

**Village of Itasca Zoning Board of Appeals
Appeal of Zoning Administrator's Decisions**

Date Submitted: 8/13/2019

Petitioner's Information

Name: Haymarket DuPage LLC
Address: c/o McDermott Center NFP
932 W. Washington Blvd,
Chicago, IL 60607
Contact: Dr. Dan Lustig 312-226-7984
DLustig@hcenter.org

Property Owner Information

Name: Pearl Hospitality LLC
Address: 1375 Remington Rd., Suite E
Schaumburg, IL 60173
Contact: 847-772-8859

Agent or Attorney

Name: Michael Roth
Firm: Ice Miller LLP
Address: 2300 Cabot Dr., Suite 455, Lisle, IL 60532
Contact: 630-955-6594 michael.roth@icemiller.com

Street Address of Subject Property:
860 W. Irving Park Rd., Itasca, IL

Existing Use: Hotel
Zoning: B-2
P.I.N: 03-07-202-002
Lot Size: 304,920

Appeal

Section 14.08 of the Village of Itasca, Illinois Zoning Ordinance provides that the "Zoning Board of Appeals shall hear and decide appeals from an administrative order, requirement, decision or determination made by the Zoning Administrator or other authorized officials of the Village of Itasca relating to regulations of this Ordinance."

The Village's Code of Ordinances provides, in section 30.091 that the Community Development Director shall serve as the Zoning Administrator. Paragraph (F) of this Section provides that the " Director of Community Development shall see to the enforcement of all ordinances relating to building or zoning . . . to ensure compliance with village ordinances and codes." Certain decisions made by the Zoning Administrator do not comply with the village ordinances and codes and should be reversed for the reasons set forth herein.

Appeal is hereby taken from the Zoning Administrator's decisions as follows:

1. Decision dated July 16, 2019 "rejecting" Petitioner's complete special use application for a healthcare facility, attached hereto as Exhibit 1.
2. Decision dated July 24, 2019 that the Plan Commission will not allow the concurrent processing of Petitioner's two special use applications, one for special use for a healthcare facility and one for a planned development, attached hereto as Exhibit 2.

3. Decision dated May 9, 2019 that an application for special use for a planned development is required for the Petitioner's proposed healthcare facility, attached hereto as Exhibit 3.
4. Decision dated June 25, 2019 to deny Petitioner's requested exemptions from certain planned development requirements, attached hereto as Exhibit 4.

Each of the above decisions from which Petitioner appeals is set forth in more detail in Attachments A through D herein.

This Appeal Submitted by:
Petitioner, Haymarket DuPage LLC

By: One of Its Attorneys

Michael Roth
Ice Miller LLP
2300 Cabot Dr., Suite 455
Lisle, IL 60532