



City of Oakbrook Terrace
Planning & Zoning Commission Meeting
Tuesday, September 3, 2019
Case #20-05

The Planning and Zoning meeting was called to order by Chairman Caslin at 6:01 P.M.

Chairman Caslin asked Building and Zoning / Planning and Zoning Secretary Lozano to take roll call.

Present: Chairman Caslin, Commissioners Ventura, Jackson, Freda, Donoval, Cardenas.

Absent: Walberg

Also Present: Mihaela Dragan, Building and Zoning Administrator, Peter Pacione, City Attorney, Addy Lozano, Building and Zoning / Planning and Zoning Secretary

Chairman Caslin said the first order of business was to approve the minutes of August 20, 2019, Case #20-04 for 1S551 Marshall Road, Petitioner Wanda and Stanley Lane.

Chairman Caslin asked if there was any final discussion.

MOTION Commissioner Jackson moved and Commissioner Freda seconded the motion to approve the minutes of August 20, 2019, Case #20-04 for 1S551 Marshall Road, Petitioner Wanda and Stanley Lane.

Chairman Caslin asked Building and Zoning / Planning and Zoning Secretary Lozano to take the roll call.

Ayes: Chairman Caslin, Commissioners Ventura, Donoval, Jackson, Freda, Cardenas,

Nays: None

Absent: Walberg

MOTION PASSED WITH A 6-0 VOTE.

will be in the Sleep Inn component and the lobby for both hotels. But the rooms on the first, second, and third floor of the east wing will be Sleep Inn rooms. The north wing will also be Sleep Inn. The west wing will be where MainStay Suites is. You'll have individual hotel units in the east and the north. In the west wing you are going to have the extended stay components with the kitchenettes. I think the important thing to think about in this situation is, with today's hotel market, occupancy is below 90%. During peak season you'll have some, but not all hotels sellout. When you bring in an extended stay component to a hotel, the occupancy rate are higher than the typical hotel occupancy. What that does from an operational perspective, is it allows you to manage pricing on the ordinary hotel room side to be more competitive. We are going to have 142 rooms. The 142 rooms is a slight decrease from what exist there now. The reason for the decrease is that we are moving some hotel rooms to allow for a kitchen, breakfast area, meeting room, and better lobby.

The exceptions that we are looking for in the PUD content are many, I think the way you can expect me to organize those in this presentation are by what is new and what is existing. The hotel itself with the two different uses is capable of operating in a subdivided lot. You might wonder why we are coming in for a PUD, a PUD allows for adjustments down the road if necessary. Changes could be made on the basis of what practically makes sense. The standard for a Planned Unit Development is different than what you see for variations. I'm not going to talk too much about standards, I know that you understand standards, but when it comes to variation standards it might be difficult for you to find particular hardship. From a Planned Unit Development context some of this makes sense. When it comes to granting the relief there are areas that we might be asking for some flexibility. One relates to signage, right now there is a sign that is permitted by easement on Comar at the intersection of Comar Drive and Midwest Road. It was a ground base monument sign that used to be there. We are asking for some flexibility there, we might put another sign there as it is allowed. But in the alternative after talking to Mr. Danos and Mr. Yaqoob, the owner of B.P. Gas has said he would consider putting a sign in his north side yard closer to Comar to get that sign outside of the street elevated somewhere along the side yards. That is the flexibility that we are looking for. Future flexibility in this instance might relate to subdivision with the PUD. The division of use is essentially right now on the east side of the west wing of the hotel and straight back. There is a doorway on each floor that transitions from Extended stay to Sleep Inn.

the existing tall wall sign that extends above the south west corner of the property. With the 50 foot pole sign that was entitled for La Quinta, we've done the same thing here. In case that pole sign has to be replaced and by engineering standards today, they might have to build up that foundation, we're going to ask for an additional 3 feet to allow for that. There will be signage on a pole sign where the Denny's sign is coming of 22nd Street into 22nd Street Plaza, you'll also have signage on Midwest Road. We can work with Mr. Yaqoob to have that signage in one the north yards of the B.P Gas. In speaking with Gus Danos, I think he prefers to have that signage in Mr. Yaqoob's north yard. If Mr. Yaqoob approves the use of his north yard signage, we will not have a sign in Comar Drive.

