

## **FAQs: Proposed Holiday Inn Express, PC 20-01**

**March 6, 2020**

### **What is the hotel being proposed and where is the proposed location?**

There is a Holiday Inn Express approved for development on at 451 E. North Ave., north of the Lombard Lagoon. The property is currently vacant. The main entrance for the hotel will utilize North Avenue. The hotel is a 4-floor building, with 85 rooms and 87 parking spaces. A hotel is a permitted in the B4 zoning District.

### **What is the project's status?**

The development was considered by the Village Board at their February 20<sup>th</sup> and March 5<sup>th</sup> meetings. The project was approved by the Village Board. Before the developer can start construction, they will need to apply for and receive the required building permits.

### **When will the Village's Plan Commission review the project?**

The public hearing was Monday, January 27. At that meeting the project was considered by the Plan Commission.

### **What is considered by the Plan Commission in their review?**

The function of the Village's 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. The Plan Commission is a recommending body and does not have final approval authority. The responsibility of the Plan Commission is to provide recommendation to the Village Board for final approval authority. The Village Board action will not take place until after the Plan Commission votes on and provides its final recommendations.

### **What zoning approvals is the project seeking from the Plan Commission?**

At the Plan Commission's Public Hearing on January 27<sup>th</sup>, they considered evidence specific to the two following issues:

- Height of the Proposed Building – The developer applied for a zoning conditional use for the building height. In the B4 District, the Zoning Code allows for a building not to exceed three stories or 40 feet, whichever is less. A building at four stories or 45 feet, whichever is less, is allowed as a conditional use. The building is proposed at four stories with a height of 41' 4" to the roof. The Village measures the height to the roof line, not the parapet wall (that height is 45' 4").
- A Major Plat of Resubdivison – a lot line was proposed to move between the hotel and Signature Banquets (the former Casey's Restaurant). The same entity owns both properties. The resubdivision meets Code.

Residents may remember a variance for a transitional landscape yard and for a transitional building setback at the south property line. After the neighborhood meeting the petitioner revised the site plan and no longer needs those variances. The development meets Code for the transitional landscape yard and for a transitional building setback at the south property line. A hotel is a permitted in the B4 zoning District.

**Why is the Village even hearing this request?**

All property owners/petitioners have a legal right to request consideration of a development proposal for their property. As the height is not a permitted use by right, its approval cannot be summarily approved by staff. In this case, the matter must be considered through the Village's public hearing process. A hotel is a permitted in the B4 zoning District.

**Why is the Village putting a hotel in this location?**

The Village does not decide what businesses open or build in Lombard. The Village's responsibility is to ensure that businesses wishing to open are within proper zoning regulations. A hotel is a permitted use in this location, which is currently zoned as B4 Corridor Commercial District.

**Is the hotel being built in the park/Lombard Lagoon?**

No. The hotel is not being built in the park/Lombard Lagoon. The proposed hotel location is located adjacent to (north of) Lombard Park District property/Lombard Lagoon. The Park District is aware of the proposed hotel.

**Why is the Park District allowing the building of a new hotel?**

The Park District does not own the land that the proposed hotel is interested in developing. Similarly to neighbors, one property owner does not have authority to control another property owner's decisions.

**I live near the park and I enjoy the view of the pond. Will the proposed hotel block my view?**

No. The proposed hotel location is along the North Ave. business corridor, located north of the park. The north side of the Lombard Lagoon is zoned as commercial and there are no residences between the hotel location and the park.

**How will this affect my property taxes?**

While a healthy businesses environment benefits local government through their required property taxes, one business may not have a noticeable effect. It is important to remember that all hotel visitors are required to pay an additional tax, known as the hotel/motel tax, which directly funds local events including Cruise Nights and Lilac Time events including the Parade.

**Is there a demand for additional hotels in Lombard?**

Holiday Inn 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.

**How will traffic generation and circulation be addressed?**

The Village traffic consultant will review the plans and provide comments that will be included in the staff report that will be presented to the Plan Commission at the public hearing at January 27th and the Village Board at a future meeting.

**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.

**There was a neighborhood meeting that took place on December 9<sup>th</sup> and I did not know about it. Why didn’t I get notified?**

The Village is legally required to send notices of public hearing to all property owners within 250’ of the proposed development. In an effort to stay transparent and increase public awareness of this project, the Village hosted a non-mandatory neighborhood meeting on Monday, December 9, 2019, where residents were able to ask questions to the developer, the Park District, and Village Staff. The meeting was located off site, at the Lombard Lagoon, in order to provide convenient access to residents located near the proposed area. The public hearing for the project is not scheduled until January 27, 2019.

**Why doesn’t the Village send letters to all Lombard residences when a public hearing or neighborhood meeting takes place?**

This direct mailing communication is focused on reaching those residents located closest to public hearing sites. There are 21,639 residences in Lombard. It would not be cost efficient or a responsible use of limited staff power and tax payer dollars to send mailings to all 21,639 residences, as the vast majority are not affected by localized projects.

**I would like to be notified about all public hearings that are happening throughout the Village of Lombard, even if my residence is not located near the proposed project. How do I do that?**

The Village posts all public hearings on its website at [villageoflombard.org/publichearings](http://villageoflombard.org/publichearings). Public hearings take place at Plan Commission Meetings, which are scheduled on the third Monday of the month, with the exception of the January meeting which takes place on the 4<sup>th</sup> Monday. All Plan Commission meetings are available to watch live on the Village’s local broadcast on both Comcast and AT&T and are also streamed live at [villageoflombard.org/live](http://villageoflombard.org/live).

Additionally, any resident wishing to receive notifications about all public hearings may sign up for the Village’s public hearings email list at [villageoflombard.org/notifyme](http://villageoflombard.org/notifyme).

**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 at (630)620-5717 or [ganserj@villageoflombard.org](mailto:ganserj@villageoflombard.org).

The Village received additional questions at the public meeting that were not planning related. Below is contact information related to questions asked.

- *For information related to the Helen Plum Library project, including tax increases and building plans, please contact the library directly at (630)627-0316. It's important to remember that the Village and the Library are separate entities with separate boards, and as such the Village is not involved in the decision making of the Helen Plum Library.*
- *For information regarding traffic control, stop signs, or truck traffic please contact the Lombard Police Department at (630)873-4400.*