

January 22, 2018

Title

PC 18-02

Petitioner & Property Owner

Yorktown Hotel LLC
175 Remington Blvd
Bolingbrook, IL 60440

Property Owner - pond

St. Regis Development Assoc.
c/o Sequoia Realty Group
1900 S. Highland Ave., Ste. 104
Lombard, IL 60148

Property Location

2100 St. Regis Drive

Zoning

B3PD – St. Regis Planned
Development

Existing Land Use

Vacant/Undeveloped

Comprehensive Plan

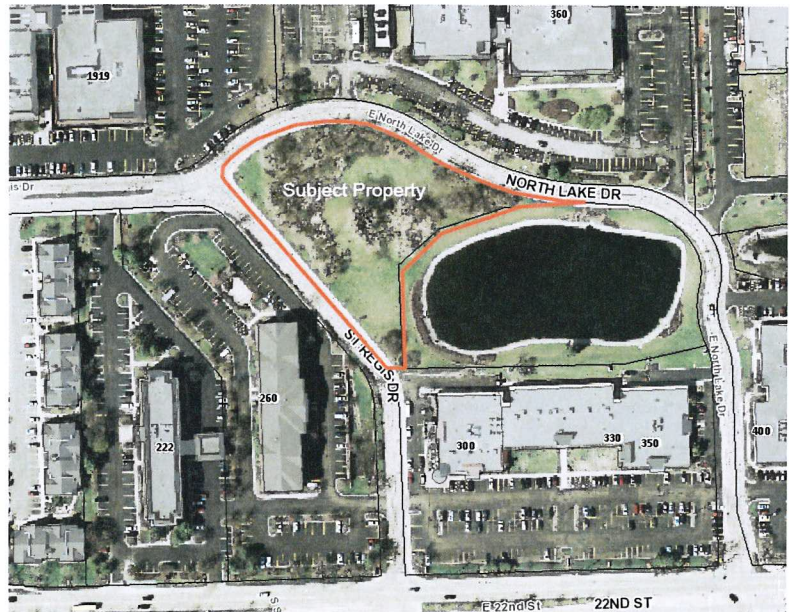
Office

Approval Sought

Approval of a conditional use for a hotel in the St. Regis Planned Development, approval of companion major changes to the planned development, site plan approval, approval of a landscaping variation, and approval of a major plat of resubdivision.

Prepared By

Anna Papke, AICP
Senior Planner



LOCATION MAP

DESCRIPTION

The petitioner, Yorktown Hotel LLC, proposes to develop the property at 2100 St. Regis Drive (northeast corner of St. Regis Drive and North Lake Drive), with a 96-room hotel. The property is located in the St. Regis Planned Development, which is developed with a mix of office, hotel and residential uses. The subject property is the last remaining vacant parcel in the planned development.

The subject parcel is adjacent to a stormwater pond that serves multiple properties in the planned development. The petitioner will purchase a portion of the property surrounding the stormwater pond and incorporate it into the subject parcel in order to accommodate the proposed hotel development. Accordingly, the petition includes a major plat of resubdivision. All acreages and dimensions referenced in this report reflect the adjusted property line.

The subject property is subject to the provisions approved for the St. Regis Planned Development established in Ordinance 2249 and amended by Ordinances 4409, 4470 and 4596, as well as the provisions for the B3 zoning district in the Lombard Zoning Ordinance. The development as proposed requires site plan approval, and also approval of major changes to a planned development, a landscaping variation and conditional use for a hotel. Due to the major changes, variation and conditional use, this development is subject to the public hearing process and will require approval by the Village Board.

Project Details

Parcel Size:	1.83 acres
Hotel Size:	96 rooms
Parking:	96 spaces
Building Height:	4 stories (42'8")

Requested Actions

1. Approve conditional use for a hotel in B3PD;
2. Amend the St. Regis Planned Development as follows:
 - a. Reduce interior side yard setback from 10 feet to zero feet on the southeast property line;
 - b. Reduce required number of parking spaces from 110 to 96 (if warranted);
 - c. Allow a total of 366 square feet of wall signage where a maximum of 200 square feet is permitted;
 - d. Approve site plan pursuant to site plan approval procedures;
3. Approve variation to reduce perimeter parking lot landscaping area from five feet to one foot for a corner of the parking lot on the south side of the site; and
4. Approve a major plat of resubdivision.

