

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

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

*for
WH*

TO : PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott Niehaus, Village Manager

DATE : September 24, 2018 **(BOT) Date:** October 4, 2018

SUBJECT: PC 18-03: 2100 St. Regis Drive (Holiday Inn Express Freestanding sign)

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

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. Yorktown Hotel LLC (petitioner) requests that the Village take the following actions on the subject property located in the B3PD St. Regis Planned Development District:

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

The Plan Commission recommended approval of this petition by a vote of 4-0. Please place this petition on the October 4, 2018 Board of Trustees agenda for a first reading.

Fiscal Impact/Funding Source:


Review (as necessary):
Finance Director _____ Date _____
Village Manager _____ Date _____

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the agenda distribution.



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

FROM: William J. Heniff, AICP, Director of Community Development 

MEETING DATE: October 4, 2018

SUBJECT: **PC 18-03, 2100 St. Regis Drive (Holiday Inn Express Freestanding Sign)**

Please find the following items for Village Board consideration as part of the October 4, 2018, Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 18-03; and
3. An Ordinance granting approval of an amendment to the St. Regis Planned Development as it pertains to freestanding signs.

The Plan Commission recommended approval of this petition by a vote of 4-0. Please place this petition on the October 4, 2018 Board of Trustees agenda for a first reading.



VILLAGE OF LOMBARD

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October 4, 2018

Village President
Keith T. Giagnorio

Village Clerk
Sharon Kuderna

Trustees

Dan Whittington, Dist. 1
Michael A. Fugiel, Dist. 2
Reid Foltyniewicz, Dist. 3
Bill T. Johnston, Dist. 4
Robyn Pike, Dist. 5
William "Bill" Ware, Dist. 6

Village Manager
Scott R. Niehaus

"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."

"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

Mr. Keith T. Giagnorio,
Village President, and
Board of Trustees
Village of Lombard

Subject: PC 18-03, 2100 St. Regis Drive

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. Yorktown Hotel LLC (petitioner) requests that the Village take the following actions on the subject property located in the B3PD St. Regis Planned Development District:

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

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on September 17, 2018. Sworn in to present the petition were: Anna Papke, Senior Planner; and Eric Carlson with ECA Architects, representing the petitioner.

Vice-Chair Flint read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine and, hearing none, he proceeded with the petition.

Eric Carlson presented the petition on behalf of the petitioner. Mr. Carlson said the petitioner was developing a hotel on the subject property and requested an amendment to the planned development in order to construct a monument sign on the site. The petitioner had previously contemplated requesting approval for off-premises signs located on Highland Avenue and 22nd Street, but had not been able to come to an agreement with the owners of those properties. Therefore, the petitioner was requesting approval of an on-site monument sign.

Vice-Chair Flint asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, he asked for the staff report.

Ms. Papke presented the staff report, which was submitted to the public record in its entirety. The petitioner previously received zoning entitlements to develop a hotel on the subject property. The petitioner is now advancing a proposal for a freestanding sign as part of the hotel development. The St. Regis Planned Development prohibits freestanding signs other than those expressly permitted, so the petitioner has applied for an amendment to the planned development.

The St. Regis Planned Development notes that signage should comply with the sign standards for the Office Zoning District. The proposed sign, which is 25 square feet in area and six feet in height, meets the standards for freestanding signs in the Office District. Staff also notes that the planned development has previously been amended to add permissions for other freestanding signs of a size and style similar to the sign proposed by the petitioners. Staff recommended approval of the petition subject to the conditions in the staff report.

Vice Chair-Flint asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners.

On a motion by Commissioner Olbrysh, and a second by Commissioner Sweetser, the Plan Commission voted 4-0 to recommend that the Village Board approve the petition associated with PC 18-03, subject to the following seven (7) conditions:

1. That the petitioner shall develop the sign in substantial accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code;
2. That the proposed sign base shall be at least five feet horizontally from the water main in order to minimally accommodate access to the main;
3. Due to proximity of the sign being within 15 feet of the water main, the Village of Lombard shall not be held responsible for damage to the sign inadvertently caused in the process of accessing the main;
4. The petitioner shall obtain permission from non-Village utility companies stating they have no objection to locating the sign in the utility easement prior to obtaining a building permit;

5. In the event the sign cannot be placed in the utility easement, the petitioner shall be allowed to install the sign in the alternative location without appearing before the Plan Commission again;
6. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
7. Pursuant to the Zoning Ordinance, construction of the sign shall commence within one (1) year from the date of approval of the ordinance, or this approval shall become null and void unless a time extension has been granted by the Village Board.

