

**VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
FEBRUARY 8, 2011 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
Special Use for a Hotel - 936 Warren Avenue	Resolution ✓ Ordinance Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

An ordinance has been prepared to grant a special use permit to allow the existing hotel at 936 Warren Avenue to increase the number of hotel rooms from 42 to 54.

STRATEGIC PLAN ALIGNMENT

The Strategic Goals for 2011-2018 included *Strong, Diverse Local Economy*.

FISCAL IMPACT

N/A

RECOMMENDATION

Approval on the February 15, 2011 active agenda.

BACKGROUND

The petitioner is requesting a special use to expand the number of rooms in an existing hotel at 936 Warren Avenue – the Tivoli Hotel. The property is located at the northeast corner of Warren Avenue and Highland Avenue. The property is zoned DB, Downtown Business. The hotel has existed at this location for many years and hotels are allowable Special Uses in the Downtown Business (DB) zoning district.

In 2005, when the Village rezoned the downtown, the subject property was placed in the Downtown Business (DB) District. As mentioned above, hotels are special uses in this zoning district. Because this project seeks to expand the number of rooms, a special use is required.

The existing hotel has 42 rooms – two of these rooms are larger apartments. The applicant is proposing to remodel the apartments into 14 hotel rooms and a maid's closet. Upon completion there will be a total of 54 hotel rooms. No major exterior renovations or site changes are proposed as part of this project.

The Plan Commission considered the petition at their January 3, 2011 meeting and found that the request met the standards for approval (Section 28.1902 of the Zoning Ordinance). The hotel has existed on site for many years and increasing the total room count from 42 to 54 will have a minimal impact to the current use of the property. There will be minimal impacts to traffic flow and parking in this section of the Downtown as a result of the expansion. The use at this location would be consistent with the existing uses in the vicinity and would not have a negative impact on the other retail and service uses in the Downtown. The Commission recommended unanimous approval of the special use request. Staff concurs with the Plan Commission's recommendation

ATTACHMENTS

Aerial Map

Ordinance

Staff Report with attachments dated January 3, 2011

Draft Minutes of the Plan Commission Hearing dated January 3, 2011

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING A SPECIAL USE
TO PERMIT EXPANSION TO AN EXISTING HOTEL AT 936 WARREN AVENUE**

WHEREAS, the following described property, to wit:

Lot 1 (except the north 16.50 feet thereof) and Lot 2 (except the north 16.50 feet and except the east 50.00 feet thereof) in Beardsley's Addition to the town of Downers Grove, being a subdivision of part of the northwest ¼ of Section 8, Township 38 north, Range 11, east of the Third Principal Meridian, according to the plat thereof recorded June 16, 1868 as Document 9654, in DuPage County, Illinois.

Commonly known as 936 Warren Avenue, Downers Grove, IL (PIN 09-08-124-001).

(hereinafter referred to as the "Property") is presently zoned "*DB - Downtown Business District*" under the Comprehensive Zoning Ordinance of the Village of Downers Grove; and

WHEREAS, the owner of the Property has filed with the Plan Commission, a written petition conforming to the requirements of the Zoning Ordinance, requesting that a Special Use per Section 28.610(d) of the Zoning Ordinance be granted to permit an expansion to the existing hotel use; and,

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers Grove, and said Plan Commission has given the required public notice, has conducted a public hearing respecting said petition and has made its findings and recommendations, all in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and,

WHEREAS, the Plan Commission has recommended approval of the requested Special Use, subject to certain conditions; and,

WHEREAS, the Village Council finds that the evidence presented in support of said petition, as stated in the aforesaid findings and recommendations of the Plan Commission, is such as to establish the following:

1. The proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.
2. The proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.
3. The proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located.
4. The proposed use is one of the special uses specifically listed for the district in which it is to be located and, if approved with restrictions as set forth in this ordinance, will comply with the provisions of the Downers Grove Zoning Ordinance regulating this Special Use.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Downers Grove, in DuPage County, Illinois, as follows:

SECTION 1. That a Special Use of the Property is hereby granted to permit an expansion to the existing hotel use within the DB zoning district.

SECTION 2. This approval is subject to the following conditions:

1. The Special Use shall substantially conform to the plat of survey prepared by Joseph M. DeCraene and dated November 3, 2009; the site plan prepared by K. Peterson Associates and dated December 13, 2010 and the architectural plans prepared by K. Peterson Associates and dated November 21, 2000 attached to the staff report dated January 3, 2011 except as such plan may be modified to conform to Village Codes and Ordinances.
2. A new permit for the proposed work shall be obtained prior to the commencement of construction. Construction plans shall be prepared to conform to the Village's current Building, Fire and Life Safety Codes.

SECTION 3. The above conditions are hereby made part of the terms under which the Special Use is granted. Violation of any or all of such conditions shall be deemed a violation of the Village of Downers Grove Zoning Ordinance, the penalty for which may include, but is not limited to, a fine and or revocation of the Special Use granted herein.

