

SPECIAL USE STANDARDS

Petitioner: Wrigley Hospitality, Inc.
Project Name: Hampton / Residence Inn
Project Location: 16160 – 16186 LaGrange Road

1. The special use will be consistent with the purposes, goals and objectives and standards of the Comprehensive Plan, any adopted overlay plan and these regulations. (List factors that demonstrate how your proposal meets this standard.)

Petitioner seeks an amendment to the existing special use permit previously granted in 2004 (Ordinance No. 4156) authorizing the construction of the Main Street Village West shopping center (the “Center”). Petitioner’s request would allow for the construction and operation of two hotels under the Hampton and Residence Inn brands on an approximately 3.89 acre site (currently vacant) within the Center.

As with the remainder of the Center, the subject property is located in the COR Mixed Use District under the Village’s Land Development Code (the “Code”) and zoning map. Under the Code, “overnight accommodations,” defined as facilities “offering transient lodging accommodations at a daily rate to the general public and which may also provide additional services, such as restaurants, meetings rooms and recreational facilities” are permitted uses in the COR district in buildings up to 50,000 square feet, for rental periods of 30 days or less. The proposed hotels will consist of approximately 73,106 square feet and approximately 96,411 square feet, respectively, and will provide for extended stay opportunities for its guests intending to visit the Village for lengthier periods of time. Therefore, Petitioner’s special use request includes modifications that will allow a) buildings in excess of 50,000 square feet, and b) overnight stays of more than 30 days. With those modifications, Petitioner’s proposed development is appropriate for this location under the express terms of the Code.

The Project is consistent with the Village’s 2013 Comprehensive Plan (the “Plan”). The subject property (and the entire Center) is located in the Plan’s Regional Core Planning District. The Plan notes that this area is heavily used and frequented by non-residents (Plan, p. 77). Among the Plan’s observations and recommendations for this area is to maintain the LaGrange Road corridor as a regional destination (Plan, p. 78). Under the Plan, the Regional Mixed Use land use category, which is specific to the LaGrange Road Corridor and immediate surrounding area bordered by 147th Street and 179th Street, provides for regionally oriented commercial uses that serve residents and draw visitors. Hotels certainly advance the goals of attracting non-residents to the corridor and

maintaining the corridor as a regional destination. Further, the Plan expressly provides that hotels are appropriate uses in this area (Plan, p. 98).

In conclusion, Petitioner's proposed development, with the noted modifications, is consistent with the express purposes, goals, and objectives of the Code and the Plan.

2. The special use will be consistent with the community character of the immediate vicinity of the parcel for development. (List factors that demonstrate how your proposal meets this standard.)

Under the Code, the COR District was established to encourage and promote a mix of commercial, office, and residential uses and to create a Village core.

Under the Plan, the Regional Core Planning District is intended to feature regionally oriented uses that draw visitors.

The Center contains a mixture of retail, dining, and service establishments.

Hotels are consistent with the planning concepts set forth in the Code for the COR District and in the Plan for the Regional Core Planning District. Further, they are consistent with the actual uses contained in the Center. Accordingly, the proposed special use is consistent with community character of the immediate vicinity of the Project from both a conceptual and a practical standpoint.

Additionally, the building designs, materials, and finishes, all of which are detailed in the renderings and elevations submitted as part of this petition, are consistent with nearby commercial structures.

3. The design of the proposed use will minimize adverse effect, including visual impacts on adjacent properties. (List factors that demonstrate how your proposal meets this standard.)

