

PLANNING AND ZONING COMMISSION MEETING

VILLAGE OF HOFFMAN ESTATES
COUNCIL CHAMBERS
1900 HASSELL ROAD
HOFFMAN ESTATES, IL 60169

MINUTES - APRIL 19, 2017

1. CALL TO ORDER: 7:00 P.M.

Members Present

Chairperson Combs	Lon Harner
Vice Chairman Caramelli	Nancy Trieb
Tom Krettler	Denise Wilson
Greg Ring	

Members Absent

Sharron Boxenbaum, Lenard Henderson, Steve Wehofer (All Excused), Myrene Iozzo (Unexcused).

A quorum was present.

Administrative Personnel Present:

Jim Donahue, Senior Planner, Dan Ritter, Assistant Planner; Parth Joshi, Development Services Technician.

2. APPROVAL OF MINUTES:

Commissioner Krettler moved, seconded by Commissioner Ring, to approve the April 5, 2017, meeting minutes. Voice Vote: 7 Ayes, 4 Absent (Boxenbaum, Henderson, Iozzo, Wehofer). Motion Carried.

3. CHAIRMAN'S REPORT

Chairperson Combs stated the request for text amendments to create a new TN Traditional Neighborhood District and development requirements of the commercial Mixed Use District; rezoning (upon annexation) to a proposed new TN District; and preliminary and final plat of subdivision for the 186.348 acre final plat of Plum Farms Subdivision were continued to the Village Board's May 1, meeting.

4. OLD BUSINESS

None.

5. NEW BUSINESS - PUBLIC HEARING - REQUEST OF SUNSTAR HOFFMAN INC. (OWNER) TO CONSIDER A MASTER SIGN PLAN UNDER SECTION 9-3-8-M-13 OF THE ZONING CODE ON THE RED ROOF INN PROPERTY LOCATED AT 2500 HASSELL ROAD.

Commissioner Krettler moved, seconded by Commissioner Ring, to open the above hearing. Voice Vote: 7 Ayes, 4 Absent (Boxenbaum, Henderson, Iozzo, Wehofer). Motion Carried.

Chairperson Combs swore the petitioners in.

Keyur Patel (Red Roof Inn)
Mike Mele (Montreal Neon Signs)

Keyur Patel and Mike Mele presented an overview of the project.

Dan Ritter presented an overview of the staff report.

Commissioner Wilson had no questions.

Commissioner Ring had no questions.

Commissioner Krettler asked what does the Red Roof "Plus" refer to. Mr. Patel stated there are more amenities in the rooms, which includes a snack box, mini-refrigerator, and the mattresses are certified by Serta.

Commissioner Trieb asked about the length of time the poster will be on the wall advertising new rooms. Mr. Patel stated the poster is no longer there and the picture in the packet was taken about 1-1/2 years ago. Mr. Ritter stated temporary signage would default to the Zoning Code and the code allows for temporary signage.

Commissioner Harner had no questions.

Vice Chairman Caramelli asked how many neon tubes will be installed. Mr. Mele stated just the front elevation, which is Red Roof's standard corporate look.

Chairperson Combs had no questions.

Commissioner Krettler moved, seconded by Commissioner Ring, to close the hearing. Voice Vote: 7 Ayes, 4 Absent (Boxenbaum, Henderson, Iozzo, Wehofer). Motion Carried.

MOTION: Vice Chairman Caramelli moved (seconded by Commissioner Krettler) to approve a request by Sunstar Hoffman Inc. (owner) for a Master Sign Plan dated April 19, 2017, in accordance with Section 9-3-8-M-13 of the Zoning Code for the property at 2500 Hassell Road.

Roll Call Vote:

Aye: Harner, Krettler, Ring, Trieb, Wilson, Vice Chairman Caramelli, Chairperson Combs

Nay: None

Absent: Boxenbaum, Henderson, Iozzo, Wehofer

Motion Carried.

Mr. Ritter stated that this will go to a Village Board meeting on May 1, 2017.

4. NEW BUSINESS - PUBLIC HEARING - REQUEST BY W-PT PRAIRIE STONE VII (OWNER) AND PINE TREE COMMERCIAL (APPLICANT) TO CONSIDER: (1) A PRELIMINARY AND FINAL SITE PLAN FOR A DENNY'S RESTAURANT TO BE LOCATED AT 4690 HOFFMAN BOULEVARD IN THE POPLAR-PRAIRE STONE CROSSING SHOPPING CENTER; AND (2) A MASTER SIGN PLAN AMENDMENT FOR A DENNY'S RESTAURANT TO BE LOCATED AT 4690 HOFFMAN BOULEVARD IN THE POPLAR-PRAIRE STONE CROSSING SHOPPING CENTER.

Commissioner Krettler moved, seconded by Commissioner Ring, to open the above hearing. Voice Vote: 7 Ayes, 4 Absent (Boxenbaum, Henderson, Iozzo, Wehofer). Motion Carried.

Chairperson Combs swore the petitioners in.

Kevin Killham (Food Service Concepts)
Dennis Williams (Food Service Concepts)
Lee Pearson (Pine Tree Commercial Realty)
Michael Werthmann (KLOA, Inc.)
Ken Kilberger (Denny's)

Kevin Kilham presented an overview of the project.

Dennis Williams presented an overview of the project.

Michael Werthmann presented an overview of the parking.

Lee Pearson, representing the shopping center, stated Denny's is complementary to the different tenants, including restaurants, and brings more activity to the shopping center.

Jim Donahue presented an overview of the staff report.

Mr. Kilham stated they received a verbal agreement from the Prairie Stone POA in the afternoon, and will distribute copies to staff.

Commissioner Harner had concerns regarding the 350 foot radius parking, which includes a median and no sidewalks. Mr. Donahue stated there is a similar situation just north of this site.

Commissioner Harner had concerns when the parking study was done (January), and that he has been to Stone Eagle in July and there are no open parking spaces available.

Mr. Werthmann stated the 350 foot radius was a diagram to show what parking is available within 350 feet radius, which is a very good walking distance, per Urban Land Institute. It is not uncommon in shared parking to have a circulation road to go through and have pedestrians to cross that circulation road.

Mr. Kilham stated Denny's peak times are breakfast and until 2:00PM and late night. The "dead" time at Denny's, and they would want to increase it, is from 2:00PM until late.

Mr. Werthmann stated they did parking counts in January and went back and based the demand on the Stone Eagle on the Village's Zoning Code (20 spaces per 1,000 square feet) on a Saturday evening, which was 131 parking spaces on a Saturday evening.

Mr. Donahue stated the Stone Eagle site was originally proposed as a Starbuck's plus other retailers. Parking requirements for a Starbuck's with drive-thru is almost 10.5 parking spaces per 1,000 square feet. Per the ITE manual, there are specific number of parking spaces for a specific type of use.

Commissioner Trieb asked about the comparison to the Arlington Heights Denny's, when the parking counts were done, were the parking lots clear and dry and no impact due to snow, and feels it is not how the parking spaces will be used. Mr. Werthmann stated the Arlington Heights restaurant is not similar to the setting in Hoffman Estates. The survey was used to determine the peak demand of the Denny's restaurant only and not of the other uses around the restaurant. In January, if there is snow, those spaces are not available, so the 394 parking spaces may have been down to 380 because of piling of snow.

Mr. Werthmann stated the 394 parking spaces are shared, with four main uses in those parking spaces – Sport Authority, Denny's, Stone Eagle, and the strip center.

Commissioner Trieb asked if those four main uses have an "X" number of parking spaces for their customers. Mr. Donahue stated no, it is shared parking and was always envisioned to be shared parking.

Commissioner Krettler asked, if approved, when will this project start. Mr. Kilham stated as soon as possible and would open before winter 2017.

Commissioner Ring stated in the letter received today, the Stone Eagle defines a high quality restaurant as a potential contention. Commissioner Ring stated if there was to be a steakhouse, that would significantly impact Stone Eagle, but Denny's is not a considered a high quality restaurant.

Commissioner Wilson asked about the Denny's on Roselle Road. Mr. Kilberger stated that is a different franchisee. Commissioner Wilson commented that the Denny's on Roselle Road shared parking with many other stores in the area.

Commissioner Ring stated on page 3, under traffic, item 2, the question was answered but did not checked Yes or No and requested when these forms are filled out to please check one of those boxes.

Vice Chairman Caramelli had no questions.

Chairperson Combs commented that if she had to walk 385 feet in heels to go to the Denny's, she would go to another restaurant. Mr. Kilberger stated based on their criteria and traffic, that should not happen based upon the times they do business.

Chairperson Combs stated when calculating the parking for Sports Authority, was that the type of business in the building or on square footage. Mr. Werthmann stated the parking numbers are based on Village code for a retail/commercial development. Chairperson Combs asked if a grocery store were to move into the vacant Sports Authority would there need to be more parking spaces. Mr. Donahue stated the parking ratios are recommendations in the Village code and as each petitioner comes to the Village to build a building, the Village requests they show what the parking needs will be. Mr. Donahue stated if a grocery store were to move into the building, there would be more parking demand, depending on the type of grocer, but there is still a large excess of parking based on general retail requirements.

Vice Chairman Caramelli asked if the Village checks the traffic study to see if it was done in good faith and fairness. Mr. Donahue stated the petitioner has done three revisions to the traffic study based on staff's input.

Commissioner Harner asked if the front of the building will be facing Stone Eagle and is there handicap parking. Mr. Donahue stated yes, the building will face Stone Eagle, and there are handicap parking on the plans.

Jimmy Vitale, Stone Eagle Tavern, and Patrick Turner, counsel for Mr. Vitale. Chairperson swore in Mr. Vitale and Mr. Turner. Mr. Turner asked if there was notice of public hearing signage at the site. Mr. Donahue stated he was at the site today and there was a public hearing signage facing Hoffman Boulevard and Route 59 as is required by Village code.

Mr. Turner passed out the minutes from a Plan Commission meeting in September 19, 2007 that approved the original site plan for this development. Mr. Turner stated the Stone Eagle was originally going to be a multi-unit retail development and the vacant site (now the proposed Denny's site) was going to be the high quality restaurant. Mr. Turner stated parking was an issue in 2007.

Chairperson Combs asked what is the parking space usage at noon and at the dinner hour at Stone Eagle. Mr. Turner stated this evening, all the rows in front of Stone Eagle, adjacent to the vacant pad, were full except for the handicap spaces in front of the pad. Mr. Turner had concerns regarding Village notification of this development.

Mr. Turner asked how long did it take to do the traffic study. Mr. Donahue stated the Village and the petitioner went through three revisions to the traffic study, so probably at least a couple of months.

Vice Chairman Caramelli asked if the shared parking is because there are not enough parking spaces or is it an inconvenience factor for the patrons who attend the restaurant. Mr. Vitale stated when the front doors of Stone Eagle and Denny's face each other and they are 60 yards from door-to-door, it will be an entanglement.

Chairperson Combs asked how many patrons of Stone Eagle use the parking area on the east side in front of Chipotle. Mr. Vitale stated that on Fridays and Saturdays, parking will spill over to that site, and nobody parking along Route 59.

Commissioner Ring asked if Stone Eagle utilizes the drive-thru. Mr. Vitale stated yes, a patron calls ahead and there is no ordering at the window.

Mr. Pearson stated parking is important in order to retain tenants and satisfy customers. When the shopping center was acquired, they reviewed the parking extensively. Mr. Pearson believes there is adequate parking to support not only the current tenants, but also with the addition of Denny's.

Chairperson Combs asked why was Stone Eagle not brought into the discussion earlier. Mr. Pearson stated proper notice was provided.

Mr. Werthmann stated a thorough parking evaluation was done, three revisions were made based on staff's comments and addressed all the comments, and staff is comfortable with the parking study and there is sufficient parking. The purpose of a parking study is to determine if there is adequate parking, and have shown there is sufficient parking within a reasonable walking distance.

Vice Chairman Caramelli stated there are different clientele that would go to Stone Eagle as opposed to Denny's. Mr. Vitale stated he is objecting to the placement of so many cars at the same time that is needed by Stone Eagle. Mr. Vitale also stated that cars speed down the drive aisles of the shopping center.

Commissioner Ring asked if he brought up the speeding traffic to the shopping center owner. Mr. Vitale stated no.

Chairperson Combs asked the Commission if they wanted to vote tonight or to continue this hearing. Commissioners Wilson, Ring, Krettler, Harner, Vice Chairman Caramelli requested to vote tonight. Commissioner Trieb requested a continuance.

Commissioner Krettler moved, seconded by Commissioner Ring, to close the hearing. Voice Vote: 7 Ayes, 4 Absent (Boxenbaum, Henderson, Iozzo, Wehofer). Motion Carried.

MOTION A: Vice Chairman Caramelli moved (seconded by Commissioner Krettler) to approve a request by W-PT Prairie Stone VII (owner) and Pine Tree Commercial (applicant) to consider a preliminary and final site plan for a Denny's restaurant to be located at 4690 Hoffman Boulevard in the Poplar-Prairie Stone Crossing Shopping Center, with the recommended conditions in the staff report.

Chairperson Combs asked the petitioner if the conditions of approval were acceptable. Mr. Pearson stated yes.

Roll Call Vote:

Aye: Krettler, Ring, Wilson

Nay: Harner, Trieb, Vice Chairman Caramelli, Chairperson Combs

Absent: Boxenbaum, Henderson, Iozzo, Wehofer

Motion Failed.

MOTION B: Vice Chairman Caramelli moved (seconded by Commissioner Krettler) to approve a request by W-PT Prairie Stone VII (owner) and Pine Tree Commercial (applicant) to consider a Master Sign Plan Amendment for a Denny's restaurant to be located at 4690 Hoffman Boulevard in the Poplar-Prairie Stone Crossing Shopping Center, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Harner, Krettler, Ring, Wilson, Chairperson Combs

Nay: Trieb, Vice Chairman Caramelli

Absent: Boxenbaum, Henderson, Iozzo, Wehofer

Motion Carried.

Mr. Ritter stated that this will go to a Village Board meeting on May 1, 2017.

4. NEW BUSINESS - PUBLIC HEARING - REQUEST BY ANITEJ HOTEL CORP. D/B/A COUNTRY INN & SUITES (OWNER) FOR A SITE PLAN AMENDMENT FOR FACADE AND SITE CHANGES AND A SPECIAL USE UNDER SECTION 9-8-2-C-4 OF THE ZONING CODE TO PERMIT A HOTEL TO OPERATE ON THE PROPERTY LOCATED AT 2280 BARRINGTON ROAD.

Commissioner Krettler moved, seconded by Commissioner Ring, to open the above hearing. Voice Vote: 7 Ayes, 4 Absent (Boxenbaum, Henderson, Iozzo, Wehofer). Motion Carried.

Chairperson Combs swore the petitioners in.

David Rawlings, Architect (D.L. Rawlings, Inc.)
Veer Sharma, General Contractor (Shriji Construction)

Mr. Rawlings presented an overview of the project.

Mr. Ritter presented an overview of the staff report.

Commissioner Wilson had no questions.

Commissioner Ring had no questions.

Commissioner Krettler had no questions.

Commissioner Trieb asked if the existing pool will remain. Mr. Rawlings stated there will be new furniture for the pool, and in subsequent phases, Country Inn will want the pool to be enclosed. Commissioner Trieb asked if the pool will be closed during construction. Mr. Ritter stated it is undetermined if the pool and hotel can remain open during construction and still meet building, fire and ADA codes.

Commissioner Harner had no questions.

Vice Chairman Caramelli asked staff if there was any opposition from surrounding businesses. Mr. Ritter stated no.

Mr. Sharma is requesting the sign permit to be applied for now. Mr. Ritter stated a sign permit cannot be approved unless the special use was approved and there is a business license. Mr. Ritter stated the sign cannot be installed and no sign permit can be issued until the Village Board approvals.

Chairperson Combs had questions on the dollar figures on the projected yearly revenue, and questions on the application. Chairperson Combs requested a corrected application before the Village Board meeting.

Mr. Patel (Red Roof Inn) asked if there is a timeline for the Country Inn & Suites opening. Mr. Sharma stated the goal is open by the end of May.

Commissioner Krettler moved, seconded by Commissioner Ring, to close the hearing. Voice Vote: 7 Ayes, 4 Absent (Boxenbaum, Henderson, Iozzo, Wehofer). Motion Carried.

MOTION: Vice Chairman Caramelli moved (seconded by Commissioner Krettler) to approve a request by Anitej Hotel Corp. d/b/a Country Inn & Suites (owner) for a site plan amendment for facade and site changes and a special use under Section 9-8-2-C-4 of the Zoning Code to permit a hotel to operate on the property located at 2280 Barrington Road, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Harner, Krettler, Ring, Trieb, Wilson, Vice Chairman Caramelli, Chairperson Combs

Nay: None

Absent: Boxenbaum, Henderson, Iozzo, Wehofer

Motion Carried.

Mr. Ritter stated that this will go to a Village Board meeting on May 1, 2017.

6. STAFF REPORT

Mr. Ritter stated the next meeting is May 3, with a special use and minor facade changes for a Chase Bank going in where the former Fifth Third Bank is in the Poplar Creek Crossing Shopping Center, and a special use for Rohrman to utilize the car lot on Higgins Road, west of Roselle Road for car storage.

7. MOTION TO ADJOURN

Commissioner Krettler moved, seconded by Commissioner Ring, to adjourn the meeting at 9:55 p.m. Voice Vote: 7 Ayes, 4 Absent (Boxenbaum, Henderson, Iozzo, Wehofer). Motion Carried.

Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant



Chairperson's Approval

5/3/17

Date Approved