

September 17, 2018

Title

PC 18-03

Petitioner & Property Owner

Yorktown Hotel LLC
175 Remington Blvd
Bolingbrook, IL 60440

Property Location

2100 St. Regis Drive

Zoning

B3PD – St. Regis Planned
Development

Existing Land Use

Vacant/Undeveloped

Comprehensive Plan

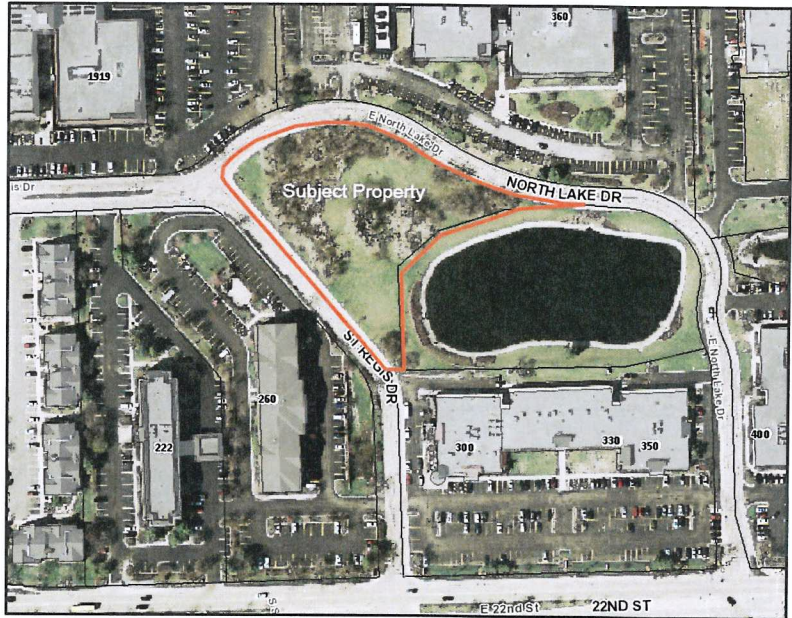
Office

Approval Sought

Approval of a major change to the St. Regis Planned Development to provide for the placement of freestanding signs

Prepared By

Anna Papke, AICP
Senior Planner



LOCATION MAP

DESCRIPTION

The petitioner, Yorktown Hotel LLC, previously received zoning entitlements to develop the property at 2100 St. Regis Drive with a 96-room Holiday Inn Express hotel (PC 18-02). PC 18-02 included a variance for wall signage, but did not include any plans for freestanding signs. The developer is now advancing a concept for a freestanding sign on this property.

The property is located in the St. Regis Planned Development. The St. Regis Planned Development was established in 1978 by Ordinance 2249. Ordinance 2249 includes specific sign provisions that prohibit freestanding signs in the planned development with the exception of one previously existing St. Regis identification sign. The planned development has subsequently been amended on a number of occasions to add provisions for additional freestanding signs (see site history summary below). However, the overall prohibition against new freestanding signs remains; each additional freestanding sign requires amending the signage language for the St. Regis Planned Development.

EXISTING CONDITIONS

The subject property is currently undeveloped. The petitioner is in the process of obtaining building permits for the Holiday Inn Express development approved with PC 18-02.

Project Details

Parcel Size:	1.83 acres
Hotel Size:	96 rooms
Parking:	96 spaces
Sign face area:	25 square feet
Sign height:	Six feet

Requested Actions

1. Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the St. Regis Planned Development, as established by Ordinance No. 2249 and amended by Ordinance Nos. 4409, 4470, 4596 and 7472, in order to provide for the placement of freestanding signs

Submittals

1. Petition for public hearing, dated August 16, 2018;
2. Response to standards for planned developments with other exceptions, dated August 14, 2018;
3. Plans showing sign dimensions, materials and design;
4. Site plan, by ECA Architects and Planners; and
5. Partial site plan, by ECA Architects and Planners.

APPROVAL(S) REQUIRED

1. Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the St. Regis Planned Development, as established by Ordinance No. 2249 and amended by Ordinance Nos. 4409, 4470, 4596 and 7472, in order to provide for the placement of freestanding signs.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments on this petition. Should the petition be approved, additional comments may be forthcoming during permit review.

Fire Department:

The Fire Department has no comments on this petition. Should the petition be approved, additional comments may be forthcoming during permit review.

Private Engineering Services (PES):

PES doesn't have any comments at this time. Based on the location and direction it does not appear the sign will block drainage at that intersection on their property. Additional comments may be forthcoming during permit review.

