

April 16, 2018

Title

PC 18-08

Petitioner – architect for the property owner

Steve Flint

Flint Architects

314 S. Westmore Meyers Road

Lombard IL 60148

Property Owner

Sohail A. Shakir/RSS Homes, LLC

3760 Sunset Lane

Northbrook IL 60062

Property Location

550 E. 22nd Street

PIN: 06-20-405-013

Trustee District #3

Zoning

R4

Existing Land Use

Single family home

Comprehensive Plan

Office

Approval Sought

Approval of a rezoning, conditional use, and variance

Prepared By

Jennifer Ganser, AICP, Assistant Director



PROJECT DESCRIPTION

The petitioner proposes a Hilton Tru Hotel. The hotel is proposed at 44,681 gross square feet in area, four stories tall, 96 rooms, and 96 parking spaces. Landscaping is shown around the north and east side to buffer the nearby residential areas.

APPROVAL(S) REQUIRED

The petitioner requests that the Village take the following actions on the subject property located within the R4PD Planned Development District:

1. Repeal Ordinance 7243 in its entirety, which established a conditional use for a planned development, a conditional use for more than one building on a lot of record, and a deviation to reduce the rear yard setback;
2. Approve a Map Amendment rezoning the property to the O Office District;
3. Approve a conditional use pursuant to Section 155.412(C)(8) of the Lombard Zoning Ordinance for hotels and motels; and
4. Approve a variance pursuant to Section 155.412(H) of the Lombard Zoning Ordinance for the floor area ratio (FAR) to exceed 0.35 FAR.

PROJECT STATS

Lot & Bulk

Parcel Size 2.16 acres

Setbacks

Front Yard 99.8 feet
Side Yard (west) 81.2 feet
Side Yard (east) 70.5 feet
Rear Yard 111.7 feet

Submittals

1. Petition for Public Hearing;
2. Response to Standards for rezoning, conditional use, and variations;
3. Boundary and Topographic Survey, prepared by Professional Land Surveying, Inc., dated 8-24-15;
4. Preliminary Site Development Plans, prepared by CivWorks Consulting LLC, dated 11-13-17;
5. Shadow Analysis;
6. Sign Package dated 3-12-18;
7. 2014 and 1998 Comprehensive Plan Maps;
8. HVAC sheets, dated 3-31-18;
9. Updated taper, prepared by Flint Architects, dated 3-23-18;
10. Updated fire truck turning template, prepared by CivWorks Consulting LLC, dated 11-13-17;
11. Preliminary site photometrics plan; prepared by CivWorks Consulting LLC, dated 11-13-17;
12. Color Elevations;
13. North American Prototype End Load Version 1.0, dated December 2016;
14. Landscaping Plans, prepared by LG Workshop, dated 3-2-18;
15. Traffic study, prepared by KLOA, dated 4-12-18 and;
16. Public Comments and petition.

EXISTING CONDITIONS

The subject property is improved with a single-family home that will be demolished. The petitioner was previously granted entitlements to build 26 townhome units in 2016 (PC 16-10). Should this development be approved, those entitlements will be revoked.

INTER-DEPARTMENTAL REVIEW

Building Division:

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

Fire Department:

The Fire Department has the following comment: please locate the fire department sprinkler connection (FDC) within 75' of the hydrant shown on east side and near the front of this proposed building. The Fire Department noted that the proposed layout is acceptable for fire department circulation. As the building will have full sprinklers, access is required on three sides. Access on four sides is preferred and provided for in the proposed site plan. The Fire Department also needs access on four sides in order to circulate the entire building and enter and exit the site safely. Should the petition be approved, additional comments may be forthcoming during permit review.

Private Engineering Services (PES):

PES noted comments from earlier plans that can be addressed in final engineering, such as needing detailed stormwater calculations and structural calculations for the parking lot pavement. Additional comments are noted later in this report. Should the petition be approved, additional comments may be forthcoming during final engineering permit review.

Public Works:

The Department of Public Works has the following comments:

1. The proposed water main shall not be looped. Rather, a hydrant leg should extend from the water main on 22nd Street to the southeast area of the building, and a separate service/hydrant leg should extend from Fairfield Court to the northwest area of the building.
2. Delete the proposed casing pipes in the 22nd Street right-of-way.
3. The proposed lowering of the existing water main in 22nd Street shall utilize either deflection or restrained joints.
4. The proposed storm sewer in 22nd Street shall utilize water main quality pipe, being either gasketed RCP (meeting ASTM C 76 & ASTM C 443) or DIP.

5. It is suggested to revise the driveway across the south of the building from one-way to two-way, with 90-degree parking. This would better accommodate a possible future cross-access on the property to the east, hence improving ingress and egress options via the Convention Way intersection.
6. Should the petition be approved, additional comments may be forthcoming during permit review.

Planning Services Division:

Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	R4	Vacant land and townhomes
South	B3PD	Target
East	R2 (Village) and R3 (DuPage County)	Single-family residential
West	O	Office

The site is surrounded by a mix of land uses. Residential is to the north and east, however, office and commercial development is to the south and west. The site would receive sole access from 22nd Street which is predominantly a commercial street within Lombard, with other hotel uses. The site is near Yorktown Center Mall and many offices along 22nd Street, Butterfield Road, and Highland Avenue. Per the petitioner, the hotel will serve business travelers. Staff finds the proposed hotel consistent with the surrounding zoning and land uses, subject to comments noted in the IDRC report.

Comprehensive Plan Compatibility/Rezoning

The petitioner is requesting a rezoning to the Office District. The 2014 Comprehensive Plan designated the property Office and the 1998 Comprehensive Plan designated the property as Community Commercial. Both documents were approved by the Village Board and reviewed by the Plan Commission. The 2014 Comprehensive Plan is the current Comprehensive Plan guiding the Village.

The 2014 Comprehensive Plan noted the following:

- “The I-88 E Corridor and Lombard’s 22nd Street along the Village’s southern border are home to modern office buildings and large corporate clients.”
- “Lombard aims to expand and maintain a strong employment base within the community and is home to a variety of business, professional, medical, general, and corporate offices. Large scale corporate and general tenant office uses are located along portions of both 22nd Street and Butterfield Road.”

The 1998 Comprehensive Plan noted the following:

- “Community commercial areas along 22nd Street between Highland Avenue and Fairfield Avenue should continue to provide support uses related to office and business uses in the general area including hotel, restaurant and related hospitality uses.”
- “Lombard is expected to continue to be the location of a variety of office uses in the future. This should include business, professional, medical, general tenant and corporate offices. Many of Lombard’s office locations will continue to be located within and among retail and other commercial service uses. The Long-Range Land-Use Plan Map indicates the locations of concentrations of existing medical, general tenant and corporate offices. These principally include three locations: South Main Street; 22nd Street; and Butterfield Road.”

- “Large scale corporate and general tenant office uses are recommended along portions of both 22nd Street and Butterfield Road. The vast majority of these areas are already developed for office use although few sites exist along 22nd Street for new office development.”

Given the nature of 22nd Street as a minor arterial roadway and the adjacent non-residential land uses to the west, staff supports the rezoning to Office which is consistent with the Comprehensive Plan.

Conditional Use – Hotel

Along with a rezoning, the petitioner is requesting a conditional use for a hotel. A hotel, which will likely serve business travelers, is consistent with the Office zoning. Staff finds the petitioner has affirmed the standards for a conditional use. Staff notes the proposed hotel would meet the bulk requirements in the Office District, with the exception of a requested variance for Floor Area Ratio. All setbacks meet or exceed Code.

Proposed Building Distances from Perimeter Property Lines

Front Yard	99.8 feet
Side Yard (west)	81.2 feet
Side Yard (east)	70.5 feet
Rear Yard	111.7 feet

Staff notes that with the R4 Zoning District, an apartment could be built as of right, with no public hearing before the Plan Commission.

Zoning Requirements for 550 E. 22nd Street

	R4 ¹	O ²	B3 ²
<i>Use</i>	Permitted	Conditional	Conditional
<i>Front setback</i>	30 feet	30 feet	30 feet
<i>Rear setback</i>	30 feet	25 feet	30 feet
<i>Interior side setback</i>	15 feet	10 feet	10 feet
<i>Corner side setback</i>	30 feet	20 feet	30 feet
<i>Maximum building height</i>	Permitted uses: Three stories or 36 feet, whichever is less Conditional uses: Four stories or 50 feet, whichever is less	Four stories or 45 feet, whichever is less	Two stories or 30 feet, whichever is less
<i>Maximum floor area ratio</i>	N/A	0.35	N/A
<i>Minimum open space</i>	40% of lot area	35% of lot area	10%
<i>Transitional building setback</i>	Not required	50 feet	40 feet
<i>Transitional landscape yard</i>	Not required	30 feet	30 feet

¹ Reflects standards for multiple-family dwellings

² Reflects standards for hotels

Variation - FAR

The Hilton Tru is proposed to be 44,681 gross square feet in area. The petitioner is seeking relief from the 0.35 floor area ratio (FAR) requirements in the O – Office District for a FAR of 0.48. The definition of FAR, from the Village Zoning Code, is below.

“Floor area ratio (FAR) is the floor area of the building or buildings on a zoning lot divided by the area of such zoning lot, or, in the case of planned developments, by the net site area. The “floor area ratio” requirements—As set forth under each zoning district—shall determine the maximum floor area allowable for the building or buildings (total floor area of both principal and accessory buildings) in direct ratio to the gross area of the zoning lot.”

Only the Office and Industrial District have a FAR requirement in the Zoning Code. Residential Districts do not have such a requirement. The petitioner could have purchased the adjacent properties to the north or east, and met the FAR threshold. However, the hotel development will solely be located on the parcel of 550 E. 22nd Street. In order to have the project wholly located on the site, without the need to acquire additional abutting residential land for non-residential purposes, a variance is being requested. Staff notes that purchasing the adjacent properties could create a negative impact as the development would be closer to the residential areas.

Most hotels in the Village do not meet the 0.35 FAR threshold. Hotels are usually multi-stories which makes it difficult for a hotel to meet the FAR requirement. For example, the Holiday Inn Express (PC 18-02) has a FAR of 0.70. The site is zoned B3, which does not have a FAR requirement in Village Code, but allows hotels as a conditional use. The Extended Stay has a FAR of approximately 0.64. Staff supported the variance given the surrounding uses and noted that adequate open space was provided (PC 98-05). The Embassy Suites has a FAR of approximately 1.51. Staff supported the variance noting it is appropriate with the building use and compatible with development along the corridor (PC 87-8).

Hotel	Address	No. of Rooms	No. of Stories	Zoning District	Square Footage	Lot Square Footage*	FAR
Embassy Suites	707 E. Butterfield Road	262	10	OPD	254,043*	167,706	1.51
SureStay Plus Hotel	222 E. 22nd Street	128	4	B3	53,776*	95,832	0.56
Extended Stay America	260 E. 22nd Street	98	4	B3	55,000	122,012	0.45
Hyatt Place	2340 S. Fountain Square Drive	151	6	B3PD	90,000	123,623	0.73
Extended Stay America	2701 Technology Drive	136	3	OPD	70,974*	110,561	0.64
Fairfield Inn & Suites (Heron Point)	645 W. North Avenue	111	3	OPD	48,675	175,812	0.28
Comfort Suites	530 W. North Avenue	66	3	B4	41,040*	76,666	0.54
The Westin Lombard Yorktown Center	70 Yorktown Center	500	18	B3PD	422,000	295,947	1.43
Holiday Inn Express (not yet built)	2100 St. Regis Drive	96	4	B3PD	56,075	79,848	0.70
Hilton Tru (needs zoning entitlements)	550 E. 22nd Street	96	4	R4/O	44,681	93,262	0.48

* Source: Township Assessor's website

The Staff finds the petitioner has affirmed the standards for variations and supports the request for an increased FAR.

Height

The hotel is proposed at four stories and forty-five feet (45') in height to the base of the parapet wall. The proposed hotel meets the height requirement of the Office Zoning District. Currently the site is zoned R4PD and buildings are allowed at thirty-six feet (36') or three (3) stories. A conditional use in the R4 District allows buildings to be fifty feet (50') or four (4) stories.

Parking

The site will provide ninety-six (96) parking spaces, which meets Village Code of one parking space per hotel room. ADA spaces are provided, as required by the State of Illinois.

Lighting/Photometrics

The hotel would follow the Village Photometric Code (located in the Village's Zoning Ordinance). Lighting will be provided for the parking lot, but will meet requirements at the property line to ensure the abutting properties will not receive any overflow light. The petitioner has provided photometrics that meet Village Code. The parking lot lighting will be freestanding poles with LED lights. Per the plans submitted,

the lighting uses a backlight control that reduces light spill behind the pole, which should reduce the light spill to adjacent properties. Staff recommends as a condition of approval that the petitioner shall provide the Village with a final photometric plan for review and approval after the proposed light standards are installed and fully operational that demonstrates compliance with the Village's photometric requirements.

Landscaping

To ensure compatibility with the other abutting properties and to follow Village Code, the petitioner is proposing a perimeter fence and plantings, to serve as a screening function. There is a thirty foot (30') transitional landscape yard to the north Residential District, per Code. An eight foot (8') tall fence will be placed along the north and east side to further screen the hotel uses from the adjacent residential uses. The landscaping is shown to the north and east of the fence, allowing the residential uses to have the benefit of additional landscaping. As the property to the east is unincorporated DuPage County, the transitional landscape yard is not required, however the petitioner is intending to meet this requirement as the site plan does incorporate landscaping on the east side as well. This is noted as a staff recommended condition of approval. Thirty-eight percent (38%) of the site will remain as open space, exceeding the thirty-five percent (35%) required by Code.

Signage

No variances are being requested for signage. Per the sign package, three types of signs are proposed. Directional (informational) signs are proposed at areas of ingress and egress. The signs will be four feet (4') tall. A monument (freestanding) sign is proposed at six feet (6') tall and one wall sign is proposed. Per Village Code, the freestanding sign will be setback ten feet (10') from property line and not in the clear line of sight triangle.

Trash

The trash dumpster will be enclosed and screened per Code. Per the petitioner, trash collection is twice a week. The hotel does not have a restaurant; therefore less trash will be generated than from a comparable hotel with a restaurant. Breakfast will be provided with items like coffee/tea, granola bars, or fruit. As there is no kitchen, the food will need to be pre-packaged. Per the petitioner, Hilton also has a program which requires the hotels to use products that do not generate much trash and are biodegradable. Upon further review, staff noted the trash dumpster could be moved to the northwest portion of the property. This would be away from the single-family residential to enhance neighborhood compatibility, but still accessible for trash pick-up. This is noted as a staff recommended condition of approval.

Access

The site will be solely accessed by 22nd Street. The east drive is proposed to be a right-in. The western access drive access shall be designed as a full-in, right-out facility, with the left turn lane constructed within the existing 22nd Street parkway. Outbound left turns would be prohibited. The cut within the parkway shall be designed to preclude left-out movements. The petitioner will submit to the Village showing the access configuration plans and shall be obligated to construct the improvements accordingly. The Village's traffic consultant, KLOA, did review the new left turn in on 22nd Street and recommended changes to the taper, which the petitioner has provided in an updated drawing. Upon entering the hotel there is a one way drop-off for customers or an area to park and check-in. The other drive aisles are for two-way traffic. Deliveries will be on the west side of the hotel, away from adjacent residences.

The Village's traffic consultant, KLOA, completed a traffic study review for the project. KLOA finds that the proposed development traffic can be accommodated by the adjacent roadway system. They estimate approximately 56 trips during weekday morning hours and 60 during weekday evening hours. They estimate that 60% of the traffic will approach the site from the east and 40% will approach the site from the

west. Capacity analysis shows the area will continue to operate at an overall acceptable level of service should the hotel be approved and built.

KLOA also studied the potential for cut-through traffic in the Congress Knolls subdivision to the east. They conducted numerous computer simulation runs traveling from 18th Street, Vista Avenue, then 22nd Street versus traveling on Meyers Road and then 22nd Street. KLOA finds that cut-through traffic will be unlikely for numerous reasons, such as the length of time, driver confusion, and number of stop signs/driveways. Additionally, staff also notes that hotel users are by design intended to be individuals travelling from a significant distance. Their respective traffic movements would more than likely utilize the neighboring arterial roads or expressways such as I-88 and I-355 and would have a decreased utilization of residential streets.

Stormwater Management

The development will need to provide the required stormwater detention and Best Management Practices (BMP) per the DuPage County Stormwater Ordinance. Final engineering is subject to review during the permit process and that is when the required detention amounts will be determined. Per the submitted plans, approximately 0.942 acre feet of detention are required and approximately 0.95 acre feet are being provided. The intent of the project is that stormwater drainage will be directed away from the abutting properties to the north and east and toward 22nd Street via a new storm sewer and vault detention on the property. This should help alleviate drainage concerns raised by selected property owners in the area. Should the project be approved by the Village Board, the engineer will review the permits and ensure the project meets Village and County Code.

Nuisance Issues/Crime Concern

Community Development staff discussed the issue of crime with the Lombard Police Department. The Police noted the Hilton Tru smaller room sizes and business traveler market usually yield fewer calls are than other hotels and the calls are usually for non-violent actions (credit card fraud, medical emergency, vehicle break-in, etc.). The petitioner's team noted that police calls are infrequent based on their previous hotel experience.

Elevations/Interior

The petitioner had provided staff with color elevations of the building. The building will be primarily Exterior Insulation Finish System (EIFS), similar to stucco, with a multi-colored pattern and aluminum features. The elevations look similar to existing Hilton Tru hotels throughout the country.

No restaurant is shown for the Hilton Tru, per the interior floor plan. The first floor interior plan shows a fitness room, pool, and lobby. The lobby can be used for checking in, working, or using the game room (pool table with table tennis cover, various games for adults and children). There are no proposed electronic or coin operated games. There are no meeting rooms or banquet rooms proposed as part of the hotel. As such, the operations for the site will be primarily for lodging purposes.

Rubina Hospitality LLC will be the hotel owner and operator. A Hilton approved management company, with past experience managing a Hilton brand in Addison and the Marriott Fairfield Inn in Lombard, would be selected to perform daily operations. Such an arrangement is not uncommon in the hotel industry.

HVAC units

The petitioner had submitted specification sheets for the HVAC units that were reviewed by the Building Commissioner. The hotel rooms are individually heated/cooled, similar to many other area hotels. Upon review, the Building Commissioner does not anticipate the units to generate a significant amount of external

noise. The rooftop unit will be screened per Village Code and have sound attenuation panels. This is noted as a staff recommended condition of approval.

This property, and all others in the Village, is subject to Village Code Chapter 93 for Noise. The Village uses standards adopted by the State of Illinois.

The Village's Building Commissioner offered the following narrative regarding the AC units.

"First, a typical AC unit we might purchase for a few hundred dollars to place in a window to help cool a space or a ground placed AC compressor similar to what we would have outside our houses is much different than a packaged AC/Heat unit for a hotel. The hotel units are through wall units (generically called PTAC-Packaged Terminal Air Conditioners) that cost three to four times as much money as a typical window AC unit. There are reasons for that. They are designed with sound in mind as they are placed next to beds in a hotel room. They have PTAC units that operate as low as 38 db vs. the typical 60-65 for outside AC compressors. They use technology such as scroll compressors, vibration isolators, and insulated cabinets to reduce noise.

If the hotel has 96 units, each side of the hotel would have around 24 PTAC units (96 divided by 4=24). 24 PTAC units 90-100' from the property line with a lower db should produce less noise than a similar amount of townhouse ground mounted units. While some of the PTAC units will be elevated, they are much further from the property line and produce less noise per unit.

It may also be worth mentioning that we have PTAC or similar Magic-Pac units on many hotels, apartments, and condominiums and have never received any noise complaints. We have however received many noise complaints about ground mounted AC compressors used on single family houses and townhouses. If there are still sound concerns, there are sound reducing options available for the units that add a sound blanket around the AC compressor, insulation to the cabinet, or additional acoustical louvers to the exterior to help direct the sound emitted."

SITE HISTORY

This subject property appeared before the Plan Commission in 2016 (PC 16-10) and received zoning entitlements for a 26-unit townhome project. Should this development be approved, those entitlements will be revoked.

In 2017, staff introduced the Hilton Tru concept to the Plan Commission as a workshop on September 18, 2017. Workshops allow the Plan Commission to provide direction to staff and potential developers regarding development and land use issues. However, workshops are non-binding and are not a public hearing. This allowed the Plan Commission to discuss the policy question raised between the Comprehensive Plan designation of Office and the multiple-family R4 Zoning designation. The Plan Commission noted a rezoning could be considered as part of an overall plan review.

FINDINGS & RECOMMENDATIONS

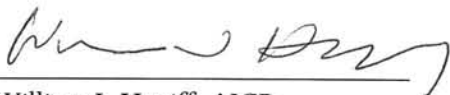
Staff finds that the revocation of the previous zoning relief, and the requested rezoning, conditional use and variation is consistent with its surrounding properties as proposed, the Zoning and Subdivision and Development Ordinance, and is consistent with the overall intent of the Comprehensive Plan.

The Inter-Departmental Review Committee has reviewed the standards for the rezoning, conditional use and variation, and finds that they **comply** with the standards established by the Lombard Zoning and Subdivision and Development Ordinances, subject to conditions of approval based on the above considerations. As such, the Inter-Department Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 18-08.

Based on the submitted petition and the testimony presented, the proposed request for a rezoning with associated conditional use and variation does comply with the standards required by the Lombard Zoning and Subdivision and Development Ordinances and that granting said request is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 18-08, subject to the following conditions:

1. The petitioner shall develop the site in accordance with the plans submitted as part of this request and as modified by the conditions of approval set forth herein.
2. The Floor Area Ratio (FAR) for the subject property shall not exceed 0.48.
3. The petitioner shall satisfactorily address all other development comments identified within the Inter-Department Review Report as part of any future permits as part of the project.
4. The petitioner shall be required to apply for and receive building permits for any demolition activity and/or improvements to the subject property.
5. The proposed Weathermaker 48TC rooftop mechanical unit (or approved equal), and/or any rooftop mechanical unit(s), shall be screened per Code and provide sound attenuation panels.
6. The trash/recycling area shall be screened per Village Code and shall be moved to the northwest portion of the site.
7. The fence and landscaping shall be maintained in good condition at all times.
8. The landscaping on the east side of the property shall be increased to 30' from 28.5'.
9. The petitioner shall provide the Village with a final photometric plan for review and approval after the proposed light standards are installed and fully operational that demonstrates compliance with the Village's photometric requirements.
10. Pursuant to the Zoning Ordinance, project construction shall commence within one (1) year from the date of approval of the ordinance, unless a time extension been granted by the Village Board.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner



March 19, 2018

Mrs. Jennifer Ganser
Assistant Director of Community Development
Village of Lombard
255 E Wilson Ave.
Lombard, IL 60148

RE: Standards for Map Amendment

**Hilton Tru
550 E. 22nd St.
Lombard, IL 60148
Project No. 17018**

Dear Ms. Ganser:

The Standards for Map Amendment for the above noted project are as follows:

1. Compatibility with existing uses of property within the general area of the property in question;

The Hilton Tru Hotel is compatible with the existing properties within the general area of the property. There is an office building adjacent to the west of the property in question. There is a 4 story office building across the street.

