

VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT NUMBER: PLN23-0029
PROJECT NAME: Hyatt Place Special Use Transfer
ADDRESS/LOCATION: 2750 Greenspoint Parkway
REQUEST: SPECIAL USE
OWNER/APPLICANT: ESTATES HOTEL, LLC
PROPERTY SIZE: 2.5 Acres
ZONING / LAND USE: B-2 Community Business District, Hotel

ADJACENT PROPERTIES: NORTH: B-2 Community Business District (Office)
SOUTH: B-2 Community Business District (Office)
EAST: B-2 Community Business District (Office)
WEST: B-2 Community Business District (Hotel)

PZC MEETING DATE: 7/5/23
PUBLIC HEARING: YES
STAFF ASSIGNED: Daisy Dose, AICP, Assistant Planner

REQUESTED MOTIONS

Request for a Special Use to Estates Hotel, LLC. (dba Hyatt Place) to permit a hotel at 2750 Greenspoint Parkway.

BACKGROUND

Hyatt Place has been in operation as a hotel at this location since 1996. The applicant, Estates Hotel, LLC, has purchased the property and will continue to do business as a Hyatt Place hotel franchise on site.

Hyatt Place is a 75,350 square foot, 6-story hotel. The hotel has 126 rooms, a fitness center, a pool, and flexible working spaces / meeting rooms for hotel customers. The hotel is open 24 hours a day, 7 days a week. Most business occurs Monday through Friday with check in hours of 3 pm and check out hours of 11 am. Peak operating hours are between the hours of 6 am and 8 pm.

The petitioner is not proposing any changes to the business operations or to the site with this submittal.

STAFF ANALYSIS

Zoning

The subject property is zoned B-2 Community Business District. Hotels are listed as a special use in the B-2 district, pursuant to Section 9-8-2-C-4. Due to the change in ownership, a new Special Use approval is being requested by the new owner.

Parking

The hotel currently has 135 parking spaces, including 5 accessible spaces. The parking provided is in line with the Village Code Off-Street Parking Guidelines which recommends 1.1 spaces per guest room.

The petitioner has indicated that the hotel has a staff of approximately 30 employees. All employees are required to park in the rear of the building. The Village has not received complaints regarding parking at this location.

STANDARDS FOR A SPECIAL USE

Section 9-1-18-I of the Zoning Code – Standards for a Special Use – states that the Planning and Zoning Commission shall not recommend the adoption of a proposed Special Use unless it finds that the Special Use meets the Standards for a Special Use as set forth in the Zoning Code:

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided;
5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in public streets; and
6. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except in each instance as such regulations may be modified by the Village Board pursuant to the recommendation of the Planning and Zoning Commission.

The petitioner has addressed these standards in their application.

NOTIFICATION

A public notice was published in the Daily Herald 15 days prior to the hearing. Standard notification letters have been sent to surrounding properties within 300 feet. A Notice of Public Hearing sign was placed on the property 10 days prior to the Planning and Zoning Commission hearing. No objections have been received.

RECOMMENDED CONDITIONS

If the Planning and Zoning Commission recommends approval of the request, staff recommends the following conditions be included:

1. The approval of the Special Use shall be based on the application materials submitted by the petitioner for this request.

Attachments: Location Map
 Application

2750 Greenspoint Parkway

PIN: 06-01-200-033-0000



Legend

-  Subject Property
-  Parcels
-  Village Boundary



Planning and Transportation Division
Department of Development Services

June 2023



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING GENERAL APPLICATION

PROJECT NAME: Hyatt Place

ADDRESS: 2750 Greenspoint Parkway, Hoffman Estates, Illinois 60169

PROPERTY INDEX NO.: 06 – 01 – 200 – 031 and 06 – 01 – 200 – 033

PROPERTY ACRES: 2.51 **ZONING:** B-2

PROJECT DESCRIPTION: hotel

REQUESTS BEING MADE (check all that apply):

Application Type	Subtype	Addendum
<input type="checkbox"/> ANX - Annexation	N/A	N/A
<input type="checkbox"/> MSP - Master Sign Plan	<input type="checkbox"/> New <input type="checkbox"/> Amendment	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> PLAT - Subdivision	<input type="checkbox"/> Non-Residential Preliminary <input type="checkbox"/> Non-Residential Final <input type="checkbox"/> Non-Residential Preliminary/Final	<input type="checkbox"/> Residential Preliminary <input type="checkbox"/> Residential Final <input type="checkbox"/> Residential Preliminary/Final N/A
<input type="checkbox"/> PLAT – Other	Type _____	N/A
<input type="checkbox"/> RPD Amendment	N/A	N/A
<input type="checkbox"/> REZ – Rezoning	From _____ to _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> SPR - Site Plan Review	<input type="checkbox"/> Preliminary Concept <input type="checkbox"/> Preliminary	<input type="checkbox"/> Final <input type="checkbox"/> Preliminary/Final <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> SPA - Site Plan Amendment	<input type="checkbox"/> Staff Review <input type="checkbox"/> Administrative Review	<input type="checkbox"/> Minor Amendment <input type="checkbox"/> Major Amendment <input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> SU – Special Use	<input checked="" type="checkbox"/> Listed Use (please list) <u>Hotel</u>	<input type="checkbox"/> Use Not Cited (please list) <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> TA - Text Amendment	<input type="checkbox"/> Subdivision Code <input type="checkbox"/> Zoning Code	<input type="checkbox"/> Other (please list) _____ N/A
<input type="checkbox"/> VAR – Variation	<input type="checkbox"/> Non-Residential <input type="checkbox"/> Residential <input type="checkbox"/> Sign	<input type="checkbox"/> Yes <input type="checkbox"/> No

I. Owner of Record

Vishal Thakkar

Estates Hotel, LLC

Name

Company

17 W 710 22nd

Oak Brook Terrace

Street Address

City

IL

60181

7156978046

vishalthakkar2004@gmail.com

State

Zip Code

Telephone Number

Email

II. Applicant (if not the owner)

Name

Firm/Company

Street Address

City

State

Zip Code

Telephone Number

Email

Applicant's relationship to property: _____

III. Authorized Agent on Behalf of the Owner or Applicant

Charles Mack

Mack Law Group

Name

Firm/Company

1363 Shermer Road # 210

Northbrook

Street Address

City

IL

60062

847.239.7212

charles@mlgcounsel.net

State

Zip Code

Telephone Number

Email

IV. Owner Consent for Authorized Representative

It is required that the **property owner or designated representative** be at all requests before the Planning and Zoning Commission (PZC). During the course of the meeting, questions may arise regarding the overall site, site improvements, special conditions to be included in a PZC recommendation, etc. The representative present must have knowledge of the property and have the authority to make commitments to comply with any and all conditions included in the PZC recommendations. Failure to have the owner or designated representative present at the meeting can lead to substantial delays in the hearing process. **If the owner cannot be present at the meeting, the following statement must be signed by the owner:**

I understand the requirement for the owner or an authorized representative to be present at the meeting with full authority to commit to requests, conditions and make decisions on behalf of the owner. I hereby authorize the following person(s)/firm(s) to act on my behalf and advise that he/she has full authority to act as my/our representative.

Charles Mack, Esq

Name/Firm

Name/Firm

Name/Firm

Name/Firm



Vishal Thakkar


Owner Signature

Print Name

IV. Acknowledgement(s)

- Owner, applicant and authorized representatives may include other team members (consultants, brokers, tenants, etc.) that may be called upon to present at public meetings before the Planning and Zoning Commission and Village Board.
- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable or otherwise.
- Planning and Zoning Commission members and Village Staff often conduct inspections of subject site(s) as part of the pre-hearing review of requests. These individuals will be carrying official Village identification cards that can be shown upon request.

The Owner and Applicant, by signing this Application, certify to the correctness of the application and all submittals.

Owner's Signature: 
Owner's Name (Please Print): VISHAL THAKKAR
Applicant's Signature: _____
(If other than Owner)
Applicant's Name (Please Print): Vishal Thakkar
Date: 5-30-2023

IV. Application and Document Submittals

All required application materials should be submitted to the Planning & Transportation Division in electronic format via email to planning@hoffmanestates.org. Staff will notify the applicant if full size plan submittals are also required for a particular project review. Submittal requirements can be found in Subdivision Code, Section 10-6 of the Village's Municipal Code.

All applications fees must be paid before the Planning and Zoning Commission can hear any case.

Please contact the Planning & Transportation Division with any questions:

Email: planning@hoffmanestates.org
Address: 1900 Hassell Road
Hoffman Estates, IL 60169
Phone: (847) 781-2660

Hyatt Place Hotel – Project Narrative

The Hyatt Place hotel located in Hoffman estates is an upscale hotel property offering accommodations for both business travelers and families. The hotel has spacious rooms and also provides flexible spaces to work or socialize, 24/7 fitness center access, swimming pool and a dining option, with its café restaurant. The hotel is pet friendly. The hotel is a franchised hotel under the Hyatt brand, which is considered one of the top hotel brands in the country.

The hotel has been a part of Hoffman Estates for more than 10 years. As a new owner, we will continue to operate the hotel in accordance with the highest standards of Hyatt. We will be upgrading the hotel lobby and the exterior appearance of the hotel. We will also be improving the café restaurant and offering more food options to our guests. Please note that the hotel offers a complimentary breakfast. The hotel also has a pantry for use by our guests containing sundry items and snacks and beverages.

The hotel is open 24 hours a day, seven days a week. Most of our business occurs Monday through Friday with guests checking in on Monday and leaving either on Thursday or Friday. Check out time is 11 AM and check-in time is 3 PM. Most of the hotel activity, persons entering or leaving, occurs from 6 AM until 8 PM.

The hotel has a staff of approximately 30 people. The front desk always has a person present. Most of the staff works from 7 AM to 3 PM. The rooms are cleaned and prepared for the next guest as well as the entire hotel is thoroughly cleaned during the day. The hotel also has a maintenance person. The restaurant hours are from [05:30AM] to [12:30AM]. The only access to the hotel without a room card is through the front lobby. Access through the other doors of the hotel and the rooms is through the use of a room card. After [11] p.m. until [06] a.m. guests are required to either use a room card or ring the bell for access through the lobby.

The hotel has 126 guest rooms. There are [69] rooms with a king bed and [57] rooms with two queen beds. The hotel has adequate parking with 135 parking spaces. Five of the parking spaces are handicap parking spaces. The hotel parking lot is well lit. Employees are required to park in the rear of the building. Many employees carpool to work.

We anticipate occupancy of approximately 100 rooms per night. Occupancy is fairly consistent throughout the year. The number of occupants for a room can range from 1 to 4 people. Occupancy by more than four people in a room is prohibited.

The hotel has a meeting room, which can accommodate up to [60] people. Substantially all the time that the meeting room is used it is used by guests of the hotel. On some occasions, outside parties will use the meeting room.

The hotel has video security cameras located throughout the hotel and the parking lot. Each hotel room has a telephone with the ability to directly dial 911 in case of an emergency. The hotel is also fully sprinklered.

STANDARDS OF A SPECIAL USE

Zoning Code Section 9-3-9-M-13 requires that the Planning and Zoning Commission shall, in making its determination, find that adequate evidence is provided to meet the Standards of a Special Use. All standards must be answered in full.

1. The establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. Please provide an explanation on how the request meets these standards.

The property is operated as a Hyatt Place hotel. The hotel has rules and regulations in place for its guests to observe and abide by, which prohibit illegal activities

2. The Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. Please provide an explanation.

The hotel is an upscale hotel and is operated in accordance with the franchises standards.

3. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. Please provide an explanation.

The hotel is part of an overall development. The surrounding area is also zoned B – 2

4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided. Please provide an explanation.

The hotel has utilities and access to a public right-of-way. The property has adequate parking.

5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in public streets. Please provide an explanation.

The hotel has access to a public right-of-way

6. That the Special Use shall in all other respects conform to the applicable regulations of the district in which it is located, except in each instance as such regulations may be modified by the Village Board pursuant to the recommendation of the Planning and Zoning Commission. Please provide an explanation.

The hotel conforms in all respects to the applicable rules and regulations and ordinances of the Village of Hoffman Estates. There are no building code violations. The property has received a certificate of occupancy

ALTA/ACSM Land Title Survey

Hyatt
2750 Greenspoint Parkway
 Hoffman Estate, IL
 County of Cook

Surveyor Certification

To Chicago Title Insurance Company, and American National, LLC.

This is to certify that the map or plat and the survey upon which it is based were made in accordance with the 2017 ALTA/ACSM Land Title Surveying Standards, which were adopted by the American Land Title Association in 2017, and the 2015 ALTA/ACSM Land Title Surveying Standards, which were adopted by the American Land Title Association in 2015.

Surveyor Information:
 Surveyor: James L. Hrapcok
 Illinois Professional Land Surveyor No. 3180
 7222 Courtyard Drive
 Plainfield, IL 60585
 Date of Survey: August 20, 2012
 Date of Last Revision:
 Network Reference # 301203855

Record Legal Description

Parcel 1 is a portion of the property described in the Record Legal Description of the property located in Cook County, Illinois.

Parcel 1 is a portion of the property described in the Record Legal Description of the property located in Cook County, Illinois.

Parcel 1 is a portion of the property described in the Record Legal Description of the property located in Cook County, Illinois.

ABOVE LEGAL DESCRIPTION IS THE SAME PROPERTY AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 140 DOWNSIDE 12-220-110.dwg 12-220-110.dwg August 20, 2012 - 14:12:49 DWG Name: \ALTA\PROJ\12-220-110.dwg Updated By: User

Legend of Symbols & Abbreviations

- Power Pole
- Light Pole
- Transformer
- Utility Pedestal
- Gas Valve
- Water Valve
- Manhole
- Catch Basin
- Fire Hydrant
- Electric Meter
- Gas Meter
- Clean Out
- Storm Sewer
- Sanitary Sewer
- Parking Stop
- Traffic Signal
- Sign
- Flag Pole
- Satellite Dish
- Telephone
- Ballast
- IP-Box
- Auto Sprinkler
- Stone Wall
- Chain Link Fence
- Stockade Fence
- Electric Wire
- Overhead Wire
- Monitoring Well
- Buried Utilities
- Telephone
- Radiant
- Air Conditioner

Utility Notes

The location of utility markers are shown as a series of dots. A number indicates the depth in feet from the ground surface to the top of the marker. A number in parentheses indicates the depth in feet from the ground surface to the bottom of the marker. A number in a circle indicates the depth in feet from the ground surface to the top of the marker.

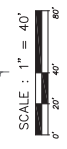
Statement of Encroachments

HEREIN REFLECTED

Zoning Information

The Surveyor has no opinion as to whether the zoning information is the same as that shown on the zoning map of the City of Chicago.

PARCELS	TOTAL
AREA	109,308.44
ACRES	2.51

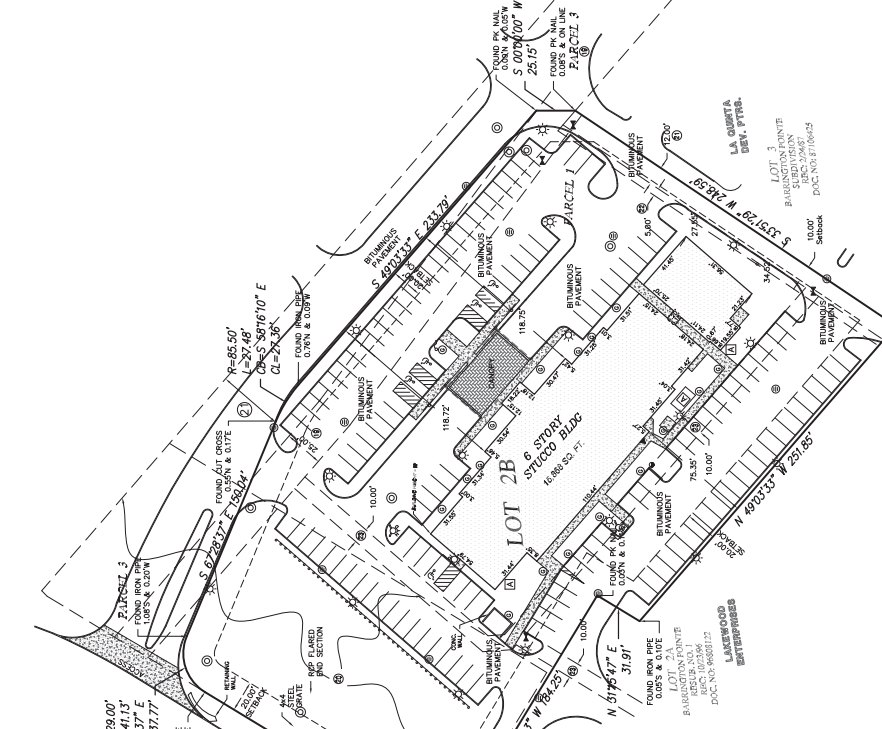


Notes Corresponding to Schedule B

1. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
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Notes corresponding to Schedule B, including notes 1 through 20, detailing survey measurements and findings.

FLOOD NOTE: By graphic plotting only, this property is in Zone(A) - 100 Year Flood Hazard Area, which means on an effective date of this survey, there is a 1% annual chance of flooding. For more information, call the National Flood Insurance Program (NFIP) at 1-800-358-7777. The NFIP is a federal program that provides flood insurance to property owners in participating communities. The NFIP is a federal program that provides flood insurance to property owners in participating communities.



Surveyor's Notes

1. ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS.
2. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
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