

June 19, 2023

Title

PC 23-13

Petitioner

CWP Chicago-Lombard I LLC
198 Ocean Avenue
Woodmere, NY 11598

Property Owner

Same

Property Location

2001 S Highland Avenue
PIN: 06-20-307-021
Trustee District 3

Zoning

B3 Community Shopping District

Existing Land Use

Sonesta Inn & Suites Hotel

Comprehensive Plan

Community Commercial

Approval Sought

Comprehensive Plan
Amendment, Map Amendment
(Rezoning), and Companion
Variances

Prepared By

William Heniff, AICP,
Community Development
Director



PROJECT DESCRIPTION

The petitioner/property owner proposes to change the existing Sonesta Suites Hotel into multiple-family housing (apartments). The eighteen two-story buildings would remain in the same location and be subject to minor internal and external renovation. Seventeen of those buildings are improved as hotel rooms, with the other building being the clubhouse. The Sonesta has 144 hotel rooms and 157 parking spaces. The proposed apartments would have the same number of units at 144, and 176 parking spaces.

A conditional use for a hotel was granted in 1985, PC 85-10, Ordinance 2762 and the hotel was built in 1987.

EXISTING CONDITIONS

The property is an existing extended stay hotel.

PROJECT STATS	
Lot & Bulk	
Parcel Size:	4.87 acres
Submittals	
1.	Petition for a public hearing, submitted May 15, 2023;
2.	Response to Standards;
3.	Booklet with Exhibits A through P, prepared by the petitioner, dated May 15, 2023;
4.	Petition in support of PC 23-13.

APPROVALS REQUIRED

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

1. A Comprehensive Plan amendment to High Density Residential, from Community Commercial;
2. A map amendment (rezoning) to the R5 General Residence District;
3. A variance for minimum lot area (density) for 29.57 dwelling units per acre, where 24.2 dwelling units per acre are required pursuant to Section 155.410(D)(4)(a);
4. A variance for minimum open space at 35%, where 40% is required pursuant to Section 155.410(I)(4); and
5. A variance to provide 1.2 spaces per dwelling unit, where 1.5 spaces per dwelling unit are required, pursuant to Section 155.602, Table 6.3.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments regarding a zoning change, but offers the following:

- The Building Division has no plans or reports from a design professional (Architect, etc.), nor has Village staff been on site to review the current hotel to see what is involved in changing over the units to apartment units.
- The Illinois Accessibility Code (IAC) states up to 20% of the construction budget may be required to be spent to provide an accessible route to “primary function areas”. This is a review done by an Architect hired by the owner.
- The apartments would need to meet all HUD requirements.
- Additional comments may be forthcoming during permit review.

Fire Department:

The Fire Department has no comments. Additional comments may be forthcoming during permit review.

Public Works:

The Department of Public Works notes that the driveway median island on Highland Avenue is an accessibility barrier to users of the public sidewalk. As such, it shall be modified to pass the public sidewalk entirely across the driveway (asphalt pavement and median island), per Village standard specifications. Additional comments may be forthcoming during permit review.

Private Engineering Services (PES):

PES reviewed the submitted engineering plans to expand their drainage system to collect more runoff. This may reduce icing on pedestrian walkways in the winter. This action is not mandated by Village Code and is independent of the requested zoning actions. Additional comments may be forthcoming during permit review.

Planning & Zoning:

Zoning Ordinances serve as a regulatory document. The Zoning Ordinance is reviewed relative to the purpose statements and the permitted and conditional land uses. The Comprehensive Plan serves as the vision and policy document for a community for future growth and development. The requested actions are intended to provide for a change of land use from a commercial land use to a residential one. Amending the Comprehensive Plan (and a rezoning) are the among the highest levels of relief a petitioner can request.

Comprehensive Plan Compatibility

The 2014 Comprehensive Plan recommends Community Commercial for this location, which is also consistent with the assigned B3 zoning district. A hotel would be deemed a compatible land use activity within this designation. Solely residential uses would be inconsistent with the designation, so a Plan change is requested.

	Zoning Districts	Land Use	Comprehensive Plan Designation
North	B3	Office Building	Office
South	R5PD	Multi-Family Housing	High Density Residential
East	B3	Hotel	Community Commercial
West	O	Lombard Fire Station Gas Station	Public and Institutional Community Commercial

While the Village recognizes that the project functionally is not a new development, the change of proposed land use within buildings can be viewed in that context. The Comprehensive Plan designation of high density residential is a vision station and provides guidance as to the appropriate zoning designation that would be appropriate. The use conversion would establish a density of over 20 units per acre, high density residential would be the correlated and contextual designation request.

