



VILLAGE OF
OAK BROOK
Illinois

ITEM 5.A.

*HBK ENGINEERING, LLC AND
TEAMWORK INVESTMENTS, LLC
616 ENTERPRISE DRIVE – SIGN VARIATION*

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**VILLAGE OF OAK BROOK
Zoning Board of Appeals**

STAFF REPORT

DATE: November 19, 2019

CASE NOS: 2019-14-ZO-VAR

DESCRIPTION: Sign Variations – To permit the construction of new wall sign.

PETITIONER: HBK Engineering, sole tenant in the building with the support and approval of the property owner, Teamwork Investments, LLC

ADDRESS: 616 Enterprise Drive

EXISTING ZONING: ORA-1, Office Research Assembly District

ZONING/USE OF SURROUNDING PROPERTY:

North: Illinois Tollway I-88 and ORA-1, Office Research and Assembly District, office buildings.

South: ORA-1, Office Research and Assembly District, office buildings.

East: ORA-1, Office Research and Assembly District, office building and ComEd Substation.

West: ORA-1, Office Research and Assembly District, office buildings.

LOCATION MAP:



**STAFF REPORT – HBK ENGINEERING
616 ENTERPRISE DRIVE
VARIATIONS – WALL SIGN
CASE No. 2019-14-ZO-VAR**

DISCUSSION:

HBK Engineering, the sole tenant at 616 Enterprise Drive, has submitted a petition requesting approval of sign variations to permit and allow a wall sign with two (2) lines of text to be centered above the roofline of the existing office building on the HVAC screening. The subject property is located on the north side of Enterprise Drive, adjacent to the East-West Tollway (I-88) and is zoned ORA-1 Office-Research-Assembly District. The property is currently improved with a three (3)-story office building with ground floor off-street parking spaces. The petitioner is requesting approval of sign variations to Section 13-11-10C.8 and 13-11-10.E.4 of the Village's sign regulations. The wall sign being proposed is on the north facade of the building facing the I-88 East-West Tollway

The first two variations are from Section 13-11-10C.8, which requires a sign to be placed at the corner of a building and be a single line of text. The applicant is asking to center the new sign on the north facing side, using the company design logo, which has two lines of text.

The second two variations are from Section 13-11-10E.4, which prohibits a sign from exceeding the roofline and attaching to the HVAC screens.

Staff Comments:

- Teamwork Investments LLC, the property owner, has approved the plans as submitted (see letter in the case file).
- The Village has approved similar variations for many commercial buildings since 2009. All three of the Commerce Plaza buildings (i.e. Treehouse, RPAI, etc) and True Group on 1211 22nd Street were approved for signage on the HVAC screening. In addition, other wall sign variations were approved recently for Lewis University, Ace Hardware, Aerotek, Independence Plus, and The Drake in the last ten years.
- The building at 616 Enterprise was constructed in 1968.
- There are no other wall signs on the building.
- Placement of a wall sign on the building facade would cover windows.
- The wall sign as proposed will meet all other provisions of the Sign Regulations including sign area, sign height, and illumination.

Please see the case file for additional information regarding this request as well as visual depiction of all the proposed signage.

RESPONSIBILITIES OF HEARING BODIES:

The Zoning Board of Appeals has the responsibility to make a recommendation on a request for variation. Please include in your consideration your findings with respect to the standards specified in

**STAFF REPORT – HBK ENGINEERING
616 ENTERPRISE DRIVE
VARIATIONS – WALL SIGN
CASE NO. 2019-14-ZO-VAR**

the Zoning Ordinance for a variation. The materials submitted by the applicant specifically address these standards (see the case file). Those standards are:

“Section 13-14-6 D. Standards:

1. The Zoning Board of Appeals shall not recommend a variation of the provisions of this Title as authorized in this Section unless it shall have made findings of fact based upon the evidence presented to it on the following specific issues that:

- a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.
- b. The plight of the owner is due to unique circumstances.
- c. The variation, if granted, will not alter the essential character of the locality.

2. For the purpose of supplementing the above standards, the Zoning Board of Appeals, in making the determination whether there are practical difficulties or particular hardships, shall also take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence that:

- a. The particular physical surroundings, shape, or topographical conditions of the specific property involved would bring a particular hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the regulation were to be carried out.
- b. The condition upon which the petition for variation is based would not be applicable generally to the other property within the same zoning classification.
- c. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
- d. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.
- e. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property.
- f. That the alleged difficulty or hardship has not been created by any person presently having an interest in the property.”

CONCLUSION:

If the Zoning Board of Appeals is of the opinion that the applicant has satisfied the requirements for the requested variations to the sign regulations for the property located at 616 Enterprise Drive, a recommendation would be in order to approve the request subject to the following conditions:

**STAFF REPORT – HBK ENGINEERING
616 ENTERPRISE DRIVE
VARIATIONS – WALL SIGN
CASE NO. 2019-14-ZO-VAR**

- 1. The design and placement of the proposed sign shall be in substantial conformance with the plans as submitted and approved.**
- 2. Add the condition “Notwithstanding the attached exhibits, the applicant shall meet all Village Ordinance requirements at the time of building permit application except as specifically varied or waived.”**

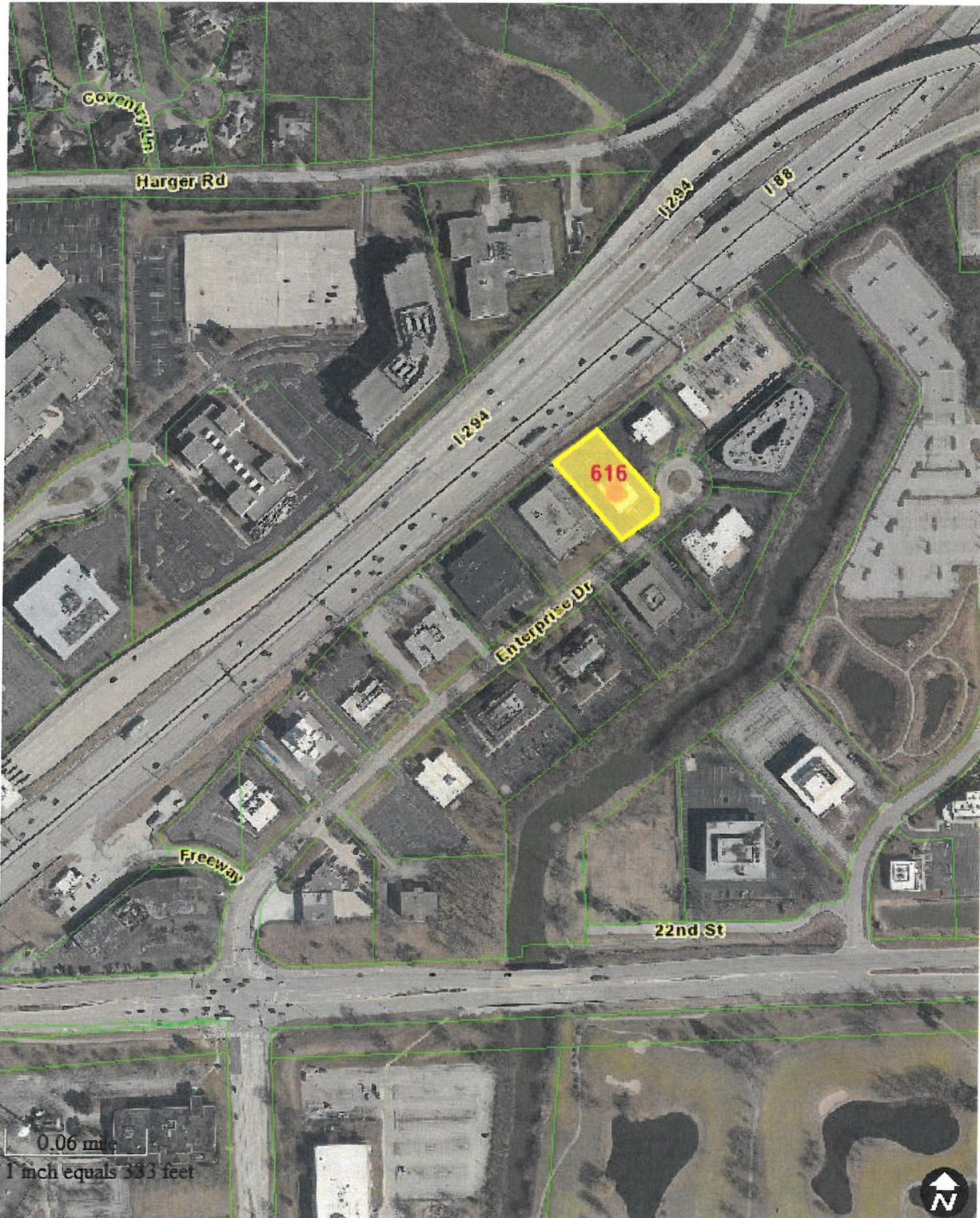
However, if you determine that the petitioner has not satisfied the required standards for the variations, the request should be denied.

