of Hoffman Estates
Special Meeting of the Month
Village Board of Trustees*

*1900 Hassell Road
Hoffman Estates, IL 60169
847-882-9100*

Board Room

February 25, 2013

(Immediately Following Public Health & Safety Committee Meeting)

1. **CALL TO ORDER/ROLL CALL**
2. **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. Request Board approval of an ordinance amending Article 8-6, Health and Care Facilities, of the Hoffman Estates Municipal Code (Children's Hospital).
3. **PLANNING & ZONING COMMISSION REPORT**
 - A. Request by Richard Steinhaus Trust 7-24-1997 d.b.a. Heritage Plumbing (owner) for a text amendment to Section 9-9-1-C of Chapter 9 (Zoning Code) of the Hoffman Estates Municipal Code regarding special uses in the M-1 Zoning District.
Voting: 11 Ayes
Motion carried.
 - B. Request by Richard Steinhaus Trust 7-24-1997 d.b.a. Heritage Plumbing (owner) and Boostin Performance (Applicant) for a special use under proposed Section 9-9-1-C-2 to permit a specialty automobile repair business on the property located at 2116 Stonington Avenue, with 5 conditions (see packets).
Voting: 11 Ayes
Motion carried.
4. **ADDITIONAL BUSINESS**
 - A. Request Board approval of an ordinance amending Section 9-9-1-C of the Hoffman Estates Municipal Code (special uses in the M-1 Zoning District).
 - B. Request Board approval of an ordinance granting a special use to Richard Steinhaus Trust 7-24-1997 d/b/a Heritage Plumbing (owner) and Boostin Performance (applicant), 2116 Stonington Avenue, Hoffman Estates.
5. **ADJOURNMENT**

**CONSENT AGENDA/
OMNIBUS VOTE**

VILLAGE OF HOFFMAN ESTATES

**AN ORDINANCE AMENDING ARTICLE 8-6,
HEALTH AND CARE FACILITIES, OF THE
HOFFMAN ESTATES MUNICIPAL CODE**

WHEREAS, the Illinois Public Aid Code and Illinois Municipal Code permits municipalities to license certain hospitals as “children’s hospitals” to the degree the facility is devoted exclusively to caring for children; and

WHEREAS, the President and Board of Trustees of the Village of Hoffman Estates have determined it is in the Village’s best interest to license children’s hospitals to facilitate vital health-related and economic resources to the community.

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 Article 8-6, HEALTH AND CARE FACILITIES, of the Hoffman Estates Municipal Code be and is hereby amended by adding Section 8-6-11, CHILDREN’S HOSPITALS, to read as follows:

Section 8-6-11. CHILDREN’S HOSPITALS

- A. Definition. Children’s hospital shall mean a hospital devoted exclusively to caring for children or any facility within a hospital devoted exclusively to caring for children. A Hospital shall mean a health-care facility as defined in section 3(A) of the Illinois Hospital Licensing Act (210 ILCS 85/3).
- B. License Required. It shall be unlawful for any person, group of persons or corporations other than the regularly constituted facilities of the United States, the State, the County, or the Village to conduct or operate any children’s hospital within the Village without obtaining a license therefore.
- C. Regulations. Any children’s hospital licensed pursuant to this Ordinance shall substantially comply with all applicable standards and regulations of the Illinois Department of Public Health, as provided in the Hospital Licensing Act and the Illinois Department of Healthcare and Family Services, as provided in 305 ILCS 5/5-5.02, including Title 89, Ch. 1, Sec. 148.120 and Sec. 148.295 of the Illinois Administrative Code.
- D. License Fee. The fee for issuance or renewal of a children’s hospital license shall be Five Hundred Dollars (\$500.00).
- E. Application for a License. Application for issuance or renewal of a Village children’s hospital license shall be made to the Village in similar manner as provided for in the Illinois Hospital Licensing Act for issuance and renewal of a hospital license by the Illinois Department of Public Health, and shall specifically identify any facility within a hospital devoted exclusively to caring for children for which a license is sought pursuant to this section. The applicant shall also comply with all applicable regulations of the Village Department of Health & Human Services, Code Enforcement, Police Department, and such other ordinances and regulations of the Village that are applicable.

F. Denial, Suspension or Revocation of License. Denial, suspension or revocation of a hospital license by the State of Illinois shall be grounds for denial, supervision or revocation of a children's hospital license by the Village. The children's hospital shall immediately report to the Village any notice by the State of Illinois of substantial failure to comply with applicable standards, rules or regulations.

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 _____, 2013

VOTE	AYE	NAY	ABSENT	ABSTAIN
Trustee Karen V. Mills	_____	_____	_____	_____
Trustee Raymond M. Kincaid	_____	_____	_____	_____
Trustee Jacquelyn Green	_____	_____	_____	_____
Trustee Anna Newell	_____	_____	_____	_____
Trustee Gary J. Pilafas	_____	_____	_____	_____
Trustee Gary G. Stanton	_____	_____	_____	_____
Mayor William D. McLeod	_____	_____	_____	_____

APPROVED THIS _____ DAY OF _____, 2013

Village President

ATTEST:

Village Clerk

Published in pamphlet form this _____ day of _____, 2013.



VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION
FINDING OF FACT

PROJECT NO.: 2013002T

VILLAGE BOARD MEETING DATE: February 25, 2013

PETITIONER(S): RICHARD STEINHAUS TRUST D/B/A HERITAGE PLUMBING

TEXT AMENDMENT TO SECTION 9-9-1-C (SPECIAL USES IN THE M-1 ZONING DISTRICT)

Does the Planning and Zoning Commission find that this request meets the Standards for a Text Amendment (Section 9-1-17 of the Zoning Code)? YES NO

Recommendation: APPROVAL

Vote: 11 Ayes

PZC MEETING DATE(S): February 20, 2013

STAFF ASSIGNED: JAMES DONAHUE

Request by Richard Steinhaus Trust 7-24-1997 d.b.a. Heritage Plumbing (Owner) for a text amendment to Section 9-9-1 C. of Chapter 9 (Zoning Code) of the Municipal Code regarding special uses in the M-1 Zoning District, based on the revised text below:

9-9-1. C. Special Uses

2. I. All other uses not heretofore cited.

AUDIENCE COMMENTS

None.

FINDING

The Plan Commission heard from the property owner at 2116 Stonington regarding the difficulties with finding tenants. He said a current proposed tenant is not allowed to be considered because it is not listed in the zoning code. He wants to amend the zoning code to allow for it. Staff informed the commission that unlike the M-2, B-2, B-3, and Office Districts; there isn't a mechanism to allow uses not specifically listed in the M-1 district to be considered as special uses. In working with the petitioner, staff recommended adding an "All other uses not heretofore cited" provision be added to the special use section of the M-1 zoning to allow consideration of uses not typically allowed by right or special use in the district.

STANDARDS

Section 9-1-17 of the Zoning Code – *Standards for a Text Amendment* - states that the Planning and Zoning Commission (PZC) shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such amendment is in the public interest and is not solely for the interest of the petitioner. The Planning and Zoning Commission determined that the proposed text amendment is applicable to all properties within the M-1 zoning district in the Village.

The Planning and Zoning Commission voted to recommend approval of the text amendment.

PLANNING AND ZONING COMMISSIONERS

Chairperson Eva Combs	Myrene Iozzo
Vice-Chairman Michael Gaeta	Thomas Krettler
Donna Boomgarden	Gaurav Patel
Steve Caramelli	Steve Hehn
Lenard Henderson	Steve Wehofer
Denise Wilson	

ROLL CALL VOTE

11 Ayes

MOTION PASSED

The following attachments are hereby incorporated as part of this Finding of Fact:

Application
Legal Notice



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT NO.: 2013002T

PETITIONER(S): Richard Steinhaus Trust 7-24-1997 d.b.a.
Heritage Plumbing

PROJECT NAME: TEXT AMENDMENT TO CHAPTER 9-9-1 C (Special Uses in the M-1 Zoning District)

PUBLIC HEARING
YES NO

MEETING DATE: FEBRUARY 20, 2013

STAFF ASSIGNED: JAMES DONAHUE

1. REQUESTED ACTION

Request by Richard Steinhaus Trust 7-24-1997 d.b.a. Heritage Plumbing (Owner) for a text amendment to Section 9-9-1 C. of Chapter 9 (Zoning Code) of the Municipal Code regarding special uses in the M-1 Zoning District, based on the revised text below:

9-9-1. C. Special Uses

2. I. All other uses not heretofore cited.

2. PROPOSAL

The petitioner is requesting a text amendment to Section 9-9-1 C. of Chapter 9 (Zoning Code) of the Municipal Code regarding special uses in the M-1 Zoning District. Currently there are a few specifically named permitted and special uses within the M-1 Zoning District. If a use is proposed that is not listed, it is not allowed to be considered. After consulting with staff, the petitioner is proposing to add language to the M-1 Special Use section that is commonly found in other zoning districts including M-2, B-2, B-3, and the Office Districts which allows all other uses not listed to be considered as a special use. Specifically, the language added would match the language found in the M-2 Zoning District which reads "All other uses not heretofore cited." This allows uses not listed, but compatible with the zoning district to be considered as a special use. This is a preferred approach instead of considering a narrowly defined use listing each time a new use or reuse of a building is proposed.