“High Density Residential - a residential area with a net density of more than twenty dwelling units per acre. This density typically includes more intensive high-rise apartment uses.”

The Comprehensive Plan states that additional high density residential would not be compatible in the Village in the below comment.

“The Comprehensive Plan recommends existing high density residential locations be maintained and improved in the future. A high level of consensus was reached in the development of the Comprehensive Plan that new high density residential development locations would be incompatible with the character of the remaining development areas of the Village. The density ranges offered in the remaining residential use areas offer substantial opportunity for a mix of densities and housing types to meet community needs over the next ten to fifteen years.”

The subject property is not specifically mentioned in the Comprehensive Plan. There are other commercial uses that could be appropriate on the subject property and meet the Comprehensive Plan designation and vision.

Zoning Ordinance Applicability

For reference, Section 155.802 of the Zoning Ordinance offers the following definitions for hotel and multiple-family dwellings.

- *Hotel or motel is an establishment which primarily serves persons, other than permanent residents as defined in 35 ILCS 145/2(5), in contradistinction to a boarding, rooming or lodging house. As part of their accommodations, such facilities typically offer housekeeping, concierge, bellhop and furniture, linen and laundering services.*
- *Dwelling is a building, or portion thereof designed or used exclusively for residential occupancy, including single-family dwellings, two-family dwellings, and multiple-family dwellings, but not including hotels or motels.*
- *Dwelling, multiple-family is a building, or portion thereof, containing three or more dwelling units.*
- *Dwelling unit shall mean any room or group of rooms located within a dwelling and forming a single habitable unit with facilities that are used, or intended to be used for living, sleeping, cooking, and eating.*

As previously stated, the current zoning of this property is B3. A hotel is consistent with the B3 zoning district. Multiple-family housing is not allowed within the B3 District on all levels/floors, hence a request for a map amendment to the R5 District. In consideration of a map amendment (zoning), Section 155.103(E)(8) of the Zoning Ordinance, sets forth the applicable standards for such actions. Staff also offers its comments regarding the request and applicability:

(a) Map amendments. Where a map amendment is proposed, the Plan Commission shall make findings based upon the evidence presented to it in each specific case with respect to, but not limited to, the following matters:

(i) Compatibility with existing uses of property within the general area of the property in question;

Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	B3	Office Building (north of St. Regis Dr.)
South	R5PD	Multi-Family Housing (south of 22 nd Street)
East	B3	Hotel (abutting)
West	O	Lombard Fire Station, Gas Station (west of Highland Av.)

The subject property was purchased by the petitioner in May 2022. At time of purchase the property was zoned B3, and an owner's or developer's reasonable expectation would be that the property would be for commercial uses. As with the Comprehensive Plan, representations have not been made that suggest that commercial land uses are not suitable on the subject property.

The existing hotel use is compatible with the adjacent and neighboring hotels abutting the subject property. It is also compatible to the other neighboring land uses, given that its hotel land use has been in operation for the past 35 years and that it has filled a market need. No information has been provided which suggests that the existing hotel land use is not compatible with adjacent uses.

(ii) Compatibility with the zoning classification of property within the general area of the property in question;

A larger review of the Village zoning districts finds that the R5 zoned properties proximate to the subject property are limited to areas neighboring Yorktown Center south of 22nd Street and peripheral to the Yorktown Center planned development. No properties are zoned R5 within the Village north of 22nd Street, east of Main Street and south of Roosevelt Road, reflective of past development/redevelopment trends, and historical development densities.

(iii) The suitability of the property in question to the uses permitted under the existing zoning classification;

The B3 district provides for a wide variety of commercial land use types by right or through the conditional use approval process. Given its location at a prominent intersection, this location could continue to be used as its existing hotel use, be readily redeveloped, or modified to accommodate commercial activity consistent with the district designations, without a map amendment being undertaken.

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

Peripheral commercial development has been constructed south of the subject property along the Ring Road such as Chase Bank (2010), McDonald's (2011), MB Financial/Medical Building (2012/2021), Gardner School Day Care (2020), Dunkin (2016), and Olive Garden (2023).

