

June 7, 2007

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

**Subject: PC 07-17: 70 Yorktown Shopping Center (Yorktown Peripheral
Planned Development/Lombard Westin Hotel/Conference Center)**

Dear President and Trustees:

Your Plan Commission submits for your consideration its recommendation on the above referenced petition. The petitioner is requesting the Village of Lombard take the following actions within the Yorktown Peripheral B3 Planned Development:

- A. To address a change to the geographical extent of the previously approved planned development and companion zoning approvals:
 1. Approve a map amendment to rezone a portion of the subject property to be added to the planned development from the O Office District to the B3 Community Shopping District.
 2. Pursuant to Section 155.504(A) (major changes in a planned development) and Section 155.511 (Site Plan Approvals for planned developments) of the Lombard Zoning Ordinance, amend the conditional uses and grant site plan approval for the Yorktown Peripheral Planned Development and for a hotel/convention hall facility, as established by Ordinance 3962 and amended by Ordinances 4310 and 5397.
- B. Pursuant to Section 155.602(C), Table 6.3 of the Zoning Ordinance, approve a conditional use for an outdoor service area (outdoor dining).

The Plan Commission conducted a public hearing on May 21, 2007. The petitioner, Thomas McGuigan of Mid America Development Partners LLC, 1457 Conlon Drive, Burr Ridge, IL presented the petition. He stated that he read the staff report and concurs with its findings. The initial portion of the request is to amend the zoning of a 0.118 acre portion of land that was added to the rear of the hotel site to ensure that building setbacks and site improvements were located within the respective setbacks and development footprint.

The second portion of the request relates to Harry Caray's and Holy Mackerel petition in order to finalize the outdoor dining component. When the hotel petition initially came before the Plan Commission in 2003, they did not know the restaurant entities that would ultimately occupy the hotel space. Upon review of the proposed restaurant plan, they thought it would be beneficial to add the outdoor dining component and distinguish it as part of the proposed restaurant.

Chairperson Ryan then opened the meeting for public comment. No one spoke in favor of or against the petition.

William Heniff, Senior Planner, presented the IDRC report and submitted it to the public record in its entirety. He stated that the subject property is currently under development with the Lombard Yorktown Westin Hotel/Convention Center. A portion of the adjacent property owned by the Northern Baptist Theological Seminary (NBTS) included a stormwater line, a public watermain and a landscape retaining wall that was constructed as part of the hotel project. A commissioned survey in September, 2006 also found a 10.4 square foot encroachment into the requisite five-foot rear yard, but still on the hotel property.

Through discussions between the Lombard Public Facilities Corporation (LPFC) representatives and NBTS, it was mutually agreed that the 4,602 square foot area impacted by the improvements (see attached plan) would be sold by NBTS to the LPFC. The Village is now being requested to amend all relevant zoning approvals associated with the hotel/convention center project to incorporate the acquired property into the overall hotel development zoning approvals. The requested map amendment is intended to rezone the silver parcel from the O Office district to the B3 District for consistency. No physical improvements are associated with the zoning actions included in this part of the petition.

The petitioner is also seeking conditional use approval for an outdoor dining area, proposed to be located adjacent to the Harry Caray's/Holy Mackerel Restaurants under construction in the hotel itself. While the outdoor gathering area was shown in the original approved plans, the plans did not specifically call for outdoor dining, as the final restaurant plans were not completed at that time. However, with the restaurateur selected and plans nearing completion, the petitioner is now seeking the conditional use approval accordingly.

The outdoor dining element is shown on the plans. The petitioner desires flexibility to provide for eight tables along the west building elevation plus tables on the south balcony. Staff does not see a problem with the request as it will be located away from drop-off and pick-up areas.

From a parking perspective, the Zoning Ordinance requires that parking for hotel convention hall facilities are determined by a review of the use by a professional traffic consultant. Staff reviewed this element with Kenig, Lindgren, O'Hara and Aboona (KLOA), the same consultant that reviewed the hotel project. KLOA notes that outdoor dining can increase the demand for parking. However, considering that the approval provided a universal parking supply for all activities on the site, the additional tables should not warrant the establishment of additional parking spaces.

He noted that staff recommends approval of the petition subject to two conditions. He also noted that the petition includes a site plan approval request in the motion as well.

Chairperson Ryan then opened the meeting for comment from Plan Commission members.

Commissioner Sweetser confirmed that the surveying activity occurred in 2006.

After due consideration of the petition and the testimony presented, the Plan Commission found that the requested relief does comply with the standards of the Lombard Zoning Ordinance and with the standards established by the Yorktown Peripheral Planned Development, and that granting the relief is in the public interest, and therefore, the Plan Commission accepted the findings of the Inter-departmental Review Report as the findings of the Plan Commission, and recommended to the Corporate Authorities **approval** of PC 07-17 consisting of a map amendment, amended conditional uses for a planned development, a hotel convention/hall and for an outdoor dining establishment, and site plan approval of same; subject to the following conditions:

1. The petitioner shall submit for review and approval a plat of resubdivision (consolidation) making the two parcels a single lot of record.
2. The conditional use for outdoor dining approval is granted subject to compliance with the submitted Harry Caray's/Holy Mackerel Seating & Equipment Plan, prepared by AYPC, dated March 5, 2007 made a part of this petition.

Respectfully,

VILLAGE OF LOMBARD

Donald Ryan, Chairperson
Lombard Plan Commission

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