AGENDA FOR REGULAR MEETING
VILLAGE OF TINLEY PARK
PLAN COMMISSION

February 20, 2020 – 7:00 P.M.
Council Chambers
Village Hall – 16250 S. Oak Park Avenue

Regular Meeting Called to Order
Pledge of Allegiance
Roll Call Taken
Communications
Approval of Minutes: Minutes of the January 16, 2020 Regular Meeting

ITEM #1 **WORKSHOP: TOP HOSPITALITY LLC D/B/A MARIOTT - COURTYARD & RESIDENCE INN – 9551 & 9555 183rd STREET**

Consider recommending that the Village Board grant Top Hospitality LLC (Property Owner) a Map Amendment (rezoning) and Variations from the Zoning Code for two parcels that total approximately 8.7 acres in size at 9551 and 9555 183rd Street (off of White Eagle Drive and south of 183rd Street). The parcels are proposed to be zoned B-3 (General Business & Commercial) upon annexation. Upon Annexation, the granting of these requests will allow for the lots to be developed as two Marriott-brand hotels: Courtyard and Residence Inn. The request will also include a Plat of Resubdivision and Site Plan approval.

ITEM #2 **WORKSHOP: WHISTLE BANQUET FACILITY - 7537 159TH STREET**

Consider recommending that the Village Board grant Stephanie Mikesell, on behalf of Whistle Events and Catering, a Special Use Permit for a Banquet Facility located in the Brementowne Mini-Mall at 7537 159th Street in the B-1 (Neighborhood Shopping) zoning district.

ITEM #3 **PUBLIC HEARING: WHISTLE BANQUET FACILITY - 7537 159TH STREET-OPEN AND TABLE**

Consider recommending that the Village Board grant Stephanie Mikesell, on behalf of Whistle Events & Catering, a Special Use Permit for a Banquet Facility located in the Brementowne Mini-Mall at 7537 159th Street in the B-1 (Neighborhood Shopping) zoning district.

ITEM #4 **WORKSHOP: TEXT AMENDMENT – MASONRY & SHORT-TERM RENTAL CLARIFICATION**

Consider recommending that the Village Board grant a proposed text amendment to the Tinley Park Zoning Ordinance clarifying Section XII.3.A. (Legacy Code Uses) and Section V.B. (Schedule of Regulations) for short-term rental uses and Section V.C.4.B. (Masonry Requirements) for residential masonry requirements. The purpose of this amendment is to clarify portions of two recent code updates for Masonry requirements on residential properties and for short-term rental allowances.

ITEM #5 **PUBLIC HEARING: TEXT AMENDMENT – MASONRY & SHORT-TERM RENTAL CLARIFICATION-OPEN AND TABLE**

Consider recommending that the Village Board grant a proposed text amendment to the Tinley Park Zoning Ordinance clarifying Section XII.3.A. (Legacy Code Uses) and Section V.B. (Schedule of Regulations) for short-term rental uses and Section V.C.4.B. (Masonry Requirements) for residential masonry requirements. The purpose of this amendment is to clarify portions of two recent code updates for Masonry requirements on residential properties and for short-term rental allowances.

ITEM #6 **PUBLIC HEARING: ZONING MAP UPDATE**

Consider recommending that the Village Board adopt the Village's Official Zoning Map reflecting map amendments through December 31, 2019.

Good of the Order

Receive Comments from the Public

Adjourn Meeting

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION, VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS

January 16, 2020

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on January 16, 2020 at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Plan Commissioners:	Garrett Gray, Chairman Tim Stanton Lucas Engel Mary Aitchison Eduardo Mani Curt Fielder James Gaskill Angela Gatto
Absent Plan Commissioner(s):	Stephen Vick
Village Officials and Staff:	Dan Ritter, Senior Planner Barbara Bennett, Commission Secretary

CALL TO ORDER

PLAN COMMISSION CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for January 16, 2020 at 7:00 p.m.

COMMUNICATIONS

None

APPROVAL OF MINUTES

Minutes of the January 2, 2020 Regular Meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER AITCHISON, seconded by COMMISSIONER STANTON to approve the minutes as presented. CHAIRMAN GRAY declared the Motion approved by voice call.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JANUARY 16, 2020 REGULAR MEETING

ITEM #1 PUBLIC HEARING: KIM MCAULIFFE, ON BEHALF OF AN ENGLISH GARDEN LLC - 16800 OAK PARK AVENUE

Consider a request to recommend that the Village Board grant Kim McAuliffe, on behalf of An English Garden LLC (property owner), a Special Use Permit to convert a Heritage Site from a standalone commercial building to a mixed-use building with a second floor apartment at 16800 Oak Park Avenue in the NG (Neighborhood General) zoning district.

Present were the following:

Plan Commissioners:	Garrett Gray, Chairman Tim Stanton Lucas Engel MaryAnn Aitchison Eduardo Mani Curt Fielder James Gaskill Angela Gatto
Absent Plan Commissioner(s):	Stephen Vick
Guests:	Kim McAuliffe, Petitioner/Owner Mike McAuliffe, Petitioner/Owner

A Motion was made by COMMISSIONER FIELDER, seconded by COMMISSIONER GATTO, to open the Public Hearing for Kim McAuliffe, on behalf of An English Garden LLC - 16800 Oak Park Avenue. The Motion was approved by voice call. CHAIRMAN GRAY declared The Motion Approved.

CHAIRMAN GRAY noted that Village Staff provided confirmation that appropriate notice regarding the Public Hearing was published in the local newspaper in accordance with State law and Village requirements.

CHAIRMAN GRAY requested anyone present in the audience who wished to give testimony, comment, engage in cross-examination or ask questions during the Hearing stand and be sworn in.

Daniel Ritter, Senior Planner gave a presentation as noted in the Staff Report. The Petitioner, Kim McAuliffe is seeking approval of a Special Use Permit to convert a Heritage Site from a standalone commercial building to a mixed-use building with a second floor apartment at 16800 Oak Park Avenue in the NG (Neighborhood General) zoning district.

The property at 16800 Oak Park Avenue is currently being operated as An English Garden Florists & Gifts which opened in November 2019. This is their second location. The first location is in Mokena, Illinois. The property was originally constructed as a residential home in 1859 as the home of early Tinley Park Settlers John and Jane Fulton. There was an addition in 1912. The property is considered a culturally and historically significant property in Tinley Park. In 2001 and 2002 there was a Special Use Permit for a Bed and Breakfast. This is when most of the exterior improvements occurred and the second floor was renovated with a kitchen and was going to be the Bed and Breakfast. The business never formally opened. In 2006, it had functioned as a standalone commercial law and real estate office. Most recently it was Gigi's Playhouse that has relocated to 159th St. and Harlem Ave. The English Garden purchased the property last

November and they are occupying the first floor with their florist and gift shop. The property is classified as a Heritage Site in the Legacy Code since the standalone commercial use existed lawfully prior to the adoption of the Legacy Code. The site remains classified as a Heritage Site as long as any voluntary, private-owner initiated modifications to the property do not exceed 50% of the property's market value and does not expand the structure or use. The Legacy Code permits a Special Use to convert a Heritage Site to a mixed-use in the NG district with the approval of a Special Use.

To the north of the subject property is a multi-tenant commercial building (Dairy Palace, Effective Signs, Metro Yellow Cab) zoned NG. To the south is a single-family home zoned NG. To the west is a single-family home zoned R-2 (Single-Family Residential) and to the east across Oak Park Avenue are single-family homes zoned R-4 (Single-Family Residential).

The subject property is located in the NG (Neighborhood General) zoning district and is classified as a Heritage Site. This is what you would see in the downtown core. It gives you the rooftop and the density to support primarily promoting commercial with residential around it. There is existing commercial and mixed-use. This will maximize the population that lives around the train station in the downtown area.

The Petitioner renovated the first floor of the building for their business, An English Garden Florist & Gifts, which opened in November 2019. Some minor interior modifications are required to meet the building code requirements for a second floor residential use and building permits will be applied for following the Special Use Permit approval. The second floor is difficult to rent out to other commercial tenants due to the existing residential layout and compliance with Americans with Disabilities (ADA) or Illinois Accessibility Code requirements for their employees or customers based on the current layout. The addition of an apartment will allow the Petitioner to collect rent on the unit and will allow the property's taxes to be assessed at a lower rate through Cook County. The one apartment will have three bedrooms, kitchen, living room, and bathroom and is approximately 1,214 sq. in size.

The property consists of one lot that is approximately 18,050 sq. ft. and consists of the two-story principal structure and a two-car detached garage. The detached garage was mistakenly constructed off-site in 2005 and is located partially in the unimproved right-of-way to the north. There are currently no concerns about the location of the garage. There are five parking spaces (including garage spaces) located on the lot, however the property is adjacent to a dead-end right-of-way with ten "on-street" parking spaces. The property has traditionally entered into a Private Parking Lease and Maintenance Agreement for the use of the stalls on the south side of the right-of-way for business parking. The new Parking Lease and Maintenance Agreement will be proposed to the Village Board at the same time as the Special Use request.

The Special Use Permit to convert Heritage Sites to mixed-use buildings serves a couple of purposes. First, is to ensure that the commercial and residential uses being proposed work in harmony with each other and that the conversion is not creating substandard housing for future Tinley Park residents. This is particularly relevant in properties that were not specifically designed to have both residential and commercial uses. Staff does not have concerns with the mix of uses based on the use of the first floor as a florist and gift shop. The property was originally designed as a residential home and this will be reintroducing the residential use. Secondly, the request is in harmony with the intent and vision of the Legacy Plan. Similar to Variations for improvements that are greater than the 50% investment threshold, staff created the following standards when looking at particular properties for expansion or Special Uses.

- The condition of the existing building: The building is in sound condition, particularly for a historically and culturally significant building exceeding 100 years in age. The reuse of the property as mixed-use is expected to keep the property profitable in the future due to the lower tax rate for mixed-use buildings.
- The ownership of the property (owner-occupied): The new property owner will continue to operate florist and gift shop business at this location while renting the apartment out.
- The longevity of the existing non-conforming use: The property owner plans to occupy the first floor of the structure for the foreseeable future. A mixed-use building with commercial and residential uses can remain successful in the future and help to keep the historic structure in stable condition.
- The ability for the property to be converted to function as the permitted use and comply with other Legacy Code redevelopment requirements: While the structure is not entirely residential, the mixed-use design will permit an

additional residential unit along Oak Park Avenue and help to promote the viability of the Downtown Core. The historic structure was originally designed as a single-family home and will remain in harmony with the surrounding area. The property otherwise complies with the Legacy Code's exterior requirements for heritage sites. The Special Use Permit does not prevent the first floor from being converted to residential (apartment) in the future and being in compliance with the Legacy Code's use allowances.

- The impact of the continuation of the non-conforming use on the redevelopment potential of the area: The property is located at the end of the block and a mixed-use property will not interfere with the rest of the block's ability to redevelop following the code requirements. The majority of the block has stable commercial uses and not expected to redevelop in the near future.

The exterior of the property is not expected to change with the addition of the second floor apartment unit, and all changes to convert the second floor to an apartment will happen internally to the structure. No exterior architectural or lighting changes are proposed. The landscaping was renovated with the commercial buildout for An English Garden. Two new parkway trees were installed along the Oak Park Avenue frontage to comply with the Landscape Code.

No wall signs are proposed at this time. Although the permit for the ground sign has been approved, the Petitioner is considering coming back at a later time for a Variance to be able to install the ground sign closer to the street to make it easier to see.

CHAIRMAN GRAY asked for comments from the Petitioner:

Ms. McAuliffe replied she is a resident of Tinley Park and has admired this home for thirteen years. She is very happy and excited to open An English Garden Flowers and Gifts and this will help with the property.

CHAIRMAN GRAY asked for comments from the Commissioners.

COMMISSIONER STANTON noted he is impressed with the shop and very happy to see it.

COMMISSIONER GASKILL, FIELDER, ENGEL, AITCHISON, MANI AND GATTO agreed.

CHAIRMAN GRAY noted he agrees and feels the building and it fits both the residential and commercial aspects of the area.

A Motion was made by COMMISSIONER FIELDER, seconded by COMMISSIONER GASKILL, to close the Public Hearing for Kim McAuliffe, On Behalf Of an English Garden LLC - 16800 Oak Park Avenue.

AYES: STANTON, ENGEL, MANI, GATTO, FIELDER, GASKILL AITCHISON & CHAIRMAN GRAY

NAYS: NONE

CHAIRMAN GRAY declared the Motion unanimously approved by Roll Call

Mr. Ritter identified the Standards for Special Use:

a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
   - *The Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare because the proposed project will convert the second floor to an apartment with the first floor remaining a florist and gift shop. The uses are compatible with one another and neighboring uses.*

b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
   - *The Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood because the proposed project will allow the unused second floor to be converted to a residence. The project will further promote the reuse of a historically and culturally significant property in Tinley Park. This mix of uses are similar and compatible with existing nearby uses along Oak Park Avenue.*

c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
   - *The Special Use will not impede the normal development and improvement of surrounding property for uses permitted in the district because the majority of the property within this area has already been developed. The project will be constructed meeting current Village building codes and is among the highest and best uses for the site. The addition of an apartment to the property more closely complies with the Legacy Plan than a standalone commercial property.*

d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
   - *The site and building are existing and has all appropriate existing utilities, roads, and drainage facilities that are not proposed to be changed. Drainage has been accounted for on the site and utilizes the existing storm sewer system.*

e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
   - *The site and building are existing. The site uses a right-of-way extension with on-street parking for access to their site. The site incorporates existing public and private walkways for safe pedestrian travel to and from the site.*

f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
   - *The Special Use conforms to all other applicable regulations of the Zoning Ordinance and Village regulations. The proposed commercial and residential uses are consistent with other properties within along Oak Park Avenue.*

g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
   - *The proposed residential apartment will help bring additional revenue and tax relief to the property compared to a standalone commercial use. The addition of an apartment is consistent with the Legacy Plan's goal increasing population density around the Downtown Core and train station to support a strong economic center.*

Mr. Ritter identified the additional Legacy Code Standards

a. The proposed improvement meets the Legacy Plan and its Principles, as presented in Section 1.A-B: Purpose and Intent, of this ordinance;
   - *The proposal more closely complies with the Legacy Plan principles than the existing standalone commercial use. The proposal maximizes the amount of people within proximity of the Downtown Core. The reuse of the space for a residential use, helps to ensure a historically and culturally significant property in the Village is maintained.*

b. The new improvement is compatible with uses already developed or planned in this district and will not exercise undue detrimental influences upon surrounding properties;
   - *A mixed-use building works well with the existing and planned developments along that block of Oak Park Avenue, which has a mix of uses existing and expected in the future.*

c. Any improvement meets the architectural standards set forth in the Legacy Code;
   - *No improvements to the building are proposed with the Special Use. The building is a historically and culturally significant property that is retaining its original character.*

d. The improvement will have the effect of protecting and enhancing the economic development of the Legacy Plan area.
   - *The proposed residential apartment will help bring additional revenue and tax relief to the property compared to a standalone commercial use. The addition of an apartment is consistent with the Legacy Plan's goal increasing population density around the Downtown Core and train station to support a strong economic center.*

A motion was made by COMMISSIONER FIELDER, seconded by COMMISSIONER GASKILL to recommend that the Village Board grant the Petitioner, Kim McAuliffe of An English Garden LLC, a Special Use Permit to convert a Heritage Site from a standalone commercial building to a mixed-use building with a 1,214 sq. ft. second floor apartment at 16800 Oak Park Avenue in the NG (Neighborhood General) zoning district, in accordance with the plans submitted and listed herein and adopt Findings of Fact as proposed by Village Staff in the Staff Report."

AYES: STANTON, ENGEL, MANI, GATTO, AITCHISON, GASKILL, FIELDER & CHAIRMAN GRAY

NAYS: NONE

CHAIRMAN GRAY declared the Motion unanimously approved by Roll Call

This will be heard at the Village Board for one reading on February 4, 2020 along with the Parking Lease and Maintenance Agreement which will go to Committee beforehand.

GOOD OF THE ORDER:

Mr. Ritter, Senior Planner noted the following:

1. SIP Wine Bar is expecting to open in February.
2. Pekoe and Bean Tea Room has opened on Oak Park Avenue south of Olde Tinley Pub and Together We Cope. There is Love's Sweet Arrow, a romance book store that has also opened on Oak Park Avenue nearby.
3. The Boulevard on South Street has their foundation in and will be working with MWRD and will start building when the permit has been approved.
4. 7-Eleven will go to the Village Board on January 21st for review. An additional letter was sent out to all the residents on the block behind due to possible resident concerns.
5. Union Square Townhomes have put in the foundation for the third townhome building. Those units have been selling well, some as high as $290,000 and $300,000 for the units. Hopefully, this will set the market for this type of unit.

COMMENTS FROM THE COMMISSION:

None at this time.

PUBLIC COMMENT:

None at this time.

ADJOURNMENT:

There being no further business, a Motion was made by PLAN COMMISSIONER FIELDER, seconded by PLAN COMMISSIONER AITCHISON to adjourn the Regular Meeting of the Plan Commission of January 16, 2020 at 7:25 p.m. The Motion was unanimously approved by voice call. PLAN COMMISSION CHAIRMAN GRAY declared the meeting adjourned.

PLAN COMMISSION STAFF REPORT

February 20, 2020 - Workshop

Marriott Hotels: Courtyard and Residence Inn

9551 & 9555 183rd Street



Petitioner
Top Hospitality LLC

Property Location
9551 & 9555 183rd Street (off of White Eagle Drive)

PIN
27-34-300-013-0000 & 27-34-300-014-0000

Zoning
Current: Unincorporated Cook County (C-4)

Proposed: B-3, General Business & Commercial

Approvals Sought
Site Plan Approval
Variations
Plat Approval
Rezoning (Upon Annexation)

Project Planner
Daniel Ritter, AICP
Senior Planner

EXECUTIVE SUMMARY

The Petitioner, Top Hospitality LLC (Petitioner/Owner), is requesting Rezoning upon Annexation, Final Plat of Subdivision approval, Variations, and Site Plan approval for their site to be developed with two Marriott brand hotels: Courtyard and Residence Inn. The subject property is located on the east side of White Eagle Drive and south of 183rd Street. The 8.7 acre subject site is proposed to be subdivided into two lots and zoned to the B-3, General Business and Commercial zoning district.

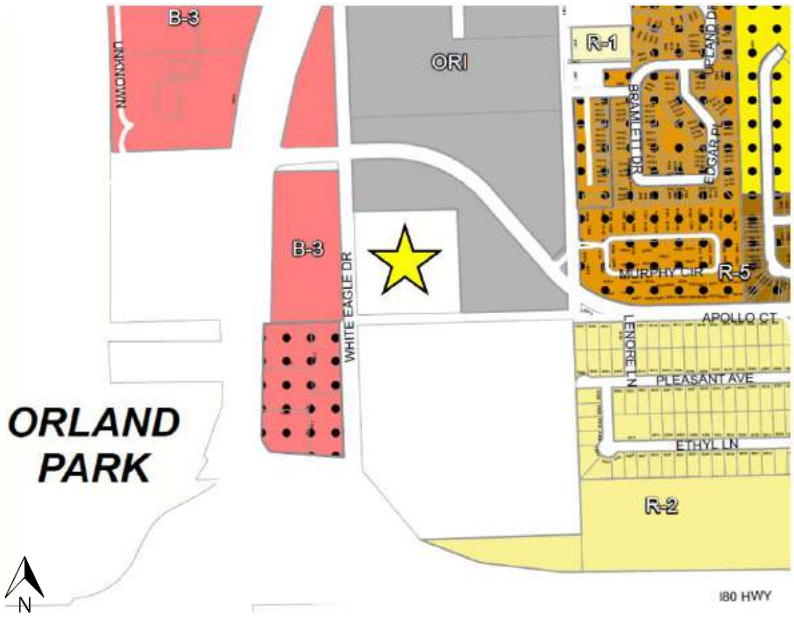
The Courtyard hotel includes an 83,510 sq. ft. four story building with 125 guest rooms, a banquet hall, meeting rooms, exterior patio, fitness center, indoor pool, lounge with dining area and bar. The Residence Inn hotel is marketed towards extended-stay guests and includes an 89,379 sq. ft. four story building with 118 guest rooms, fitness center, dining room, meeting room, lounge room, indoor pool, outdoor basketball court, and exterior patio. In addition, there is a proposed shared stormwater detention pond and existing wetland area on the site.

EXISTING SITE & ZONING

The property consists of two vacant parcels totaling 8.7 acres in size. The property is located in unincorporated Cook County and zoned C-4, General Commercial (similar to the Village's B-3 zoning district). The land is undeveloped and has historically been used for farming purposes. There is a small portion of the southwest corner of the subject property encumbered with an existing wetland that is regulated by the U.S. Army Corps of Engineers. The annexation will include the adjacent unimproved IDOT right-of-way previously planned for the 183rd Street extension and will result in the annexation of a total of 9.15 acres.



South of the subject site is the WLS radio tower site that is also located in unincorporated Cook County (C-4 Zoning District). To the north and east of the property is a parcel zoned ORI (Office and Restricted Industrial); west is a vacant parcel zoned B-3 (General Business & Commercial). The property is nearby the I-80 LaGrange Road northbound exit. Currently existing to the southwest of the property is a Planned Unit Development (PUD) that includes two hotels (Hilton Garden Inn and Country Inn & Suites), two standalone restaurants (Texas Roadhouse and Jumbo Crab), and a third vacant pad that is planned for an additional standalone restaurant.



The site is located within the Urban Design Overlay District (UDOD), which promotes walkability, decreased front yard setbacks, and overall a more urbanized look.

PROPOSED USE

The Petitioner plans to develop two Marriott brand hotels on the subject property: Courtyard and Residence Inn. The Courtyard hotel includes an 83,510 sq. ft. four story building with 125 guest rooms, a banquet hall, meeting rooms, exterior patio, fitness center, indoor pool, lounge with dining area and bar. The Residence Inn hotel is marketed towards extended-stay guests and includes an 89,379 sq. ft. four story building with 118 guest rooms, fitness center, dining room, meeting room, lounge room, indoor pool, outdoor basketball court, and exterior patio. The amenities, including the dining and bars, are only open to hotel guests. Construction of the two sites will happen simultaneously and will not be phased.

VARIATIONS

Below is the list of Variations from the Zoning Code required based on the currently proposed plans. Each Variation is addressed separately as an open item in the applicable Staff Report sections below.

Lot & Building

1. A Variation from Section V.B. Schedule I (Schedule of Permitted Uses) to permit a hotel use on a 3.13 acre lot, instead of the required minimum of 5 acres.
2. A Variation from Section V.B. Schedule II (Schedule of District Requirements) to permit a four story and approximately 55' 10" tall building (Residence Inn) and a four story 54' 9.5" tall building (Courtyard) instead of the permitted maximum of three stories and 35 feet.
3. A Variation from Section VIII Table 2 (Parking Lot Dimension Guidelines) to permit a 24' drive aisle instead of the permitted minimum of 26'.
4. A Variation from Section V.C.7.F. and Section V.C.7.G. to permit both hotel buildings to utilize greater than 15% of a non-masonry material (fiber cement board and stucco) on the building exteriors.

Urban Design Overlay District (UDOD)

5. A Variation from Section V.D.2.D.(2) to permit the Residence Inn (Lot 2) to have a front yard setback ranging from 42.5' to 200' instead of the permitted 20' maximum.
6. A Variation from Section V.D.2.B.(2).a. to permit parking to be located in the front yard on the Residence Inn (Lot 2).
7. A Variation from Section V.D.2.C.(2).f. to permit two curb cuts on the Courtyard (Lot 1) instead of the permitted maximum of one.

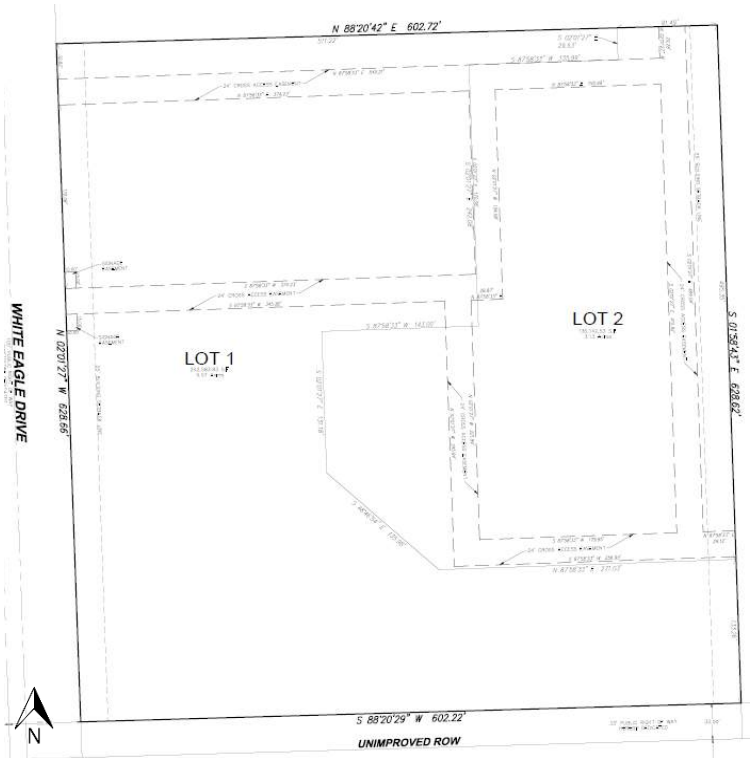
Signage

8. A Variation from Section IX.M.2. to permit an off-site sign for Lot 2 to be located on Lot 1 with an approved signage easement
9. A Variation from Section IX.D.2.c. to permit a freestanding sign to be setback 1' from the property line instead of the required 10' minimum.

FINAL PLAT OF SUBDIVISION

The two existing lots are proposed to be resubdivided through approval of a Final Plat of Subdivision that alters the lot configuration to accommodate the two hotels. Appropriate easements are being recorded for cross-access, cross-parking, signage, and public utilities as part of the final plat approval.

The design of the lots is unique because the Residence Inn/Lot 2 will not have direct access to the adjacent White Eagle Drive right-of-way and will have permanent access through a cross-access (ingress/egress) easement with the Courtyard/Lot 1. The Zoning Code specifically allows for properties with unique lot, land, or use circumstances to have a lot that does not abut public right-of-way, subject to appropriate cross-access and utility easements. In this case, the lot and site design were chosen due to the existing wetland location, detention location/topography and the large building footprint required for a hotel.



Additionally, the desire to divide the detention pond location made it even more difficult to have a separate right-of-way frontage for the Residence Inn/Lot 2. The lot configuration was designed to roughly divide the parking lots and detention pond based on the supply needed for each site. The shared ownership of the pond ensures responsibility for maintenance by both owners since covenants or a property owner's association (POA) can be changed in the future. Minor revisions are still required for the location of public utility easements, cross-parking language, and cross-access language that the Petitioner has agreed to make prior to the Public Hearing.

Open Item #1: The Petitioner shall revise the Final Plat of Subdivision and Easements based on staff comments.