Respectfully,

VILLAGE OF LOMBARD

Steve Flint, Vice-Chairperson
Lombard Plan Commission

c. Lombard Plan Commission

ORDINANCE NO. _____

**AN ORDINANCE AMENDING ORDINANCE NUMBER 2249,
ADOPTED JANUARY 4, 1979, AND AMENDED BY
ORDINANCES 4409, 4470, 4596 AND 7472, GRANTING A
CONDITIONAL USE FOR A PLANNED DEVELOPMENT IN
ORDER TO PROVIDE FOR THE PLACEMENT OF A
FREESTANDING SIGN**

(PC 18-03: Holiday Inn Express – 2100 St. Regis Drive)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the Subject Property, as described in Section 2 below, is subject to the standards for the St. Regis Planned Development, as adopted by the President and Board of Trustees of the Village of Lombard by Ordinance 2249 and amended by Ordinances 4409, 4470, 4596 and 7472; and,

WHEREAS, Title 15, Chapter 155, Section 155.504 allows for amendment of an ordinance granting a conditional use for a Planned Development after a public hearing before the Village's Plan Commission; and

WHEREAS, an application has heretofore been filed requiring approval of an amendment to the St. Regis Planned Development, pursuant to the Lombard Zoning Ordinance (Title 15, Chapter 155 of the Village Code):

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

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on September 17, 2018, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the amendment; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein;

NOW, THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That Ordinance 2249, Section 3, Paragraph L, shall be amended to read entirely as follows:

- L. That for the proposed Planned Unit Development the following sign requirements shall prevail:
1. That two new freestanding signs shall be permitted to front on 22nd Street. These signs shall substantially comply with the sign plans prepared by Vincent Signs, date-stamped December 17, 1997, and by Grate Signs, dated December 9, 1997. Changes to the sign panels shall be permitted through the sign permit process. Replacement or reconstruction of either sign shall require amendment of the Planned Development.
 2. That a new freestanding sign shall be permitted at the corner of 22nd Street and Fairfield Avenue. This sign shall be outside of the 30-foot sight triangle; fronting 22nd Street, in line with the existing retaining wall; and a maximum of six feet (6') in height with a forty (40) square foot sign face.
 3. That a second wall sign shall be permitted at 450 E. 22nd Street. This sign shall substantially comply with the sign plans as prepared by Olympic Signs, dated October 31, 1998.
 4. **That an additional freestanding sign be permitted on the property located at 2100 St. Regis Drive. This sign shall substantially comply with the sign plans submitted with PC 18-03, and shall be located in one of the two locations discussed in the Interdepartmental Review Committee Report for PC 18-03.**
 5. That no other freestanding signs shall be permitted.
 6. That all other signage shall comply with the O Office District requirements of the Lombard Sign Ordinance Number 2644.

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Re: PC 18-03

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SECTION 2: That this ordinance is limited and restricted to the property legally described as follows:

Lots 2, 3, 4, 5 & 6 in Jay C. Bennet, Sr. – County Clerk of St. Regis Assessment Plat No. 3, being a portion of a subdivision of part of the Southwest Quarter of Section 20, Township 39 North, Range 11 East of the Third Principal Meridian according to the plat thereof recorded as Document R84-039243 in DuPage County, Illinois

PINs: 06-20-304-017; 06-20-307-019 and -020; 06-20-410-001 and -005

Also:

Lot 5 in Jay C. Bennett, Sr. – County Clerk St. Regis Assessment Plat, being a subdivision of part of the Southwest Quarter of Section 20, Township 39 North, Range 11 East of the Third Principal Meridian according to the plat thereof recorded as Document R80-049897 in DuPage County, Illinois

PIN: 06-20-307-013

Also:

Lot 1 in Jay C. Bennett, Sr. – County Clerk St. Regis Assessment Plat No. 2, being a subdivision of part of the south half of Section 20, Township 39 North, Range 11 East of the Third Principal Meridian according to the plat thereof recorded as Document R83-25469 in DuPage County, Illinois

PIN: 06-20-307-018

Also:

Portions of Lot 2 in Jay C. Bennett, Sr. – County Clerk St. Regis Assessment Plat No. 4, being a subdivision of part of the south half of Section 20, Township 39 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded as Document R85-106561 in DuPage County, Illinois

PINs: 06-20-410-014 and -015

Also:

Lot 1 in Yorkbrook Condominiums Plat of Consolidation, being a part of the south half of Section 20, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded as Document R98-156257 in DuPage County, Illinois

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PIN: 06-20-410-010

Also:

All condominium units in St. Regis Condominium No. 1 as delineated in the Condominium Area Plat of Survey, recorded as Document R75-08504 in DuPage County, Illinois, and being that part of Lot P, P1 and Q described as follows: Commencing at the Northeast corner of said Lot P1: thence south along the east line of said Lot P1, 116.12 feet; thence west at right angles to said east line of Lot P1, 122.12 feet to the point of beginning; thence south 247.33 feet; thence east 6.0 feet; thence south 158.08 feet; thence west 78.33 feet; thence north 119.0 feet; thence west 20.33 feet; thence north 51.25 feet; thence east 14.33 feet; thence north 27.0 feet; thence west 123.83 feet; thence south 13.0 feet; thence west 6.0 feet; thence north 141.83 feet; thence east 6.16 feet; thence north 6.0 feet; thence east 123.0 feet; thence north 73.33 feet; thence east 79.0 feet to the point of beginning; said Lots P, P1 and Q being in York Township Supervisors Assessment Plat No. 1 (also known as Highland Road Farms) of the east half of the southwest quarter, the west half of the southeast quarter and the south 1332 feet of the west half of the northeast quarter of Section 20, Township 39 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded August 23, 1943 as Document No. 452575, in DuPage County, Illinois.

PINs: 06-20-409-001 through -090

Also:

Units 201 through 609 in York Brook Condominiums – Phase 1 as delineated in the Plat of Survey, recorded as Document R2000-026610 in DuPage County, Illinois, and being part of Lot 2 in J.C. Bennett, Sr. – County Clerk St. Regis Assessment Plat No. 4, of part of the south ½ of Section 20, Township 39 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded as document R85-106561 in DuPage County, Illinois.

PINs: 06-20-417-001 through -045

Also:

Units 210 through 624 in York Brook Condominiums Phase Two as delineated in the Plat of Survey, recorded as Document R2007-213062 in DuPage County, Illinois, and being a parcel of land being part of Lot 2 in J.C. Bennett, SR. – County Clerk St. Regis Assessment Plat No. 4, of part of the south half of Section 20, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded as Document No. R85-106561, and also said parcel being

a part of Lot 1 in Yorkbrook Condominiums Plat of Consolidation of part of the south half of Section 20, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded as Document No. R98-156257, said parcel described as follows: commencing at the northwest most corner of said Lot 2; thence south 00 degrees west along the west line of said Lot 2, a distance of 77.00 feet to the point of beginning; thence, north 90 degrees east, along a line parallel with the north line of said Lot 2, a distance of 196.00 feet; thence south 00 degrees west, a distance of 125.16 feet to a south line of said Lot 2; thence south 90 degrees west, a distance of 117.67 feet to an east line of said Lot 2; thence south 00 degrees west, a distance of 39.25 feet; thence south 90 degrees west a distance of 78.33 feet to the west line of said Lot 2; thence north 00 degrees east, a distance of 19.75 feet; thence south 90 degrees west, a distance of 9.00 feet; thence north 00 degrees east, a distance of 13.25 feet; thence north 90 degrees east, a distance of 9.00 feet to the west line of said Lot 2; thence north 00 degrees east, along the west line or said Lot 2, a distance of 131.41 feet to the point of beginning, all in DuPage County, Illinois.

PINs: 06-20-417-116 through -150

SECTION 3: This ordinance shall be granted subject to compliance with the following conditions:

1. That the petitioner shall develop the sign in substantial accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code;
2. That the proposed sign base shall be at least five feet horizontally from the water main in order to minimally accommodate access to the main;
3. Due to proximity of the sign being within 15 feet of the water main, the Village of Lombard shall not be held responsible for damage to the sign inadvertently caused in the process of accessing the main;
4. The petitioner shall obtain permission from non-Village utility companies stating they have no objection to locating the sign in the utility easement prior to obtaining a building permit;
5. In the event the sign cannot be placed in the utility easement, the petitioner shall be allowed to install the sign in the alternative location without appearing before the Plan Commission again;

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6. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
7. Pursuant to the Zoning Ordinance, construction of the sign shall commence within one (1) year from the date of approval of the ordinance, or this approval shall become null and void unless a time extension has been granted by the Village Board.

SECTION 4: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this _____ day of _____, 2018.

First reading waived by action of the Board of Trustees this _____ day of _____, 2018.

Passed on second reading this _____ day of _____, 2018, pursuant to a roll call vote as follows:

Ayes: _____

Nays: _____

Absent: _____

Approved by me this _____ day of _____, 2018.

Keith T. Giagnorio, Village President

ATTEST:

Sharon Kuderna, Village Clerk

Published in pamphlet from this _____ day of _____, 2018.

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Sharon Kuderna, Village Clerk