

This IDRC addendum report for PC 23-13 was prepared by staff for consideration by the Plan Commission at the August 21, 2023 continued public hearing. The addendum report follows the general format and structure of the original IDRC report previously entered into the public record. However, with amended plans being submitted, additional IDRC staff comments are noted in grey highlight.

August 21, 2023

Title

PC 23-13

Petitioner/Property Owner

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

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 (as modified by the
petitioner)

Prepared By

William Heniff, AICP,
Community Development
Director



Location Map

PROJECT DESCRIPTION - AMENDED

The petitioner/property owner proposes to change the existing Sonesta Suites Hotel into multiple-family housing (apartments). The eighteen two-story buildings would remain and be subject to minor internal and external renovation.

Responding to Plan Commission direction at the July 17 public hearing, the petitioner amended their plans and petition to provide for additional on-site parking to meet the Village Code requirement of 1.5 parking spaces per proposed dwelling unit (i.e., 216 spaces). The amended plans will be submitted to the public record and be subject to further consideration by the Plan Commission as part of the overall petition.

PROJECT STATS

Lot & Bulk

Parcel Size: 4.87 acres

Original 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.

Addendum Submittals

1. Amended Narrative Submittal, dated August 10, 2023;
2. Amended Plans consisting of: Conceptual Site Plan, Parking Areas of Change Plan, Open Space Plan, Fire Truck Circulation Plan, and Color Rendering Site Plan with Sign Modification, and modified Landscape Plan, dated July 28, 2023, and/or August 11, 2023;
3. Revised Site Plan submittal presentation, prepared by petitioner

5.

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. (Request #5 would no longer be sought by the petitioner, based upon the submitted amended plans)

INTER-DEPARTMENTAL REVIEW – SUPPLEMENTED

COMMENTS

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.
- The amended parking plan provides for 7 ADA spaces and the proposed stall widths are properly sized; final design and review of the spaces would follow ADA/IAC requirements and would be addressed as part of the parking lot plan review.

Fire Department:

The Fire Department additional comments may be forthcoming during permit review.

The Fire Department reviewed the amended fire truck circulation plans and finds the design to be acceptable.

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.

The amended plan does propose an altered driveway entrance onto Highland Avenue – further comments on this item are noted later in the report.

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.

Should the petition as amended be approved by the Village Board, the petitioner shall apply for requisite building permits for the reconfigured parking lot and modified open space, altered/relocated structures, and other site modifications.

Planning & Zoning (as it pertains to the amended submittal, site plan modifications and parking):

After the public hearing portion of the petition was closed at the July 17, 2023 meeting, the Plan Commission deliberated on the petition. Much of their deliberations pertained to the requested parking variance and concerns raised through the public hearing process pertaining to granting such relief. Given a consensus among the Commissioners of this concern and prior to offering a formal vote on a recommendation to the Village Board, the Commissioners suggested that the existing site plan be further reviewed to determine if and how the site plan and property could be modified to provide additional on-site parking. The petitioner consented to undertake this effort to develop an alternate site plan and the Plan Commission unanimously voted to continue the matter to their August 21 meeting.

In response to the direction by the Plan Commission, the petitioner and staff undertook a further review of the subject property to determine what options were available to meet the parking need, while balancing the needs to preserve open space and site amenities. The culmination of this latest effort are the petitioner’s revised plan submittals. Key elements of this effort are as follows:

The petitioner’s initial request was for 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. As previously represented, there are 144 hotel rooms and 157 existing on-site parking spaces. The property meets Code for parking for a hotel, as a hotel requires one parking space per guest room. 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.

The petitioner reviewed the subject property and in response submitted revised plans that can be summarized as follows:

- The amended plans provide for 216 spaces on the subject property. Code compliance was achieved by reconfiguring selected existing landscape islands, reallocating impervious areas that had a service/storage component to provide for additional spaces, reconfiguring the entrance drive into the site from Highland Avenue, and other parking space modifications. This approach was taken to preserve the mutually desirable clubhouse and pool existing on the premises, as they do provide a valued amenity to residents.

