
Hilton Tru Development
PC 18-08; 550 East 22nd Street, Lombard

Frequently Asked Questions

October 18, 2018

The Village of Lombard has approved zoning actions for a Hilton Tru hotel at 550 East 22nd Street, Lombard. The four-story (45' to the parapet wall) hotel would consist of 96 rooms with 96 parking spaces.

The Village has prepared this updated Frequently Asked Questions summary sheet.

What is Hilton Tru?

Hilton Tru is a franchised hotel chain, operated under the Hilton corporate flag. The Hilton Tru hotel is targeted to business travelers. This would be the first Hilton Tru in Illinois, though there are many facilities recently constructed or under development throughout the U.S. No conference center space or restaurant space is proposed as part of the facility.

Did this project need to be approved by the Village?

Yes, the project needed zoning entitlements to be approved by the Village Board before it could be built. The Village Board approved the zoning entitlements for the project on August 16, 2018. With this approval, the developer is required to secure building permit approvals for the hotel.

What did the Village Board approve through the public hearing process?

The Board approved the rezoning of the property the O Office District, a conditional use for a hotel along with a floor area ratio (FAR) variance.

When was the required public hearing?

The Plan Commission Public Hearing for PC 18-08 was April 16th, continued to May 21st, and continued to June 11th. The Plan Commission recommended approval on June 11th. Meetings can be watched online and are archived online. The hearing was open to the public.

What is considered by the Plan Commission in their review?

The function of the Plan Commission is to review the materials and testimony pertaining to the proposed use of the property, its design and layout, compliance with the Comprehensive Plan and the standards set forth within Village Code. The Plan Commission does not make recommendations relative to building construction, stormwater management, public utilities, or financial matters, as those matters are either outside the purview of government regulation or are regulated through other sections of the Village Code.

What happened after the Plan Commission meeting?

At the June 11th Plan Commission meeting, the Commissioners recommended approval of the petition. The petition was forwarded to the Village Board for consideration and final approval on August 16.

How would the hotel be operated?

Rubina Hospitality LLC will be the hotel owner and operator. A Hilton approved management company, with past experience managing a Hilton brand in Addison and the Marriott Fairfield Inn in Lombard, would be selected to perform daily operations. Such an arrangement is not uncommon in the hotel industry.

Is there a demand for additional hotels in Lombard?

Hilton studied the market conditions in the region and determined there is an opportunity for an additional hotel. Private market forces determine market demand. Local government does not place caps on the number of business establishments.

What does the Comprehensive Plan recommend for the property?

The adopted 2014 Lombard Comprehensive Plan designated the property as Office Use. The previously adopted 1998 Comprehensive Plan designated the property as Community Commercial. Comprehensive Plans are policy documents that express the long-range vision for development within the community.

How will stormwater be addressed?

The Village follows the provisions of the DuPage County Countywide Stormwater and Floodplain Ordinance. The development is intending to meet stormwater provisions through the construction of a buried stormwater vault underneath the proposed parking lot. All stormwater from the development will be directed toward 22nd Street and away from abutting properties. The Community Development Department has a Professional Engineer on staff that will review the permits and ensure the project meets both the Village and County Codes.

How will traffic generation and circulation be addressed?

The Village traffic consultant reviewed the plans and provided comments. Those comments were incorporated into the staff report to the Plan Commission and made a part of the final approval process.

How will lighting be addressed?

The hotel will need to follow the Village Photometric Code (located in the Village's Zoning Ordinance). Lighting will be provided for the parking lot, but will need to meet requirements at the property line to ensure the abutting properties will not receive any overflow light. The LED lights will have a backlight control that reduces light spill behind the pole and to adjacent properties. The lighting will be on a motion sensor. The Village will not issue the hotel a certificate of occupancy until they prove the lighting does meet Village Code.

Is landscaping being provided?

A 30' landscape buffer is being provided for on the north and east side. It will consist of maples, other shade trees, shrubs, perennial flower ground cover. 38% of the site will be open space. An 8' tall fence will be installed, however the landscaping will be next to the adjacent properties. The fence will be installed after the 30' landscape buffer.

Will there be buffers between the hotel and the residential property?

The building setbacks exceed Village Code in the Office District. Parking on the east side was removed after comments from the neighborhood meeting. Also, the dumpster will be moved to the west side of the property, away from the residents.

What is the building square footage? How does this relate to the Floor Area Ratio (FAR) variance request?

The Lombard hotel is proposed to be 44,681 gross square feet in area. The petitioner sought relief from the 0.35 FAR requirements in the O Office District in order to have the project wholly located on the 550 E. 22nd Street site, without the need to acquire additional abutting residential land for non-residential purposes.

