

**AN ORDINANCE GRANTING APPROVAL OF A SPECIAL USE FOR A MAJOR CHANGE TO THE V-LAND PLANNED DEVELOPMENT AUTHORIZED BY ORDINANCE 03-52 TO ALLOW MODIFICATIONS TO THE EXISTING SIGNAGE FOR HUNTINGTON BANK AT 1415 ALGONQUIN ROAD**

**WHEREAS**, McKenna Louise, Modern Signs (“Petitioner”), with authorization from the owner, Huntington National Bank (“Owner”), petitioned the Planning and Zoning Commission (“PZC”) to consider approving a special use for a major change to the V-Land Planned Development, authorized by Ordinance 03-52, to allow a single wall sign of 29.3 square feet, for the Huntington Bank located on the property legally described in Ordinance Exhibit 1, and commonly known as 1415 Algonquin Road (“Premises”); and

**WHEREAS**, the PZC, after notice of public hearing as required by law, conducted a public hearing on December 1, 2021 at a regular meeting; and

**WHEREAS**, after taking and considering all testimony presented at the public hearing, the PZC made the Special Use findings of fact enumerated below and recommended that the City Council approve a Special Use authorizing a Major Change to the V-Land Planned Development, previously authorized by Ordinance 03-52;

**Standard 1: Potential impact: The special use shall not unduly impact adjacent or nearby properties or the general health, safety, and welfare of the general area and overall community. Impacts to be considered include ingress and egress to the site, potential traffic impacts from cars and trucks, and impacts to the appearance and character of the area.**

*Findings:*

*The subject property is zoned C-2 and is a Planned Development. Modifying the planned development by allowing wall signage will not impact adjacent users in the development, nor will it impact users on surrounding properties.*

**Standard 2: Consistency:** The proposed special use shall be in keeping with the recommendations and intent of the City's Comprehensive Plan, Official Map, and all other plans and policies adopted by the city.

*Findings:*

*Modifying the signage on this site is consistent with the Planned Development. No additional changes are being made.*

**Standard 3: Trend of development:** Special uses should be a logical extension of the trend of development in the area around the subject site and not interfere with the use and development of adjacent or nearby properties.

*Findings:*

*No change to the development is being proposed other than the signage.*

**Standard 4: Public facilities:** Adequate public facilities and services shall be available to serve the special use and the property on which it is located; including, without limitation, storm water, sanitary sewer, water service, public safety service, and waste disposal services.

*Findings:*

*No change is being proposed to the development, other than the signage. This will not impact public facilities.*

**Standard 5: Site design:** The on-site development design shall be understandable to users, safe, and maintainable in terms of road and pedestrian patterns, preserve natural features and incorporate such features into a maintainable development, and provide adequate parking, loading, and site maintenance.

*Findings:*

*Modifications to the site are not being proposed at this time.*

### **Planned Development Standards**

Additional standards are required for Planned Developments as follows:

**Standard 1: Character and density of land use.** The uses proposed and their density and arrangement on the site shall be of a visual and operational character which is compatible to the physical nature of the site, with particular concern for preservation of natural features, tree growth, and open space; would produce an attractive environment of sustained aesthetic and ecologic desirability, economic stability and functional practicality compatible with the general development plans for the area as established by the community; would not adversely affect the anticipated provision for school or other municipal services; and would not create a traffic or parking demand incompatible with the existing or proposed facilities to serve it.