2. Compatibility with the zoning classification of the property within the general area of the property in question;

The Hilton Tru Hotel is compatible with the zoning classification of the property within the general area of the property in question. The property is currently zoned R4 for a multi-family development that was never built. However, the current Comprehensive Plan indicates Office zoning classification.

3. The suitability of the property in question to the uses permitted under the existing zoning classification;

The Hilton Tru Hotel is suitable of the property in question to the uses permitted under the existing zoning classification. Under the office zoning classification, hotels are a conditional use. There are existing hotels and office buildings that are 4 stories located in the general area.



4. Consistency with the trend of development, if any, in the general area of the property in question, including changes, if any, which have been taken place in its present zoning classification;

The property is currently zoned R4 for a multi-family development that was never built. The Comprehensive Plan indicates Office zoning classification.

5. The compatibility of the surrounding property with the permitted uses listed in the proposed zoning classification;

The Hilton Tru Hotel is compatible with the surrounding property with the permitted uses listed in the proposed zoning classification. The Hotel requires a conditional use. There are other hotel developments in the general area.

6. The objectives of the current Comprehensive Plan for the Village of Lombard and the impact of the proposed amendment of the said objectives;

The Comprehensive Plan indicates Office zoning classification. This is consistent with the surrounding area and the current Comprehensive Plan. Traffic will be directed to 22nd Street which is a major divided roadway.

7. The suitability of the property in question for permitted uses listed in the proposed classification.

The Hilton Tru Hotel is suitable for the property in question for the permitted uses listed in the proposed classification. The development has access to major highways and can safely enter and exit the property. All utilities are accessible to the site. The site is large enough for the hotel and parking.

If you have any questions, please do not hesitate to call.

Sincerely,

Stephen E. Flint

Stephen E. Flint, AIA
Principal



March 12, 2018

Mrs. Jennifer Ganser
Assistant Director of Community Development
Village of Lombard
255 E Wilson Ave.
Lombard, IL 60148

RE: Standards for Conditional Use

**Hilton Tru
550 E. 22nd St.
Lombard, IL 60148
Project No. 17018**

Dear Ms. Ganser:

The Standards for Conditional Use for the above noted project are as follows:

- 1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;**

The establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare. Customers will either arrive late afternoon or early evening and leave in the morning for their destination. This is an extended stay for business individuals. Deliveries will be on the west side during the day.

- 2. That the conditional use will not be injurious to the uses and enjoyment of the other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood in which it is to be located;**

The conditional use will not be injurious to the uses and enjoyment of the other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood in which it is to be located. Additional landscaping and screening is incorporated on the site.

- 3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;**

The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. The hotel will be an asset to Lombard. This will be the first Hilton Tru hotel in Illinois.



4. That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;

The adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided. All traffic will enter and exit of 22nd Street. A left turn lane for East bound traffic will be installed for customers as well as emergency vehicles. The storm water requirements will be met.

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

Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. All traffic will enter and exit of 22nd Street. A left turn lane for East bound traffic will be installed for customers as well as emergency vehicles. Also, there is a one way drop for customer convenience.

6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard: and,

The proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard. We meet the parking and the open space requirements.

7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.

The conditional use does, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.

If you have any questions, please do not hesitate to call.

Sincerely,

Stephen E. Flint

Stephen E. Flint, AIA
Principal



March 12, 2018

Mrs. Jennifer Ganser
Assistant Director of Community Development
Village of Lombard
255 E Wilson Ave.
Lombard, IL 60148

RE: Standards for Variation

**Hilton Tru
550 E. 22nd St.
Lombard, IL 60148
Project No. 17018**

Dear Ms. Ganser:

The Standards for Variation for the above noted project are as follows:

1. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were applied.

The Hilton Tru prototype is a 4 story, 98 room hotel. We added a pool on the first floor which reduced the room count to 96 rooms. We still meet the parking and the open space requirements. Under the current R-4 zoning, the conditional use allows a 4 story apartment or 50 feet which ever is less with no FAR requirement.

2. The conditions upon which an application for variation is based are unique to the property for which the variation is sought, and are not generally applicable to other property within the same zoning classification.

The Hilton Tru hotel is like the surrounding hotels in the area. It fits the site very comfortable.

3. The purpose of the variation is not based primarily upon a desire to increase financial gain.

The Hilton Tru hotel has reduced the number of hotel rooms from 98 to 96 in order to provide an attractive indoor pool.

4. The alleged difficulty or hardship is caused by this ordinance and has not been created by any person presently having an interest in the property.

There is no alleged difficulty or hardship is caused by this ordinance and has not been created by any person presently having an interest in the property.



5. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

The variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located. The storm water requirements will be met. Additional landscaping and screening is incorporated on the east and north side of the of site. There is no parking on east side of the site.

6. The granting of the variation will not alter the essential character of the neighborhood; and,

The granting of the variation will not alter the essential character of the neighborhood. The area already has hotels that are similar in building type.

6. The proposed variation will not impair an adequate supply of light and air to adjacent properties, substantially increase the congestion in the public streets, or increase danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger public safety or substantially diminish or impair property values within the adjacent neighborhood.

The proposed variation will not impair an adequate supply of light and air to adjacent properties, substantially increase the congestion in the public streets, or increase danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger public safety or substantially diminish or impair property values within the adjacent neighborhood. The hotel is setback from the property line. All traffic will enter and exit of 22nd Street. A left turn lane for East bound traffic will be installed for customers as well as emergency vehicles.

If you have any questions, please do not hesitate to call.

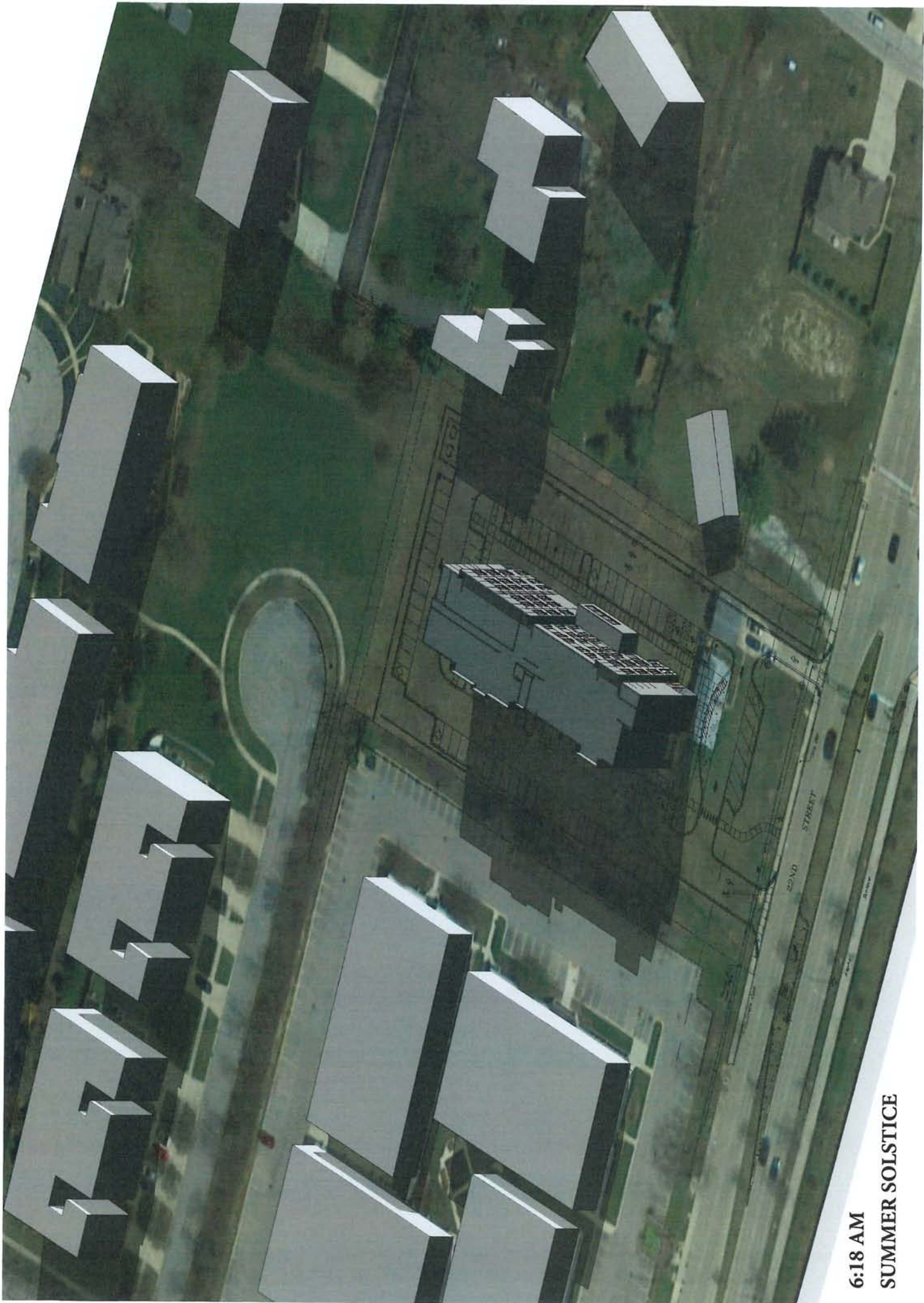
Sincerely,

Stephen E. Flint

Stephen E. Flint, AIA
Principal



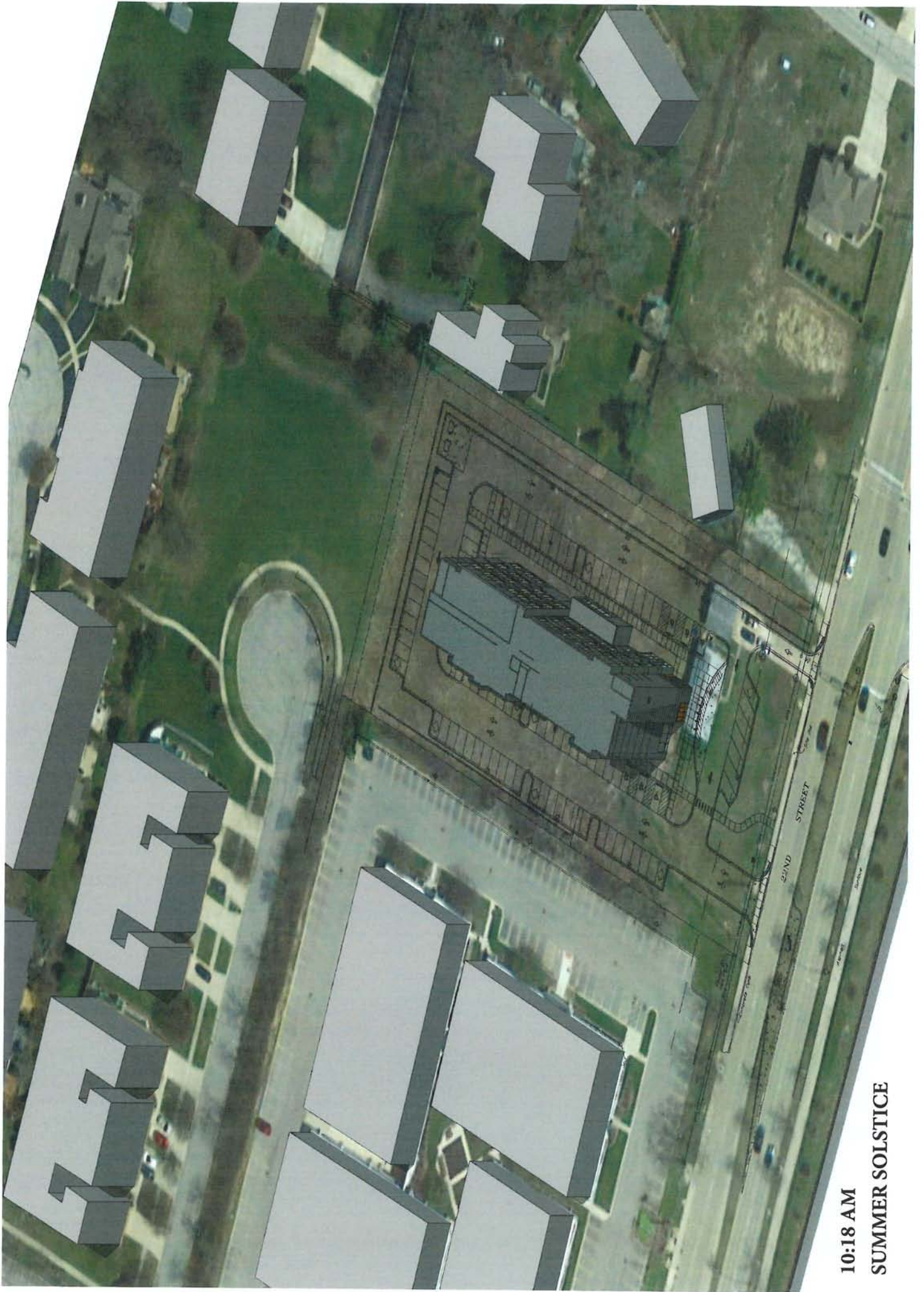
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SUMMER SOLSTICE



6:18 AM
SUMMER SOLSTICE



8:18 AM
SUMMER SOLSTICE



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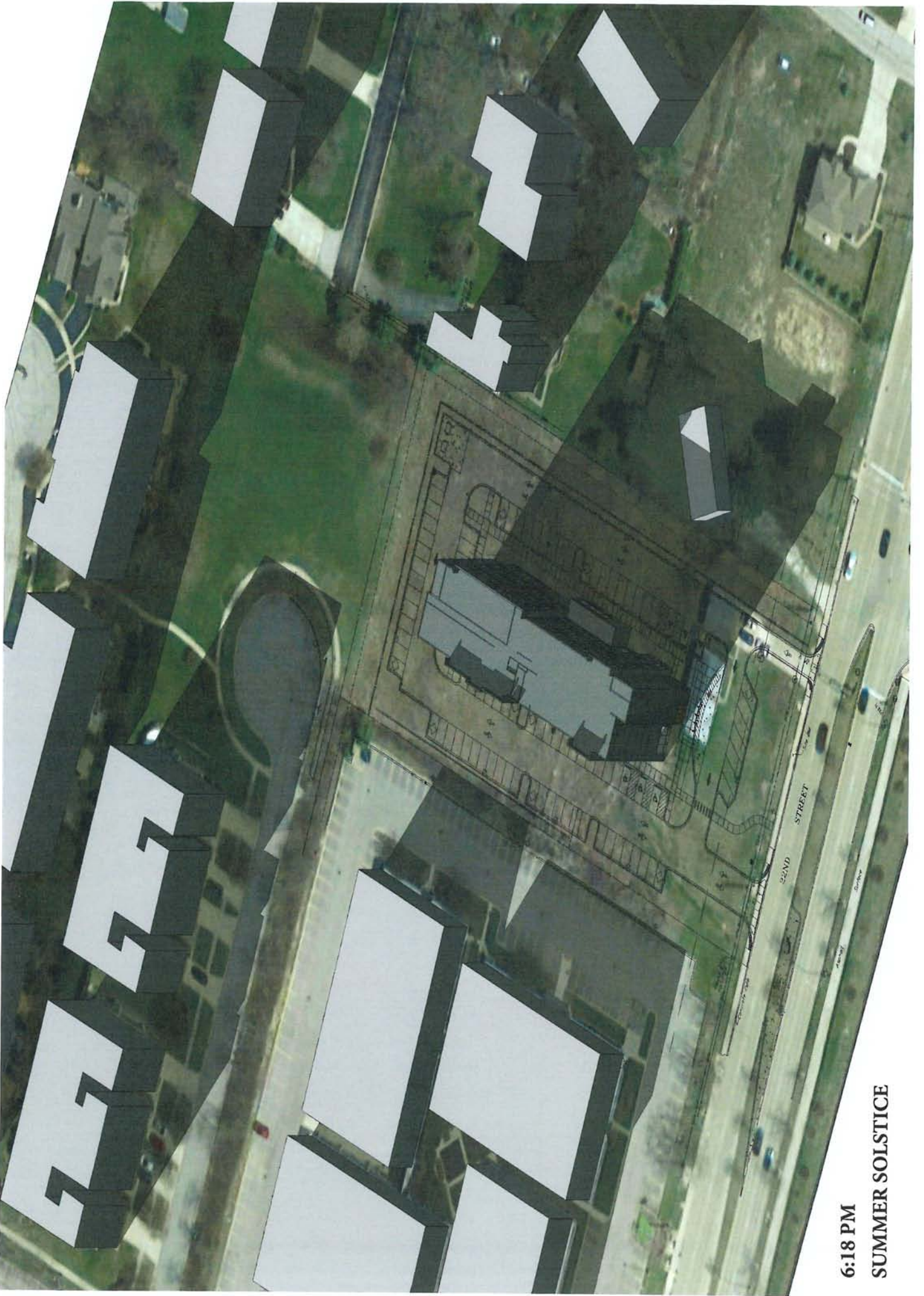
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SUMMER SOLSTICE



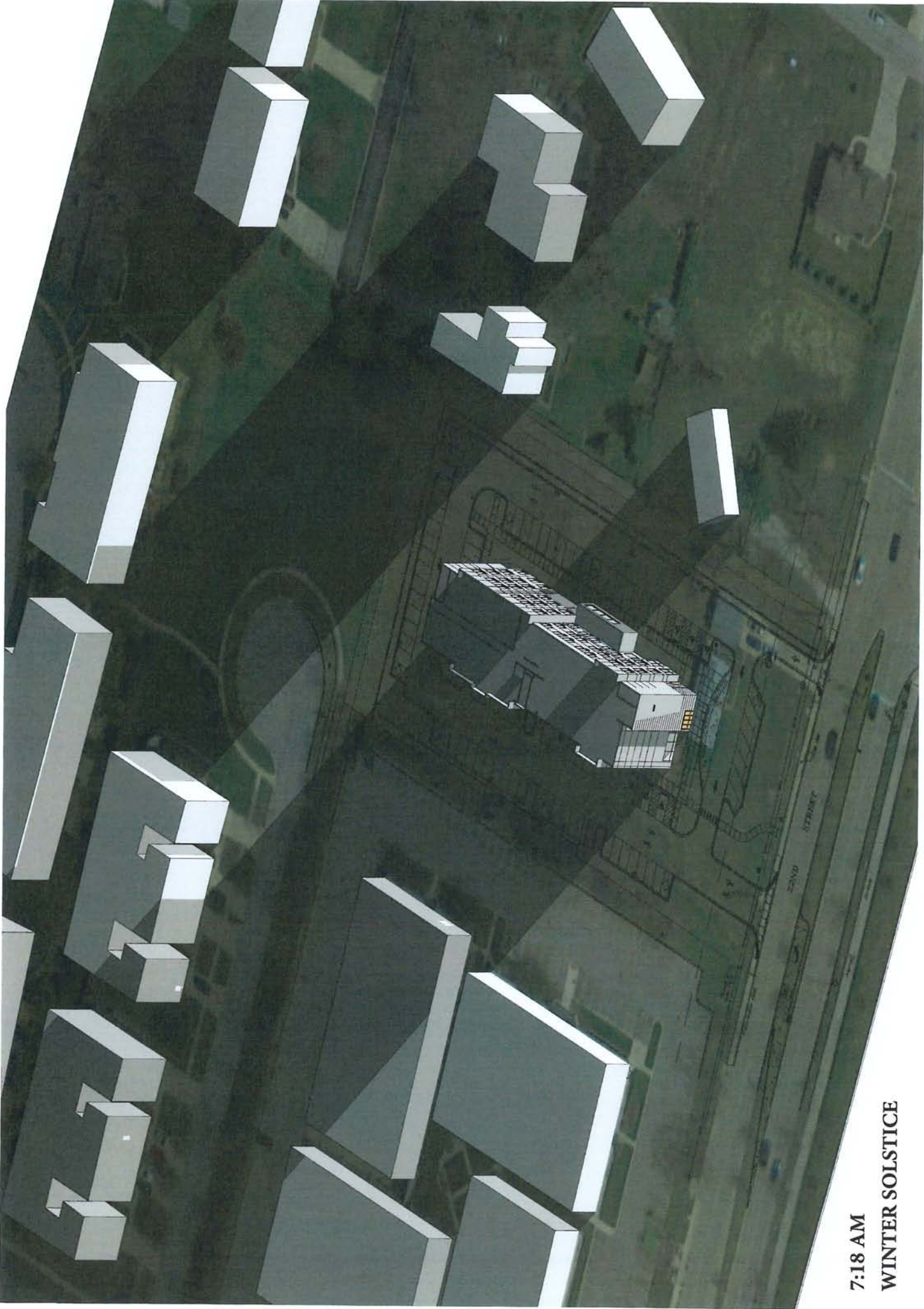
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6:18 PM
SUMMER SOLSTICE



7:18 AM
WINTER SOLSTICE



9:18 AM
WINTER SOLSTICE



11:18 AM
WINTER SOLSTICE



1:18 PM
WINTER SOLSTICE



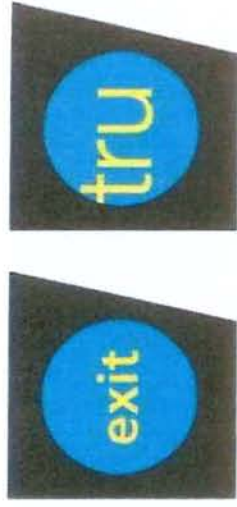
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WINTER SOLSTICE



