

PETITION FOR VARIANCE

Village of Itasca Plan Commission
c/o Community Development Department
550 W. Irving Park Rd.
Itasca, IL 60143
(Ph): 630-773-5568 (F): 630-773-0852
comdev@itasca.com

Date Submitted: July 5, 2019

ALL ITEMS MUST BE COMPLETE TO PROCESS APPLICATION

Address(es) of Property: 860 W. Irving Park Rd.

Owner(s) of Property: Pearl Hospitality LLC, an Illinois limited liability company

Petitioner(s) (if other than owners): Haymarket DuPage LLC, an Illinois limited liability company

Existing Use: hotel Zoning: B-2

P.I.N. #(s): 03-07-202-002 Lot Size (sq. ft.): 304,920

Please answer the following questions (you may attached additional sheets if needed):

- 1.) Specifically state the variance(s) which is sought including the relevant section(s) of the Zoning Ordinance and how and/or the amount(s) by which the ordinance is sought to be varied.

Variance from section 8.04.8 of the Itasca Zoning Ordinance (Building Height) to allow existing 5-story (51.8') building.

Variance from section 8-6.a. of the Itasca Zoning Ordinance (B-2 front yard setback) to allow the existing 36.7' west setback to remain.

- 2.) Generally state the purpose and reasons for which the variance(s) is/are sought.

To allow the continued use of the existing building and site. There is no development of the site or the exterior of the building proposed. The only renovations will be to the interior of the building.

- 3.) Explain how the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the Zoning Ordinance.

The property cannot yield a reasonable return if the existing five-story structure must be reconfigured to remove three stories. There is no development of the site or the exterior of the building proposed. The only renovations will be to the interior of the building.

- 4.) State and explain the particular factors of the property (e.g., physical surroundings, shape or topographical conditions, etc.) that bring a hardship to the owner under the strict letter of the Zoning Ordinance.

The exiting five story building has been permitted by the Village for many years, without presenting any problems to the Vilage or the neighborhood. The existing 5 story building is compatible with the other buildings in the neighborhood. There is sufficient set-back of the existing building. The exterior features of the building (landscaping, lighting, parking, etc.) have been allowed for many years, will remain unchanged, and are compatible with the neighborhood and the proposed health center use.

- 5.) Explain how the plight of the owner is due to unique circumstances and not generally applicable to other properties in the neighborhood.

The 5 story special use hotel on the subject B-2 zoned property has been allowed by the Village for many years. The proposed use will not require any alteration to the site or the building footprint, size, height or exterior. This property, unlike other properties around it, currently has a hotel on it that is proposed to be converted to the single use of a health center.

- 6.) State the effects of the proposed variation(s) upon the character of the neighborhood, the property values, traffic conditions, public utilities, storm water detention, and other matters pertaining to the public health, safety, morals, and general welfare of the community. Explain how the variation will not alter the essential character of the locality.

The grant of the requested variances will have no negative effects upon the busienss park character of the neighborhood, other property values, traffic conditions, public utilities (existing), storm water detention, or other matters pertaining to the public health, safety, morals, and general welfare of the community. The essential character of the locality will not change by virtue of a health center use, and there is no plan for changing the height, size or location of the existing improvements on the subject property.

Owner's Name(s): Pearl Hospitality LLC

Address: 1375 Remington Rd., Suite E Phone: (847) 772-8859
Schaumburg, IL 60173 Email: _____

Petitioner's Name(s): Haymarket DuPage, LLC

Address(es): c/o McDermott Center NFP Phone: (312) 226-8859
932 W. Washington Blvd., Chicago, IL 60607 Email: Dr. Daniel Lustig <DLustig@hcenter.org>

Agent or Attorney (if applicable)	Site Planner or Engineer (if applicable)	SIGNATURE
Name: <u>Michael Roth</u>	Name: _____	
Firm: <u>Ice Miller, LLP</u>	Firm: _____	
Address: <u>2300 Cabot Drive, suite 455</u>	Address: _____	
<u>Lisle, IL 60532</u>	_____	
Phone: <u>(630) 955-6594</u>	Phone: _____	
Email: <u>michael.roth@icemiller.com</u>	Email: _____	

Please attach the following:

- Legal description of property (from title policy or plat of survey) – required for all variances.
- Current plat of survey (showing all site improvements/structures and easements).
- Architectural renderings of new or altered structures (if applicable).
- Site Plan (drawn to scale showing buildings, parking spaces, storm water detention and all other significant data with all pertinent dimensions fully noted).
- If held in trust, letter naming all beneficiaries of the trust and authorizing the below signed person to act on the matters related to the petition request. The letter must be signed by all beneficiaries of the trust.

THE LEGAL TITLEHOLDER MUST SIGN THE PETITION. Where the property is held in trust, the trust officer must sign the petition and include a letter naming all beneficiaries of the trust and authorizing the below signed person to act on the matters related to this petition request. The undersigned acknowledges and agrees that this application and all documentation submitted becomes public record and may be viewed by the public.

I/WE Pearl Hospitality LLC DO HEREBY CERTIFY OR AFFIRM THAT I/WE ARE THE OWNER(S) OF RECORD OF THE AFORESAID DESCRIBED PROPERTY AND HEREBY MADE APPLICATION AS SUCH.

Signature: [REDACTED SIGNATURE] Date: 7/1/19

SUBSCRIBED AND SWORN TO

BEFORE ME THIS 1st DAY OF July, 2019

[REDACTED SIGNATURE]

NOTARY PUBLIC

