

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda


Resolution or Ordinance (Blue) Waiver of First Requested
 Recommendations of Boards, Commissions & Committees (Green)
 Other Business (Pink)

TO : PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE : August 29, 2023 **(BOT) Date:** September 7, 2023

SUBJECT: PC 23-13: 2001 S. Highland Avenue (Sonesta Suites/Churchwick Partners)

SUBMITTED BY: William J. Heniff, AICP, Director of Community Development 

BACKGROUND/POLICY IMPLICATIONS:

The petitioner requests that the Village take the following actions on the subject property, located within the B3 Community Shopping District:

1. A Comprehensive Plan amendment to High Density Residential, from Community Commercial;
2. A map amendment (rezoning) to the R5 General Residence District;
3. A variance for minimum lot area (density) for 29.57 dwelling units per acre, where 24.2 dwelling units per acre are required pursuant to Section 155.410(D)(4)(a)
4. A variance for minimum open space at 35%, where 40% is required pursuant to Section 155.410(l)(4)
5. A variance to provide 1.2 spaces per dwelling unit, where 1.5 spaces per dwelling unit are required, pursuant to Section 155.602, Table 6.3 (*per the petitioner's amended site plan, discussed by the Plan Commission at the August 21, 2023, meeting, this variance was removed from the request*)

The Plan Commission recommended approval of this petition by a vote of 4-2. Please place this petition on the September 7, 2023, Village Board of Trustees agenda for a first reading.

Fiscal Impact/Funding Source:

Review (as necessary):

Finance Director _____

Village Manager _____

Date _____

Date _____

8/29/23