

April 5, 2007

Mr. William J. Mueller,  
Village President, and  
Board of Trustees  
Village of Lombard

**Subject: PC 07-09: Text Amendments to the Lombard Zoning Ordinance  
(Transient Guest Definitions)**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The Village of Lombard is proposing text amendments to Section 155.802: Rules and Definitions to modify the definition of “Hotel or Motel” and/or any other associated definitions pertaining to the transient guest time length of stay at such facilities.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on March 19, 2007.

William Heniff, Senior Planner, presented the petition. He stated that the Community Development Department is proposing a few amendments to the definitions sections of the Zoning Ordinance as it pertains to hotels and motels and other types of transient guest establishments. The amendments are intended to clarify the intent of each use, address inconsistencies, and issues pertaining to the length of stay at such establishments.

The intent of the amendments is two-fold. It is intended to further define where hotels, which provide for extended stay accommodations, are differentiated from other types of transient residence facilities. The intent is to ensure that hotel and motels remain primarily short-term accommodation facilities and do not become longer-term guest facilities such as rooming houses or even de facto apartments.

Secondly, staff would also like to ensure that such facilities are subject to the hotel/motel tax provisions to the greatest extent possible as provided by State Statutes. While staff originally intended to cap the length of stay at such facilities, the Statutes and practical code enforcement provisions preclude establishing specific limits of stay for guests. As such, Counsel suggested alternate language to denote that intent of hotels and motels, which provide greater, but not absolute differentiation, from other types of guest facilities.

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He then discussed the specific language in the proposed amendments, noting that staff recommends approval of the petition.

Chairperson Ryan then opened the meeting for public comment. There was no one in the audience to speak in favor of or against the petition. He then opened the meeting for discussion among the Commissioners. The Commissioners did not have anything to add to the petition.

After due consideration of the petition and the testimony presented, the Plan Commission found that the proposed text amendments do comply with the standards of the Lombard Zoning Ordinance. Therefore, the Plan Commission, by a roll call vote of 4 to 0, recommended to the Corporate Authorities, approval of PC 07-09.

Respectfully,

**VILLAGE OF LOMBARD**

Donald F. Ryan  
Chairperson  
Lombard Plan Commission

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