3. TEXT AMENDMENT STANDARDS

Section 9-1-17 of the Zoning Code – *Standards for a Text Amendment* - states that the Planning and Zoning Commission shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such amendment is in the public interest.

The petitioner is proposing the text amendment to accommodate a use in his building that wouldn't be allowed to be considered under the current zoning code (specialty automotive use). With this text amendment, it will allow the use to be considered as well as other atypical uses from different property owners in the zoning district in the future. With the changing economy and advancements in technology, typical manufacturing uses may not always be the primary or best use in many of the buildings in the M-1 zoning district.

4. STAFF SUMMARY

While the proposed text amendment was brought about by the petitioner to accommodate a specific use, it is really benefitting all property owners in the entire M-1 zoning district. With the influx of new technology and changing economy, many properties will likely be shifting from the more traditional manufacturing uses to something different that may be a good fit in the district, but not listed as a permitted or special use. This text amendment that is already used in the M-2 Zoning District as well as the office and business districts, permits flexibility; but still allows the Planning & Zoning Commission and Village Board to review the use through the formal special use process.

Attachments: Application
 Legal Notice



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING GENERAL APPLICATION*

Special Use for AUTOMOBILE USE Rezoning from _____ to _____

Variation: Commercial Residential Sign

Plat (Subdivision & Others): Preliminary Final

Site Plan: Amendment Concept Preliminary Final

Master Sign Plan: Amendment

Other: TEXT AMENDMENT

*** ADDENDUM MATERIALS ARE REQUIRED FOR SPECIFIC REQUESTS**

Posting of Notification Sign(s) may be required.

Specific requirements will be provided when your request is scheduled.

FOR VILLAGE USE ONLY		
Hearing Fee <u>SU/TA</u> <u>400/400</u>	Check No. <u>2144</u>	Date Paid <u>1/17/13</u> <u>214</u>
Project Number: <u>2013002PT</u>		
Staff Assigned: <u>J. DONAHUE</u>		
Meeting Date: <u>2/20/13</u>	Public Hearing: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Sign Posting Required: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Date Sign Posted _____	

PLEASE PRINT OR TYPE

Date: 01-14-2013

Project Name: Boostin Performance

Project Description: auto repair

Project Address/Location: 2116 stonington

Property Index No. 07-06-102-002

Acres: _____ Zoning District: M-1

I. Owner of Record

Richard Steinhaus Trust 7-24-1997 Heritage Plumbing Co

Name		Company	
2116 Stonington		Hoffman Estates	
Street Address		City	
IL		847-885-9800	
State	Zip Code	Telephone Number	
		Jim@heritage-plumbing.com	
Fax Number		E-Mail Address	

II. Applicant (Contact Person/Project Manager)

Jim Helfrich Heritage Plumbing Co


Name		Company	
2116 Stonington		Hoffman Estates	
Street Address		City	
IL		847-885-9800	
State	Zip Code	Telephone Number	
		Jim@heritage-plumbing.com	
Fax Number		E-Mail Address	

Applicant's relationship to property: agent

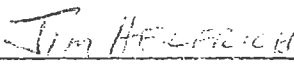
III. Owner Consent for Authorized Representative

It is required that the property owner or his 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 _____ to act on my behalf and advise that he/she has full authority to act as my/our representative.



Owner Signature



Print Name

IV. Acknowledgement(s)

- 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: Jim Helfrich

Owner's Name (Please Print): JIM HELFRICH

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

Applicant's Name (Please Print): _____

Date: 1/16/13

All requests must be accompanied by the items required and all fees must be paid before the Planning and Zoning Commission can hear any case.

Please contact the Planning Division (located in the Municipal Building) with any questions:

Email: planning@hoffmanestates.org

Address: 1900 Hassell Road
Hoffman Estates, IL 60169

Phone: (847) 781-2660

Fax: (847) 781-2679

Addendums Attached:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Special Use | <input type="checkbox"/> Master Sign Plan |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Variation | |
| <input type="checkbox"/> Plat | |
| <input type="checkbox"/> Site Plan | |



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION ZONING CODE TEXT AMENDMENT APPLICATION

FOR VILLAGE USE ONLY

Hearing Fee \$400.00 Check No. 2144 Date Paid 1/17/13
Project Number: 2013002PT
Meeting Date: 2/20/13 Staff Assigned: J. DUNAHUE
Section to be Amended: 9-9-1C Subject: _____

PLEASE PRINT OR TYPE

Applicant Information

JIM HELFRICH HERITAGE BUILDING
Name Company
2116 STONINGTON HOFFMAN ESTATES,
Street Address City
IL 60169 847-885-9800
State Zip Code Telephone Number
Fax Number JIM@HERITAGE-PLUMBING.COM
E-Mail Address

Briefly describe Applicant's interest in and reason for requesting Zoning Code Amendment:

ALLOWING AUTO REPAIR FACILITY AT ABOVE ADDRESS

Please attach any relevant information, including proposed text language, to support this request.

ACKNOWLEDGMENT

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.

Please contact the Planning Division (located in the Municipal Building) with any questions:

Address: 1900 Hassell Road
Hoffman Estates, IL 60169
Phone: (847) 781-2660
Fax: (847) 781-2679

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

Applicant's Signature: Jim Helfrich

Applicant's Name (Please Print): JIM HELFRICH

Date: 1/16/13

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning and Zoning Commission of the Village of Hoffman Estates will hold a public hearing at the request of Richard Steinhaus Trust 7-24-1997 (Owner) and Justin Performance (Tenant/Operator) to consider a text amendment to Section 9-1-C of the Zoning Code regarding Special Uses in the M-1 Zoning District and Special Use request to allow an automobile related use at the property located at 2116 Stonington Avenue. P.Z.N.: 07-06-102-002
The hearing will be held on Wednesday, February 20, 2013 at 7:00 p.m. in the Hoffman Estates Municipal Building, 1900 Hassell Road, Hoffman Estates, IL.
Lisa Combs, Chairperson
Planning and Zoning Commission
Published in Daily Herald
Feb. 5, 2013 (4329233)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora

County(ies) of Cook, Kane, Lake, McHenry
and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That notice of which the annexed printed slip is a true copy, was published February 5, 2013 _____ in said **DAILY HERALD**.

IN WITNESS WHEREOF, the undersigned, the said **PADDOCK PUBLICATIONS, Inc.**, has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Laurel Baltz*
Authorized Agent

Control # 4329233



VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION
FINDING OF FACT

PROJECT NO.: 2013002P

VILLAGE BOARD MEETING DATE: February 25, 2013

PETITIONER(S): RICHARD STEINHAUS TRUST AND BOOSTIN PERFORMANCE

PROJECT ADDRESS: 2116 Stonington Ave. ZONING DISTRICT: M-1, MANUFACTURING

Does the Planning and Zoning Commission find that this request meets the Standards for a Special Use (Section 9-1-18 of the Zoning Code)? YES NO

Recommendation: APPROVAL

Vote: 11 Ayes

PZC MEETING DATE: FEBRUARY 20, 2013

STAFF ASSIGNED: JAMES DONAHUE

Request by Richard Steinhaus Trust 7-24-1997 d.b.a. Heritage Plumbing (Owner) and Boostin Performance (Applicant) for a special use under proposed Section 9-9-1-C-2-l to permit a specialty automobile repair business on the property located at 2116 Stonington Avenue. The following conditions shall apply:

1. No outdoor storage of materials is granted with this approval. Should the petitioner wish to utilize outdoor storage in the future, they shall be required to secure Village approval, which may include site plan amendment review.
2. All vehicles parked on the site being serviced by the petitioner's business shall be properly licensed and operational and not in any state of disassembly and shall be parked in legally striped parking spaces.
3. As proposed by the petitioner, all customer parking shall occur in the front parking areas and no signs shall be installed directing customers to the rear entrances. In accordance with the zoning ordinance, no signs shall be installed on the rear of the building.
4. The special use is approved specifically based on the application materials and description of this use as a specialty automotive performance business. The use may include some incidental auto repair activity; however, the petitioner acknowledges that this specialty auto business is not heavily dependent on pass by traffic or visibility and therefore signage allowed as per code will be sufficient.
5. This special use is subject to approval of a Zoning Code text amendment to add Section 9-9-1-C-2-l.

AUDIENCE COMMENTS

None.

FINDING

The Plan Commission heard from petitioner and proposed tenant (Boostin Performance) who is looking to locate their business at 2116 Stonington Avenue. The petitioner noted that the space at the location would be perfect for their type of business which is working on Mitsubishi autos and improving or increasing their performance. The business would occupy approximately 6000 square feet. The petitioner described the business and how it operates. The commission learned that people from all over the country utilize their services. Unlike a typical auto repair that relies on passerby traffic and signage, this business relies on word of mouth and the internet to attract customers. The petitioner stated that the required signage would only include a decal on the door denoting their space. The commission also learned that parking and storage of vehicles would not be a problem and that any cars that remain overnight are stored inside the unit. Commissioner questions included how this would affect neighboring tenants, where customers would park, where the used fluids are stored and security of the facility.

The Commission considered the standards for a special use as identified in Section 9-1-18-l of the Zoning Code which states: No special use shall be recommended by the Planning and Zoning Commission unless said Planning and Zoning Commission shall find:

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 Commission felt that request met the standards and recommended approval of the special use to allow a specialty automotive use at 2116 Stonington Ave.

PLANNING AND ZONING COMMISSIONERS

Chairperson Eva Combs	Myrene Iozzo
Vice-Chairman Michael Gaeta	Thomas Krettler
Donna Boomgarden	Gaurav Patel
Steve Caramelli	Steve Hehn
Lenard Henderson	Steve Wehofer
Denise Wilson	

ROLL CALL VOTE

11 Ayes

MOTION PASSED

The following attachments are hereby incorporated as part of this Finding of Fact:

Staff Report	Location Map
Special Use Application & Submittals	Aerial Map
Legal Notice	



VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION
STAFF REPORT

PROJECT NO.: 2013002P

PROJECT NAME: BOOSTIN PERFORMANCE

PROJECT ADDRESS/LOCATION: 2116 Stonington Ave.

PUBLIC HEARING
YES NO

REZONING MASTER SIGN PLAN SPECIAL USE VARIATION
SITE PLAN AMENDMENT PLAT

MEETING DATE: FEBRUARY 20, 2013

STAFF ASSIGNED: JAMES DONAHUE

REQUESTED MOTION

Request by Richard Steinhaus Trust 7-24-1997 d.b.a. Heritage Plumbing (Owner) and Boostin Performance (Applicant) for a special use under proposed Section 9-9-1 C 2. I. to permit a specialty automobile repair business on the property located at 2116 Stonington Avenue.

INCLUDES RECOMMENDED CONDITIONS
YES NO

ACRES: 2.5 (APPROXIMATE)		ZONING DISTRICT: M-1, Manufacturing
ADJACENT	NORTH: PLUM GROVE PRINTERS; ZONED M-1	SOUTH: BRIGHT HOPE; ZONED M-1
PROPERTIES:	EAST: MULTI-TENANT; ZONED M-1	WEST: TEKSERVE; ZONED M-1

PROPOSAL

The petitioner (Boostin Performance) is looking to locate their specialty automotive business in an existing multitenant building located at 2116 Stonington. Per the petitioner, customers and employees would park in the main front parking lot. The proposed tenant space is located at the northeast corner of the building and includes office space and garage space. Customer access would be through the front door on the east side of the building, with drive-thru doors at the rear of the building that will be used by the petitioner to get the automobiles into the building for repairs and modifications.

The petitioner has included a description of their business (see attached). The petitioner has indicated that the main focus of their business would involve some general automobile repair, but would primarily focus on performance related improvements to vehicles; primarily Mitsubishi. Customers from the surrounding areas would utilize the business for all their maintenance, performance, fabrication and tuning needs.

Meeting Date: February 20, 2013

Hours of operation are expected to be Monday through Friday from 10:00 a.m. to 7:00 p.m. with 3 employees anticipated at the start.

SPECIAL USE – ZONING CODE SECTION 9-9-1 C 2. I

The subject property is zoned M-1, Manufacturing District.

An automobile repair facility is not listed as a permitted or special use in the M-1 District, therefore this request is being considered under Section 9-9-1 C 2. I. which allows a special use not listed to be considered under the "All other uses not heretofore cited" option.

Section 9-1-18-I of the Zoning Code (Standards for a Special Use) states: "No special use shall be recommended by the Planning and Zoning Commission unless said Planning and Zoning Commission shall find:

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

Standard notification letters have been sent to surrounding properties within 300 feet and no comments have been received.

STAFF SUMMARY

This use is very similar to the Underground Autosports use that was approved in Golf Center in 2010. This is not a typical automobile use that requires a location with lots of drive-by traffic and will be visited by a select group of customers. Locating this in the M-1 District and specifically in this building is a good fit for the area and should not have any negative impacts on the surrounding businesses.

RECOMMENDED CONDITIONS

If the Planning & Zoning Commission finds that the standards for a special use have been met, staff recommends the following condition:

1. No outdoor storage of materials is granted with this approval. Should the petitioner wish to utilize outdoor storage in the future, they shall be required to secure Village approval, which may include site plan amendment review.
2. All vehicles parked on the site being serviced by the petitioner's business shall be properly licensed and operational and not in any state of disassembly and shall be parked in legally striped parking spaces.
3. As proposed by the petitioner, all customer parking shall occur in the front parking areas and no signs shall be installed directing customers to the rear entrances. In accordance with the zoning ordinance, no signs shall be installed on the rear of the building.
4. The special use is approved specifically based on the application materials and description of this use as a specialty automotive performance business. The use may include some incidental auto repair activity; however, the petitioner acknowledges that this specialty auto business is not heavily dependent on pass by traffic or visibility and therefore signage allowed as per code will be sufficient.

Attachments: Special Use Application & Submittals
 Legal Notice
 Location Map
 Aerial Map



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING GENERAL APPLICATION*

Special Use for AUTOMOBILE USE Rezoning from _____ to _____

Variation: Commercial Residential Sign

Plat (Subdivision & Others): Preliminary Final

Site Plan: Amendment Concept Preliminary Final

Master Sign Plan: Amendment

Other: TEXT AMENDMENT

*** ADDENDUM MATERIALS ARE REQUIRED FOR SPECIFIC REQUESTS**

Posting of Notification Sign(s) may be required.

Specific requirements will be provided when your request is scheduled.

FOR VILLAGE USE ONLY		
Hearing Fee <u>SU/TA</u> <u>400/400</u>	Check No. <u>2144</u>	Date Paid <u>1/17/13</u> 2/14
Project Number: <u>2013002 PT</u>		
Staff Assigned: <u>J. DONAHUE</u>		
Meeting Date: <u>2/20/13</u>	Public Hearing: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Sign Posting Required: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Date Sign Posted _____	

PLEASE PRINT OR TYPE

Date: 01-14-2013

Project Name: Boostin Performance

Project Description: auto repair

Project Address/Location: 2116 stonington

Property Index No. 07-06-102-002

Acres: _____ Zoning District: M-1

I. Owner of Record

Richard Steinhaus Trust 7-24-1997 Heritage Plumbing Co

Name		Company	
2116 Stonington		Hoffman Estates	
Street Address		City	
IL		847-885-9800	
State	Zip Code	Telephone Number	
		Jim@heritage-plumbing.com	
Fax Number		E-Mail Address	

II. Applicant (Contact Person/Project Manager)

Jim Helfrich Heritage Plumbing Co

Name		Company	
2116 Stonington		Hoffman Estates	
Street Address		City	
IL	60169	847-885-9800	
State	Zip Code	Telephone Number	
		Jim@heritage-plumbing.com	
Fax Number		E-Mail Address	

Applicant's relationship to property: agent


III. Owner Consent for Authorized Representative

It is required that the property owner or his 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 _____ to act on my behalf and advise that he/she has full authority to act as my/our representative.



Owner Signature



Print Name

IV. Acknowledgement(s)

- 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: Jim Helfrich

Owner's Name (Please Print): JIM HELFRICH

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

Applicant's Name (Please Print): _____

Date: 1/16/13

All requests must be accompanied by the items required and all fees must be paid before the Planning and Zoning Commission can hear any case.

Please contact the Planning Division (located in the Municipal Building) with any questions:

Email: planning@hoffmanestates.org
Address: 1900 Hassell Road
Hoffman Estates, IL 60169
Phone: (847) 781-2660
Fax: (847) 781-2679

Addendums Attached:

- Special Use Master Sign Plan
 Rezoning Other _____
 Variation
 Plat
 Site Plan



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION SPECIAL USE ADDENDUM

REQUIRED SUBMITTALS:

- General Application
- \$400 special use hearing fee
- Legal Description
Typically found on a tax bill, survey, mortgage documents or deed
- Current Plat of Survey drawn to scale
- A scale drawing of the floor plan and elevations, including windows and door locations.
- A Project Narrative detailing the use, hours of operation, parking demand, etc. Provide relevant plans, studies, and any other documents to support the request.
- A written response to each of the Standards for a Special Use (see below).

You are responsible for posting a notification sign(s) on your property 10 days before the Planning & Zoning Commission hearing and removing the sign(s) 10 days after final Village Board action. Specific requirements will be provided by Planning Staff.