Public Works:

Public Works has the following comments. Additional comments may be forthcoming during permit review.

1. The proposed sign location is very close to the existing water main. As such please add the following conditions of approval:
 - a. The proposed sign base shall be at least five feet horizontally from the water main in order to minimally accommodate access to the main; and
 - b. Due to proximity of the sign being within 15 feet of the water main, the Village of Lombard shall not be held responsible for damage to the sign inadvertently caused in the process of accessing the main.

Planning Services Division:

The Planning Services Division notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning	Land Use
North	B3PD	Office complex
South	B3PD	Office complex and Greek Islands restaurant
East	B3PD	Stormwater pond serving surrounding area
West	B3	Hotel – Extended Stay America
Northwest	B3	Office complex – DuPage Corporate Center

The subject property has received Village approval of a conditional use for a hotel. The area surrounding the subject property is developed with a mixture of office, hotel and residential uses. The proposed sign is consistent with the signage present on other properties in the immediate area.

2. Comprehensive Plan Compatibility

The Comprehensive Plan designates this property as suitable for office development. The proposed signage is consistent with the type of signs typically found in office districts.

3. Planned Development and Sign Ordinance Compatibility

Though the underlying zoning on the subject property is B3, the St. Regis Planned Development ordinances state that signage in the planned development shall comply with the O Office District requirements in the Lombard Sign Ordinance. Staff has reviewed the proposed freestanding sign against the Office District sign standards and notes the following:

- Properties in the O District are permitted to have one freestanding sign with a maximum area of 30 square feet and a maximum height of six feet. The proposed sign meets these standards with an area of 25 square feet and overall height of six feet.
- Signs in the O District must be set back at least 10 feet from all property lines. The proposed sign meets this requirement.

4. Request for a Major Change to a Planned Development

A. Major Change: Amend the St. Regis Planned Development, as established by Ordinance No. 2249 and amended by Ordinance Nos. 4409, 4470, 4596 and 7472, in order to provide for the placement of freestanding signs.

The St. Regis Planned Development has been amended twice previously to provide for specific freestanding signs (PC 97-32 and PC 99-02). The proposed Holiday Inn Express sign is similar to the signs already located in the planned development with respect to sign area and overall height. Staff considers the proposed sign to be consistent with the other signage in the planned

development, and consistent with the type of signage permitted in the Office District. Staff supports the major change.

5. *Sign Location*

The petitioner proposes to install the sign near the intersection of St. Regis Drive and North Lake Drive. This portion of the property is encumbered by a utility easement. The Village has consented to the sign being installed within the easement with the following conditions: that the sign be at least five feet away from Village-owned utility lines; and that the Village not be held responsible for damage to the sign inadvertently caused while accessing the utility lines. Additionally, the petitioner will need to obtain permission to place the sign in the easement from non-Village utility companies prior to receiving a building permit.

The petitioner has proposed an alternative location in a landscape island along St. Regis Drive. Staff recommends that in the event the sign cannot be placed in the utility easement, the petitioner be allowed to install the sign in the alternative location without appearing before the Plan Commission again.

6. *Informational Signs*

In the response to standards, the petitioner states that informational signs will be installed at the three driveways into the property. The Sign Ordinance describes informational signs as distinct from freestanding signs. The St. Regis Planned Development ordinances do not address informational signs. Therefore, the provisions of the Sign Ordinance apply to the proposed informational signs. Staff notes the proposed informational signs comply with the relevant standards in the Lombard Sign Ordinance.

SITE HISTORY (SINCE CREATION OF ST. REGIS PLANNED DEVELOPMENT)

PC 78-29: St. Regis Planned Development with sign provisions established (Ordinance 2249).

PC 97-32: Amending Ordinance 2249 to allow two additional freestanding signs in the St. Regis Planned Development (Ordinance 4409).

SPA 98-02: Site plan approval granted for an office building on subject property.

PC 99-02: Amending Ordinance 2249 to allow a new freestanding sign at the corner of 22nd Street and Fairfield Avenue (Ordinance 4596).

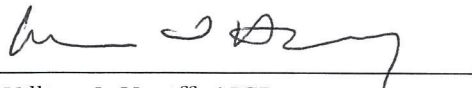
PC 18-02: Approving a conditional use for a hotel, approval of companion major changes to the St. Regis Planned Development including a deviation for wall signage, site plan approval, approval of a landscaping variation, and approval of a major plat of resubdivision (Ordinance 7472).