SECTION 4. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Mayor

Passed:

Published:

Attest: _____

Village Clerk





**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
JANUARY 3, 2011 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
PC-05-11 936 Warren Avenue	Special Use to permit expansion of an existing hotel in the Downtown Business (DB) zoning district	Jeff O'Brien, AICP Planning Manager

REQUEST

The petitioner is requesting approval of a special use to permit expansion of an existing hotel at 936 Warren Avenue in the Downtown Business (DB) zoning district.

NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements.

GENERAL INFORMATION

OWNER: 603-635 Rogers LLC
Willis Johnson, Manager
603 Rogers Street
Downers Grove, IL 60515

APPLICANT: Tivoli Enterprises, Inc.
603 Rogers Street
Downers Grove, IL 60515

PROPERTY INFORMATION

EXISTING ZONING: DB, Downtown Business
EXISTING LAND USE: Commercial
PROPERTY SIZE: 52,949 square feet (1.21 acres)
PIN: 09-08-124-001

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
North:	R-6, Multiple-Family Residence	Residential (11-25 dwellings/acre)
South:	DB, Downtown Business	Commercial
East:	DB, Downtown Business	Commercial
West:	DB, Downtown Business	Commercial

ANALYSIS

SUBMITTALS

This report is based on the following documents, which are on file with the Department of Community Development:

1. Application/Petition for Public Hearing
2. Project Summary
3. Plat of Survey
4. Site Plan
5. Building Floor Plans/Elevations

PROJECT DESCRIPTION

The petitioner is requesting a Special Use to expand the number of rooms in an existing hotel at 936 Warren Avenue – the Tivoli Hotel. The property is located at the northeast corner of Warren Avenue and Highland Avenue. The property is zoned DB, Downtown Business. A hotel is an allowable Special Use in the Downtown Business (DB) zoning district.

The owner, Tivoli Enterprises, Inc., has been making improvements to the facility at the northeast corner of Warren Avenue and Highland Avenue since 2000. The original project included remodeling the interior of the building to expand the number of rooms at the hotel. When the project originally began, the property was zoned B-2 and was in the Concentrated Business Overlay District. This zoning designation listed hotels as permitted uses. As such, the original building permit to complete the remodeling was granted without additional zoning review from the Village Council.

Only a portion of the project was completed before the permit expired. In 2005, the Village rezoned the entire Downtown Neighborhood. The subject property was placed in the Downtown Business (DB) District. As mentioned above, hotels are special uses in this zoning district. Because this project seeks to expand the number of rooms, a special use is required before the permits can be renewed.

There were 39 rooms (10 on the second floor and 29 on the third floor) when the project began. In addition to the 39 hotel rooms, there are 3 apartments available for rent on the second floor. These apartments will be re-configured into 14 hotel rooms and a maid's closet. Upon completion there will be a total of 54 hotel rooms. No major exterior renovations or site changes are proposed as part of this project.

COMPLIANCE WITH FUTURE LAND USE PLAN

The Future Land Use Plan designates the site as Commercial. The hotel has existed on the property since 1928. Staff believes an increase in the number of rooms will not impact the land use characteristics of the Downtown. As such, staff believes the proposal is consistent with the Future Land Use Plan and Downtown Master Plan.

COMPLIANCE WITH ZONING ORDINANCE

The property is zoned DB, Downtown Business. Hotels are allowable special uses in the DB zoning district. The applicant is proposing to remodel the interior of the building to increase the number of rooms from 42 to 54. Due to the increased number of rooms, the project requires a special use prior to continuing. There are no changes to the site or the exterior of the building. The building will continue to conform to the height and setback requirements for the DB district.

Commercial uses are not required to provide any on-site parking in the DB district. However, the additional rooms may have a minor impact on the public parking system. The property contains 58 on-

site parking spaces that serve the Tivoli Building. Because the rooms are single-occupancy, the on-site parking will accommodate the hotel's guests. The building's other uses can be accommodated with a combination of on-site parking, on-street parking and the commuter lot on the south side of Warren Avenue. The Tivoli Building typically needs the most parking during the evening and week-end hours, which are the off-peak hours for the public parking system. As such, staff believes the increased number of rooms will not have a significant impact of the supply of parking in the area.

ENGINEERING/PUBLIC IMPROVEMENTS

There are no engineering or public improvements proposed by this petition.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division of the Fire Department has reviewed the proposed plans and has not noted any life safety concerns with the proposed use. Any new work will be required to conform to the current building, fire and life safety regulations.

NEIGHBORHOOD COMMENT

At this time, staff has not received any written neighborhood comment regarding the petition.