Planned development amendments have been undertaken within the Yorktown planned development area over the past decade to incorporate additional multiple family apartment and townhome developments, most notably as part of the Yorktown Commons Form-Based Code approvals, which among other things modified the 1966 approved zoning designations between the existing residences and the mall parking lots and peripheral uses. Yorktown Commons also set density caps to ensure that any additional development would not exceed previously approved existing densities and would fill unutilized zoning density entitlements established in the 1966 and 1968 Yorktown approvals. Such support and approval of those projects were primarily predicated upon such recognized standards such as:

1. Obsolete and long vacant structures (Overture replacing Pacific Club/Boogie Nights)
2. Land use conditions (Elan constructed on a site which had remained vacant for 50 years under commercial zoning)
3. Changing market conditions (Summit at Yorktown replacing strip center with occupancy issues and vacancies since the 1990s)

Even the most recent actions to approve the Yorktown Reserve project was predicated upon a vacant obsolete building (former Carson's anchor building) being demolished to provide for a compatible multiple family development, additional open space and exterior mall modifications to strengthen the Center.

The neighboring hotels have remained open through the pandemic, which suggests that external market forces currently suggest that the hospitality market is still viable. And if this were to change, the location of the property would still make it conducive for other commercial land use activities.

(v) The compatibility of the surrounding property with the permitted uses listed in the proposed zoning classification;

Staff recognizes the existing multiple family development south of 22nd Street, but as previously noted, there are no properties with R5 zoning north of 22nd Street and east of Main Street.

The petition includes a parking variation request, as the proposed use would not meet the zoning requirements. Issues pertaining to parking could occur as the adjacent street do not provide for on-street parking. The Zoning Ordinance does not provide for off-street parking for residential uses on commercial properties. Additionally, staff is aware of other cases in which residents have parked vehicles on non-residential properties which have resulted in service requests and code enforcement cases.

(vi) The objectives of the current comprehensive plan for the Village of Lombard and the impact of the proposed amendment on the said objectives;

Since the hotel was constructed, past Comprehensive Plans (1998 and 2014) recommended the properties at the northeast intersection of Highland Avenue and 22nd Street for Community Commercial use and they have been developed and operated accordingly. The proposed amendment would be contrary to past visions and land uses that have been in operation.

(vii) The suitability of the property in question for permitted uses listed in the proposed zoning classification.

The primary differences between hotel uses (a commercial use) and a multiple family residential use is reflected within the property operations. Hotels serve a transient clientele with guests generally staying at the location on a general short-term basis, whereas multiple-family units are covered through a rental agreement of an extended period. The primary land use differences in their respective operations are reflected by transportation factors (origin versus destination use), parking utilization for occupiers and guests, and other supportive and design functions.

Not directly related to the zoning requests but for general reference purposes, per 35 ILCS 145/: a "Permanent Resident" is exempt from paying Village Hotel/Motel Tax. (This is a tax paid by a guest for a room-night stay in a Lombard hotel, you would not pay this tax as a homeowner or renter). "Permanent resident" means any person who occupied or has the right to occupy any room or rooms, regardless of whether or not it is the same room or rooms, in a hotel for at least 30 consecutive days. For the Plan Commissioner's reference, this component is not a matter of consideration in making a zoning recommendation one way or another.

LaSalle Factors

Unlike many other requested actions before the Plan Commission and ultimately the Village Board, consideration and legal justification (also known as "factors") in determining whether a zoning regulation is constitutional. These items, commonly known as the LaSalle Factors, from *LaSalle Nat Bank of Chicago v Cook County*, 12 Ill 2d 40, 145 NE2d 65 (Ill 1957); a rezoning should also meet the following provisions:

1. The compatibility with the existing use and zoning of nearby property.

Staff notes the property is located on a commercial corridor and compatible with the existing uses and businesses. The hotel was built in 1987 and has existed with the surrounding properties since then.

2. The extent to which property values of the subject property are diminished by the existing zoning restrictions.

Based upon existing land use activities and the current zoning, a reasonable rate of return for the property can be achieved through the existing zoning designation. The property is a functioning hotel

and there are other commercial land uses allowed in the B3 zoning district. No representations have been made that commercial land uses are not reasonably suitable.

3. *The extent to which the proposed amendment promotes the public health, safety, and welfare of the Village.*

The map amendment asks for three companion variances that would not be needed if the property remained a hotel. The conversion from a hotel or converted into a multiple-family dwelling would not inherently promote the health, safety, or welfare of the Village.