FINDINGS & RECOMMENDATIONS

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it meets the standards for a major change to a planned development, as established by the Lombard Zoning Ordinance. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition:

Based on the submitted petition and testimony presented, the proposed major change to a planned development **complies** with the standards required by the Village of Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of PC 18-03, subject to the following conditions:

1. That the petitioner shall develop the sign in substantial accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code;
2. That the proposed sign base shall be at least five feet horizontally from the water main in order to minimally accommodate access to the main;
3. Due to proximity of the sign being within 15 feet of the water main, the Village of Lombard shall not be held responsible for damage to the sign inadvertently caused in the process of accessing the main;
4. The petitioner shall obtain permission from non-Village utility companies stating they have no objection to locating the sign in the utility easement prior to obtaining a building permit;
5. In the event the sign cannot be placed in the utility easement, the petitioner shall be allowed to install the sign in the alternative location without appearing before the Plan Commission again;
6. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
7. Pursuant to the Zoning Ordinance, construction of the sign shall commence within one (1) year from the date of approval of the ordinance, or this approval shall become null and void unless a time extension has been granted by the Village Board.



William J. Heniff, AICP
Director of Community Development

c. Petitioner

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August 14, 2018

**APPLICATION FOR PUD AMENDMENT FOR A NEW MONUMENT
SIGN AT THE 4-STORY HOLIDAY INN EXPRESS & SUITES AT SEC
OF NORTHLAKE ROAD AND ST. REGIS DRIVE.**

To: Mayor, Village Board & Plan Commission
c/o Jennifer Ganser
Village of Lombard
Community Development
255 E. Wilson Ave.
Lombard, IL 60148

Yorktown Hotel LLC ("Applicant") submits this Application and supporting plans and documents to the Corporate Authorities of the Village of Lombard for approval of a Planned Unit Development Amendment to allow a monument sign for the 96 room hotel, Holiday Inn Express and Suites, at the SEC of Northlake Road and St. Regis Drive. ("The Property"). A schedule of the supporting plans and documents is attached hereto.

Applicant: Yorktown Hotel LLC
Vishal Thakkar
175 Remington Blvd.
Bolingbrook, IL 60440

Subject Property Address: SEC of Northlake Road and St. Regis Drive

Legal Description: Refer to Plat of Subdivision

PIN: Main: 06-20-307-019 /
Retention Pond: 06-20-307-020

Lot Size: 1.83 Acres

Current Zoning District: B3PD and Ordinance 2249

INTRODUCTION – PROJECT DESCRIPTION

Applicant seeks to include a 6'-0" tall, 6'-3 1/4" wide internally illuminated standard corporate designed monument sign at the South East corner Northlake Road and St. Regis Drive for the Holiday Inn Express & Suites that is being permitted for the location. This is the smallest monument sign that corporate offers.

The hotel is four stories tall and 56,000 SF with 96 rooms. The property is approximately 1.83 acres.

At the development, there will be an Information and Property Sign at each of the three driveways (6.0 SF maximum each per face) that complies with the ordinance.

The owner is asking for a **PUD Amendment** to add a freestanding monument sign which would amend the original Ordinance #2249, Section 3/L/1.

In accordance with the Village of Lombard Ordinance, the following information is provided in support of applicable Standards the Plan Commission must consider in order for the Village Board to approve the Planned Development Amendment proposed on the Property:

STANDARDS FOR PLANNED DEVELOPMENTS WITH OTHER EXCEPTIONS

C. Standards for Planned Developments with Other Exceptions.

1. *Any reduction in the requirements of the Ordinance is in the public interest.*

ANSWER: The reduction to the requirements of the ordinance allow for a new monument sign that provides additional wayfinding for a new business in the area.

2. *The proposed exceptions would not adversely impact the value or use of any other property.*

ANSWER: The proposed exceptions would allow a similar monument sign like Sure Stay and Extended Stay America. Although, these hotels are not within the PUD that restricts monuments signs, they are the hotels that our project will be competing against and a monument sign would benefit the property. The sign location at the intersection of St. Regis and Northlake will not adversely impact the neighboring properties.

3. *That such exceptions are solely for the purpose of promoting better development which will be beneficial to the residents or occupants of the planned development as well as those of the surrounding properties.*

ANSWER: The addition of a monument sign to advertise a new hotel on a previously vacant and undeveloped site, will promote the use of the hotel and bring guests to the area. With approved variances for additional wayfinding and promotion, the owner will be able to turn the property into a successful business

which benefits the rest of the planned development and other nearby developments such as Yorktown Center.