Findings of fact, which are the basis of the Zoning Board of Appeals determination, should be stated as part of either motion. The recommendation may state any conditions reasonably related to the petition, which the Zoning Board deems necessary to protect the public interest.

Respectfully Submitted,



Rebecca G. Von Drasek
Village Planner



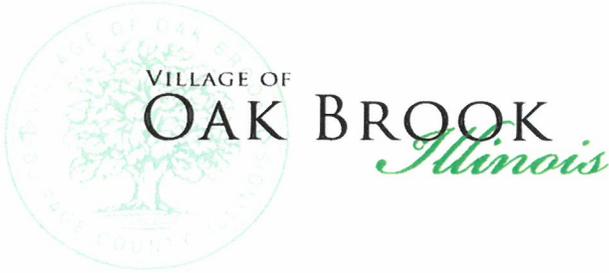
Map created on October 29, 2019

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Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

6.



**BUTLER GOVERNMENT CENTER
1200 OAK BROOK ROAD
OAK BROOK, ILLINOIS 60523**

November 7, 2019

Dear Resident:

The Oak Brook Zoning Board of Appeals and the Village Board will be considering a variation to the Zoning Regulations. All meetings scheduled are on the reverse side of this notice.

The application has been filed by: Tenant: HBK Engineering LLC
616 Enterprise Drive
Oak Brook, IL 60523

Represented by Agent: Olympik Signs

Property Owner: Chicago Title Land Trust Co.
Teamwork Investments, LLC
921 W. Van Buren St.
Chicago, IL 60607

The property is located at: 616 Enterprise Drive, Oak Brook

Relationship of applicant to property: Tenant and Sign Contractor

Also shown on the reverse side of this notice is a map** of the area to assist you in determining your relationship to the property in question.

The petitioner is seeking approval of several variations to allow the construction of a wall sign to be installed in the center of the building façade above the roofline on the steel HVAC screening of the building located at 616 Enterprise Drive.

If you desire more detailed information, please contact the Development Services Department at 630-368-5106 or 630-368-5103 between 8 AM-4 PM, Monday through Friday, except for holidays.

Sincerely,

Tony Budzikowski, AICP
Director, Development Services Department

TB/gp

In accord with the provisions of the Americans with Disabilities Act, any individual who is in need of a reasonable accommodation in order to participate in or benefit from attendance at a public meeting of the Village of Oak Brook should contact the Butler Government Center (Village Hall), at 630-368-5010 as soon as possible before the meeting date or for TDD response (630) 990-2131 as soon as possible before the meeting date.

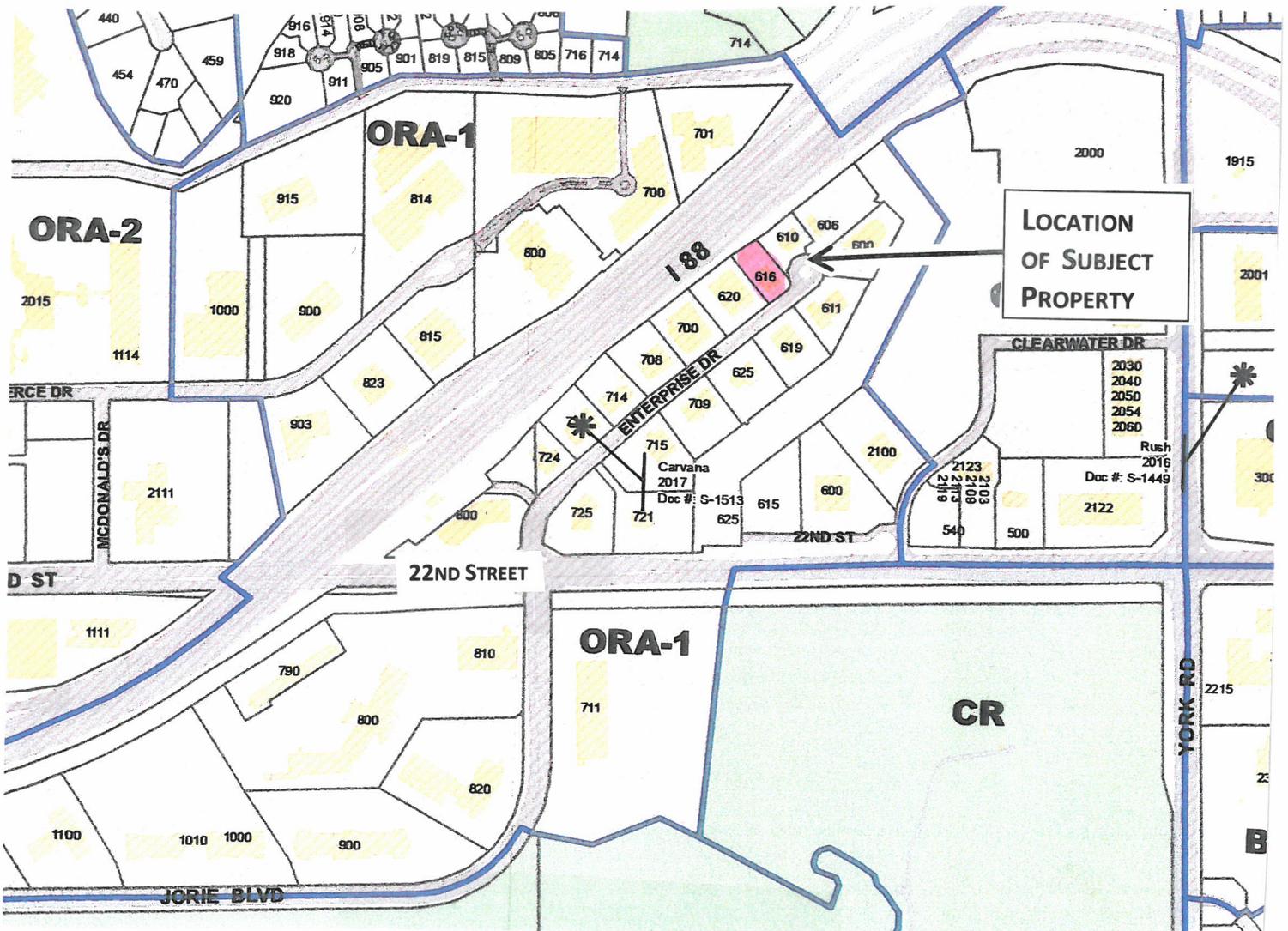
All meetings are held in the Butler Government Center of the Village of Oak Brook, located at 1200 Oak Brook Road (31st Street and Spring Road), Oak Brook, Illinois.

