

PLANNING AND ZONING COMMISSION MEETING

VILLAGE OF HOFFMAN ESTATES
COUNCIL CHAMBERS
1900 HASSELL ROAD
HOFFMAN ESTATES, IL 60169
OCTOBER 21, 2020

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

Members Present

Chairperson Combs
Vice Chairman Ring
Adam Bauske
Tom Burnitz
Lon Harner

Lenard Henderson (via Electronic Attendance)
Myrene Iozzo (via Electronic Attendance)
Minerva Milford (via Electronic Attendance)
Sohita Patel
Denise Wilson

Members Absent

Nancy Trieb (Excused).

A quorum was present.

Administrative Personnel Present:

Jenny Horn, Director of Planning & Transportation; Kevin Anderson, Associate Planner; Daisy Dose, Development Services Technician.

2. APPROVAL OF MINUTES

Vice Chairman Ring moved, seconded by Commissioner Henderson, to approve the September 16, 2020, meeting minutes.

Roll Call Vote:

Aye: Bauske, Burnitz, Harner, Henderson, Iozzo, Patel, Wilson, Chairperson Combs

Nay: None

Abstain: Vice Chairman Ring

Absent: Milford, Trieb

Motion Carried.

3. CHAIRMAN'S REPORT

Chairperson Combs stated the Advance Preschool expansion of an existing daycare center at 2320 W. Higgins Road and variation for a setback reduction at 730 Orange Street were approved by the Village Board.

4. OLD BUSINESS

None.

5. NEW BUSINESS - PUBLIC HEARING - REQUEST BY HOFFMAN VILLAGE STATION LLC (OWNER) AND SEVAN ENGINEERING (APPLICANT) TO CONSIDER THE FOLLOWING REQUESTS FOR THE HOFFMAN VILLAGE SHOPPING CENTER LOCATED AT 2575 W. GOLF ROAD: 1) SPECIAL USE UNDER SECTION 9-8-2-C-1 OF THE ZONING CODE TO ALLOW AN AUTOMOBILE SERVICE STATION; 2) PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR A MARIANO'S SERVICE STATION; AND 3) AMENDMENT TO THE MASTER SIGN PLAN FOR THE HOFFMAN VILLAGE SHOPPING CENTER.

Vice Chairman Ring moved, seconded by Commissioner Wilson, to open the above hearing.

Roll Call Vote:

Aye: Bauske, Burnitz, Harner, Henderson, Iozzo, Patel, Wilson, Vice Chairman Ring, Chairperson Combs

Nay: None

Absent: Milford, Trieb

Motion Carried.

Commissioner Milford now came online electronically.

Chairperson Combs swore the petitioners in.

Tim Kratz (Sevan Multi-site Solutions)

Dan Farrell (Real Estate Manager for Mariano's)

Michael Werthmann (KLOA)

Shaun Nelson (Mariano's)

Natalie Mouw (Construction Project Manager, Kroger Company)

Tim Kratz presented an overview of the project.

Michael Werthmann presented an overview of the parking study conducted for the shopping center and proposed fuel center.

Dan Farrell presented an overview that there will be sufficient parking for Mariano's with the fuel station. Mr. Farrell stated they received good compliance by Mariano's employees to park in Parking Lot D farther away from the retail.

Kevin Anderson presented an overview of the staff memo.

Commissioner Bauske asked if there be corrals for grocery carts in Parking Lot D in case of overflow parking. Mr. Kratz stated yes, they are proposing additional grocery cart corrals.

Commissioner Harner recommended the petitioner include their proposed changes to the parking regardless of a fuel station or not.

Commissioner Harner is concerned about the traffic flow and especially the parking numbers for a Saturday. Mr. Werthmann stated they are not counting the parking spaces, they counted the people they observed parking in Parking Lot D. Parking Lots A, B, and C, when the surveys were done on a Saturday, there were 223 vehicles parked in Parking Lots A, B, and C. With the fuel center, there will be 257 available spaces, which makes a surplus of 34 parking spaces and an occupancy of 87% of those 257 parking spaces.