*Findings:*

*The proposed signage modification is not modifying the land use at all. The visual nature of the change is minor and in keeping with the development as existing. Most other properties in the area have wall signage.*

**Standard 2: Economic feasibility and impact. There shall be satisfactory evidence of the planned development's economic feasibility and support of the economic prosperity of the city or the values of surrounding properties.**

*Findings:*

*Modification to the signage as proposed will help alert customers to the Huntington Bank location from Algonquin Road.*

**Standard 3: Engineering design standards. The width of street rights-of-way, width and location of streets or other paving, outdoor lighting, location of sewer and water lines, provision for stormwater drainage, or other similar environmental engineering considerations shall implement their specific function to ensure the public safety and welfare. In addition, pedestrian and bicycle facilities shall be designed to comply with chapter 98 - Subdivisions.**

*Findings:*

*No engineering changes are being proposed at this time.*

**Standard 4: Preservation and maintenance of open space. Adequate provision shall be made for the permanent preservation and maintenance of common open space, either by private reservation or dedication to the public.**

*Findings:*

*No changes to open space are being proposed at this time.*

**Standard 5: Implementation schedule. A realistic schedule for the implementation of the development shall be submitted to the satisfaction of the city, including suitable phasing and assurance that each segment of the project shall constitute a logical module of development, and will not adversely affect the community as a result of termination at that point.**

*Findings:*

*New signage installations should not adversely affect any surrounding uses or customers. Signage installations generally occur fairly quickly.*

and

**WHEREAS**, the PZC has submitted its report and recommendation to the Mayor and City Council of the City of Rolling Meadows, which report has been considered by the Mayor and City Council; and

**WHEREAS**, the City Council has received and reviewed the recommendations and findings of fact of the PZC; and

**WHEREAS**, the City Council accepts the findings of fact recommended by the PZC and has determined that approving a special use for a Major Change to the V-Land Planned Development will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets or increase the danger of fire or endanger the public safety or unreasonably diminish or impair established property within the surrounding area, or in any other respect impair the public health, safety, comfort, or welfare of the inhabitants of the City; and

**WHEREAS**, the Corporate Authorities of the City of Rolling Meadows have determined that it is advisable, necessary and in the best interest of the City to approve the special use for a Major Change to the V-Land Planned Development to allow a single wall sign of 29.3 square feet, for the Huntington Bank on the Premises.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rolling Meadows, Illinois:

**Section 1:** The recitals set forth above are incorporate herein by reference.

**Section 2:** Petitioner is granted a special use for a Major Change to the V-Land Planned Development, authorized by Ordinance 03-52, to allow a single wall sign of 29.3 square feet on the north façade of the Premises, as shown in the renderings and plans, herein provided as Ordinance Exhibit 2.

**Section 3:** The relief granted in Section 2 herein, is authorized subject to the following conditions:

- a. The banners on the interior of the tower on the northwest side of the building are not to be illuminated.
- b. One (1) wall sign is granted on the north side of the building, facing Algonquin Road.

**Section 4:** Except as modified herein, all provisions of Ordinance 03-52, and as subsequently amended, shall remain in full force and effect.

**Section 5:** All ordinances or portions thereof in conflict with this ordinance are hereby repealed.

**Section 6:** Should any provision of this Ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions will remain in full force and effect the same as if the invalid provision had not been a part of this Ordinance.

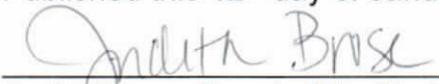
**Section 7:** This Ordinance shall be printed and published in pamphlet form by order of the City Council of Rolling Meadows, Illinois.

**PASSED AND APPROVED** by the City Council of Rolling Meadows, Cook County, Illinois this 11<sup>th</sup> day of January, 2022.

AYES: Vinezeano, Bisesi, Reyez, Sanoica, McHale, Budmats, O'Brien  
NAYS: 0  
ABSENT: 0

  
\_\_\_\_\_  
Joe Gallo, Mayor

ATTEST:  
  
\_\_\_\_\_  
Judith Brose, Deputy City Clerk

Published this 12<sup>th</sup> day of January, 2022.  
  
\_\_\_\_\_  
Judith Brose, Deputy City Clerk

**Ordinance Exhibit 1  
Legal Description of Premises**

Commonly known as: 1415 Algonquin Road

PINS: 08-09-302-039-0000

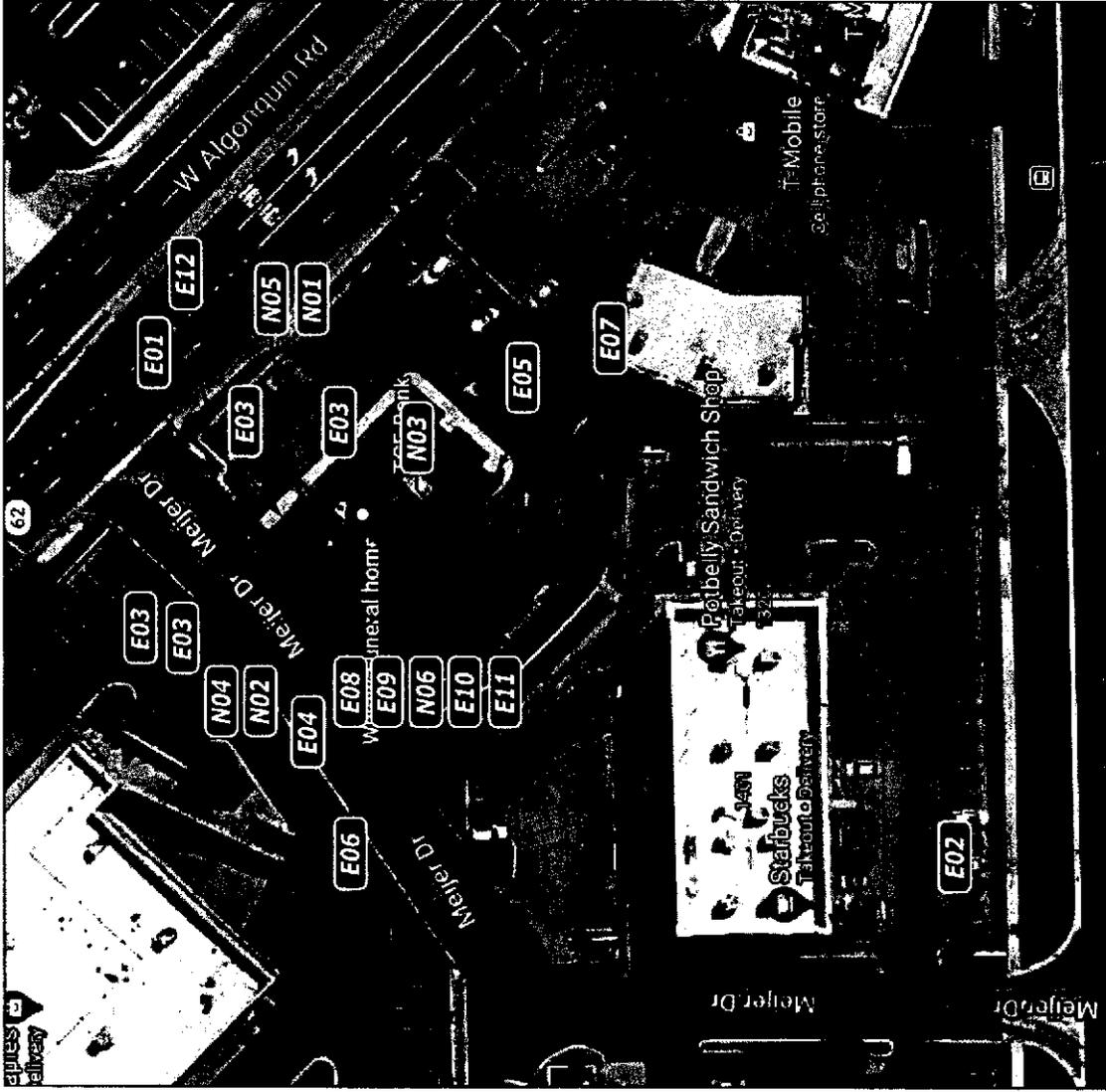
Parcel 1 of Lots 1, 2, 4, and 5

LOT 2 IN JCP MEADOWS SUBDIVISION OF LOT 3 IN 58-62 VENTURE SUBDIVISION OF PARTS OF SECTIONS 8 AND 9, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO PART OF THE SOUTHWEST ¼ OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED 1/25/2019 AS DOCUMENT NUMBER 1902516102.