4. *That the overall floor area of the planned development shall not exceed by more than 40% the maximum floor area permitted for the individual uses in each applicable district.*

ANSWER: B3 Zoning district does not mention Floor Area Ratio, therefore this would not apply to the proposed development.

5. *That in residential planned developments the maximum number of dwelling units allowed shall not exceed by more than 40% the number of dwelling units permitted in the underlying district.*

ANSWER: B3PD Zoning district is not residential, therefore this would not apply to the proposed development.

6. *That all buildings are located within the planned development in such a way as to dissipate any adverse impact on the adjoining buildings and shall not invade the privacy of the occupants of such buildings and shall conform to the following:*
- a. *The front, side or rear yard setbacks on the perimeter of the development shall not be less than that required in the abutting zoning district(s) or the zoning district underlying the subject site, whichever is greater.*
 - b. *All transitional yards and transitional landscape yards of the underlying zoning district are complied with.*
 - 1) *All structures located on the perimeter of the planned development must set back by a distance sufficient to protect the privacy and amenity of adjacent existing uses;*
 - 2) *All structures located along the entire perimeter of the planned development must be permanently screened with sight-proof screening in a manner which is sufficient to protect the privacy and amenity of adjacent existing uses.*

ANSWER: The property is encircled by roadways on three sides. The retention pond is on the fourth side. The parking lot is designed to be easy to navigate with entrances at locations away from the main intersection to avoid negatively impacting the existing traffic flow. The proposed monument sign complies with setback requirements.

7. *That the area of open space provided in a planned development shall be at least 25% more than that required in the underlying district.*

ANSWER: The area of the open space provided is 22%. The required amount open space is 12.5%.

Respectfully submitted,

Vishal Thakkar
Yorktown Hotel LLC

Acrylic panel (internally illuminated)

White Metal Panel

Acrylic panel (internally illuminated)

Acrylic panel (internally illuminated)

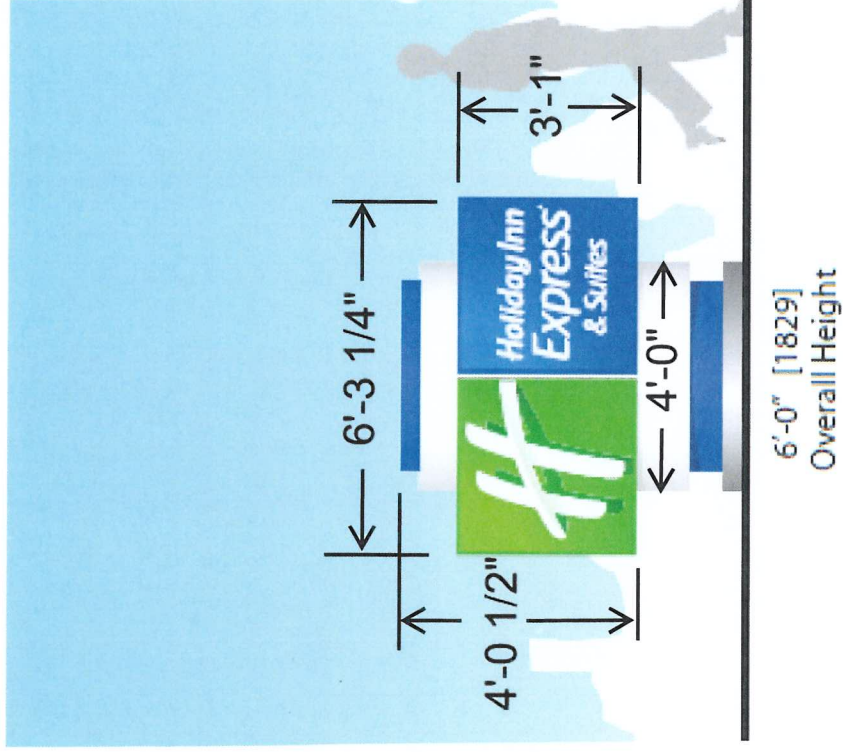
Holiday Inn
Express
& Suites

Blue Acrylic Pane
sides (Internally
Illuminated)