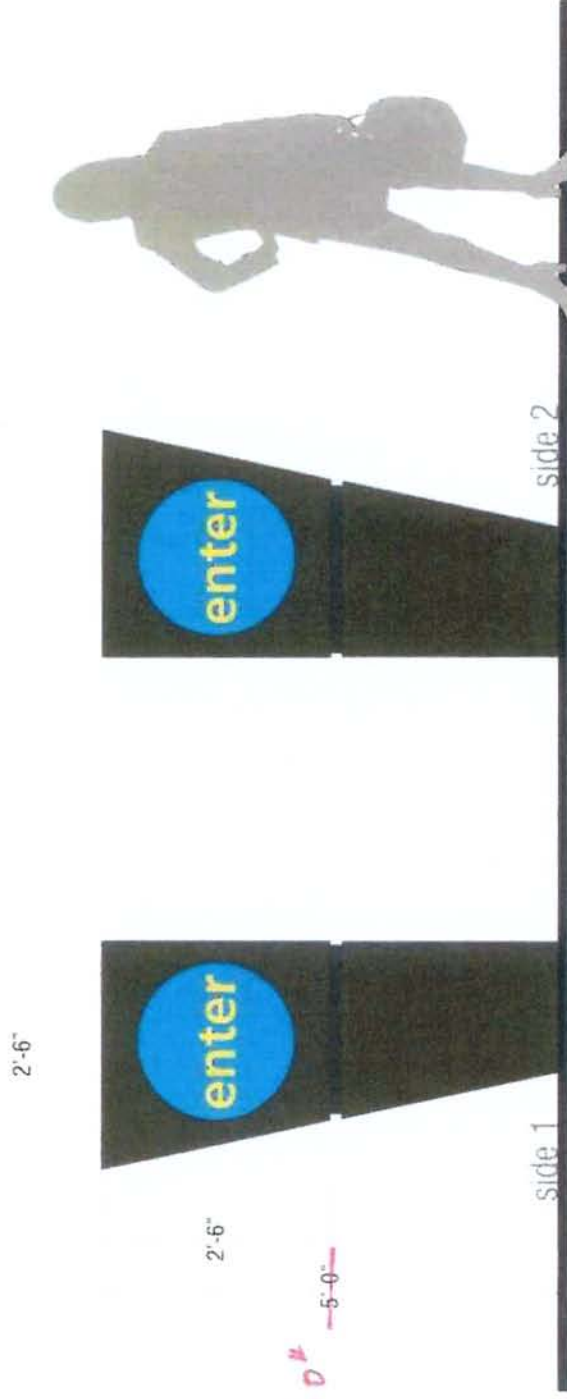
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WINTER SOLSTICE

tru DIRECTIONAL

Scale: 1/2" = 1'-0"



Alternate Face Layouts



D/F DIRECTIONAL SIGN

tru D-6

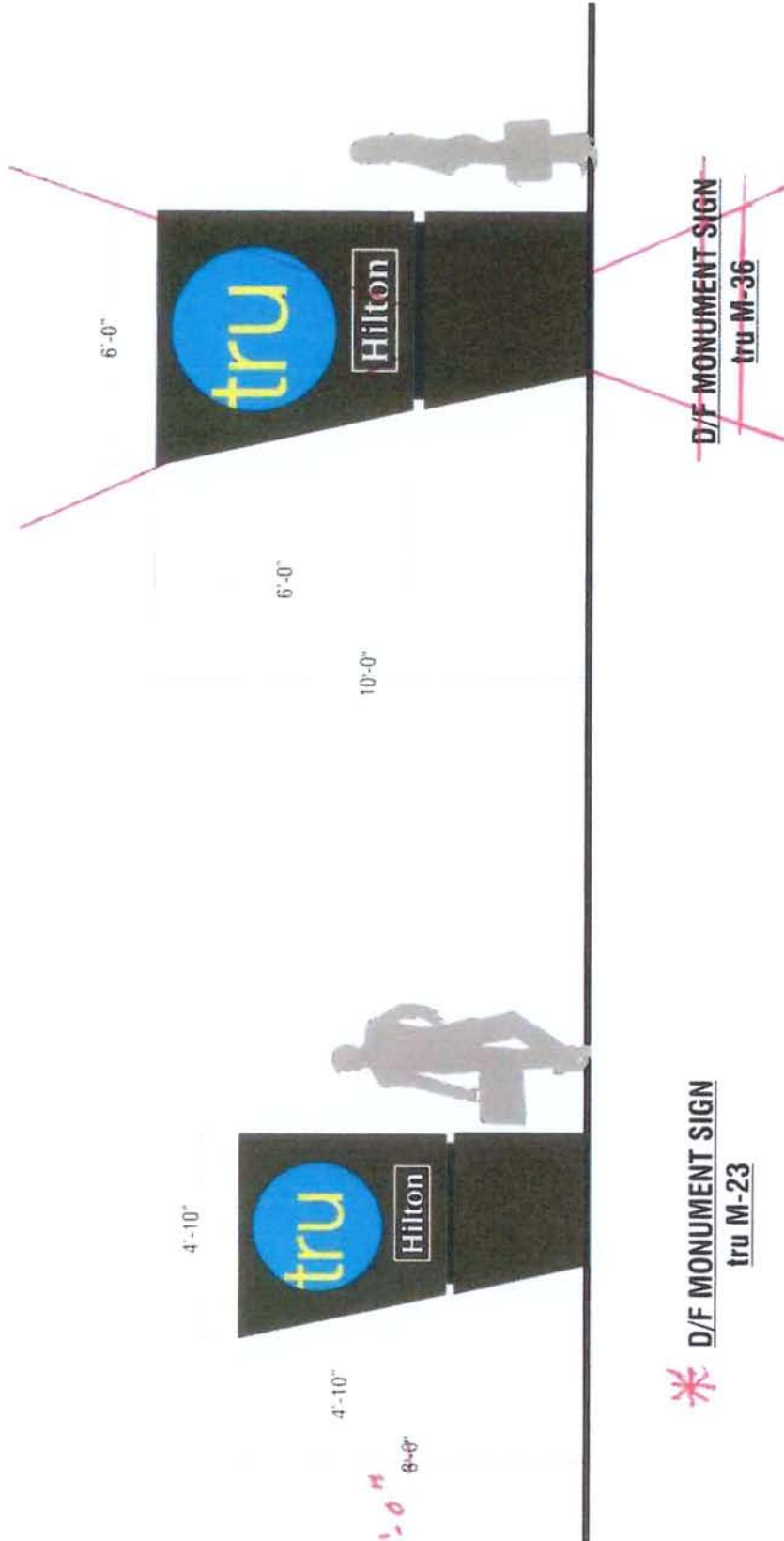
Hilton Tru
550 E. 22nd St.
Lombard, IL 60148

Flint Architects LLC
Project No. 17018
March 12, 2018



tru MONUMENTS

Scale: 1/4" = 1'-0"



D/F MONUMENT SIGN
tru M-23

~~**D/F MONUMENT SIGN**~~
~~**tru M-36**~~

Any portion of monument that is less than 80" and which is more than 4" out from the base would be a protruding object. If the sign is located on a grassy or landscaped area, or on a raised section it would not be in the circulation route. The landscaping or plinth would provide cane detection.

Hilton Tru
550 E. 22nd St.
Lombard, IL 60148

Flint Architects LLC
Project No. 17018
March 12, 2018



tru BUILDING SIGN

Scale 1/2" = 1'-0"

7'-0"



39-1/2"

7'-0"

10'-2"

1'-2-1/2"

1'-11-1/2"

12-3/4"

1"

5/8" net
letterstock



5'-3-1/4"

STACKED BUILDING LETTERS
tru - 7 FT.

Hilton Tru
550 E. 22nd St.
Lombard, IL 60148


















Flint Architects LLC
Project No. 17018
March 12, 2018



Hilton

1998 Comprehensive Plan

Comprehensive Plan

-  Estate Residential
-  Low Density Residential
-  Low-Medium Density Residential
-  Medium Density Residential
-  High Density Residential
-  Neighborhood Commercial
-  Community Commercial
-  Regional Commercial
-  Office
-  Light Industrial
-  Planned Business Park
-  Open Space and Recreational
-  Public and Institutional
-  Public/Re-Use
-  Utilities
-  Mixed Use Commercial & Office
-  Mixed Use Med. Density Res. & Commercial

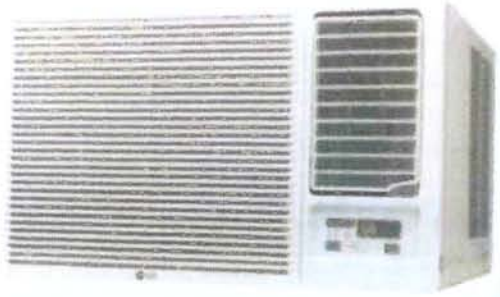


2014 Comprehensive Plan


Comprehensive Plan 2014 Land Use Recommendations

- boundary agreement
- CBD Mixed Use Area
- Outside VOT, planning jurisdiction
- Estate Residential
- Low Density Residential
- Low-Medium Density Residential
- Medium Density Residential
- High Density Residential
- Office
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- Light Industrial
- Mixed Office and Industrial
- Mixed Use Commercial and Office
- Mixed Industrial Office and Commercial
- Open Space and Recreational
- Public and Institutional





BRAND	LG
VOLTS	230
BTU'S	12,000
TYPE	COOLING & HEATING
EER	11.3
INSTALLATION	Window/Wall

WINDOW KIT	Included
SLEEVE	Included
FAN SPEED	2
CONTROLS	ELECTRIC W/ REMOTE
PLUG TYPE	

H	14 31/32"
W	23 5/8"
D	22 1/16"

COOL AMPS	5.1
COOL WATTS	1010
HEAT AMPS	14
HEAT WATTS	2900
CIRCUIT BREAKER RATE	15
WEIGHT OF UNIT	93 lbs

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FEATURES



OPTIONS



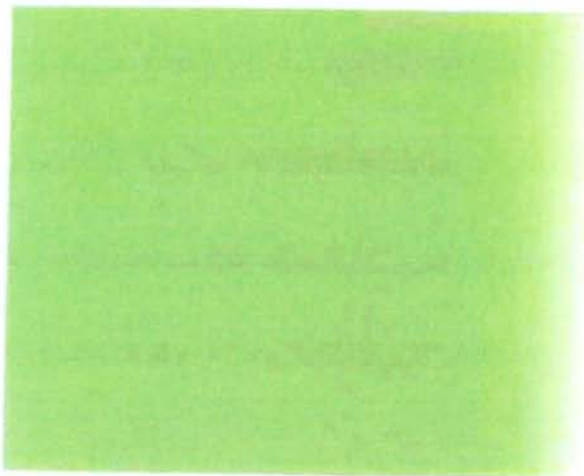
PHYSICAL DATA



DOCUMENTS



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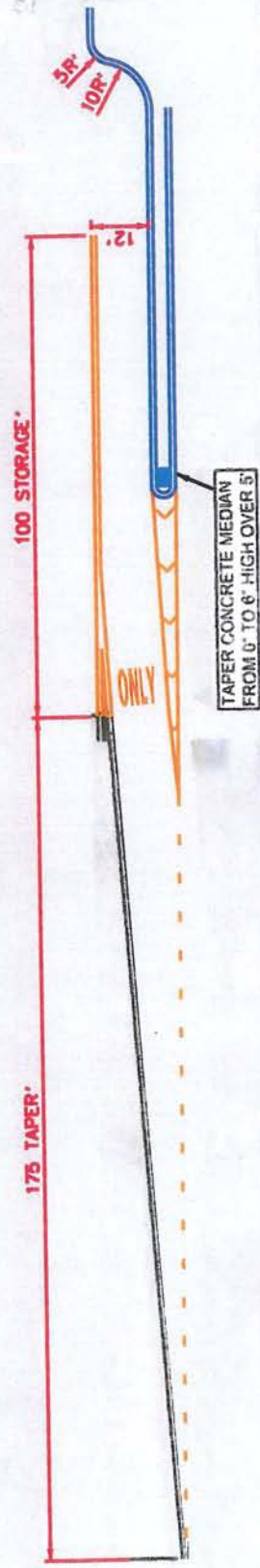
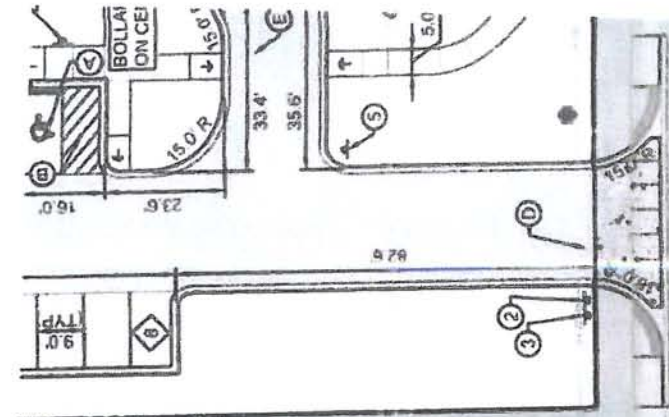
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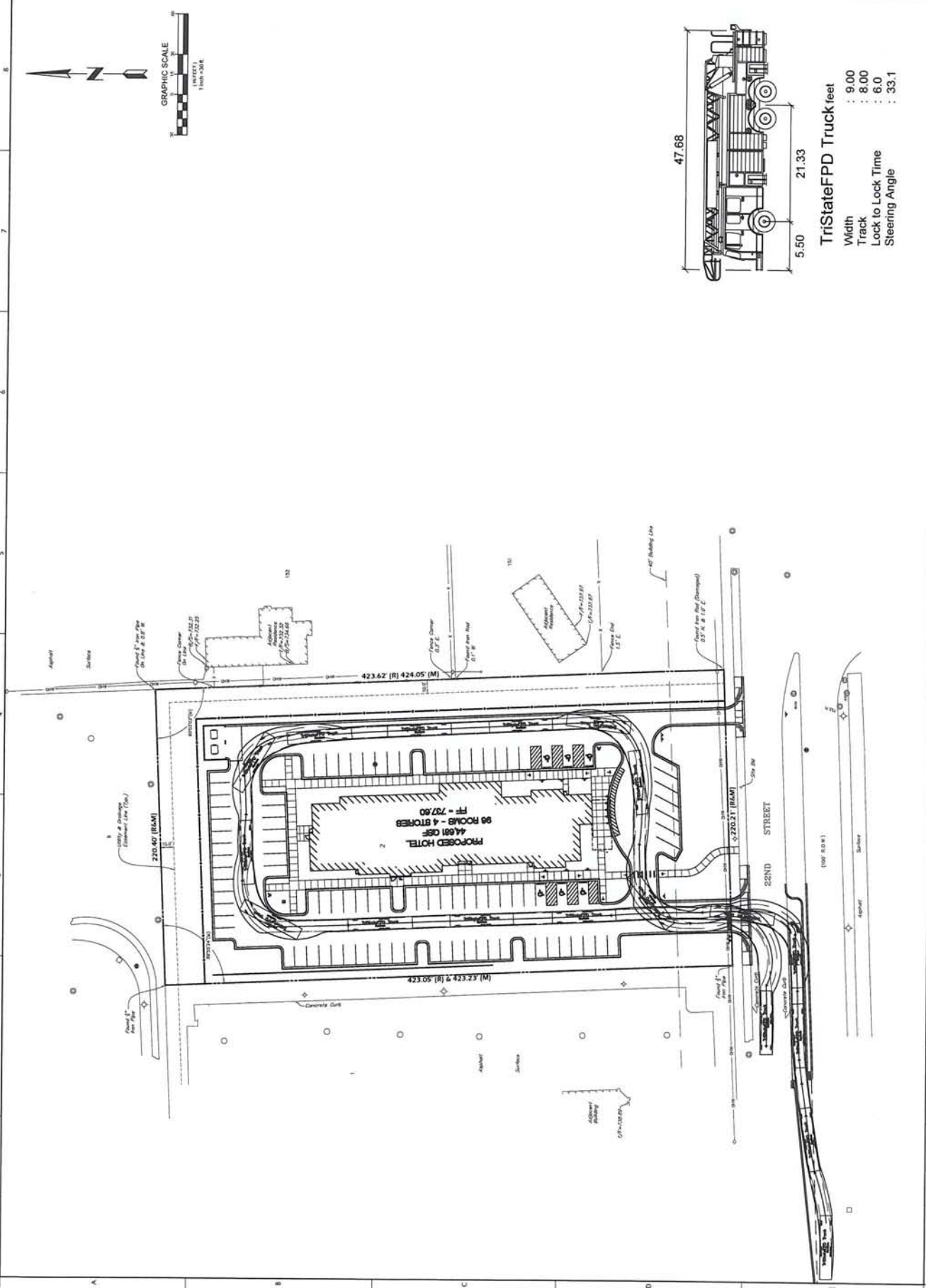


Hilton Tru Hotel
 550 E. 22nd St.
 Lombard, IL 60148
 Project No. 17018
 March 23, 2018
 Flint Architects LLC

REVISIONS	
1	12.06.17 REVISED KALONIA ENVELOPE
2	01.11.18 REVISED PER KALONIA REVIEW
3	02.02.18 REVISED PER KALONIA REVIEW
4	03.01.18 REVISED PER KALONIA REVIEW
5	03.15.18 REVISED LIFT TRUCK LANE PER TRAFFIC STUDY

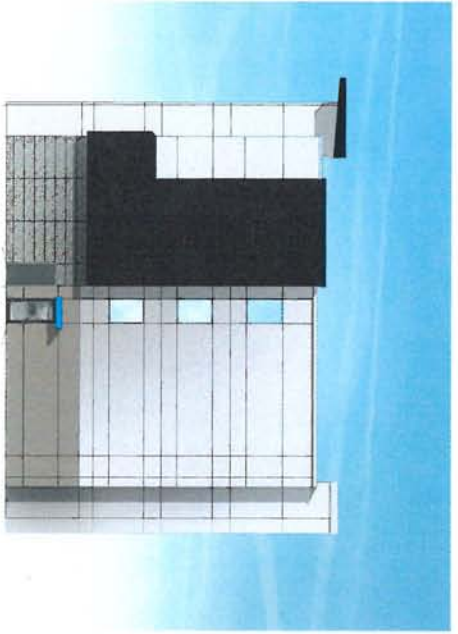
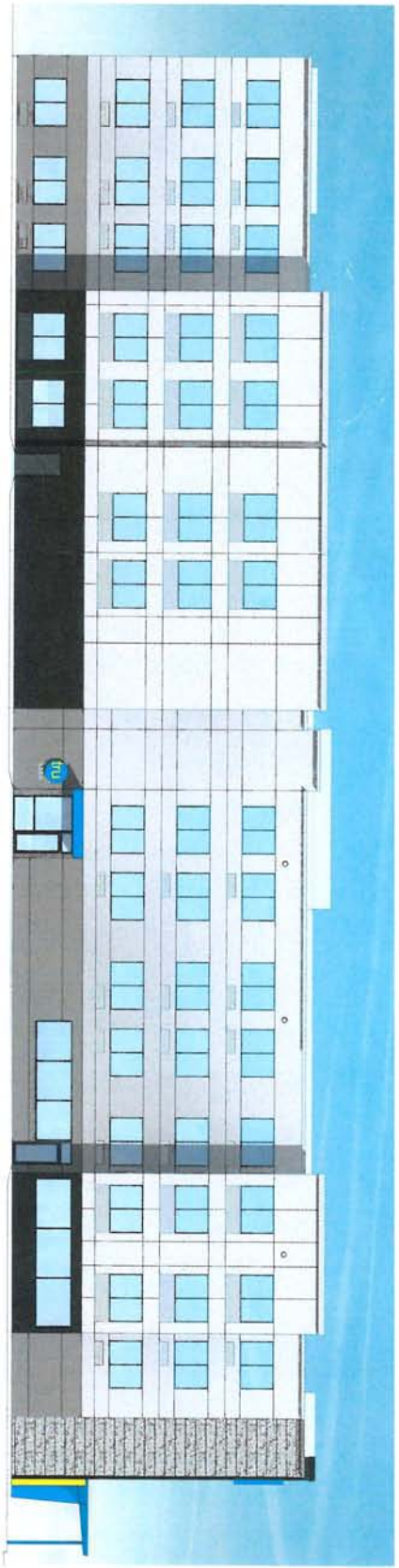
CIVIL ENGINEERS - PLANNERS - DEVELOPMENT CONSULTANTS
CIVWORKS Consulting, LLC
 CHICAGO, ILLINOIS 60604
 1171 N. LAUREL STREET
 CHICAGO, ILLINOIS 60610
 TEL: (773) 637-5934
 FAX: (773) 637-5934
 WWW.CIVWORKS.COM

FIRE LADDER TRUCK TURNING TEMPLATE
 PROPOSED HILTON TRU HOTEL
 550 E. 22ND STREET, LOMBARD, IL 60148
 SHEET NO. **TR1.0**
 PROJECT NUMBER: 17013



TriStateFPD Truck feet

Width	: 9.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 33.1



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 THIS IS AN INDICATIVE RENDERING AND NOT A FINAL SPECIFICATION OR COLOR. COLORS MAY VARY FROM THE RENDERING.



MEMORANDUM TO: Jennifer Ganser
Assistant Director of Community Development
Village of Lombard

FROM: Javier Millan
Senior Consultant

DATE: April 12, 2018

SUBJECT: Site Traffic Analysis
Proposed Hilton Tru Hotel
Lombard, Illinois

This memorandum summarizes the results and findings of a site traffic analysis conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed Hilton Tru Hotel. The site is located on the north side of 22nd Street approximately 440 feet east of Fairfield Avenue in Lombard, Illinois. As proposed, the site will be developed with a 96-room business hotel with 96 off-street parking spaces. Access to the site will be provided via one three-quarter (right-in/right-out/left-in) access drive on 22nd Street.

The purpose of this study was to examine existing traffic conditions, assess the impact the proposed development would have on traffic conditions in the area, and to determine any roadway and access improvements necessary to accommodate development-generated traffic.

Existing Conditions

The site, as previously indicated, is located on the north side of 22nd Street approximately 440 feet east of Fairfield Avenue and is currently vacant. The surrounding land uses are multi-family residential to the north, single-family residential to the east, general office to the west, and a Target store to the south. It is important to note that the east property line of the site is located approximately 50 feet west of the signalized intersection of 22nd Street with Convention Way. The principal roadways in the vicinity of the site are illustrated in **Figure 1** and described below.



Aerial View of Site Location

Figure 1

22nd Street is an east-west minor arterial road that extends from Meyers Road west to Finley Road. *22nd Street* extends further west of Finley Road as a residential local roadway. The road provides two lanes in each direction separated by a raised landscaped median in the vicinity of the site. At its signalized intersection with Convention Way, *22nd Street* provides an exclusive left-turn lane and two through lanes on the westbound approach. The eastbound approach provides a through lane and a shared through/right-turn lane. At its unsignalized intersection with the 701 office building access drive, *22nd Street* provides two through lanes and an exclusive right-turn lane on the eastbound approach. The westbound approach provides an exclusive left-turn lane and two through lanes. No exclusive turn lanes are provided at its unsignalized intersection with Vista Avenue. *22nd Street* has a posted speed limit of 35 mph and is under the jurisdiction of the Village of Lombard.

Vista Avenue is a north-south two-lane residential road that extends from *22nd Street* northeast to Fairview Avenue where it becomes *18th Street*. *Vista Avenue* is offset from the 701 office building access drive approximately 60 feet to the west. Due to the existence of a raised median along *22nd Street*, *Vista Avenue* is limited to right-in/right-out movements with outbound movements under stop sign control. *Vista Avenue* has no posted speed limit and is under the jurisdiction of York Township.