FINDINGS OF FACT

Staff believes the standards for a Special Use, as shown below, have been met. The hotel has existed on site for many years. Increasing the total room count from 42 to 54 will have a minimal impact to the current use of the property and will not adversely impact surrounding property owners. The use will contribute to the general welfare of the community. The development will not be detrimental to the health, safety, morals, general welfare or property values in the vicinity. The proposed development complies with the regulations of the DB zoning district. The requested Special Use is listed as an allowable Special Uses in Section 28.610(d) of the Zoning Ordinance.

Section 28.1902 Standards for Approval of Special Uses

The Village Council may authorize a special use by ordinance provided that the proposed Special Use is consistent and in substantial compliance with all Village Council policies and land use plans, including but not limited to the Comprehensive Plan, the Future Land Use Plan and Master Plans and the evidence presented is such as to establish the following:

- (a) That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.*
- (b) That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.*
- (c) That the proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located or will comply with any variation(s) authorized pursuant to Section 28-1802.*
- (d) That it is one of the special uses specifically listed for the district in which it is to be located.*

RECOMMENDATIONS

The proposed Special Use is compatible with surrounding zoning and land use classifications. Based on the findings listed above, staff recommends the Plan Commission make a positive recommendation to the Village Council regarding this petition subject to the following conditions:

1. The Special Use shall substantially conform to the plat of survey prepared by Joseph M. DeCraene and dated November 3, 2009; the site plan prepared by K. Peterson Associates and dated December 13, 2010 and the architectural plans prepared by K. Peterson Associates and dated November 21, 2000 attached to this report except as such plan may be modified to conform to Village Codes and Ordinances.
2. A new permit for the proposed work shall be obtained prior to the commencement of construction. Construction plans shall be prepared to conform to the Village's current Building, Fire and Life Safety Codes.

Staff Report Approved By:

Tom Dabareiner, AICP
Director of Community Development

TD:jwo
-att

P:\P&CD\PROJECTS\PLAN COMMISSION\2011 PC Petition Files\PC-05-11 936 Warren Ave - Tivoli Hotel\Staff Report PC-05-11.doc

TIVOLI ENTERPRISES, INC.

Operators of CLASSIC CINEMAS® Movie Theatres www.classiccinemas.com
Tivoli Bowling Lanes - Tivoli Hotel

603 Rogers Street
Downers Grove, IL, 60515-3774

630/968-1600
FAX 630/968-1626

Proposed Tivoli Hotel Expansion:

The Tivoli Hotel was constructed in 1928, as part of the Tivoli Building. The Hotel portion consisted of a first floor lobby with registration desk, second floor with 10 rooms, lounge and a restaurant. Third floor with 29 rooms.

Over the years, the restaurant area (second floor east) which went out of business in the early 50's and has been several things. The Administrative Office for District 58 & 99, The Downers Grove School of Beauty, The George Way Karate School and most recently my wife's and my apartment. We are proposing to convert the space to 6 hotel rooms with a maids/storage closet.

When the building was built there was a 7 room owners apartment (second floor northwest) which was later converted to 2 apartments. We are proposing to convert this area to 6 rooms. The net result is a total of 54 rooms.

Each room has a private bath, closet and sleeping area. There is 24/7 desk clerks. The entire building is sprinkled and has a fire alarm system. With the additional rooms we will have an opportunity to meet the ADA requirements. All floors are served by an elevator. Because of our proximity to Metra and Pace approximately 50% of our guests do not have vehicles.

Please refer also to www.tivolihotel.net

ALT/VACSM LAND TITLE SURVEY

AREA = 62.949.52 SQ. FT.

AREA = 4998.54 SQ. FT.

AREA = 6185.69 SQ. FT.

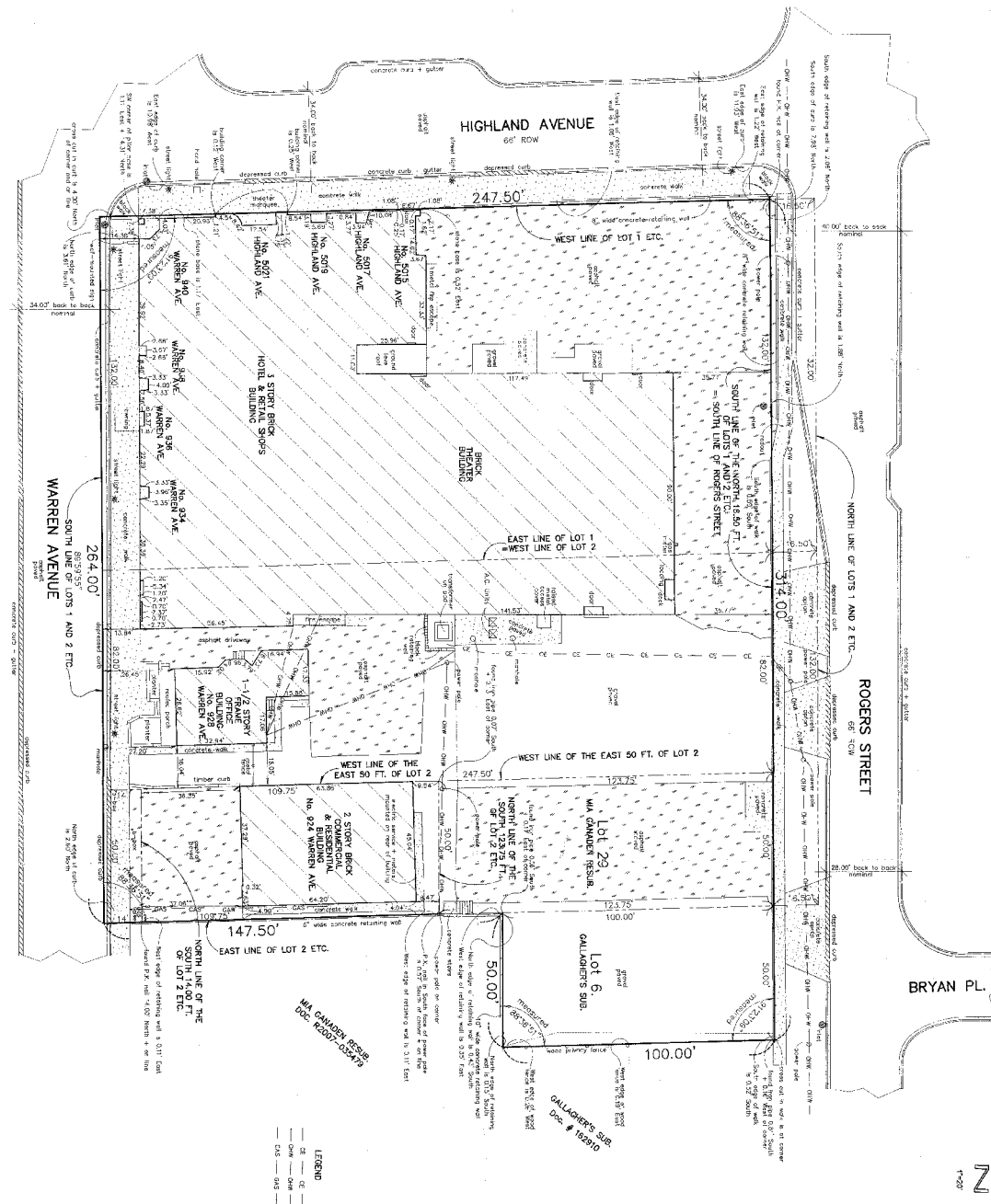
AREA = 8185.69 SQ. FT.

THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. IT IS THE POLICY OF THE NATIONAL ARCHIVES TO MAKE AVAILABLE TO THE PUBLIC THE INFORMATION CONTAINED HEREIN. THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. IT IS THE POLICY OF THE NATIONAL ARCHIVES TO MAKE AVAILABLE TO THE PUBLIC THE INFORMATION CONTAINED HEREIN.

ALTA/MACSM LAND TITLE SURVEY

COUNTY OF DUPAGE) SS
TD, CHICAGO TITLE INSURANCE COMPANY
603-535 ROGERS, LLC.
WARREN ROGERS

DATE: November 3, 2010
Goodwin & Brown
 ILLINOIS LAND SURVEYOR NO. 2476
 LIC. EXP. 11-20-2010
 ORDERED BY: SISUL & GERMANIER, LLC
 ORDER NO.: 092617-ALTA



56 PARKING SPACES
2 H.C. PARKING SPACES
TOTAL PARKING SPACES = 58

NO. 25 S RT-1

BRYAN ST



PROPOSED PARKING PLAN
SCALE: 1/8" = 1'-0"



WARREN AVENUE

TIVOLI THEATRE BUILDING 938 WARREN AVENUE DOWNEY GROVE, ILLINOIS	
Project No. 51	K. Peterson Associates
Date 12-18-10	Sheet
Revisions	
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CAP PIPES & PATCH AS REQ'D
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1/2" GYP. DD.
- 3 EX-STNG. WALL TO REMAIN

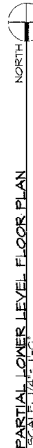
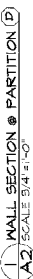
1. EXIST. GLS. TO REMAIN IN RMS- 010, 011, 012, 013, 014, & 015. -PATCH AS REQ'D
2. NEW 2 X 4 ACCOUNT LAY IN CEILING SYSTEM IN ROOM 005 @ 8'-0" AFT. HIGHER IF POSSIBLE

Project 0195
K. Peterson
Associates

EXISTING HOTEL/
ENTERTAINMENT
COMPLEX

Revisions

100



LIGHTING SCHEDULE

[illegible]