Otherwise, as noted by the petitioner in their initial redevelopment parking concept (Exhibit K of the initial petition submittal), removal of the clubhouse and pool would result in the project being generally limited to dwelling units and requisite parking.

- The proposed stalls will be at least 8'3" in stall width, which is permissible per Village Code. The plan also provides for 7 accessible stalls, which meets ADA requirements.
- There are four tandem parking spaces proposed within the reconfigured plan. Recognizing the general need and desirability to meet code, these spaces were offered as an additional option. To preclude vehicle stacking and maneuvering conflicts for these limited spaces, staff recommends, and the petitioner concurs, that these spaces shall be allocated to specific tenant with a need/desire for two parking spaces.
- The Highland Avenue entrance driveway currently includes a center porkchop to provide for a right-in, right-out traffic flow. There is also a "No Left Turn" sign in the center. However, as the Highland Avenue center median is also improved with a barrier curb, the driveway porkchop no longer is deemed necessary and the drive itself can be narrowed in width. The petitioner's amended plan shows this width reduction, which would still be code compliant. Public Works reviewed this concept and conceptually supports the change, noting that:
 - A. The Highland Avenue median should include a "No Left Turn" sign in a manner like the existing centered regulatory sign currently immediately south of the existing Sonesta driveway;
 - B. The existing public sidewalk be extended through the modified driveway location;
 - C. A painted stop line barrier shall be placed immediately east of the constructed crosswalk; and
 - D. Access and egress arrow signage designating the right-in, right-out configuration be painted on the driveway surface.
- Should the amended plan and petition be approved, the petitioner shall be required to apply for a permit for the parking lot reconfigurations, with the final design meeting code provisions (i.e., stall size and width, striping, perimeter curbs being provided, and where parkway island trees need to be modified replacement trees be installed per Section 155.700 et. seq.).
- Modified trash enclosure areas shall be fully screened and shall include a solid fence of six feet in height.
- The petitioner represented to staff that they may seek additional private parking through an agreement with the property owner at 1919 St. Regis Drive, which is currently improved as an office complex. These would be discretionary parking spaces beyond Village code minimum requirements and could be sought for surplus parking spaces on the office property. Given that the modified site plan would meet Village parking code requirements, such an agreement would be voluntary on the part of the petitioner and would not be viewed as an entitlement obligation by the Village.

While changes have been made to the green space areas on the property due to the reallocation of parking, ultimately the revised plans maintain open space at the existing 35% level due to the additional parking. To balance the site, this effort resulted in some of the existing landscape islands being modified or removed. The petitioner intends to remove the existing impervious areas utilized as a sport court area immediately to the north of the existing on-site pool and replace it with an additional passive/active greenspace area.

The petitioner also submitted a revised landscape plan that reflects the modified open space locations and components. Of particular note, the petitioner intends to bring the site up to the full provisions of Village Code as it pertains to parkway tree landscaping by providing additional perimeter trees on the subject property abutting

the existing right-of-way (most notably along St. Regis Drive), as the adjacent parkway does not have sufficient width to accommodate such trees. Additional or replacement trees will be placed upon landscape islands, the eastern lot line and interspersed throughout the development.

Lastly, there is an existing freestanding sign located along Highland Avenue. Should the petition be approved, the petitioner intends to resize the sign (to bring it into compliance with the R5 sign area provisions for residential development signs) and relocate it to the southwest corner of the property, where the Marriott Residence Inn sign existed in the 1990s. This will also ensure that the sign does not create any line-of-sight issues with the relocated entrance drive.

Hotel/Multiple Family Conversion – Reminder

Should the Plan Commission wish to make a motion of approval and if the Village Board considers and approves 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. Should it be approved, staff would work with the petitioner to ensure that the property modifications would be undertaken in concert with the revised plan submittals.