No special use shall be recommended by the Planning and Zoning Commission unless said Commission finds that adequate evidence is provided to meet the Special Use Standards. (Respond to each standard as it applies to your request either below or address on a separate sheet)

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;

No

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;

No our business will have any negative impact on any properties in the immediate vicinity.

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;

No

4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided;

Yes. The only other change needed to the building is to add a triple basin drain. Arrangements have been made and the triple basin drain will be installed well before our move in date of March 1 2013.

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

Yes. customers cars will be stored over night inside our unit and will not contribute to any traffic congestion.

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.

Yes it does

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning and Zoning Commission of the Village of Hoffman Estates will hold a public hearing at the request of Richard Steinhaus Trust 7-24-1997 (Owner) and Austin Performance (Tenant/Operator) to consider a text amendment to Section 9-1-C of the Zoning Code regarding Special Uses in the M-1 Zoning District and Special Use request to allow an automobile related use at the property located at 2116 Stonington Avenue, P.O. Box 102-002. The hearing will be held on Wednesday, February 20, 2013 at 7:00 a.m. in the Hoffman Estates Municipal Building, 1900 Hassell Road, Hoffman Estates, IL. Lisa Combs, Chairperson Planning and Zoning Commission
Published in Daily Herald
Feb. 5, 2013 (4329233)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora

County(ies) of Cook, Kane, Lake, McHenry and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published February 5, 2013 _____ in said **DAILY HERALD**.

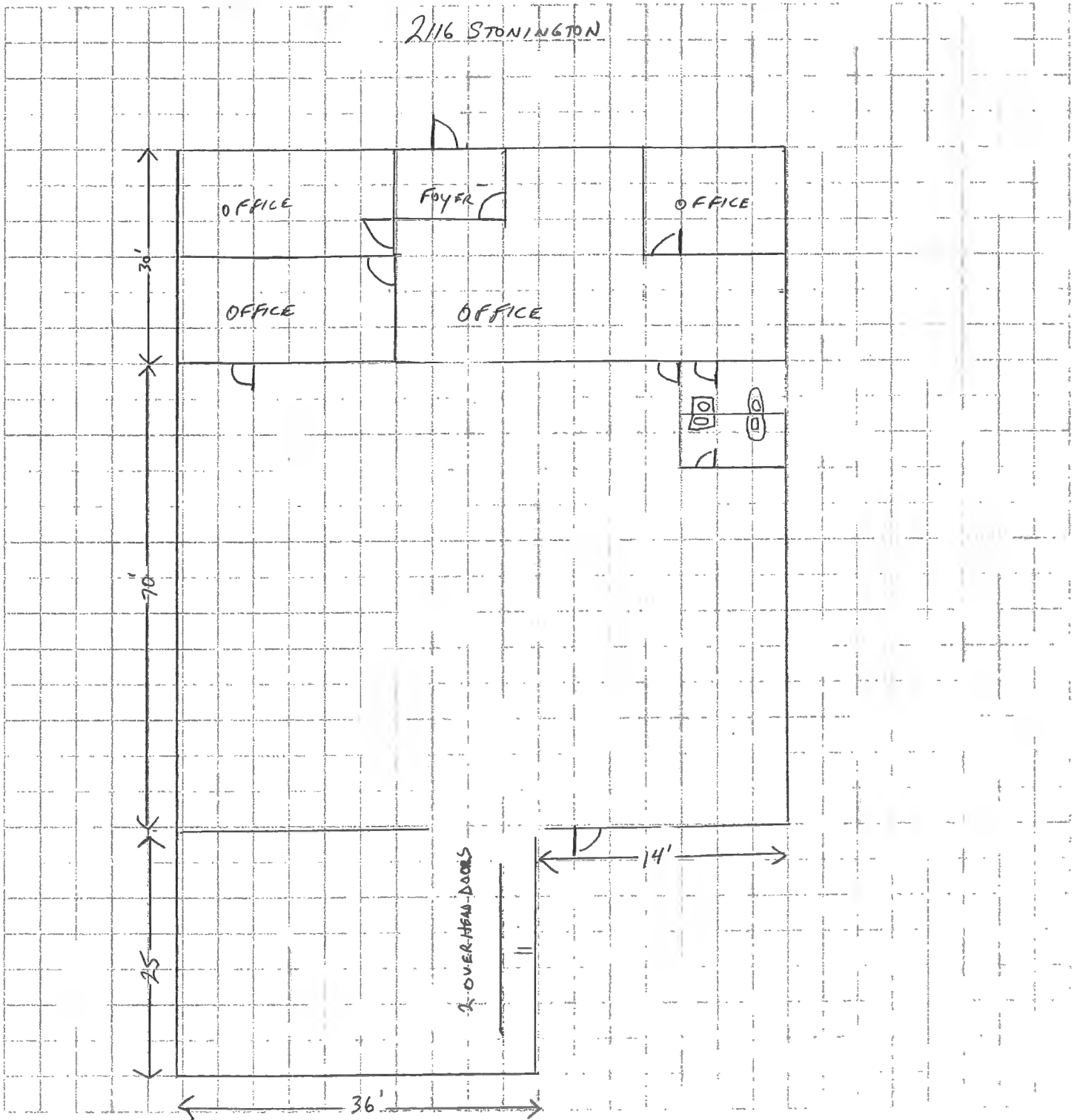
IN WITNESS WHEREOF, the undersigned, the said **PADDOCK PUBLICATIONS, Inc.**, has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Danula Baltz*
Authorized Agent

Control # 4329233

US Filter



BELVIDERE IL
815.544.3458
1.800.892.5396
FAX: 815.544.3474

CAROL STREAM IL
630.665.1800
1.800.227.1392
FAX: 630.665.1887

LAKE BLUFF IL
847.473.1900
1.800.727.9205
FAX: 847.473.3873

MOKENA IL
815.469.1450
1.800.727.9204
FAX: 815.469.1218

Taking Care of the World's Water



Boostin Performance - 2116 Stonington Ave.



1 inch = 75 feet

Planning Division
Village of Hoffman Estates
February 2013



Boostin Performance - 2116 Stonington Ave.



1 inch = 250 feet

Planning Division
Village of Hoffman Estates
February 2013



January 15, 2013

At Boostin Performance, Inc., we are more than just your average automotive shop; we specialize in Mitsubishi performance vehicles. With multiple 8 second drag vehicles heading out of our shop, we are proud to say we have some of the fastest Mitsubishi's in the Country! We do automotive repair but the majority of our work is performance related. We have many customers from around the country, and in many cases we have built them full race cars from the ground up. We are here to address all of our customer's needs, whether it's maintenance, performance, fabrication, and/or tuning. We take great pride in the quality of work and services offered to our customer's. Our main goal is to assist each customer in obtaining the results that he/she want, with the budget that they can afford.

Each car that arrives at Boostin Performance, Inc. is inspected by one of our experienced techs, as we review the work order/modification plans with each customer, and answer any questions or concerns that he/she has. No matter what the project is, big or small, we take the time to speak with our customers and create a plan to fit their needs and budget. We then come up with a modification/repair plan for each vehicle and usually modify/repair the customer's car in stages.

The building in question at 2116 Stonington Avenue fits our needs perfectly. The office space has the room we need to have a waiting area for our customer's, and still have a separate office to handle the day to day functions of the business. The shop space is larger than our current location, enabling us to store more cars within our shop, and not have to turn away work like we previously have done. There is also plenty of parking for both our employees and our customers. The building basically is perfect except one thing; it does not have a triple basin drain. We, along with Jim the owner of 2116 Stonington location, came to an agreement and will be installing a triple basin drain well before our scheduled move in date of March 1, 2013.

Outdoor Car Storage: Customer cars will only be outside of the shop during our normal business hours (weekdays 10am-7pm), and will be parked in an appropriate parking space. The car(s) will not block any unit or other tenant's availability to gain access to his/her unit. All cars are stored inside of the shop overnight, under surveillance of our security system. We own a 26 foot enclosed car trailer that will be stored on the premises. There is a space in back of the building that we and the owner of the building have agreed would be appropriate for parking the trailer. This trailer is used for promotional proposes, including traveling to compete in racing events around the country, and will be moved and used when needed by the business.

Outdoor Material Storage: Absolutely nothing will be stored outside. All used fluids (used motor oil, coolant, etc.), will be drained into 55 gallon drums that are stored inside our building until they are

1120 W. REPUBLIC DRIVE UNIT D, ADDISON, IL 60101
630-458-9600

BOOSTINPERFORMANCE@GMAIL.COM
WWW.BOOSTINPERFORMANCE.COM



picked up and disposed of. Monthly collection and disposal of the fluids is scheduled and arranged through a licensed environmentally safe disposal company. No fluids or other materials will be stored outside of the building.