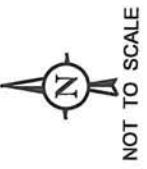
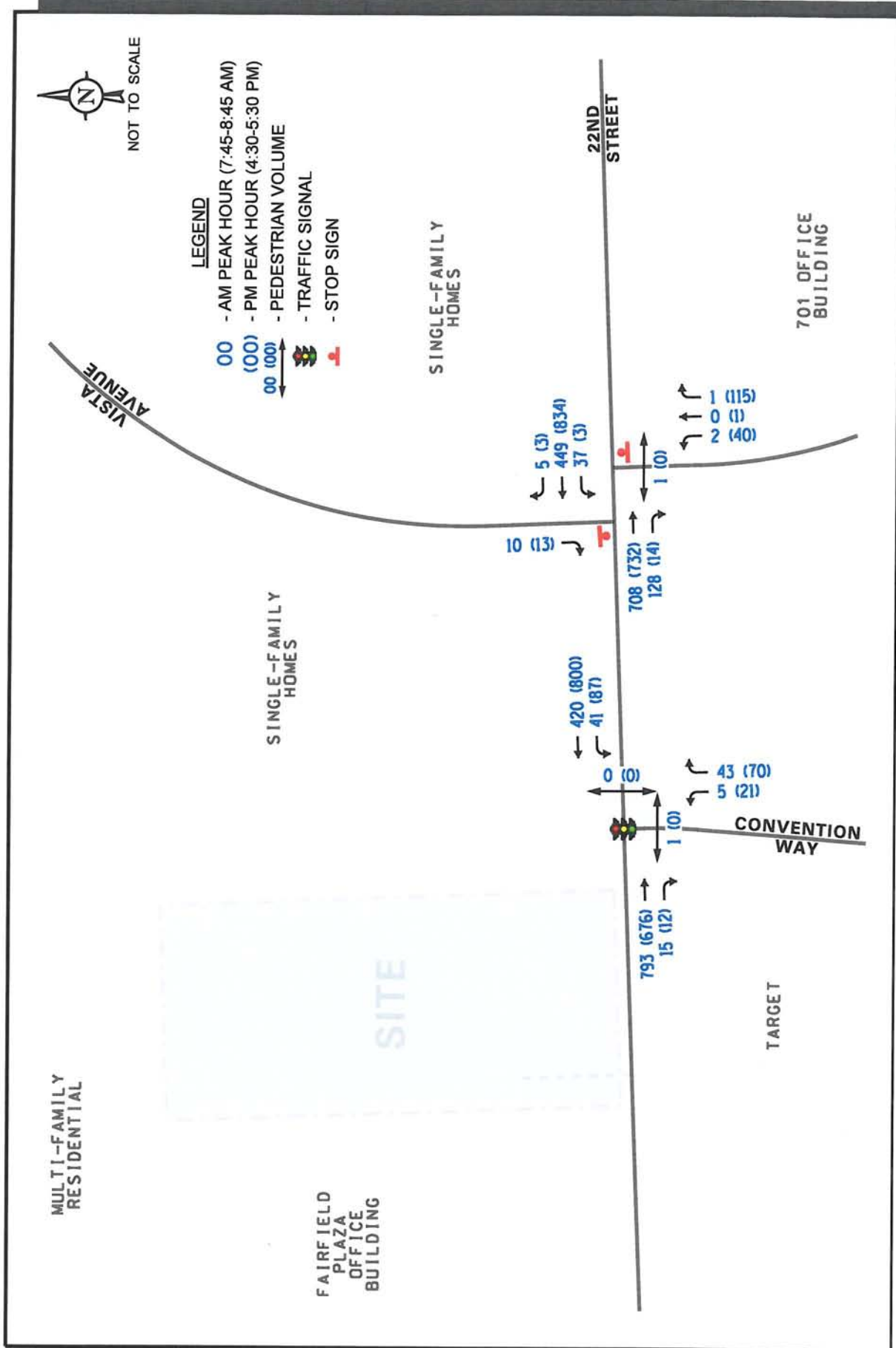
701 office building access drive is a north-south private access drive that provides two inbound lanes and two outbound lanes striped for an exclusive left-turn lane and a combined through/right-turn lane with outbound movements under stop sign control.

Existing Traffic Volumes

Manual traffic, pedestrian, and bicycle counts were conducted by KLOA, Inc. at the intersections of *22nd Street* with Convention Way and Vista Avenue/701 office building access drive on Wednesday April 4, 2018 from 7:00 to 9:00 A.M. and from 4:00 to 6:00 P.M. A summary of the of the count data indicated that the weekday morning peak hour of traffic occurs from 7:45 to 8:45 A.M. and the weekday evening peak hour of traffic occurs from 4:30 to 5:30 P.M. The existing peak-hour traffic volumes are illustrated in **Figure 2**. It should be noted that the Montini Catholic High School was back in session when the traffic counts were conducted.

Future Conditions

The future traffic volumes include the existing traffic volumes, increase in background traffic due to growth, and the traffic estimated to be generated by the proposed subject development.



Existing Traffic Volumes

Proposed
 Hilton Tru Hotel
 Lombard, Illinois

Proposed Development Plan

The plans call for developing the site with a four-story hotel with 96 rooms. Off-street parking for 96 spaces will be provided around the periphery of the hotel. The site will provide one three-quarter (right-in/right-out/left-in) access drive on 22nd Street approximately 230 feet west of Convention Way. Given the existence of the raised median on 22nd Street, the development is proposing to reconstruct the median to provide a back-to-back left-turn lane. Although the proposed modification would allow inbound left turns to occur, outbound left turns would be physically prohibited.

Site-Generated Traffic Volumes

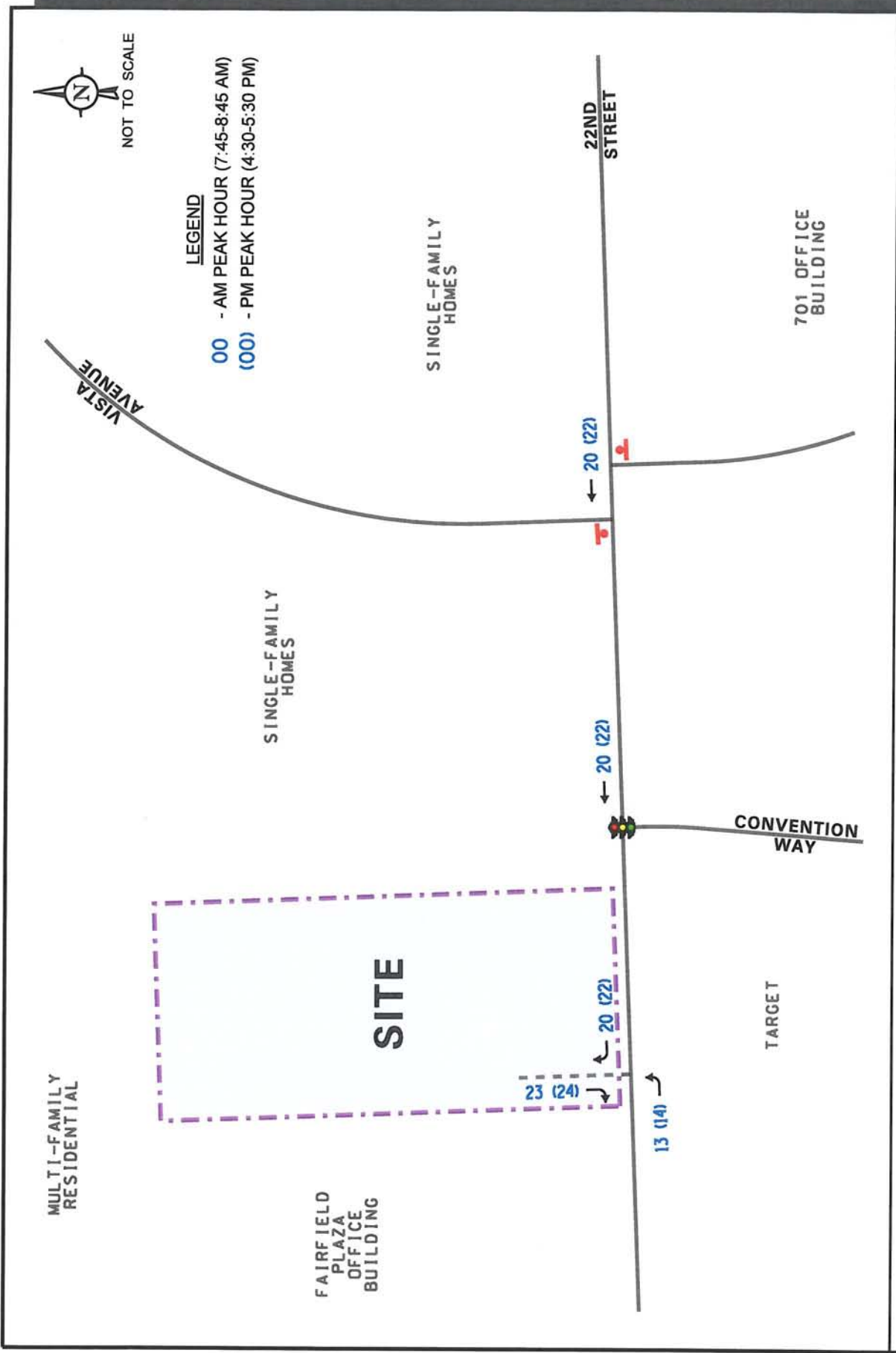
The number of peak hour vehicle trips estimated to be generated by the proposed hotel was estimated based on trip generation rates contained in *Trip Generation Manual*, 9th Edition, published by the Institute of Transportation Engineers (ITE). **Table 1** shows the site-generated traffic volumes for the proposed development.

Table 1
PROJECTED SITE-GENERATED TRAFFIC VOLUMES

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Two-Way Trips
		In	Out	Total	In	Out	Total	
312	Business Hotel (96 Rooms)	33	23	56	36	24	60	698

Development Traffic Assignment

The estimated weekday morning and evening peak hour traffic volumes that will be generated by the proposed hotel were assigned to the roadway system in accordance with the existing travel patterns in the area. Based on a review of the existing traffic volumes, the locations of the expressways and employment hubs, it is anticipated that approximately 60 percent of the traffic will approach the site from the east while 40 percent will approach the site from the west. Conversely, given that left turns out of the site will not be allowed due to the existing raised median, 100 percent of the outbound movements will travel to the west. The new traffic assignment for the proposed hotel is illustrated in **Figure 3**.



NOT TO SCALE

Estimated Site-Generated Traffic Volumes

Proposed
Hilton Tru Hotel
Lombard, Illinois

Total Projected Traffic Volumes

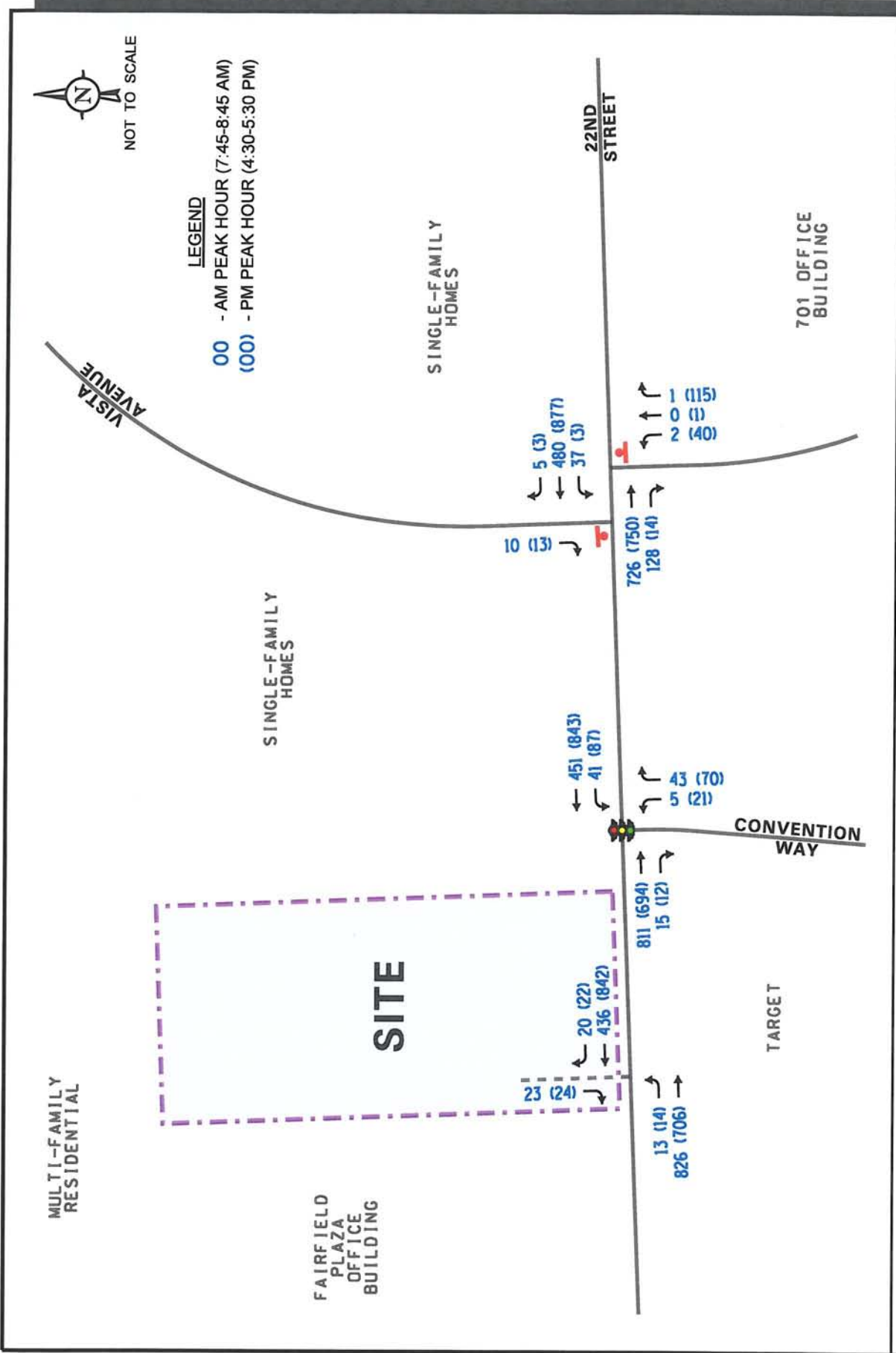
The existing traffic volumes (Figure 2) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e. not attributable to any particular planned development). Based on Average Daily Traffic (ADT) projections provided by the Chicago Metropolitan Agency for Planning (CMAP), the existing traffic volumes will increase by approximately 0.5 percent per year. As such, the existing traffic volumes were increased by a total of 2.5 percent to reflect Year 2023 traffic conditions.

The development-generated traffic (Figure 3) was added to the existing traffic volumes taking into account background growth to determine the Year 2023 total projected traffic volumes. The future volumes are shown in **Figure 4**.

Analysis

Capacity analyses were conducted at the signalized intersection of 22nd Street with Convention Way and at the unsignalized intersection of 22nd Street with Vista Avenue/701 office building access drive as well as the future unsignalized access drive's intersection with 22nd Street. The analyses indicated that the intersections of 22nd Street with Convention Way and Vista Avenue/701 office building access drive operate and will continue operating at an overall acceptable level of service (LOS). Furthermore, the analysis of the proposed access drive's intersection with 22nd Street indicates that it will operate at adequate levels of service. This is due to the fact that the hotel will generate very little traffic (between two and four percent of the existing traffic along 22nd Street) during the morning and evening peak hours of traffic.

Summaries of the traffic analysis results showing the overall level of service for the existing and Year 2023 future projected conditions are shown in **Table 2**.



Proposed
 Hilton Tru Hotel
 Lombard, Illinois

Year 2023 Total Projected Traffic Volumes

Table 2
LEVEL OF SERVICE SUMMARY

Intersection	Existing Conditions				Future Conditions			
	Weekday Morning Peak Hour		Weekday Evening Peak Hour		Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
22nd Street/ Convention Way								
	A	5.6	A	6.5	A	5.6	A	6.6
22nd Street/Vista Avenue/701 Drive								
• Northbound	C	15.3	B	14.8	C	15.8	C	15.2
• Southbound	A	9.8	B	11.5	A	9.9	B	11.8
22nd Street/Three-Quarter Access Drive								
					A	9.8	B	11.8
LOS – Level of Service Delay is measured in seconds								

Cut-Through Traffic Evaluation

It is our understanding that there have been concerns with the potential for cut-through traffic to occur through the Congress Knoll subdivision. In order to ascertain the likelihood of the potential for cut-through traffic to occur, KLOA, Inc. conducted numerous runs during the morning and evening peak hours from the intersection of Meyers Road with 18th Street to the site via the following two routes:

1. Traveling west on 18th Street, turning left to travel southwest on Vista Avenue, and then turning right onto 22nd Street
2. Traveling south on Meyers Road and then turning right onto 22nd Street

Based on the travel runs, the average time to travel from the intersection of Meyers Road with 18th Street through the Congress Knoll subdivision to the site was one minute and 35 seconds. The average time to travel to the site by continuing south on Meyers Road and then west on 22nd Street was one minute and 10 seconds. It should be noted that this includes the time that the vehicle had to stop on red at the intersection of Meyers Road with 22nd Street. When the vehicle did not have to stop, the run was completed in a much shorter time. Given the above, cut-through traffic will be very unlikely for the following reasons:

- While driving through the neighborhood to get to the hotel is the shortest distance, it is slower than traveling south on Meyers Road to 22nd Street.
- Driving through the neighborhood can be confusing given the curvature of the road as 18th Street approaches Vista Avenue.
- While driving through the neighborhood, there are two intersections where vehicles have to stop: 18th Street with Fairview Avenue and Vista Avenue with the south leg of 18th Place, versus potentially stopping only at the traffic signal on Meyers Road at its intersection with 22nd Street.
- There are over 25 residential driveways on 18th Street and Vista Avenue and various intersections that create additional friction for potential cut-through traffic.
- The posted speed limit on 18th Street is 25 mph while the posted speed limit on Meyers Road and 22nd Street is 35 mph.
- Taxi drivers and business guests that are not familiar with the area will be more inclined to drive on the major roads rather than drive through a residential area.

Conclusion

Based on the preceding evaluation, the proposed development traffic can be accommodated by the adjacent roadway system. The access drive, as proposed, will provide sufficient capacity to accommodate the development traffic and will minimize the number of conflict points by restricting the left-turn out movement. The amount of traffic generated by the proposed development will be minimal and the proposed development's traffic will be accommodated safely and efficiently.

Appendix



Chicago Metropolitan
Agency for Planning

233 South Wacker Drive
Suite 800
Chicago, Illinois 60606

312 454 0400
www.cmap.illinois.gov

April 5, 2018

Javier Millan
Senior Consultant
Kenig, Lindgren, O'Hara and Aboona, Inc.
9575 West Higgins Road
Suite 400
Rosemont, IL 60018

**Subject: 22nd Street from Vista Avenue to Fairfield Avenue
IDOT**

Dear Mr. Millan:

In response to a request made on your behalf and dated April 4, 2018, we have developed year 2040 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current ADT	Year 2040 ADT
22 nd St from Vista Ave to Fairfield Ave	16,100	18,100

Traffic projections are developed using existing ADT data provided in the request letter and the results from the March 2018 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2040 socioeconomic projections and assumes the implementation of the GO TO 2040 Comprehensive Regional Plan for the Northeastern Illinois area.

If you have any questions, please call me at (312) 386-8806.