FINDINGS AND RECOMMENDATION OPTIONS

Through the public hearing process, there has been a significant amount of public testimony which supplements the materials introduced into the public record. The Plan Commission had begun their deliberation and expressed their comments relative to the parking request, which served as the basis for the additional continuance. The petitioner will be introducing their amended plans into the record at the August 21 meeting and providing additional narrative in that regard. Staff's intent is to introduce the addendum report into the public record to supplement the petitioner's latest plans. Public comments may also be offered at the hearing as it pertains to the amended plans. The Plan commission will be given the opportunity to further deliberate on the overall merits of the petition, including the amended plans and then offer its findings of fact and recommendation. To guide the Plan Commission, here are some options to consider when considering the petition:

Option A: Denial of the Petition in its Entirety

The Plan Commission recognizes that last amended plan submittal by the petitioner meets the parking stall requirements set within Village Code and that relief is no longer being sought by the petitioner. However, in review of the petition as a whole, the requested map amendment is not consistent with the standards for rezonings, is inconsistent with the Village's Comprehensive Plan, does not meet the LaSalle Factors, and that the two companion variation requests and the proposed use **does not comply** with the standards established by the Village of Lombard Zoning Ordinance. As such, the Plan Commission would 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 dated June 19, 2023 be the findings of the Plan Commission and recommend to the Corporate Authorities **denial** of PC 23-13.*

If this Option is selected, the Plan Commission should also state specific reasons for the recommendation of denial. This could include referencing the Inter-departmental Review Committee comments offered within the June 19,

2023 Staff Report pertaining to meeting the referenced standards for the requested relief, the referenced provisions of the LaSalle Factors, or the testimony offered by the petitioner, staff or the public through the previous public hearings.

Option B: Recommend Approval of the Original Petition Based Upon the Original Submittal

Should the Plan Commission conclude that the original plans and testimony to grant the petition as originally submitted by the petitioner was sufficient to grant all of the original requested relief, and that the amended plans are either not desired or not needed to be considered in the recommendation of approval, staff offers the following language, which was essentially shared in the original staff report as “the Alternate Recommendation”:

*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 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 not accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission. The Plan Commission alternatively finds that the standards set presented by the petitioner **does meet** the requisite standards set forth within the Village Code, 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.

Option C: Recommend Approval of the Petition Based Upon Amended Plan Submittals

The Plan Commission recognizes that last amended plan submittal by the petitioner meets the parking stall requirements set within Village Code and that the parking relief is no longer being sought by the petitioner. Given the amended plan submittals and deliberations by the Plan Commission, this can serve as basis for approving the amended petition, consistent with the public testimony offered as part of the public hearing.

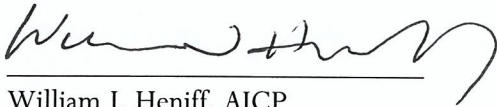
*Based on the submitted petition, the testimony presented and in light of the amended site plans submitted to the public record that addresses and eliminates the initially requested parking variance and adverse impacts insufficient parking may have upon the adjacent properties, the requested Comprehensive Plan amendment, map amendment, and variances **do comply** with the standards required by the 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 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, the Addendum 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.
6. That the petitioner shall also develop the site in accordance with the amended plans prepared by petitioner and supplemented by the plans prepared by Dynamic Engineering and consisting of a: Conceptual Site Plan, Parking Areas of Change Plan, Open Space Plan, Fire Truck Circulation Plan, and Color Rendering Site Plan with Sign Modification, and modified Landscape Plan, dated July 28, 2023, and/or August 11, 2023.
7. That the petitioner shall apply for and receive all required building permits from the Village for the proposed site and parking lot improvements, amended sign plan, building plan modifications as part of the hotel to multiple-family residential conversion process.

Inter-Departmental Review Committee Addendum Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner