

ATTACHMENT A

December 1, 2021

Village President and Board of Trustees
Village of Oak Park
123 Madison Street
Oak Park, Illinois 60302

Re: Application of 1140 Lake Street LLC for a Special Use Permit to Operate a Holiday Inn Express and Suites Hotel to be located at 1140 Lake Street (Calendar No. 21-21-Z)

Dear Village President and Board of Trustees:

On October 19, 2021, 1140 Lake Street LLC (the "Applicant") filed an application (Calendar No. 21-21-Z) pursuant to Section 8.3 (Table 8-1: Use Matrix) of the Village of Oak Park Zoning Ordinance ("Zoning Ordinance") requesting the issuance of a special use permit to operate a Holiday Inn Express and Suites Hotel to be located in the DT Downtown Zoning District at 1140 Lake Street, Oak Park, Illinois 60301 ("Subject Property").

A public hearing was held on the application by the Village of Oak Park's ("Village") Zoning Board of Appeals ("ZBA") by remote participation on December 1, 2021 at 7:00 p.m. with live audio available and optional video. The hearing was streamed live and archived online for on-demand viewing at www.oak-park.us/commissiontv as well as cablecast on VOP-TV, which is available to Comcast subscribers on channel 6 and ATT U-Verse subscribers on channel 99. The remote public hearing is authorized pursuant to Section 7(e) of the Open Meetings Act. 5 ILCS 120/7(e). The notice and time and place of the public hearing was duly published on November 10, 2021, in the *Wednesday Journal*, a newspaper of general circulation in the Village. Notice was also posted at the Subject Property and notices were mailed by the Applicant to owners of record within 300 feet of the Subject Property, advising them of the application and the public hearing to be held.

FINDINGS OF FACT

The ZBA, having fully heard and considered the testimony of all those present at the hearing who wished to testify and being fully advised in the premises, makes the following findings pursuant to Section 14.2(C)(2), 14.2(D)(1) and 14.2(E) of the Village Zoning Ordinance:

1. The Applicant seeks a special use permit pursuant to Section 8.3 (Table 8-1: Use Matrix) of the Zoning Ordinance to operate a hotel/motel located in the DT Downtown Zoning District.

The Subject Property.

2. The Subject Property is a nineteen thousand two hundred (19,200 SF) square foot zoning lot, with approximately one hundred feet (100') of frontage along Lake Street located in the DT-Downtown Zoning District at 1140 Lake Street.

3. The Applicant proposes to operate a hotel/motel at the Subject Property (the "Proposal"). The building at 1140 Lake Street has been divided into three separate units (1140, 1136 and 1134 Lake Street). The Applicant proposes to redevelop the Subject Property as a hotel, with commercial space on the first floor and will convert the existing four upper levels from office space to hotel suites and adding one additional floor onto the front half of the building to be dedicated to hotel suites.

4. The hotel will have a total of sixty-eight (68) rooms.

The Applicant.

5. The Applicant is the owner of the Subject Property and the Applicant proposes to operate a hotel/motel at the Subject Property.

6. The proposed hotel/motel is an existing structure and does not require parking

because it is grandfathered with no off-street parking.

7. The construction of one (1) additional floor, adding approximately 8,025 square feet of floor area, is subject to the parking requirements of Article 10 of the Zoning Ordinance. *Zoning Ordinance*, Article 10. Section 10.5(B)(2) of the Zoning Ordinance provides that “in the DT-1 district, floor area equal to twice the area of the lot is subtracted from the gross floor area of a building.” *Zoning Ordinance*, Section 10.5(B)(2). The reduced gross floor area is used to determine the number of required off-street parking spaces.

8. The proposed hotel/motel is exempt from the off-street parking requirements contained in Section 10.5(B)(2) of the Zoning Ordinance.

9. The Applicant submitted evidence that the hotel/motel would allow for the successful development of the Subject Property.

10. The Applicant presented evidence that the Applicant is ready to move forward with the development of the Subject Property upon the Village’s approval of the special use.