Zoning Board of Appeals* 7:00 p.m., Tuesday, December 3, 2019

Board of Trustees Meeting 7:00 p.m., Tuesday, January 14, 2019***

*Public Hearing Body – Variation

***Tentative – Follows the completion of the Zoning Board of Appeals public hearing



*Note: The map provided is only an approximation of the area in question and is intended to be used only as a visual aid to determine your relationship to the property

NOTICE IS HEREBY GIVEN that a public hearing before the Zoning Board of Appeals of the Village of Oak Brook, DuPage and Cook Counties, Illinois, will be held on Tuesday, December 3, 2019 at 7:00 p.m. in the Samuel E. Dean Board Room of the Butler Government Center, Village of Oak Brook, 1200 Oak Brook Road, (31st Street and Spring Road), Oak Brook, Illinois 60523 for the purpose of considering the application from the petitioners, HBK Engineering, 616 Enterprise Drive, Oak Brook, IL 60523, tenant and Chicago Title Land Trust, Teamwork Investments, LLC, 921 W. Van Buren Street, Chicago, IL 60607, property owner. The applicant is seeking variations as provided for under Title 13 of the Zoning Ordinance of the Village of Oak Brook, Illinois, Ordinance G-60 as amended. The petitioner is seeking the approval of several variations to allow for the construction of signage on the wall of the building located on the property at 616 Enterprise Drive. The property may be generally described as 616 Enterprise Drive, Oak Brook, IL, with the legal description as follows: LOT 2 IN OAK BROOK DEVELOPMENT CO'S ASSESSMENT PLAT NUMBER 4, IN THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 1967 AS DOCUMENT R67-30610, IN DUPAGE COUNTY, ILLINOIS.

PIN 06-24-305-008.
 The petitioner's application including all supporting documents is on file with the Director of the Development Services Department. Persons wishing to examine the petition documents may arrange to do so with the Development Services Department, Village of Oak Brook, 1200 Oak Brook Road, Oak Brook, IL 60523, telephone 630-368-5106. In accord with the provisions of the American with Disabilities Act, any individual who is in need of a reasonable accommodation in order to participate in or benefit from attendance at this public meeting should contact the Butler Government Center (Village Hall), at 630-368-5010 as soon as possible before the meeting date or for TDD response (630) 990-2131 as soon as possible before the meeting date. Charlotte Pruss, Village Clerk
 Published at the direction of the Corporate Authorities and the Zoning Board of Appeals of the Village of Oak Brook, DuPage and Cook Counties, Illinois.
 Published in Daily Herald November 8, 2019 (4535367)

CERTIFICATE OF PUBLICATION
Paddock Publications, Inc.

DuPage County
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 **DuPage County DAILY HERALD**. That said **DuPage County DAILY HERALD** is a secular newspaper, published in Naperville and has been circulated daily in the Village(s) of:

- Addison, Aurora, Bartlett, Bensenville, Bloomingdale, Carol Stream,
- Darien, Downers Grove, Elmhurst, Glen Ellyn, Glendale Heights,
- Hanover Park, Hinsdale, Itasca, Keeneyville, Lisle, Lombard, Medinah,
- Naperville, Oakbrook, Oakbrook Terrace, Plainfield, Roselle, Villa Park,
- Warrenville, West Chicago, Westmont, Wheaton, Willowbrook,
- Winfield, Wood Dale, Woodridge

County(ies) of DuPage
 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 DuPage County 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 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 11/08/2019 in said DuPage County 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 *Paula Baltz*
 Designee of the Publisher and Officer of the Daily Herald



ITEM 6.C.1

BOARD OF TRUSTEES MEETING
SAMUEL E. DEAN BOARD ROOM
BUTLER GOVERNMENT CENTER
1200 OAK BROOK ROAD
OAK BROOK, ILLINOIS
630-368-5000

AGENDA ITEM

Regular Board of Trustees Meeting
of
November 12, 2019

SUBJECT: Referral – 616 Enterprise Drive – Zoning Regulations – Sign Variations to Permit and Allow a Wall Sign

FROM: Tony Budzikowski, AICP, Development Services Director *TB*

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move to refer the request for sign variations to the Zoning Board of Appeals for public hearing and recommendation.

Background/History:

HBK Engineering, the tenant at 616 Enterprise Drive, has submitted a petition requesting approval of sign variations to permit and allow a wall sign with two (2) lines of text above the roofline of the existing office building. The subject property is located on the north side of Enterprise Drive, adjacent to the East-West Tollway (I-88) and is zoned ORA-1 Office-Research-Assembly District. The property is currently improved with a three (3)-story office building with accessory off-street parking spaces.

The petitioner is requesting approval of sign variations to Section 13-11-10C.8 and 13-11-10.E.4 of the Village's sign regulations. The wall sign being proposed is on the north façade of the building facing the I-88 East-West Tollway.

Recommendation:

Please refer the request for sign variations at 616 Enterprise Drive for public hearing and a recommendation.

RG

2.

ZONING ORDINANCE SECTION:

13-11-10C.8 – Prohibit sign from being centered on building – and TWO lines of text. Both Highlighted below.

C. Number Of Signs Permitted Per Zoning Lot:

8. One wall sign per street frontage per building, limit two (2) per building; signs must be "anchored" or oriented to a corner of the building (with the exception of the office buildings located at 1211, 1301, 1415 and 1515 22nd Street may locate their wall signs in the center of the building face), rather than placed on the center of the wall; signs must be located at the uppermost permitted signable area of the building, rather than on the lower levels, except for permitted first floor restaurant signs; signs on adjacent walls must not be "anchored" or oriented on the same corner of the building; signs may be placed on any side of the building; limit of one wall sign per building side. Signs must be of a single line of text, multiple lines of text (one above the other) are not permitted, except as approved for first floor restaurant signs.