4. *The relative gain to the public, as compared to the hardship imposed upon the applicant.*

No hardship would be imposed on the applicant if the property did not receive this zoning relief. The property could continue to be utilized as a hotel and could continue as such.

5. *The suitability of the subject property for the purposes for which it is presently zoned.*

The subject property is zoned B3 and has entitlements for use of a hotel. The present zoning does not allow for residential.

6. *The length of time that the subject property in question has been vacant, as presently zoned, considered in the context of development in the area where the property is located.*

The subject property is not vacant and has been occupied as a viable business since its initial opening.

7. *The consistency of the proposed amendment with the Comprehensive Plan, and any adopted land use policies.*

The Comprehensive Plan has the property designated for Community Commercial. A hotel is consistent with the current designation, while residential is not.

8. *That the proposed amendment will benefit the needs of the community.*

The amendment may benefit the community by providing additional housing choices; however, the Comprehensive Plan's statements in support of providing a wide variety of housing does not necessarily mean translate to meaning that any given property in the Village should be developed as such a use.

Zoning Variation Requests

Three companion variances are also requested and are being requested as a direct result of the existing conditions found on the subject property. These cannot be considered "grandfathered" or "legal non-conforming" as the existing conditions are in compliance with Village Code under current zoning and land use.

The provisions of Chapter 155.103(C) sets the standards for variations and in order to be approved, findings based on the evidence presented are made in each specific case that affirms each of the standards. Staff offers commentary about each the request and the standards under each item.

Density

A variance for minimum lot area (density) for 29.57 dwelling units per acre, where 24.2 dwelling units per acre are required pursuant to Section 155.410(D)(4)(a)

There are 144 hotel units on 4.87 acres. Units per acre (density) is 29.6. R5 density is 24.2 dwelling units per acre. The property does not meet Code for density in R5. Staff offer the following responses to selected standards:

(a) 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 to be applied;

Options were presented by staff at a Plan Commission Workshop on April 17, 2023 to remove the density variance. The first is to remove a building (or more), to get the property to the required density per Code. This area could be used to increase open space and/or parking. The second option would be to decrease densities by consolidating hotel rooms into a single dwelling unit. There are no physical surroundings, shape of the property or topographical conditions that are inherent to this property that would preclude the petitioner from meeting Code.

(b) The conditions upon which an application for a 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;

While the hotel property is unique and the petitioner's request has not manifested itself in the Village to date, it does not automatically mean that the concept should be uniformly applied to all other hotels or like uses in the Village.

(c) The purpose of the variation is not based primarily upon a desire to increase financial gain;

While density reductions could reduce the project yield, that cannot be considered a hardship per the standards.

(d) 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;

Given the nature of the petition and request, the hardship is being created exclusively by the petition, as they acquired it and could continue to operate the property as a hotel under existing code provisions.

Minimum Open Space Requirements

A variance for minimum open space at 35%, where 40% is required pursuant to Section 155.410(I)(4)
The property owner provided a document showing the site has 35% open space. The B3 zoning district requires 10% open space; the R5 zoning district requires 40% open space for multi-family residential. Outdoor amenities do not count as open space, such as the clubhouse and related activities. Open space is defined in the Zoning Code as "that portion of a lot or property maintained as lawn, garden, field, woods, wetland, or other natural landscape area and is free of buildings, structures and impervious surfaces." The clubhouse could be retained and used by the tenants as a gathering space, similar to other multi-family residential communities, however it would not count as open space. By changing the nature and use of the property from hotel to residential, additional open space is required by Code.

(a) 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 to be applied;

While staff sees value in preserve the existing pool and clubhouse, The petitioner could meet code requirements by simply razing some of the existing units.

(b) The conditions upon which an application for a 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;

Staff recognizes the uniqueness of the property and concept, but in response, granting relief from open space requirements can set an undesirable precedent.

(c) The purpose of the variation is not based primarily upon a desire to increase financial gain;

While providing additional open space would reduce the project yield, that cannot be considered a hardship per the standards.

(d) 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;

Given the nature of the petition and request, the hardship is being created exclusively by the petition, as they acquired it within the past year and could continue to operate the property as a hotel under existing code provisions.