Commissioner Harner asked if there are 257 available parking spaces in Parking Lots A, B and C. Mr. Werthmann stated yes.

Commissioner Harner asked why is December the high peak month. Mr. Werthmann stated for all types of retail, one of the documents used by them is the Shared Parking Manual, which is based on surveys of all different types of uses and it shows the peak month for a grocery store, as well as a shopping center, is December.

Commissioner Iozzo had no questions.

Commissioner Patel had previous concerns with the pedestrian access and parking, which have been addressed.

Commissioner Milford had no questions.

Commissioner Wilson supports the fuel center.

Commissioner Burnitz thanked the petitioner with the change not to have the fuel center building open overnight without an attendant. Commissioner Burnitz is concerned with the exit onto Golf Road and the driveway to the fuel center to the main north/south road. Mr. Werthmann stated in their traffic study, that with some wayfinding signs, it can help direct the traffic to exit those aisles that are further west of the fuel pumps to help eliminate some of the concerns exiting the fuel center.

Commissioner Henderson asked if the traffic study was done pre-COVID. Mr. Werthmann stated yes, in December 2019. Commissioner Henderson stated there are 4 pickup stalls, so that would reduce the total parking spaces by 6 or 8 parking spaces. Mr. Farrell stated the pickup stalls help circulate traffic better because the order is already done when the car pulls into the pickup stall, and within 5 minutes, the groceries will be loaded into the car and the customer will be on their way. Mr. Farrell added that during COVID, people do not want to be out in public any more than they have to, so instead of shopping 2 times a week, they might shop once a week. Mr. Farrell stated the customer counts are down during COVID than pre-COVID.

Commissioner Henderson is concerned about the distance from Parking Lot D to the store. It is a long walk.

Commissioner Henderson asked will the shopping carts stacked in the front of the store be moved. Mr. Farrell stated where the sidewalk will be added will be in front of where the shopping carts are currently stored. There will still be an 8 foot clear path along the front of the store that will be a protected sidewalk.

Commissioner Henderson asked if the planters will be inside the 8 feet boundary. Mr. Kratz stated the planters are within the 8 feet boundary. The planters will be narrow and made of concrete, so there will be ample room for a walkway.

Vice Chairman Ring stated the pedestrian improvements in front of the store are highly needed and the petitioner should address the pedestrian concerns brought about at an earlier meeting, which have been addressed through the revised plans, regardless of whether or not the project is approved.

Vice Chairman Ring stated the fuel station goes along with a rewards program that Mariano's has. Vice Chairman asked did Mariano's consider looking into the community and approach the gas station owners or is it driven by BP corporate for partnering with oil companies. Vice Chairman Ring suggested if there is a rewards program to keep it in the community. Mr. Farrell stated they selected an oil company that can service if Mariano's can partner with other oil companies. Mr. Farrell stated they would stay with BP, which is an agreement that was set up.

Vice Chairman Ring stated a lot of snow is piled in Outlot B, where the fuel station will be, so where will the snow be stored. Mr. Farrell stated if the season suggests that snow is building up and taking away parking spaces, they will haul the snow off-site.

Chairperson Combs asked if the stop signs to be installed will be on posts or painted on the ground only. Mr. Farrell stated the stop signs will be on posts.

Chairperson Combs stated the parking lots appear to be fuller in normal times than what the traffic study states.

Chairperson Combs stated she talked to a tenant to the east of Mariano's, and their customers are complaining because Mariano's employees are parking in the lower part of Parking Lot D, and with the new front row to-go spaces, they are forced to walk further which is causing problems with infirmed customers. Chairperson Combs stated when Parking Lot B is eliminated, you are penalizing the tenants. The tenants on the west side of the shopping center will also lose parking spaces because Mariano's customers will be taking over their parking spaces for their customers. Mr. Farrell clarified the to go parking spaces are not for Marianos and it is for the adjacent tenant who went to the ownership of the shopping center and asked if they can do that. Mariano's had no issue with that as long as they were in compliance with Village regulations.

Mr. Farrell talked to the Mariano's store manager and shopping center ownership if there were any complaints from any of the adjacent tenants. Neither the Mariano's store manager nor shopping center ownership heard anything negative.

Chairperson Combs suggested extending parking spaces reservation to other shopping center tenants. Mr. Anderson stated there are 4 to go spaces in front Mariano's. On the east side of the main drive aisle there are 3 or 4 to go spaces installed by the property owner and which are being reviewed by the Village.

Mr. Farrell stated they will work with Mariano's employees to park at the end of the parking lot and the customer should have the right to choose the parking space they want to park within the shopping center.

Chairperson Combs has concerns regarding the traffic in the drive aisle that is directly south of the gas station that feeds into the north/south drive aisle. That intersection is extremely dangerous and there are no turn signals for the stoplight on Golf Road.

Chairperson Combs asked if there is a gas pump leak, where does the overflow go. Mr. Kratz stated as part of the permit through MWRD, the petitioner stated they have catchman systems installed in the catch basins. If there is any gas leak that runs off from the site, it has to run through those units first, where the gas is captured before it enters in the regular storm system.

Chairperson Combs suggested a pedestrian sidewalk and stop signs in the crosswalk regardless of the outcome of this project, because it is dangerous.

Vice Chairman Ring asked if the sidewalk to be installed in the front of the store will be a covered walkway. Mr. Farrell stated that is not the intent. It will be an open sidewalk and maintained as a sidewalk, as with the rest of the shopping center.

Commissioner Harner has concerns about the location of the fuel center. The east/west road between Parking Lots C and A/B goes directly into the north/south road onto Golf Road. There are cars backed up to turn onto Golf Road at every signal. If the parking lot is full, cars are often backed up further than where the east/west road is located. This is a traffic area that is heavily congested now, and if a gas station is built, traffic will increase at the north/south-east/west roads.

Mr. Anderson illustrated the area Commission Harner is referring to.

Mr. Farrell stated Kroger/Mariano's estimate 50%-60% of the fuel traffic are internal to the site already or making their grocery store trip along with their gas trip.

Mr. Werthmann stated the stop sign for the northbound traffic will help create additional gaps at that intersection. The traffic at the traffic signal on Golf Road can backup. Typically when a car gets a green light, the traffic queue clears out at most times, and that will give the cars on the east/west access road time to turn left and queue up onto Golf Road.

Chairman Combs stated in the gas station area itself, on the east ingress/egress area, the road is short to anyone turning right on the driveway off the north/south road, which can create a dangerous situation.

Chairperson Combs suggested adding a condition of approval that the gas station will only be open during the hours of the Mariano's store. Chairperson Combs asked the petitioner if they agree with this added condition, along with the other conditions of approval. Mr. Farrell stated they agree.

Akhtan Ramzanali, franchisee of Dunkin' Donuts/Baskin Robbins, 1165 Barrington Road. Mr. Ramzanali stated Mariano's customer park in front of their store and their customers cannot find a parking spot, so they leave. Mr. Ramzanali stated they have complained to the shopping center management and Mariano's employees, who told them their management told the employees to park on the west side facing Barrington Road. Traffic also backs up in front of his store so no one can easily ingress or egress due to congestion.

Rick Heidner, Heidner Properties, 5277 Trillium Boulevard. Mr. Heidner stated the plan submitted is a logistic nightmare. Mr. Heidner stated the only positive item presented today is the 8 foot pedestrian sidewalk along the front of the store. Mr. Heidner presented pictures of the shopping center from October 4, at 2:00PM, which showed no parking available. Mr. Heidner stated that cars wait for a parking space, and they will stop and wait in the drive aisle between Parking Lots B and C. Installing a stop at the corner of Parking Lot C to stop pedestrians from crossing is great, but when someone enters the gas station, the cars will queue up.

Mr. Heidner stated cars coming from Mariano's, heading north, and wanting to enter the gas station will be impeded by the cars already backed up on the east/west drive aisle south of the gas station causing the cars to stay and wait.

Mr. Heidner stated with the gas station taking up 79 parking spaces, it is not fair to the other tenants in the shopping center. There is a BP 1 mile from Mariano's, in Hoffman Estates, going towards the expressway.