The petitioner also hopes to mitigate the existing wetland through the U.S. Army Corps of Engineers in the future to allow for a third lot for use as a restaurant, office, or other commercial use. The land is not currently developable due to the wetland encumbrance and has been included as part of Lot 1. If the wetland is mitigated in the future, the Petitioner can request to subdivide Lot 1 into two lots at that time.

ANNEXATION & REZONING

The Petitioner is requesting annexation into the Village. The Annexation Agreement is scheduled to be reviewed by the Community Development Committee; it will be scheduled for Village Board review at the same time as all zoning and entitlements requests. While the Plan Commission does not specifically review annexations in themselves, the appropriate zoning district and overall development proposal are reviewed. The annexation will include the adjacent unimproved IDOT right-of-way for a total annexation of 9.15 acres.

There are two possibilities for zoning this property based on the surrounding zoning and proposed land use; either the B-3 (General Business and Commercial) or the ORI (Office and Restricted Industrial) zoning districts can accommodate the proposed hotel use as a permitted use. While both districts will allow for hotel land uses the assignment of the B-3 zoning district will allow it to serve as an extension of the B-3 designation for the existing hotel properties and undeveloped property along the LaGrange Road corridor. The B-3 zoning district is generally described to "accommodate a wide range of specialized commercial uses, including highway-oriented services and commercial types of establishments to serve the needs of motorists." Alternatively the ORI zoning district is intended to provide land for "medium to large office buildings, research activities, and non-objectionable industrial activities which are attractively landscaped and designed to create a "park-like" setting". The zoning of the subject parcel expands current and planned commercial land uses along this major corridor (Rt. 45) which enjoys has valuable commercial potential due to its adjacency to Interstate 80.

The Comprehensive Plan designates the parcel as *Office/Restricted Industrial* however the Comprehensive Plan was approved in 2000, prior to the realignment of 183rd Street and prior to the area's initial development. The realignment of this 4-lane commercial corridor along with the realignment of LaGrange Rd/Rt 45 created increased opportunities for commercial development with valuable commercial frontage. The corporate office market is currently struggling for growth, therefore the Village will need to continue to analyze the ORI zoning in this area.

Open Item #2: Discuss proposed B-3 (General Business and Commercial) zoning district upon annexation.

Lot Size - The B-3 zoning district allows for hotels as a permitted use on lots over five acres in size. The five acre size limit was approved in 1997 to promote the development of larger, full-service hotels. This area limitation is not a recognized limitation in the marketplace; many full-service hotels can be developed on less than 5 acres. The Courtyard parcel (Lot 1) is 5.57 acres and therefore meets the size requirement. The Residence Inn (Lot 2) comprises 3.13 acres and therefore requires a Variation of the five acre requirement. Staff believes the development of both hotels meet the intent of the zoning requirement in providing large full-service hotels by a reputable hotel brand.

Open Item #3: Discuss Variation request to permit a hotel to be developed on a lot less than 5 acres in size.

Structure Size - The B-3 zoning district limits structures to a maximum of three stories and 35 feet in height. The proposed hotels are both proposed at four stories; the proposed heights are 55' 10" (Residence Inn) and 54' 9.5" (Courtyard).

There are many properties that have been approved in the Village for Variations (or exceptions if part of a PUD) from the Zoning Code's height limitations such as office buildings, hotels, condominiums, and apartments. Variation requests to allow for additional height are have been reviewed in regards to the surrounding area's development pattern and neighboring uses. The property is nearby to two existing three-story hotels, a tall radio tower, and does not have any immediately adjacent single-family residential homes.

Open Item #4: Discuss Variation request to permit hotels to exceed a maximum of three stories and 35 feet in height.

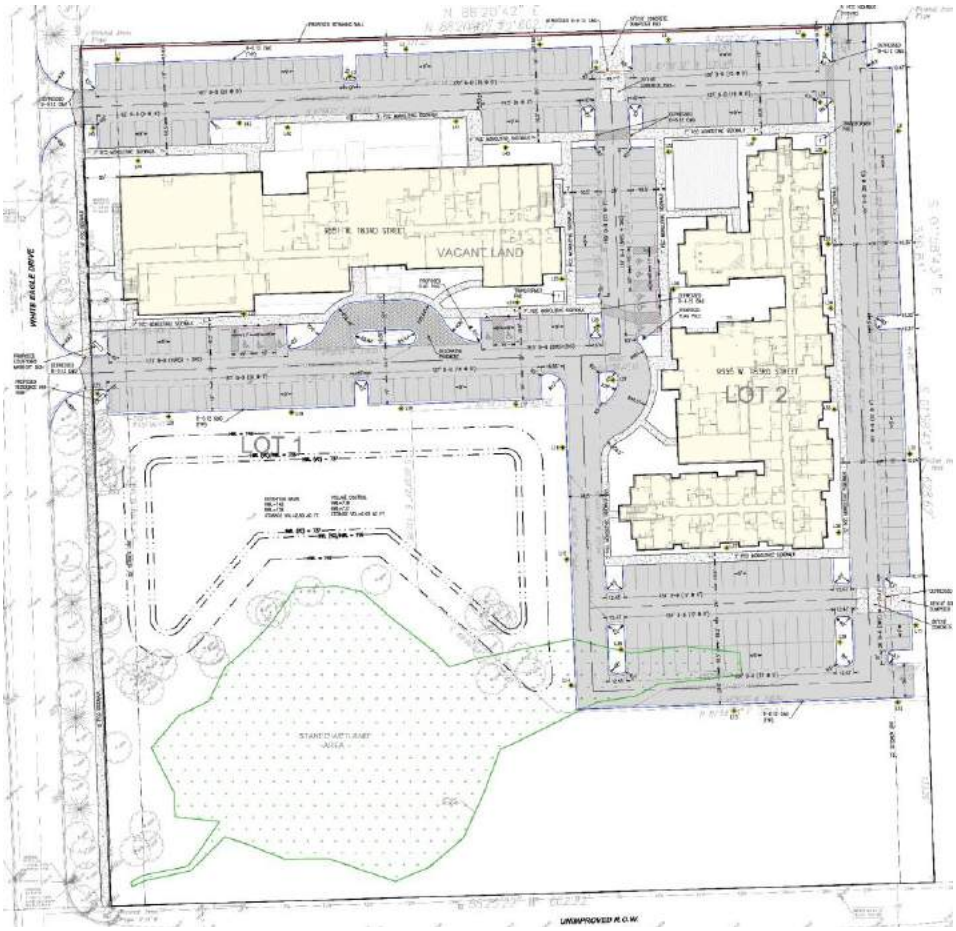
Urban Design Overlay District (UDOD) - The site is located within the UDOD, which was designed to promote walkability, lesser front yard setbacks, and overall a more urbanized look. The majority of the UDOD requirements are difficult to apply to the proposed development primarily due to the unique lot design and lack of a true front yard on the Residence Inn site. The unique lot design with shared access and frontage along White Eagle Drive was chosen due to the large building footprint, existing site topography, and the existing wetland encumbrance. However, staff has worked with the Petitioner to ensure that the spirit of the UDOD is met where possible. As a result, the Courtyard hotel is positioned near the White Eagle Drive frontage, an interconnected public and private sidewalk system is proposed, and future cross-access to the neighboring undeveloped properties is proposed. Building setbacks are not indicated on the plans and shall be revised to show proposed setbacks for each structure.

Open Item #5: Discuss three Variation requests from the Urban Design Overlay District in regards to maximum front yard setback, permitted front yard parking, and the maximum number of curb cuts.

Open Item #6: Revise plans to indicate all proposed structure setbacks.

SITE PLAN

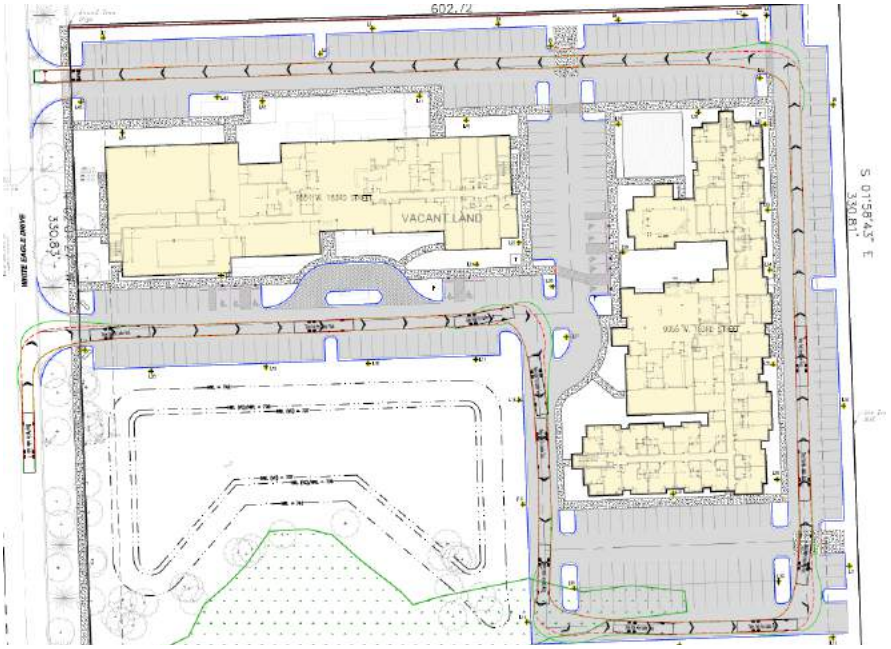
The site plan includes the two hotel buildings, drop off canopies, parking, walkways, landscaping, outdoor patios, and dumpster encloses. In addition, there is a shared stormwater detention pond and an existing wetland area located on the site.



Lot Design and Cross-Access – The two hotels will be located on separate lots, but the overall project is being designed cohesively. While hotel amenities will be separate, the sites will share curb cut access and the overall parking field. Proper easements are proposed with the Plat of Resubdivision to ensure if the hotels are owned separately in the future, there are no issues with the parking or access allowances.

Future cross-access has also been established to the vacant lot that wraps around the subject property to the

north and east. The cross-access points are proposed at the northeast and southeast corners. If cross-access is not established in the future, the drive aisle connections can be converted to parking stalls.



Site Access and Parking Lot Circulation – The hotel will have two driveways off of White Eagle Drive. Guests will primarily enter the site at the south entrance which leads to the front entrances of both hotels. Both hotel entrances will have a circular drop-off/check-in location. The Courtyard will have an overhead porte-cochere canopy while the Residence Inn entrance will be open. A separate building entrance on the north side of the Courtyard will allow banquet guests a separate entrance without needing to go through the hotel.

Staff has recommended that the Petitioner investigate adding a boulevard entrance with a center island separating the drive aisles. A boulevard entrance will draw attention to the driveway as the main entrance and increase the attractiveness of the site overall. This can also assist with installing a shared monument sign that complies with the required setbacks. Depending on the specific design of the entrance, the changes may result in a small reduction of parking spaces.

Open Item #7: Discuss staff's suggestion of a boulevard entrance at the main (south) driveway.

Traffic control signage and striping is not shown on the plans. Locations of ADA parking signs, stop signs, stop bars, one-way (for canopy drop-offs) shall be indicated on the plans according to MUTCD requirements.

Open Item #8: Revise plans to indicate locations of traffic control signage and striping.

Drive Aisle Width - The current proposal shows all drive aisles as 24 feet in width instead of the minimum 26 feet requirement. The Petitioner has noted that it is difficult to pick up enough space for the 26 feet drive aisle width without eliminating landscape bufferyard, reducing parking stall lengths or needing to install a retaining wall on the detention pond. Staff is supportive of a reduction to a 24 feet drive aisle width as long as the site allows for proper circulation of a fire truck and full-size semi-truck, which is shown in the submitted auto-turn circulation plan. Staff has recommended revising the main access aisle to the two hotel entrances to be 26 feet wide due to the amount of traffic and adjacent parking stalls. The Petitioner has stated they agree to this change and will make the necessary revisions.

Open Item #9: Revise the primary entrance aisle to the hotels to be a minimum of 26 feet in width.

Open Item #10: Discuss the Variation request to reduce the minimum drive aisle width to 24 feet from a minimum of 26 feet.

Sidewalks – The Petitioner has proposed installing a public sidewalk along the White Eagle Drive and private walkways throughout the development. The public sidewalk will be six feet in width and runs along the east side of White Eagle Drive for the full length of the lot. The private walkways encircle the two buildings and provide continuity within the site and with the public walkway system. Private sidewalks are five feet in width, with an additional two feet added to sidewalks that have parking stalls fronting them. The additional sidewalk width allows for bumper overhang, without blocking the walkway. Crosswalks have been utilized wherever sidewalks cross drive aisles.

Basketball Court – An outdoor basketball court is proposed on the Residence Inn property at the northwest corner of the building. The court is proposed to allow for an on-site outdoor activity as required by the hotel brand. The half-court design is approximately 42 feet long by 50 feet wide. The court is proposed to be surrounded by an eight feet high brick wall that matches the hotel and an eight foot high chain-link fence. The court is located between the parking lot and the hotel building.

Staff has noted some concerns with the proposed basketball court's location. A standard basketball hoop is ten feet in height and 13.5 feet to the top of the backboard. Due to the design and proposed location, it is expected that balls will bounce out of the enclosure and have the potential to cause vehicle damage or injure other guests. Staff also has concerns about the appearance of the basketball enclosure in regards to the building's architectural design. The wall will cover some windows and architectural features potentially detracting from the building's architectural design. Staff recommended that the Petitioner look at the feasibility of a different location, permitting the activity to be indoors, or utilizing a different type of activity that might have less of a negative visual impact such as a putting green, bocce ball, badminton, bags, etc. One similar example at a newer Residence Inn in Bolingbrook is shown below. This location, while similar, has additional width for spacing from the building and parking lot that allows a buffer and landscaping to be added.

Open Item #11: Discuss proposed outdoor basketball court location, appearance, and possible alternatives.





Left: Proposed basketball court.
Right: Residence Inn Bolingbrook (180 Remington Blvd) outdoor baksetball court image and aerial.

Dumpster Enclosures - Dumpster enclosures have been placed near the back of the two hotel lots and positioned for easy access to waste trucks. The enclosures are each constructed of brick matching the buildings.

Engineering – Overall site engineering is preliminary and will require revisions based upon final comments from the Village Engineer, MWRD, and U.S. Army Corps of Engineers. The most notable changes will be based upon the final location of the Village's sanitary main, which will extend from 179th Street to the site. A small portion of the wetland area will be developed and requires approval and mitigation permitted through the U.S. Army Corps of Engineers. Site Plan approval will be conditioned subject to final engineering approvals to clarify this.

Open Item #12: Review the proposed site plan layout, design, pedestrian connections, and traffic circulation.

LANDSCAPE

The proposed landscape plan is in general conformance with code requirements. Any deficiencies are offset by additional plantings in other areas of the site. The full landscaping analysis from the Village's consultant is shown below in Table A. The consultant expressed they have largely met the intent of the code and added landscaping where possible. The largest deficiency is in regards to interior parking lot landscaping. This requirement can be difficult to meet on smaller parking lots that don't have room for large rows of landscaping and trees. To comply with this interior landscaping code requirement, parking lot islands are required to be added in many of the proposed parking stalls;

this would result in a need for the parking lot to be expanded. To meet the 3,970 sq. ft. interior landscaping deficit, 24 parking stalls would need to be converted to landscape islands. The location of the currently proposed islands combined with the bufferyard and foundational landscaping are designed to create an attractive and heavily landscaped site.

Below are staff's suggestions for landscape revisions to be made prior to the public hearing:

1. Add additional islands/bufferyard space at the two driveway entrances to comply with the 15 foot bufferyard requirement. This allows for more attractive entrances and additional space for the ground signs to be located. Meeting this requirement will result in a reduction of four proposed parking stalls.
2. Add canopy trees to the two internal islands located between the hotel buildings.
3. Add shrubs around the proposed basketball court wall and fence.

Open Item #13: Discuss the proposed Landscape Plan, in regards to deficiencies/required waivers and staff recommendations.



Table A

Please note the following abbreviations: CT = Canopy Tree, US = Understory Tree, SH = Shrub, T = Tree.

BUFFERYARD REQUIREMENTS							
Bufferyard Location	**Required Width**	**Proposed Width**	**Length**	**Required Plantings**	**Proposed Plantings**	**Deficit**	**Comments**
North ("C" Bufferyard)	10'	10'	575'	29 CT 12 US 115 SH	24 CT 12 US 117 SH	**-5 CT** **-** **+3 SH**	
East ("C" Bufferyard)	10'	10'	595'	30 CT 12 US 119 SH	29 CT 11 US 152 SH	**-1 CT** **-1 US** **+33 SH**	Ornamental grasses included in shrubs.
South ("C" Bufferyard)	10'	varies	575'	29 CT 12 US 115 SH	29 CT 12 US 99 SH	**-** **-** **-16 SH**	Included plantings around detention pond and orn. grasses.
West ("B" Bufferyard)	15'	10'/15'	570'	16 CT 5 US 80 SH	16 CT 6 US 140 SH	**-** **+1 US** **+60 SH**	Ornamental grasses included in shrubs.

INTERIOR LOT LANDSCAPING REQUIREMENTS				
Location	**Requirement**	**Proposed**	**Deficit**	**Comments**
Foundation	Landscape coverage along 70% of building foundation that faces public right-of-way; 10' wide landscaped area	70%	**-**	
Interior	40 canopy trees	32	**-8**	Credit given to 6 trees to be preserved on north side of existing wetland.

PARKWAY STANDARDS					
Location	**Requirement**	**Required Trees**	**Proposed Trees**	**Deficit**	**Comments**
Parkway	1 Tree per 25 Lineal Feet	21	21*	**0**	*Existing trees counted.

PARKING LOT LANDSCAPING STANDARDS				
Location	**Requirement**	**Provided**	**Deficit**	**Comments**
Parking Lot	15% of parking lot area to be landscaped or 15,700 square feet	11,730 square feet	**3,970 sq. ft.**	104,685 s.f. of parking lot shown on landscape plan. Credit was given to foundation plantings not facing public R.O.W.
Parking Lot	Screening of adjacent properties and streets.	All lots screened.	-	
Parking Lot Islands	1 tree per 200 square feet (16 required)	2	**-2 CT**	Islands between 2 buildings can add trees.

ARCHITECTURE





Materials - The masonry code for structures exceeding 80,000 sq. ft. requires 25% of each façade to be face brick or decorative stone with the balance of the façade to be constructed of alternate masonry products of which 15% can use non-masonry products (EIFs, stucco, cement board, etc.) for architectural treatments. However, utilizing the new Architectural Design review standards, staff recommended a minimum of 50% face brick be utilized on the hotels based on the design and building material choices approved on recently approved hotels (Holiday Inn and Woodspring Suites). In addition, the nearby hotels (Country Inn & Suites and Hilton Garden Inn) have also utilized a large amount of face brick. Brick is a preferred material that creates a durable and high-quality building. The remaining exterior material is flexible to allow for some design creativity but must be considered masonry.

The petitioner met the recommended minimum of 50% face brick, but the remaining portion of the structure has proposed non-masonry materials exceeding the maximum 15% requirement. The alternative materials utilized are fiber cement board (43% of the exterior) for the Residence Inn and stucco (41% of the exterior) for the Courtyard. Fiber cement board is an alternative to masonry previously supported due to its durability, quality, and modern

appearance. The largest concern is with the use of stucco on a large portion of the Courtyard building. Stucco has not been recently approved as a primary building material. The quality, durability, and appearance of a stucco/EIFS products lack in comparison to brick, stone, or fiber cement siding.

Open Item #14: Discuss Variation to permit non-masonry materials to be utilized on greater than 15% of the building. Discuss staff's suggestion to utilize fiber cement board or another high-quality and durable material to replace stucco on the Courtyard building.

Architectural Design - The overall designs of the buildings were chosen to meet with each brand's approved corporate design. The Residence Inn is modern in design and has a residential look that is purposeful in regards to their branding (extended-stay oriented). The Courtyard has a modern, box-style design. All roof-top mechanical equipment is proposed to be screened from view of neighboring properties and roadways by the building parapets.

Staff's primary concern with the Courtyard building is a lack of articulation and dimension in the building above the first floor. Additionally there is a lack of different materials and color in the façade. The proposal design creates a harsh and sterile building appearance. The Petitioner has added some windows and additional brick from their first design, but the façades still lack articulation and character. Staff recommends looking at adding different material types, colors, and design elements to make for a more interesting design. Some recent examples of other

Open Item #15: Discuss the overall architectural design of each hotel in regards to Architectural Design standards. Discuss staff's recommendation for changes in building material and additional articulation above the first floor of the courtyard building.

Example: Courtyard Kansas City Olathe – Olathe, KS





SIGNAGE

Wall Signs - Wall signs are proposed on the north, south, and west elevations of both hotels. The wall signs will each be individually mounted aluminum backed letters.





Ground/Freestanding Signs - Two ground signs are proposed at the main entrance and located on Lot 1 (Courtyard lot). The signs will have matching designs with solid brick bases. The brick color will match the brick utilized for each building. The size and height requirements for the proposed ground signs comply with the Zoning Code requirements.





The required setback for ground signs is ten feet from a property line. However, the ground sign locations are currently proposed at somewhere between six inches and one foot from the property line (no setback indicated on the plans). The signs are also located immediately adjacent to the sidewalk and within the "clear vision triangle" which reduces vehicle visibility when stopped at the required stop sign. To alleviate these issues, as well as meet the landscaping requirements, staff has proposed expanding the width of the proposed landscape islands to allow for a more appropriate setback. Alternatively, a boulevard entrance with a center island and shared ground sign can allow for additional setback space. The entrance design creates a more attractive and eye-catching main entrance as well as avoid vehicle visibility concerns in regards to the ground signs. If the ten foot setback requirement cannot be met, the setback must maintain a minimum of five feet to avoid any visibility and safety concerns.

Open Item #16: Discuss the setbacks of proposed ground signs and Variation for ground sign setbacks.

Due to the shared access and lack of direct roadway frontage for the Residence Inn site, the ground sign locations for both sites will be on Lot 1 along White Eagle Drive. This will constitute an off-site sign and require a Variation (which will also be permitted for in the Annexation Agreement). Off-site signage is typically prohibited primarily to prevent billboards and off-site advertising. However, the proposed development's layout is unique in regards to its shared access and frontage. The Lot 2 (Residence Inn) sign will be located within an easement on Lot 1. The easement will ensure that Lot 2 has rights to a ground sign located along White Eagle Drive and explain requirement maintenance and liability requirements. A condition can be included in the approval that clarifies that the location of the off-site sign will substitute for the permitted on-site sign and that no additional ground sign is permitted.

Open Item #17: Discuss the Variation for an off-site sign to allow the location of the Lot 2/Residence Inn ground sign to be placed on the Lot 1/Courtyard site near the shared main entrance.

PARKING

The Zoning Code requires one parking space per hotel room plus one parking space for each employee that may be on-site at any time. There are 125 rooms at the Courtyard and 118 rooms at the Residence Inn. The Petitioner has indicated a maximum number of ten employees at the Courtyard and six employees at the Residence Inn. The proposed site plan provides 135 parking spaces on the Courtyard lot and 124 on the Residence Inn lot meeting the required minimum and complying with the Zoning Code.

Changes proposed with the west landscaping bufferyard at the two driveway entrances may result in a reduction of up to four parking spaces. Staff has identified areas where the parking stalls may be able to be added. However, if the Courtyard site is reduced below 135 stalls, a parking variation may be required.

Hotels do not typically operate at full-capacity on a day-to-day basis and it is expected that the parking provided (including the potential loss of up to four parking stalls) will be more than sufficient to accommodate guests and employees. Cross-parking allows for flexibility in demand between the sites and avoids any future issues if the two hotels are operated separately. It was also noted that the times when most employees are on-site is typically during the day to clean rooms, which is also when there are the least amount of customers at the property.

Required Parking for Marriott Hotels		
"Motels, Hotels, and Inns"	One (1) space for each unit, and one (1) space for each employee, plus required parking spaces for bar, restaurant, or affiliated use.	
Proposed Parking for Marriott Hotels		
	Courtyard	***Residence Inn***
TOTAL REQUIRED	125 Rooms + 10 Employees Max = 135 parking spaces	118 Rooms + 6 Employees Max = 124 parking spaces
TOTAL PROVIDED	135 parking spaces (includes 5 ADA)	124 parking spaces (includes 5 ADA)

LIGHTING

A photometric plan was submitted indicating compliance with the lighting ordinance for parking lot, walkway, and building-mounted lighting. Off-site light spillage is minimal and within the allowable limits. All light fixtures will be full-cutoff and downcast to avoid any off-site glare. Parking lots, walkways, steps, entrances, and exits are all adequately lit for safety and security purposes. Parking lot lights will be mounted at a height of 25 feet.



SUMMARY OF OPEN ITEMS

Staff identified the following open items for discussion at the workshop:

1. The Petitioner shall revise the Final Plat of Subdivision and Easements based on staff comments.
2. Discuss proposed B-3 (General Business and Commercial) zoning district upon annexation.
3. Discuss Variation request to permit a hotel to be developed on a lot less than 5 acres in size.
4. Discuss Variation request to permit hotels to exceed a maximum of three stories and 35 feet in height.
5. Discuss three Variation requests from the Urban Design Overlay District in regards to maximum front yard setback, permitted front yard parking, and the maximum number of curb cuts.
6. Revise plans to indicate all proposed structure setbacks.
7. Discuss staff's suggestion of a boulevard entrance at the main (south) driveway.
8. Revise plans to indicate locations of traffic control signage and striping.
9. Revise the primary entrance aisle to the hotels to be a minimum of 26 feet in width.
10. Discuss the Variation request to reduce the minimum drive aisle width to 24 feet from a minimum of 26 feet.
11. Discuss proposed outdoor basketball court location, appearance, and possible alternatives.
12. Review the proposed site plan layout, design, pedestrian connections, and traffic circulation.
13. Discuss the proposed Landscape Plan, in regards to deficiencies/required waivers and staff recommendations.
14. Discuss Variation to permit non-masonry materials to be utilized on greater than 15% of the building. Discuss staff's suggestion to utilize fiber cement board or another high-quality and durable material to replace stucco on the Courtyard building.
15. Discuss the overall architectural design of each hotel in regards to Architectural Design standards. Discuss staff's recommendation for changes in building material and additional articulation above the first floor of the courtyard building.
16. Discuss the setbacks of proposed ground signs and Variation for ground sign setbacks.
17. Discuss the Variation for an off-site sign to allow the location of the Lot 2/Residence Inn ground sign to be placed on the Lot 1/Courtyard site near the shared main entrance.

STANDARDS FOR REZONING APPROVAL

The Zoning Code does not establish any specific criteria that must be met in order for the Village Board to approve a rezoning request. Likewise, Illinois Statutes does not provide any specific criteria. Historically, Illinois courts have used eight factors enunciated in two court cases. The following "LaSalle Standards" have been supplied for the Commission to consider. Staff has provided the following draft Findings for the Commission's review.

a. The existing uses and zoning of nearby property;

b. The extent to which property values are diminished by the particular zoning;

c. The extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public;

d. The relative gain to the public as compared to the hardship imposed on the individual property owner;

e. The suitability of the property for the zoned purpose;

f. The length of time the property has been vacant as zoned, compared to development in the vicinity of the property;

g. The public need for the proposed use; and

h. The thoroughness with which the municipality has planned and zoned its land use.