EXISTING CONDITIONS

The subject property is undeveloped.

APPROVAL(S) REQUIRED

1. Approve a conditional use pursuant to Section 155.415(C)(11) of the Lombard Zoning Ordinance for a hotel;
2. 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 and 4596, as follows:
 - a. Approve a deviation from Section 155.415(F)(3) and 155.508(C)(6) to reduce minimum required interior side yard setback from 10 feet (10') to zero feet (0') along the southeast property line;
 - b. Approve a deviation from Section 155.602 Table 6.3 to reduce the required number of parking spaces from 110 to 96 (if warranted);
 - c. Approve a deviation from Ordinance Nos. 2249 and 4596 and from Section 153.503(B)(12) (wall signs) to allow a total area of 366 square feet of wall signage where a maximum area of 200 square feet is permitted;
 - d. Pursuant to Section 155.511 (site plan approval) of the Lombard Zoning Ordinance, approve a hotel development based upon the submitted plans;
3. Pursuant to Section 155.706(C)(1) (Parking lot landscaping – Perimeter parking lot landscaping) of the Lombard Zoning Ordinance, approve a variation to reduce perimeter parking lot landscaping area from five feet (5') in width to one foot (1') in width for a corner of the parking lot on the south side of the proposed building; and
4. Pursuant to Section 154.203(D) (Minor and major plats of resubdivision) of the Lombard Subdivision Ordinance, approve a major plat of resubdivision.

INTER-DEPARTMENTAL REVIEW**Building Division:**

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

Submittals

1. Petition for public hearing, dated November 6, 2017;
2. Response to standards for amendment to a planned development, dated December 20, 2017;
3. Response to standards for a conditional use, dated December 20, 2017;
4. Response to standards for variations, dated December 20, 2017;
5. Plat of survey, prepared by Craig R. Knoche & Associates, dated August 31, 2017;
6. ALTA/NSPS Land Title Survey, prepared by Gremley & Biedermann, dated January 31, 2017;
7. Plat of Resubdivision, prepared by Craig R. Knoche & Associates, dated November 9, 2017;
8. Site plan, prepared by Craig R. Knoche & Associates, dated November 20, 2017;
9. Landscape plan, prepared by McCallum Associates, dated November 16, 2017;
10. Architectural plans, prepared by ECA Architects and Planners, dated November 7, 2016; and
11. Sign layout, prepared by Holiday Inn Express.

Fire Department:

The Fire Department has the following comments on this petition. Should the petition be approved, additional comments may be forthcoming during permit review.

1. Please provide 14' clearance beneath the *Porte cochere* in front of the building for Fire department apparatus.
2. Please provide an outside access directly into sprinkler valve room.
3. Please provide a fire hydrant within 75' of the Fire Department Sprinkler Connection (FDC).

Private Engineering Services (PES):

Private Engineer Services has the following comments on the petition. Should the petition be approved, additional comments may be forthcoming during permit review.

1. PES will not be able to approve the engineering plans until a copy of the agreement with property owner of Lot 4 is provided.
2. Depressed curbs near the entrance should be limited to 5-ft wide, unless there is another means of keeping vehicles off the sidewalk. Otherwise, 6" barrier curbs should be installed.
3. ADA parking stall and signage locations will need to be looked at closer during final engineering review.
4. Additional comments, including any stormwater related comments, will be available after submittal of final engineering for detailed review.

Public Works:

The Department of Public Works reviewed the submitted plans and offers the following comment. Should the petition be approved, additional comments may be forthcoming during permit review.

1. The landscape plan proposes trees on private property that will satisfy the requirement for parkway trees per Village Code 154.306. That said, the Village Forester requests:
 - a. That the proposed Ornamental Pear trees be revised to Viburnum or Gray Dogwood since pears are invasive
 - b. That the Red Maples be replaced by Bald Cypress or another non-maple tree since maples are overly common in town, and
 - c. That the tree species be planted in an alternating manner since grouping may facilitate the spread of disease and pests.