2 X 2 LAY-IN FLUORESCENT LIGHT - INTX

2 X 4 LAY-IN FLUORESCENT LIGHT - INTX

L X 4 2' TUBE FLUORESCENT LIGHT - INTX

8 FT. 2' TUBE FLUORESCENT PENDANT MOUNT WORK LIGHT - INTX

DECORATIVE WALL SCENE

H3 TRACK SPOT LIGHTING

PROMPTIVE HANGING LIGHT FIXTURE

X-Y-ZO RECESSED DOWN LIGHT

BATTERY BACKUP EMERGENCY LIGHT - INTX

ALARM PERSCELA LIGHT FIXTURE

LOWVOLTAGE TRACK LIGHTING

NF NFN

EXIST. TO REPAIR

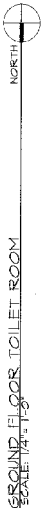
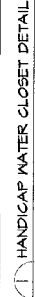
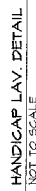
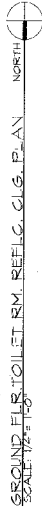
SCOPE OF WORK:

- EXISTING STORE FRONT & ENTRY TO BE REMOVED, NEW STORE FRONT-SEE ELEVATION.
- LIGHTED POSTER CASES-ANNUED TO BLDG. SYSTEM THIER
- ENTRAN DOORS TO BE REMOVED -PATCH & REPAIR
- PAIR OF 3'-0" X 8'-0" DOORS TO BE REFINISHED AND RELAXIALIZED
- NEW TRACK SPOUT LIGHTS- WIRED TO BLDG. SYSTEM THIER
- EXISTING FIXTURES TO BE RELOCATED (TYP.)

NOTES:

TIVOLI THEATRE BUILDING
936 WARREN AVENUE
DOWNERS GROVE, ILLINOIS

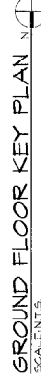
Project 095 - INDIANA REDEVELOPMENT ENGINEERING CONSULTING CORP. INC.	K. Peterson Associates Architects 501 INDIAN AVENUE INDIANAPOLIS, IN 46204	Sheet 8 OF 8 - GEOMETRIC PLAN - REDEVELOPMENT PLAN	A-3
Date 11-2-00 Revision			



DOOR SCHEDULE

- A**  **USE HANDLE ON**
3 1/2" x 1/4" LUGS x 2 1/2" x 1/4" STD. STD.
BOTH SIDES FLUSH TO GLASS ABOVE
- B**  **3 1/2" x 1/4" LUGS x 2 1/2" x 1/4" STD. STD.**
HAVING DOUBLE WITH HANDLE AND LOCK ABOVE
- C**  **NO 2-PIN STRAPS ALLOW**
DO NOT ALLOW 2-PIN STRAPS TO BE REMOVED.
- D**  **NO 2-PIN STRAPS ALLOW**
DO NOT ALLOW 2-PIN STRAPS TO BE REMOVED
DO NOT ALLOW TO BE REMOVED
STOP FLUSH ON DOOR LEADS AT 7 HOUR
- E**  **NO 2-PIN STRAPS ALLOW**
DO NOT ALLOW 2-PIN STRAPS TO BE REMOVED
STOP FLUSH ON DOOR LEADS AT 7 HOUR
- F**  **NO 2-PIN STRAPS ALLOW**
DO NOT ALLOW 2-PIN STRAPS TO BE REMOVED
STOP FLUSH ON DOOR LEADS AT 7 HOUR

PARTITION LEGEND

[illegible]

Kevin A. Paterakis
Licensed Architect, State Of Illinois
License # 004-012022
Exp. 11/30/02

1. REPLACE WINDOWS W/ GLASS D-7, TO MATCH EXT. LOW SECTION TRIPLE TRACK & NEW STORM
2. REMOVE EXIST. BREAK OUT GLASS PNL IN DOOR REPLACE W/ WOOD
3. REMOVE EXIST. DOOR & FRAME - ENLARGE OPENING
4. NEW WOOD RAFTER @ 1:12 SLOPE WITH P-AND-RAIL WERE SHOWN (PINS TREATED)

1. ALL NEW SLEEPING ROOMS TO HAVE SEPARATE ELECTRICAL CIRCUITS SUPPLYING EACH ROOM.
2. ALL SLEEPING ROOMS-EXISTING AND NEW SHALL HAVE INSTALLED A NEW 110 V. SMOKE DETECTOR

TIVOLI THEATRE BUILDING
936 WARREN AVENUE
DOWNERS GROVE, ILLINOIS

Project 0135	K. Peterson Associates
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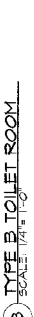
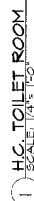
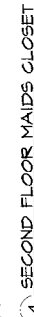
INTERIOR REMODELING / ARCHITECTURE

ENTERTAINMENT
COMPLEX

Date	11-21-00	Sheet 5 of 6
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Revision: 1.0

A-5

[illegible]

DOOR SCHEDULE

[illegible]

PARTITION LEGEND

A	NEW PARTITION P. 6, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839,
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SCOPE OF WORK:

1. REMOVE EXIST. BREAK OUT 6" x 6" P.L.
2. IN DOOR REPLACE IN NOOD
3. EXISTING 1" x 6" ESCAPE TO BE REMOVED

NOTES:

1. ALL NEW SLEEPING ROOMS TO HAVE SEPARATE ELECTRICAL CIRCUITS SUPPLYING EACH ROOM.
2. ALL SLEEPING ROOMS EXISTING AND NEW SHALL HAVE INSTALLED A NEW 12 V. SMOKE DETECTOR.