**Ordinance Exhibit 2  
Sign Plan Prepared by Philadelphia Sign  
Latest Revision Dated 4-14-21**

# SIGN INVENTORY

SITE:	HNTF0130 - Rolling Meadows #2091 Tier - B	
SIGN	PAGE	PROPOSED SIGN
E01	2	HNT.RF.CUST
E02	3	HNT.RF.CUST
E03	4	HNT.RF.CUST
E04	6	HNT.DIR_4.5
E05	7	HNT.DIR_4.5
E06	8	HNT.DIR_4.5
E07	9	HNT.DIR_4.5
E08	11	LEAVE AS IS
E09	11	LEAVE AS IS
E10	11	LEAVE AS IS
E11	11	LEAVE AS IS
E12	10	LEAVE AS IS
N01	4	HNT.VIN.CUST
N02	4	HNT.VIN.CUST
N03	12	HNT.WELG_8
N04	4	HNT.CLW.R_21
N05	5	HNT.CLW.R_21
N06	11	HNT.CLR





## PHILADELPHIASIGN

BRINGING THE WORLD'S BRANDS TO LIFE

<b>TITLE</b>	Huntington Bank	<b>DATE</b>	04.14.21	
<b>ADDRESS</b>	HNTF0130 - Rolling Meadows #2091 Tier - B	<b>DWG NUM</b>	A35068	
	1415 Algonquin Rd	<b>SHEET</b>	1	
	Rolling Meadows, IL 60008			

<b>DATE</b>	06.22.21	<b>REVISION</b>	Revised as noted
	07.09.21	Added N06	
<b>BY</b>	AW	<b>BY</b>	AW

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY P.S.C.O. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT BEING PLANNED FOR YOU BY P.S.C.O. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY FASHION.

E01 HNT.RF.CUST - Custom DF 7'3-3/4"H x 10'W Polycarbonate Reface (2) Faces Required