STANDARDS FOR SITE PLAN AND ARCHITECTUAL APPROVAL

Section III.T.2. of the Zoning Ordinance requires that the conditions listed below must be met and reviewed for Site Plan approval. Staff will prepare draft responses for these conditions within the next Staff Report.

Architectural

a. Building Materials: The size of the structure will dictate the required building materials (Section V.C. Supplementary District Regulations). Where tilt-up or pre-cast masonry walls (with face or thin brick inlay) are allowed vertical articulation features are encouraged to mask the joint lines. Concrete panels must incorporate architectural finishes that comply with "Building Articulation" (Section III.U.5.h.) standards. Cast in place concrete may be used as an accent alternate building material (no greater than 15% per façade) provided there is sufficient articulation and detail to diminish it's the appearance if used on large, blank walls.

b. Cohesive Building Design: Buildings must be built with approved materials and provide architectural interest on all sides of the structure. Whatever an architectural style is chosen, a consistent style of architectural composition and building materials are to be applied on all building facades.

c. Compatible Architecture: All construction, whether it be new or part of an addition or renovation of an existing structure, must be compatible with the character of the site, adjacent structures and streetscape. Avoid architecture or building materials that significantly diverge from adjacent architecture. Maintain the rhythm of the block in terms of scale, massing and setback. Where a development includes outlots they shall be designed with compatible consistent architecture with the primary building(s). Site lighting, landscaping and architecture shall reflect a consistent design statement throughout the development.

d. Color: Color choices shall consider the context of the surrounding area and shall not be used for purposes of "attention getting" or branding of the proposed use. Color choices shall be harmonious with the surrounding buildings; excessively bright or brilliant colors are to be avoided except to be used on a minor scale for accents.

e. Sustainable architectural design: The overall design must meet the needs of the current use without compromising the ability of future uses. Do not let the current use dictate an architecture so unique that it limits its potential for other uses (i.e. Medieval Times).

f. Defined Entry: Entrance shall be readily identifiable from public right-of-way or parking fields. The entry can be clearly defined by using unique architecture, a canopy, overhang or some other type of weather protection, some form of roof element or enhanced landscaping.

g. Roof: For buildings 10,000 sf or less a pitched roof is required or a parapet that extends the full exterior of the building. For buildings with a continuous roof line of 100 feet of more, a change of at least five feet in height must be made for every 75 feet.

h. Building Articulation: Large expanses of walls void of color, material or texture variation are to be avoided. The use of material and color changes, articulation of details around doors, windows, plate lines, the provision of architectural details such as "belly-bands" (decorative cladding that runs horizontally around the building), the use of recessed design elements, exposed expansion joints, reveals, change in texture, or other methods of visual relief are encouraged as a means to minimize the oppressiveness of large expanses of walls and break down the overall scale of the building into intermediate scaled parts. On commercial buildings, facades greater than 100 feet must include some form of articulation of the façade through the use of recesses or projections of at least 6 inches for at least 20% of the length of the façade. For industrial buildings efforts to break up the long façade shall be accomplished through a change in building material, color or vertical breaks of three feet or more every 250 feet.

i. Screen Mechanicals: All mechanical devices shall be screened from all public views.

j. Trash Enclosures: Trash enclosures must be screened on three sides by a masonry wall consistent with the architecture and building material of the building it serves. Gates must be kept closed at all times and constructed of a durable material such as wood or steel. They shall not be located in the front or corner side yard and shall be set behind the front building façade.

Site Design

a. Building/parking location: Buildings shall be located in a position of prominence with parking located to the rear or side of the main structure when possible. Parking areas shall be designed so as to provide continuous circulation avoiding dead-end parking aisles. Drive-through facilities shall be located to the rear or side of the structure and not dominate the aesthetics of the building. Architecture for canopies of drive-through areas shall be consistent with the architecture of the main structure.

b. Loading Areas: Loading docks shall be located at the rear or side of buildings whenever possible and screened from view from public rights-of-way.

c. Outdoor Storage: Outdoor storage areas shall be located at the rear of the site in accordance with Section III.O.1. (Open Storage). No open storage is allowed in front or corner side yards and are not permitted to occupy areas designated for parking, driveways or walkways.

d. Interior Circulation: Shared parking and cross access easements are encouraged with adjacent properties of similar use. Where possible visitor/employee traffic shall be separate from truck or equipment traffic.

e. Pedestrian Access: Public and interior sidewalks shall be provided to encourage pedestrian traffic. Bicycle use shall be encouraged by providing dedicated bikeways and parking. Where pedestrians or bicycles must cross vehicle pathways a cross walk shall be provided that is distinguished by a different pavement material or color.

STANDARDS FOR A VARIATION

Section X.G.4. of the Zoning Ordinance states the Plan Commission shall not recommend a Variation of the regulations of the Zoning Ordinance unless it shall have made Findings of Fact, based upon the evidence presented for each of the Standards for Variations listed below. The Plan Commission must provide findings for the first three standards; the remaining standards are provided to help the Plan Commission further analyze the request. Staff will prepare draft responses for the Findings of Fact within the next Staff Report.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.

2. The plight of the owner is due to unique circumstances.

3. The Variation, if granted, will not alter the essential character of the locality.

4. Additionally, the Plan Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence:

    a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;

    b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;

    c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;

    d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;

    e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and

    f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

RECOMMENDATION

Following a successful workshop and review of the Annexation Agreement by the Community Development Committee, proceed to a Public Hearing at the March 5, 2020 Plan Commission meeting.

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
G-000 - A-201	Courtyard Architectural Plans	Base4 Arch	1.22.2020
G-000 – A-607	Residence Inn Architectural Plans	Base4 Arch	1.22.2020
SP1	New Horizon Preliminary Site Plan	Advantage	1.22.2020
	Final Site Improvement Plans	Advantage	1.17.2020
1 of 1	Plat of Annexation	JLH Surveying / Advantage	12.12.2019
1 of 1	Plat of Subdivision	JLH Surveying / Advantage	12.12.19
V1	Autoturn Exhibit	Advantage	11.18.2019
	Final Landscape Plan	Gary R. Weber Assoc. Inc	1.23.2020
LT-200B	Site Photometrics Staff Review	Base4 Arch	1.16.2020
	Renderings	Base 4 Arch	1.22.2020

Village of Tinley Park
Community Development Dept.
16250 S. Oak Park Ave.
Tinley Park, IL 60477
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS

PLANNING AND ZONING GENERAL APPLICATION

REQUEST INFORMATION

*Additional Information is Required for Specific Requests as Outlined in Specific Addendums

- [x] Special Use for: Planned Unit Development
- [x] Planned Unit Development (PUD) [ ] Concept [ ] Preliminary [x] Final [ ] Deviation
- [ ] Variation [ ] Residential [ ] Commercial for _____
- [x] Annexation
- [x] Rezoning (Map Amendment) From R-1 to B-3
- [x] Plat (Subdivision, Consolidation, Public Easement) [x] Preliminary [x] Final
- [x] Site Plan
- [ ] Landscape Change Approval
- [ ] Other: _____

PROJECT & PROPERTY INFORMATION

Project Name: New Horizon

Project Description: Development of two hotels: 1. Courtyard by Marriott 2. Residence Inn Marriott

Project Address: 18300 96th Avenue

Property Index No. (PIN): 27-34-300-002-0000

Zoning District: B-3

Lot Dimensions & Area: see attached surveys

Estimated Project Cost: $ 32,745,000

OWNER OF RECORD INFORMATION

Please supply proper documentation of ownership and/or designated representative for any corporation.

Name of Owner: Top Hospitality LLC

Company: same

Street Address: 2730 University Blvd.

City, State & Zip: Houston, TX 77005

E-Mail Address: hjethani@gmail.com

Phone Number: [redacted]

APPLICANT INFORMATION

- [x] Same as Owner of Record

All correspondence and invoices will be sent to the applicant. If applicant is different than owner, "Authorized Representative Consent" section must be completed.

Name of Applicant: _____

Company: _____

Relation To Project: _____

Street Address: _____

City, State & Zip: _____

E-Mail Address: _____

Phone Number: _____

Village of Tinley Park
Community Development Dept.
16250 S. Oak Park Ave.
Tinley Park, IL 60477
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS

PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

It is required that the property owner or his designated representative be present at all requests made to the Plan Commission and Zoning Board of Appeals. During the course of a meeting, questions may arise regarding the overall project, the property, property improvements, special conditions attached to recommendations among other aspects of any formal request. The representative present must have knowledge of the property and all aspects of the project. They must have the authority to make commitments related to the project and property. Failure to have the property owner or designated representative present at the public meeting can lead to substantial delays to the project approval. If the owner cannot be present or does not wish to speak at the public meeting, the following statement must be signed by the owner for an authorized repetitive.

I hereby authorize Mahoney Silverman & Cross, LLC *(print clearly) to act on my behalf and advise that they have full authority to act as my/our representative in regards to the subject property and project, including modifying any project or request. I agree to be bound by all terms and agreements made by the designated representative.*

Property Owner Signature: [redacted]

Property Owner Name (Print): HARESH JETHANI, MANAGER OF TOP HOSPITALITY LLC

Acknowledgements

- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions, and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable, or otherwise.
- Members of the Plan Commission, Zoning Board of Appeals, Village Board as well as Village Staff may conduct inspections of subject site(s) as part of the pre-hearing and fact finding review of requests. These individuals are given permission to inspect the property in regards to the request being made.
- Required public notice signs will be obtained and installed by the Petitioner on their property for a minimum of 10 days prior to the public hearing. These may be provided by the Village or may need to be produced by the petitioner.
- The request is accompanied by all addendums and required additional information and all applicable fees are paid before scheduling any public meetings or hearings.
- Applicant verifies that all outstanding fees and monies owed to the Village of Tinley Park have been paid.
- Any applicable recapture, impact, engineering, contracted review or other required fees and donations shall be paid prior to issuance of any building permits, occupancy permits, or business licenses.
- The Owner and Applicant by signing this application certify that the above information and all supporting addendums and documentation is true and correct to the best of their knowledge.

Property Owner Signature: [redacted] Manager of Top Hospitality, LLC.

Property Owner Name (Print):

Applicant Signature:
(If other than Owner)

Applicant's Name (Print):

Date: 07/15/2019.

Village of Tinley Park
Community Development Dept.
16250 S. Oak Park Ave.
Tinley Park, IL 60477
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS

PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

It is required that the property owner or his designated representative be present at all requests made to the Plan Commission and Zoning Board of Appeals. During the course of a meeting, questions may arise regarding the overall project, the property, property improvements, special conditions attached to recommendations among other aspects of any formal request. The representative present must have knowledge of the property and all aspects of the project. They must have the authority to make commitments related to the project and property. Failure to have the property owner or designated representative present at the public meeting can lead to substantial delays to the project approval. If the owner cannot be present or does not wish to speak at the public meeting, the following statement must be signed by the owner for an authorized repetitive.

I hereby authorize Thakor Patel *(print clearly) to act on my behalf and advise that they have full authority to act as my/our representative in regards to the subject property and project, including modifying any project or request. I agree to be bound by all terms and agreements made by the designated representative.*

Property Owner Signature: [redacted]

Property Owner Name (Print): HARESH JETHANI, MANAGER OF TOP HOSPITALITY LLC.

Acknowledgements

- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions, and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable, or otherwise.
- Members of the Plan Commission, Zoning Board of Appeals, Village Board as well as Village Staff may conduct inspections of subject site(s) as part of the pre-hearing and fact finding review of requests. These individuals are given permission to inspect the property in regards to the request being made.
- Required public notice signs will be obtained and installed by the Petitioner on their property for a minimum of 10 days prior to the public hearing. These may be provided by the Village or may need to be produced by the petitioner.
- The request is accompanied by all addendums and required additional information and all applicable fees are paid before scheduling any public meetings or hearings.
- Applicant verifies that all outstanding fees and monies owed to the Village of Tinley Park have been paid.
- Any applicable recapture, impact, engineering, contracted review or other required fees and donations shall be paid prior to issuance of any building permits, occupancy permits, or business licenses.
- The Owner and Applicant by signing this application certify that the above information and all supporting addendums and documentation is true and correct to the best of their knowledge.

Property Owner Signature: [redacted], Manager of Top Hospitality LLC.

Property Owner Name (Print):

Applicant Signature:
(If other than Owner)

Applicant's Name (Print):

Date: 07/16/2019

TOTAL PAYMENT DUE

$97.16

By 08/01/2019

2018 Second Installment Property Tax Bill - Cook County Electronic Bill

Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
27-34-300-002-0000	147	28022	2018	(2019)	ORLAND	2-39

IF PAYING LATE, PLEASE PAY	08/02/2019-09/01/2019	09/02/2019-10/01/2019	10/02/2019-11/01/2019	LATE INTEREST IS 1.5% PER MONTH, BY STATE LAW
	$98.62	$100.08	$101.54	

TAXING DISTRICT BREAKDOWN

Taxing Districts	2018 Tax	2018 Rate	2018 %	Pension	2017 Tax
MISCELLANEOUS TAXES					
South Cook Mosquito Abatement Harvey	0.38	0.017	0.19%		0.36
Metro Water Reclamation Dist of Chicago	8.91	0.396	4.34%	1.01	9.05
Tinley Park Park District	11.21	0.498	5.46%		10.69
Miscellaneous Taxes Total	**20.50**	**0.911**	**9.99%**		**20.10**
SCHOOL TAXES					
Moraine Valley College 524 Palos Hills	8.64	0.384	4.21%		8.21
Consolidated HS District 230 Orland Park	54.56	2.425	26.59%	1.05	51.46
Kirby School District 140 (Tinley Park)	106.56	4.736	51.93%	0.67	100.98
School Taxes Total	**169.76**	**7.545**	**82.73%**		**160.65**
MUNICIPALITY/TOWNSHIP TAXES					
Road & Bridge Orland	0.83	0.037	0.40%		0.79
General Assistance Orland	0.14	0.006	0.07%		0.14
Town of Orland	1.60	0.071	0.78%	0.13	1.49
Municipality/Township Taxes Total	**2.57**	**0.114**	**1.25%**		**2.42**
COOK COUNTY TAXES					
Cook County Forest Preserve District	1.35	0.060	0.66%	0.04	1.40
Consolidated Elections	0.00	0.000	0.00%		0.70
County of Cook	7.17	0.319	3.50%	2.45	7.33
Cook County Public Safety	2.77	0.123	1.35%		2.45
Cook County Health Facilities	1.06	0.047	0.52%		1.35
Cook County Taxes Total	**12.35**	**0.549**	**6.03%**		**13.23**
(Do not pay these totals)	**205.18**	**9.119**	**100.00%**		**196.40**

TAX CALCULATOR

2017 Assessed Value	**2,250**
2018 Assessed Value	**2,250**
2018 State Equalizer	**X 2.9109**
2018 Equalized Assessed Value (EAV)	**6,550**
2018 Local Tax Rate	**X 9.119%**
2018 Total Tax Before Exemptions	**205.18**

2018 Total Tax Before Exemptions	**205.18**
Homeowner's Exemption	**.00**
Senior Citizen Exemption	**.00**
Senior Freeze Exemption	**.00**
2018 Total Tax After Exemptions	**205.18**
First Installment	**108.02**
Second Installment +	**97.16**
Total 2018 Tax (Payable in 2019)	**205.18**

IMPORTANT MESSAGES

PROPERTY LOCATION

18300 96TH AVE
TINLEY PARK IL

MAILING ADDRESS

TOP HOSPITALITY LLC
502 PRATT AVE N
SCHAUMBURG IL 60193-4555

*** Please see 2018 Second Installment Payment Coupon next page ***

VILLAGE OF TINLEY PARK

APPLICATION FOR SITE PLAN APPROVAL

PROJECT NAME: New Horizon **LOCATION:** 18300 96th Avenue

The undersigned hereby requests that the Plan Commission and/or the Village Board of the Village of Tinley Park, Illinois consider authorizing Site Plan Approval for the project described within.

APPLICANT INFORMATION

Name: Haresh Jethani
Company: Top Hospitality, LLC
Mailing Address: 2730 University Blvd., Houston, TX 77005
Phone (Office): [redacted]
Phone (Cell):
Fax:
Email: hjethani@gmail.com

If the Applicant is not the property owner, describe the nature of the Applicant's interest in the property and/or the relationship to the property owner:

PROPERTY INFORMATION

Property Address: 18300 96th Avenue, Tinley Park, IL
PIN(s): 27-34-300-002-0000
Existing Land Use: Vacant
Zoning District: B-3
Lot Dimensions: see attached surveys
Property Owner(s): Top Hospitality, LLC
Mailing Address: 2730 University Blvd., Houston, TX 77005

APPLICATION INFORMATION

Description of proposed project (use additional attachments as necessary):
Development of two hotels: 1. Courtyard by Marriott 2. Residence Inn Marriott

Is the Applicant aware of any variations required from the terms of the Zoning Ordinance? If yes, please explain and note that a separate Variation Application is required with the submittal.

☑ No ☐ Yes: _____

The Applicant certifies that all of the above statements and other information submitted as part of this application are true and correct to the best of his or her knowledge.

Signature of Applicant *Date*

VILLAGE OF TINLEY PARK

SITE PLAN APPROVAL
CONTACT INFORMATION

PROJECT NAME: New Horizon **LOCATION:** 18300 96th Avenue

In order to expedite your site plan submission through the planning process, the Village of Tinley Park requires the following contact information. Please provide the information requested and return to the Planning Department. Your prompt attention is greatly appreciated.

CURRENT PROPERTY OWNER OF RECORD

Name: Haresh Jethani
Company: Top Hospitality, LLC
Address: 2730 University Blvd. Houston, TX 77005
Phone: [redacted]
Fax:
Email: hjethani@gmail.com

PROJECT ARCHITECT

Name:
Company: Base 4
Address: 2901 Clint Moore Rd., #114, Boca Raton, FL 33496
Phone: [redacted]
Fax:
Email:

PROJECT ENGINEER

Name: Thakor Patel
Company: Advantage Consulting Engineers
Address: 80 Main St., #17, Lemont, IL 60439
Phone: [redacted]
Fax:
Email: patel@aceng.us

PROJECT LANDSCAPE ARCHITECT

Name:
Company: Gary R. Weber Associates Inc.
Address: 402 W. Liberty Dr., Wheaton, IL 60182
Phone: [redacted]
Fax:
Email:

ATTORNEY

Name: Tiffany Gorman Thompson
Company: Mahoney, Silverman & Cross, LLC
Address: 822 Infantry Drive, Suite 100, Joliet, IL 60435
Phone: [redacted]
Fax:
Email: tthompson@mscLawfirm.com

END USER

Name: Haresh Jethani
Company: Top Hospitality, LLC
Address: 730 University Blvd. Houston, TX 77005
Phone: [redacted]
Fax:
Email: hjethani@gmail.com

VILLAGE OF TINLEY PARK

SITE PLAN APPROVAL
RESPONSIBLE PARTIES

PROJECT NAME: New Horizon **LOCATION:** 18300 96th Avenue

Please provide name, address and telephone number of the person/firm that will be responsible for payment of plan review, engineering, landscaping, attorney and building permit fees in the space provided below. If only one party will be responsible for all fees, please list that party's contact information under "General Billing."

GENERAL BILLING

Name: Haresh Jethani
Company: Top Hospitality, LLC
Address: 730 University Blvd. Houston, TX 77005
Phone: [redacted]
Fax:
Email: hjethani@gmail.com

RESPONSIBLE FOR PLAN REVIEW FEES

Name: Haresh Jethani
Company: Top Hospitality, LLC
Address: 730 University Blvd. Houston, TX 77005
Phone: [redacted]
Fax:
Email: hjethani@gmail.com

RESPONSIBLE FOR BUILDING PERMIT FEES

Name: Haresh Jethani
Company: Top Hospitality, LLC
Address: 730 University Blvd. Houston, TX 77005
Phone: [redacted]
Fax:
Email: hjethani@gmail.com

RESPONSIBLE FOR ATTORNEY FEES

Name: Haresh Jethani
Company: Top Hospitality, LLC
Address: 730 University Blvd. Houston, TX 77005
Phone: [redacted]
Fax:
Email: hjethani@gmail.com

RESPONSIBLE FOR ENGINEERING/ CONSTRUCTION OVERSIGHT FEES

Name: Haresh Jethani
Company: Top Hospitality, LLC
Address: 730 University Blvd. Houston, TX 77005
Phone: [redacted]
Fax:
Email: hjethani@gmail.com

RESPONSIBLE FOR LANDSCAPE REVIEW FEES

Name: Haresh Jethani
Company: Top Hospitality, LLC
Address: 730 University Blvd. Houston, TX 77005
Phone: [redacted]
Fax:
Email: hjethani@gmail.com

PETITION REQUESTING ANNEXATION
TO THE VILLAGE OF TINLEY PARK, ILLINOIS

TO: THE VILLAGE CLERK, VILLAGE OF TINLEY PARK, ILLINOIS

We, the undersigned Petitioner(s), owner(s) of record of all the land herein requested to be annexed, respectfully represent that all the conditions required for annexation to the Village of Tinley Park, pursuant to and in accordance with Chapter 65, Illinois Compiled Statutes, Act 5, Illinois Municipal Code, Article 7, Division 1, Section 8 (65 ILCS 5/7-1-8) do hereby exist, to wit:

1. That the territory requested to be annexed is legally described as follows (include tax identification number):

   See Attached

2. That the described territory is not within the corporate limits of any municipality, but is contiguous to the Village of Tinley Park, a municipality organized and existing under the laws of the State of Illinois.
3. That a Plat of Annexation showing the described territory is attached hereto and made a part of this Petition.
4. That this petition is signed by the owners of record of all land in the described territory.
5. That one of the following statements is true:

☐ That this petition is signed by all the electors residing in the described territory. (Property has a home built on it)
☒ That there are no electors residing in the described territory. (Property is vacant)

WHEREFORE, your Petitioners respectfully request the Corporate Authorities of the Village of Tinley Park to annex the above described territory to the Village of Tinley Park.

PRINTED NAME(S) of OWNER(S)	SIGNED NAME(S) of OWNER(S)	ADDRESS
HARESH JETHANI Manager and Member	[redacted]	2730 University, Houston TX 77005
VIJAY BHAGIA Member		5304 Valarie, Bellaire TX 77401
HARDIK PATEL Member		360 Jennifer Ln, Roselle IL 601

I, HARESH JETHANI, manager and member of Top Hospitality LLC, (printed name of individual signing oath) do hereby state under oath that I am one of the Petitioners in the above and foregoing Petition for Annexation, that I have read the same, and that the facts stated in such Petition are true and correct.

Petitioner Signature: [redacted]

To Be Completed by a Notary Public:

Subscribed and sworn to before me this 11 day of July, 2019

[redacted]

WALTER BONILLA
Notary ID #130084745
My Commission Expires
January 21, 2023

Updated 12/18/2018

PETITION REQUESTING ANNEXATION
TO THE VILLAGE OF TINLEY PARK, ILLINOIS

TO: THE VILLAGE CLERK, VILLAGE OF TINLEY PARK, ILLINOIS

We, the undersigned Petitioner(s), owner(s) of record of all the land herein requested to be annexed, respectfully represent that all the conditions required for annexation to the Village of Tinley Park, pursuant to and in accordance with Chapter 65, Illinois Compiled Statutes, Act 5, Illinois Municipal Code, Article 7, Division 1, Section 8 (65 ILCS 5/7-1-8) do hereby exist, to wit:

1. That the territory requested to be annexed is legally described as follows (include tax identification number):

See attached "Exhibit A - Legal Description"

2. That the described territory is not within the corporate limits of any municipality, but is contiguous to the Village of Tinley Park, a municipality organized and existing under the laws of the State of Illinois.
3. That a Plat of Annexation showing the described territory is attached hereto and made a part of this Petition.
4. That this petition is signed by the owners of record of all land in the described territory.
5. That one of the following statements is true:

☐ That this petition is signed by all the electors residing in the described territory. (Property has a home built on it)
☑ That there are no electors residing in the described territory. (Property is vacant)

WHEREFORE, your Petitioners respectfully request the Corporate Authorities of the Village of Tinley Park to annex the above described territory to the Village of Tinley Park.

PRINTED NAME(S) of OWNER(S)	SIGNED NAME(S) of OWNER(S)	ADDRESS
TOP HOSPITALITY LLC		2730 University Blvd. Houston, TX 7700

I, Haresh Jethani, (printed name of individual signing oath) do hereby state under oath that I am one of the Petitioners in the above and foregoing Petition for Annexation, that I have read the same, and that the facts stated in such P[redacted].

Petitioner Signature: [redacted] Manager of Top Hospitality, LLC

To Be Completed by a Notary Public:
Subscribed and sworn to before me this 16th day of July, 2019

[redacted]

TIFFANY GORMAN THOMPSON
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
March 30, 2021

Project Name: Marriott/New Horizon Hotels (Courtyard & Residence Inn)
Project #: B4-157-1801/1901
Project Narrative
Red: Base4 Response
Date: 2019.12.13

Comments Received: 2019.11.25

1. A Project Narrative is required to be submitted with the project. This narrative explains the overall project, company, brands, project phasing, investment, and any other information the Plan Commission or Village Board might find relevant.

Project Narrative:

Marriott/New Horizon Hotels, a project by TOP Hospitality is set to provide two Marriot Brand Hotels on a 9.15-parcel, located at 9551 & 9555 183RD Street, Village of Tinley Park, Illinois.

The first one, a Courtyard Hotel with a 32,876 sq ft. building and the second, a Residence Inn with 26,033 sq. ft. which will provide 125 and 118 guestrooms respectively; parking stalls will also be included to accommodate all guestroom guests and staff members, all as per local jurisdiction requirements. Both are designed to provide public spaces, meeting rooms, exterior patios, fitness center, indoor pool, lounge with dining area and bar.

The current design for both Tinley Park hotels represents TOP Hospitality and Marriott's intention to promote economic growth through a modern yet rooted to the Brand's style hotel.

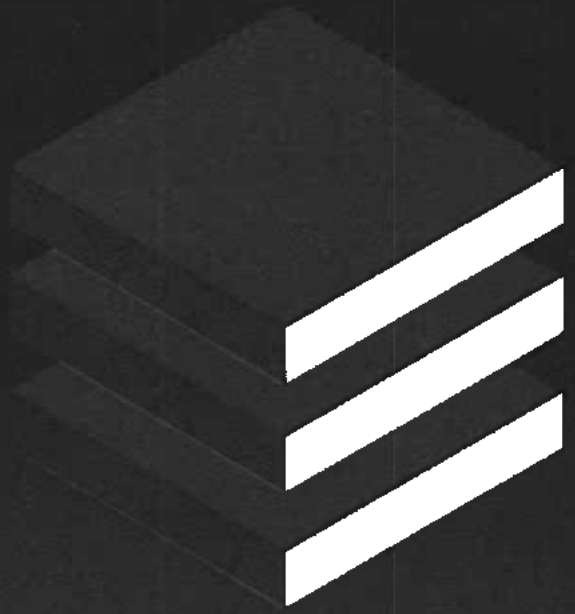
Courtyard's minimalist design uses clean lines, recesses and protrusion to achieve this modern design look, while also maintaining the Brand's identity. Brick will be the main finish material, achieving 60% to comply with city requisites. Other materials include Stucco and metal panel which will tone down the brick to make everything look balanced. The construction type is currently 3-B and it is designed to have 4 floors (45'-8" to roof).

Residence Inn's design has a more complex design based on the Brand's identity standards for these types of hotels. Sloped roofs and a more private and extended front of house area will provide a more opened space for guests, color combinations will be used to tackle and achieve a more modern look on this project. Like Courtyard, brick will also be the main finish material up to a 56%, following up with Hardie Plank Siding in different shades of gray and blue, tones will transition smoothly towards the brick at first 3 floors. The construction type is also 3-B, it's designed to have 4 floors as well.

Construction material for these buildings currently includes Wood framed walls, hollow core floors and roof, stem wall footing and CMU walls for elevator and stairs.

BASE4
2901 Clint Moore Road, #114 Boca Raton, Florida 33496
Phone: 1.888.901.8008 | Email: info@base-4.com | Website: www.base-4.com

TOP HOSPITALITY



PROJECT: NEW HORIZON

EXPERIENCE THE NEXT LEVEL

We believe in providing experiences that have lasting effects.

We do this by building premium real estate assets that host spaces and services with customer experience at the core.

Patrons. Guests. Investors. Team Members. Community. Our Customers.

We pursue opportunities in unique urban locations with one core goal – provide our customers a higher level of experience.

EXPERIENCE THE NEXT LEVEL.

JOIN US.



EXECUTIVE SUMMARY
- The Property
- The Numbers
- The Return
- The Timeline
- The Location

THE BRAND
- Courtyard by Marriott
- Residence Inn by Marriott

THE TEAM
- Overview
- Key Strengths

COURTYARD® BY MARRIOTT

ADDRESS	183rd & 96th (La Grange) Avenue, Tinley Park, IL
TARGET OPEN	Q1 2021
# OF KEYS	125
MEETING/EENT SPACE	4,000 sqft.
FOOD & BEVERAGE	Bistro Bar & Restaurant
HOTEL AMENITIES	Business Center, Fitness Center, Pool
RETAIL	Shop
CONSTRUCTION	TBD
DEVELOPMENT	TOP HOSPITALITY
MANAGEMENT	TOP HOSPITALITY
OWNERSHIP	Fee Simple



MARRIOTT BONVOY



Residence INN® BY MARRIOTT

ADDRESS	183rd & 96th (La Grange) Avenue, Tinley Park, IL
TARGET OPEN	Q2 2021
# OF KEYS	118
MEETING/EENT SPACE	500 sqft.
FOOD & BEVERAGE	Lobby Bar
HOTEL AMENITIES	Business Center, Fitness Center, Pool
RETAIL	Shop
CONSTRUCTION	TBD
DEVELOPMENT	TOP Hospitality
MANAGEMENT	TOP HOSPITALITY
OWNERSHIP	Fee Simple

COURTYARD® BY MARRIOTT

key count

125

gross square footage

84,000

DEVELOPMENT BUDGET

		$ / KEY	%
LAND ACQUISITION	$ 1,200,000	$ 9,600	6.6 %
CONSULTANTS & FEES	$ 1,325,000	$ 10,600	7.3 %
GENERAL CONSTRUCTION	$ 11,250,000	$ 90,000	62 %
FF&E + OS&E	$ 3,055,000	$ 24,400	16.8 %
MARRIOTT LICENSE FEE	$ 75,000	$ 600	0.4 %
INTEREST + CLOSING COSTS	$ 500,000	$ 4,000	2.8 %
PRE-OPENING ENPENSES	$ 250,000	$ 2,000	1.4 %
CONTINGENCY	$ 500,000	$ 4,000	2.8 %
TOTAL PROJECT BUDGET	**$ 18,155,000**	**$ 145,240**	**100%**

Residence INN. BY MARRIOTT

key count

118

gross square footage

85,000

DEVELOPMENT BUDGET

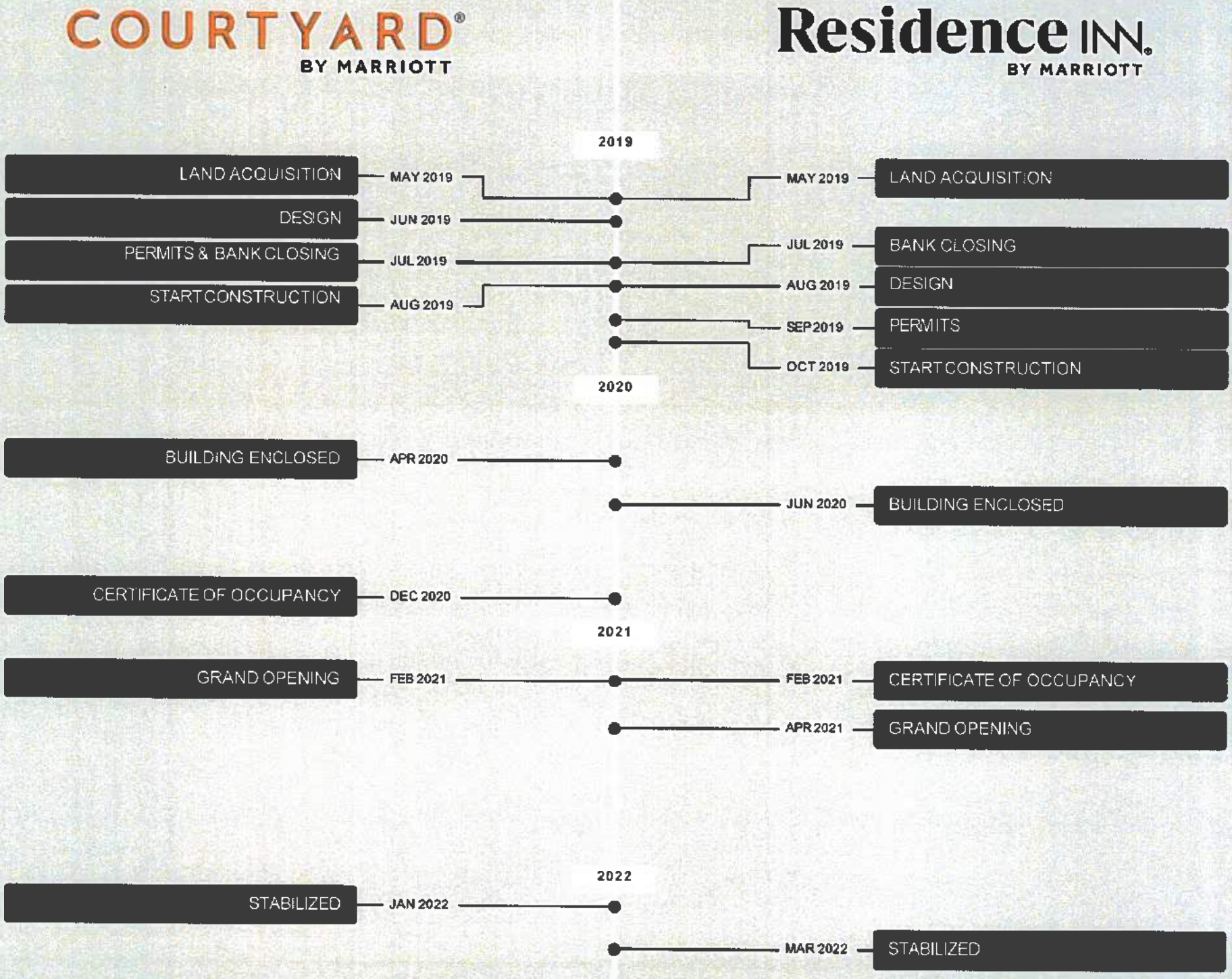
		$ / KEY	%
LAND ACQUISITION	$ 1,800,000	$ 15,254	10 %
CONSULTANTS & FEES	$ 1,300,000	$ 11,017	7.2 %
GENERAL CONSTRUCTION	$ 10,750,000	$ 91,102	59.5 %
FF&E + OS&E	$ 2,980,000	$ 25,254	16.5 %
MARRIOTT LICENSE FEE	$ 75,000	$ 636	0.4%
INTEREST + CLOSING COSTS	$ 500,000	$ 4,237	2.8 %
PRE-OPENING ENPENSES	$ 150,000	$ 1,271	0.8 %
CONTINGENCY	$ 500,000	$ 4,237	2.8 %
TOTAL PROJECT BUDGET	**$ 18,055,000**	**$ 153,008**	**100%**

COURTYARD® BY MARRIOTT

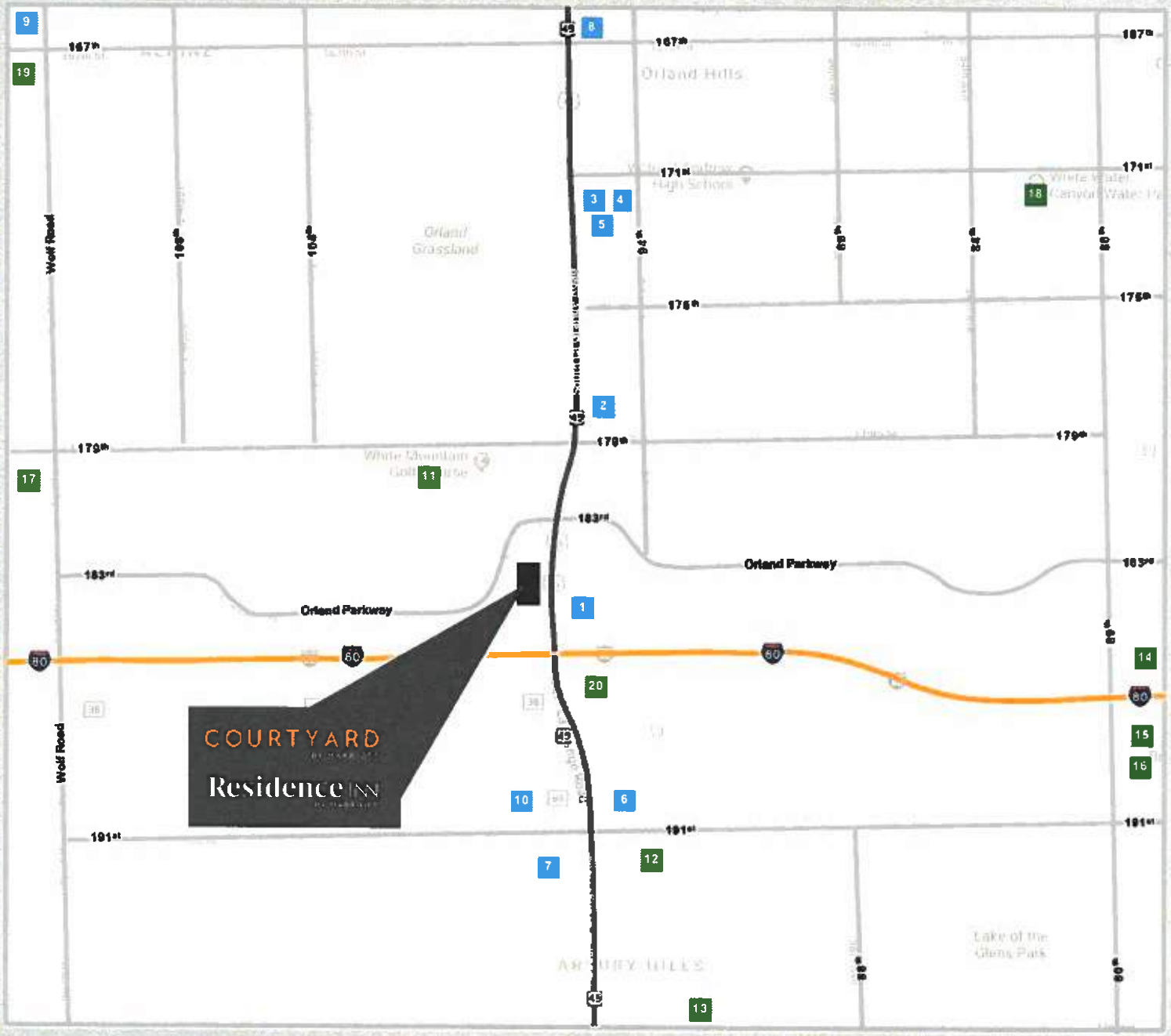
3-YEAR PRO FORMA	YEAR 1	YEAR 2	YEAR 3
Occupancy	72.30%	75.60%	78.60%
ADR	$129.67	$133.73	$137.92
RevPAR	$93.75	$101.10	$108.41
Number of Rooms	125	125	125
Days in Period	365	365	365
Available Rooms	45,625	45,625	45,625
Occupied Rooms	32,987	34,493	35,862
REVENUE			
Rooms	$ 4,277,424	$ 4,612,749	$ 4,946,087
F&B	$ 744,912	$ 880,912	$ 1,000,100
Telecommunications	$ 5,405	$ 6,780	$ 8,970
Other	$ 12,278	$ 14,567	$ 15,679
TOTAL	**$ 5,040,019**	**$ 5,515,008**	**$ 5,970,836**
DEPARTMENTAL EXPENSES			
Rooms	$ 983,808	$ 1,060932	$ 1,137,600
F&B	$ 501,692	$ 591,230	$ 690,989
Telecommunications	$ 6,756	$ 7,540	$ 8,190
TOTAL	**$ 1,492,256**	**$ 1,659,702**	**$ 1,836,779**
GROSS OPERATING PROFIT	$ 4,056,212	$ 4,454,076	$ 4,833,236
UNDISTRIBUTED OPERATING EXPENSES			
Admin & General	$ 299,420	$ 348,000	$ 350,890
Management Fees	$ 151,201	$ 165,450	$ 179,125
Franchise Fees	$ 554,402	$ 606,651	$ 656,792
Sales & Marketing	$ 160,456	$ 120,890	$ 125,890
Utility Costs	$ 256,645	$ 276,765	$ 296,765
Property Operation & Maintenance	$ 171,097	$ 184,510	$ 197,843
TOTAL	**$ 1,593,221**	**$ 1,702,266**	**$ 1,807,306**
HOUSE PROFIT	$ 2,462,991	$ 2,751,810	$ 3,025,930
FIXED EXPENSES			
Insurance	$ 43,980	$ 43,980	$ 45,980
Property Taxes	$ 250,790	$ 265,790	$ 270,000
FF&E Replacement	$ 201,601	$ 220,600	$ 238,833
Loan Payment	$ 669,300	$ 669,300	$ 669,300
TOTAL	**$ 1,165,671**	**$ 1,199,670**	**$ 1,224,113**
NET OPERATING INCOME	$ 1,297,320	$ 1,552,139	$ 1,801,817

Residence INN® BY MARRIOTT

3-YEAR PRO FORMA	YEAR 1	YEAR 2	YEAR 3
Occupancy	73.60%	76.60%	78.60%
ADR	$129.67	$135.73	$141.92
RevPAR	$95.44	$103.97	$111.55
Number of Rooms	118	118	118
Days in Period	365	365	365
Available Rooms	43,070	43,070	43,070
Occupied Rooms	31,700	32,992	33,854
REVENUE			
Rooms	$ 4,110,539	$ 4,478,004	$ 4,804,560
F&B	$ 0	$ 0	$ 0
Telecommunications	$ 4,405	$ 5,780	$ 6,970
Other	$ 12,278	$ 14,567	$ 15,679
TOTAL	**$ 4,127,222**	**$ 4,498,351**	**$ 4,827,209**
DEPARTMENTAL EXPENSES			
Rooms	$ 822,108	$ 895,601	$ 960,912
F&B	$ 4,500	$ 5,000	$ 7,000
Telecommunications	$ 6,756	$ 7,540	$ 8,190
TOTAL	**$ 833,364**	**$ 908,141**	**$ 976,102**
GROSS OPERATING PROFIT	$ 3,305,114	$ 3,602,750	$ 3,866,297
UNDISTRIBUTED OPERATING EXPENSES			
Admin & General	$ 205,527	$ 223,900	$ 240,228
Management Fees	$ 123,817	$ 134,951	$ 144,816
Franchise Fees	$ 453,994	$ 494,819	$ 530,993
Sales & Marketing	$ 123,316	$ 134,340	$ 144,137
Utility Costs	$ 246,632	$ 268,680	$ 288,274
Property Operation & Maintenance	$ 123,316	$ 134,340	$ 144,137
TOTAL	**$ 1,276,603**	**$ 1,391,030**	**$ 1,492,584**
HOUSE PROFIT	$ 2,028,511	$ 2,211,720	$ 2,373,712
FIXED EXPENSES			
Insurance	$ 50,980	$ 51,980	$ 52,980
Property Taxes	$ 250,790	$ 265,790	$ 270,000
FF&E Replacement	$ 165,089	$ 179,934	$ 193,088
Loan Payment	$ 663,300	$ 663,300	$ 663,300
TOTAL	**$ 1,130,159**	**$ 1,161,004**	**$ 1,179,368**
NET OPERATING INCOME	$ 898,353	$ 1,050,716	$ 1,194,344


COURTYARD® BY MARRIOTT
Residence INN. BY MARRIOTT
2019
LAND ACQUISITION
MAY 2019
DESIGN
JUN 2019
PERMITS & BANK CLOSING
JUL 2019
START CONSTRUCTION
AUG 2019
MAY 2019
LAND ACQUISITION
JUL 2019
BANK CLOSING
AUG 2019
DESIGN
SEP 2019
PERMITS
OCT 2019
START CONSTRUCTION
2020
BUILDING ENCLOSED
APR 2020
JUN 2020
BUILDING ENCLOSED
CERTIFICATE OF OCCUPANCY
DEC 2020
2021
GRAND OPENING
FEB 2021
FEB 2021
CERTIFICATE OF OCCUPANCY
APR 2021
GRAND OPENING
2022
STABILIZED
JAN 2022
MAR 2022
STABILIZED

TINLEY PARK, IL

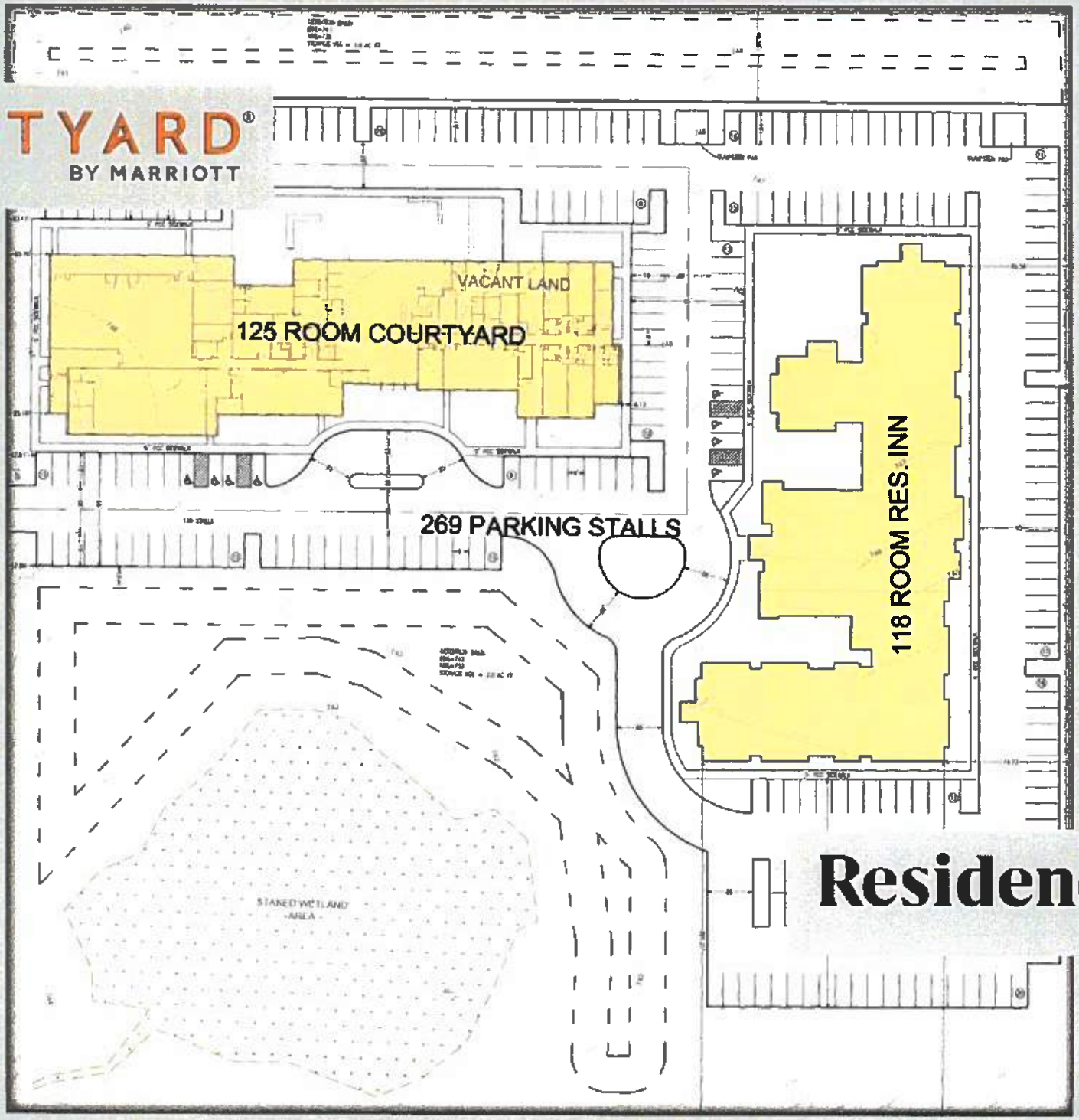


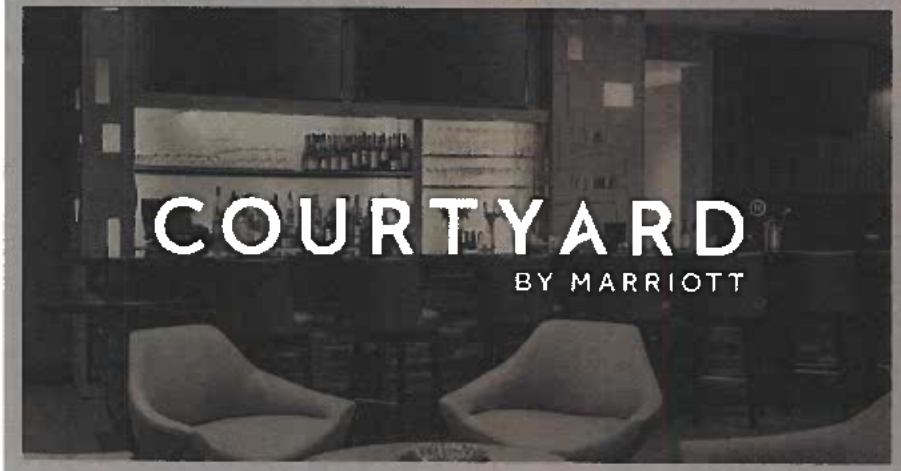
RESTAURANTS

1. Texas Roadhouse
2. Saigon Restaurant
3. Lou Malnati's Pizzeria
4. Tribes Alehouse & Grill
5. Frankie's Ristorante
6. DOC's Smokehouse & Craft Beer
7. Mr. Benny's Steak & Lobster
8. Ottimo
9. Q Restaurant
10. Legends Bar & Grill

BANQUESTS & ATTRACTIONS

11. White Mountain Golf Course
12. Tuscan Falls Banquets
13. Frankfort Township Event Centre
14. Tinley Park Convention Center
15. The Odyssey Venue
16. Hollywood Casino Amphitheatre
17. Psych Escape Room
18. White Water Canyon WaterPark
19. Sportsplex
20. Thunder Bowl


COURTYARD®
BY MARRIOTT
VACANT LAND
125 ROOM COURTYARD
269 PARKING STALLS
118 ROOM RES. INN
STAKED WETLAND AREA
Residence INN.
BY MARRIOTT



Marriott's largest brand by distribution, Courtyard® has a legacy of impressive performance that includes consistent delivery of high returns and solid RevPAR to owners. Courtyard owners also benefit from Marriott's robust demand generation engine that drives top-line revenue while maximizing bottom-line savings.

Courtyard has long led the industry when it comes to meeting the needs of the modern business traveler. Since breaking into the market 35 years ago as a brand built for business, Courtyard has continuously evolved, pushing the boundaries of design, style and service in the upscale category.

Courtyard has introduced game-changing amenities like The Bistro—a leading fast casual restaurant and collaborative lobby spaces. With a new, more flexible prototype that fits a wide range of site needs and the largest global rooms pipeline in the Marriott portfolio, Courtyard is poised to deliver owners even greater success in the future.

FRANCHISE HOTEL PERFORMANCE*

Average Occupancy Rate: 73.4%

Average Daily Room Rate: $138.31

Average RevPAR: $101.54

Average RevPAR Index: 110.2

Loyal Customer Base:
Marriott Rewards® Member Paid Nights represent 55.9% of total Courtyard Nights

Lower Cost Bookings:
Marriott's channels generate 69.7% of Courtyard's reservations

EXTERIOR

- Arrival experience includes an optional porte-cochere and enhanced lighting.
- Modern exterior offers color and material options adaptable to your location.

LOBBY

- The newly designed lobby lounge focuses on an elevated evening experience with special seating options to work or relax.
- The Bistro, provides guests the opportunity to expand their horizons through fresh, seasonal menu items for breakfast and dinner, signature crafted cocktails, and wine tasting opportunities.
- An extension of the lobby, the Bistro Terrace, features a community fire pit and upgraded outdoor seating area.
- The 24/7 Market offers "grab and go" options, creating additional revenue opportunities for the property.
- The décor package, CYnergy, provides a more flexible set of color palette options for the lobby and creates cohesiveness with the guest room décor.

GUEST ROOMS

- The smartly designed room features a luggage drop, tech drop to charge and store your electronics, a hospitality cabinet, movable workspace and outlets where most needed. Guests also enjoy the LoungeAround™ sofa which offers a modern way of working and relaxing.
- Other guest room amenities include a 42" inch flat-panel television, in-room refrigerator and an optional microwave.
- The spacious, upgraded bathroom features an integrated walk-in shower.
- The décor package, CYnergy, features tone-on-tone décor with subtle color accents to differentiate the relaxation areas from the rejuvenation areas.

OTHER AMENITIES

- Expansive, redesigned fitness experience: 1,000 square feet of appropriate space for cardio, stretching and strength activities.
- Optional indoor or outdoor pool.
- Scalable meeting space options to meet the demands of your market.



SOCIALIZE







DINE + DRINK







RELAX





BUSINESS CENTER



FITNESS & POOL



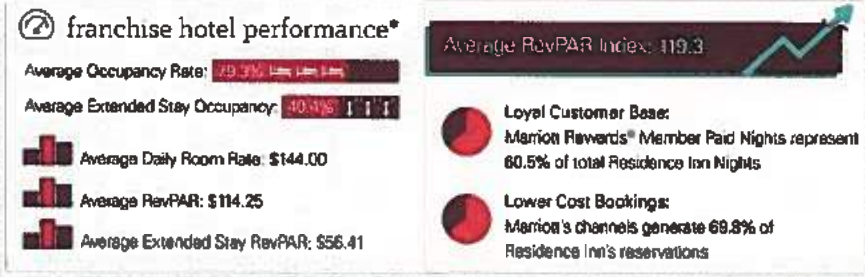
WiFi CONNECT

Residence INN
BY MARRIOTT

Residence Inn by Marriott invented and continues to define the Extended Stay lodging category in North America. With over 760 locations worldwide and twice the footprint of its next largest competitor, Residence Inn's high awareness brings huge occupancy premiums and legendary RevPAR Index compared to the category.

Approximately one third of all business travel room nights are part of an 'extended stay'. With its unique culture and service model that recognizes the different needs of long- stay guests, Residence Inn® is optimally positioned to serve this large market segment. The latest prototype evolves the guest suite by expanding the bathroom and re-orienting the living, working, cooking and dining spaces. A fresh new décor package provides contemporary appeal, while a new bar option creates additional revenue opportunities.

Building on its solid performance record and powered by Marriott's peerless sales, marketing and operations engine, Residence Inn is primed to extend its leadership throughout Central America, Europe and the Middle East.



guest suite

- Spacious suites offer zones for working, relaxing, eating and sleeping.
- Every suite features a fully equipped kitchen with full-sized refrigerator, stove, microwave, dishwasher and coffeemaker for preparing meals.
- A redesigned desk, located by the window offers natural light and room to spread out.
- A separate dressing area offers an innovative luggage landing zone.
- A large, one-compartment bathroom with a six-foot walk-in shower creates a spacious upscale feel.
- Neuhaus, the new décor package, features 4 different options to furnish and finish combinations.

public areas

- Flexible seating options offer the choice to connect or just hang out.
- Complimentary hot breakfast with healthy and indulgent options.
- The outdoor living room with a fire pit and high-end grill offer shared social spaces.
- A bar option is encouraged, if supported by the market, with programming to help maximize profitability.
- The décor package, Neuhaus, features contemporary updates.
- The 24/7 Market offers "grab and go" items and creates additional revenue opportunities for the property.

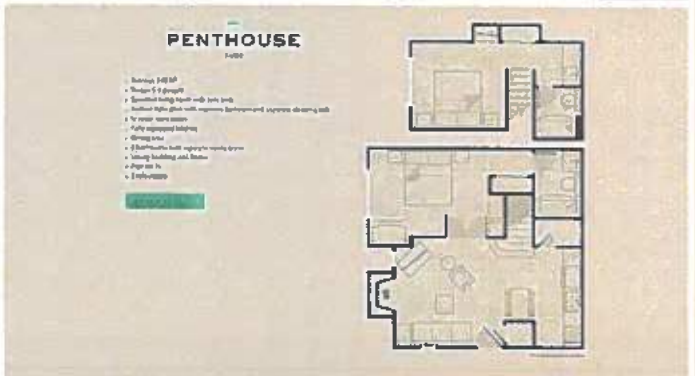
other amenities

- The Residence Inn Mix™ evening events offer guests an engaging environment to relax with a complimentary offering of premium beer and wine while connecting with others over small bites and local area flavors
- An enhanced fitness center equipped with televisions and a pool allow guests to keep fit while away from home. Residence Inn Runs, a partnership with Under Armour's Map My Fitness app, maps local routes to allow guests to run like a local during their stay.
- Scalable meeting space options to meet the demands of your market.
- On-site laundry offers an added convenience to extended stay guests.









LIVE

- Spacious studio, one and two bedroom suites
- Fully equipped in-suite kitchens with full-sized refrigerator, stove, microwave and coffeemaker
- Free grocery delivery
- Convenient 24-hour market
- Dry cleaning and on-site laundry
- Complimentary Paul Mitchell® products

WORK

- Free Wi-Fi in all suites and lobbies
- Private meeting spaces for events and family gatherings
- Business center services including free Wi-Fi and access to computers, printers, and fax

RELAX

- *Discover the Residence Inn Mix* >
- Free daily hot breakfast which rotates a wide selection of healthy choices
- Lower rates for longer stays
- Refreshing pools
- Fitness center equipped with TVs
- Modern lobby to relax outside your suite
- Outdoor spaces with barbeque and fire pits
- Pet accepted*

*additional fees apply, see your hotel for details













Key Strengths



Enormous project management & hospitality experience



Disciplined, organized & calculated risk taker with responsibility to the investor



Contacts & relationships across the hotel sector & building divisions



Negotiating experience with contractors, franchisor, partners & vendors



Extensive knowledge of product, equipment & current market trends



Extensive development experience in hospitality sector within multiple brands

Under Development & Construction



TEXAS CITY, TX

86 ROOMS

LaQuinta Del Sol

OPENING 2019



GALVESTON, TX

76 ROOMS

LaQuinta Inn & Suites

OPENING 2020



WAUKEGAN, IL

102 ROOMS

Home2 Suites by Hilton

OPENING 2021

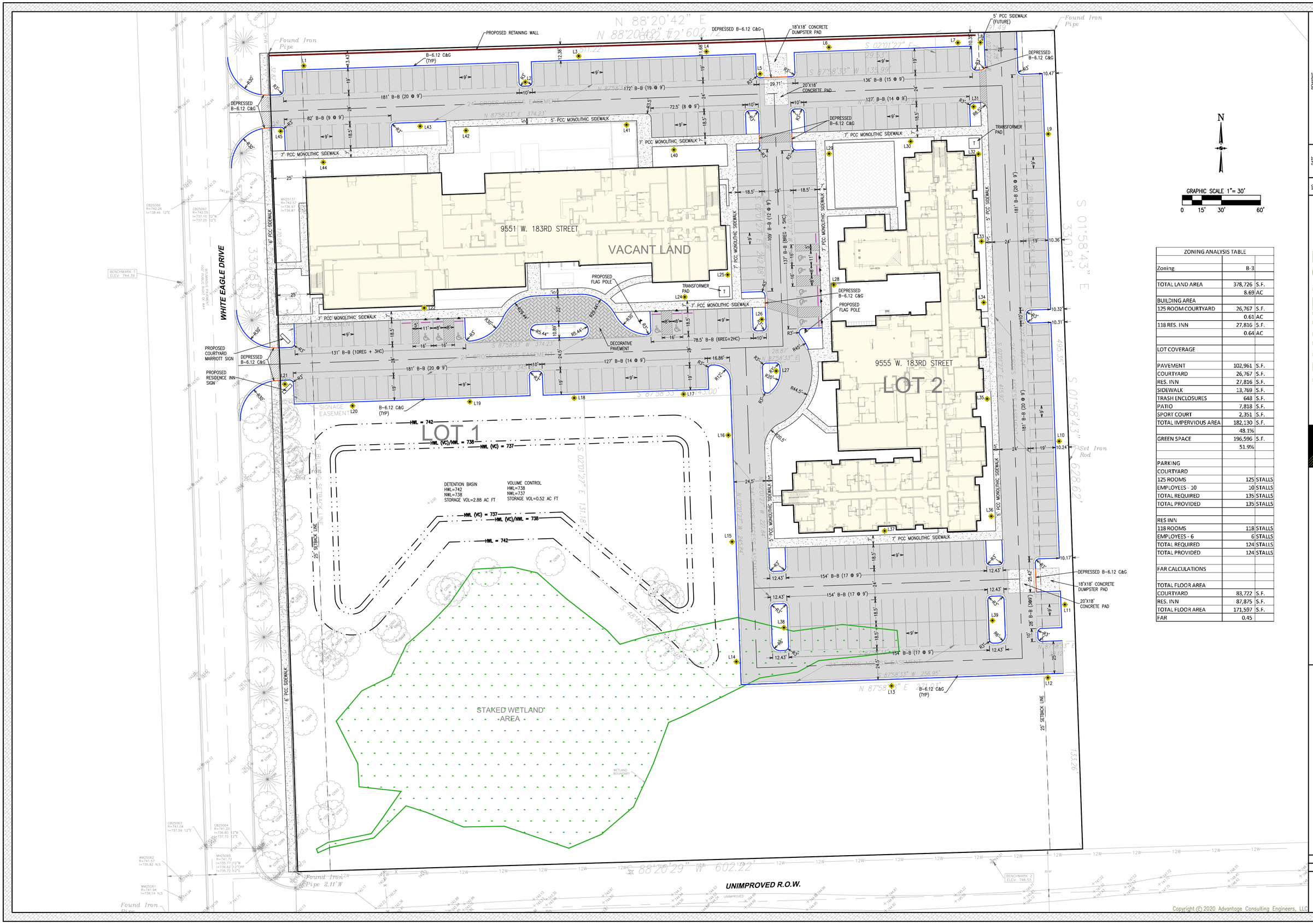
Budget
Courtyard Marriott - Tinley Park

Item	Amount
Land	$1,200,000
Architect and Interior Design	$250,000
Development Fee	$500,000
Marriott Lisence Fee	$75,000
Construction Permits	$200,000
IEPA Permit	$125,000
Civil Engineer	$60,000
Testing and Survey	$20,000
Hard Constrcuction Cost	$9,100,000
FF&E	$1,900,000
Exterior Signage	$125,000
Interior Signage	$45,000
Door Locks	$75,000
Landsacping	$50,000
OS&E	$200,000
Laundry Equipment	$75,000
Kitchen/Bar Equipment	$175,000
PMS	$75,000
POS	$35,000
Banquet	$100,000
IT - Wifi/phones/security	$250,000
Tvs	$120,000
TV provider	$50,000
Pre Opening	$250,000
Interest	$500,000
Contingency	$500,000
Total	**$16,055,000**

Budget
Residence Inn - Marriott - Tinley Park

Item	Amount
Land	$1,800,000
Architect and Interior Design	$250,000
Development Fee	$500,000
Marriott Lisence Fee	$75,000
Construction Permits	$175,000
IEPA Permit	$125,000
Civil Engineer	$60,000
Testing and Survey	$20,000
Hard Constrcuction Cost	$9,000,000
FF&E	$2,400,000
Exterior Signage	$125,000
Interior Signage	$45,000
Door Locks	$60,000
Landsacping	$50,000
OS&E	$200,000
Laundry Equipment	$75,000
Kitchen/Bar Equipment	$50,000
PMS	$75,000
POS	$35,000
Banquet	$0
IT - Wifi/phones/security	$250,000
Tvs	$120,000
TV provider	$50,000
Pre Opening	$150,000
Interest	$500,000
Contingency	$500,000
Total	**$16,690,000**

Total Project Cost	**$32,745,000**



ZONING ANALYSIS TABLE		
Zoning	B-3	
TOTAL LAND AREA	378,726	S.F.
	8.69	AC
BUILDING AREA		
125 ROOM COURTYARD	26,767	S.F.
	0.61	AC
118 RES. INN	27,816	S.F.
	0.64	AC
LOT COVERAGE		
PAVEMENT	102,961	S.F.
COURTYARD	26,767	S.F.
RES. INN	27,816	S.F.
SIDEWALK	13,769	S.F.
TRASH ENCLOSURES	648	S.F.
PATIO	7,818	S.F.
SPORT COURT	2,351	S.F.
TOTAL IMPERVIOUS AREA	182,130	S.F.
	48.1%	
GREEN SPACE	196,596	S.F.
	51.9%	
PARKING		
COURTYARD		
125 ROOMS	125	STALLS
EMPLOYEES - 10	10	STALLS
TOTAL REQUIRED	135	STALLS
TOTAL PROVIDED	135	STALLS
RES INN		
118 ROOMS	118	STALLS
EMPLOYEES - 6	6	STALLS
TOTAL REQUIRED	124	STALLS
TOTAL PROVIDED	124	STALLS
FAR CALCULATIONS		
TOTAL FLOOR AREA		
COURTYARD	83,722	S.F.
RES. INN	87,875	S.F.
TOTAL FLOOR AREA	171,597	S.F.
FAR	0.45	

NO.	DATE	REMARKS

ADVANTAGE
CONSULTING ENGINEERS
80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
847-260-4758 www.aceng.us

PRELIMINARY SITE PLAN

NEW HORIZON HOTELS
TINLEY PARK, IL

TOP HOSPITALITY, LLC.
2730 UNIVERSITY BLVD.
HOUSTON, TEXAS 77005

JANUARY 22, 2020
JOB: 18-036

SHEET:
SP1
1 OF 1

Copyright © 2020 Advantage Consulting Engineers, LLC



Base4
Hotels



Base 4
Hotels

Base 4
Hotels



COURTYARD
BY MARRIOTT

MARRIOT PROJECT NO: 10837
COURTYARD MARRIOTT, TINLEY PARK, IL
BASE4 PROJECT NO : B4-157-1801
DECOR PACKAGE : Gen 6.0 CYenergy design schemes
MARRIOTT / NEW HORIZON HOTELS (COURTYARD AND RESIDENCE INN) - 9551 & 9555 183rd STREET

BASE4
2901 CLINT MOORE ROAD, #114
BOCA RATON, FLORIDA 33496
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA
5453 NW 106TH DR
CORAL SPRINGS, FL 33076

Seal:

LICENSED ARCHITECT
RICARDO JAVIER MUNIZ GUILLET
001023672
STATE OF ILLINOIS

Owner:

TOP Hospitality

143 Wheeling Road
Wheeling IL 60090
312 404 6735

COURTYARD BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE
ISSUED FOR PC STAFF REVIEW

CURRENT ISSUE DATE
2020.01.22

DRAWN BY
RC

CHECKED BY
RB/DDP

PROJECT NO.
B4-157-1801

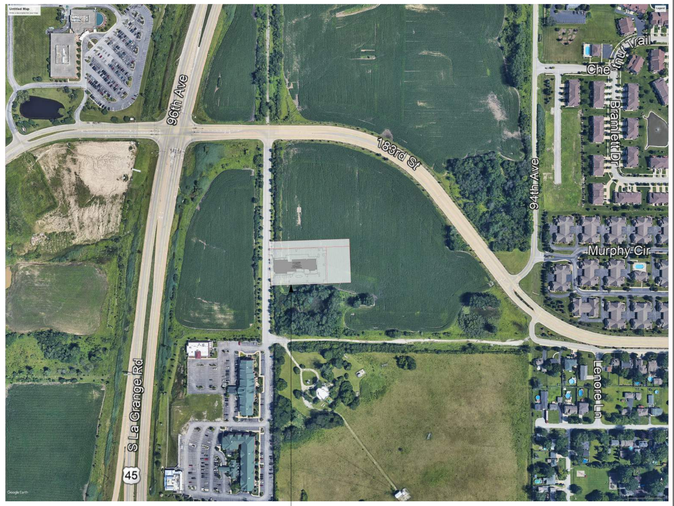
SHEET NAME
TITLE SHEET

DRAWINGS NO.
G-000

COURTYARD MARRIOT

LOCATION

MARRIOTT / NEW HORIZON HOTELS (COURTYARD AND RESIDENCE INN) - 9551 & 9555 183RD STREET



SITE

BUILDING STORIES	4 STORIES
BUILDING HEIGHT LIMITATIONS	75'-0"
SITE ACERAGE	2,69 ACRES

SHEET INDEX ARCH

SHEET NUMBER	SHEET NAME
General	
G-000	TITLE SHEET
G-001	SHEET INDEX
General: 2	
Architectural	
A-001	DUMPSTER/SITE DETAILS
A-002	MONUMENT SIGN DETAIL
A-010	PORTE COCHERE DETAILS
A-012A	OUTDOOR PATIO FLOOR PLANS
A-012B	OUTDOOR PATIO ELEVATIONS AND FIRE PIT DETAILS
A-012C	EXTERIOR COURTYARD LOGGIA/ TRELLIS
A-013A	BUILDING CANOPIES
A-013B	BUILDING CANOPY ELEVATIONS
A-013C	CANOPY PLAN AND ELEVATIONS
A-101	1ST FLOOR PLAN
A-102	2ND FLOOR PLAN
A-103	3RD FLOOR PLAN
A-104	4TH FLOOR PLAN
A-105	ROOF LEVEL PLAN
A-200	EXTERIOR ELEVATIONS-1
A-201	EXTERIOR ELEVATIONS-2
Architectural: 16	
Grand total: 18	

BASE4

BASE4
2901 CLINT MOORE ROAD, #114
BOCA RATON, FLORIDA 33496
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA
5453 NW 106TH DR
CORAL SPRINGS, FL 33076

Seal:



Owner:

TOP Hospitality

143 Wheeling Road
Wheeling IL 60090
312 404 6735

COURTYARD BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE
ISSUED FOR PC STAFF REVIEW

CURRENT ISSUE DATE
2020.01.22

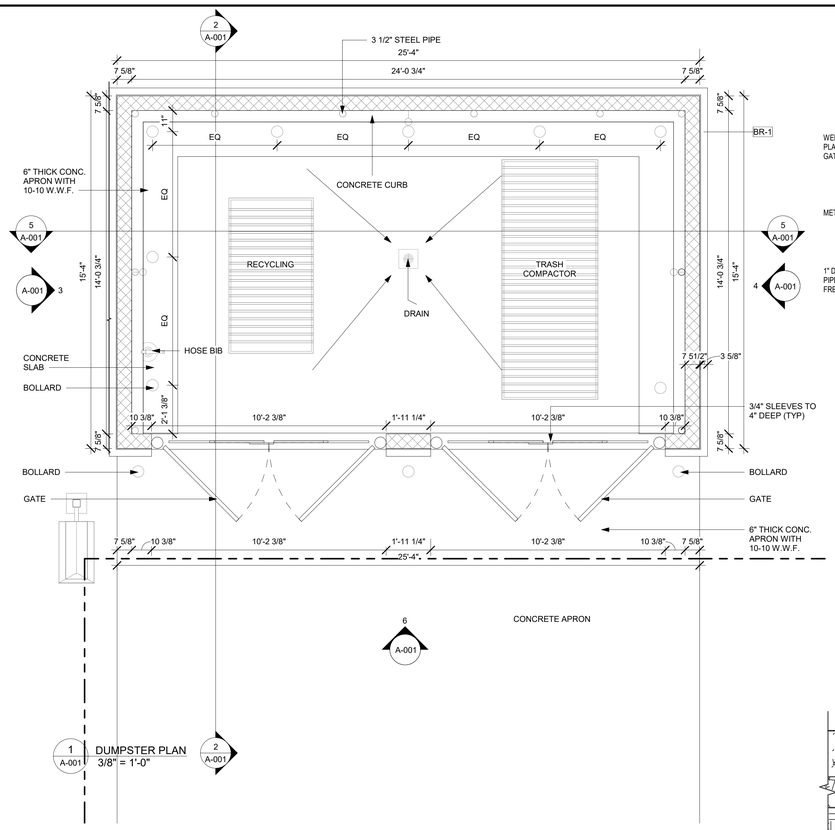
DRAWN BY
RC

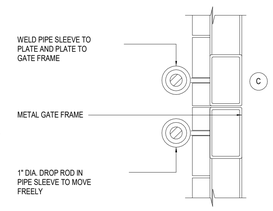
CHECKED BY
RB/DDP

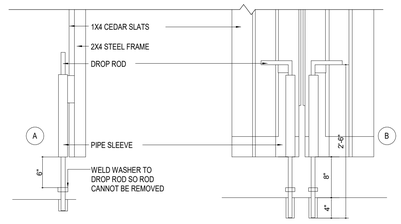
PROJECT NO.
B4-157-1801

SHEET NAME
SHEET INDEX

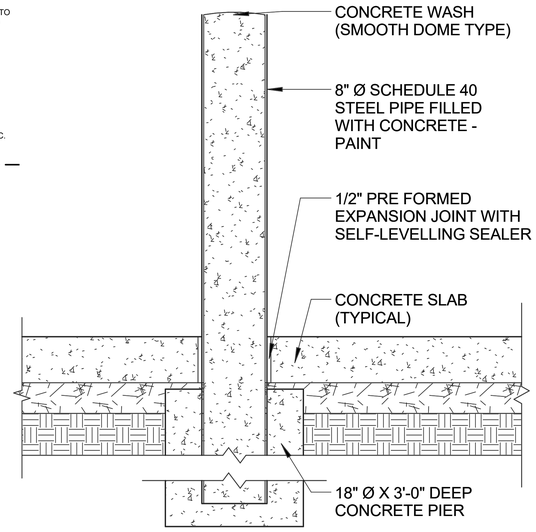
DRAWINGS NO.
G-001

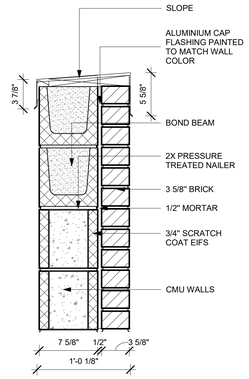






10 A-001 A-001 TYPICAL DETAIL - DROP ROD@ DUMPSTER GATE
1" = 1'-0"





LEGEND - EXTERIOR FINISHES

MARK	MATERIAL-BRAND	COLOR	MATERIAL-IMAGE	%
SC-1	STUCCO	SW-7666 FLEUR DE SEL		41%
SC-2	STUCCO	SW 6719 GECKO		
BR-1	GLEN-GREY BRICK	VINTAGEWOOD IN BARK COLOR		59%
MT-1	METAL	COLOR ; EGGSHELL PATTERN		00%
WD-1	WOODEN	WOODEN PLANK		00%

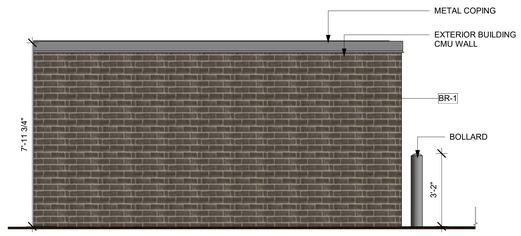
GENERAL NOTES-SITE PLAN

GENERAL NOTES:

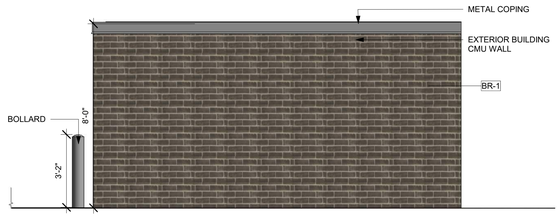
1. ALL SITE PLAN INFORMATION IS BASED ON TOPOGRAPHIC SURVEY PREPARED BY CIVIL ENGINEER. SEE COVER SHEET FOR CONTACT INFORMATION
2. REFER TO CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION PERTAINING TO DRAINAGE DESIGN, CURB CUTS, PAVING, AND PARKING LOT DIMENSIONS.
3. CONTRACTOR SHALL COORDINATE, PRIOR TO THE COMMENCEMENT OF SITE WORK, THE FINISH FLOOR ELEVATION WITH THE CIVIL ENGINEER AND THE STRUCTURAL ENGINEER.
4. SHOULD FIELD CONDITIONS DIFFER FROM PLANS TO THE EXTENT UNNECESSARY COSTS ARE INCURRED OR DELAYS ARE ANTICIPATED, THE OWNER AND ARCHITECT SHALL BE CONSULTED. THE ARCHITECT, IN CONJUNCTION WITH THE OWNER, WILL DETERMINE THE RESOLUTION.
5. PRIOR TO CONSTRUCTION GENERAL CONTRACTOR SHALL VERIFY ALL ITEMS SHOWN AS EXISTING ON THESE DRAWINGS AND NOTIFY THIS OFFICE OF ANY DISCREPANCIES
6. CONTRACTOR MUST TAKE PRECAUTIONS TO PROTECT OWNER'S PROPERTY FROM CONSTRUCTION OPERATIONS. BOUNDARY OF CONTRACTOR'S WORK AND STORAGE AREAS WILL BE DEFINED TO MUTUAL AGREEMENT BY CONFERENCE.
7. LIMITS OF CONSTRUCTION TO BE AREA WITHIN PROPERTY LINE OR AS INDICATED WITH LIMIT LINES OF CONSTRUCTION.
8. G.C. TO FOLLOW THE MINIMUM REQUIREMENTS FOR PAVEMENT DESIGN RECOMMENDATION WALL UNO PER CIVIL DRAWINGS AND SOIL REPORT.
9. GENERAL CONTRACTOR TO PROVIDE PAINTED STRIPING, WORDING, DIRECTIONAL ARROWS AND SYMBOLS IN ACCORDANCE WITH SPECIFICATIONS, NATIONAL AND LOCAL CODES.
10. ALL CONCRETE WALKS ARE 5'-0" WIDE AND TO HAVE NON-SLIP BROOM FINISH WITH 1/2" EXPANSION JOINT @ EVERY 25'-0" O.C.
11. ALL ACCESSIBLE ROUTES SHALL COMPLY WITH ADA GUIDELINES.
12. ALL EXTERIOR SIGNAGE SHALL BE AS DIRECTED BY OWNER (EXCEPT AS DETAILED WITHIN THESE CONSTRUCTION DOCUMENTS) AND IN COMPLIANCE WITH ADA GUIDELINES AND LOCAL CODES. GENERAL CONTRACTOR TO PROVIDE ELECTRICAL CONDUIT & POWER. SIGNAGE & FOUNDATION ARE O.F.O.I.
13. COORDINATE EXTERIOR UTILITY LOCATIONS W/ CIVIL ENGINEERING DWGS & WITH UTILITY COMPANIES PRIOR TO COMMENCEMENT OF CONSTRUCTION
14. GENERAL CONTRACTOR TO ENSURE GAS METER PROTECTION WITH STEEL BOLLARDS AS REQUIRED BY LOCAL UTILITY JURISDICTION & CODE REQUIREMENTS
15. ALL ROOF DRAINS TO TIE INTO STORM DRAINAGE SYSTEM (SEE CIVIL)
16. REFER TO CIVIL ENGINEERING DRAWINGS FOR SITE CONSTRUCTION DETAILS, INCLUDING CURB AND GUTTER DETAILS AND RADII.
17. LANDSCAPE DESIGN IS NOT INCLUDED WITHIN THE SCOPE OF WORK REPRESENTED IN THESE DRAWINGS.
18. EACH ACCESSIBLE PARKING SHALL BE POSTED W/ PERMANENT SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND THE CAPTION "PARKING BY DISABLED PERMIT ONLY" AND ANY OTHER INFORMATION THAT MAY BE REQUIRED LOCALLY.

9 A-001 A-001 BOLLARD DETAIL
1 1/2" = 1'-0"

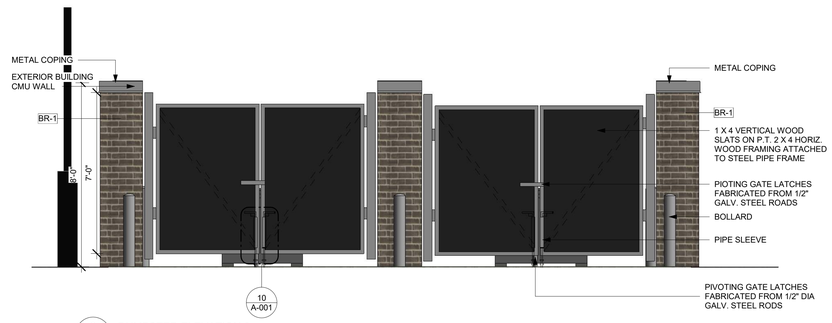
11 A-001 A-001 DUMPSTER COPING DETAIL
1 1/2" = 1'-0"



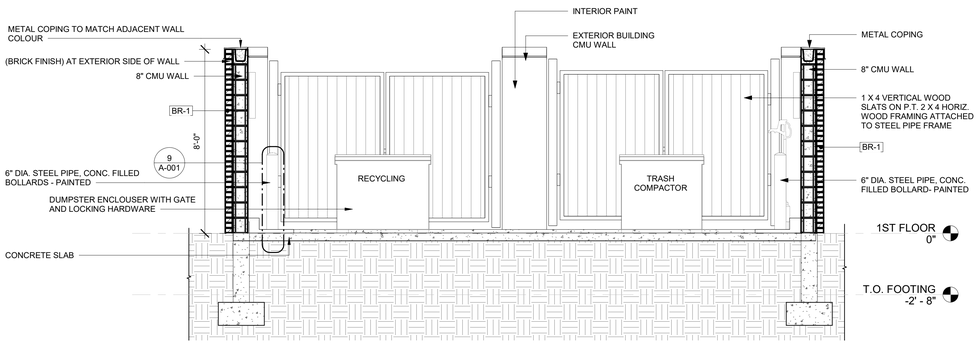
3 A-001 DUMPSTER ELEVATION 1
3/8" = 1'-0"



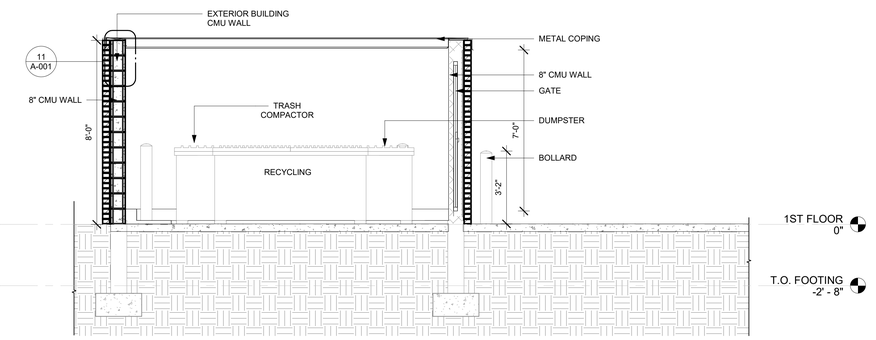
4 A-001 DUMPSTER ELEVATION 3
3/8" = 1'-0"



6 A-001 DUMPSTER ELEVATION 2
3/8" = 1'-0"



5 A-001 DUMPSTER SECTION 1
3/8" = 1'-0"



2 A-001 DUMPSTER SECTION 2
3/8" = 1'-0"

BASE4
2901 CLINT MOORE ROAD, #114
BOCA RATON, FLORIDA 33496
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA
5453 NW 106TH DR
CORAL SPRINGS, FL 33076

Seal:



Owner:

TOP Hospitality

143 Wheeling Road
Wheeling IL 60090
312 404 6735

COURTYARD BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE
ISSUED FOR PC STAFF REVIEW

CURRENT ISSUE DATE
2020.01.22

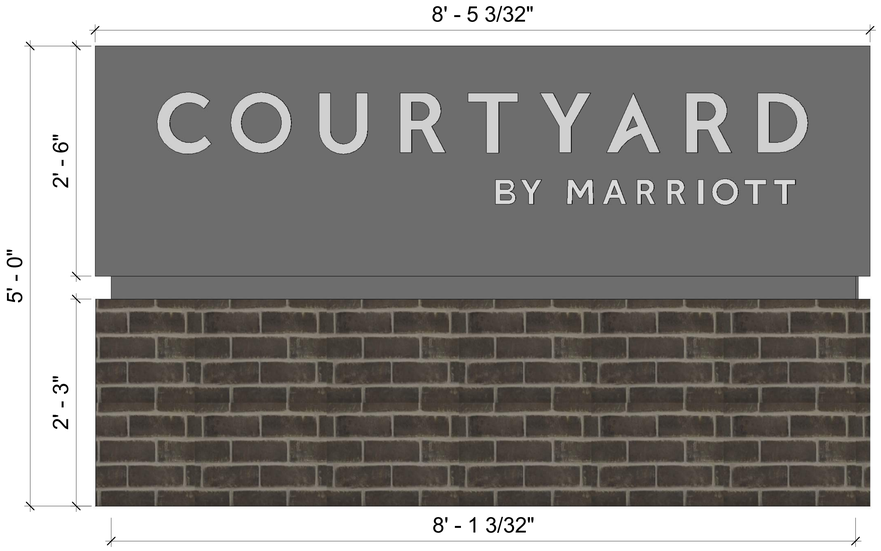
DRAWN BY
RC

CHECKED BY
RB/DDP

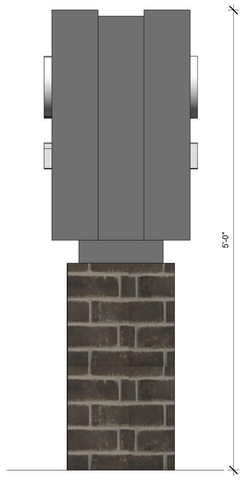
PROJECT NO.
B4-157-1801

SHEET NAME
DUMPSTER/SITE DETAILS

DRAWINGS NO.
A-001



2 A-002 MONUMENT SIGN DETAIL
1 1/2" = 1'-0"



1 A-002 MONUMENT SIGN DETAIL
1 1/2" = 1'-0"

MONUMENT SPECIFICATIONS

Monument Specifications:
Construction: Aluminum angle frame with .125" aluminum shoe-box style faces
Face Construction: Routed aluminum with backer panel
Retainer: Bleed face
Illumination: GE White LED's
Exterior Finish: Paint Pantone® 426 C gray, satin finish, and Pantone® 877 C Silver, satin finish
Interior Finish: Paint reflective white

Monument Face Specifications:
Face Construction: Routed aluminum with backer panel
Face Decoration: Paint Pantone® 426 C gray, satin finish
Backer Panel: .118" white solar grade polycarbonate
* "Courtyard" and "Marriott" to appear white during the day and illuminate white at nighttime.

Pole Cover Specifications:
* Preferred method to have monument base match building hardscape (stone, brick, etc., provided by general contractor)
Construction: Aluminum angle frame with .080" aluminum skins
Exterior Finish: Paint Matthews 41342SP Brushed Aluminum, satin finish

GENERAL NOTES-SITE PLAN

GENERAL NOTES:

1. ALL SITE PLAN INFORMATION IS BASED ON TOPOGRAPHIC SURVEY PREPARED BY CIVIL ENGINEER. SEE COVER SHEET FOR CONTACT INFORMATION
2. REFER TO CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION PERTAINING TO DRAINAGE DESIGN, CURB CUTS, PAVING, AND PARKING LOT DIMENSIONS.
3. CONTRACTOR SHALL COORDINATE, PRIOR TO THE COMMENCEMENT OF SITE WORK, THE FINISH FLOOR ELEVATION WITH THE CIVIL ENGINEER AND THE STRUCTURAL ENGINEER.
4. SHOULD FIELD CONDITIONS DIFFER FROM PLANS TO THE EXTENT UNNECESSARY COSTS ARE INCURRED OR DELAYS ARE ANTICIPATED, THE OWNER AND ARCHITECT SHALL BE CONSULTED. THE ARCHITECT, IN CONJUNCTION WITH THE OWNER, WILL DETERMINE THE RESOLUTION.
5. PRIOR TO CONSTRUCTION GENERAL CONTRACTOR SHALL VERIFY ALL ITEMS SHOWN AS EXISTING ON THESE DRAWINGS AND NOTIFY THIS OFFICE OF ANY DISCREPANCIES
6. CONTRACTOR MUST TAKE PRECAUTIONS TO PROTECT OWNER'S PROPERTY FROM CONSTRUCTION OPERATIONS. BOUNDARY OF CONTRACTOR'S WORK AND STORAGE AREAS WILL BE DEFINED TO MUTUAL AGREEMENT BY CONFERENCE
7. LIMITS OF CONSTRUCTION TO BE AREA WITHIN PROPERTY LINE OR AS INDICATED WITH LIMIT LINES OF CONSTRUCTION.
8. G.C. TO FOLLOW THE MINIMUM REQUIREMENTS FOR PAVEMENT DESIGN RECOMMENDATION WALL UNO PER CIVIL DRAWINGS AND SOIL REPORT.
9. GENERAL CONTRACTOR TO PROVIDE PAINTED STRIPING, WORDING, DIRECTIONAL ARROWS AND SYMBOLS IN ACCORDANCE WITH SPECIFICATIONS, NATIONAL AND LOCAL CODES.
10. ALL CONCRETE WALKS ARE 5'-0" WIDE AND TO HAVE NON-SLIP BROOM FINISH WITH 1/2" EXPANSION JOINT @ EVERY 25'-0" O.C.
11. ALL ACCESSIBLE ROUTES SHALL COMPLY WITH ADA GUIDELINES.
12. ALL EXTERIOR SIGNAGE SHALL BE AS DIRECTED BY OWNER (EXCEPT AS DETAILED WITHIN THESE CONSTRUCTION DOCUMENTS) AND IN COMPLIANCE WITH ADA GUIDELINES AND LOCAL CODES. GENERAL CONTRACTOR TO PROVIDE ELECTRICAL CONDUIT & POWER. SIGNAGE & FOUNDATION ARE O.F.O.I.
13. COORDINATE EXTERIOR UTILITY LOCATIONS W/ CIVIL ENGINEERING DWGS & WITH UTILITY COMPANIES PRIOR TO COMMENCEMENT OF CONSTRUCTION
14. GENERAL CONTRACTOR TO ENSURE GAS METER PROTECTION WITH STEEL BOLLARDS AS REQUIRED BY LOCAL UTILITY JURISDICTION & CODE REQUIREMENTS
15. ALL ROOF DRAINS TO TIE INTO STORM DRAINAGE SYSTEM (SEE CIVIL)
16. REFER TO CIVIL ENGINEERING DRAWINGS FOR SITE CONSTRUCTION DETAILS, INCLUDING CURB AND GUTTER DETAILS AND RADII.
17. LANDSCAPE DESIGN IS NOT INCLUDED WITHIN THE SCOPE OF WORK REPRESENTED IN THESE DRAWINGS.
18. EACH ACCESSIBLE PARKING SHALL BE POSTED W/ PERMANENT SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND THE CAPTION "PARKING BY DISABLED PERMIT ONLY" AND ANY OTHER INFORMATION THAT MAY BE REQUIRED LOCALLY.

1 MONUMENT SIGN DETAILS

LEGEND - EXTERIOR FINISHES

MARK	MATERIAL-BRAND	COLOR	MATERIAL-IMAGE	%
SC-1	STUCCO	SW-7666 FLEUR DE SEL		41%
SC-2	STUCCO	SW 6719 GECKO		
BR-1	GLEN-GREY BRICK	VINTAGEWOOD IN BARK COLOR		59%
MT-1	METAL	COLOR ; EGGSHELL PATTERN		00%
WD-1	WOODEN	WOODEN PLANK		00%

BASE4
2901 CLINT MOORE ROAD, #114
BOCA RATON, FLORIDA 33496
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA
5453 NW 106TH DR
CORAL SPRINGS, FL 33076

Seal:

LICENSED ARCHITECT
RICARDO JAVIER MUNIZ GUILLET
001023672
STATE OF ILLINOIS

Owner:

TOP Hospitality

143 Wheeling Road
Wheeling IL 60090
312 404 6735

COURTYARD BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE
ISSUED FOR PC STAFF REVIEW

CURRENT ISSUE DATE
2020.01.22

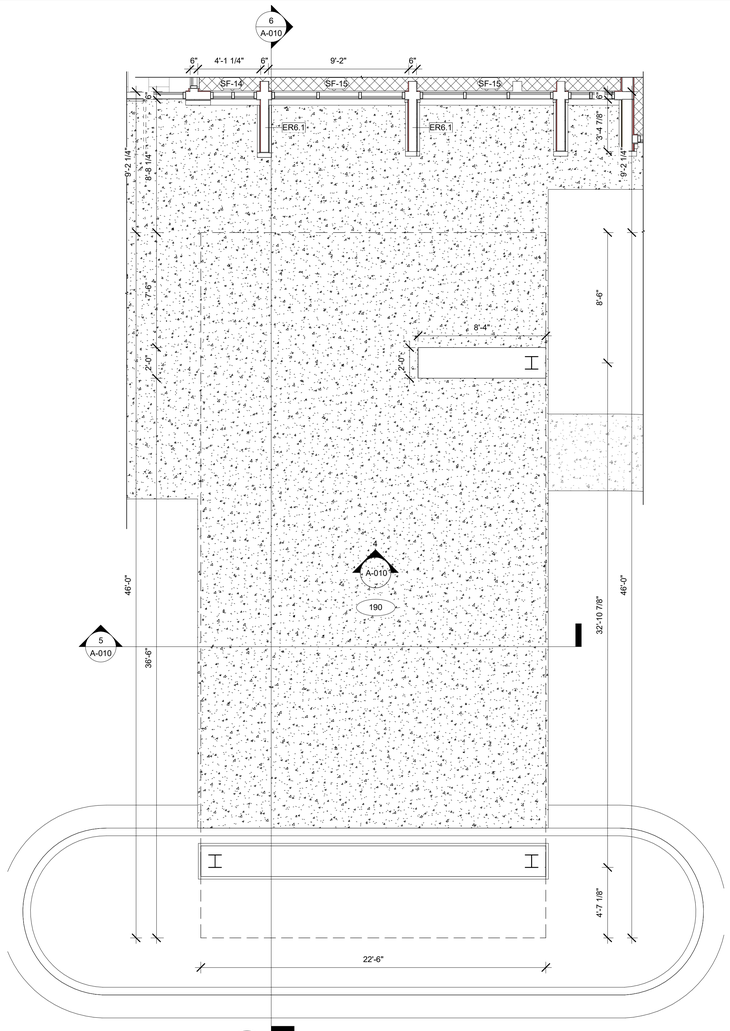
DRAWN BY
RC

CHECKED BY
RB/DDP

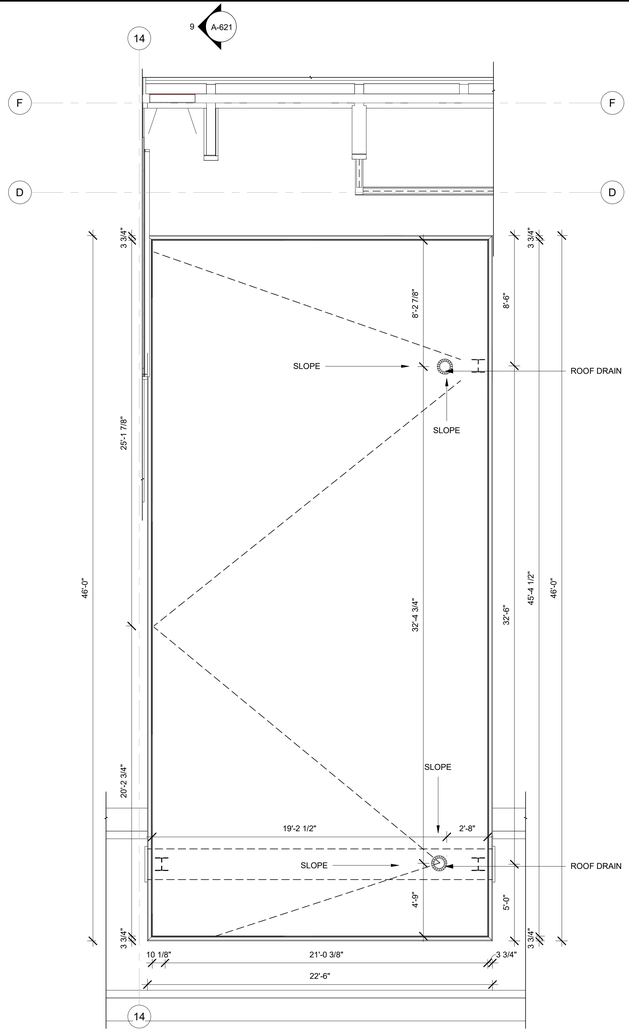
PROJECT NO.
B4-157-1801

SHEET NAME
MONUMENT SIGN DETAIL

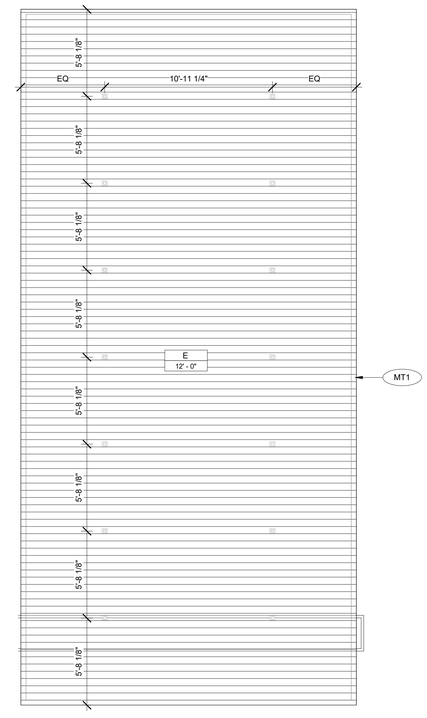
DRAWINGS NO.
A-002



1 A-010 ENLARGED PORTE COCHERE - FLOOR PLAN
1/4" = 1'-0"



2 A-010 ENLARGED PORTE COCHERE - ROOF PLAN
1/4" = 1'-0"



3 A-010 ENLARGED PORTE COCHERE - RCP PLAN
1/4" = 1'-0"

CEILING FINISH LEGEND

A	CEILING FINISH
9'-6" →	CEILING HEIGHT

A	PRIME & PAINTED GYPSUM BOARD
B	PRIME & PAINTED GYPSUM BOARD- MOISTURE RESISTANT
C	2x2 LAY-IN ACOUSTICAL CLG. TILE SUSPENDED FROM STRUCT.
D	2x4 LAY-IN ACOUSTICAL CLG. TILE SUSPENDED FROM STRUCT.
E	6" WOODEN PLANKS @ CEILING SUSPENDED FROM STRUCT.
F	EPOXY PAINT
G	2x5 LAY-IN ACOUSTICAL CLG. TILE SUSPENDED FROM STRUCT.
I	METAL CEILING W/FAUX WOOD FINISH; REFER TO SPEC M-3
J	2x2 LAY-IN ACOUSTICAL CLG WITH 2 1/4" METAL STUD. TILE SUSPENDED FROM STRUCT.

GENERAL FLOOR PLAN NOTES

BASE4 NOTES

1. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED
2. INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS.
3. PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS.
4. GYPSUM WALLBOARD CONTROL JOINTS TO BE 30'-0" MAX O.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSUM WALLBOARD.
5. REFER TO LIFE SAFETY SHEETS FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES
6. REFER TO SHEETS STARTING ON A-420 FOR ENLARGED GUESTROOM INFORMATION.
7. REFER G-002/G-003 FOR GUESTROOM MIX/MATRIX AND GENRAL LEGENDS

PROJECT NOTES

1. REFER TO ENGINEERING DRAWINGS FOR FIXTURE TYPES AND SPECIFICATIONS.
2. REFER TO ARCHITECTURAL FINISH MANUAL FOR FINISH SPECIFICATION.
3. REFER TO FINISH SCHEDULE FOR TYP. ROOM FINISHES.
4. REFER TO HEET G-003 FOR GUESTROOM MIX/ MATRIX AND COMMON LEGENDS.

GENERAL RCP NOTES

BASE4 NOTES

1. REFER TO PLUMBING, MECHANICAL, ELECTRICAL FOR LOCATIONS OF RELATED ITEMS.
2. COORDINATE WITH HVAC AND ELECTRICAL PLANS FOR LOCATIONS/QUANTITIES/TYPES OF DIFFUSERS AND LIGHTS.
3. REFER TO ROOM FINISH SCHEDULES FOR CEILING MATERIALS AND HEIGHTS.
4. CEILING CONTROL JOINTS TO BE 50'-0" MAX. EITHER DIRECTION OR TO LIMIT AREAS TO 2500 SF
5. REFER TO CEILING DETAILS FOR FURTHER INFORMATION.
6. ALL ACT TILE CENTERED IN ROOM.
7. USE 9/16TH GRID ON SUSPENDED GRID SYSTEM

PROJECT NOTES

1. REFER TO DESIGN STANDARDS FOR REQUIREMENTS REALATED TO THIS SHEET. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS.
2. BEGIN LAYOUT OF CEILING TILES AT CENTER OF ROOMS AS SHOWN. CENTER OF CEILING TILE TO ALIGN WITH CENTER OF CORRIDORS, TYP.
3. CENTER LIGHT FIXTURES IN CENTER OF CEILING TILE.

GENERAL NOTE - ENLARGED

BASE4 NOTES

1. CO-ORDINATE POWER, DATA, AND CABLE REQUIREMENTS WITH FINAL EQUIPMENT SELECTIONS.

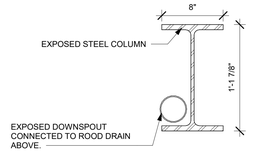
2. EXERCISE MILLWORK ALSO AVAILABLE AS FF & E ITEMS.

3. ALL EXTERIOR CORNERS IN CORRIDORS SHALL HAVE FULL HEIGHT CORNER GUARDS.

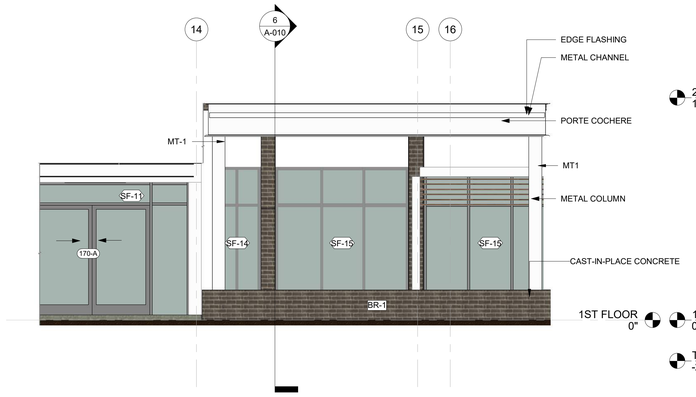
GENERAL NOTE FOR LEGENDS

BASE4 NOTES

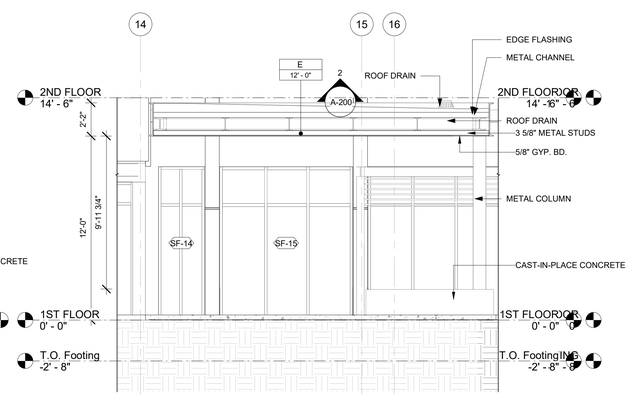
1. REFER TO SHEET G-002 AND A-400A AND A-400B FOR ALL PROJECT NOTES, LEGENDS AND SYMBOLS.
2. REFER "Courtyard Gen 6 CYnergy Interior Finish Index-ID" FOR FINISHES.
3. REFER "22-224000b-C-Plumbing Fixture Matrix_Gen 6_CYnergy" FOR RESTROOM ACCESSORIES.



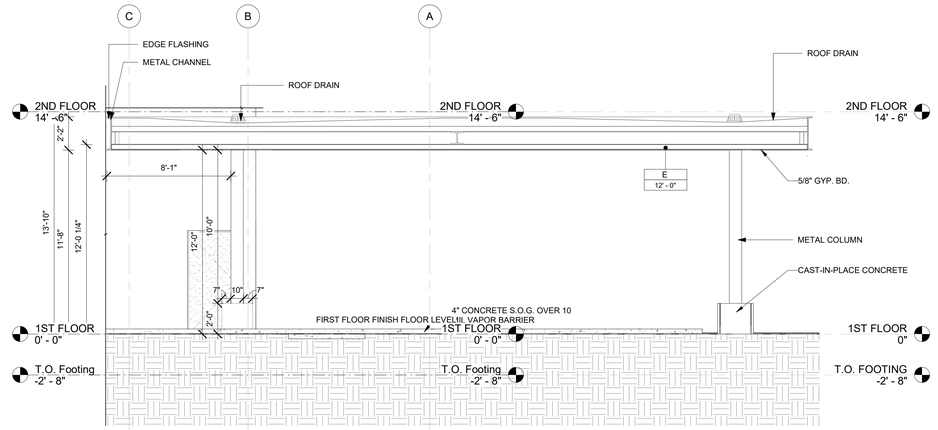
7 A-010 PORTE COCHERE COLUMN DETAIL
1 1/2" = 1'-0"



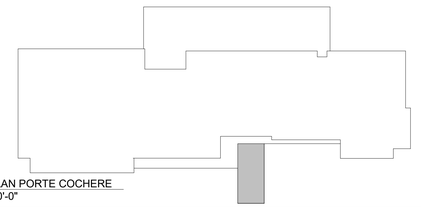
4 A-010 PORTE COCHERE FRONT ELEVATION
1/4" = 1'-0"



5 A-010 PORTE COCHERE SECTION 1
1/4" = 1'-0"



6 A-010 PORTE COCHERE SECTION 2
1/4" = 1'-0"



8 A-010 KEYPLAN PORTE COCHERE
1" = 50'-0"

BASE4
2901 CLINT MOORE ROAD, #114
BOCA RATON, FLORIDA 33496
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA
5453 NW 106TH DR
CORAL SPRINGS, FL 33076

Seal:



Owner:

TOP Hospitality

143 Wheeling Road
Wheeling IL 60090
312 404 6735

COURTYARD BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

ISSUED FOR PC STAFF REVIEW

CURRENT ISSUE DATE
2020.01.22

DRAWN BY
RC

CHECKED BY
RB/DDP

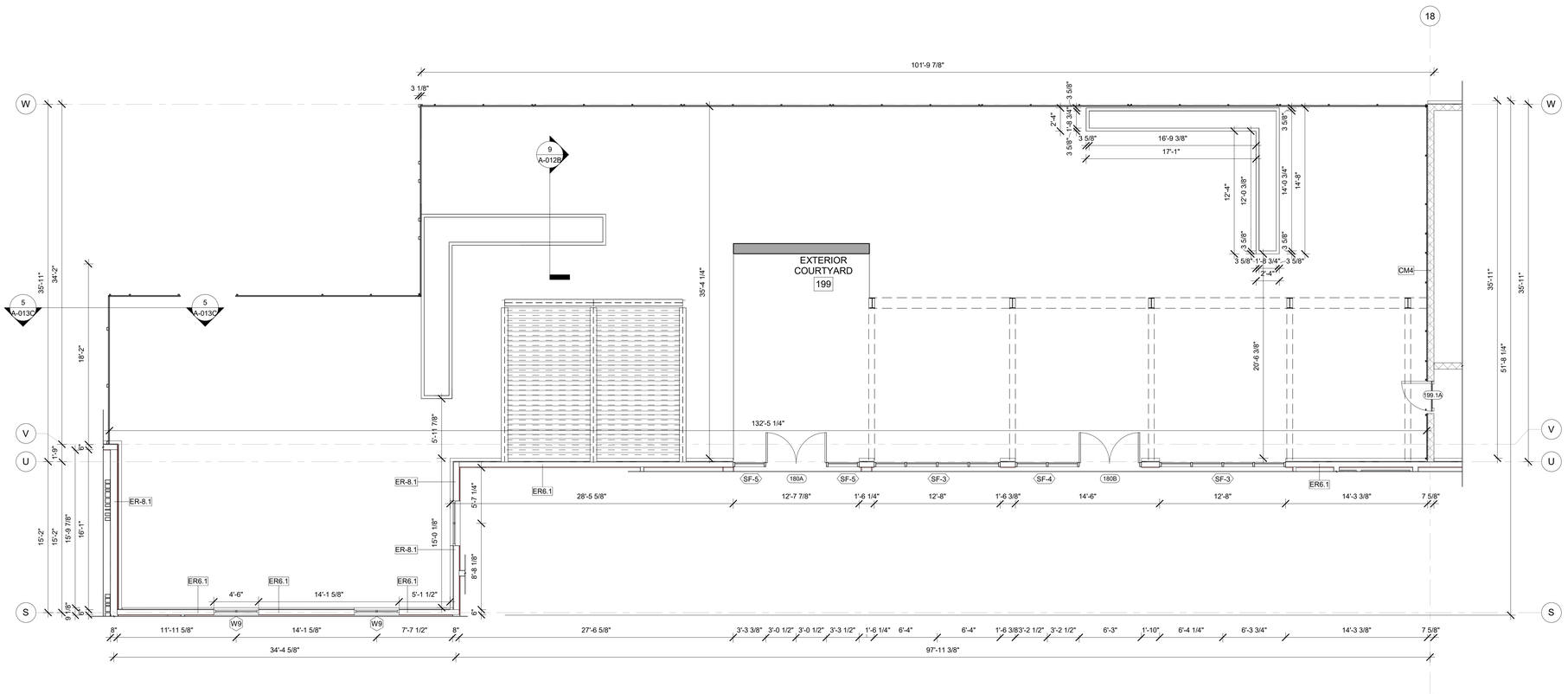
PROJECT NO.
B4-157-1801

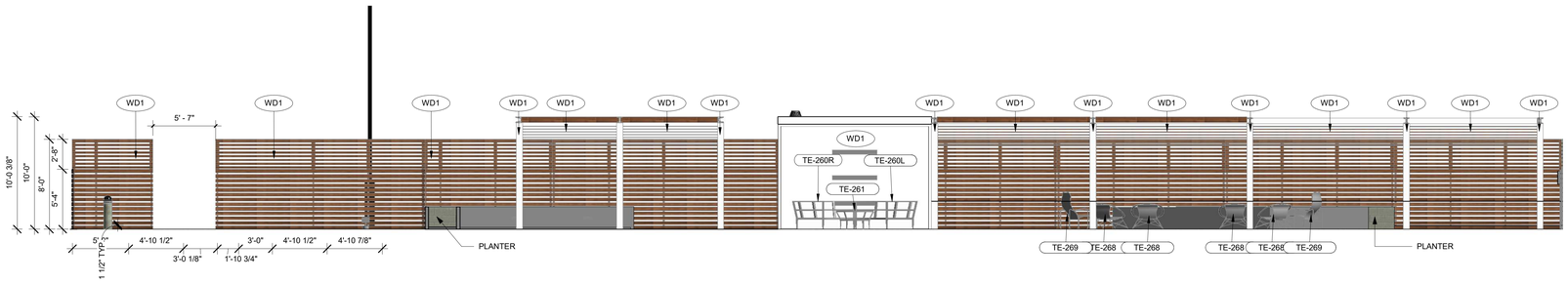
SHEET NAME

PORTE COCHERE DETAILS

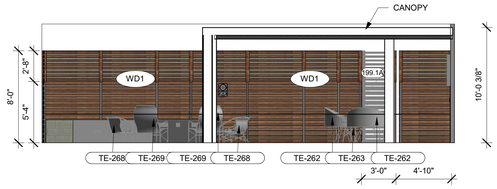
DRAWINGS NO.

A-010

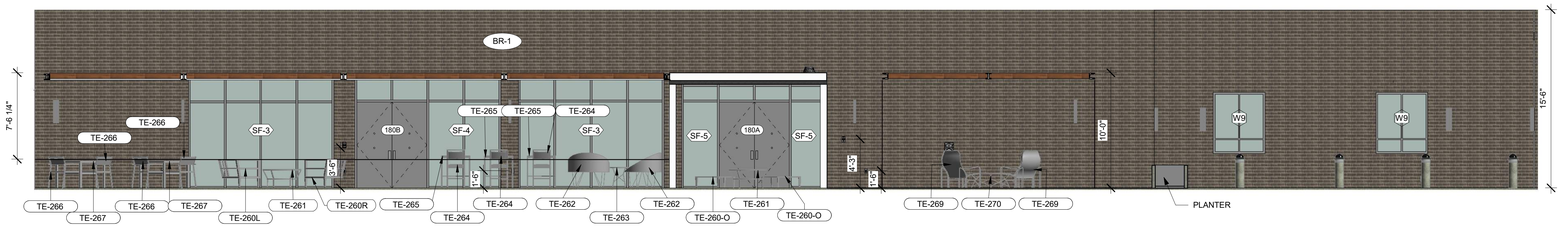

EXTERIOR COURTYARD
199
CM4
199.1A
101'-9 7/8"
97'-11 3/8"
34'-4 5/8"
132'-5 1/4"
35'-4 1/4"
20'-6 3/8"
51'-8 1/4"
35'-11"
18'-2"
5'-11 7/8"
15'-2"
15'-2"
15'-9 7/8"
16'-1"
5'-7 1/4"
15'-0 1/8"
6'-8 1/8"
9'-1 1/8"
1'-9"
28'-5 5/8"
12'-7 7/8"
1'-6 1/4"
12'-8"
1'-6 3/8"
14'-6"
12'-8"
14'-3 3/8"
7 5/8"
11'-11 5/8"
14'-1 5/8"
7'-7 1/2"
27'-6 5/8"
3'-3 3/8"
3'-0 1/2"
3'-0 1/2"
3'-3 1/2"
1'-6 1/4"
6'-4"
6'-4"
1'-6 3/8"
3'-2 1/2"
3'-2 1/2"
6'-3"
1'-10"
6'-4 1/4"
6'-3 3/4"
14'-3 3/8"
7 5/8"
4'-6"
14'-1 5/8"
5'-1 1/2"
16'-9 3/8"
17'-1"
12'-4"
12'-0 3/8"
14'-0 3/4"
14'-6"
2'-4"
2'-4"
3 1/8"
3 5/8"
3 5/8"
3 5



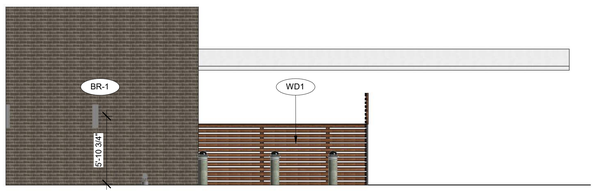
1 A-012B NOTH ELEVATION
3/16" = 1'-0"



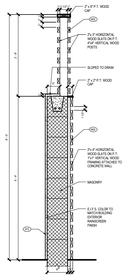
2 A-012B EAST ELEVATION
3/16" = 1'-0"



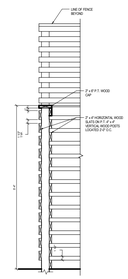
3 A-012B SOUTH ELEVATION
3/16" = 1'-0"



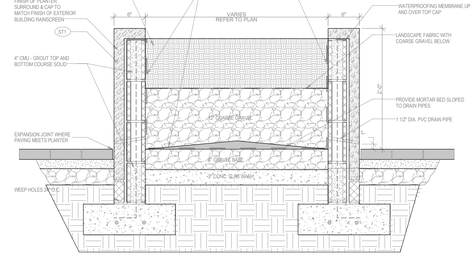
4 A-012B WEST ELEVATION
3/16" = 1'-0"



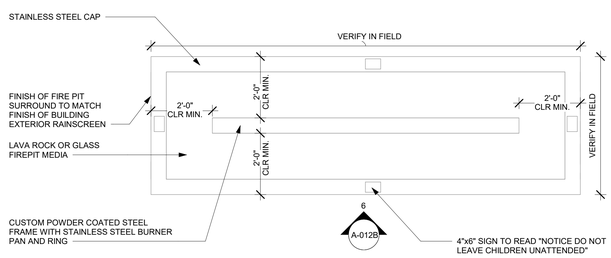
7 A-012B FENCE DETAIL 1
1/2" = 1'-0"



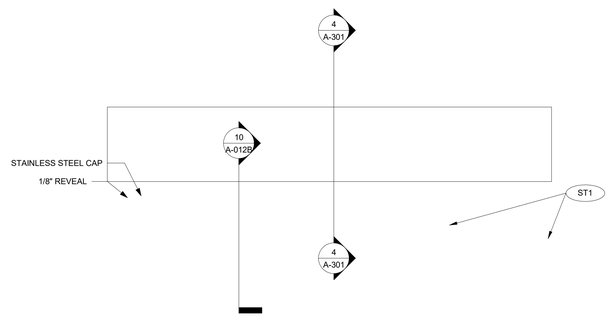
8 A-012B FENCE DETAIL 2
1/2" = 1'-0"



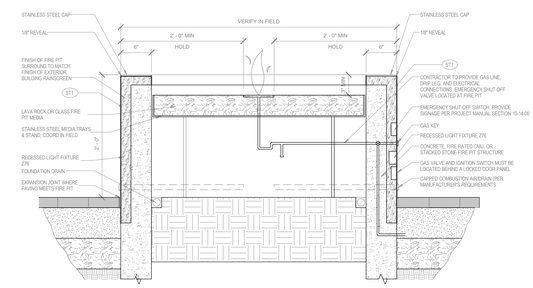
9 A-012A A-012B PLANTER DETAIL
1" = 1'-0"



5 A-012B FIRE PIT PLAN
1/2" = 1'-0"



6 A-012B FIRE PIT ELEVATION
1/2" = 1'-0"



10 A-012B A-012B FIRE PIT DETAIL
1" = 1'-0"

BASE4
2901 CLINT MOORE ROAD, #114
BOCA RATON, FLORIDA 33496
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA
5453 NW 106TH DR
CORAL SPRINGS, FL 33076

Seal:

LICENSED ARCHITECT
RICARDO JAVIER MUNIZ GUILLET
001023672
STATE OF ILLINOIS

Owner:

TOP Hospitality

143 Wheeling Road
Wheeling IL 60090
312 404 6735

COURTYARD BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE
ISSUED FOR PC STAFF REVIEW

CURRENT ISSUE DATE
2020.01.22

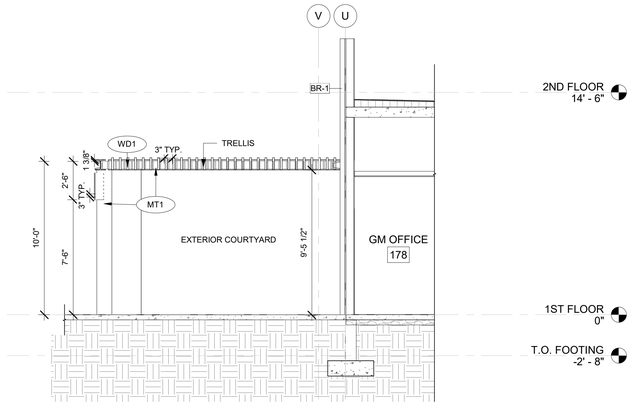
DRAWN BY
RC

CHECKED BY
RB/DDP

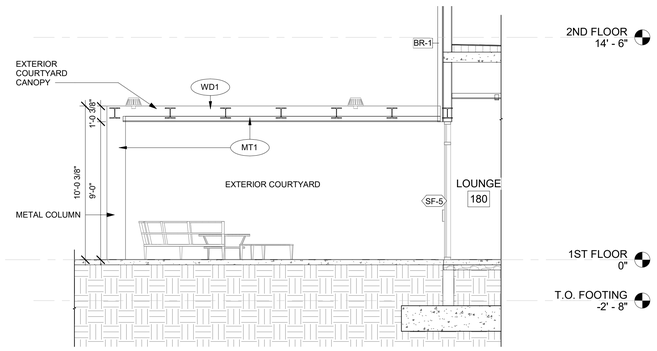
PROJECT NO.
B4-157-1801

SHEET NAME
OUTDOOR PATIO ELEVATIONS AND FIRE PIT DETAILS

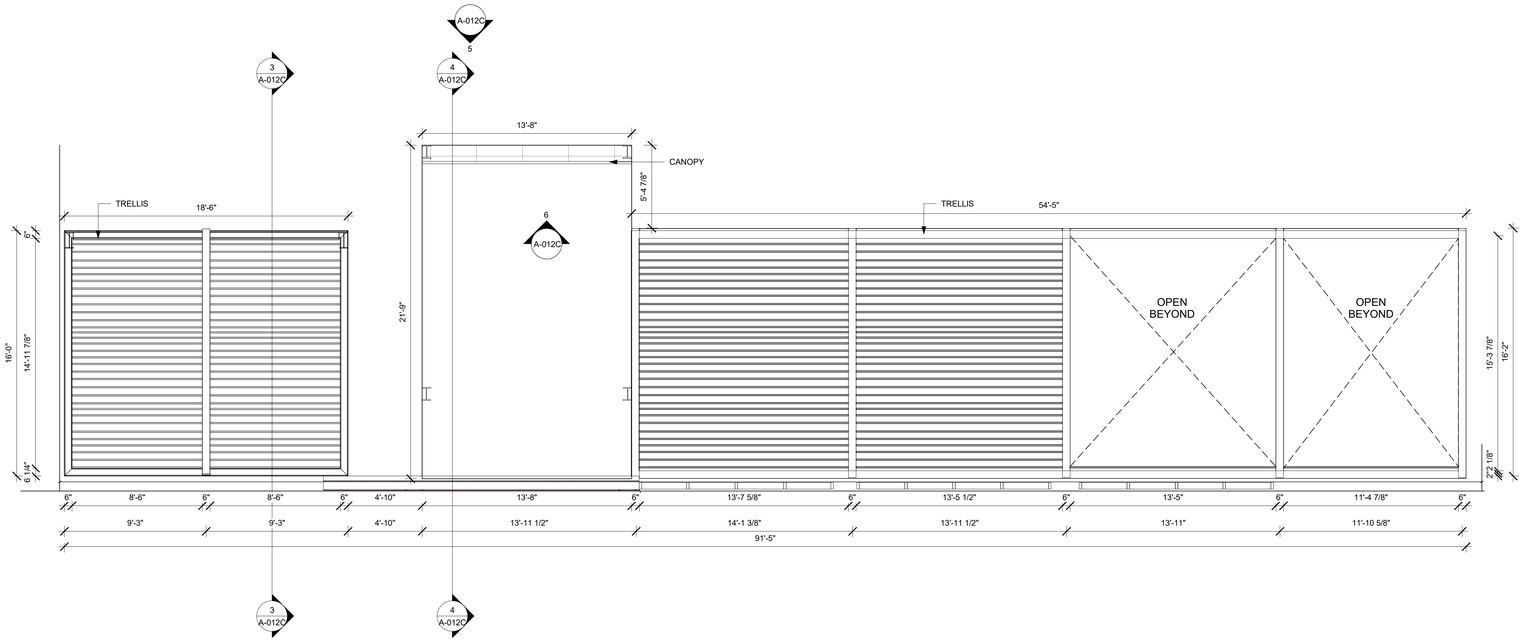
DRAWINGS NO.
A-012B



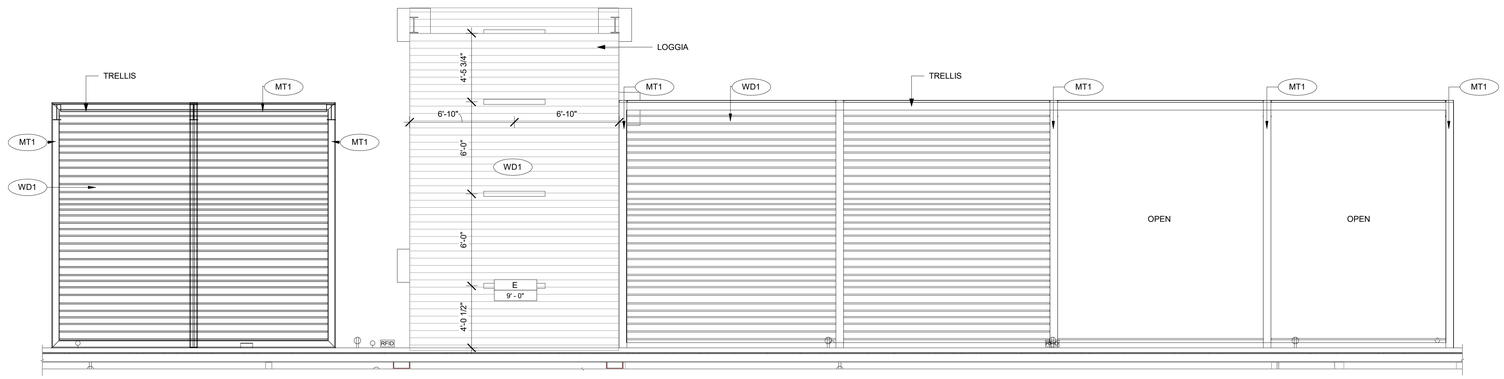
3 A-012C TRELLIS SECTION 1
1/4" = 1'-0"



4 A-012C LOGGIA SECTION 2
1/4" = 1'-0"



1 A-012C LOGGIA RCP @EXTERIOR COURTYARD CONSTRUCTION PLAN
1/4" = 1'-0"



2 A-012C LOGGIA RCP @EXTERIOR COURTYARD RCP
1/4" = 1'-0"

5 A-012C LOGGIA ELEVATION 3
1/4" = 1'-0"

6 A-012C LOGGIA ELEVATION 4
1/4" = 1'-0"

GENERAL RCP NOTES

BASE4 NOTES

1. REFER TO PLUMBING, MECHANICAL, ELECTRICAL FOR LOCATIONS OF RELATED ITEMS.
2. COORDINATE WITH HVAC AND ELECTRICAL PLANS FOR LOCATIONS/QUANTITIES/TYPES OF DIFFUSERS AND LIGHTS.
3. REFER TO ROOM FINISH SCHEDULES FOR CEILING MATERIALS AND HEIGHTS.
4. CEILING CONTROL JOINTS TO BE 50'-0" MAX. EITHER DIRECTION OR TO LIMIT AREAS TO 2500 SF
5. REFER TO CEILING DETAILS FOR FURTHER INFORMATION.
6. ALL ACT TILE CENTERED IN ROOM.
7. USE 9/16TH GRID ON SUSPENDED GRID SYSTEM

PROJECT NOTES

1. REFER TO DESIGN STANDARDS FOR REQUIREMENTS REALATED TO THIS SHEET. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS.
2. BEGIN LAYOUT OF CEILING TILES AT CENTER OF ROOMS AS SHOWN. CENTER OF CEILING TILE TO ALIGN WITH CENTER OF CORRIDORS, TYP.
3. CENTER LIGHT FIXTURES IN CENTER OF CEILING TILE.

GENERAL FLOOR PLAN NOTES

BASE4 NOTES

1. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED
2. INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS.
3. PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS.
4. GYPSUM WALLBOARD CONTROL JOINTS TO BE 30'-0" MAX O.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSUM WALLBOARD.
5. REFER TO LIFE SAFETY SHEETS FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES
6. REFER TO SHEETS STARTING ON A-420 FOR ENLARGED GUESTROOM INFORMATION.
7. REFER G-002/G-003 FOR GUESTROOM MIX/MATRIX AND GENRAL LEGENDS

PROJECT NOTES

1. REFER TO ENGINEERING DRAWINGS FOR FIXTURE TYPES AND SPECIFICATIONS.
2. REFER TO ARCHITECTURAL FINISH MANUAL FOR FINISH SPECIFICATION.
3. REFER TO FINISH SCHEDULE FOR TYP. ROOM FINISHES.
4. REFER TO HEET G-003 FOR GUESTROOM MIX/ MATRIX AND COMMON LEGENDS.

GENERAL NOTE FOR LEGENDS

BASE4 NOTES

1. REFER TO SHEET G-002 AND A-400A AND A-400B FOR ALL PROJECT NOTES, LEGENDS AND SYMBOLS.
2. REFER "Courtyard Gen 6 CYnergy Interior Finish Index-ID" FOR FINISHES.
3. REFER "22-224000b-C-Plumbing Fixture Matrix_Gen 6_CYnergy" FOR RESTROOM ACCESSORIES.

BASE4
2901 CLINT MOORE ROAD, #114
BOCA RATON, FLORIDA 33496
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA
5453 NW 106TH DR
CORAL SPRINGS, FL 33076

Seal:

LICENSED ARCHITECT
RICARDO JAVIER MUNIZ GUILLET
001023672
STATE OF ILLINOIS

Owner:

TOP Hospitality

143 Wheeling Road
Wheeling IL 60090
312 404 6735

COURTYARD BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE
ISSUED FOR PC STAFF REVIEW

CURRENT ISSUE DATE
2020.01.22

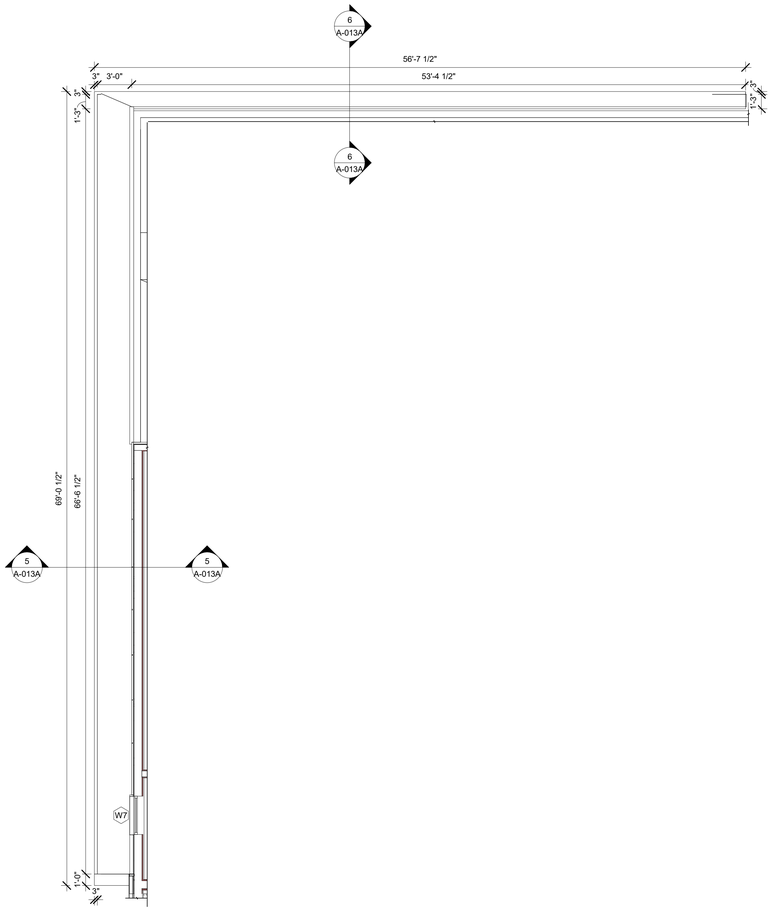
DRAWN BY
RC

CHECKED BY
RB/DDP

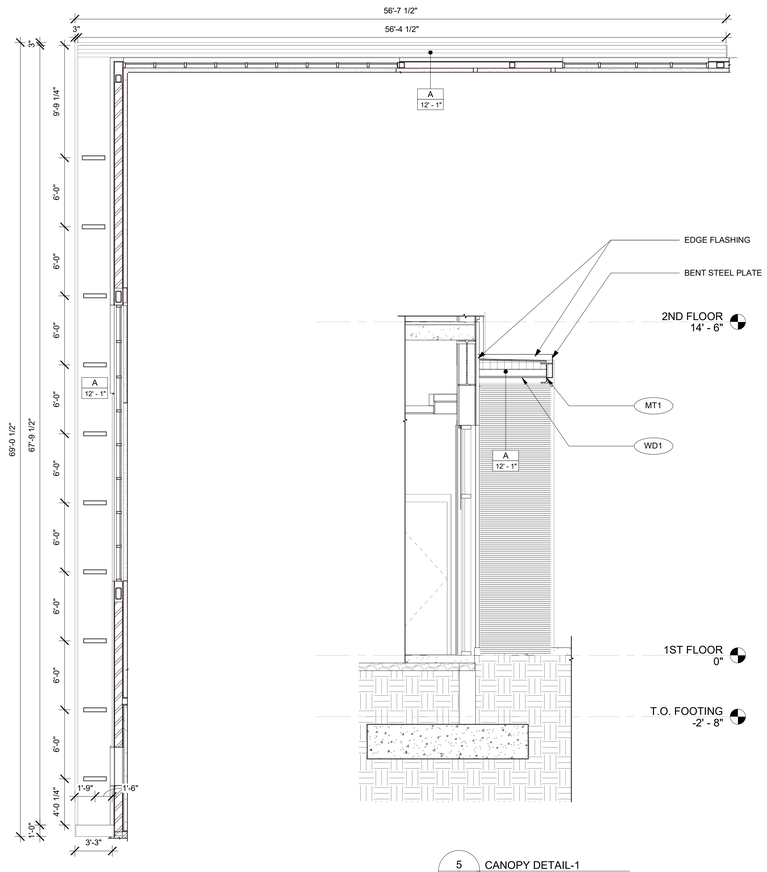
PROJECT NO.
B4-157-1801

SHEET NAME
EXTERIOR COURTYARD LOGGIA/ TRELLIS

DRAWINGS NO.
A-012C

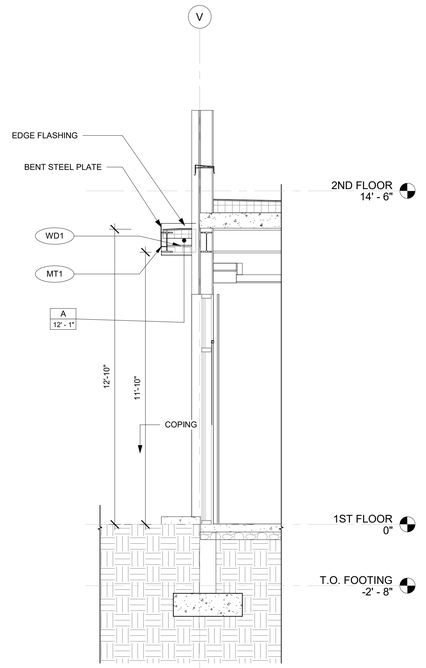


1 CANOPY CONSTRUCTION PLAN
A-102|A-013A 3/16" = 1'-0"

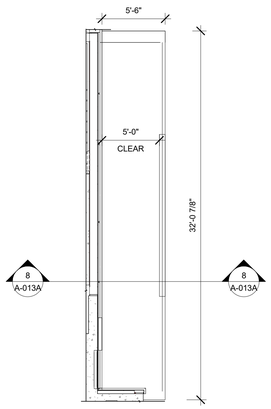


3 CANOPY RCP
A-110|A-013A 3/16" = 1'-0"

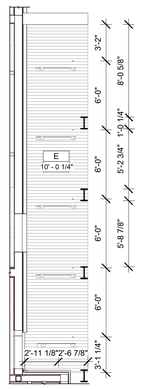
5 CANOPY DETAIL-1
A-013A|A-013A 3/8" = 1'-0"