TIVOLI THEATRE BUILDING
836 WARREN AVENUE
DOWNERS GROVE, ILLINOIS

Project 2005
 K. Peterson
 Associates

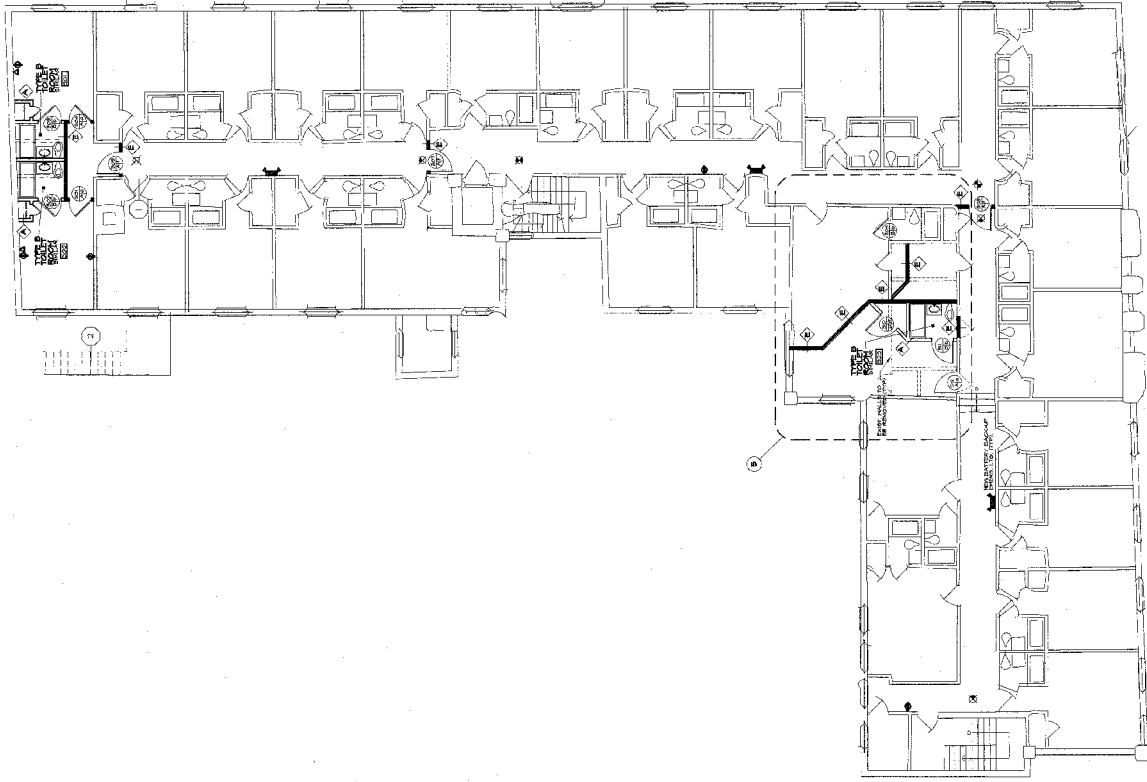
INTERIOR
 REMODELING
 EXISTING HOTEL/
 ENTERTAINMENT
 CENTER

Date 11-2-00

Sheet 6 of 9
 - PARTIAL THIRD
 F.L. PLAN

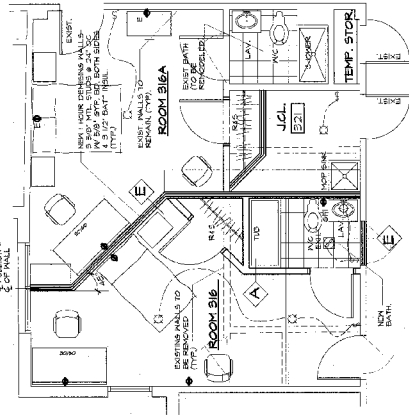
Revisions

A-6

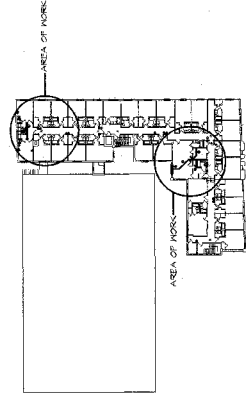


PARTIAL THIRD FLOOR PLAN
 SCALE 1/8" = 1'-0"