Proposed



Signs Rendered Proportional to the Photo

Existing



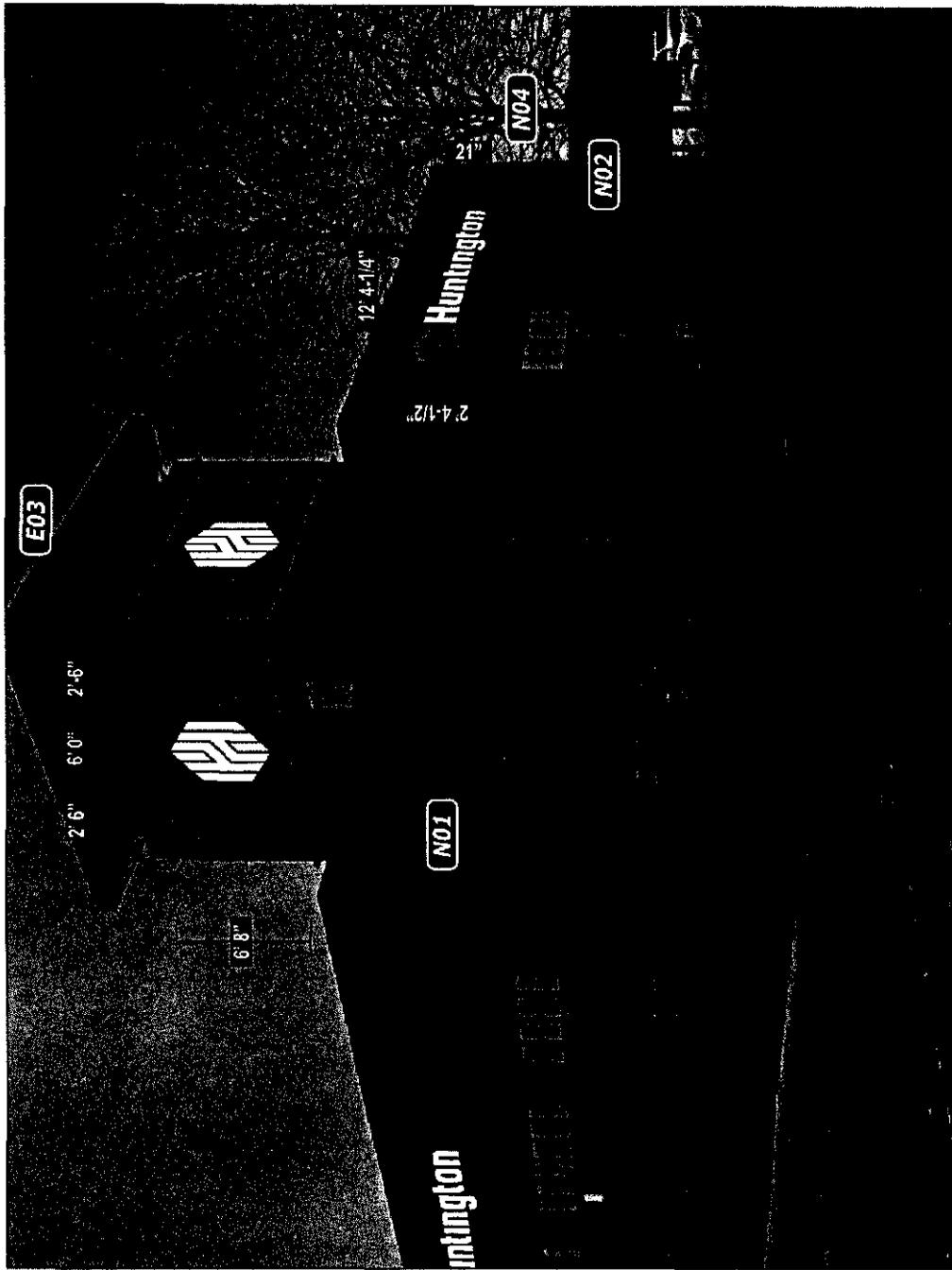
Existing Dimensions:  
7' 3-3/4"H x 10' 0"W

 BRINGING THE WORLD'S BRANDS TO LIFE		TITLE Huntington Bank ADDRESS HNTF0130 - Rolling Meadows #2091 Tier - B 1415 Algonquin Rd Rolling Meadows, IL 60008	DWG BY IDV	DATE 04.14.21 DWG NUM A36068 SHEET 2	DATE 06.22.21 07.09.21	REVISION Revised as noted. Added N06	BY AW AW	THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY P.S.C.O. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT BEING PLANNED FOR YOU BY P.S.C.O. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY FASHION.
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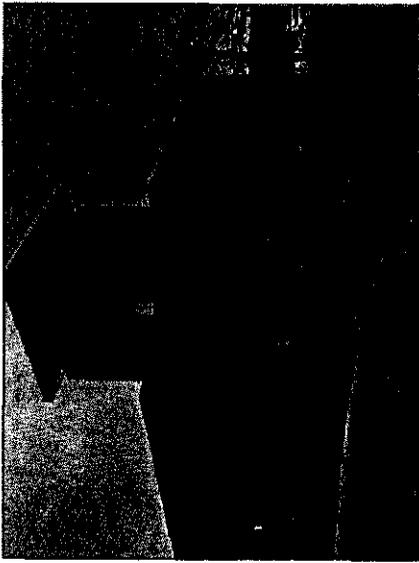
- E03 HNT.F.CUST - Custom Digital Print Reface with Huntington Logo - 6' 8" h x 11' 0" w (Qty 4)
- N01 HNT.VIN.CUST - Custom Window Vinyl Huntington Green
- N02 HNT.VIN.CUST - Custom Window Vinyl Huntington Green
- N04 HNT.CLW.R\_21 - 21" h III RW Wht Chnl Ltrs w/Gm Logo 2' 4-1/2" oah x 12' 4-1/4" oal (30 SF)

Note: Tech Survey Required

Proposed



Existing



Existing Dimensions:  
6' 8" H x 11' 0" W

Signs Rendered Proportional to the Photo

<b>PHILADELPHIASIGN</b> BRINGING THE WORLD'S BRANDS TO LIFE		TITLE	Huntington Bank	DWG BY	IDV	DATE	04.14.21	REVISION	BY
		ADDRESS	HNTF0130 - Rolling Meadows #2091 Tier - B 1415 Algonquin Rd Rolling Meadows, IL 60008	DWG NUM	A.36068	DATE	06.22.21	Revised as noted	AW
				SHEET	4	DATE	07.09.21	Added N06	AW

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N05 HNT:CLW.R\_21 - 21" III RW/Whit Chnl Ltrs w/Gm Logo 2' 4-1/2" oah x 12' 4-1/4" oal (30 SF)  
 Note: Tech Survey Required

Existing



Proposed



Signs Rendered Proportional to the Photo

 <b>PHILADELPHIASIGN</b> BRINGING THE WORLD'S BRANDS TO LIFE		TITLE Huntington Bank ADDRESS HNTF0130 - Rolling Meadows #2091 Tier - B 1415 Algonquin Rd Rolling Meadows, IL 60008	DWG BY IDV	DATE 04.14.21 DWG NUM A36068 SHEET 5	DATE 06.22.21 07.09.21 REVISION Revised as noted Added N06	BY AW AW	THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY P.S.C.O. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY P.S.C.O. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY FASHION.
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**CUSTOMER:**  
**HUNTINGTON**