11. The ZBA considered the following documents which were submitted into evidence at the time of the Public Hearing, and made part of the Record:

- a. Application for Special Use Permit;
- b. Responses to the Approval Standards for Receiving a Special Use, as conveyed in Section 14.2 (E);
- c. Lake Street Cover Sheet;
- d. Lake Street Elevation;
- e. Basement Plan;
- f. Hotel Entrance Plan-First Floor Plan;
- g. Second Floor Plan;
- h. Upper Floor Plan;
- i. New Sixth Floor Plan;
- j. Plat of Survey;
- k. Signage, projecting and wall; and
- l. Letters and emails sent by neighbors.

Compatibility with Surrounding Uses.

12. The character of the neighborhood is retail, office and service uses.
13. The downtown area is an appropriate location for a hotel because the pre-existing infrastructure and development patterns can support the proposed hotel use.
14. The one-story addition will be constructed close to the public sidewalk in line with pre-existing structures adjacent to it.
15. The height of the building will be in conformance with the Zoning Ordinance height requirements for buildings fronting Lake Street.
16. The Village's Parking and Mobility Services Department believe that the Holley Court Garage would adequately accommodate the additional vehicles generated by hotel guests.
17. Testimony from neighbors revealed that the hotel/motel may cause additional traffic surrounding the building particularly in the alley, private brick road and on Lake Street.

Project Review Team.

18. The Village's Internal Project Review Team ("Team") met to review the Applicant's Proposal. The team consists of staff members from various Village departments.
19. The Team supports the special use application because a hotel/motel would provide a service at this location that is currently not provided.

The Need for Zoning Relief.

20. An applicant cannot operate a hotel/motel in the DT- Downtown Zoning District without a special use permit. *Zoning Ordinance*, Section 8.3 (Table 8-1: Use Matrix).

Approval Standards.

21. A special use permit may be granted only if the following factors are met pursuant

to Section 14.2 (E) of the Zoning Ordinance:

1. The establishment, maintenance, and operation of the proposed special use will not have a substantial or unduly adverse impact on the neighborhood or endanger the public health, safety, or welfare;
2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity;
3. The special use in the specific location proposed is consistent with the spirit and intent of this [the Zoning] Ordinance, adopted land use policies and the Comprehensive Plan; and
4. The special use meets the requirement for such classification in this [the Zoning] Ordinance.

22. The evidence shows that the proposed hotel/motel is suitable within the DT-Downtown Zoning District and is compatible with the surrounding neighborhood.

23. The evidence shows that the proposed hotel/motel may have some impact on traffic patterns, pedestrian traffic or area parking. However, there is adequate parking available at the Village owned Holley Court garage in the rear of the Subject Property.

24. The evidence shows that the proposed hotel/motel will provide a service that is in the interest of public convenience and will contribute to the general welfare of the community.

25. The Applicant has provided reasonable assurances that its Proposal will be completed in a timely manner and shall comply with Village building code requirements.

26. The evidence shows that the issuance of a special use permit for the Subject Property is in the best interest of the Village of Oak Park and the Applicant has met the standards pursuant to Section 14.2 (E) of the Zoning Ordinance for the permit.

RECOMMENDATION

Pursuant to the authority vested in it by the statutes of the State of Illinois and the ordinances of the Village of Oak Park, the Zoning Board of Appeals, hereby recommends to the President and Board of Trustees pursuant to a vote of 5 - 1 , that the special use permit be granted pursuant to Section 8.3 (Table 8-1: Use Matrix) of the Zoning Ordinance for a hotel/motel to be located at 1140 Lake Street, Oak Park, Illinois by the Applicant subject to the following conditions and restrictions:

1. Signage is to be placed on the west side of the Subject Property;
2. A fixed delivery schedule is created regarding the location and timing during the permit process;
3. The special use permit shall be limited to the Applicant and the use set forth herein, and any expansion in the use or change in the tenant, operator or use of the Subject Property will terminate the special use permit; and
4. In the event that any of the conditions set forth herein shall not be fulfilled at any time in the future, said event shall be deemed a violation(s) of the Zoning Ordinance and the Zoning Administrator shall take appropriate action.

This report adopted by a 5 to 1 vote of this Zoning Board of Appeals, this 1st day of December, 2021.