Drawn by: [Name]
 Checked by: [Name]
 Date: 11/2/00



① THIRD FLOOR ROOM REMODEL SPLIT
 SCALE 1/8" = 1'-0"



DOOR SCHEDULE

- DOOR MARK**
- DOOR**
- HARDWARE**
- DOORS**
- A NEW 3'0" X 7'0" HT. DOOR
 IN THE REAR
- B NEW 3'0" X 7'0" HT.
 IN THE REAR
- C NEW 3'0" X 7'0" HT. DOOR
 IN THE REAR
- D NEW 3'0" X 7'0" HT. DOOR
 IN THE REAR
- E NEW 3'0" X 7'0" HT. DOOR
 IN THE REAR
- F NEW 3'0" X 7'0" HT. DOOR
 IN THE REAR
- HARDWARE**
- A NEW 3'0" X 7'0" HT. DOOR
 IN THE REAR
- B NEW 3'0" X 7'0" HT. DOOR
 IN THE REAR
- C NEW 3'0" X 7'0" HT. DOOR
 IN THE REAR
- D NEW 3'0" X 7'0" HT. DOOR
 IN THE REAR
- E NEW 3'0" X 7'0" HT. DOOR
 IN THE REAR
- F NEW 3'0" X 7'0" HT. DOOR
 IN THE REAR

PARTITION LEGEND

- A** NEW PARTITION
- B** EXISTING PARTITION
- C** EXISTING PARTITION
- D** EXISTING PARTITION
- E** EXISTING PARTITION
- F** EXISTING PARTITION

SCOPE OF WORK:

1. EXISTING CANOPY TO REMAIN
2. REPLACE GLAZERS IN SOLID PANELS
3. NEW CASED OPENINGS TO MATCH EXISTING
4. EXISTING DRINKING FOUNTAIN TO BE RELOCATED
5. NEW DOOR TO MATCH EXISTING

NOTES:

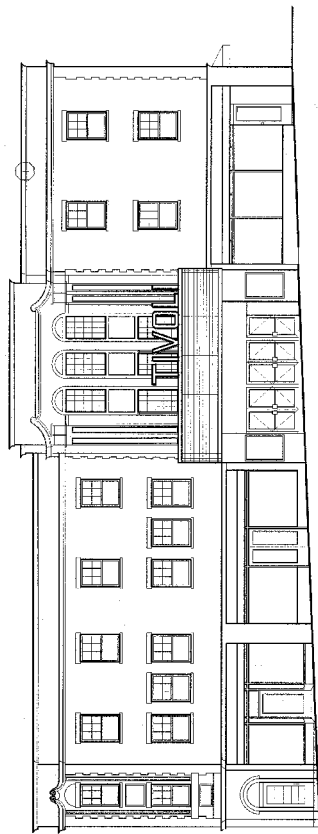
TIVOLI THEATRE BUILDING
936 WARREN AVENUE
DOWNERS GROVE, ILLINOIS

Project: cas
K. Peterson Associates
 Architects
 1115 BRIDGE AVENUE
 DOWNERS GROVE, IL 60018

Date: 1-2-2000
Sheet: 2 OF 8
Interior & Exterior Elevations

Revisions:
A-8

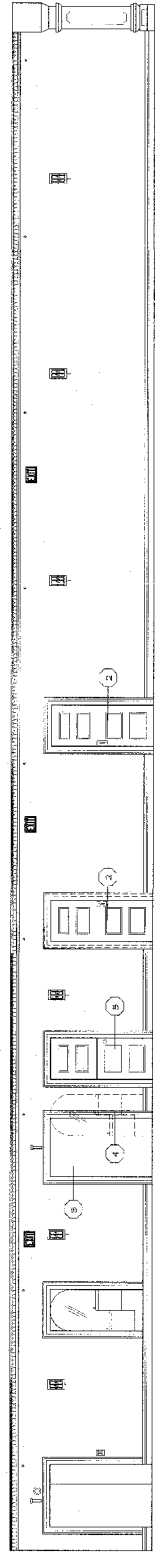
John S. Peterson, Licensed Architect, State of Illinois, Reg. 17,289/08
 January 4, 2000



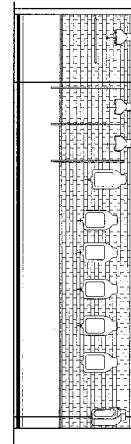
WEST ELEVATION
SCALE: 1/8" = 1'-0"



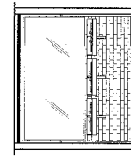
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



ELEVATION
SCALE: 1/4" = 1'-0"



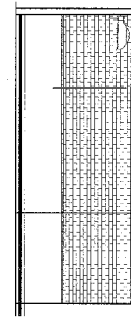
2 ELEVATION
SCALE: 1/4" = 1'-0"