Mr. Heidner stated fuel trucks deliver fuel during the day, and if there is a car waiting to turn left from the drive aisle going east, that driver cannot make a left turn because it is backed up, so the gas truck cannot make the turn.

Rick Mistretta, Prairie State Energy, 5277 Trillium Boulevard. Mr. Mistretta stated he contacted a couple of drivers of tanker trucks to talk about the site plan, in particular the tanker circulation diagram. Mr. Mistretta stated the tanker trucks are 67 feet long. The circulation diagram shows the tanker trucks going into the oncoming traffic. Usually there are cars in the diagrams where all the turning radii are. A 180 degree turn on a site circulation is not common.

Mr. Mistretta stated the petitioner said the tanker will be entering heading westbound on Golf Road. The tankers load at Des Plaines or Mount Prospect and are not going to drive west on Golf Road with all the stoplights. Tankers will take I-90, get off at Barrington Road south, head eastbound on Golf Road, and then try to make a right turn, which will require them to cut into the left lane in order to and enter into the center area. When this is done, the tanker will be coming in contact with the traffic going in the opposite direction. According to the site plan, there is insufficient radius for a truck of this size, with this long of a wheel base, to do anything else but to go into the opposite lane of traffic or the adjacent lane of traffic.

Mr. Mistretta stated tankers only unload on the right side, where the fuel comes out of the tanker and into the fills. The petitioner's drawing shows a tank bed that will force the tanker to back up and be where the customers are fueling their vehicles. The tankers would have to unload on an angle, which is not what they want to do because the hoses are only 10 feet long.

Mr. Mistretta stated that there is a risk that the tanker driver will not bother to try to enter the gas station as shown on the site circulation plan. The tanker will then go to the next entrance into the gas station, which will have the tanker going through a parking lot to queue into the gas station.

Mr. Mistretta stated the tanker will have to back up at some time. According to the site plan, in order to get the product unloaded, the tanker will need to move backwards to finish unloading their product.

Mr. Anderson stated condition #6 will be added, which states: The fueling station shall only be operable during grocery store hours and an attendant must be present during operation.

Chairperson Combs asked the petitioner if the wording was agreeable. Mr. Farrell stated yes.

Commissioner Wilson moved, seconded by Commissioner Bauske, to close the above hearing.

Roll Call Vote:

Aye: Bauske, Burnitz, Harner, Henderson, Iozzo, Milford, Patel, Wilson, Vice Chairman Ring, Chairperson Combs

Nay: None

Absent: Trieb

Motion Carried.

MOTION: Vice Chairman Ring moved (seconded by Commissioner Wilson) to approve a request by Hoffman Village Station LLC (owner) and Sevan Engineering (applicant) to consider the following requests for the Hoffman Village Shopping Center located at 2575 W Golf Road:

1. Special use under Section 9-8-2-C-1 of the Zoning Code to allow an automobile service station;
2. Preliminary and final site plan approval for a Mariano's service station; and
3. Amendment to the Master Sign Plan for the Hoffman Village Shopping Center

With the recommended condition in the staff report, and adding condition #6: The fueling station shall only be operable during grocery store hours and an attendant must be present during operation.

Roll Call Vote:

Aye: Wilson

Nay: Bauske, Burnitz, Harner, Henderson, Iozzo, Milford, Patel, Vice Chairman Ring, Chairperson Combs

Absent: Trieb

Motion Failed.

Mr. Anderson stated this will go to the Village Board meeting on November 2, 2020.

6. STAFF REPORT

Mr. Anderson stated the November 4 is canceled. The next meeting will be November 18, with two items..

7. MOTION TO ADJOURN

Vice Chairman Ring moved, seconded by Commissioner Patel, to adjourn the meeting at 8:48 p.m.

Roll Call Vote:

Aye: Bauske, Burnitz, Harner, Henderson, Iozzo, Milford, Patel, Wilson, Vice Chairman Ring, Chairperson Combs

Nay: None

Absent: Trieb

Motion Carried.

Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant.



Chairperson's Approval



Date Approved