Sincerely,

Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis

cc: Quigley (IDOT)
S:\AdminGroups\ResearchAnalysis\2018cy_TrafficForecasts\Lombard\du-15-18\du-15-18.docx

Lanes, Volumes, Timings
 5: Convention Way & 22nd Street

04/09/2018

	→	↘	↙	←	↖	↗
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑		↘	↑↑	↘	↗
Traffic Volume (vph)	793	15	41	420	5	43
Future Volume (vph)	793	15	41	420	5	43
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		0	190		0	0
Storage Lanes		0	1		1	1
Taper Length (ft)			25		25	
Lane Util. Factor	0.95	0.95	1.00	0.95	1.00	1.00
Fr't	0.997					0.850
Flt Protected			0.950		0.950	
Satd. Flow (prot)	3529	0	1770	3539	1770	1583
Flt Permitted			0.305		0.950	
Satd. Flow (perm)	3529	0	568	3539	1770	1583
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)	2					45
Link Speed (mph)	30			30	30	
Link Distance (ft)	663			320	297	
Travel Time (s)	15.1			7.3	6.8	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Shared Lane Traffic (%)						
Lane Group Flow (vph)	851	0	43	442	5	45
Turn Type	NA		pm+pt	NA	Prot	Perm
Protected Phases	4		3	8	2	
Permitted Phases			8			2
Detector Phase	4		3	8	2	2
Switch Phase						
Minimum Initial (s)	40.0		3.0	40.0	15.0	15.0
Minimum Split (s)	46.0		9.5	46.0	31.0	31.0
Total Split (s)	51.0		18.0	69.0	31.0	31.0
Total Split (%)	51.0%		18.0%	69.0%	31.0%	31.0%
Yellow Time (s)	4.5		3.0	4.5	4.5	4.5
All-Red Time (s)	1.5		0.0	1.5	1.5	1.5
Lost Time Adjust (s)	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0		3.0	6.0	6.0	6.0
Lead/Lag	Lag		Lead			
Lead-Lag Optimize?	Yes		Yes			
Recall Mode	C-Min		None	C-Min	None	None
Act Effct Green (s)	78.2		84.4	83.8	15.0	15.0
Actuated g/C Ratio	0.78		0.84	0.84	0.15	0.15
v/c Ratio	0.31		0.08	0.15	0.02	0.16
Control Delay	6.4		3.0	3.1	36.6	13.0
Queue Delay	0.0		0.0	0.0	0.0	0.0
Total Delay	6.4		3.0	3.1	36.6	13.0
LOS	A		A	A	D	B
Approach Delay	6.4			3.1	15.3	
Approach LOS	A			A	B	
Queue Length 50th (ft)	122		6	38	3	0
Queue Length 95th (ft)	162		13	53	13	31
Internal Link Dist (ft)	583			240	217	

Lanes, Volumes, Timings
 5: Convention Way & 22nd Street

04/09/2018

	→	↘	↙	←	↖	↗
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Turn Bay Length (ft)			190			
Base Capacity (vph)	2759		659	2965	442	429
Starvation Cap Reductn	0		0	0	0	0
Spillback Cap Reductn	0		0	0	0	0
Storage Cap Reductn	0		0	0	0	0
Reduced v/c Ratio	0.31		0.07	0.15	0.01	0.10

Intersection Summary

Area Type: Other

Cycle Length: 100

Actuated Cycle Length: 100

Offset: 43 (43%), Referenced to phase 4:EBT and 8:WBTL, Start of Green

Natural Cycle: 90

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.31

Intersection Signal Delay: 5.6

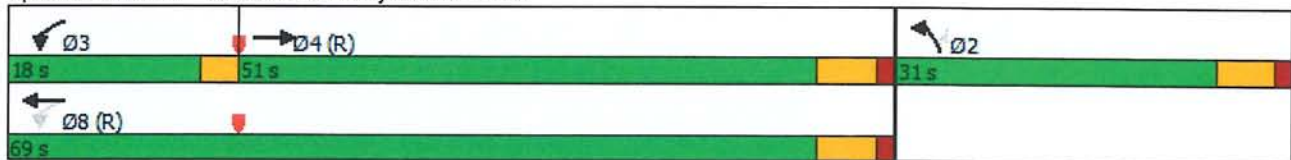
Intersection LOS: A

Intersection Capacity Utilization 56.6%

ICU Level of Service B

Analysis Period (min) 15

Splits and Phases: 5: Convention Way & 22nd Street



HCM 6th TWSC
3: 701 Drive/Vista Avenue & 22nd Street

04/09/2018

Intersection												
Int Delay, s/veh	0.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↑↑	↗	↘	↑↑		↘	↗				↗
Traffic Vol, veh/h	0	708	128	37	449	5	2	0	1	0	0	10
Future Vol, veh/h	0	708	128	37	449	5	2	0	1	0	0	10
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	105	135	-	-	0	-	-	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	0	0	2	2	0	0	0	0	0	0
Mvmt Flow	0	745	135	39	473	5	2	0	1	0	0	11

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	-	0	0	880	0	0	1060	1301	373	-	-	239
Stage 1	-	-	-	-	-	-	745	745	-	-	-	-
Stage 2	-	-	-	-	-	-	315	556	-	-	-	-
Critical Hdwy	-	-	-	4.1	-	-	7.5	6.5	6.9	-	-	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	5.5	-	-	-	-
Follow-up Hdwy	-	-	-	2.2	-	-	3.5	4	3.3	-	-	3.3
Pot Cap-1 Maneuver	0	-	-	777	-	-	181	162	630	0	0	768
Stage 1	0	-	-	-	-	-	377	424	-	0	0	-
Stage 2	0	-	-	-	-	-	676	516	-	0	0	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	-	777	-	-	172	154	630	-	-	768
Mov Cap-2 Maneuver	-	-	-	-	-	-	287	277	-	-	-	-
Stage 1	-	-	-	-	-	-	377	424	-	-	-	-
Stage 2	-	-	-	-	-	-	633	490	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	0.7	15.3	9.8
HCM LOS			C	A

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	287	630	-	-	777	-	-	768
HCM Lane V/C Ratio	0.007	0.002	-	-	0.05	-	-	0.014
HCM Control Delay (s)	17.6	10.7	-	-	9.9	-	-	9.8
HCM Lane LOS	C	B	-	-	A	-	-	A
HCM 95th %tile Q(veh)	0	0	-	-	0.2	-	-	0

Lanes, Volumes, Timings
5: Convention Way & 22nd Street

04/09/2018

	→	↘	↙	←	↖	↗
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↓		↘	↑↑	↘	↗
Traffic Volume (vph)	676	12	87	800	21	70
Future Volume (vph)	676	12	87	800	21	70
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		0	190		0	0
Storage Lanes		0	1		1	1
Taper Length (ft)			25		25	
Lane Util. Factor	0.95	0.95	1.00	0.95	1.00	1.00
Friction	0.997					0.850
Flt Protected			0.950		0.950	
Satd. Flow (prot)	3529	0	1770	3539	1770	1583
Flt Permitted			0.345		0.950	
Satd. Flow (perm)	3529	0	643	3539	1770	1583
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)	2					74
Link Speed (mph)	30			30	30	
Link Distance (ft)	660			320	297	
Travel Time (s)	15.0			7.3	6.8	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Shared Lane Traffic (%)						
Lane Group Flow (vph)	725	0	92	842	22	74
Turn Type	NA		pm+pt	NA	Prot	Perm
Protected Phases	4		3	8	2	
Permitted Phases			8			2
Detector Phase	4		3	8	2	2
Switch Phase						
Minimum Initial (s)	40.0		3.0	40.0	15.0	15.0
Minimum Split (s)	46.0		9.5	46.0	31.0	31.0
Total Split (s)	51.0		18.0	69.0	31.0	31.0
Total Split (%)	51.0%		18.0%	69.0%	31.0%	31.0%
Yellow Time (s)	4.5		3.0	4.5	4.5	4.5
All-Red Time (s)	1.5		0.0	1.5	1.5	1.5
Lost Time Adjust (s)	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0		3.0	6.0	6.0	6.0
Lead/Lag	Lag		Lead			
Lead-Lag Optimize?	Yes		Yes			
Recall Mode	C-Min		None	C-Min	None	None
Act Effect Green (s)	70.4		80.2	78.4	15.0	15.0
Actuated g/C Ratio	0.70		0.80	0.78	0.15	0.15
v/c Ratio	0.29		0.16	0.30	0.08	0.25
Control Delay	7.9		3.5	4.5	37.6	11.4
Queue Delay	0.0		0.0	0.0	0.0	0.0
Total Delay	7.9		3.5	4.5	37.6	11.4
LOS	A		A	A	D	B
Approach Delay	7.9			4.4	17.4	
Approach LOS	A			A	B	
Queue Length 50th (ft)	102		12	84	12	0
Queue Length 95th (ft)	138		23	109	35	40
Internal Link Dist (ft)	580			240	217	

Lanes, Volumes, Timings
 5: Convention Way & 22nd Street

04/09/2018



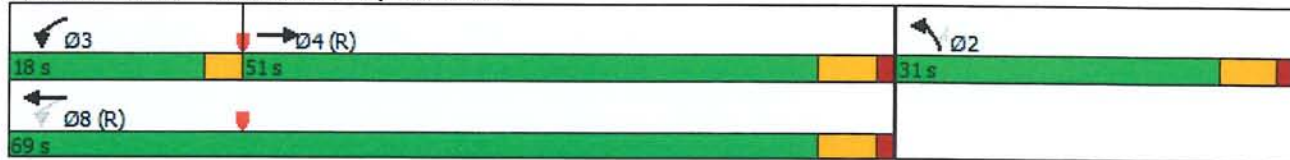
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Turn Bay Length (ft)			190			
Base Capacity (vph)	2483		684	2774	442	451
Starvation Cap Reductn	0		0	0	0	0
Spillback Cap Reductn	0		0	0	0	0
Storage Cap Reductn	0		0	0	0	0
Reduced v/c Ratio	0.29		0.13	0.30	0.05	0.16

Intersection Summary

Area Type: Other
 Cycle Length: 100
 Actuated Cycle Length: 100
 Offset: 43 (43%), Referenced to phase 4:EBT and 8:WBTL, Start of Green
 Natural Cycle: 90
 Control Type: Actuated-Coordinated
 Maximum v/c Ratio: 0.30
 Intersection Signal Delay: 6.5
 Intersection Capacity Utilization 64.0%
 Analysis Period (min) 15

Intersection LOS: A
 ICU Level of Service B

Splits and Phases: 5: Convention Way & 22nd Street



HCM 6th TWSC
3: 701 Drive/Vista Avenue & 22nd Street

04/09/2018

Intersection												
Int Delay, s/veh	1.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↑↑	↑	↑	↑↑		↑	↑				↑
Traffic Vol, veh/h	0	732	14	3	834	3	40	1	115	0	0	13
Future Vol, veh/h	0	732	14	3	834	3	40	1	115	0	0	13
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	105	135	-	-	0	-	-	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	0	0	2	0	0	0	0	0	0	0
Mvmt Flow	0	771	15	3	878	3	42	1	121	0	0	14

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	-	0	0	786	0	0	1216	1658	386	-	-	441
Stage 1	-	-	-	-	-	-	771	771	-	-	-	-
Stage 2	-	-	-	-	-	-	445	887	-	-	-	-
Critical Hdwy	-	-	-	4.1	-	-	7.5	6.5	6.9	-	-	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	5.5	-	-	-	-
Follow-up Hdwy	-	-	-	2.2	-	-	3.5	4	3.3	-	-	3.3
Pot Cap-1 Maneuver	0	-	-	842	-	-	139	99	618	0	0	570
Stage 1	0	-	-	-	-	-	363	413	-	0	0	-
Stage 2	0	-	-	-	-	-	567	365	-	0	0	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	-	842	-	-	135	99	618	-	-	570
Mov Cap-2 Maneuver	-	-	-	-	-	-	258	222	-	-	-	-
Stage 1	-	-	-	-	-	-	363	413	-	-	-	-
Stage 2	-	-	-	-	-	-	551	364	-	-	-	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0			0			14.8			11.5		
HCM LOS							B			B		

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	258	609	-	-	842	-	-	570
HCM Lane V/C Ratio	0.163	0.201	-	-	0.004	-	-	0.024
HCM Control Delay (s)	21.7	12.4	-	-	9.3	-	-	11.5
HCM Lane LOS	C	B	-	-	A	-	-	B
HCM 95th %tile Q(veh)	0.6	0.7	-	-	0	-	-	0.1

Lanes, Volumes, Timings
5: Convention Way & 22nd Street

04/09/2018

	→	↘	↙	←	↖	↗
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑		↘	↑↑	↘	↗
Traffic Volume (vph)	811	15	41	451	5	43
Future Volume (vph)	811	15	41	451	5	43
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		0	190		0	0
Storage Lanes		0	1		1	1
Taper Length (ft)			25		25	
Lane Util. Factor	0.95	0.95	1.00	0.95	1.00	1.00
Frnt	0.997					0.850
Flt Protected			0.950		0.950	
Satd. Flow (prot)	3529	0	1770	3539	1770	1583
Flt Permitted			0.298		0.950	
Satd. Flow (perm)	3529	0	555	3539	1770	1583
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)	2					45
Link Speed (mph)	30			30	30	
Link Distance (ft)	253			320	297	
Travel Time (s)	5.8			7.3	6.8	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Shared Lane Traffic (%)						
Lane Group Flow (vph)	870	0	43	475	5	45
Turn Type	NA		pm+pt	NA	Prot	Perm
Protected Phases	4		3	8	2	
Permitted Phases			8			2
Detector Phase	4		3	8	2	2
Switch Phase						
Minimum Initial (s)	40.0		3.0	40.0	15.0	15.0
Minimum Split (s)	46.0		9.5	46.0	31.0	31.0
Total Split (s)	51.0		18.0	69.0	31.0	31.0
Total Split (%)	51.0%		18.0%	69.0%	31.0%	31.0%
Yellow Time (s)	4.5		3.0	4.5	4.5	4.5
All-Red Time (s)	1.5		0.0	1.5	1.5	1.5
Lost Time Adjust (s)	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0		3.0	6.0	6.0	6.0
Lead/Lag	Lag		Lead			
Lead-Lag Optimize?	Yes		Yes			
Recall Mode	C-Min		None	C-Min	None	None
Act Effect Green (s)	78.2		84.4	83.8	15.0	15.0
Actuated g/C Ratio	0.78		0.84	0.84	0.15	0.15
v/c Ratio	0.32		0.08	0.16	0.02	0.16
Control Delay	6.5		3.0	3.1	36.6	13.0
Queue Delay	0.0		0.0	0.0	0.0	0.0
Total Delay	6.5		3.0	3.1	36.6	13.0
LOS	A		A	A	D	B
Approach Delay	6.5			3.1	15.3	
Approach LOS	A			A	B	
Queue Length 50th (ft)	126		6	42	3	0
Queue Length 95th (ft)	166		13	57	13	31
Internal Link Dist (ft)	173			240	217	

Lanes, Volumes, Timings
 5: Convention Way & 22nd Street

04/09/2018



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Turn Bay Length (ft)			190			
Base Capacity (vph)	2759		650	2965	442	429
Starvation Cap Reductn	0		0	0	0	0
Spillback Cap Reductn	0		0	0	0	0
Storage Cap Reductn	0		0	0	0	0
Reduced v/c Ratio	0.32		0.07	0.16	0.01	0.10

Intersection Summary

Area Type: Other

Cycle Length: 100

Actuated Cycle Length: 100

Offset: 43 (43%), Referenced to phase 4:EBT and 8:WBTL, Start of Green

Natural Cycle: 90

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.32

Intersection Signal Delay: 5.6

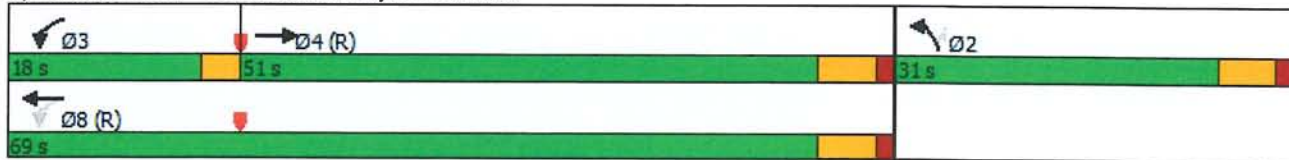
Intersection LOS: A

Intersection Capacity Utilization 56.6%

ICU Level of Service B

Analysis Period (min) 15

Splits and Phases: 5: Convention Way & 22nd Street



HCM 6th TWSC
3: 701 Drive/Vista Avenue & 22nd Street

04/09/2018

Intersection												
Int Delay, s/veh	0.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↑↑	↑	↑	↑↑		↑	↑				↑
Traffic Vol, veh/h	0	726	128	37	480	5	2	0	1	0	0	10
Future Vol, veh/h	0	726	128	37	480	5	2	0	1	0	0	10
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	105	135	-	-	0	-	-	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	764	135	39	505	5	2	0	1	0	0	11

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	-	0	0	899	0	0	1095	1352	382	-	-	255
Stage 1	-	-	-	-	-	-	764	764	-	-	-	-
Stage 2	-	-	-	-	-	-	331	588	-	-	-	-
Critical Hdwy	-	-	-	4.14	-	-	7.54	6.54	6.94	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	-	-	-
Follow-up Hdwy	-	-	-	2.22	-	-	3.52	4.02	3.32	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	751	-	-	168	149	616	0	0	744
Stage 1	0	-	-	-	-	-	362	411	-	0	0	-
Stage 2	0	-	-	-	-	-	656	494	-	0	0	-
Platoon blocked, %		-	-	-	-	-						
Mov Cap-1 Maneuver	-	-	-	751	-	-	159	141	616	-	-	744
Mov Cap-2 Maneuver	-	-	-	-	-	-	273	264	-	-	-	-
Stage 1	-	-	-	-	-	-	362	411	-	-	-	-
Stage 2	-	-	-	-	-	-	613	468	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	0.7	15.8	9.9
HCM LOS			C	A

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	273	616	-	-	751	-	-	744
HCM Lane V/C Ratio	0.008	0.002	-	-	0.052	-	-	0.014
HCM Control Delay (s)	18.3	10.9	-	-	10.1	-	-	9.9
HCM Lane LOS	C	B	-	-	B	-	-	A
HCM 95th %tile Q(veh)	0	0	-	-	0.2	-	-	0

HCM 6th TWSC
8: 22nd Street & Hotel Drive

04/09/2018

Intersection						
Int Delay, s/veh	0.2					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↘	↑↑	↑↑			↗
Traffic Vol, veh/h	13	826	436	20	0	23
Future Vol, veh/h	13	826	436	20	0	23
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	2	2	0	0	0
Mvmt Flow	14	869	459	21	0	24

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	480	0	0
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	4.1	-	6.9
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	2.2	-	3.3
Pot Cap-1 Maneuver	1093	-	767
Stage 1	-	-	0
Stage 2	-	-	0
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	1093	-	767
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	9.8
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1093	-	-	-	767
HCM Lane V/C Ratio	0.013	-	-	-	0.032
HCM Control Delay (s)	8.3	-	-	-	9.8
HCM Lane LOS	A	-	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Lanes, Volumes, Timings
 5: Convention Way & 22nd Street

04/09/2018

	→	↘	↙	←	↖	↗
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑		↘	↑↑	↘	↗
Traffic Volume (vph)	694	12	87	843	21	70
Future Volume (vph)	694	12	87	843	21	70
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		0	190		0	0
Storage Lanes		0	1		1	1
Taper Length (ft)			25		25	
Lane Util. Factor	0.95	0.95	1.00	0.95	1.00	1.00
Frnt	0.997					0.850
Flt Protected			0.950		0.950	
Satd. Flow (prot)	3529	0	1770	3539	1770	1583
Flt Permitted			0.337		0.950	
Satd. Flow (perm)	3529	0	628	3539	1770	1583
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)	2					74
Link Speed (mph)	30			30	30	
Link Distance (ft)	253			320	297	
Travel Time (s)	5.8			7.3	6.8	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Shared Lane Traffic (%)						
Lane Group Flow (vph)	744	0	92	887	22	74
Turn Type	NA		pm+pt	NA	Prot	Perm
Protected Phases	4		3	8	2	
Permitted Phases			8			2
Detector Phase	4		3	8	2	2
Switch Phase						
Minimum Initial (s)	40.0		3.0	40.0	15.0	15.0
Minimum Split (s)	46.0		9.5	46.0	31.0	31.0
Total Split (s)	51.0		18.0	69.0	31.0	31.0
Total Split (%)	51.0%		18.0%	69.0%	31.0%	31.0%
Yellow Time (s)	4.5		3.0	4.5	4.5	4.5
All-Red Time (s)	1.5		0.0	1.5	1.5	1.5
Lost Time Adjust (s)	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0		3.0	6.0	6.0	6.0
Lead/Lag	Lag		Lead			
Lead-Lag Optimize?	Yes		Yes			
Recall Mode	C-Min		None	C-Min	None	None
Act Effct Green (s)	70.4		80.2	78.4	15.0	15.0
Actuated g/C Ratio	0.70		0.80	0.78	0.15	0.15
v/c Ratio	0.30		0.16	0.32	0.08	0.25
Control Delay	8.0		3.6	4.6	37.6	11.4
Queue Delay	0.0		0.0	0.0	0.0	0.0
Total Delay	8.0		3.6	4.6	37.6	11.4
LOS	A		A	A	D	B
Approach Delay	8.0			4.5	17.4	
Approach LOS	A			A	B	
Queue Length 50th (ft)	105		12	91	12	0
Queue Length 95th (ft)	143		23	116	35	40
Internal Link Dist (ft)	173			240	217	

Lanes, Volumes, Timings
 5: Convention Way & 22nd Street

04/09/2018



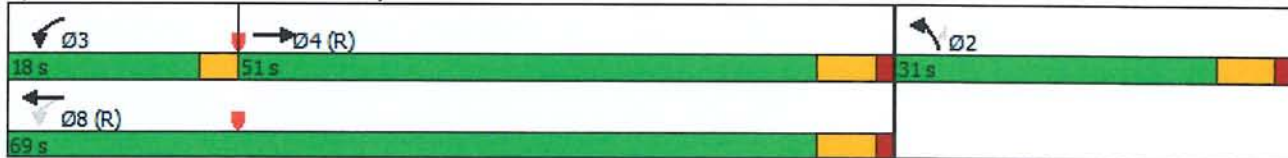
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Turn Bay Length (ft)			190			
Base Capacity (vph)	2483		674	2774	442	451
Starvation Cap Reductn	0		0	0	0	0
Spillback Cap Reductn	0		0	0	0	0
Storage Cap Reductn	0		0	0	0	0
Reduced v/c Ratio	0.30		0.14	0.32	0.05	0.16

Intersection Summary

Area Type: Other
 Cycle Length: 100
 Actuated Cycle Length: 100
 Offset: 43 (43%), Referenced to phase 4:EBT and 8:WBTL, Start of Green
 Natural Cycle: 90
 Control Type: Actuated-Coordinated
 Maximum v/c Ratio: 0.32
 Intersection Signal Delay: 6.6
 Intersection Capacity Utilization 64.0%
 Analysis Period (min) 15

Intersection LOS: A
 ICU Level of Service B

Splits and Phases: 5: Convention Way & 22nd Street



HCM 6th TWSC
 3: 701 Drive/Vista Avenue & 22nd Street

04/09/2018

Intersection												
Int Delay, s/veh	1.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↑↑	↑	↑	↑↑		↑	↑				↑
Traffic Vol, veh/h	0	750	14	3	877	3	40	1	115	0	0	13
Future Vol, veh/h	0	750	14	3	877	3	40	1	115	0	0	13
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	105	135	-	-	0	-	-	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	789	15	3	923	3	42	1	121	0	0	14

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	-	0	0	804	0	0	1257	1721	395	-	-	463
Stage 1	-	-	-	-	-	-	789	789	-	-	-	-
Stage 2	-	-	-	-	-	-	468	932	-	-	-	-
Critical Hdwy	-	-	-	4.14	-	-	7.54	6.54	6.94	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	-	-	-
Follow-up Hdwy	-	-	-	2.22	-	-	3.52	4.02	3.32	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	816	-	-	128	88	604	0	0	546
Stage 1	0	-	-	-	-	-	350	400	-	0	0	-
Stage 2	0	-	-	-	-	-	545	343	-	0	0	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	-	816	-	-	124	88	604	-	-	546
Mov Cap-2 Maneuver	-	-	-	-	-	-	246	208	-	-	-	-
Stage 1	-	-	-	-	-	-	350	400	-	-	-	-
Stage 2	-	-	-	-	-	-	529	342	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	0	15.2	11.8
HCM LOS			C	B

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	246	594	-	-	816	-	-	546
HCM Lane V/C Ratio	0.171	0.206	-	-	0.004	-	-	0.025
HCM Control Delay (s)	22.6	12.6	-	-	9.4	-	-	11.8
HCM Lane LOS	C	B	-	-	A	-	-	B
HCM 95th %tile Q(veh)	0.6	0.8	-	-	0	-	-	0.1

HCM 6th TWSC
8: 22nd Street & Hotel Drive

04/09/2018

Intersection						
Int Delay, s/veh	0.3					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↘	↑↑	↑↘			↗
Traffic Vol, veh/h	14	706	842	22	0	24
Future Vol, veh/h	14	706	842	22	0	24
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	2	2	0	0	0
Mvmt Flow	15	743	886	23	0	25

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	909	0	0
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	4.1	-	6.9
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	2.2	-	3.3
Pot Cap-1 Maneuver	757	-	0
Stage 1	-	-	0
Stage 2	-	-	0
Platoon blocked, %		-	-
Mov Cap-1 Maneuver	757	-	558
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	0.2	0	11.8
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	757	-	-	-	558
HCM Lane V/C Ratio	0.019	-	-	-	0.045
HCM Control Delay (s)	9.8	-	-	-	11.8
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.1

From: Janet Stark [mailto:jrs@shcglobat.net]
Sent: Friday, February 23, 2018 1:45 PM
To: Giagnorio, Keith
Cc: Foltyniewicz, Reid
Subject: ISSUES/CONCERNS WITH HILTON TRU PROJECT

February 22, 2018

TO: Village President Keith Giagnorio and Trustee Reid Foltyniewicz Village of Lombard

Ref: Hilton Tru Project at 550 E. 22nd Street – Lombard, IL

Let me start by saying I have been a Lombard resident off and on since 1975 and have lived in the Abbey Woods Townhomes in Lombard since 1990. It has been a wonderful place to live and we would like to keep it that way.