Parking Relief

A variance to provide 1.2 spaces per dwelling unit, where 1.5 spaces per dwelling unit are required, pursuant to Section 155.602, Table 6.3

Currently, there are 144 units and 157 parking spaces. The property meets Code for parking for a hotel as a hotel requires one parking space per guest room. However, multiple-family residences require parking based on the number of bedrooms and number of units. One and two-bedroom units (which includes studios) require 1.5 parking spaces per dwelling unit. With 144 residential units, the property would require 216 parking spaces.

A 2022 text amendment reduced minimum parking requirements, but those reductions were only for selected commercial uses, but the residential use parking minimums did not change. Hotels generally have 1 car per hotel unit as families or hotel occupants may arrive with one car for multiple guests or may use ride sharing services. One and two-bedroom units (which includes studios) require 1.5 parking spaces per dwelling unit. This also allows parking spaces on the property to be used as guest parking float or to recognize that residents could have more than one vehicle (and in some notable cases, we have had dwellers have more than two vehicles), which can constrain an overall development.

Lombard requires parking spaces to be at least 8'3" for residential uses (Section 155.602(B)(5)(b) and follow the IAC or HUD provisions (if ultimately applicable) for accessible spaces. The petitioner noted that their parking spaces are wider and by restriping the property to 8'3" parking spaces, may increase the number of parking spaces; however, parking would still not meet Code for a residential development if the unit count remains the same.

On-street parking is not permitted on 22nd Street or Highland Avenue. St. Regis Drive is improved with a center landscaped island, which does not make it conducive for parking. Furthermore, parking on all Village streets is prohibited between 2 a.m. and 5 a.m. The Zoning Ordinance does allow for off-site parking as a conditional use in some commercial zoning districts, however, not for residential uses. Therefore, the property owner and Village cannot consider parking spaces off-site as part of the petition, so they are seeking relief.

(b) 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 to be applied;

While the lot is surrounded by rights-of-way and an abutting hotel, there is nothing unique to the subject property that could not preclude additional space construction through removal of units.

(c) The conditions upon which an application for a 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 Village has very carefully reviewed this issue with other projects and particularly residential projects, to ensure that adverse conditions do not present themselves. Through this review and noted below, the need to provide sufficient residential parking has been a paramount issue for residential developments.

(d) The purpose of the variation is not based primarily upon a desire to increase financial gain;

Compliance could be achieved by unit/building reductions, so there is not an inherent hardship offered in this instance. Staff also references the recently approved Yorktown Reserve project. As the Plan Commissioners will recall, this project was required to provide sufficient parking to accommodate residents while ensuring that commercial properties and their REA agreement are met. This has resulted in the developer adding an additional level of deck parking at a significantly additional cost, all to ensure that future parking conflicts will not exist.

(e) 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;

The Zoning Ordinance has been implemented with provisions to ensure residential development meets code provisions.

(e) 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;

While the petitioner has offer data to support their request for a reduction in requisite parking for the proposed 1.5 space/unit standard, and that could apply in urban environments and transit-oriented developments (TOD), this has not been the case in Lombard. As an example, in a downtown environment, a 1998 standard and companion amendments thereto memorized full parking requirements any new residences in the downtown B5 District and to meet demand. This is offered in response to concerns that transit accommodation can inherently reduce parking need.

The Village has not found that to be the case for many projects in Lombard and support for existing code is justified. Such cases/instances include:

East South Broadway: The Village needed to set up a parking sticker program associated with a 2005 dedication/reconstruction project to help existing tenants achieve a minimum parking level. However, the Village continues to receive additional requests for additional stickers or accommodation for overnight street parking.

Oakview Estates: This 2004 planned development did not provide for a private cap on the number of vehicles within the planned development and as such, condominium owners expressed concerns that this is a Village issue

as the Village standard does not meet their demand for sufficient parking, it has been raised in consideration of an adjacent affordable housing development, and that such additional vehicles are subject to towing.

BlueStem (Ann/Finley): This affordable housing project completed in 2015 did meet minimum code requirements. However, as the management company expressed concerns and required all non-tenant registered vehicles to be off the property during overnight hours, this created neighborhood on-street and overnight parking concerns that have resulted in significant additional engagement with the Police Department.

South Main Street mixed-use building: This nonconforming parking situation has resulted in residents parking on an adjacent strip center development; thereby potentially impacting that property's ability to have sufficient parking for their employees/customers.

(f) The granting of the variation will not alter the essential character of the neighborhood; and

As noted, insufficient parking can change the character of a neighborhood.

FINDINGS & RECOMMENDATIONS

In review of the petition, the Inter-Departmental Review Committee asserts that the requested Comprehensive Plan amendment is consistent with the vision of the Village. The proposed map amendment is not consistent with the standards for rezonings and does not meet the LaSalle Factors and that the three companion variation requests and the proposed use **does not comply** with the standards established by the Village of Lombard Zoning Ordinance. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make a motion for **denial** of PC 23-13.

*Based on the submitted petition and the testimony presented, the requested Comprehensive Plan amendment, map amendment, and variances do not comply with the standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission find that the findings included as part of the Inter-departmental Review Report be the findings of the Plan Commission and recommend to the Corporate Authorities **denial** of PC 23-13.*

Alternate Recommendation

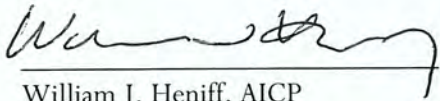
Should the Plan Commission wish to make a motion of approval and if the Village Board considers and approve the petition, staff has written an alternate motion which addresses a corollary matter pertaining to the use and occupancy of the premises during a transition period. The petitioner informed staff they have existing hotel stays booked and future stays booked. Staff has included a condition of approval to this effect in the alternative recommendation. Usually, when a rezoning and comprehensive plan amendment is approved it takes effect immediately upon approval. However, in this case the petitioner may need to allow for future hotel stays that are already booked.

Such a provision should be addressed into the entitlement adoption ordinance.

*Based on the submitted petition and the testimony presented, the requested Comprehensive Plan amendment, map amendment, and variances do comply with the standards required by the Village of Lombard Zoning Ordinance and that granting the requested Comprehensive Plan amendment, map amendment, and variances is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 23-13, subject to the following conditions:*

1. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report, and as required by Village Code, prior to the occupancy of any units that would be subject to a lease. Such units will require a Certificate of Occupancy approved by the Lombard Community Development Department, Fire Department and any other applicable entities prior to occupancy.
2. A final parking plan, consistent with Village Code and Illinois Accessibility Code and Housing and Urban Development requirement must be submitted for review and approval and any such parking improvements or modifications must be addressed prior to issuance of any Certificates of Occupancy.
3. A Plat of Consolidation, making the property a lot of record, shall be submitted to the Village and recorded at DuPage County.
4. The map amendment (rezoning) and comprehensive plan amendment will take effect six (6) months after ordinance approval.
5. The petitioner shall be allowed to continue hotel operations for six (6) months after ordinance approval. After that time, they shall cease all hotel operations.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

**Petition in Favor of Saint Regis Village
Residential Use of Sonesta Suites Property at 2001 S. Highland Avenue**






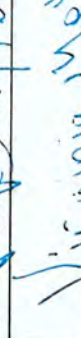

We, the undersigned Lombard residents and business owners, are signing this Petition to express our strong support for Saint Regis Village and residential leasing of the 144 units at the existing Sonesta Suites property.
We understand this project requires Village approval for a rezoning from B3 to R5 and three variances:

Density Variance: Please let all 144 units remain. This will benefit the Village's housing supply, public safety, and property taxes.

Parking Variance: Please allow 176 spaces for 144 apartments. This is appropriate and will not harm anyone in the Village.

Open Space Variance: Please let the site continue to have 35% open space. This will not harm anyone in the Village.

We respectfully urge Village staff, the Planning and Zoning Commission, and the Village Board to support Saint Regis Village and grant the requested rezoning and variances so that this valuable project can proceed.

SIGNATURE	PRINTED NAME	EMAIL OR LOMBARD ADDRESS	DATE SIGNED
	Pawan K. Rajput	Pawan-JI-RAJPUT@YAHOO.	5/16/2023
	Trinity Thomas	Trinitytath22@gmail.com	5/16/2023
	Kyle Kehe	Kyle.Kehe@gmail.com	5/16/2023
	Lesley Swift	lesleys06@gmail.com	5/16/2023
	Raige Smykowski	Raigesmykowski@gmail.com	5/16/2023
	Virginia Metz	Raigesmykowski@gmail.com	5/16/2023
			___/___/2023
			___/___/2023
<p>I personally collected the above signatures between 5/16/2023 and 5/17/2023.</p> <p align="right">  (signature) JAIME MILLER (name) 201 835 5224 (phone) JAIME@CHURCHWICKPARTNERS.COM (email) </p>			