13-11-10E.4 - Maximum allowed height of signs:

E. Maximum Height Of Signs Permitted:

4. Wall Signs: No wall sign shall extend beyond the roofline or parapet of the building to which it is affixed. No wall sign shall cover any architectural features (architectural features shall include, but not be limited to: pediment, cornice, belt course, pier, windows, pilaster, roof, decorative stone or tile inlay, kick plate/bulkhead, raised or colored brick pattern, and corbel) of the building to which it is affixed. No wall sign shall be affixed to HVAC screening, elevator overrun, or other features protruding from the roof of the structure, with the exception of building parapets which have been designed and integrated into the building's architecture and which are in line with and not set back from the perimeter facade of the building. For ground floor restaurants requiring a special permit, wall signs shall be no higher than thirty feet (30') in height and located only on the first floor of the building.



VILLAGE OF OAK BROOK
 1200 OAK BROOK ROAD
 OAK BROOK, IL 60523
 630-368-5106

PETITION APPLICATION for PUBLIC HEARING

ZONING ORDINANCE: APPEAL (\$300) VARIATION (\$750)
 AMENDMENT (\$750) SPECIAL USE (\$750)
 CERTIFICATE OF APPROPRIATENESS (\$500) STORMWATER: VARIATION (\$750)

PUBLIC HEARING SIGNS (\$50- each lot frontage) 1 - Enter Number of Street Frontages/Per Parcel

APPLICANT TO COMPLETE

NOTE: ALL APPLICATIONS ARE TO BE RECEIVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT AND AFTER AN INITIAL REVIEW WILL BE FILED WITH THE VILLAGE CLERK.

LOCATION OF SUBJECT PROPERTY 616 Enterprise Drive PERMANENT PARCEL NO* 6-24-305-8

LOT NO. 2 SUBDIVISION _____ LEGAL ADDRESS* 616 Enterprise Drive

ZONING DISTRICT ORA-1 ZONING ORDINANCE SECTION 13-11-10C.8 & 13-11-10E.4

ACTION REQUESTED Variations to allow the placement of a wall sign with (2) lines of text to be placed in the center of the building facade & located above the roofline on the steel HVAC screening

PROPERTY INTEREST OF APPLICANT: OWNER CONTRACT PURCHASER AGENT

OWNER(S) OF RECOR. Chicago Title Land Trust Co. PHONE _____

ADDRESS 616 Enterprise Dr. CITY Oak Brook STATE IL ZIP 60523

BENEFICIARY(IES) OF TRUST Teamwork Investments, LLC PHONE _____

ADDRESS 921 W. Van Buren St. CITY Chicago STATE IL ZIP 60607

NAME OF APPLICANT (and Billing Information) HBK Engineering represented by Olympic Signs PHONE 630-230-3099

ADDRESS 616 Enterprise Dr. CITY Oak Brook STATE IL ZIP 60523

Contact Name and E-mail Address(s) Robby Whitehead & RWhiteheadjr@olympic.com

I (we) certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief. I (we) give permission to the Village to install public hearing sign(s) on the lot frontages of the above subject property as described in the Village Code. In addition to the above fees, applicant agrees to reimburse the Village for publication costs within 30 days of billing.

[Signature] 10/2/19 Robby Whitehead 10/2/19
 Signature of Owner Date Signature of Applicant Date

DO NOT WRITE IN THE SPACE BELOW - FOR OFFICE USE ONLY

Date Filed Oct 18, 2019 Fee Paid \$ 1,550.00 Receipt No. 541457 Received By C. Chianelli

Board of Trustees (Referral) 11/12/19 Notice Published _____ Newspaper Daily Herald Adj. Property Owners Notified _____

PUBLIC HEARING DATES: Plan Commission N/A Zoning Board of Appeals Dec 3, 2019

Board of Trustees Jan 14, 2020 * Board of Trustees Jan 28, 2020 *
 (Approval of Ordinance)

SIGNED - VILLAGE CLERK Charollette Pruss Date October 18, 2019

* Tentative

A.

LETTER OF EXPLANATION

HBK Engineering provides civil, environmental, structural, electrical, subsurface utility, construction support services & permitting facilitation. Since their founding in 1998, they have earned a reputation for delivering outstanding, accurate services in extremely time-sensitive environments, which led to their expansion & practice in Oak Brook, IL. HBK brings together a dedicated team of over 400 personnel whose main focus is the design and protection of utilities and utility networks. They provide design, coordination, permitting and construction support on utility projects in complex urban centers and have successfully performed engineering work for a complete spectrum of utility infrastructure projects.

HBK Engineering acquired this building in 2014. They are a long term commercial resident for the next 10+ years per their lease agreement and do not plan to move at any time. Since 2014, HBK Engineering has made a variety of improvements to the property. These include painting the exterior of the entire building, landscape improvements, added new security cameras, fobs and new entry doors into the building, repaved the entire parking lot with new painted stripes & remodeled the entire interior of the building as well as bring all of the building up to safety codes. With the amount of exposure this building has, their visual identity is the utmost importance. Installing a sign onto the steel structure of the roof would help them continue to prosper and grow within the Oak Brook community.

HBK Engineering and Olympik Signs, Inc. are applying for variance(s) to zoning ordinance 13-11-10C.8 & 13-11-10 E.4 to allow the placement of a wall sign with (2) lines of text to placed in the center of the building façade & located above the roofline on the steel HVAC screening (centered). The sign will contain (2) rows of text as in the tenants corporate logo and will be installed on a blue background per HBK Engineering's corporate logo colors. The actual square footage of the sign display is 96 SQ. FT. & the sign will not exceed the maximum allowable size of 250 SQ. FT. The sign is individual LED illuminated channel letters mounted on a control backer panel and will comply with all other sign regulations. It will be constructed to the highest quality standards and will be aesthetically and architecturally consistent with other surrounding properties. The purpose of this proposed variation is to maintain a degree of visibility and presence with the surrounding community without altering the integrity.

Due to the configuration of this building, a visible sign cannot be placed on the buildings bands because they are too thin for attachment & the display would block the windows of the office spaces. The only place a sign would be aesthetically pleasing on the building would be on the steel structure on the roof.

The existing monument sign on property has small tenant copy & HBK Engineering does not have much signage exposure as is. From this perspective, it would be advantageous for HBK's Engineering business to be able to install a wall sign display that would increase visibility and exposure showing the public their location within the community. With the size of the building HBK Engineering owns, a visual presence for this business is at the forefront. Installing a sign per Olympik Signs, Inc. sign rendering #19-7841 will allow from better visibility for a company that has great impact within the surrounding community, but at the same time, the signage would not disrupt the integrity that The Village of Oak Brook prides themselves on.