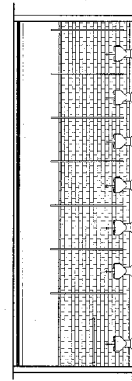
3 ELEVATION
SCALE: 1/4" = 1'-0"



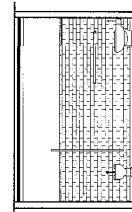
4 ELEVATION
SCALE: 1/4" = 1'-0"



5 ELEVATION
SCALE: 1/4" = 1'-0"



6 ELEVATION
SCALE: 1/4" = 1'-0"



7 ELEVATION
SCALE: 1/4" = 1'-0"

File PC-05-11 A petition seeking a special use to expand an existing hotel in the Downtown Business (DB) District. The property is located at the northeast corner of Warren Avenue and Highland Avenue and is commonly known as 936 Warren Avenue, Downers Grove, Illinois (PIN's 09-08-124-001); Tivoli Enterprises, Petitioner and Owner

Chairman Jirik swore in those individuals who would be speaking on File PC-05-11.

Mr. O'Brien, reported that the proposal is an expansion for the Tivoli Hotel located at the northeast corner of Highland and Warren Avenues. A background followed on some of the improvements made to the building, including a permitted build-out of the hotel in 2000. In 2005, Mr. O'Brien reported the entire downtown was re-zoned from B-2 to the DB Downtown Business District. The new zoning district changed the classification for hotel uses. The B-2 zoning classified hotels as permitted uses. The DB district classifies hotels as special uses. Therefore any expansion would require review and approval of the Village Council and the Plan Commission. As noted in late November 2010, the owner made a request to expand the number of rooms per the original proposal. However, upon review of that proposal staff found that the original renovation permits had expired. After consulting with the Village Attorney, staff determined a special use permit would be required before the number of hotel rooms could be expanded.

Mr. O'Brien indicated he wanted to provide this background for the Plan Commission and members of the public prior to getting into the specifics of the request. He noted the request would be limited to interior renovations. These renovations would remodel three existing apartments into hotel rooms. This area would be reconfigured into 14 hotel rooms and a storage closet. The change would produce a net gain of 12 rooms and bring the total number of rooms to 54.

Mr. O'Brien explained that within the DB Downtown Business District, there was no requirement to provide parking spaces; however, as a special use the Village had ability to make sure the use would not over-burden the existing parking system. He noted the property had 58 parking spaces on-site, which accommodated the proposed hotel rooms. He went on to state there were no life safety issues existed. It was staff's opinion that the project complied with the special use standards in the village's zoning ordinance. Mr. O'Brien stated the proposed use would not detrimentally affect the health, safety and welfare of the residents nor decrease property values. As such, staff recommended the Plan Commission forward a positive recommendation with the conditions listed in its staff report.

Petitioner, Willis Johnson, 603 Rogers Street, Downers Grove, summarized that he is the property manager and purchased the property in 1976. He summarized the renovations that took place over the years. Mr. Johnson noted that the business is there for a hotel and there is usually a waiting list for rooms. He would like to expand the interior. He appreciated staff's summarization.

No questions followed by the commissioners.

Chairman Jirik opened up the meeting to public comment. No comments were received. As such, the Chairman closed public comment.

Mr. Johnson had no closing statement.

Mr. Cozzo noted in his opinion that all standards for approval have been met.

WITH RESPECT TO FILE PC-05-11, MR. MATEJCZYK MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL TO GRANT A SPECIAL USE FOR EXPANSION OF AN EXISTING HOTEL IN THE DOWNTOWN BUSINESS (DB) DISTRICT, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. THE SPECIAL USE SHALL SUBSTANTIALLY CONFORM TO THE PLAT OF SURVEY PREPARED BY JOSEPH M. DECRAENE AND DATED NOVEMBER 3, 2009; THE SITE PLAN PREPARED BY K. PETERSON ASSOCIATES AND DATED DECEMBER 13, 2010 AND THE ARCHITECTURAL PLANS PREPARED BY K. PETERSON ASSOCIATES AND DATED NOVEMBER 21, 2000 ATTACHED TO THIS REPORT EXCEPT AS SUCH PLAN MAY BE MODIFIED TO CONFORM TO VILLAGE CODES AND ORDINANCES.**
- 2. A NEW PERMIT FOR THE PROPOSED WORK SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONSTRUCTION PLANS SHALL BE PREPARED TO CONFORM TO THE VILLAGE'S CURRENT BUILDING, FIRE AND LIFE SAFETY CODES.**

SECONDED BY MR. WEBSTER. ROLL CALL:

AYE: MR. MATEJCZYK, MR. WEBSTER, MR. BEGGS, MR. COZZO, MRS. HAMERNIK, MR. QUIRK, MRS. RABATAH, CHAIRMAN JIRIK
NAY: NONE

MOTION CARRIED. VOTE: 8-0