There is a residential neighborhood west of 97th Avenue, and there are light commercial buildings within the Center. The window patterns and visual breaks in the façade are patterned off of residential designs. The proposed hotels are oriented from east to west, facing each other. As such, the exposure to the residential area will be the ends of the buildings, as shown in the west elevations and aerial renderings, thereby limiting their impact on the residential area. The parking areas between the buildings and 97th Avenue will be screened with landscaping, as shown in the Site Plan and Landscape Plan, further limiting the visual impacts on the residential properties. The parking areas to the south of

the proposed Residence Inn building (the southernmost of the two) will also be screened with landscaping, as shown on the Site Plan and Landscape Plan. A boulevard drive has been added between the proposed hotels, with emphasis on landscaping and a pergola-trellis effect, in an effort to bring the scale of the buildings down to a pedestrian level. The exterior finishes of both hotel buildings, as shown on the elevations and renderings, are colored to be consistent with the adjacent light commercial buildings.

4. The proposed use will not have an adverse effect on the value of the adjacent property. (Insert explanation. If necessary, the petitioner should be prepared to offer expert testimony that the proposed project will have no adverse impact on surrounding properties.)

The subject property is currently vacant. The two proposed hotels have a combined total of 226 rooms. All of the hotel guests are potential daily customers of the retail shops and restaurants contained within the Center and other nearby commercial establishments. As such, the proposed development will further stimulate those businesses.

Additionally, the development will generate hotel taxes for the Village, which the Village may use to further promote tourism, to the benefit of all local merchants.

As mentioned above, hotels are permitted uses in the COR District and have been designated as appropriate uses for the Project Location under the Plan. They are not uses of any controversial nature that could potentially adversely impact their neighbors by making visitors less likely to visit the immediate area.

Accordingly, the proposed use will not have any adverse effect on the value of the adjacent properties.

5. The applicant has demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and medical services, drainage systems, refuse disposal, water and sewers, and schools will be capable of serving the special use at an adequate level of service. (Insert explanation.)

A hotel's impact on public facilities and services is very limited. Water, sewer, and electrical use is mainly at early evening to early morning hours, therefore, peak demand times for those services is different than the other uses in the Center. The hotels will be equipped with NFPA fire suppression systems. Pervious pavement has been added in certain areas in order to assist with storm water drainage. The refuse disposal area will match the masonry finish on the buildings.

Less impervious area and best management practices (BMP) will ensure adequate storm water maintenance and drainage. These BMP will further reduce detention requirements in order to comply with the MWRD Watershed Management Ordinance.

6. The applicant has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development. (Insert explanation.)

Petitioner and its design team have met with Village staff many times, and have altered the original plans in accordance with staff's comments and suggestions. Based on staff's feedback, the current site plan provides more open space than the original version.

7. The development will not adversely affect a known archaeological, historical or cultural resource.

The Illinois Historic Preservation Agency ("IHPA") has determined that no significant historic, architectural, or archaeological resources are located within the Project Location, and has submitted a letter dated April 30, 2015, as evidence of compliance with the Illinois State Agency Historic Resources Preservation Act. A copy of IHPA's determination letter is contained in the Village's project file.

8. The proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other requirements of the ordinances of the Village.

As stated in response to Standard No. 1, as part of its special use request, Petitioner is seeking modifications to allow for buildings in excess of 50,000 square feet and overnight stays in excess of 30 days. Petitioner seeks one other modification, which is to allow parking stalls and drives within the setbacks between the buildings and the street (97th Avenue), which will allow for sufficient number of parking spaces to serve the proposed uses and vehicular circulation. The Code's general provisions concerning parking within rear setbacks in nonresidential districts would be satisfied, because none of this parking would be within 20 feet of a residential district. Also, the planned development plan for the Center, previously approved in 2004, contemplated parking stalls between the proposed building layouts of Lots 4, 5, and 6 (the property subject to this request) and 97th Avenue.

The Project will comply with the Code's requirements in all other respects. All other bulk and density requirements for the COR district, including floor area ratio, setbacks, lot coverage, and building height are satisfied.

The project will meet or exceed all building code requirements. The hotel franchisors place paramount importance in ensuring that the life safety facets of their hotels properly protect their guests.

Respectfully submitted,

Wrigley Hospitality, Inc.

A handwritten signature in blue ink, appearing to read "Michael J. Castellino", is written over a horizontal line.

By: Michael J. Castellino, its Attorney