White Metal Panel

Blue Metal Panel

Silver Metal Panel

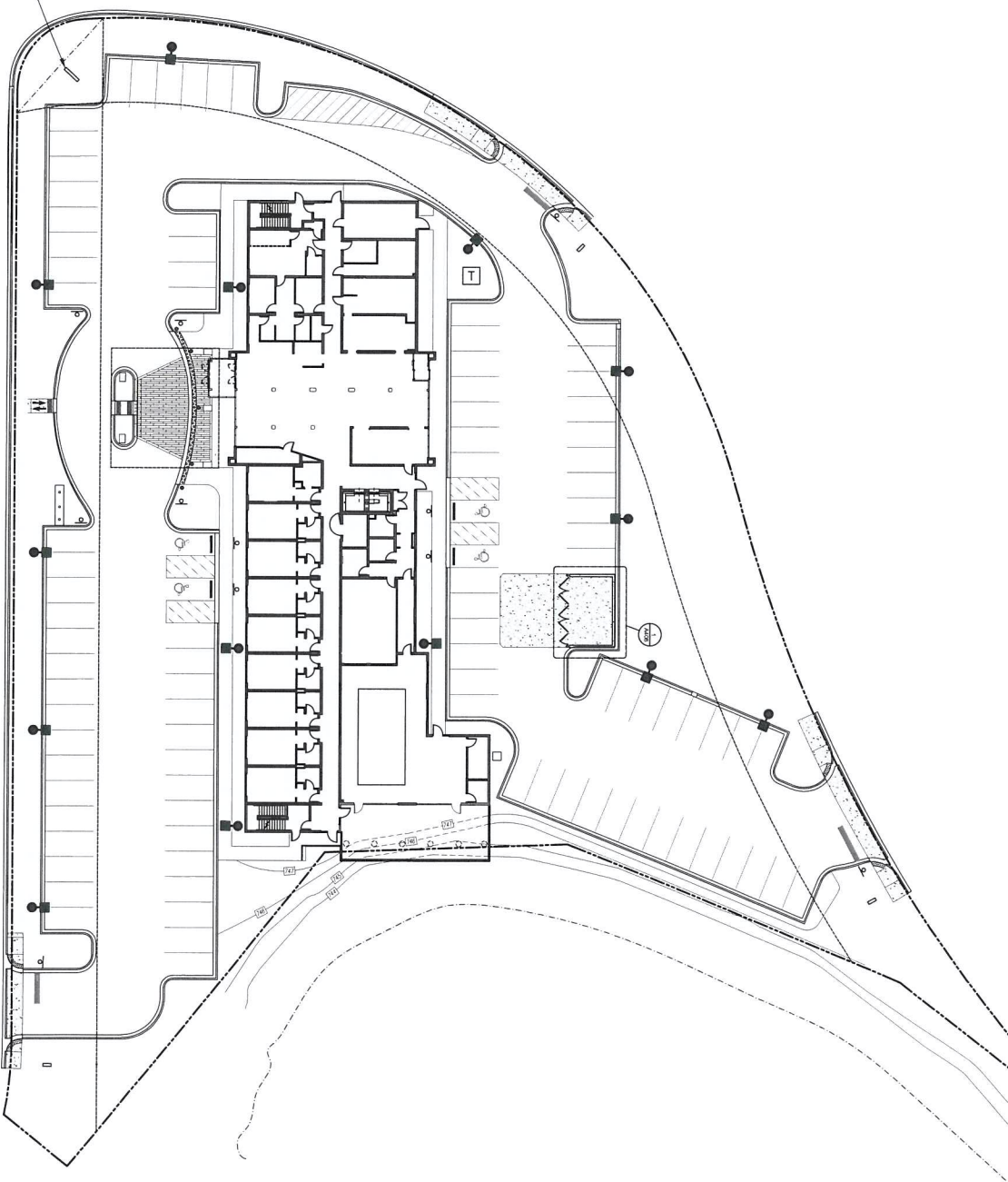


TEXT BOX OF SIGN = 20 SF

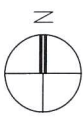
Lombard Holiday Inn Express & Suites
 2100 St. Regis Drive, Lombard, IL
 Standards for Planned Developments
 with Other Exceptions