There has been a vacant lot to the South of us for the past few years and we were advised that the property had been sold to a developer who was going to put in luxury townhomes which would add to the value of the neighborhood and we were in favor of such a development BUT then came the 'bait and switch'. We let our guard down thinking townhomes were going to be built on the property but to find out that a Hilton Tru Hotel was going to be built there instead – are you serious??

Whoever the developer is on this project knew just the right moves to get this project moved along quietly and under the radar so not to run into any obstacles; I am glad someone had the decency to call for a neighborhood meeting for whatever the motive was even though it seems to be a little late in the game.

We DO NOT want this project to be approved for the following reasons:

- **FLOODING – they advised they have an underground flooding solution and that the overflow will go into the local detention pond. The pond they are referring to will not hold the overflow from that size building/parking lot - our backyards will become streams and our friends and neighbors in Congress Knolls will have major flooding issues
- **FEASIBILITY STUDY – we were advised that a feasibility study has **not** been done on this project. There are over 22 hotels in a three-mile radius of this area so why would anyone with any common sense think another one is needed. What amount of business is done in this area to dictate opening another hotel?
- ** ** HOME VALUE DEPRECIATION - IT HAS BEEN AN UPHILL BATTLE FOR YEARS - NOW THIS WILL CREATE ANOTHER PROBLEM
- **NOISE AND LIGHTING CONCERNS - 24/7 PROBLEM
- **TRANSIENT TRAFFIC WALKING THE AREA - A SAFETY CONCERN

- ** WHAT HAPPENS TO THE BUILDING WHEN THE BUSINESS DOES NOT SURVIVE (we have enough vacant businesses in this area – do not want anymore)

The area where the Sam's Club was supposed to be built would be a much better location for something like this to go. There is more traffic exposure than in a residential area.

Also, I understand there is nothing wrong with a little competition amongst the hotels but why saturate the area with hotels so no one makes any money and more of a chance for another business to close their doors and leave a vacated building.

I can appreciate the developer wanting to re-coop his expenses by developing the land he purchased but we don't appreciate him doing it at the expenses of our neighborhood.

Sincerely,

Janet and Richard Stark

564 Rosebud Drive N

Lombard, IL. 60148

Personal Opinion: If you Google the Hilton Tru Hotel – it reminds me of an oversized KinderCare building especially the decor. It states it is a hotel for Millennials but it looks more like it caters to Gen Z

Ganser, Jennifer

From: Heniff, William
Sent: Saturday, March 10, 2018 10:39 PM
To: Jean Pagorek
Cc: Ganser, Jennifer
Subject: Re: 550 East 22nd Street

Dear Ms. Pagorek:

We are in receipt of your email below and we will include it as part of the public hearing file.

The petition will not be on the March 26 Plan Commission agenda, as the petitioner is revising their plans. Once the plans are completed and formally submitted, a public hearing date will be set.

William J. Heniff, AICP
Community Development Director
Village of Lombard
(630)620-3599

On Mar 10, 2018, at 10:08 PM, Jean Pagorek <jeanpagorek@netscape.net> wrote:

Dear Mr. Heniff,

I am contacting you to express my displeasure with plans for rezoning the above property. Although there are small office buildings to the west, the rest of the area is residential and I feel a 90+ room hotel will be a blight on the residential area to the north and east of this property. I know you will hear from my neighborhood (Congress Knolls) with many concerns they have regarding, noise, traffic, flooding, lighting, etc. so I just want to keep this short and let you know that I hope your department will decide to keep this parcel of land with its current residential zoning intact.

Thank you,

Jean Pagorek
1S646 Fairview
Lombard, IL 60148

jeanpagorek@netscape.net

P.S. How can another hotel be justified when there are SO many already in the area??

Ganser, Jennifer

From: Heniff, William
Sent: Tuesday, March 20, 2018 1:46 PM
To: John Allman
Cc: Ganser, Jennifer
Subject: RE: Zoning of property on 22 street (PC 18-08)

Dear Mr. Allman:

We are in receipt of your email below regarding the proposed Hilton Tru development. The zoning petition is tentatively scheduled for a public hearing before the Lombard Plan Commission on April 16, 2018. You will receive a formal public hearing notice when it is available. We will also include your correspondence as part of the public hearing file, which will be forwarded to our Plan Commission and Village Board of Trustees when the matter comes before them.

If you have any additional questions, please feel free to contact us.

	William J. Heniff, AICP Director of Community Development Village of Lombard 255 E. Wilson Ave. Lombard, IL 60148
	Phone: (630) 620-3599 Fax: (630) 629-2374 Email: heniffw@villageoflombard.org Web: www.villageoflombard.org Follow us:   

From: John Allman [<mailto:johncoz@gmail.com>]
Sent: Tuesday, March 20, 2018 1:12 PM
To: Heniff, William
Cc: John Allman
Subject: Zoning of property on 22 street

3/20/18

Mr. William Heniff,

I just wanted to inject my opinion on something regarding the reassigning of zoning for the property on 22nd street. I along with everyone I have talked to in the area am quite upset with this possible change of zoning for this property.

We have been in our neighborhood for many years and have seen quite a bit of building in this area. Watching a certain amount of building is part of the progress that can be expected in your community but when it infringes on your neighborhood by changing to building codes is going way too far. When we moved here, it

was a nice quiet residential neighborhood. Invested most of what we had to live here and raise our family, only to see 22nd street turn into an extremely busy road. So bad, our dog was hit and killed on that road when my kids were trying to cross it to go to Yorktown. I don't believe we should constantly have to defend our neighborhood as we are doing now. It's like changing the rules of the game in the 8 inning.

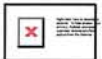
I hope the Lombard community will understand our position in making your decision.

Thank You for hearing us out,

John Allman, 21st place

John Allman
Paint Recovery Technologies Inc
Lombard, Il 60148
C: (310-327-3441)
www.paintrecovery.com

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Ganser, Jennifer

From: Heniff, William
Sent: Saturday, March 24, 2018 2:20 PM
To: Suzan Kramer
Cc: Giagnorio, Keith; Foltyniewicz, Reid; Whittington, Dan; Fugiel, Mike; Johnston, Bill; Pike, Robyn; Ware, William; Ganser, Jennifer
Subject: Re: Hilton Tru, 550 E. 22nd Street

Dear Suzan:

We are in receipt of your email and as you know from your Plan Commission days, we will make your correspondence a part of the public hearing file. A formal public hearing notice will be going out next week with the public hearing to be scheduled for April 16.

In the interim, if you have questions feel free to contact us.

William J. Heniff, AICP
Community Development Director
Village of Lombard
(630)620-3599

On Mar 24, 2018, at 2:08 PM, Suzan Kramer <suzanlkramer@gmail.com> wrote:

Dear President Giagnorio, Trustees Foltyniewicz, Whittington, Fugiel, Johnston, Pike and Ware, and Community Development Director Heniff,

Thank you for workshopping the proposed Hilton project for our residents. It helped us visualize the full scope of the project.

We found the architect and Lombard staff to be knowledgeable and responsive to several concerns of the residents. The promised revisions to the plan including the removal of the sidewalk into our neighborhood, the increased fence height to 8 feet and the additional green space are appreciated.

However, it is still our heartfelt belief that this is an overly intense and intrusive use immediately adjacent to residential properties. As such, we feel the developer will be unable to adequately satisfy the following of the Standards for Conditional Use of the Lombard Zoning Ordinance:

STANDARD 1: We believe that the 24 hour nature of the hotel business, that by the testimony of the petitioner's representative is catering to the younger millennial crowd, will be detrimental to the peaceful nature of our neighborhood. The medical offices in the adjacent office generate daytime mild noise, but are quiet at night.

STANDARD 2: Although the building is sited with the windows facing east and west, it will still cause a significant decrease in privacy for the existing residential properties.

The height of the proposed buildings is incongruous to the surrounding properties. Being situated to the south of our homes, it will block sunlight and increase both day and night noise, and create ambient nighttime light intrusion into our homes.

This type of development will have a significant negative impact on residential property values. Frankly, no one wants to live next door to a hotel.

STANDARD 4: Flooding is a significant concern in this area. We are extremely concerned about the total storm water control of our area, and the significant impact this amount of impervious surface development will impact future flooding. Although the developer states their property storm water is mitigated, this is a saturated area with huge new demands being placed on our aging storm water infrastructure and our existing surface detention/retention areas.

NOAA research confirms that storms are more severe and flooding is more pervasive. The quaint 100 year flood theory is flawed, as these events are routine now. Flooding is very, very personal when it is your home.

STANDARD 6: The Lombard Comprehensive Plan states *"Lombard's future is focused on the improvement and maintenance of existing development and encouraging compatible development."*

This is incompatible development. It is a decent development in the wrong location. It is intrusive because the physical limitations of the parcel cannot provide sufficient buffering to mitigate the significant negative impact on the surrounding residential properties.

Lombard is a wonderful place to live. We, the neighbors of Abbey Woods, are asking our guardians, the Village President, The Board of Trustees, The Plan Commission, and our Community Development Director to continue their excellent development history by promoting the best and highest use of this parcel.

Please do not change the current R-4 zoning and please do not grant the requested conditional use for this property.

Thank you for all that each of you does to make Lombard the wonderful community that it is.

Suzan L. Kramer
Abbey Woods Board President

March 15, 2018

Director William J. Herff, AICP
Community Development
Village of Lombard
255 E. Wilson Ave.
Lombard, IL 60148



Dear Sir:

Regarding the proposed construction of a Hilton Hotel at 550 East 22nd, Lombard, Illinois, please be advised of my opposition for the following reasons:

- 1) There already has been excessive flooding in my front yard and street due to heavy rains tapping the sewer system. I believe this will further aggravate the situation.
- 2) With an increase in automobile traffic, this will contribute to the danger to foot traffic in my neighborhood.
- 3) The additional lighting that will be installed to operate continuously for 24 hours each day in my back yard will greatly diminish not only my privacy but the quality of my life to enjoy my back yard.
- 4) In addition to the above, the noise level generated by the exterior air

conditioning and heating systems that will be installed atop the hotel roof will be tremendous and disruptive all day and especially during sleep hours. This will greatly diminish the quality of my sleep as I sleep with the window open in the summer.

5) Lastly, but certainly not least, I am concerned about my property values. In any neighborhood, commercial development affects residential property values, and this will be no exception.

I hope I have adequately addressed my concerns and that you will give them every consideration.

Thanking you in advance, I am

Very truly yours,

Vincent Golf

VINCENT GOLF

2174 SOUTH VISTA

LOMBARD, IL 60148

March 15, 2018

Director William J. Herff, AICP
Community Development
Village of Lombard
255 E. Wilson Ave.
Lombard, IL 60148



Dear Sir:

Regarding the proposed construction of a Hilton Hotel at 550 East 22nd, Lombard, Illinois, please be advised of my opposition for the following reasons:

- 1) There already has been excessive flooding in my front yard and street due to heavy rains tapping the sewer system. I believe this will further aggravate the situation.
- 2) With an increase in automobile traffic, this will contribute to the danger to foot traffic in my neighborhood.
- 3) The additional lighting that will be installed to operate continuously for 24 hours each day in my back yard will greatly diminish not only my privacy but the quality of my life to enjoy my back yard.
- 4) In addition to the above, the noise level generated by the exterior air

conditioning and heating systems that will be installed atop the hotel roof will be tremendous and disruptive all day and especially during sleep hours. This will greatly diminish the quality of my sleep as I sleep with the window open in the summer.

5) Lastly, but certainly not least, I am concerned about my property values. In any neighborhood, commercial development affects residential property values, and this will be no exception.

I hope I have adequately addressed my concerns and that you will give them every consideration.

Thanking you in advance, I am

Darlene Golf
2174 S. VISTA AVE
Lombard IL 60148

Very truly yours,

Darlene Golf

March 15, 2018

Director William J. Herff, AICP
Community Development
Village of Lombard
255 E. Wilson Ave.
Lombard, IL 60148



Dear Sir:

Regarding the proposed construction of a Hilton Hotel at 550 East 22nd, Lombard, Illinois, please be advised of my opposition for the following reasons:

- 1) There already has been excessive flooding in my front yard and street due to heavy rains taxing the sewer system. I believe this will further aggravate the situation.
- 2) With an increase in automobile traffic, this will contribute to the danger to foot traffic in my neighborhood.
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conditioning and heating systems that will be installed atop the hotel roof will be tremendous and disruptive all day and especially during sleep hours. This will greatly diminish the quality of my sleep as I sleep with the window open in the summer.

5) Lastly, but certainly not least, I am concerned about my property values. In any neighborhood, commercial development affects residential property values, and this will be no exception.

I hope I have adequately addressed my concerns and that you will give them every consideration.

Thanking you in advance, I am

Jerry L. Golf
2174 S. Vista Ave
Lombard IL 60148

Very truly yours,

George J. Delf



Henning Lustrup
19W166 21st Pl,
Lombard, IL 60148-5010

March 15, 2018

John Valle
York Township Supervisor
1502 S. Meyers Road
Lombard, Illinois 60148

Dear Mr. Valle,

I am writing you about the four-story Hilton Tru hotel being proposed for a zoning variance by the Village of Lombard. The hotel would be located at 550 E 22nd Street, a hundred feet or so from my front door.

I am one of your constituents and a long time resident of Congress Knolls.

My extended family bought six lots in the southwest corner of Congress Knolls in 1958 – three lots on 21st Place and three lots on 18th Place. All were side by side, with the yards merging in the center where the lots met back to back. Lots of privacy. We were assured by Mr. Steindbraker that all of Congress Knolls will all be only single-family residences on ½ acre lots.

To the west of us, there was only a forest and to the south, nothing but farmland. There was no 22nd Street – it stopped at the Vista Avenue entrance to Congress Knolls. Also, there was no Yorktown Mall.

Our main problem was the flooding of 21st Place from the runoff of the surrounding areas. We live in the lowest level of elevation in the area. See the enclosed photographs of typical flooding we experienced in the past. (Steps have been taken to drain storm water from the area but the nearby detention pond has been unable to keep up with very heavy rains.)

With the widening of 22nd Street, we were worried about traffic cutting through Congress Knolls. After a traffic survey, we found that cars not belonging to citizens of the Congress Knolls development were driving through to avoid traffic on Meyers Road, able to turn left out of our development. We applied to the city of Lombard and established the “No Left Turn” out of Congress Knolls on to 22nd Street.

As 22nd Street was extended to intersect with Highland Avenue, commercial buildings were creeping

closer to Congress Knolls and the residents were concerned. During this time, I was the president of Congress Knolls Association and I testified before the Lombard Housing Authority Board regarding the flooding and commercial building. We were faced with the possibility of townhomes at 550 East 22nd Street with "canals" between them to capture excess water. There was a great concern the stagnant water would become a breeding ground for mosquitos and present other dangers to the area residents.

An additional issue was with the builder of the twin office towers near Meyers Road and Butterfield Road would add another building 7 stories high next to our neighborhood.

All of this was in contrast to our single-family homes. The residents were concerned the buildings would create a shadow covering part of Congress Knolls. And this would result in lowering the value of our homes. The builder assured us he would buy every home in Congress Knolls at face value so no one would lose their investment.

The commercial builder found out there was a covenant for Congress Knolls establishing its use exclusively for single-family homes on ½ acre lots.

The commercial builder was forced to buy every single family home on the east side of Meyers Road, one by one, from Butterfield Road to the York Township Firehouse.

My objections are (1) the inevitable stormwater overflow, (2) the increased traffic, and (3) building a four-story building with 94 rooms and parking for 100 vehicles next to residential homes on the east and the north sides of the property. There are other lots in the area for this building, away from residential homes. Build there.

Very Truly Yours,



CC:

Dan Cronin - County Board Chairman
Elizabeth Chaplin – Board Member
Peter "Pete" DiCianni – Board Member
Sean Noonan – Board Member
Jim Stran - Building & Zoning Department Manager
421 N. County Farm Rd.
Wheaton, IL 60187

Keith T. Giagnorio - Village of Lombard President
Reid Foltyniewicz – Trustee District 3
William Heniff - Director - Department of Community Development
255 E. Wilson Ave.
Lombard, IL 60148-3969

21ST PLACE CONGRES.



1.



A

KNOLLS.



2.





3.



Ganser, Jennifer

From: Heniff, William
Sent: Thursday, April 05, 2018 11:58 AM
To: George Bedard
Cc: Ganser, Jennifer
Subject: RE: 552 E 22nd St, Lombard, IL
Attachments: Letter to Village of Lombard Heniff.docx

Dear Mr. Bedard:

We are in receipt of your email correspondence relative to PC18-08: 550 E. 22nd Street, Lombard. The Village will place the correspondence in the public hearing file and it will be transmitted to the Lombard Plan Commission for the April 16 public hearing and ultimately to the Village Board when the matter comes before them.

If you have any additional questions, please feel free to contact us.

	William J. Heniff, AICP Director of Community Development Village of Lombard 255 E. Wilson Ave. Lombard, IL 60148
	Phone: (630) 620-3599 Fax: (630) 629-2374 Email: heniffw@villageoflombard.org Web: www.villageoflombard.org Follow us:   

From: George Bedard [<mailto:gb1@yahoo.com>]
Sent: Thursday, April 5, 2018 11:45 AM
To: Heniff, William
Subject: RE: 552 E 22nd St, Lombard, IL

Dear Mr. Heniff,

Please see attached letter in opposition to proposed development for the above property located within the Village limits.

Best regards,

George Bedard
19W181 21st Pl
Lombard, IL 60148
~~630-620-7900~~

April 5, 2018

Director of Community Development
William J. Heniff, AICP
Village of Lombard
255 E Wilson Ave
Lombard, IL 60148

Re: Case No. PC 18-08, Parcel No: 6-20-405-013

Dear Mr. Heniff,

I, George Bedard, reside at 19W181 21st Place, Lombard, IL. I also share over 200' of common boundary with the Village of Lombard and the proposed hotel at 550 East 22nd Street, Lombard, Illinois.

I have been in the Real Estate business for over 40 years. I also know how certain developments can destroy property values. I feel this hotel development will cause my family and others great financial losses; invasion of privacy; transient invasion of the residential area along with loud noises from delivery and garbage trucks; disposal of food waste in the garbage areas will create odors and attract rodents. The basic problems these hotels bring to neighborhood are disruption to the peaceful quality of life for the residents who live near them.

Other unanswered questions:

- 1) Mechanical noises, increased traffic, storm water control
- 2) Does this create an over building of hotels/motels in the area
- 3) What are the hotel functions...weddings, concerts, restaurants, and meeting rooms, etc.

I feel the Village of Lombard has a fiduciary responsibility to protect residential values, especially since the Village of Lombard entered into a boundary agreement with Oakbrook Terrace, whereby Congress Knolls could possibly be annexed into Lombard. I urge the Village of Lombard to deny this proposed hotel development and maintain the current zoning for townhomes.

Best regards,

George & Patricia Bedard

3/2018

TO whom it may concern

re: property @ 550 E 22nd St.
Lombard #1 60148

Very concerned about changing
a residential property into a commercial parcel.
Think about the neighborhood that will be
destroyed - I would like each of you who
will be deciding this to go home & go in your
backyard &/or patio & imagine a 4 or 5 story
Big building & listening to 96 air conditioners/
heaters humming making noise constantly 24/7.
Also imagine lights 30-40ft high on every side
365 ~~days~~ always shining - no trees or fence will
block any of this: Nobody wants to live this way.
These are our homes when we have lived for a
long time & neighborhood you are going to disrupt.
A hotel is open 365 days yr / 24 hrs a day!!!
Other concerns are traffic, noise, flooding &
strangers in our neighborhood & property
values will go down. (continue)

-2-

would be curious at the statistics made to the Local Police about activity at local hotels. (See attached page from Lombardian.) If I am not mistaken the Mayor of Lombard bought the vacant ~~pos~~ property next to his home so he would not have neighbors - wow image a hotel there!

Please think about our homes, lifes + neighborhood. before you change this parcel from residential to commercial. We have alot of hotels in our area already I don't think we need another hotel especially in an established neighborhood. What kind of developer would do this to a community?? (Residential)

LOVE THY NEIGHBOR

Elizabeth Palmer

15736 Vista

Lombard IL 60148

PROPOSAL FOR REZONING OF THE PROPERTY AT 550 EAST 22ND STREET, LOMBARD, ILLINOIS

We, the undersigned residents of York Township in DuPage County, Illinois, hereby petition the Village of Lombard to deny the request for rezoning of the above captioned property. We believe, said property should remain a residential zone.

Name	Date	Address
1. HENNING LUSTRUP	3-14-18	19 W 166 21 ST PL
2. Henry & Alice Terman	3/14/18	19 W 152 21 ST Place
3. Paula Edman	3/14/18	2167 S. Vista Ave Lombard IL
4. Darlene Wolf	3/14/18	2174 S. VISTA Ave Lombard IL
5. [Signature]	3-15-18	VISTA Ave Lombard, IL
6. Carolyn Belongia	3-20-18	15747 Vista Lombard, IL
7. Clay Belongia	3-20-18	15747 Vista Lombard, IL 60148
8. [Signature]	3-21-18	15750 Vista Lombard, IL 60148
9. Julie Patterson	3-29-18	4 Woodland Ct Lombard, IL 60148
10. Jim Allman	4-3-18	19 W 167 21 ST PL Lombard
11. James T. Palmer	4-3-18	15736 Vista Ave Lombard IL 60148
12. Barbara Ploegman	4/4/18	18425 S. Lewis Ave, Lombard 60148
13. Vincent J. Doff	4/4/18	2174 S. VISTA Lombard IL 60148
14. William Wake	4-5-18	376 ROSE BOW DR N Lombard IL 60148
15. Carl Pauben	4-5-18	1625 S. Highland Lombard IL 60148

I, ELIZABETH PALMER, do hereby certify that the signatures, and are on this sheet were signed in my presence, on the date set forth after signature, and are genuine and that to the best of my knowledge and belief the persons so signing reside at these addresses.