**JOB NUMBER:**  
**HNT-CLWR\_21**

**FROM TYPE:**  
**HUNTINGTON**

**LOCATION:**  
**CLINTON**

**DATE:**  
**03/16/2021**

**DRAWN BY:**  
**GM/D**

**REVISION:**  
 Number: 001 By: **GM/D**

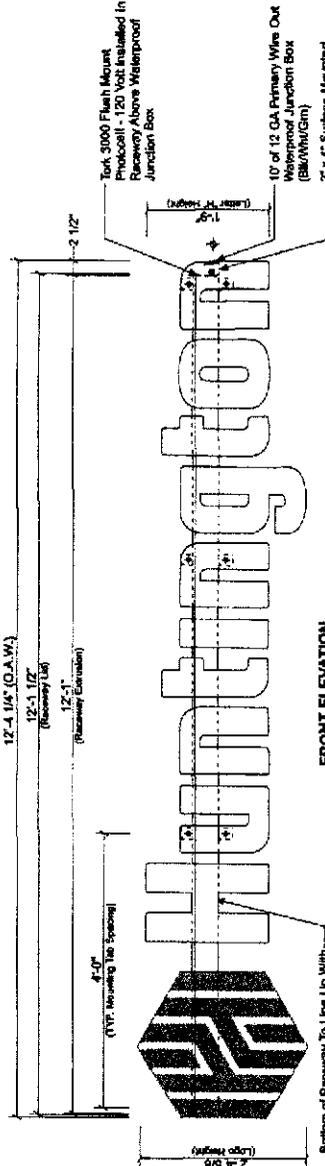
**SHEET:**  
**1 OF 1**

**DWG NUMBER:**  
**B-03725**

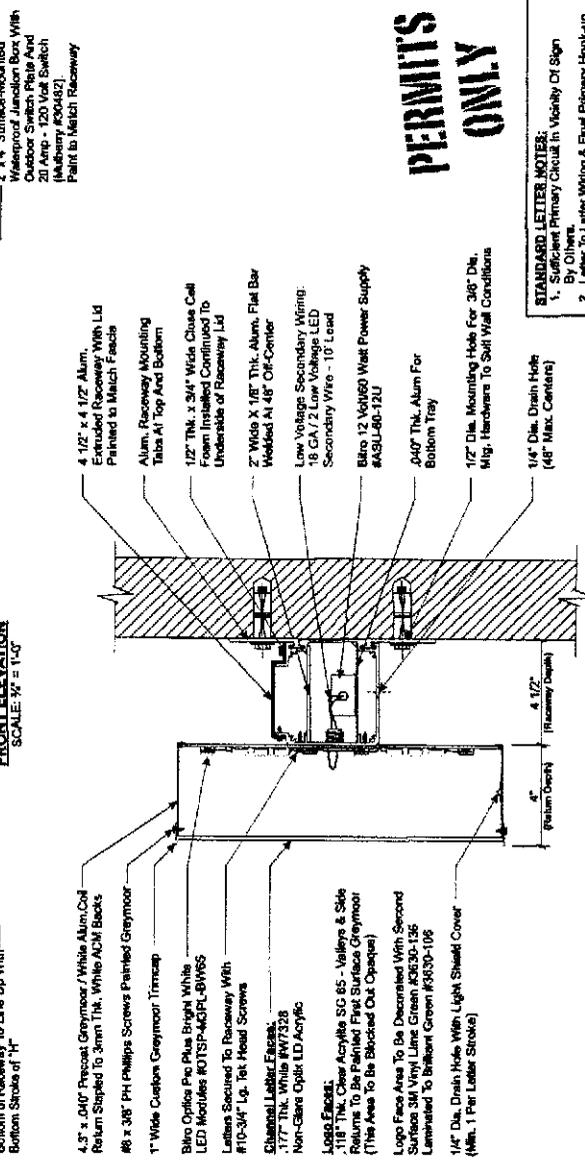
**ENGINEER SEAL:**

**ULTIMATE HEAD SPEED:** 115 MPH  
**BRAND:** C

**NOTE:** All dimensions are in inches unless otherwise noted. All dimensions are to be confirmed by the contractor. The contractor shall be responsible for obtaining all necessary permits and for obtaining all necessary approvals. All materials shall be of the highest quality and shall be installed in accordance with the manufacturer's instructions.



**FRONT ELEVATION**  
 SCALE: 3/4" = 1'-0"



**TOP RACEWAY LETTER CROSS SECTION**  
 SCALE: 3/4" = 1'-0"

**PERMITS ONLY**

**STANDARD LETTER NOTES:**  
 1. Sufficient Primary Circuit in Vicinity Of Sign By Owner.  
 2. Letter To Letter Writing & Final Primary Hook-up By Sign Installer, Where Allowed By Local Codes.  
 3. Sign Shall Be U.L. Listed.  
 4. Mounting Hardware By Sign Installer.  
 5. Full Size Drawing Template Furnished With Sign.

**Electrical Load**  
 (0.50 Amp @ 120 Volts)  
 (1) 20 Amp/120 Volt Circuits

**NOTE:** This sign is intended to be installed in accordance with the requirements of the International Building Code and all other applicable local codes. The contractor shall be responsible for obtaining all necessary permits and for obtaining all necessary approvals. All materials shall be of the highest quality and shall be installed in accordance with the manufacturer's instructions.

- 4.5" x .040" Precast Greywood / White Alum. Coil Return Shaped To 3mm Thk. White ACM Backs
- #6 x 3/8" PH Phillips Screws Painted Greywood
- 1" Wide Custom Greywood Trimcap
- Bico Optics P6 Plus Bright White LED Modules #OTSP-MQPL-9W65
- Letters Attached To Raceway With #10-3/4" Lg. Tkt. Head Screws
- Channel Letter Faces, .177" Thk. White #W7328 Non-Glare Optix LED Acrylic
- Logo Faces: .118" Thk. Clear Acrylic SC 65 - Valleys & Side Returns To Be Painted First Surface Greywood (This Area To Be Blocked Out Optics)
- Logo Face Area To Be Disconnected With Second Surface 3M Vinyl Linc. Green #3630-136 Laminated To Brilliant Green #3630-106
- 1/4" Dia. Drain Hole With Light Shield Cover (Min. 1 Per Letter Stroke)