VARIATION STANDARDS

1. a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

RESPONSE:

A major part of any business is to have a presence that extends visually throughout the community in a tasteful way. The most effective way to do this is by advertising their company/services thru signage. The purpose of these proposed variation(s) is to be granted approval of where the sign will be installed on the 616 Enterprise Dr. building. Per the Village of Oak Brook Zoning Ordinances 13-11-10 C.8 & 13-11-10 E.4 to allow the placement of a wall sign with (2) lines of text to placed in the center of the building façade & located above the roofline on the steel HVAC screening (centered). The sign will contain (2) rows of text as in the tenants corporate logo and will be installed on a blue background per HBK Engineering's corporate logo colors. Due to the configuration of this building, a visible sign cannot be placed on the building bands because they are too thin & it would block the windows of the office spaces. The only place a sign would be aesthetically pleasing on the building would be on the HVAC steel structure on the roof section. The sign being proposed for HBK ENGINEERING per the drawings would be installed in an attractive way & will not alter the surrounding community's stylish properties.

1. b. The plight of the owner is due to unique circumstances.

RESPONSE:

The façade of the 616 Enterprise Dr. building has a unique design. The building has thin horizontal steel beams separating each floor, which does not allow for specific "sign areas". In addition, the existing monument sign on site has very low tenant visibility to the public. The installation of the wall sign onto the steel structure on the roof is a key factor to ensure HBK's clients & the public is aware of their predominant Oak Brook location being they are a long-term commercial resident who plans to be in the community for the next 10+ years per their lease agreement.

1. c. The variation, if granted, will not alter the essential character of the locality.

RESPONSE:

The essential character of the locality will not be altered because the sign will be built with the highest quality materials & neighboring buildings have similar signs on their permanent roof structures. The proposed signage seeks to maintain the stylistic approach Oak Brook prides themselves on.

2. a. The particular physical surroundings, shape, or topographical conditions of the specific property involved would bring a particular hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the regulation were to be carried out.

RESPONSE:

The physical nature of the building with its thin steel horizontal steel beams prevents a visible sign from being placed on the side of the building without covering the windows. In addition, the steel HVAC screening is centered on the building & anchoring the sign to one side as required in the zoning regulations would not be aesthetically pleasing. Finally, the building is located within a business park with limited signage exposure. Only (1) monument sign is currently on site with small tenant copy & limited identification. From this perspective, it would be advantageous for HBK ENGINEERING to install their signage on the steel HVAC screening on the roof to provide increased visibility to the public. They are a predominant business in the Oak Brook community & showing their location from a signage standpoint is an important component.

2. b. The condition upon which the petition for variation is based would not be applicable generally to the other property within the same zoning classification.

RESPONSE:

Other surrounding properties do not have the thin steel horizontal beams on their building properties.

2. c. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

RESPONSE:

Signs such as Citibank, The Renaissance Hotel, Tree House, & RPAI have existing signs including those installed on the permanent roof structures. The proposed signage location seeks to allow HBK ENGINEERING a visible sign showing where this company is located within the Oak Brook community. Since the adjacent buildings are office spaces & not competitors, installing a sign on the steel roof structure would not be detrimental to the public welfare or injurious to other properties. The sign will face I-88 & will not be facing the neighboring properties. The sign is such a far distance across from I-88 that there would not be a negative impact or harm to others property values.

2. d. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.

RESPONSE:

The proposed variation will not impair an adequate supply of light and air to adjacent properties & will not substantially increase the danger of fire or endanger the public safety within the neighborhood because the sign will be UL inspected & will be built & installed to the highest quality. The sign will not change the building itself so the properties value remain the same.

2. e. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property.

RESPONSE:

HBK ENGINEERING wants to improve their visual identity within the community so their business will be successful in the Village of Oak Brook & has absolutely no monetary interest in the property itself. The hardship has to do with the building's aesthetics. HBK ENGINEERING would like to maintain a degree of presence within the surrounding community without altering the integrity.

2. f. That the alleged difficulty or hardship has not been created by any person presently having an interest in the property.

RESPONSE:

The building was constructed before the signage regulations were changed allowing for rooftop signage. The hardship proposed is based on the existing building conditions. The sign is being located within a business park that requires more visual sign presence than most "sign area" buildings due to the architectural features it possesses.

UTILITY
INFRASTRUCTURE
SOLUTIONS

hbk
ENGINEERING

October 23, 2019

Village of Oak Brook
Department of Community Development
1200 Oak Brook Boulevard
Oak Brook, IL 60523

Re: HBK Engineering, LLC – Rooftop Signage Project
616 Enterprise Drive
Oak Brook, IL 60523

To Whom It May Concern:

Teamwork Investments, LLC, the owner for the property of HBK Engineering, LLC located at 616 Enterprise Drive, Oak Brook, IL 60523, supports and approves Olympik Signs Inc as petitioner and project signage installation as it relates to Zoning Ordinance – Section 13-11-10-E.4 Sign Placement.

Please contact me with any questions at 630-230-3099 or email at nkubinski@hbkengineering.com.

Thank you for your assistance with this project.

Sincerely,

HBK Engineering, LLC
As Agent



Noreen M. Ligino-Kubinski
Project Manager

D.

Gail Polanek

Subject: FW: HBK Engineering, LLC - Meetings with Oak Brook Surrounding Property Owners/Managers - HBK Signage Variance Notification

From: Noreen Kubinski

Sent: Friday, November 8, 2019 2:12 PM

To: Gail Polanek

Subject: HBK Engineering, LLC - Meetings with Oak Brook Surrounding Property Owners/Managers - HBK Signage Variance Notification

Dear Gail, FYI.... Per our conversation yesterday, I met with the following surrounding property owners/building managers/staff today regarding receipt of the Village of Oak Brook Dec 3 Zoning Board of Appeals public hearing notification letters and signage notification regarding HBK seeking relief for sign installation on building:

625 Enterprise & 709 Enterprise – Athletico – Kim, Executive Assistance to Mark Kaufman Executive Chairman

620 Enterprise – Focus Company – Pat & Mona

700 Enterprise – Phillips Flowers – Kelly

619 Enterprise – Selden Fox, Ltd – Mary Ann

600 Enterprise - Suite 120 – AIM Group - Property Manager for Entire 600 Building Tenant units – Karen

610 Enterprise – Auriemma Property Management, LLC /Summit – Marisol & Anette

ComEd Substation – 3 Lincoln Centre Oak Brook Terrace – Joe Gilchrist – ComEd Manager of Real Estate

I left my business card with everyone, and they all were very supportive of my personal outreach and the HBK building sign installation.

Thanks! Nor

Noreen Ligino-Kubinski
HBK ENGINEERING, LLC

616 Enterprise Dr

Oak Brook, IL 60523

O: (630) 230-3099 x2612

M: (708) 254-1956

nkubinski@hbkengeering.com

www.hbkengeering.com



Certification Surrounding Property Owners

I (we) certify that the names and addresses of all the surrounding property owners including mailing labels submitted with this application are located within a minimum distance of 250 feet in all directions from the perimeter of the subject property and that the number of feet occupied by all public roads, streets, alleys, and public ways has been excluded in computing the 250-foot requirement.

Said names and addresses are as recorded in the office of the County Recorder of Deeds (or the Registrar of Titles of the County) and as appear from the authentic tax records of this County. The property owners as listed have been obtained from the Township Assessors office within 30 days of the filing of this application.

The surrounding property owners list as submitted herewith and supporting attachments are true to the best of my (our) knowledge and belief.