Elizabeth Palmer

(signature of person making this affidavit)

Signed and sworn to (or affirmed) by _____
 before me, this day of April 5, 2018
 My commission expires on: _____

Julie Patterson

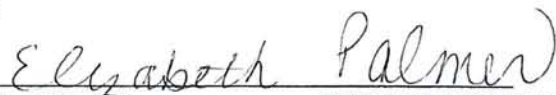


PROPOSAL FOR REZONING OF THE PROPERTY AT 550 EAST 22ND STREET, LOMBARD, ILLINOIS

We, the undersigned residents of York Township in DuPage County, Illinois, hereby petition the Village of Lombard to deny the request for rezoning of the above captioned property. We believe, said property should remain a residential zone.

Name	Date	Address
1. MARK PARADIS	3/30/18	1015 S GRACE ST
2. William Galbraith	3/30/18	33 N. MAIN ST 9N
3. [Signature]	3/30/18	1257 S. Lloyd ave.
4. [Signature]	3/30/18	348 W. WINDSOR AVE
5. E. K. O.	3-30-18	2255 S. Highland Ave Apt 403
6. Nancy Jones	3/30/18	16 S. Park #B Lombard
7. Mary Cronin	3-30-18	248 N Lombard ave
8. [Signature]	3-30-18	248 N Lombard ave
9. [Signature]	3-30-18	325 WINDSOR
10. [Signature]	3-30-18	419 Brewster
11. [Signature]	3-30-18	16 S. Park Ave #2b
12. Lee JOHNSON	3-30-18	33 N. MAIN ST.
13. M. & Cottuli	3/30/18	338 N. GARFIELD
14. JIM COTTERILL	3/30/18	338 N GARFIELD
15. Jamie Macdonald	3/30/18	315 W. Windsor Ave.

I, ELIZABETH Palmer, do hereby certify that the signatures, and are on this sheet were signed in my presence, on the date set forth after signature, and are genuine and that to the best of my knowledge and belief the persons so signing reside at these addresses.


 (signature of person making this affidavit)

Signed and sworn to (or affirmed), by _____
 before me, this day of April 5, 2018
 My commission expires on: _____





PROPOSAL FOR REZONING OF THE PROPERTY AT 550 EAST 22ND STREET, LOMBARD, ILLINOIS

We, the undersigned residents of York Township in DuPage County, Illinois, hereby petition the Village of Lombard to deny the request for rezoning of the above captioned property. We believe, said property should remain a residential zone.

- | Name | Date | Address |
|----------------------|---------|---|
| 1. Alan Pagnyk | 3/10/18 | 15.646 Fairview, Lombard, IL 60148 |
| 2. Donald Johnson | 3/10/18 | 19 W 076 18 th PLACE LOMBARD, IL 60148 |
| 3. Richard McManis | 3-10-18 | 19 W 115 18 th PL Lombard, IL |
| 4. Collog Dotson | 3-10-18 | 19 W 142 18 th PL Lombard IL |
| 5. David Edwards | 3-10-18 | 19 W 114 18 th PLACE Lombard IL 60148 |
| 6. J. Pluman | 3-10-18 | 15724 Fairview Lombard 60148 |
| 7. [Signature] | 3-10-18 | 15724 Fairview Ave Lombard 60148 |
| 8. Amette Marshall | 3-10-18 | 156750 Fairview Ave Lombard 60148 |
| 9. Madine McCarthy | 3-10-18 | 19 W 040 22nd St. Lombard 60148 |
| 10. Michelle Grafton | 3-10-18 | 18751 Meadow Ln Lombard |
| 11. Willie M Whaley | 3-10-18 | 160716 Meadow Ln Lomb IL 60148 |
| 12. Joel Oliver | 3-10-18 | 19 W 167 21 st Lombard, IL 60148 |
| 13. [Signature] | 3/10/18 | 19 W 181 21 st PL. Lombard, IL 60148 |
| 14. Patricia Beard | 3/10/18 | 19 W 181 21 st PL Lombard IL 60148 |
| 15. Brian O'Connor | 3/14/18 | 19 W 180 21 st Place Lombard IL 60148 |

I, ELIZABETH PALMER, do hereby certify that the signatures, and are on this sheet were signed in my presence, on the date set forth after signature, and are genuine and that to the best of my knowledge and belief the persons so signing reside at these addresses.

(signature of person making this affidavit) Elizabeth Palmer

Signed and sworn to (or affirmed) by _____
 before me, this day of April 5, 2018
 My commission expires on: _____

Julie Patterson



PROPOSAL FOR REZONING OF THE PROPERTY AT 550 EAST 22ND STREET, LOMBARD, ILLINOIS

We, the undersigned residents of York Township in DuPage County, Illinois, hereby petition the Village of Lombard to deny the request for rezoning of the above captioned property. We believe, said property should remain a residential zone.

Name	Date	Address
1. <u>Ed Beal</u>	<u>4-3-18</u>	<u>522 E CENTRAL AVE, LOMBARD</u>
2. <u>Prigitte O'Brien</u>	<u>4/3/18</u>	<u>736 E. Berkshire, Lombard</u>
3. <u>Heraldine Kuehl</u>	<u>4/3/18</u>	<u>338 S. Finley Rd, Lombard</u>
4. <u>Arthur W. Neill</u>	<u>4/3/18</u>	<u>338 S Finley Rd Lombard</u>
5. <u>James C Musinski</u>	<u>4/3/18</u>	<u>214 S Lombard Ave Lombard</u>
6. <u>Kathy Musinski</u>	<u>4/3/18</u>	<u>214 S. Lombard Ave, Lombard</u>
7. <u>Pam Bedard</u>	<u>4/3/18</u>	<u>522 E. Central Ave, Lombard 60148</u>
8. <u>Kathleen Soderstrom</u>	<u>4/4/18</u>	<u>522 S. Lakonke Ave Lombard 60148</u>
9.		
10.		
11.		
12.		
13.		
14.		
15.		

I, ELIZABETH PALMER do hereby certify that the signatures, and are on this sheet were signed in my presence, on the date set forth after signature, and are genuine and that to the best of my knowledge and belief the persons so signing reside at these addresses.

Elizabeth Palmer
(signature of person making this affidavit)

Signed and sworn to (or affirmed) by _____
before me, this day of April 5, 2018
My commission expires on: _____

Julie Patterson



PROPOSAL FOR REZONING OF THE PROPERTY AT 550 EAST 22ND STREET, LOMBARD, ILLINOIS

We, the undersigned residents of York Township in DuPage County, Illinois, hereby petition the Village of Lombard to deny the request for rezoning of the above captioned property. We believe, said property should remain a residential zone.

Name	Date	Address
1. OSCAR NAVARRO	03.30.18	230 N. PARK AVE. LOMBARD
2. Greg Allman	4-3-18	19 W 167 21st PL Lombard
3. Edwin B. Plogman	4/4/18	18425 Lepino Lombard
4. Patricia Mator	5/6	Rosebud N. Lombard Ill. 60148
5. Kenneth Clark	4/5/18	1625.5. Highland ave
6. Dan B. Murray	4/5/18	19 W 150 Rockdale Cir 60148
7.		
8.		
9.		
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14.		
15.		

I, Elizabeth Palmre, do hereby certify that the signatures, and are on this sheet were signed in my presence, on the date set forth after signature, and are genuine and that to the best of my knowledge and belief the persons so signing reside at these addresses.

Elizabeth Palmre
(signature of person making this affidavit)

Signed and sworn to (or affirmed) by _____
before me, this day of April 15, 2018
My commission expires on: _____

Julie Patterson



Ganser, Jennifer

From: RYSZARD JACKOWICZ <rl1596@zvonka.net>
Sent: Friday, April 06, 2018 3:44 PM
To: Ganser, Jennifer
Subject: Hilton Tru Development Proposal (PC 18-08)

Dear Mrs. Jennifer Ganser

4.6.2018

After review the Drawings of Development suggestions, please find my remarks below..

1. **Idea.** I understand that Village Board has obligation to make analysis of all proposals (in many cases very bad and not mature proposition like this Hilton Tru). But that proposition is exceptionally bad. Lombard has 11 hotels not mentioned others in very close location. New Hotel (designed for "business travelers") without conference center or restaurant according proposition, should bring income. Another to optimistic dream. Unfortunately we can check correctness of Hilton market study after a fact like in Westin Hotel situation.

2. **Traffic.** Traffic form East direction on 22 St will be significantly slower. Cross section of 22 St and S Fairfield will became more dangerous for cars and almost impossible to cross for pedestrians. To utility and maintenance vehicle entry and exit will be not easy. How to get to new hotel by car from West 22st.?

3. **Stormwater.** The area around subject property has already problem with water. Probably will necessary to

invest with new analysis and some construction without sure result.

Conclusion. I am sure that proposition to build new Hotel at that location is not to god idea and I oppose that.

Very Truly Yours

Ryszard Jackowicz Ph.D

Abbey Wood resident Lombard II

Ganser, Jennifer

From: Brian O'Connor [redacted]
Sent: Sunday, April 08, 2018 1:05 PM
To: Giagnorio, Keith
Cc: Giagnorio, Keith; Fugiel, Mike; Foltyniewicz, Reid; Johnston, Bill; Pike, Robyn; Ware, William; Ganser, Jennifer; ganzerj@villageoflombard.org; chairman@dupageco.org; elizabeth.chaplin@dupageco.org; peter.dicianni@dupageco.org; sean.noonan@dupageco.org; BuildingandZoning@dupageco.org; Supervisor@yorktwsp.com; anthony@yorktwsp.com; johnm@yorktwsp.com; jeffreym@yorktwsp.com; raesrch@yorktwsp.com
Subject: Hilton Tru Development Proposal (PC 18-08; 550 East 22nd Street, Lombard) -- Lombard Plan Commission Hearing April 10 @ 7 PM
Attachments: 21st Place - Letter re Hilton Tru Development Proposal.pdf

Dear President Giagnorio,

On behalf of myself and many other residents of Congress Knolls (your neighboring community in unincorporated DuPage County), we ask that you step in and speak out against this proposed zoning variance. Congress Knolls residents and Lombardian residents in Abby Woods and Fairfield Court have written to you opposing this radical rezoning proposal. We will be speaking out at the Plan Commission hearing on April 16. We understand that the developer has the right to have his request heard. We also expect the Village of Lombard (elected officials and staff) will follow its Zoning Code and Standards and deny the developer's request for a variance.

We also ask the public officials of DuPage County and York Township to step forward to protect the interests of unincorporated Congress Knolls from this proposed zoning variance.

The developer has had approval since 2016 to build townhouses on the property which would be compatible with the single-family homes in adjacent Congress Knolls and the townhouses in adjacent Abby Woods and Fairfield Court. Imposing a 24/7, 365-day hotel would be a severe hardship on the residents to the east and the north of this piece of property. That the developer would make more money with a hotel rather than with a townhouse development is an irrelevant consideration.

The interests of your residents in Abby Woods and in Fairfield Court (and your neighbors in Congress Knolls) should prevail in this situation.

Brian O'Connor

Brian O'Connor
19W180 21st Place
Lombard, Illinois 60148
Office: [redacted]
Mobile: [redacted]

Brian O'Connor
19W10 21st Place
Lombard, Illinois 60148

April 8, 2018

Donald F. Ryan, Chairperson
Lombard Plan Commission
255 East Wilson
Lombard, Illinois 60148

Re: Hilton Tru Development Proposal (PC 18-08; 550 East 22nd Street, Lombard)

Dear Chairperson Ryan,

Hilton Hotels proposes the placement of a four-story hotel on a small lot. The lot was zoned single-family residential for many years. In 2016, it was rezoned for high-density townhouses (R4PD). The Village of Lombard staff made adjustments to that planned development to accommodate requests from residential neighbors to the north and east of this lot.

About a month ago, the developer (Rubina Hospitality LLC) announced a “**radical**” variation to the zoning for the lot to build a hotel instead of the townhouses.

As I type this letter, I looked out the window and can see the entirety of the lot. The northeast corner of the lot is less than 100 feet from my desk.

Why do I say the change in plans from a townhome development to a hotel development is “**radical**”?

- This would be a first for the Village of Lombard: all nine hotels (and the upcoming Holiday Inn Express) in the Village of Lombard are well inside of buffering Business or Office Zoning Districts. All of these other hotels have routes to enter and exit their parking lots that do not involve direct entrances from or exits to an arterial road like 22nd Street.
- Consider the intrusion on quiet residential neighborhoods of single-family and townhouses by a 24/7, 365-day operation of a four-story hotel. Here are examples predictable intrusions:
 - Engine noises all day and all night.
 - Loud conversations and car doors slamming all day and all night.
 - Reflective light pollution all night long.
 - “Partying” in the parking lot.
 - Strangers walking/jogging around the neighborhoods (especially because 22nd Street is not suitable for walking/jogging).
 - Criminal activity associated with all hotels.
 - Vermin associated with hotel dumpsters (take note of the hotel’s dumpster placed next to my neighbor’s home across the street).
 - The retaining walls, fencing, and the structure itself will combine to tower over the neighborhood with an unattractive combination of a brick wall and window walls with open and closed drapes.

- Over time, all hotels skimp on property maintenance: screening trees and bushes will die and will not be replaced; fencing will be damaged and will not be repaired; dumpsters will not be covered; trash will blow off the property; etc.
- Consider the traffic congestion on 22nd Street: guests' cars, pickup trucks and vans going in and out of a small, tight parking lot every day and every night. Taxis, Uber, Lyft, shuttles and visitor vehicles will be dropping off and picking up people all day and all night. The congestion will be particularly bad during the rush hours as traffic from the neighboring office buildings load on to 22nd Street. The proposed hotel will have two 90 degree entrance ramps on 22nd Street with no entrance/exit lanes. As you know, 22nd Street is narrow with two traffic lanes in each direction and no parking lanes. It is easy to picture traffic into the tight parking lot clogging both directions on 22nd Street during rush hours.
- Consider the overflow parking from the hotel's much too small parking lot (particularly the excursion buses and large trucks) being parked overnight on the neighborhood streets. There are only 96 parking spaces for the 96 units. On nights when the hotel is full, or when the snow is piled in parking spaces, or when people do not park between the lines, or when the contractors' and traveling teams' vans and trailers taking up multiple spaces, 96 parking spaces will be insufficient.
- Consider the perilous precedent approving this variance would be in the future for the Village of Lombard: how would the Village of Lombard prevent future placements of hotels next to Residential Districts in the Village of Lombard?
- Consider the diminished property values for many Village of Lombard citizens, particularly those east on 22nd Street, on Fairfield Court and in Abbey Woods.
- Consider, as you should, the diminished property values for many longtime property owners in the adjacent Congress Knolls community.
- Consider that this hotel footprint would not be feasible but for the fact that Congress Knolls is outside the village limits of the Village of Lombard. Were Congress Knolls within the village limits the mandatory setback restrictions would prohibit building a 96 unit hotel.
- Finally, consider the neighbors to the east and north will be forced to hire attorneys to fight the hotel development. This will be costly for them and for the Village of Lombard. Judge for yourself who will prevail. Judge for yourself whether the precedent of this "radical" rezoning will cause future pain for the Village of Lombard. The neighbors did not contest the townhome plan, but they will have to litigate the hotel plan.

Rubina Hospitality LLC has the right to ask for this rezoning. The Lombard Plan Commission, however, has ample reason not to approve this invasive rezoning.

The Village of Lombard's "Standards for Variations" are to be strictly applied. A variance for this proposed hotel would "alter the essential character of the neighborhood." It would be a substantial hardship on the residential communities surrounding the proposed hotel. It would "substantially increase the congestion" of traffic on 22nd Street and "substantially diminish or impair property values in the neighborhood." There are no "unique" circumstances associated with the property to justify varying from the Village of Lombard's "Standards for Variations." The "granting of a variation" should "not be detrimental...injurious to other property...in the neighborhood."

A "desire to increase financial gain" does not justify a variation. There is nothing about this property (its "particular physical surroundings, shape or topographical conditions") that would result in a "particular hardship to the owner" if he did not get a variation. He could revive Plan A and build the previously approved townhouses.

Rubina Hospitality LLC's petition for rezoning of the property from the current R4 Limited General Residence District to the O Office District (and the conditional use of a hotel and the companion floor area variance) should be denied.

Very Truly Yours,

Brian O'Connor

Courtesy Copies:

Keith T. Giagnorio - Village of Lombard President (giagnoriok@villageoflombard.org)

Dan Whittington – Trustee District 1 (whittingtond@villageoflombard.org)

Mike Fugiel – Trustee District 2 (fugielm@villageoflombard.org)

Reid Foltyniewicz – Trustee District 3 (foltyniewiczr@villageoflombard.org)

Bill Johnston – Trustee District 4 (johnstonb@villageoflombard.org)

Robyn Pike – Trustee District 5 (PikeR@villageoflombard.org)

William Ware – Trustee District 6 (warew@villageoflombard.org)

William Heniff - Director of Department of Community Development
(communitydevelopment@villageoflombard.org)

Jennifer Ganzer – Assistant Director of Community Development (ganzerj@villageoflombard.org)

Dan Cronin – DuPage County Board Chairman (chairman@dupageco.org)

Elizabeth Chaplin – Board Member (elizabeth.chaplin@dupageco.org)

Peter "Pete" DiCianni – Board Member (peter.dicianni@dupageco.org)

Sean Noonan – Board Member (sean.noonan@dupageco.org)

Jim Stran - Building & Zoning Department Manager (BuildingandZoning@dupageco.org)

John W. Valle – York Township Supervisor (Supervisor@yorktwsp.com)

Anthony Cuzzone - Trustee (anthonyc@yorktwsp.com)

John Morrissey - Trustee (johnm@yorktwsp.com)

Jeffrey Mussatto – Trustee (jeffreym@yorktwsp.com)

Rae Rupp Srch - Trustee (raesrch@yorktwsp.com)

Ganser, Jennifer

From: [REDACTED]
Sent: Sunday, April 08, 2018 9:30 PM
To: Ganser, Jennifer
Subject: Village of Lombard Hearing PC 18-08

Hi Jennifer.

Please find below my commentary on the upcoming public hearing for the rezoning petition PC 18-08.

539 Rosebud Drive South
Lombard, IL 60148

April 5, 2018

Department of Community Development
255 East Wilson Avenue
Lombard, IL 60148
Attn - Plan Commission
Case Number: PC 18-08
Parcel Number: 06-20-405-013

Dear Plan Commission,

I am writing in regard to the upcoming hearing on petition PC 18-08. As a 24 year resident of Abbey Woods, I am not a proponent of changing the zoning of the property in question of PC 18-08. Abbey Woods is a very quiet and well maintained neighborhood that our residents enjoy because of the current environment. Bringing in a hotel/motel will create more traffic, disrupt the residential neighborhoods in the surrounding areas and create a less private and quiet environment that exists today.

I am not sure what the incentives are from a village perspective with regard to tax revenues, etc. but we need to look at the tax base of those living in the surrounding residential areas and not negatively impact the main reason we chose to be residents specifically in Abbey Woods and Fairfield Courts.

Sincerely,

Dimitra Simios

[REDACTED]

Sent from Windows Mail

1 South 646 Fairview
Lombard, IL 60148
April 7, 2018

Mr. William Heniff, AICP
Director of Community Development
Village of Lombard
255 East Wilson Avenue
Lombard, IL 60148

RE: Property at 550 East 22nd Street

Dear Mr. Heniff,

I previously e-mailed you to express my desire that the residential zoning on the above mentioned property not be changed. I am definitely not in favor of a Hilton Tru Hotel being constructed on that property, which borders our residential area. I know you have received other correspondence outlining the numerous objections my neighbors have to this proposal. The letter you received from the Abbey Woods Community, goes into great detail, which I will not repeat here.

Today, I would just like to reiterate my objection to a zoning change and I have added a two page petition with signatures from other, like minded community members. Please take our concerns into consideration at your meeting on April 16th.

Thank you.

Yours truly,


Jean Pagorek

PROPOSAL FOR REZONING OF THE PROPERTY AT 550 EAST 22ND STREET, LOMBARD, ILLINOIS

We, the undersigned residents of York Township in DuPage County, Illinois, hereby petition the Village of Lombard to deny the request for rezoning of the above captioned property. We believe, said property should remain a residential zone.

Name	Date	Address
1. Ruth Pottschofer	3/10/18	19W060 18 th PL.
2. [Signature]	3/10/18	19W27 18 th PL
3. Cindy M. [Signature]		19W155 18 th PL.
4. [Signature]		19W167 18 th PL. 60148
5. Barbara Isabel		19W167 18 th PL 60148
6. Gerald [Signature]	3/10/18	19W181 18 th PL 60148
7. [Signature]	3-10-18	19W181 19W180 18 th 60148
8. RON SEBASTIAN	3/10/18	19W154 18 th PL. Lombard place Lombard
9. Herb Traynor	3-10-18	15701 Fairview Lombard
10. Reni [Signature]	3-10-18	
11. DON RUFFIE	3-10-18	15731 FAIRVIEW LOMBARD
12. Eduardo Alliaga		15738 FAIRVIEW AVE Lombard
13. George E Johnson		1807457 avon Lombard 60148
14. Judith M. [Signature]	3/10/18	2009 S. Vista, Lombard, IL
15. Elizabeth Palmer		15736 Vista Lombard 60148

I, Jean Pagorek, do hereby certify that the signatures, and are on this sheet were signed in my presence, on the date set forth after signature, and are genuine and that to the best of my knowledge and belief the persons so signing reside at these addresses.

Jean Pagorek
(signature of person making this affidavit)

Signed and sworn to (or affirmed) by Lisa Bosma
before me, this day of 3/27/2018
My commission expires on:



PROPOSAL FOR REZONING OF THE PROPERTY AT 550 EAST 22ND STREET, LOMBARD, ILLINOIS

We, the undersigned residents of York Township in DuPage County, Illinois, hereby petition the Village of Lombard to deny the request for rezoning of the above captioned property. We believe, said property should remain a residential zone.

Name	Date	Address
1. Marie Waselowski	3/10/18	1601 S. Fairfield
2. Judi Orlando	3/14/17	1764 S. Westview
3. Kimi Jurgens	3/14/17	15.664 School
4. Karl Vos	3/14/18	1474 School
5. Michael Sutor	3-30-18	15637 Fairview Ave
6. [Signature]	4/2/18	15637 Fairview Ave
7. Cheryl Rickard	4/3/18	1717 Westview Ave
8. [Signature]	4/8/18	1717 Westview Ave
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15.		

I, Jean Pagorek, do hereby certify that the signatures, and are on this sheet were signed in my presence, on the date set forth after signature, and are genuine and that to the best of my knowledge and belief the persons so signing reside at these addresses.