Sign Model XPS-20 Monument Signs

LOCATION OF PROPOSED
MONUMENT SIGN



1 SITE PLAN
SCALE: 1" = 40'



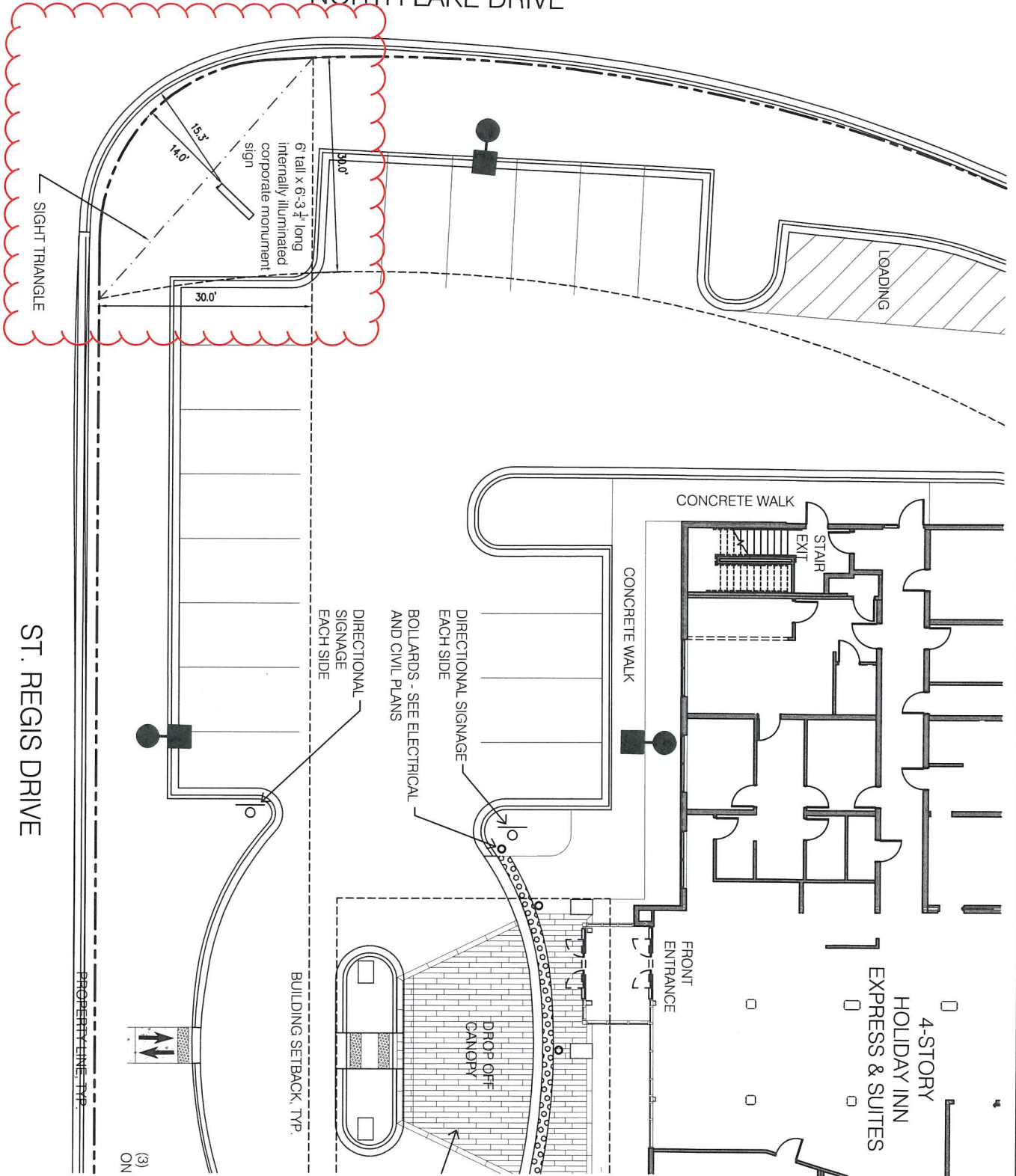
TITLE
SHEET
EX-2

Partial Site Plan
Holiday Inn Express
 250 St. Regis Dr.
 Lombard, IL 60148



24 N BENNETT ST.
 GENEVA, IL 60134
 PHONE 630 608 0500
 FAX 630 839 8875
 PROFESSIONAL DESIGN FIRM
 NO. 184 005766

NORTH LAKE DRIVE

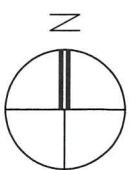


ST. REGIS DRIVE

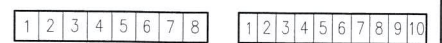
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PARTIAL SITE PLAN

SCALE: 1" = 20'



IF PRINTED TO SCALE, BOTH THESE BARS WILL MEASURE 1"



REVISIONS

PROJECT

Partial Site Plan

Holiday Inn Express

250 St. Regis Dr.
Lombard, IL 60148



24 N. BENNETT ST.
GENEVA IL 60134
PHONE 630 608 0500
FAX 630 786 3132

PROFESSIONAL DESIGN FIRM
NO. 184 005766

ASK-1

SHEET