Parking: During our business hours, employee vehicles (3) will be parked in our designated parking spots located in front of our unit. The only customer cars left in front of our unit will be customer cars that have been recently dropped off, or are awaiting pick up, and are only outside during our business hours. Absolutely no cars that are undergoing any type of work will be parked outside. The designated parking spots will be adadquet for all of our parking needs.

**ADDITIONAL
BUSINESS**

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE AMENDING
SECTION 9-9-1-C OF THE
HOFFMAN ESTATES MUNICIPAL CODE
(SPECIAL USES IN THE M-1 ZONING DISTRICT)

WHEREAS, the Planning and Zoning Commission of the Village of Hoffman Estates, at a public hearing duly called and held according to law on February 20, 2013, considered an amendment to Section 9-9-1-C of the Hoffman Estates Municipal Code regarding special uses in the M-1 Zoning District; and

WHEREAS, the Planning and Zoning Commission made certain Finding of Fact attached hereto and made a part hereof as Exhibit "A" and recommended approval of said amendment to the Board of Trustees; and

WHEREAS, the Corporate Authorities considered said recommendation and find that the standards for a text amendment (Section 9-1-17) has been met.

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 C-2 of Section 9-9-1 of the Hoffman Estates Municipal Code be amended to read as follows:

Section 9-9-1. M-1 MANUFACTURING DISTRICT

C. Special Uses -

2. The following special uses may be allowed in the M-1 Manufacturing District:

1. All other uses not heretofore cited.

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 _____, 2013

VOTE	AYE	NAY	ABSENT	ABSTAIN
Trustee Karen V. Mills	_____	_____	_____	_____
Trustee Raymond M. Kincaid	_____	_____	_____	_____
Trustee Jacquelyn Green	_____	_____	_____	_____
Trustee Anna Newell	_____	_____	_____	_____
Trustee Gary J. Pilafas	_____	_____	_____	_____
Trustee Gary G. Stanton	_____	_____	_____	_____
Mayor William D. McLeod	_____	_____	_____	_____

APPROVED THIS _____ DAY OF _____, 2013

Village President

ATTEST:

Village Clerk

Published in pamphlet form this _____ day of _____, 2013.



VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION
FINDING OF FACT

PROJECT NO.: 2013002T

VILLAGE BOARD MEETING DATE: February 25, 2013

PETITIONER(S): RICHARD STEINHAUS TRUST D/B/A HERITAGE PLUMBING

TEXT AMENDMENT TO SECTION 9-9-1-C (SPECIAL USES IN THE M-1 ZONING DISTRICT)

Does the Planning and Zoning Commission find that this request meets the Standards for a Text Amendment (Section 9-1-17 of the Zoning Code)? YES NO

Recommendation: APPROVAL

Vote: 11 Ayes

PZC MEETING DATE(S): February 20, 2013

STAFF ASSIGNED: JAMES DONAHUE

Request by Richard Steinhaus Trust 7-24-1997 d.b.a. Heritage Plumbing (Owner) for a text amendment to Section 9-9-1 C. of Chapter 9 (Zoning Code) of the Municipal Code regarding special uses in the M-1 Zoning District, based on the revised text below:

9-9-1. C. Special Uses

2. I. All other uses not heretofore cited.

AUDIENCE COMMENTS

None.

FINDING

The Plan Commission heard from the property owner at 2116 Stonington regarding the difficulties with finding tenants. He said a current proposed tenant is not allowed to be considered because it is not listed in the zoning code. He wants to amend the zoning code to allow for it. Staff informed the commission that unlike the M-2, B-2, B-3, and Office Districts; there isn't a mechanism to allow uses not specifically listed in the M-1 district to be considered as special uses. In working with the petitioner, staff recommended adding an "All other uses not heretofore cited" provision be added to the special use section of the M-1 zoning to allow consideration of uses not typically allowed by right or special use in the district.

STANDARDS

Section 9-1-17 of the Zoning Code – *Standards for a Text Amendment* - states that the Planning and Zoning Commission (PZC) shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such amendment is in the public interest and is not solely for the interest of the petitioner. The Planning and Zoning Commission determined that the proposed text amendment is applicable to all properties within the M-1 zoning district in the Village.

The Planning and Zoning Commission voted to recommend approval of the text amendment.

PLANNING AND ZONING COMMISSIONERS

Chairperson Eva Combs	Myrene Iozzo
Vice-Chairman Michael Gaeta	Thomas Krettler
Donna Boomgarden	Gaurav Patel
Steve Caramelli	Steve Hehn
Lenard Henderson	Steve Wehofer
Denise Wilson	

ROLL CALL VOTE

11 Ayes

MOTION PASSED

The following attachments are hereby incorporated as part of this Finding of Fact:

Application
Legal Notice



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT NO.: 2013002T

PETITIONER(S): Richard Steinhaus Trust 7-24-1997 d.b.a.
Heritage Plumbing

PROJECT NAME: TEXT AMENDMENT TO CHAPTER 9-9-1 C (Special Uses in the M-1 Zoning District)

PUBLIC HEARING
YES NO

MEETING DATE: FEBRUARY 20, 2013

STAFF ASSIGNED: JAMES DONAHUE

1. REQUESTED ACTION

Request by Richard Steinhaus Trust 7-24-1997 d.b.a. Heritage Plumbing (Owner) for a text amendment to Section 9-9-1 C. of Chapter 9 (Zoning Code) of the Municipal Code regarding special uses in the M-1 Zoning District, based on the revised text below:

9-9-1. C. Special Uses

2. I. All other uses not heretofore cited.

2. PROPOSAL

The petitioner is requesting a text amendment to Section 9-9-1 C. of Chapter 9 (Zoning Code) of the Municipal Code regarding special uses in the M-1 Zoning District. Currently there are a few specifically named permitted and special uses within the M-1 Zoning District. If a use is proposed that is not listed, it is not allowed to be considered. After consulting with staff, the petitioner is proposing to add language to the M-1 Special Use section that is commonly found in other zoning districts including M-2, B-2, B-3, and the Office Districts which allows all other uses not listed to be considered as a special use. Specifically, the language added would match the language found in the M-2 Zoning District which reads "All other uses not heretofore cited." This allows uses not listed, but compatible with the zoning district to be considered as a special use. This is a preferred approach instead of considering a narrowly defined use listing each time a new use or reuse of a building is proposed.

3. TEXT AMENDMENT STANDARDS

Section 9-1-17 of the Zoning Code – *Standards for a Text Amendment* - states that the Planning and Zoning Commission shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such amendment is in the public interest.

The petitioner is proposing the text amendment to accommodate a use in his building that wouldn't be allowed to be considered under the current zoning code (specialty automotive use). With this text amendment, it will allow the use to be considered as well as other atypical uses from different property owners in the zoning district in the future. With the changing economy and advancements in technology, typical manufacturing uses may not always be the primary or best use in many of the buildings in the M-1 zoning district.

4. STAFF SUMMARY

While the proposed text amendment was brought about by the petitioner to accommodate a specific use, it is really benefitting all property owners in the entire M-1 zoning district. With the influx of new technology and changing economy, many properties will likely be shifting from the more traditional manufacturing uses to something different that may be a good fit in the district, but not listed as a permitted or special use. This text amendment that is already used in the M-2 Zoning District as well as the office and business districts, permits flexibility; but still allows the Planning & Zoning Commission and Village Board to review the use through the formal special use process.

Attachments: Application
 Legal Notice



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING GENERAL APPLICATION*

Special Use for AUTOMOBILE USE Rezoning from _____ to _____

Variation: Commercial Residential Sign

Plat (Subdivision & Others): Preliminary Final

Site Plan: Amendment Concept Preliminary Final

Master Sign Plan: Amendment

Other: TEXT AMENDMENT

*** ADDENDUM MATERIALS ARE REQUIRED FOR SPECIFIC REQUESTS**

Posting of Notification Sign(s) may be required.

Specific requirements will be provided when your request is scheduled.

FOR VILLAGE USE ONLY		
Hearing Fee ^{SU/TA} <u>400/400</u>	Check No. <u>2144</u>	Date Paid <u>1/17/13</u>
Project Number: <u>2013002 PT</u>		
Staff Assigned: <u>J. DONAHUE</u>		
Meeting Date: <u>2/20/13</u>	Public Hearing: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Sign Posting Required: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Date Sign Posted _____	

PLEASE PRINT OR TYPE

Date: 01-14-2013

Project Name: Boostin Performance

Project Description: auto repair

Project Address/Location: 2116 stonington

Property Index No. 07-06-102-002

Acres: _____ Zoning District: M-1

I. Owner of Record

Richard Steinhaus Trust 7-24-1997 Heritage Plumbing Co

Name		Company
2116 Stonington		Hoffman Estates
Street Address		City
IL		847-885-9800
State	Zip Code	Telephone Number
		Jim@heritage-plumbing.com
Fax Number		E-Mail Address

II. Applicant (Contact Person/Project Manager)


Jim Helfrich		Heritage Plumbing Co
Name		Company
2116 Stonington		Hoffman Estates
Street Address		City
IL	60169	847-885-9800
State	Zip Code	Telephone Number
		Jim@heritage-plumbing.com
Fax Number		E-Mail Address

Applicant's relationship to property: agent

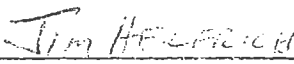
III. Owner Consent for Authorized Representative

It is required that the property owner or his 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 _____ to act on my behalf and advise that he/she has full authority to act as my/our representative.



Owner Signature



Print Name

IV. Acknowledgement(s)

- 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: Jim Helfrich

Owner's Name (Please Print): JIM HELFRICH

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

Applicant's Name (Please Print): _____

Date: 1/16/13

All requests must be accompanied by the items required and all fees must be paid before the Planning and Zoning Commission can hear any case.

Please contact the Planning Division (located in the Municipal Building) with any questions:

Email: planning@hoffmanestates.org
Address: 1900 Hassell Road
Hoffman Estates, IL 60169
Phone: (847) 781-2660
Fax: (847) 781-2679

Addendums Attached:

- Special Use
- Rezoning
- Variation
- Plat
- Site Plan
- Master Sign Plan
- Other _____



**VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION
ZONING CODE TEXT AMENDMENT APPLICATION**

FOR VILLAGE USE ONLY

Hearing Fee \$400.00 Check No. 2144 Date Paid 1/17/13
Project Number: 2013002PT
Meeting Date: 2/20/13 Staff Assigned: J. DUNAHUE
Section to be Amended: 9-9-1C Subject: _____

PLEASE PRINT OR TYPE

Applicant Information

JIM HELFRICH HERITAGE BUILDING
Name Company
2116 STONINGTON HOFFMAN ESTATES,
Street Address City
IL 60169 847-885-9800
State Zip Code Telephone Number
Fax Number JIM@HERITAGE-PLUMBING.COM
E-Mail Address

Briefly describe Applicant's interest in and reason for requesting Zoning Code Amendment:

ALLOWING AUTO REPAIR FACILITY AT ABOVE ADDRESS

Please attach any relevant information, including proposed text language, to support this request.

ACKNOWLEDGMENT

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.

Please contact the Planning Division (located in the Municipal Building) with any questions:

Address: 1900 Hassell Road
Hoffman Estates, IL 60169
Phone: (847) 781-2660
Fax: (847) 781-2679

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

Applicant's Signature: Jim Helfrich

Applicant's Name (Please Print): JIM HELFRICH

Date: 1/16/13

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning and Zoning Commission of the Village of Hoffman Estates will hold a public hearing at the request of Richard Steinhaus Trust 7-24-1997 (Owner) and Justin Performance (Tenant/Operator) to consider a text amendment to Section 9-1-C of the Zoning Code regarding Special Uses in the M-1 Zoning District and Special Use request to allow an automobile related use at the property located at 2116 Stonington Avenue. P.L.N.: 07-06-102-002
The hearing will be held on Wednesday, February 20, 2013 at 7:00 p.m. in the Hoffman Estates Municipal Building, 1900 Hassell Road, Hoffman Estates, IL.
Lisa Combs, Chairperson
Planning and Zoning Commission
Published in Daily Herald
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Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora

County(ies) of Cook, Kane, Lake, McHenry
and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That notice of which the annexed printed slip is a true copy, was published February 5, 2013 _____ in said **DAILY HERALD**.

IN WITNESS WHEREOF, the undersigned, the said **PADDOCK PUBLICATIONS, Inc.**, has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Laurel Baltz*
Authorized Agent

Control # 4329233

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE GRANTING A SPECIAL USE TO
RICHARD STEINHAUS TRUST 7-24-1997
D/B/A HERITAGE PLUMBING (OWNER)
AND BOOSTIN PERFORMANCE (APPLICANT)
2116 STONINGTON AVENUE, HOFFMAN ESTATES, ILLINOIS

WHEREAS, the Planning and Zoning Commission, at a public hearing duly called and held according to law on February 20, 2013, considered the request by Richard Steinhaus Trust 7-24-1997 d/b/a Heritage Plumbing (owner) and Boostin Performance (applicant) of property shown on Exhibit "A" and attached hereto and made a part hereof, for a special use under the Zoning Code to permit a specialty automobile repair business on the property located at 2116 Stonington Avenue; 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 special use to the Board of Trustees; and

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

WHEREAS, the proposed special use has met the standards of Section 9-1-18-1 of the Zoning Code of the Hoffman Estates Municipal Code.

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

Section 2: A special use authorized under Section 9-9-1-C-2 of the Zoning Code is hereby granted to Richard Steinhaus Trust 7-24-1997 d/b/a Heritage Plumbing (owner) and Boostin Performance (applicant) to permit a specialty automobile repair business on the property located at 2116 Stonington Avenue.

Section 3: The special use is granted upon the following conditions:

- a) No outdoor storage of materials is granted with this approval. Should the petitioner wish to utilize outdoor storage in the future, they shall be required to secure Village approval, which may include site plan amendment review.
- b) All vehicles parked on the site being serviced by the petitioner's business shall be properly licensed and operational and not in any state of disassembly and shall be parked in legally striped parking spaces.
- c) As proposed by the petitioner, all customer parking shall occur in the front parking areas and no signs shall be installed directing customers to the rear entrances. In accordance with the zoning ordinance, no signs shall be installed on the rear of the building.
- d) The special use is approved specifically based on the application materials and description of this use as a specialty automotive performance business. The use may include some incidental auto repair activity; however, the petitioner acknowledges that this specialty auto business is not heavily dependent on pass-by traffic or visibility and therefore signage allowed as per code will be sufficient.
- e) This special use is subject to approval of a Zoning Code text amendment to add Section 9-9-1-C-2-1.

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 _____ day of _____, 2013

VOTE	AYE	NAY	ABSENT	ABSTAIN
Trustee Karen V. Mills	_____	_____	_____	_____
Trustee Raymond M. Kincaid	_____	_____	_____	_____
Trustee Jacquelyn Green	_____	_____	_____	_____
Trustee Anna Newell	_____	_____	_____	_____
Trustee Gary J. Pilafas	_____	_____	_____	_____
Trustee Gary G. Stanton	_____	_____	_____	_____
Mayor William D. McLeod	_____	_____	_____	_____

APPROVED THIS _____ DAY OF _____, 2013

Village President

ATTEST:

Village Clerk

Published in pamphlet form this _____ day of _____, 2013.

2116 Stonington Ave

P.I.N. 07-06-102-002



February 7, 2013
Village of Hoffman Estates
Planning Division



VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION
FINDING OF FACT

PROJECT NO.: 2013002P

VILLAGE BOARD MEETING DATE: February 25, 2013

PETITIONER(S): RICHARD STEINHAUS TRUST AND BOOSTIN PERFORMANCE

PROJECT ADDRESS: 2116 Stonington Ave. ZONING DISTRICT: M-1, MANUFACTURING

Does the Planning and Zoning Commission find that this request meets the Standards for a Special Use (Section 9-1-18 of the Zoning Code)? YES NO

Recommendation: APPROVAL

Vote: 11 Ayes

PZC MEETING DATE: FEBRUARY 20, 2013

STAFF ASSIGNED: JAMES DONAHUE

Request by Richard Steinhaus Trust 7-24-1997 d.b.a. Heritage Plumbing (Owner) and Boostin Performance (Applicant) for a special use under proposed Section 9-9-1-C-2-l to permit a specialty automobile repair business on the property located at 2116 Stonington Avenue. The following conditions shall apply:

1. No outdoor storage of materials is granted with this approval. Should the petitioner wish to utilize outdoor storage in the future, they shall be required to secure Village approval, which may include site plan amendment review.
2. All vehicles parked on the site being serviced by the petitioner's business shall be properly licensed and operational and not in any state of disassembly and shall be parked in legally striped parking spaces.
3. As proposed by the petitioner, all customer parking shall occur in the front parking areas and no signs shall be installed directing customers to the rear entrances. In accordance with the zoning ordinance, no signs shall be installed on the rear of the building.
4. The special use is approved specifically based on the application materials and description of this use as a specialty automotive performance business. The use may include some incidental auto repair activity; however, the petitioner acknowledges that this specialty auto business is not heavily dependent on pass by traffic or visibility and therefore signage allowed as per code will be sufficient.
5. This special use is subject to approval of a Zoning Code text amendment to add Section 9-9-1-C-2-l.

AUDIENCE COMMENTS

None.

FINDING

The Plan Commission heard from petitioner and proposed tenant (Boostin Performance) who is looking to locate their business at 2116 Stonington Avenue. The petitioner noted that the space at the location would be perfect for their type of business which is working on Mitsubishi autos and improving or increasing their performance. The business would occupy approximately 6000 square feet. The petitioner described the business and how it operates. The commission learned that people from all over the country utilize their services. Unlike a typical auto repair that relies on passerby traffic and signage, this business relies on word of mouth and the internet to attract customers. The petitioner stated that the required signage would only include a decal on the door denoting their space. The commission also learned that parking and storage of vehicles would not be a problem and that any cars that remain overnight are stored inside the unit. Commissioner questions included how this would affect neighboring tenants, where customers would park, where the used fluids are stored and security of the facility.

The Commission considered the standards for a special use as identified in Section 9-1-18-l of the Zoning Code which states: No special use shall be recommended by the Planning and Zoning Commission unless said Planning and Zoning Commission shall find:

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 Commission felt that request met the standards and recommended approval of the special use to allow a specialty automotive use at 2116 Stonington Ave.

PLANNING AND ZONING COMMISSIONERS

Chairperson Eva Combs	Myrene Iozzo
Vice-Chairman Michael Gaeta	Thomas Krettler
Donna Boomgarden	Gaurav Patel
Steve Caramelli	Steve Hehn
Lenard Henderson	Steve Wehofer
Denise Wilson	

ROLL CALL VOTE

11 Ayes

MOTION PASSED

The following attachments are hereby incorporated as part of this Finding of Fact:

Staff Report	Location Map
Special Use Application & Submittals	Aerial Map
Legal Notice	



**VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION
STAFF REPORT**

PROJECT NO.: 2013002P

PROJECT NAME: BOOSTIN PERFORMANCE

PROJECT ADDRESS/LOCATION: 2116 Stonington Ave.

PUBLIC HEARING
YES NO

REZONING MASTER SIGN PLAN SPECIAL USE VARIATION
SITE PLAN AMENDMENT PLAT

MEETING DATE: FEBRUARY 20, 2013

STAFF ASSIGNED: JAMES DONAHUE

REQUESTED MOTION

Request by Richard Steinhaus Trust 7-24-1997 d.b.a. Heritage Plumbing (Owner) and Boostin Performance (Applicant) for a special use under proposed Section 9-9-1 C 2. I. to permit a specialty automobile repair business on the property located at 2116 Stonington Avenue.

INCLUDES RECOMMENDED CONDITIONS
YES NO

ACRES: 2.5 (APPROXIMATE)	ZONING DISTRICT: M-1, Manufacturing
ADJACENT NORTH: PLUM GROVE PRINTERS; ZONED M-1	SOUTH: BRIGHT HOPE; ZONED M-1
PROPERTIES: EAST: MULTI-TENANT; ZONED M-1	WEST: TEKSERVE; ZONED M-1

PROPOSAL

The petitioner (Boostin Performance) is looking to locate their specialty automotive business in an existing multitenant building located at 2116 Stonington. Per the petitioner, customers and employees would park in the main front parking lot. The proposed tenant space is located at the northeast corner of the building and includes office space and garage space. Customer access would be through the front door on the east side of the building, with drive-thru doors at the rear of the building that will be used by the petitioner to get the automobiles into the building for repairs and modifications.

The petitioner has included a description of their business (see attached). The petitioner has indicated that the main focus of their business would involve some general automobile repair, but would primarily focus on performance related improvements to vehicles; primarily Mitsubishi. Customers from the surrounding areas would utilize the business for all their maintenance, performance, fabrication and tuning needs.

Meeting Date: February 20, 2013

Hours of operation are expected to be Monday through Friday from 10:00 a.m. to 7:00 p.m. with 3 employees anticipated at the start.

SPECIAL USE – ZONING CODE SECTION 9-9-1 C 2. I

The subject property is zoned M-1, Manufacturing District.

An automobile repair facility is not listed as a permitted or special use in the M-1 District, therefore this request is being considered under Section 9-9-1 C 2. I. which allows a special use not listed to be considered under the "All other uses not heretofore cited" option.

Section 9-1-18-I of the Zoning Code (Standards for a Special Use) states: "No special use shall be recommended by the Planning and Zoning Commission unless said Planning and Zoning Commission shall find:

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

Standard notification letters have been sent to surrounding properties within 300 feet and no comments have been received.

STAFF SUMMARY

This use is very similar to the Underground Autosports use that was approved in Golf Center in 2010. This is not a typical automobile use that requires a location with lots of drive-by traffic and will be visited by a select group of customers. Locating this in the M-1 District and specifically in this building is a good fit for the area and should not have any negative impacts on the surrounding businesses.

RECOMMENDED CONDITIONS

If the Planning & Zoning Commission finds that the standards for a special use have been met, staff recommends the following condition:

1. No outdoor storage of materials is granted with this approval. Should the petitioner wish to utilize outdoor storage in the future, they shall be required to secure Village approval, which may include site plan amendment review.
2. All vehicles parked on the site being serviced by the petitioner's business shall be properly licensed and operational and not in any state of disassembly and shall be parked in legally striped parking spaces.
3. As proposed by the petitioner, all customer parking shall occur in the front parking areas and no signs shall be installed directing customers to the rear entrances. In accordance with the zoning ordinance, no signs shall be installed on the rear of the building.
4. The special use is approved specifically based on the application materials and description of this use as a specialty automotive performance business. The use may include some incidental auto repair activity; however, the petitioner acknowledges that this specialty auto business is not heavily dependent on pass by traffic or visibility and therefore signage allowed as per code will be sufficient.

Attachments: Special Use Application & Submittals
 Legal Notice
 Location Map
 Aerial Map



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING GENERAL APPLICATION*

Special Use for AUTOMOBILE USE Rezoning from _____ to _____

Variation: Commercial Residential Sign

Plat (Subdivision & Others): Preliminary Final

Site Plan: Amendment Concept Preliminary Final

Master Sign Plan: Amendment

Other: TEXT AMENDMENT

*** ADDENDUM MATERIALS ARE REQUIRED FOR SPECIFIC REQUESTS**

Posting of Notification Sign(s) may be required.

Specific requirements will be provided when your request is scheduled.

FOR VILLAGE USE ONLY		
Hearing Fee <u>SU/TA</u> <u>400/400</u>	Check No. <u>2144</u>	Date Paid <u>1/17/13</u> <u>214</u>
Project Number: <u>2013002 PT</u>		
Staff Assigned: <u>J. DONAHUE</u>		
Meeting Date: <u>2/20/13</u>	Public Hearing: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Sign Posting Required: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Date Sign Posted _____	

PLEASE PRINT OR TYPE

Date: 01-14-2013

Project Name: Boostin Performance

Project Description: auto repair

Project Address/Location: 2116 stonington

Property Index No. 07-06-102-002

Acres: _____ Zoning District: M-1

I. Owner of Record

Richard Steinhaus Trust 7-24-1997 Heritage Plumbing Co

Name		Company	
2116 Stonington		Hoffman Estates	
Street Address		City	
IL		847-885-9800	
State	Zip Code	Telephone Number	
		Jim@heritage-plumbing.com	
Fax Number		E-Mail Address	

II. Applicant (Contact Person/Project Manager)

Jim Helfrich Heritage Plumbing Co

Name		Company	
2116 Stonington		Hoffman Estates	
Street Address		City	
IL	60169	847-885-9800	
State	Zip Code	Telephone Number	
		Jim@heritage-plumbing.com	
Fax Number		E-Mail Address	

Applicant's relationship to property: agent


III. Owner Consent for Authorized Representative

It is required that the property owner or his 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 _____ to act on my behalf and advise that he/she has full authority to act as my/our representative.



Owner Signature



Print Name

IV. Acknowledgement(s)

- 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: Jim Helfrich

Owner's Name (Please Print): JIM HELFRICH

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

Applicant's Name (Please Print): _____

Date: 1/16/13

All requests must be accompanied by the items required and all fees must be paid before the Planning and Zoning Commission can hear any case.

Please contact the Planning Division (located in the Municipal Building) with any questions:

Email: planning@hoffmanestates.org
Address: 1900 Hassell Road
Hoffman Estates, IL 60169
Phone: (847) 781-2660
Fax: (847) 781-2679

Addendums Attached:

- Special Use Master Sign Plan
 Rezoning Other _____
 Variation
 Plat
 Site Plan



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION SPECIAL USE ADDENDUM

REQUIRED SUBMITTALS:

- General Application
- \$400 special use hearing fee
- Legal Description
Typically found on a tax bill, survey, mortgage documents or deed
- Current Plat of Survey drawn to scale
- A scale drawing of the floor plan and elevations, including windows and door locations.
- A Project Narrative detailing the use, hours of operation, parking demand, etc. Provide relevant plans, studies, and any other documents to support the request.
- A written response to each of the Standards for a Special Use (see below).

You are responsible for posting a notification sign(s) on your property 10 days before the Planning & Zoning Commission hearing and removing the sign(s) 10 days after final Village Board action. Specific requirements will be provided by Planning Staff.