(signature of person making this affidavit)
Jean Pagorek

Signed and sworn to (or affirmed) by Lisa Bosma
before me, this day of 4th of April 2018
My commission expires on:



PROPOSAL FOR REZONING OF THE PROPERTY AT 550 EAST 22ND STREET, LOMBARD, ILLINOIS

We, the undersigned residents of York Township in DuPage County, Illinois, hereby petition the Village of Lombard to deny the request for rezoning of the above captioned property. We believe, said property should remain a residential zone.

- Name MARIA L. FRANK Date 4/9/18 Address 403 S. School St. Lombard
1. CATHERINE STAUCH 4-9-18 411 W ETHEL AVE LOMBARD, IL
 2. Susan ZORN 142 S. Lodge LN Lombard
 3. PATRICK GABLE 349 W. GRAHAM AVE. LOMBARD
 4. MELISSA HUNTON 174 S LOMBARD AVE LOMBARD, IL
 5. BOB SHOCKEY 1020 EDVISON LOMBARD IL 4-9-18
 6. BRAD ADOLPH 642 N VISTA LOMBARD IL 4/9/18
 7. WILLIAM HARDY 642 N. VISTA LOMBARD IL 4-9-18
 8. Al Zika 190 No GRACE ST LOMBARD 4-9-18
 9. Kathleen P. Zika 190 No. Grace St. Lombard, IL. 4-9-18
 10. DEBRA HEBERLING- 19W180 21ST PLACE LOMBARD, IL 4/10/18
 11. MARGARET CURTIS 15413 LEWIS AVE LOMBARD IL 60148 4-10-18
 12. _____
 13. _____
 14. _____
 15. _____

I, ELIZABETH PALMER, do hereby certify that the signatures, and are on this sheet were signed in my presence, on the date set forth after signature, and are genuine and that to the best of my knowledge and belief the persons so signing reside at these addresses.

(signature of person making this affidavit) Elizabeth Palmer

Signed and sworn to (or affirmed) by April 11, 2018
before me, this day of _____
My commission expires on: _____
Julie Patterson



PROPOSAL FOR REZONING OF THE PROPERTY AT 550 EAST 22ND STREET, LOMBARD, ILLINOIS

We, the undersigned residents of York Township in DuPage County, Illinois, hereby petition the Village of Lombard to deny the request for rezoning of the above captioned property. We believe, said property should remain a residential zone.

Name	Date	Address
1. LEONARDO GIULIANO	4-10-18	15660 WESTVIEW
2. Frances Rader	4-10-18	15434 Chase Ave.
3. Janna Rader	4-10-18	15436 CHASE AVE
4. Brenda Kovarik	4/10/18	15672 Vista Ave
5. Tom Bauer	4/10/18	15503 Lewis Ave
6. Mandy Bosco	4/10/18	15503 Lewis Ave
7. Scott Schwaner	4/10/18	196115 17TH PLACES
8. Lisa Schwaner	4/10/18	196115 17TH PLACES
9. ALYSE SCHWANER	4/10/18	196115 17TH PLACES
10. John Nocek	4-10-18	15.627 School Ave - Lombard
11. HECKIE MARKS	4-10-18	15431 WESTVIEW LN LOMBARD
12. Marlene Neufauter		1604 S. MYERS RD LOMBARD
13. Kevin Lavin		2007 S. VINE AVE LOMBARD IL
14. BIL NEUFAUTER		1604 S. MYERS RD. LOMBARD IL
15. RICHARD A. MARKS	4-10-18	15431 westview, Lombard IL

I, ELIZABETH PALMER, do hereby certify that the signatures, and are on this sheet were signed in my presence, on the date set forth after signature, and are genuine and that to the best of my knowledge and belief the persons so signing reside at these addresses.

Elizabeth Palmer
(signature of person making this affidavit)

Signed and sworn to (or affirmed) by April 11, 2018
before me, this day of _____
My commission expires on: _____

Julie Patterson



PROPOSAL FOR REZONING OF THE PROPERTY AT 550 EAST 22ND STREET, LOMBARD, ILLINOIS

We, the undersigned residents of York Township in DuPage County, Illinois, hereby petition the Village of Lombard to deny the request for rezoning of the above captioned property. We believe, said property should remain a residential zone.

Name	Date	Address
1. MARIC LIGONAS	4/10/18	15064 SCHOOL ST LOMBARD, IL
2. BARBARA PESTEL	4/10/18	15427 PINEVIEW CT. LOMBARD, IL
3. TERRENCE PESTEL	4/10/18	15427 PINEVIEW CT. LOMBARD, IL
4. Megan Pauley	4/10/18	15413 Lewis Lombard IL
5.		
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15.		

I, ELIZABETH PALMER do hereby certify that the signatures, and are on this sheet were signed in my presence, on the date set forth after signature, and are genuine and that to the best of my knowledge and belief the persons so signing reside at these addresses.

Elizabeth Palmer
(signature of person making this affidavit)

Signed and sworn to (or affirmed) by April 11, 2018
before me, this day of _____
My commission expires on: _____

Julie Patterson



PROPOSAL FOR REZONING OF THE PROPERTY AT 550 EAST 22ND STREET, LOMBARD, ILLINOIS

We, the undersigned residents of York Township in DuPage County, Illinois, hereby petition the Village of Lombard to deny the request for rezoning of the above captioned property. We believe, said property should remain a residential zone.

Name	Date	Address
1. <i>Michael J. Torrance</i>	<i>4/8/18</i>	<i>15430 Westview Ln. Lombard</i>
2. <i>Cindy Torrance</i>	<i>4/8/18</i>	<i>15430 Westview Ln</i>
3. <i>[Signature]</i>	<i>4/10/18</i>	<i>1704 Westview</i>
4.		
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I, *Michael J. Torrance*, do hereby certify that the signatures, and are on this sheet were signed in my presence, on the date set forth after signature, and are genuine and that to the best of my knowledge and belief the persons so signing reside at these addresses.

Elizabeth Palmer
(signature of person making this affidavit)

Signed and sworn to (or affirmed) by *April 11, 2018*
before me, this day of _____
My commission expires on: _____
Julie Patterson



Name: MARK LIBUNAS
Address: 15664 School St
Lombard, IL 60148

William Heniff, Director

Address: 255 E. Wilson Ave. Lombard, IL 60148

Dear Mr. Heniff,

I attended the meeting at which you presided over on 2/21/18, at the Yorktown center. Operation and maintenance of the proposed commercial project located at 550 E. 22nd St. Lombard, IL 60148, will have a negative impact on the enjoyment and comfort of the adjacent and surrounding properties. The developments visual aesthetics, increased ambient noise levels, light pollution, and safety concerns are just a few of the items which will cause negative impact. I strongly object to the proposed re-zoning and the request for a variance.



MARK LIBUNAS
4/10/18

Name:

Address:

William Heniff, Director

Address: 255 E. Wilson Ave., Lombard, IL 60148

Dear Mr. Heniff,

If approval for the proposed development located at 550 E. 22nd St, Lombard, IL 60148, is recommended, I along with other residents are fearful the increased traffic and pedestrian activity will be detrimental to the surrounding neighborhood and the safety of its residents. The addition of a turn lane and the proposed entrance configuration has the potential for increasing accidents with residents of the surrounding neighborhoods. I hope you take this letter serious as it would be a great disappointment if our concerns were ignored and a serious injury or death resulted from an accident. In addition, I along with my neighbors feel the increased level of transient activity will result in an increased level of crime. It would be negligent of the Village to approve re-zoning and at a later date, not take responsibility for any crimes that may occur as a result of the approval. I strongly object to the proposed project and the requested re-zoning/variance.

JL Nouch
15627 School Ave
Lombard, IL 60148

Name: Mandy Bosco
Address: 15503 Lewis Ave Lombard IL 60148

William Heniff, Director

Address: 255 E. Wilson Ave., Lombard, IL 60148

Dear Mr. Heniff,

If approval for the proposed development located at 5501 22nd St, Lombard, IL 60148 is recommended, I along with other residents are fearful the increased traffic and pedestrian activity will be detrimental to the surrounding neighborhood and the safety of its residents. The addition of a turn lane and the proposed entrance configuration has the potential for increasing accidents with residents of the surrounding neighborhoods. I hope you take this letter serious as it would be a great disappointment if our concerns were ignored and a serious injury or death resulted from an accident. In addition, I along with my neighbors feel the increased level of transient activity will result in an increased level of crime. It would be negligent of the Village to approve re-zoning and at a later date, not take responsibility for any crimes that may occur as a result of the approval. I strongly object to the proposed project and the requested re-zoning/variance.

Mandy Bosco

Name: Tom Bosco

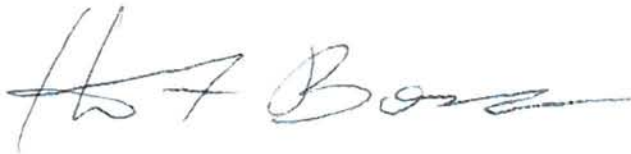
Address: 15503 Lewis Ave
Lombard IL 60148

William Heniff, Director

Address: 255 E. Wilson Ave., Lombard, IL 60148

Dear Mr. Heniff,

It has been brought to my attention that a commercial development is being considered for the property located at 550 E. 22nd St., Lombard, IL 60148. I am a resident of Congress Knolls, the adjacent residential subdivision and strongly object to the proposed re-zoning and request for a variance. The development will greatly impact the vacant and improved property values next to the property and in the surrounding area.



Name:

Address:

William Heniff, Director

Address: 255 E. Wilson Ave., Lombard, IL 60148

Dear Mr. Heniff,

If approval for the proposed development located at 550 E. 22nd St, Lombard, IL 60148, is recommended, I along with other residents are fearful the increased traffic and pedestrian activity will be detrimental to the surrounding neighborhood and the safety of its residents. The addition of a turn lane and the proposed entrance configuration has the potential for increasing accidents with residents of the surrounding neighborhoods. I hope you take this letter serious as it would be a great disappointment if our concerns were ignored and a serious injury or death resulted from an accident. In addition, I along with my neighbors feel the increased level of transient activity will result in an increased level of crime. It would be negligent of the Village to approve re-zoning and at a later date, not take responsibility for any crimes that may occur as a result of the approval. I strongly object to the proposed project and the requested re-zoning/variance.

Barbara D. Dostal
12457 Pineview Rd.
Lombard, IL 60148

Name: DEBRA HEBERLING-

Address: 19 W 180 21ST PLACE
LOMBARD, IL 60148

William Heniff, Director

Address: 255 E. Wilson Ave. Lombard, IL 60148

Dear Mr. Heniff,

I attended the meeting at which you presided over on 2/21/18 at the Yorktown center. Operation and maintenance of the proposed commercial project located at 550 E. 22nd St., Lombard, IL 60148, will have a negative impact on the enjoyment and comfort of the adjacent and surrounding properties. The development's visual aesthetics, increased ambient noise levels, light pollution, and safety concerns are just a few of the items which will cause negative impact. I strongly object to the proposed re-zoning and the request for a variance.

Debra S Heberling

Name: *George Bedard*

Address:

*19W181 21st Place
Lombard, IL 60148*

William Heniff, Director

Address: 255 E. Wilson Ave., Lombard, IL 60148

Dear Mr. Heniff,

It has been brought to my attention that a commercial development is being considered for the property located at 550 E. 22nd St., Lombard, IL 60148. I am a resident of Congress Knolls, the adjacent residential subdivision and strongly object to the proposed re-zoning and request for a variance. The development will greatly impact the vacant and improved property values next to the property and in the surrounding area.

George Bedard

Name:

Address:

Beniff, Director

William

Address: 255 E. Wilson Ave., Lombard

ward, IL 60148

Dear Mr. Beniff,

If approval for the proposed development is granted, other residents are fearful the increased traffic and pedestrian activity will be detrimental to the neighborhood and the safety of the residents. The addition of a turn lane and the proposed project increases the potential for increasing accidents and serious as it would be a great disadvantage from an accident. In addition, I also fear an increased level of crime. It would be the responsibility for any crimes that occur in the requested re-zoning/variante.

increased traffic and pedestrian activity will be detrimental to the neighborhood and the safety of the residents. The addition of a turn lane and the proposed project increases the potential for increasing accidents and serious as it would be a great disadvantage from an accident. In addition, I also fear an increased level of crime. It would be the responsibility for any crimes that occur in the requested re-zoning/variante.

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Marlene Neuter
 1604 S. Main Rd
 Lombard IL 60148-5031
 Phone 630 495-1182
 Marlene Neuter

Name: LESLIE M MARKS

Address: 15431 WESTVIEW LN.
LOMBARD

William Heniff, Director

Address: 255 E. Wilson Ave., Lombard, IL 60148

Dear Mr. Heniff,

It has been brought to my attention that a commercial development is being considered for the property located at 550 E. 22nd St., Lombard, IL 60148. I am a resident of Congress Knolls, the adjacent residential subdivision and strongly object to the proposed re-zoning and request for a variance. The development will greatly impact the vacant and improved property values next to the property and in the surrounding area.

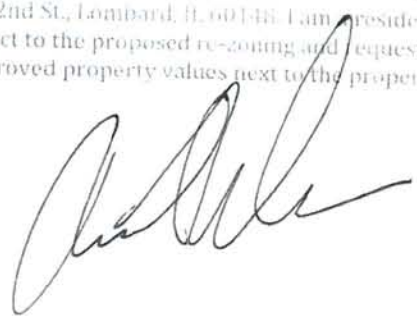
Leslie M Marks

Name: RICHARDS A. MARKS
Address: 15431 WEST VIEW LN
YORK HEIGHTS, 60148

William Heniff, Director
Address: 255 E. Wilson Ave., Lombard, IL 60148

Dear Mr. Heniff,

It has been brought to my attention that a commercial development is being considered for the property located at 550 E. 22nd St., Lombard, IL 60148. I am president of Congress Knolls, the adjacent residential subdivision and strongly object to the proposed re-zoning and request for a variance. The development will greatly impact the vacant and improved property values next to the property and in the surrounding area.



Name:

Address:

William Heniff, Director

Address: 255 E. Wilson Ave., Lombard, IL 60148

Dear Mr. Heniff,

I attended the meeting at which you presided over on 2/21/18, at the Yorktown center. Operation and maintenance of the proposed commercial project located at 550 E. 22nd St., Lombard, IL, 60148, will have a negative impact on the enjoyment and comfort of the adjacent and surrounding properties. The development's visual aesthetics, increased ambient noise levels, light pollution, and safety concerns are just a few of the items which will cause negative impact. I strongly object to the proposed re-zoning and the request for a variance.

With Offspring
1604 S. MEYERS
LOMBARD, IL 60148
630-495-1182

Name: Michael Torrence

Address: 1 S. 430 Westview Ln,
Lombard, IL.

William Heniff, Director

Address: 255 E. Wilson Ave., Lombard, IL 60148

Dear Mr. Heniff,

I attended the meeting at which you presided over on 2/21/18, at the Yorktown center. Operation and maintenance of the proposed commercial project located at 550 E. 22nd St., Lombard, IL, 60148, will have a negative impact on the enjoyment and comfort of the adjacent and surrounding properties. The development's visual aesthetics, increased ambient noise levels, light pollution, and safety concerns are just a few of the items which will cause negative impact. I strongly object to the proposed re-zoning and the request for a variance.

A handwritten signature in blue ink, appearing to read "Michael Torrence". The signature is fluid and cursive, with the first name "Michael" written in a larger, more prominent script than the last name "Torrence".

Name:

Address:

William Heniff, Director

Address: 255 E. Wilson Ave. Lombard, IL 60148

Dear Mr. Heniff,

It has been brought to my attention that a commercial development is being considered for the property located at 550 E. 22nd St., Lombard, IL 60148. I am a resident of Congress Knolls, the adjacent residential subdivision and strongly object to the proposed re-zoning and request for a variance. The development will greatly impact the vacant and improved property values next to the property and in the surrounding area.

M Crotty
15413 Lewis
Lombard IL 60148

Name: SHAWN & TERRY ROSS

Address: 15481 FAIRVIEW AVE
LOMBARD IL 60148

William Heniff, Director

Address: 255 E. Wilson Ave., Lombard, IL 60148

Dear Mr. Heniff,

If approval for the proposed development located at 550 E. 22nd St. Lombard, IL 60148, is recommended, I along with other residents are fearful the increased traffic and pedestrian activity will be detrimental to the surrounding neighborhood and the safety of its residents. The addition of a turn lane and the proposed entrance configuration has the potential for increasing accidents with residents of the surrounding neighborhoods. I hope you take this letter serious as it would be a great disappointment if our concerns were ignored and a serious injury or death resulted from an accident. In addition, I along with my neighbors feel the increased level of transient activity will result in an increased level of crime. It would be negligent of the Village to approve re-zoning and at a later date, not take responsibility for any crimes that may occur as a result of the approval. I strongly object to the proposed project and the requested re-zoning/variance.

Terry & Shawn Ross

Name: KATHLEEN COOPER

Address: 1 S. 524 CHASE AVE
LOMBARD, IL 60148

William Heniff, Director

Address: 255 E. Wilson Ave., Lombard, IL 60148

Dear Mr. Heniff,

If approval for the proposed development located at 550 E. 22nd St. Lombard, IL, 60148, is recommended, I along with other residents are fearful the increased traffic and pedestrian activity will be detrimental to the surrounding neighborhood and the safety of its residents. The addition of a turn lane and the proposed entrance configuration has the potential for increasing accidents with residents of the surrounding neighborhoods. I hope you take this letter serious as it would be a great disappointment if our concerns were ignored and a serious injury or death resulted from an accident. In addition, I along with my neighbors feel the increased level of transient activity will result in an increased level of crime. It would be negligent of the Village to approve re-zoning and at a later date, not take responsibility for any crimes that may occur as a result of the approval. I strongly object to the proposed project and the requested re-zoning/variance.



Name:

Address:

William Heniff, Director

Address: 255 E. Wilson Ave., Lombard, IL 60148

Dear Mr. Heniff,

I attended the meeting at which you presided over on 2/21/13, at the Yorktown center. Operation and maintenance of the proposed commercial project located at 550 E. 22nd St., Lombard, IL, 60148, will have a negative impact on the enjoyment and comfort of the adjacent and surrounding properties. The development's visual aesthetics, increased ambient noise levels, light pollution, and safety concerns are just a few of the items which will cause negative impact. I strongly object to the proposed re-zoning and the request for a variance.



1704 S westview
Lombard

Name:

Address:

William Heniff, Director

Address: 255 E. Wilson Ave., Lombard, IL 60148

Dear Mr. Heniff,

If approval for the proposed development located at 550 E. 22nd St. Lombard, IL 60148, is recommended, I along with other residents are fearful the increased traffic and pedestrian activity will be detrimental to the surrounding neighborhood and the safety of its residents. The addition of a turn lane and the proposed entrance configuration has the potential for increasing accidents with residents of the surrounding neighborhoods. I hope you take this letter serious as it would be a great disappointment if our concerns were ignored and a serious injury or death resulted from an accident. In addition, I along with my neighbors feel the increased level of transient activity will result in an increased level of crime. It would be negligent of the Village to approve re-zoning and at a later date, not take responsibility for any crimes that may occur as a result of the approval. I strongly object to the proposed project and the requested re-zoning/variance.

Judith A. Orlando
1704 S. Westview
Lombard, IL

Name: Clay Belongia
Address: 15147 Vista
Lombard IL

William Heniff, Director

Address: 255 E. Wilson Ave., Lombard, IL 60148

Dear Mr. Heniff,

If approval for the proposed development located at 5501 E. 22nd St. Lombard, IL 60148, is recommended, I along with other residents are fearful the increased traffic and pedestrian activity will be detrimental to the surrounding neighborhood and the safety of its residents. The addition of a turn lane and the proposed entrance configuration has the potential for increasing accidents with residents of the surrounding neighborhoods. I hope you take this letter serious as it would be a great disappointment if our concerns were ignored and a serious injury or death resulted from an accident. In addition, I along with my neighbors feel the increased level of transient activity will result in an increased level of crime. It would be negligent of the Village to approve re-zoning and at a later date, not take responsibility for any crimes that may occur as a result of the approval. I strongly object to the proposed project and the requested re-zoning/variance.

Clay Belongia

Name: RAYMOND SHURE

Address: 1700 S. WESTVIEW LANE
LOMBARD, IL, 60148

William Heniff, Director

Address: 255 E. Wilson Ave, Lombard, IL, 60148

Dear Mr. Heniff,

If approval for the proposed development located at 550 E. 22nd St, Lombard, IL, 60148, is recommended, I along with other residents are fearful the increased traffic and pedestrian activity will be detrimental to the surrounding neighborhood and the safety of its residents. The addition of a turn lane and the proposed entrance configuration has the potential for increasing accidents with residents of the surrounding neighborhoods. I hope you take this letter serious as it would be a great disappointment if our concerns were ignored and a serious injury or death resulted from an accident. In addition, I along with my neighbors feel the increased level of transient activity will result in an increased level of crime. It would be negligent of the Village to approve re-zoning and at a later date, not take responsibility for any crimes that may occur as a result of the approval. I strongly object to the proposed project and the requested re-zoning/variance.

Raymond Shure

Name: Brenda Kovarik

Address:

1 So. 672 Vista Ave.
Lombard, IL 60148

William Heniff, Director

Address: 255 E. Wilson Ave., Lombard, IL 60148

Dear Mr. Heniff,

If approval for the proposed development located at 560 E. 22nd St., Lombard, IL 60148, is recommended, I along with other residents are fearful the increased traffic and pedestrian activity will be detrimental to the surrounding neighborhood and the safety of its residents. The addition of a turn lane and the proposed entrance configuration has the potential for increasing accidents with residents of the surrounding neighborhoods. I hope you take this letter serious as it would be a great disappointment if our concerns were ignored and a serious injury or death resulted from an accident. In addition, I along with my neighbors feel the increased level of transient activity will result in an increased level of crime. It would be negligent of the Village to approve re-zoning and at a later date, not take responsibility for any crimes that may occur as a result of the approval. I strongly object to the proposed project and the requested re-zoning/variance.

Brenda Kovarik

Name: ELIZABETH PALMER

Address: 15736 VISTA
Lombard IL 60148

William Heniff, Director

Address: 255 E. Wilson Ave., Lombard, IL 60148

Dear Mr. Heniff,

I attended the meeting at which you presided over on 2/21/18, at the Yorktown center. Operation and maintenance of the proposed commercial project located at 550 E. 22nd St., Lombard, IL 60148, will have a negative impact on the enjoyment and comfort of the adjacent and surrounding properties. The development's visual aesthetics, increased ambient noise levels, light pollution, and safety concerns are just a few of the items which will cause negative impact. I strongly object to the proposed re-zoning and the request for a variance.

Elizabeth Palmer

ELIZABETH PALMER

4/10/18