I (we) give permission to the Village to install public hearing sign(s) on the lot frontages of the subject property as described in the Village Code. In addition to the required application fees, applicant/owner agrees to reimburse the Village for publication costs, recording fees, and any other associated costs or fees within 30 days of billing.

Teamwork Investments LLC.		Robby Whitehead
Printed Name of Owner		Printed Name of Applicant
	10/7/19	Robby Whitehead
Signature of Owner	Date	Signature of Applicant
		10/7/19
		Date

BILL TO INFORMATION:

HBK Engineering LLC.	RONALD Kaminski	312-432-0076
Print Name/Company)	Contact Person	Contact Phone
921 W. Van Buren St. Chicago, IL 60667		
Address To be Billed		Alternate Phone

NOTE: If the applicant/owner has not complied with these requirements and notification has not been sent to a neighboring property owner within the 250-foot requirement less than 10 days prior to the scheduled hearing, the hearing on this matter will be postponed to the next regular meeting, or until such time as all neighbors within the 250-foot requirement have been sent proper notification.

F.

NAMES OF SURROUNDING PROPERTY OWNERS

Following are the names and addresses of all surrounding property owners from the property in question for a distance of approximately 250 feet in all directions. The number of feet occupied by all public roads, streets, alleys, and public ways have been **excluded** in computing the 250-foot requirement. Said names are as recorded in the office of the County Recorder of Deeds (or the Registrar of Titles of the County) and as they appear from the authentic tax records of this County within 30 days of the filing of this application. **Provide a mailing label for each Property Owner listed.**

Note: The people on this list will be notified by mail with the information about your request and the meeting schedule.

NAME OF PROPERTY OWNER	MAILING ADDRESS OF PROPERTY OWNER	PROPERTY ADDRESS	PARCEL NUMBER
620 Enterprise Dr LLC	620 Enterprise Drive	620 Enterprise Drive	0624305005
AM Assn Physician Indian	600 Enterprise Drive	600 Enterprise Drive, 1A	0624309001
American Phillips Flowers	700 Enterprise Drive	700 Enterprise Drive	0624305004
619 Enterprise LLC	619 Enterprise Drive	619 Enterprise Drive	0624306005
Aurimedia Prop Mgmt LLC	610 Enterprise Drive	610 Enterprise Drive	0624305009
625 Enterprise LLC	625 Enterprise Drive	625 Enterprise Drive	0624306012
Commonwealth Edison Co.	3 Lincoln Centre, Oakbrook Ter		0624305007
BBJ Oak Brook LLC	600 Enterprise Drive	600 Enterprise Drive, 2E	0624309015
AIM 1105 Curtiss LLC	600 Enterprise Drive	600 Enterprise Drive, 1F	0624309006
APMD Ventures	600 Enterprise Drive	600 Enterprise Drive	0624309011
Rental Renegades	600 Enterprise Drive	600 Enterprise Drive, 1D	0624309018
BBJ Oak Brook LLC	600 Enterprise Drive	600 Enterprise Drive, 2G	0624309020
E3 Assets LLC Ser 1	600 Enterprise Drive	600 Enterprise Drive #220	0624309008
Branch 825 Bldg Corp	600 Enterprise Drive	600 Enterprise Drive, 1C	0624309017
APMD Ventures Inc	600 Enterprise Drive	600 Enterprise Drive, 1B	0624309002
BBJ Oak Brook LLC	600 Enterprise Drive	600 Enterprise Drive, 2D	0624309014
HMS Real Estate LLC	600 Enterprise Drive	600 Enterprise Drive, 1I	0624309013
BBJ Oak Brook LLC	600 Enterprise Drive	600 Enterprise Drive, 2F	0624309019

(Attach additional sheets if necessary)

Subject Property Verification

(Complete a separate form for each P.I.N.)

1. Permanent Index Number (P.I.N. from Real Estate Tax Bill): 6 24 305 8
2. Common Address: 616 Enterprise Dr. Oak Brook, IL 60523
3. Type the Complete Legal Description Below. (Attach a separate page if longer than the area provided)
4. Email the Legal Description to gpolanek@oak-brook.org

Lot 2 IN OAK BROOK DEVELOPMENT CO'S ASSESSMENT PLAT NUMBER 4, IN THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 1967 AS DOCUMENT R67-30610, IN DUPAGE COUNTY, ILLINOIS.

The Permanent Index Number, Common Address and Legal information provided has been verified as follows:

DuPage County Records/Research Room: (630-407-5401) Contact Person: Date called:

Lisa Bosma / 10/1/19

I verify that the information provided above is accurate.

Robby Whitehead
Printed Name

Robby Whitehead
Signature

Date: 10-7-19

Relationship to Applicant: Sign Contractor

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Legal Description Review

Corrections Required

Yes

No

Approved By: _____

Date _____

LOT 2 IN OAK BROOK DEVELOPMENT CO'S ASSESSMENT PLAT NUMBER 4, IN THE SOUTHWEST ¼ OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 1967 AS DOCUMENT R67-30610, IN DUPAGE COUNTY, ILLINOIS.

Please Deposit Check in: Zoning Account 10-4302

For:

HBK Engineering, LLC - 616 Enterprise Drive - Sign VAR and Screening

NOTE: 1 check(s) - Total \$ **1,550.00**

MISCELLANEOUS PAYMENT RECPT#: 541467
VILLAGE OF OAK BROOK
1200 OAK BROOK ROAD
OAK BROOK IL 60523

DATE: 10/29/19 TIME: 10:43
CLERK: reception DEPT:
CUSTOMER#: 0

INFO: SIGN VAR AND SCREENI

4302 ZONING/SUBDIVIS 1550.00

AMOUNT PAID: 1550.00

PAID BY: OLYMPIK SIGNS, INC.
PAYMENT METH: CHECK
18766

REFERENCE:

AMT TENDERED: 1550.00
AMT APPLIED: 1550.00
CHANGE: 00

H.

COMPLIANCE WITH
"AN ACT TO REQUIRE DISCLOSURE OF ALL BENEFICIAL INTERESTS"

765 ILCS 405/1, ET AL (1993)

NAME OF TRUSTEE: Chicago Title Land Trust Co. Trust No. 8002363708

PPN #: 06-24-305-008

PROPERTY ADDRESS: 616 Enterprise Drive Oak Brook IL 60523

NAME & ADDRESS OF BENEFICIARIES:

1. Teamwork Investments, LLC

2. 921 W. Van Buren St.

3. Chicago, IL 60607

The above and foregoing is a complete disclosure of all beneficiaries and/or holders of any beneficial interest in the above named trust.

STATE OF ILLINOIS)

COUNTY OF DUPAGE) SS)

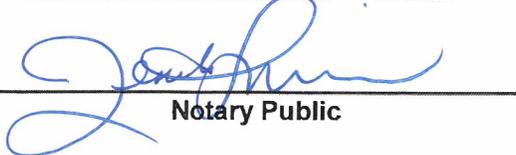
Ronald G. Kaminski Being first sworn on oath deposes and states that he/she has read the above and foregoing disclosure of beneficiaries of a land trust by him/her subscribed, knows the contents thereof and that the same are true and correct.