Planning Services Division:

The Planning Services Division notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning	Land Use
North	B3PD	Office complex
South	B3PD	Office complex and Greek Islands restaurant
East	B3PD	Stormwater pond serving surrounding area
West	B3	Hotel – Extended Stay America
Northwest	B3	Office complex – DuPage Corporate Center

The area surrounding the subject property is developed with a mixture of office, hotel and residential uses. The properties immediately adjacent to the north, northwest and south of the subject property are developed with sizeable office complexes. The adjacent property to the west is the Extended Stay America hotel. Two additional hotels, the SureStay Plus and Sonesta ES Suites, are located west of the Extended Stay America. The Yorkbrook Condo is northeast of, though not immediately adjacent to, the subject property. Given this mix of uses, staff considers the 96-room hotel proposed on the subject property to be consistent with the zoning and land uses of surrounding properties.

2. Comprehensive Plan Compatibility

The Comprehensive Plan designates this property as suitable for office development. A hotel, which will likely serve business travelers, is consistent with this designation.

3. Zoning Ordinance Compatibility

The underlying zoning of the subject property is B3PD, Community Shopping District Planned Development. With the exception of the changes and variations discussed below, the proposed development is consistent with the Lombard Zoning Ordinance and/or the relief granted for the St. Regis Planned Development. Staff notes the following with respect to this petition's consistency with the Zoning Ordinance and the provisions for the St. Regis Planned Development:

- The proposed use, a hotel, is a conditional use in the B3 district.
- The building height, at 42'8", meets the standards for the St. Regis Planned Development.
- The property is required to maintain 12.5% of the area of the site in open space. Open space on the site will be 22% after development of the hotel.
- The proposed site plan provides 96 parking spaces, or one space per guest room. If the Village Board approves the text amendment for hotel parking standards proposed in PC 18-01, the subject property will meet code requirements for number of parking spaces. In the event that PC 18-01 is not approved, the hotel developer has submitted a request for a parking deviation to permit one parking space per guest room. This item is discussed in more detail below.
- Due to limited space in the St. Regis Drive and North Lake Drive rights-of-way, the developer will plant the parkway trees required by the Zoning Ordinance on the subject property. The petitioner has submitted a landscape plan that requires eight additional trees in order to meet the requirement of one parkway tree per 40' of lot frontage. The petitioner has agreed to provide the additional trees. Staff also notes that the Village Forester's comments on tree species have been forwarded to the petitioner. These items will be addressed with an updated landscape plan during the permitting phase.

4. Request for Conditional Use Approval

- A. *Pursuant to Section 155.415(C)(11) of the Lombard Zoning Ordinance, approve a conditional use for a hotel in the B3PD Zoning District.*

The petitioner proposes to construct a 96-room hotel in an area characterized by office buildings and hotels. In analyzing the petition, staff finds the proposed hotel is will be compatible with nearby development and will not create negative impacts on neighboring properties. Staff supports this request.

5. Requests for Major Changes to a Planned Development

- A. *Major Change: Approve a deviation from Section 155.415(F)(3) and 155.508(C)(6) to reduce minimum required interior side yard setback from 10 feet (10') to zero feet (0') along the southeast property line.*

The southeast side of the hotel will have an indoor pool with attached deck. The petitioner requests a reduced interior side yard setback for the southeast side of the property to accommodate the deck, which will overlook the adjacent retention pond. The foundation of the deck will sit on the

property line. The deck surface will cantilever over the property line toward the stormwater pond. The petitioner is in the process of working out an agreement with the adjacent property owners relative to the portion of the deck that will hang over the property line.

Staff acknowledges that the unusual shape of the subject property presents challenges for development of the site. The proposed setback reduction for the deck will not impact any adjacent property owners, and will allow the developer to add an amenity to the project. Staff supports this deviation.

- B. Major Change: Approve a deviation from Section 155.602 Table 6.3 to reduce the required number of parking spaces from 110 to 96 (if warranted).*

The proposed development will have 96 parking spaces. The Zoning Ordinance currently requires hotels to have one parking space per guest room plus one space per employee on peak shift. According to the petitioner, peak staffing level is 14 people, requiring 110 parking spaces for the 96-room hotel.

In a separate petition (PC 18-01), the Village has proposed amending the parking standards for hotels to one space per guest room. PC 18-01 will be considered by the Plan Commission and Village Board concurrently with this petition. If PC 18-01 is approved, the proposed hotel will meet the parking requirement for hotels, and this deviation will not be necessary.

