

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

7:00 p.m.

October 9, 2017

1. CALL TO ORDER/ROLL CALL

2. PLEDGE OF ALLEGIANCE TO THE FLAG

3. PLANNING & ZONING COMMISSION REPORTS

A. Request by Cabela's Retail IL, Inc. (owner) (previously shown on application as "Cabela's Wholesale, Inc.") for a preliminary and final plat of resubdivision of Lot 4A5D2A1 in Prairie Stone located at 5225 Prairie Stone Parkway.

Voting: 10 Ayes, 1 Absent

Motion carried.

(Item deferred – see minutes of October 2, 2017)

B. Request by Cabela's Retail IL, Inc. (owner) (previously shown on the application as "Cabela's Wholesale, Inc.") and GH of Hoffman Estates LLC (contract purchaser) for preliminary and final site plan for a 121-room hotel on the newly proposed Lot 4A5D2A1B located at 5225 Prairie Stone Parkway, with 7 conditions (see packets).

Voting: 10 Ayes, 1 Absent

Motion carried.

(Item deferred – see minutes of October 2, 2017)

C. Request by Cabela's Retail IL, Inc. (owner) (previously shown on the application as "Cabela's Wholesale, Inc.") for preliminary and final site plan amendment for Cabela's located at 5225 Prairie Stone Parkway, with 1 condition (see packets).

Voting: 10 Ayes, 1 Absent

Motion carried.

(Item deferred – see minutes of October 2, 2017)

4. ADJOURNMENT



VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION
FINDING OF FACT

PROJECT NO.: 2017014P

VILLAGE BOARD MEETING DATE: October 9, 2017

Continued from: October 2, 2017

PETITIONER(S): Cabela's Wholesale Inc. (Owner) and GH of Hoffman Estates LLC (Contract Purchaser)

PROJECT ADDRESS: 5225 Prairie Stone Pkwy (Cabela's Outlot) ZONING DISTRICT: B3 – Business District

Recommendation: **APPROVAL (All Motions)**

Roll Call Vote: **10 AYES, 1 ABSENT (All Motions)**

PZC MEETING DATE: September 20, 2017

STAFF ASSIGNED: JAMES DONAHUE

MOTION #1

Approval of a request by Cabela's Wholesale Inc. (Owner) for a preliminary and final plat of resubdivision of Lot 4A5D2A1 in Prairie Stone located at 5225 Prairie Stone Parkway.

MOTION #2

Approval of a request by Cabela's Wholesale Inc. (Owner) and GH of Hoffman Estates LLC (Contract Purchaser) for preliminary and final site plan for a 121 room hotel on the newly proposed Lot 4A5D2A1B located at 5225 Prairie Stone Parkway, subject to the following conditions:

1. The following waiver is granted:
 - a. A waiver from *Section 10-4-4 B.* to allow a 5' landscape setback instead of the required 7' setback on the front property line.
2. All rooftop mechanicals shall be screened through the use of parapet walls. At time of building permit submittal, the building plans shall show compliance with this requirement. Upon final occupancy inspection, if the Village determines that the roof top units are visible from the adjacent properties; they will be required to be screened from view as approved by the Village.
3. A building permit shall be obtained within twelve months of Village Board action on the request.
4. The petitioner acknowledges that an impact fee will be due in accordance with the Village's Road Improvement Impact Fee Program. Based on The Institute of Transportation Engineers trip generation information, the fee is \$65,000 and is due prior to any certificate of occupancy being issued for the building. The applicant has the option of doing a post-occupancy monitoring study agreement for a specific traffic study of this site. The decision on the monitoring study and accompanying agreement must be made prior to the issuance of a building permit.
5. Minor revisions to the grading plans shall be corrected prior to the issuance of a building permit as directed by the Village Engineer.

6. The following conditions relate to the site construction:
 - a. A construction traffic plan denoting directional signage shall be provided for review and approval by Village staff prior to a pre-construction meeting and prior to construction commencing.
 - b. A pre-construction meeting shall be conducted with the Village staff prior to construction commencing.
 - c. Fire Department and emergency access to the property shall be maintained at all times. Petitioner shall make any adjustments on the site as needed for access as per direction by the Village.
7. The petitioner shall work with the Prairie Stone Property Association to address any outstanding conditions.

MOTION #3

A. Approval of a request by Cabela's Wholesale Inc. (Owner) for preliminary and final site plan amendment for Cabela's located at 5225 Prairie Stone Parkway, subject to the following condition, subject to the following condition:

1. Should Cabela's wish to add RV parking or horse/dog kennels to their site in the future, Village review and approval via the site plan amendment process will be required.

FINDING

The property owner is proposing to resubdivide the property into 2 lots and sell the newly created smaller lot to the contract purchaser who is proposing a four story, 121 room Holiday Inn Express hotel. The hotel would include a pool, a breakfast area, fitness center and meeting room space.

The Commission learned that the existing property (Lot 4A5D2A1) is a 29.6 acre lot that was created 2006. The lot was subsequently subdivided again in 2012 to create the lot where the Saddle Room currently sits. The property owner is proposing to resubdivide their property into two new lots to sell a portion of the property to the Holiday Inn Express developer. Lot 4A5D2A1A, which will remain the Cabela's property; will be approximately 26.4 acres. Lot 4A5D2A1B would be approximately 3.2 acres and would be improved with a Holiday Inn Express. Cross access easements exist on the property and are reiterated on the new plat as well. Easements for the new water main are included as part of the plat.

The Commission heard from staff that the original approved site plan for Cabela's provided outdoor dog kennels and horse corrals for its customers in the RV parking area that could be utilized when visiting the store. Since the opening of the store, the area designated for the RV parking, horse corrals, and dog kennels has not been utilized as expected. The proposed hotel will eliminate these areas and services as well as 127 regular parking spaces on the Cabela's site. Cabela's conducted a parking lot survey which showed that the store would still have more than adequate parking even with the removal of these remote and infrequently used spaces.

The petitioner informed the Commission that the building is proposed to be a combination of brick, stone veneer, and EIFS. The front entrance will feature a metal canopied drop off area for inclement weather and luggage

unloading. Main access to the site is proposed via the existing shared access drive off Pratum Avenue as well as from the existing shared access drive off Prairie Stone Parkway between Main Event and the Cabela's boat storage area. Cross access from the larger Cabela's site would allow access as well.

The proposed landscape plan incorporates a variety of trees, shrubs and perennials into the site design. Staff informed the Commission that due to the way the Cabela's property was originally developed with access roads, the logical lot subdivision for this property forces the front lot line behind the access aisle. This coupled with the slope of the property adjacent to the wetlands, creates a smaller useable area on the proposed lot. As a result, the landscape setback along the front yard is reduced to 5' verses the code allowed 7' with a minimum planting area of less than ten feet. The Commission felt the waiver was warranted.

The Commission questions mainly dealt with parking on the remaining Cabela's lot, backup power generators, site security.

AUDIENCE COMMENTS

None.

PLANNING AND ZONING COMMISSIONERS

Chairperson Eva Combs	Adam Bauske
Vice-Chairman Steve Caramelli	Greg Ring
Sharron Boxenbaum	Nancy Trieb
Lenard Henderson	Steve Wehofer
Myrene Iozzo	Denise Wilson
Lon Harner	

ROLL CALL VOTE (All Motions)

10 Ayes, 1 Absent (Boxenbaum)

MOTIONS PASSED

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

- Project Narrative
- Applications
- Engineering Plans
- Landscape Plan
- Preliminary & Final Plat
- Aerial Map