There was a townhome proposal that was approved by the Village Board in 2016 - what happened to that project?

The property owner decided to change direction and petition the Village for a Hilton Tru. With the hotel approval, the entitlements for the previously approved Yorktown Village Townhomes would be rescinded.

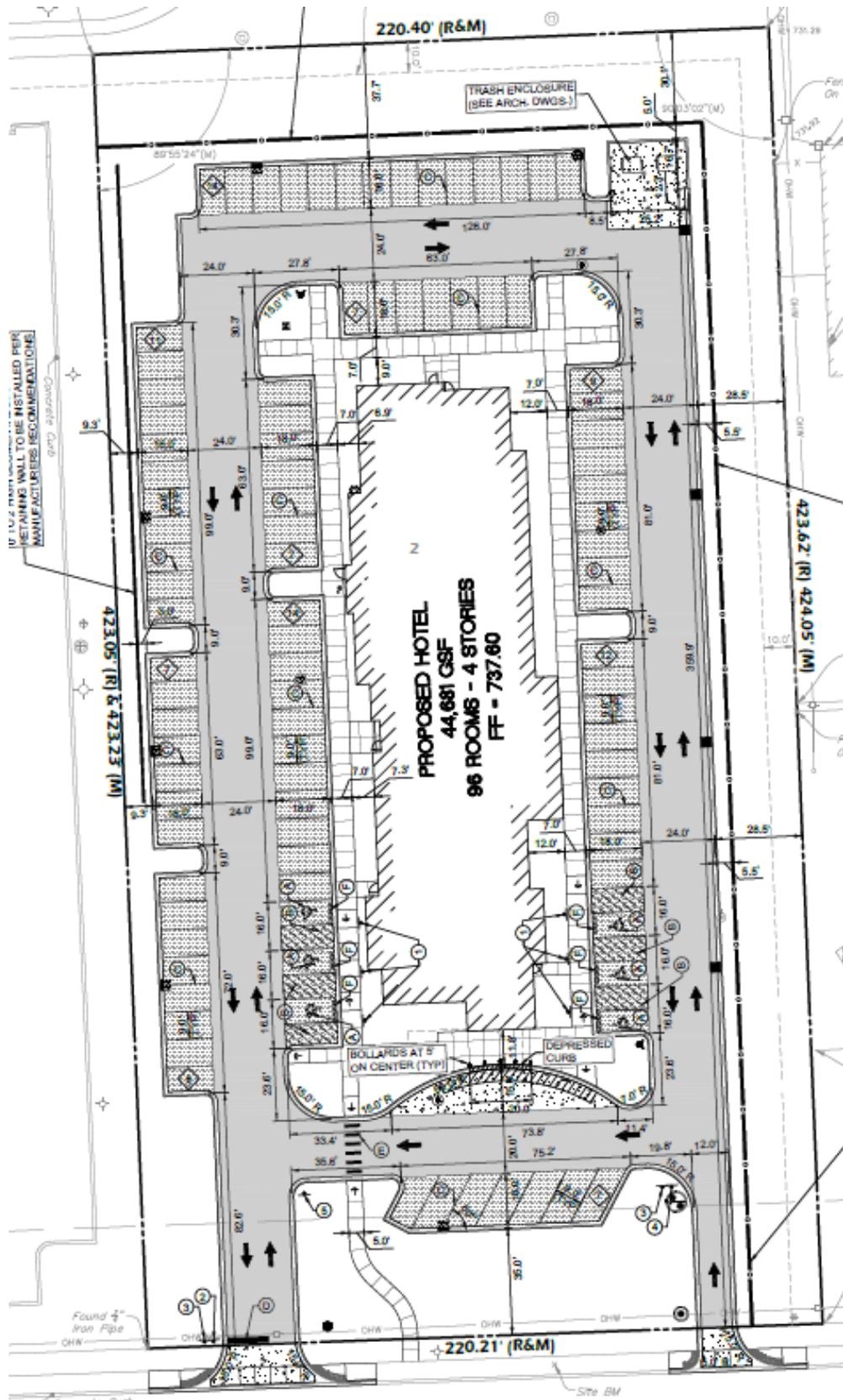
When will construction start?

As of October, 2018, the Village has received final engineering drawings for the project and those plans are under review. Building permit plans have not been submitted to date.

How can I find out more information, including getting a copy of the development plans?

Interested parties can call or email Jennifer Ganser, Assistant Director of Community Development, to view a copy of the plans. She can be reached at (630)620-5717 or ganserj@villageoflombard.org.

PC 18-08: Site Plan



PC 18-08: Location Map