In the event that PC 18-01 is not approved, the petitioner has requested a deviation to reduce the number of required parking spaces from 110 to 96. The petitioner has provided a market study stating that the average occupancy rate at Holiday Inn Express properties is 69.1%, with occupancy rates on the subject property predicted to peak in the low 90 percent range during summer months. This data suggests that the subject property will have sufficient parking with 96 spaces. Staff supports this deviation.

- C. Major Change: Approve a deviation from Ordinance Nos. 2249 and 4596 and from Section 153.503(B)(12) (wall signs) to allow a total area of 366 square feet of wall signage where a maximum area of 200 square feet is permitted.*

The petitioner proposes to install wall signs on three sides of the building. Each sign will be 122 square feet, for a total of 366 square feet of signage. The Zoning Ordinance permits the property to have up to 100 square feet of signage per street frontage.

Though the property technically has frontage on two streets, its unique configuration results in a building in which three facades face a street. A more typical lot with three building facades facing a street would be entitled to 300 square feet of signage.

The property is located on St. Regis Drive. However, visitors will initially access the site from Highland Avenue and 22nd Street. The petitioner's desire to have signage that would be visible to drivers along those streets is understandable. The signage will be near the roofline of the building,

which is more than 40 feet tall. Signs at this height will have limited visual impact on pedestrians and occupants of nearby buildings. There will not be any signage visible to the residences located north and east of the subject property. Staff supports the requested deviations for signage.

- D. *Major Change: Pursuant to Section 155.511 (site plan approval) of the Lombard Zoning Ordinance, approve a hotel development based upon the submitted plans.*

Developments located in the St. Regis Planned Development require site plan approval. Staff has reviewed the plans and finds they are consistent with Section 155.511.

6. *Request for Variation*

- A. *Pursuant to Section 155.706(C)(1) (Parking lot landscaping - Perimeter parking lot landscaping) of the Lombard Zoning Ordinance, approve a variation to reduce perimeter parking lot landscaping area from five feet (5') in width to one foot (1') in width for a corner of the parking lot on the south side of the proposed building.*

The petitioner requests a variance to reduce required perimeter parking lot landscaping from five feet deep to one foot deep. This variance will accommodate one corner of the parking lot that does not meet the five-foot requirement. The need for this variance arises from the unique shape of the property, and will only apply to one corner of the parking lot. Staff supports this request.

7. *Major Plat of Resubdivision*

The petitioner will purchase a portion of the property surrounding the stormwater pond and incorporate it into the subject parcel in order to accommodate the proposed hotel development. The reconfiguration of the property line requires approval of a major plat of resubdivision. The proposed lot meets minimum lot width and lot area requirements for the B3 zoning district. Staff supports the resubdivision.

SITE HISTORY (SINCE CREATION OF ST. REGIS PLANNED DEVELOPMENT)

PC 78-29: St. Regis Planned Development established (Ordinance 2249).

PC 97-32: Amending Ordinance 2249 concerning signage.

SPA 98-02: Site plan approval granted for an office building on subject property.

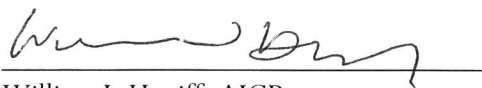
PC 99-02: Amending Ordinance 2249 concerning signage.

FINDINGS & RECOMMENDATIONS

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it meets the standards for a conditional use, major changes to a planned development, variations, plat of resubdivision and site plan approval, as established by the Lombard Zoning Ordinance. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition:

Based on the submitted petition and testimony presented, the proposed site plan with a conditional use, major changes to a planned development, variations, plat of resubdivision and site plan approval, **complies** with the standards required by the Village of Lombard Zoning Ordinance; 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 I recommend to the Corporate Authorities **approval** of PC 18-02, subject to the following conditions:

1. That the petitioner shall develop the site in 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 petitioner shall submit a landscape plan at the permitting phase addressing the comments of the Planning and Public Works Departments;
3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
4. Pursuant to the Zoning Ordinance, the project construction 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.



William J. Heniff, AICP
Director of Community Development

c. Petitioner

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