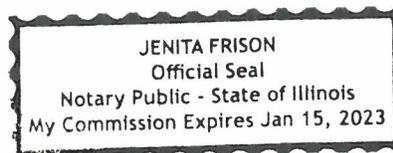

Signature

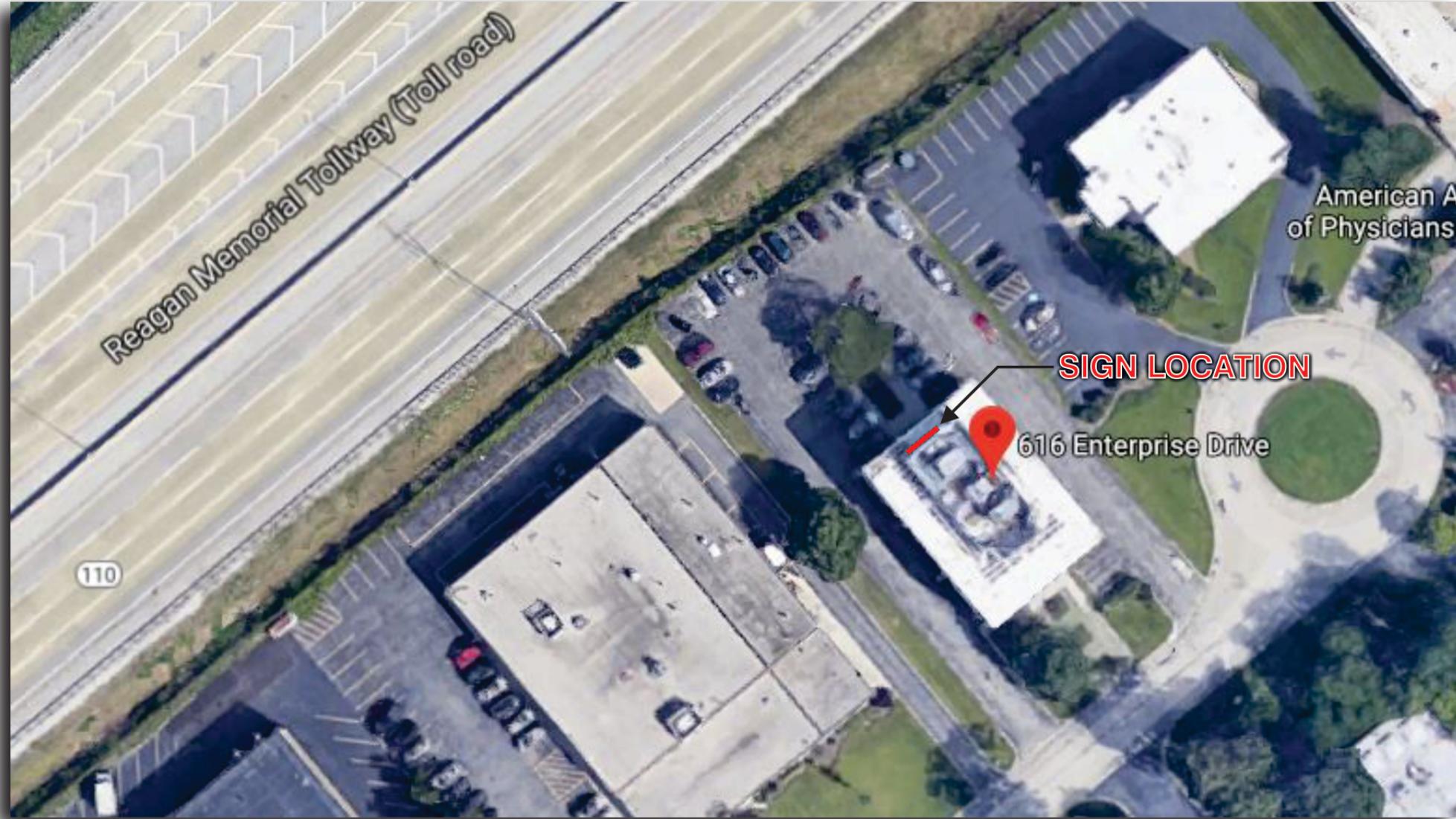
Subscribed and sworn to before me this 9th day

of October, 2019.

(SEAL)


Notary Public





SITE PLAN

N.T.S.

TOTAL SQUARE FOOTAGE OF SIGN IS 96'-0"

**OLYMPIK
SIGNS**

account representative / client / drawn by / job#:
 RWJR / **HBK ENGINEERING** / Dan S. / 19-7841
 616 ENTERPRISE DRIVE OAK BROOK, IL. / 7-19-19
 1130 N. Garfield / Ph.# **630.424.6100** Fx.# 630.424.6120 / **WWW.OLYSIGNS.COM** / rev.#10-24-19
 Lombard, IL 60148

THIS IS AN ORIGINAL, UNPUBLISHED DRAWING SUBMITTED IN CONNECTION WITH A PROJECT WE ARE PLANNING FOR YOU. THIS IS NOT TO BE COPIED, REPRODUCED, EXHIBITED OR SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITHOUT THE WRITTEN PERMISSION OF OLYMPIC SIGNS, INC. ARTWORK IS EXCLUSIVE PROPERTY OF OLYMPIC SIGN INC.

Customer's Signature: _____

Date: _____

Comments: _____



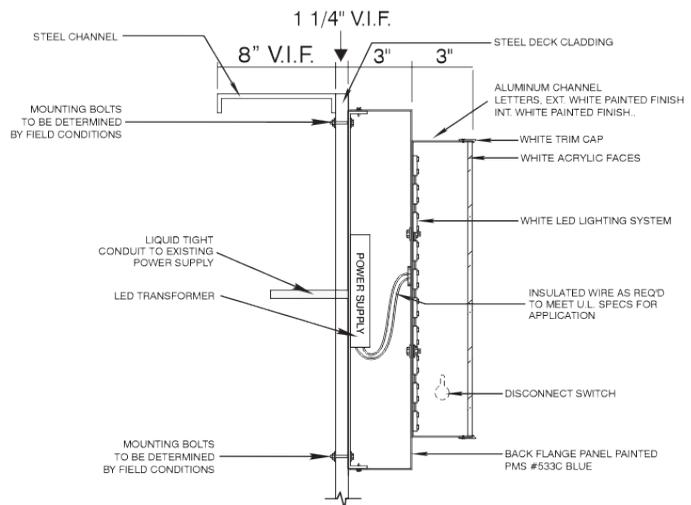


**BACK FLANGE
PANEL PAINTED
PMS #533C BLUE**

TOTAL SQUARE FOOTAGE OF SIGN IS 96'-0"

ONE (1) SET OF FACE LED LIT "CHANNEL" LETTERS ON A BACKER PANEL 3/8" = 1'-0"

NOTE: There are no other wall signs on the building located at this property .