No special use shall be recommended by the Planning and Zoning Commission unless said Commission finds that adequate evidence is provided to meet the Special Use Standards. (Respond to each standard as it applies to your request either below or address on a separate sheet)

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;

No

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;

No our business will have any negative impact on any properties in the immediate vicinity.

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;

No

4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided;

Yes. The only other change needed to the building is to add a triple basin drain. Arrangements have been made and the triple basin drain will be installed well before our move in date of March 1 2013.

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

Yes. customers cars will be stored over night inside our unit and will not contribute to any traffic congestion.

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.

Yes it does

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning and Zoning Commission of the Village of Hoffman Estates will hold a public hearing at the request of Richard Steinhaus Trust 7-24-1997 (Owner) and Austin Performance (Tenant/Operator) to consider a text amendment to Section 9-1-C of the Zoning Code regarding Special Uses in the M-1 Zoning District and Special Use request to allow an automobile related use at the property located at 2116 Stonington Avenue, P.O. Box 102-002. The hearing will be held on Wednesday, February 20, 2013 at 7:00 a.m. in the Hoffman Estates Municipal Building, 1900 Hassell Road, Hoffman Estates, IL. Lisa Combs, Chairperson Planning and Zoning Commission
Published in Daily Herald
Feb. 5, 2013 (4329233)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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County(ies) of Cook, Kane, Lake, McHenry and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published February 5, 2013 _____ in said **DAILY HERALD**.

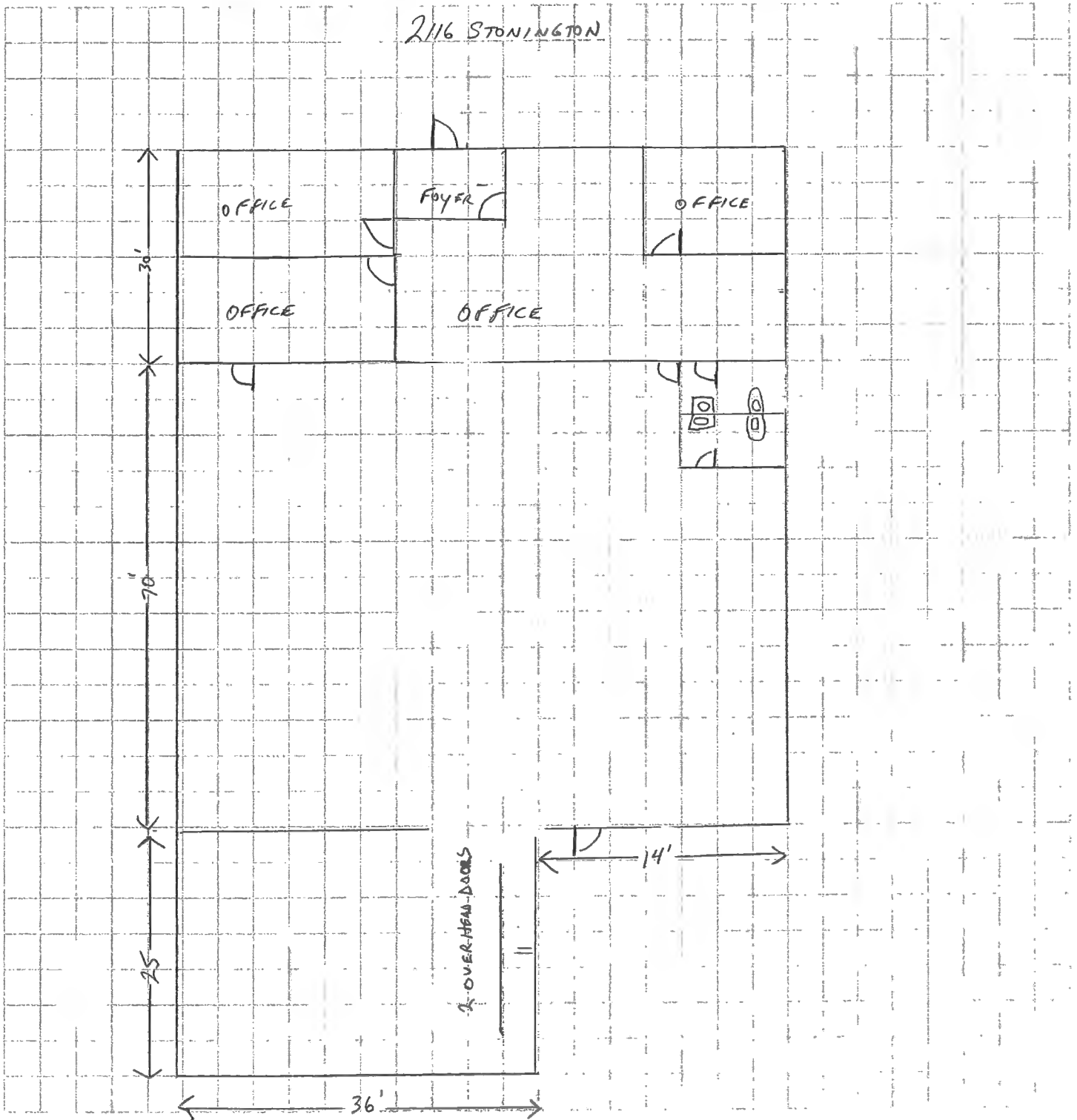
IN WITNESS WHEREOF, the undersigned, the said **PADDOCK PUBLICATIONS, Inc.**, has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Danula Baltz*
Authorized Agent

Control # 4329233

US Filter



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FAX: 815.544.3474

CAROL STREAM IL
630.665.1800
1.800.227.1392
FAX: 630.665.1887

LAKE BLUFF IL
847.473.1900
1.800.727.9205
FAX: 847.473.3873

MOKENA IL
815.469.1450
1.800.727.9204
FAX: 815.469.1218

Taking Care of the World's Water



Boostin Performance - 2116 Stonington Ave.



1 inch = 75 feet

Planning Division
Village of Hoffman Estates
February 2013



Boostin Performance - 2116 Stonington Ave.



1 inch = 250 feet

Planning Division
Village of Hoffman Estates
February 2013



January 15, 2013

At Boostin Performance, Inc., we are more than just your average automotive shop; we specialize in Mitsubishi performance vehicles. With multiple 8 second drag vehicles heading out of our shop, we are proud to say we have some of the fastest Mitsubishi's in the Country! We do automotive repair but the majority of our work is performance related. We have many customers from around the country, and in many cases we have built them full race cars from the ground up. We are here to address all of our customer's needs, whether it's maintenance, performance, fabrication, and/or tuning. We take great pride in the quality of work and services offered to our customer's. Our main goal is to assist each customer in obtaining the results that he/she want, with the budget that they can afford.

Each car that arrives at Boostin Performance, Inc. is inspected by one of our experienced techs, as we review the work order/modification plans with each customer, and answer any questions or concerns that he/she has. No matter what the project is, big or small, we take the time to speak with our customers and create a plan to fit their needs and budget. We then come up with a modification/repair plan for each vehicle and usually modify/repair the customer's car in stages.

The building in question at 2116 Stonington Avenue fits our needs perfectly. The office space has the room we need to have a waiting area for our customer's, and still have a separate office to handle the day to day functions of the business. The shop space is larger than our current location, enabling us to store more cars within our shop, and not have to turn away work like we previously have done. There is also plenty of parking for both our employees and our customers. The building basically is perfect except one thing; it does not have a triple basin drain. We, along with Jim the owner of 2116 Stonington location, came to an agreement and will be installing a triple basin drain well before our scheduled move in date of March 1, 2013.

Outdoor Car Storage: Customer cars will only be outside of the shop during our normal business hours (weekdays 10am-7pm), and will be parked in an appropriate parking space. The car(s) will not block any unit or other tenant's availability to gain access to his/her unit. All cars are stored inside of the shop overnight, under surveillance of our security system. We own a 26 foot enclosed car trailer that will be stored on the premises. There is a space in back of the building that we and the owner of the building have agreed would be appropriate for parking the trailer. This trailer is used for promotional proposes, including traveling to compete in racing events around the country, and will be moved and used when needed by the business.

Outdoor Material Storage: Absolutely nothing will be stored outside. All used fluids (used motor oil, coolant, etc.), will be drained into 55 gallon drums that are stored inside our building until they are

1120 W. REPUBLIC DRIVE UNIT D, ADDISON, IL 60101
630-458-9600

BOOSTINPERFORMANCE@GMAIL.COM
WWW.BOOSTINPERFORMANCE.COM



picked up and disposed of. Monthly collection and disposal of the fluids is scheduled and arranged through a licensed environmentally safe disposal company. No fluids or other materials will be stored outside of the building.

Parking: During our business hours, employee vehicles (3) will be parked in our designated parking spots located in front of our unit. The only customer cars left in front of our unit will be customer cars that have been recently dropped off, or are awaiting pick up, and are only outside during our business hours. Absolutely no cars that are undergoing any type of work will be parked outside. The designated parking spots will be adadquet for all of our parking needs.