As far as changes that may have occurred with La Quinta PUD and what are presenting now, there was some discussion with the loading zone. La Quinta operations did not need a loading zone, this site does not need a loading zone. La Quinta's loading zone was about 7-8 feet wide off the east end of the south wing of the building. That is where loading will occur even without a loading zone. Neither hotels require a loading zone for operational purposes. At this point we thought it was more important to have a fire lane there. As far as the aisles and parking configurations, that is all going to remain the same. What we are asking for, is for relief to allow for the existing dimensions of the parking spaces, meaning there are some that are too narrow and some that are not deep enough. Those spaces generally exist in a handful of locations, essentially in the east and west aisles you'll see substandard parking spaces. We will like to maintain those until the parking lot is re-stripped and resurfaced. We'll then do our best to meet the code.

From a landscaping perspective, you'll expect the site to do what's best to meet the code. There is a retaining wall on the south lot line west of the main entrance, and along the entirety of the west lot line. In this instance we are landscaping below the west retaining wall just to make sure the interior lot looks good. There is a setback that we are dealing with, but there is a small strip for landscaping towards the north of the building, and then on the south where there is a retaining wall were not touching anything below the retaining wall because there is landscaping within the ties of the retaining wall that is being preserved. Once the retaining wall comes to an end, the landscaping builds up again as you move east to the south east corner of the property and that leaves the east lot line of the property where we are doing more of what is required to achieve a better landscaping that is not much different than what was approved with La Quinta.

splits between the kitchen and the serving area. Another block is going to be the exercise room, meeting room, offices, and public bathrooms. The height deviation we are requesting for is more for the structure of it, to give ourselves a little bit of more room as we are designing the final drawings. The same thing for the canopy, the 3 inch deviation is because the new canopy is going to be a little bit wider, there is a slight skew in the lot. The major impact is on the eastern wing, that area is getting a fluff, the rest is going to remain with that block style that is already there. One slight deviation is the transition from the Sleep Inn gray colors to the brown tones of the MainStay. What we intend to do, is wrap the gray into the MainStay tower element. The roof is going to stay the same material, we are going to clean it and paint it. There's a couple of windows that we are going to enlarge to allow more light in the lobby area, exercise room, and breakfast room.

Commissioner Freda asked, since this is a 30 year old building, are all the electrical and sewer lines going to be adequate for all the new work?

Eric Carlson answered, some of that is going to have to be updated and replaced, some of it is a bit old and not up to code.

Chairman Caslin directed his comment to Mark Daniel, you keep referring back to La Quinta when it was built in the late 80's early 90's, my point being because La Quinta sign is up there at 50 feet, you are phrasing it like its there and we can change it if we want to, we do not agree with that path. The minute you tamper with something it's a whole new ball game, it doesn't go back to 1988.

Mark Daniel responded, that is why we are here to ask for the 53 feet. It's a critical element of this project.

Chairman Caslin answered, and I don't have a problem with that. When I see the monument sign that is on the south east corner, it's just a piece of stone, are we going to have a LED sign there?

Mark Daniel answered, the sign package provided has an 11 foot wide sign that could approach 6 feet tall and it will be situated on the same general location. The monument sign will be situated on the south east corner angled towards the south east.

actually less than what was originally proposed and approved. So they do have sign footage left over.

Commissioner Donoval asked, you have 129 parking spaces, how many employees do you plan on having?

Mark Daniel answered, we are going to have the cleaning crew come onsite after the peak morning when guests are checking out. Two will be on staff at all time, one in the front and one in the back. During the busier hours you can expect to have two at the front desk.

Commissioner Donoval also asked, how many parking spaces will you need for employees?

Mark Daniel answered, I think overall you will need three spaces all day long. During the breakfast period you will have somebody in the kitchen, that brings it to four parking spaces.

Commissioner Donoval then asked, is the restaurant going to be public or only for hotel guest?

Mark Daniel answered, only for hotel guests.

Building and Zoning Administrator Dragan added, just to clarify, Gus Danos is the owner of the properties east of the hotel and north of the hotel, Terrace Oaks I, and II. Mark referred to him a couple of times during the presentation. Gus Danos also owns Comar Drive.

MOTION Commissioner Jackson moved and Commissioner Freda seconded to approve Case #20-05.

Chairman Caslin asked Building and Zoning / Planning and Zoning Secretary Lozano to take the roll call.

Ayes: Chairman Caslin, Commissioners Jackson, Ventura, Freda, Donoval, Cardenas

Nays: None

Absent: Walberg

MOTION PASSED WITH A 6-0 VOTE.