SECTION THRU CHANNEL LETTER DETAIL

N.T.S.



account representative / RWJR / client / **HBK ENGINEERING** / 616 ENTERPRISE DRIVE OAK BROOK, IL. / drawn by / Dan S. / job#: 19-7841 / 7-19-19 / rev.#10-24-19

1130 N. Garfield / Lombard, IL 60148 / Ph.# **630.424.6100** / Fx.# 630.424.6120 / **WWW.OLYSIGNS.COM**

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Comments: _____



**OLYMPIK
SIGNS**

account representative / RWJR / client / **HBK ENGINEERING** / drawn by / Dan S. / job#: 19-7841 / 7-19-19 / rev.#10-24-19
 1130 N. Garfield / Lombard, IL 60148 / Ph.# **630.424.6100** / Fx.# 630.424.6120 / **WWW.OLYSIGNS.COM**

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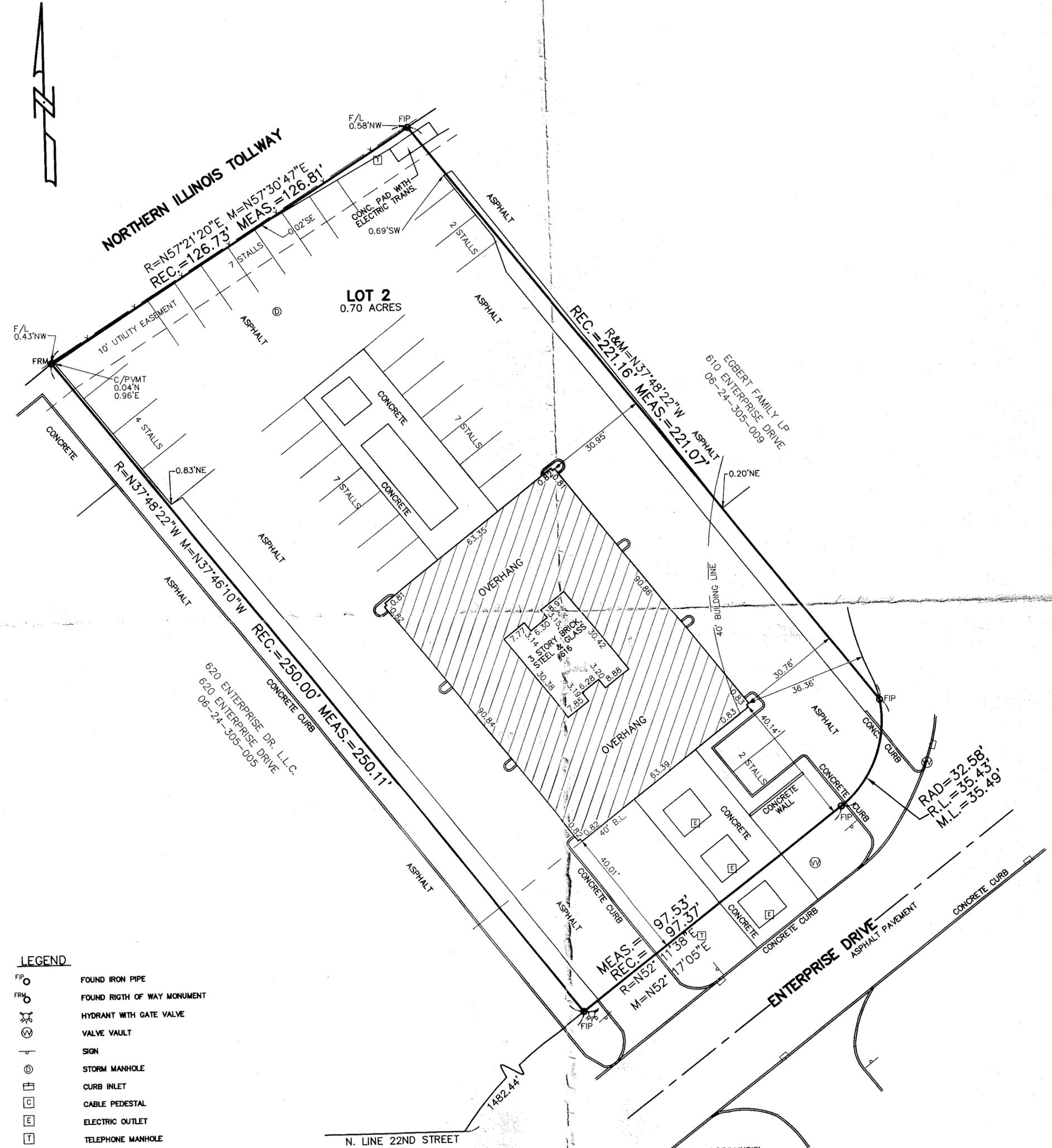
Customer's Signature: _____ Date: _____

Comments: _____

ALTA/ACSM SURVEY



LOT 2 IN OAK BROOK DEVELOPMENT CO'S ASSESSMENT PLAT NUMBER 4, IN THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 1967 AS DOCUMENT R67-30610, IN DUPAGE COUNTY, ILLINOIS.



LEGEND

- FIP ○ FOUND IRON PIPE
- FRM ○ FOUND RIGHT OF WAY MONUMENT
- ⊗ HYDRANT WITH GATE VALVE
- ⊙ VALVE VAULT
- SIGN
- ⊙ STORM MANHOLE
- CURB INLET
- CABLE PEDESTAL
- ⊕ ELECTRIC OUTLET
- ⊕ TELEPHONE MANHOLE
- x-x-x- CHAINLINK FENCE

PRECISION LAND SURVEYORS, INC.
 d.b.a. TERATEK, INC.
 PROFESSIONAL DESIGN FIRM
 LICENSE #184-004383 EXPIRES: 4/30/2013
 603 E. BURNETT ROAD
 ISLAND LAKE, IL 60042
 (847) 487-0500

DRAWING NO.: A120515C
 ORDERED BY: WFLER
 DRAWN BY: AM
 FIELDWORK COMPLETED: 5/23/12
 RECORDS FROM: PLAT OF SUBDIVISION
 BASIS OF BEARINGS: PLAT OF SUBDIVISION
 SCALE: 1"=20'

THE FOLLOWING DOCUMENT MAY OR MAY NOT AFFECT THE PROPERTY: R2001056652

COMPARE LEGAL DESCRIPTION ABOVE AND DRAWING WITH DEED. FOR BUILDING RESTRICTIONS AND EASEMENTS NOT SHOWN, REFER TO DEED, ABSTRACT SOURCES AND LOCAL MUNICIPAL CODES. NOTIFY SURVEYOR IMMEDIATELY OF ANY DISCREPANCY.

STATE OF ILLINOIS)
 COUNTY OF LAKE) S.S.
 TO: SIS GLOBAL (USA), INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 8, 9, 10(A), 11(A), 13 AND 14 FROM TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. I FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE X PER FEMA FLOOD INSURANCE RATE MAP, PANEL NO. 17043C0606H DATED DECEMBER 16, 2004 IN WHICH ZONE X IS DEFINED BY FEMA AS "OUTSIDE THE ANNUAL 0.2% CHANCE OF FLOODPLAIN."

DATED THIS 7th DAY OF June, 2012
 DAVID A. HEMBD, I.P.L.S.
 REGISTRATION NO. 035-002747
 EXPIRES 11-30-12