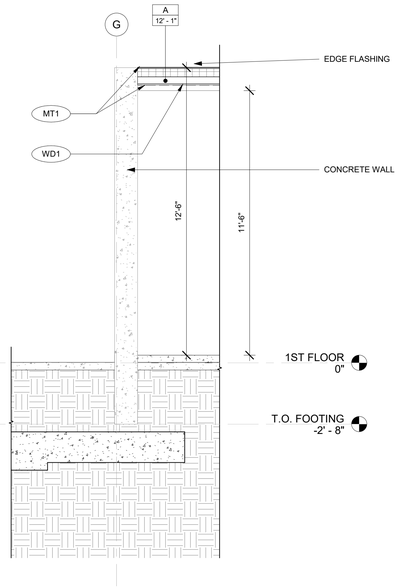
6 CANOPY DETAIL-2
A-013A|A-013A 3/8" = 1'-0"



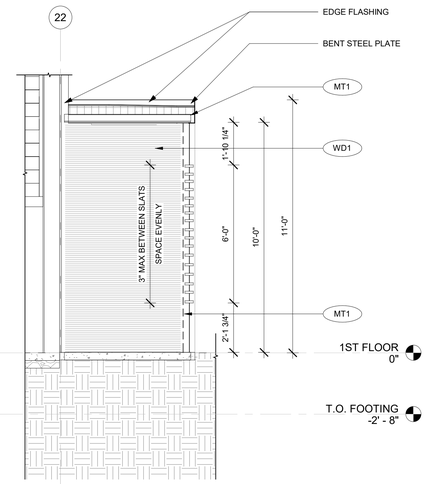
2 CANOPY CONSTRUCTION PLAN
A-102|A-013A 3/16" = 1'-0"



4 CANOPY RCP
A-110|A-013A 3/16" = 1'-0"



7 CANOPY DETAIL-3
A-013A 3/8" = 1'-0"



8 CANOPY DETAIL-4
A-013A|A-013A 3/8" = 1'-0"

BASE4

BASE4
2901 CLINT MOORE ROAD, #114
BOCA RATON, FLORIDA 33496
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA
5453 NW 106TH DR
CORAL SPRINGS, FL 33076

Seal:

LICENSED ARCHITECT
RICARDO JAVIER
MUNIZ GUILLET
001023672
STATE OF ILLINOIS

Owner:

TOP Hospitality

143 Wheeling Road
Wheeling IL 60090
312 404 6735

COURTYARD BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE
ISSUED FOR PC STAFF REVIEW

CURRENT ISSUE DATE
2020.01.22

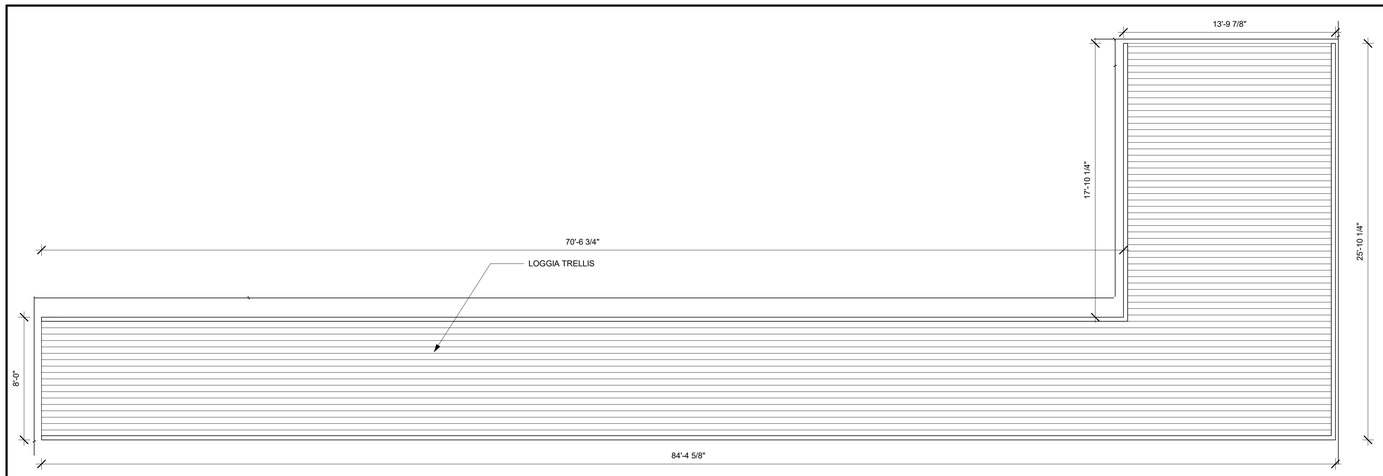
DRAWN BY
RC

CHECKED BY
RB/ DDP

PROJECT NO.
B4-157-1801

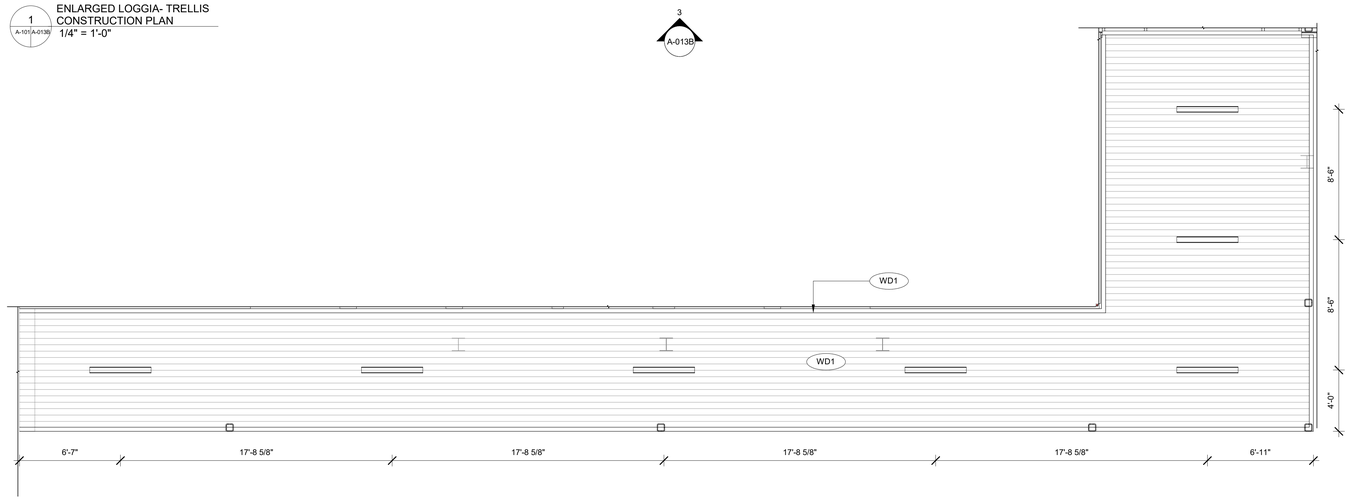
SHEET NAME
BUILDING CANOPIES

DRAWINGS NO.
A-013A



1 A-101\A-013B ENLARGED LOGGIA- TRELLIS CONSTRUCTION PLAN
1/4" = 1'-0"

3 A-013B



2 A-013B ENLARGED LOGGIA- TRELLIS RCP
1/4" = 1'-0"

4 A-300

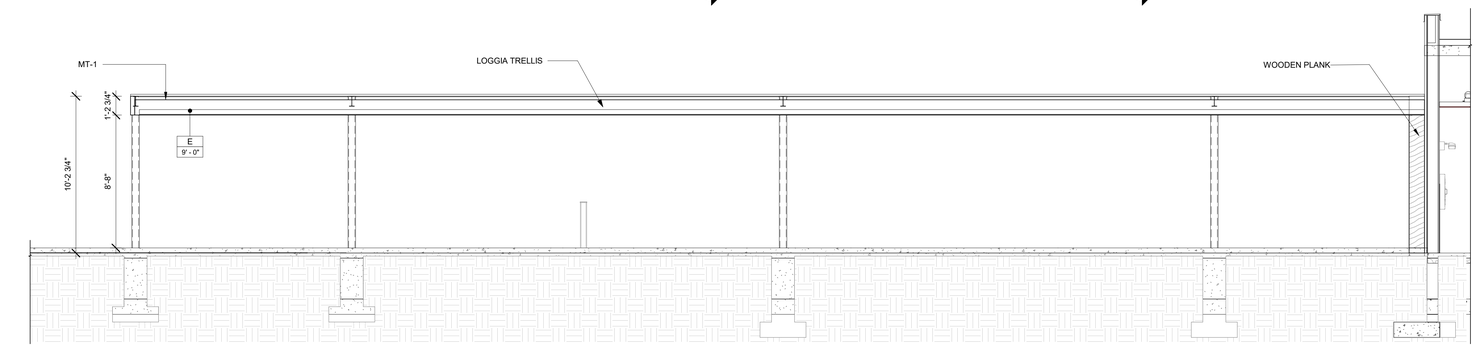
5 A-013B



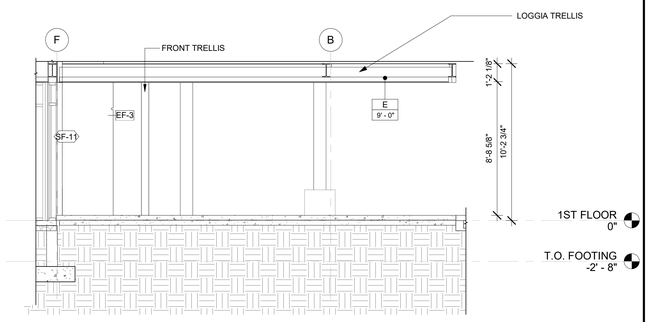
3 A-013B\A-013B LOGGIA- TRELLIS ELEVATION
1/4" = 1'-0"

4 A-300

5 A-013B



4 A-013B LOGGIA- TRELLIS SECTION - 1
1/4" = 1'-0"



5 A-013B\A-013B LOGGIA- TRELLIS SECTION - 2
1/4" = 1'-0"

BASE4
2901 CLINT MOORE ROAD, #114
BOCA RATON, FLORIDA 33496
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA
5453 NW 106TH DR
CORAL SPRINGS, FL 33076

Seal:

LICENSED ARCHITECT
RICARDO JAVIER MUNIZ GUILLET
001023672
STATE OF ILLINOIS

Owner:

TOP Hospitality

143 Wheeling Road
Wheeling IL 60090
312 404 6735

COURTYARD BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE
ISSUED FOR PC STAFF REVIEW

CURRENT ISSUE DATE
2020.01.22

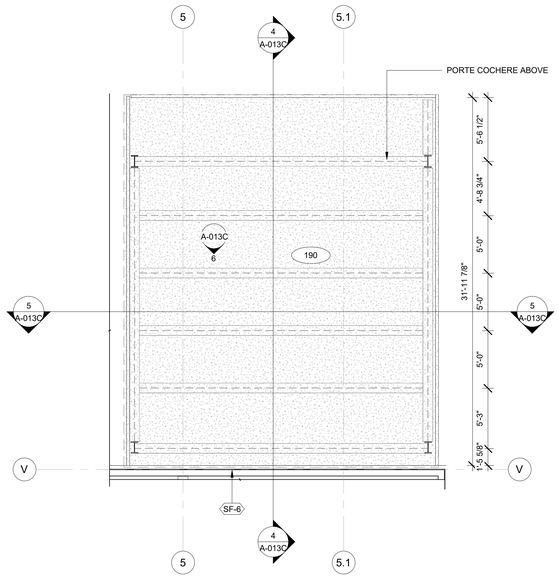
DRAWN BY
RC

CHECKED BY
RB/ DDP

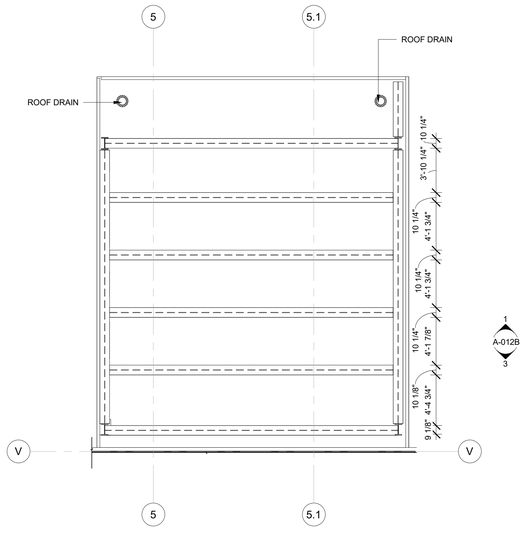
PROJECT NO.
B4-157-1801

SHEET NAME
BUILDING CANOPY ELEVATIONS

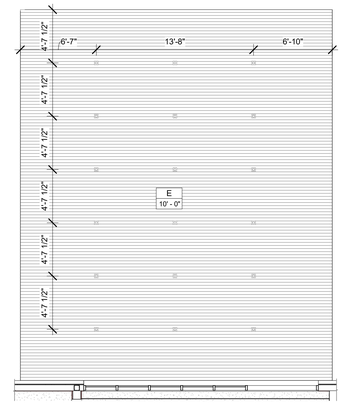
DRAWINGS NO.
A-013B



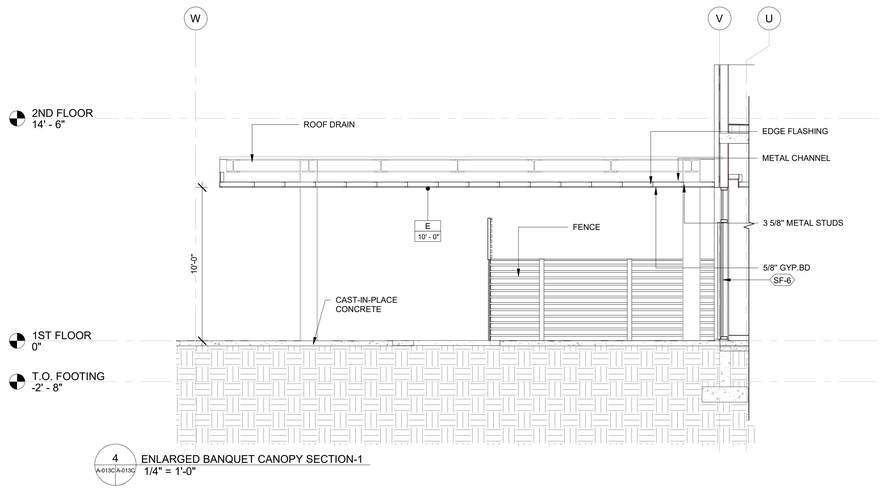
1 ENLARGED BANQUET CANOPY CONSTRUCTION PLAN
A-101/A-013C
3/16" = 1'-0"



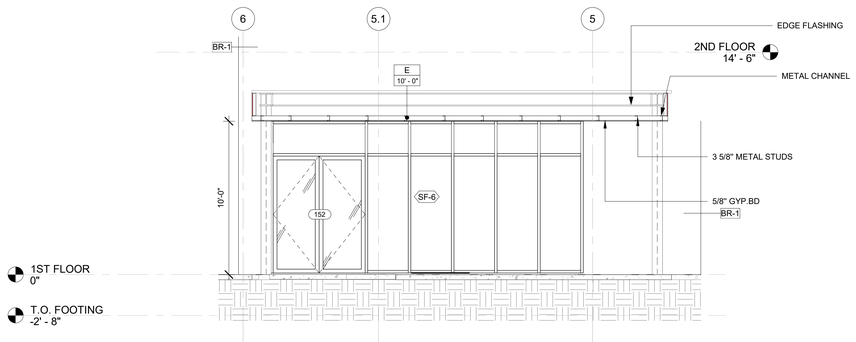
2 ENLARGED BANQUET CANOPY ROOF PLAN
A-013C
3/16" = 1'-0"



3 ENLARGED BANQUET CANOPY RCP PLAN
A-110/A-013C
3/16" = 1'-0"



4 ENLARGED BANQUET CANOPY SECTION-1
A-013C/A-013C
1/4" = 1'-0"



5 ENLARGED BANQUET CANOPY SECTION-2
A-012A/A-013C
1/4" = 1'-0"



6 ENLARGED BANQUET ELEVATION
A-013C/A-013C
1/4" = 1'-0"

CEILING FINISH LEGEND

A — CEILING FINISH
9'-6" — CEILING HEIGHT

A	PRIME & PAINTED GYPSUM BOARD
B	PRIME & PAINTED GYPSUM BOARD- MOISTURE RESISTANT
C	2x2 LAY-IN ACOUSTICAL CLG. TILE SUSPENDED FROM STRUCT.
D	2x4 LAY-IN ACOUSTICAL CLG. TILE SUSPENDED FROM STRUCT.
E	6" WOODEN PLANKS @ CEILING SUSPENDED FROM STRUCT.
F	EPOXY PAINT
G	2x5 LAY-IN ACOUSTICAL CLG. TILE SUSPENDED FROM STRUCT.
I	METAL CEILING W/FAUX WOOD FINISH; REFER TO SPEC M-3
J	2x2 LAY-IN ACOUSTICAL CLG WITH 2 1/4" METAL STUD. TILE SUSPENDED FROM STRUCT.

GENERAL FLOOR PLAN NOTES

BASE4 NOTES

1. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED
2. INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS.
3. PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS.
4. GYPSUM WALLBOARD CONTROL JOINTS TO BE 30'-0" MAX O.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSUM WALLBOARD.
5. REFER TO LIFE SAFETY SHEETS FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES
6. REFER TO SHEETS STARTING ON A-420 FOR ENLARGED GUESTROOM INFORMATION.
7. REFER G-002/G-003 FOR GUESTROOM MIX/MATRIX AND GENRAL LEGENDS

PROJECT NOTES

1. REFER TO ENGINEERING DRAWINGS FOR FIXTURE TYPES AND SPECIFICATIONS.
2. REFER TO ARCHITECTURAL FINISH MANUAL FOR FINISH SPECIFICATION.
3. REFER TO FINISH SCHEDULE FOR TYP. ROOM FINISHES.
4. REFER TO HEET G-003 FOR GUESTROOM MIX/ MATRIX AND COMMON LEGENDS.

GENERAL RCP NOTES

BASE4 NOTES

1. REFER TO PLUMBING, MECHANICAL, ELECTRICAL FOR LOCATIONS OF RELATED ITEMS.
2. COORDINATE WITH HVAC AND ELECTRICAL PLANS FOR LOCATIONS/QUANTITIES/TYPES OF DIFFUSERS AND LIGHTS.
3. REFER TO ROOM FINISH SCHEDULES FOR CEILING MATERIALS AND HEIGHTS.
4. CEILING CONTROL JOINTS TO BE 50'-0" MAX. EITHER DIRECTION OR TO LIMIT AREAS TO 2500 SF
5. REFER TO CEILING DETAILS FOR FURTHER INFORMATION.
6. ALL ACT TILE CENTERED IN ROOM.
7. USE 9/16TH GRID ON SUSPENDED GRID SYSTEM

PROJECT NOTES

1. REFER TO DESIGN STANDARDS FOR REQUIREMENTS REALATED TO THIS SHEET. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS.
2. BEGIN LAYOUT OF CEILING TILES AT CENTER OF ROOMS AS SHOWN. CENTER OF CEILING TILE TO ALIGN WITH CENTER OF CORRIDORS. TYP.
3. CENTER LIGHT FIXTURES IN CENTER OF CEILING TILE.

GENERAL NOTE - ENLARGED

BASE4 NOTES

1. CO-ORDINATE POWER, DATA, AND CABLE REQUIREMENTS WITH FINAL EQUIPMENT SELECTIONS.

2. EXERCISE MILLWORK ALSO AVAILABLE AS FF & E ITEMS.

3. ALL EXTERIOR CORNERS IN CORRIDORS SHALL HAVE FULL HEIGHT CORNER GUARDS.

GENERAL NOTE FOR LEGENDS

BASE4 NOTES

1. REFER TO SHEET G-002 AND A-400A AND A-400B FOR ALL PROJECT NOTES, LEGENDS AND SYMBOLS.
2. REFER "Courtyard Gen 6 CYnergy Interior Finish Index-ID" FOR FINISHES.
3. REFER "22-224000b-C-Plumbing Fixture Matrix_Gen 6_CYnergy" FOR RESTROOM ACCESSORIES.

BASE4
2901 CLINT MOORE ROAD, #114
BOCA RATON, FLORIDA 33496
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA
5453 NW 106TH DR
CORAL SPRINGS, FL 33076

Seal:



Owner:

TOP Hospitality

143 Wheeling Road
Wheeling IL 60090
312 404 6735

COURTYARD BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE
ISSUED FOR PC STAFF REVIEW

CURRENT ISSUE DATE
2020.01.22

DRAWN BY
RC

CHECKED BY
RB/ DDP

PROJECT NO.
B4-157-1801

SHEET NAME
CANOPY PLAN AND ELEVATIONS

DRAWINGS NO.
A-013C

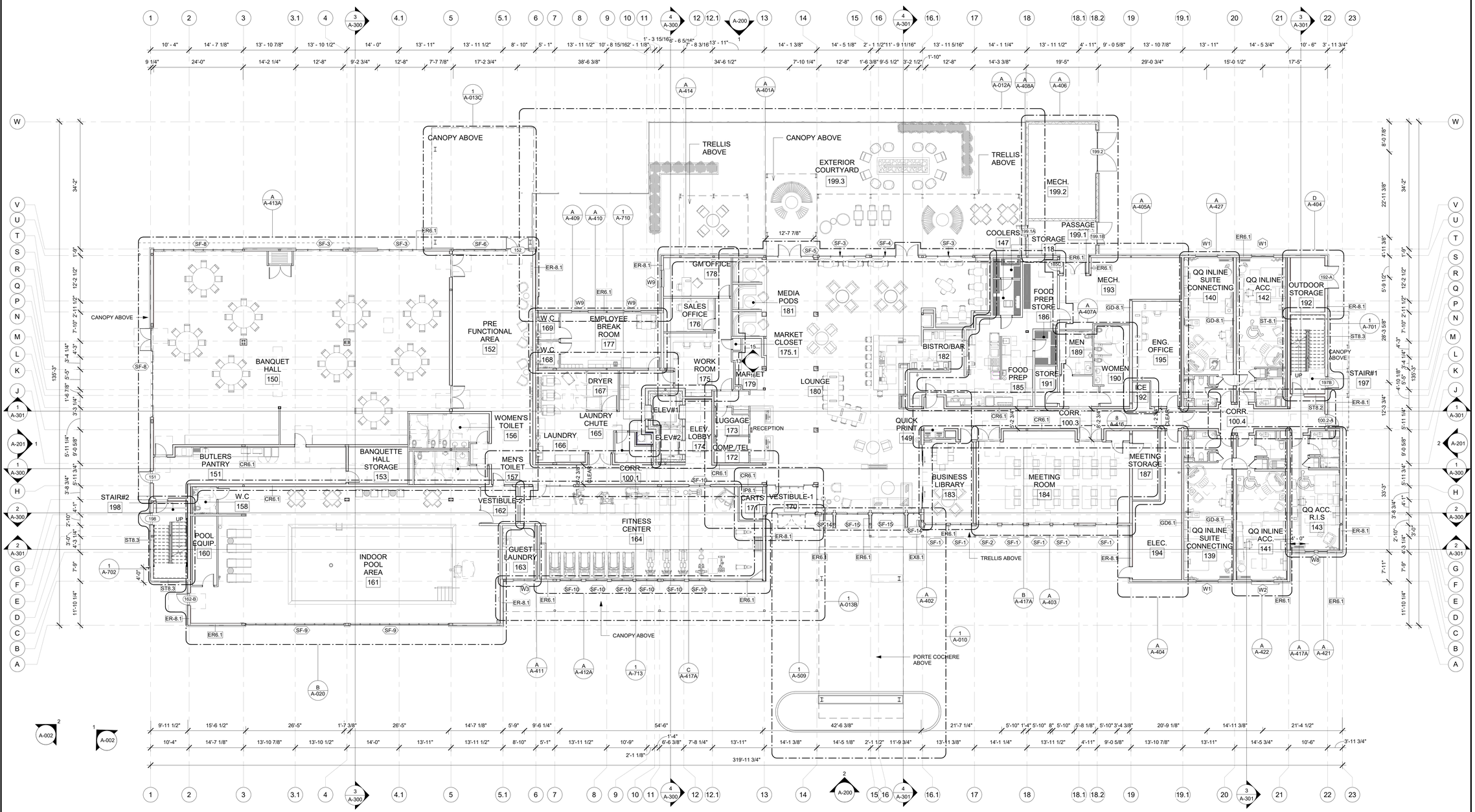
GENERAL FLOOR PLAN NOTES

BASE4 NOTES

1. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED
2. INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS.
3. PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS.
4. GYPSUM WALLBOARD CONTROL JOINTS TO BE 30'-0" MAX O.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSUM WALLBOARD.
5. REFER TO LIFE SAFETY SHEETS FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES
6. REFER TO SHEETS STARTING ON A-420 FOR ENLARGED GUESTROOM INFORMATION.
7. REFER G-002/G-003 FOR GUESTROOM MIX/MATRIX AND GENRAL LEGENDS

PROJECT NOTES

1. REFER TO ENGINEERING DRAWINGS FOR FIXTURE TYPES AND SPECIFICATIONS.
2. REFER TO ARCHITECTURAL FINISH MANUAL FOR FINISH SPECIFICATION.
3. REFER TO FINISH SCHEDULE FOR TYP. ROOM FINISHES.
4. REFER TO HEET G-003 FOR GUESTROOM MIX/ MATRIX AND COMMON LEGENDS.



1 A-101 1ST FLOOR PLAN
3/32" = 1'-0"

BASE4
2901 CLINT MOORE ROAD, #114
BOCA RATON, FLORIDA 33496
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA
5453 NW 106TH DR
CORAL SPRINGS, FL 33076

Seal:

LICENSED ARCHITECT
RICARDO JAVIER MUNIZ GUILLET
001023672
STATE OF ILLINOIS

Owner:

TOP Hospitality

143 Wheeling Road
Wheeling IL 60090
312 404 6735

COURTYARD BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6.
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

ISSUED FOR PC STAFF REVIEW

CURRENT ISSUE DATE
2020.01.22

DRAWN BY
RC

CHECKED BY
RB/DDP

PROJECT NO.
B4-157-1801

SHEET NAME

1ST FLOOR PLAN

DRAWINGS NO.

A-101

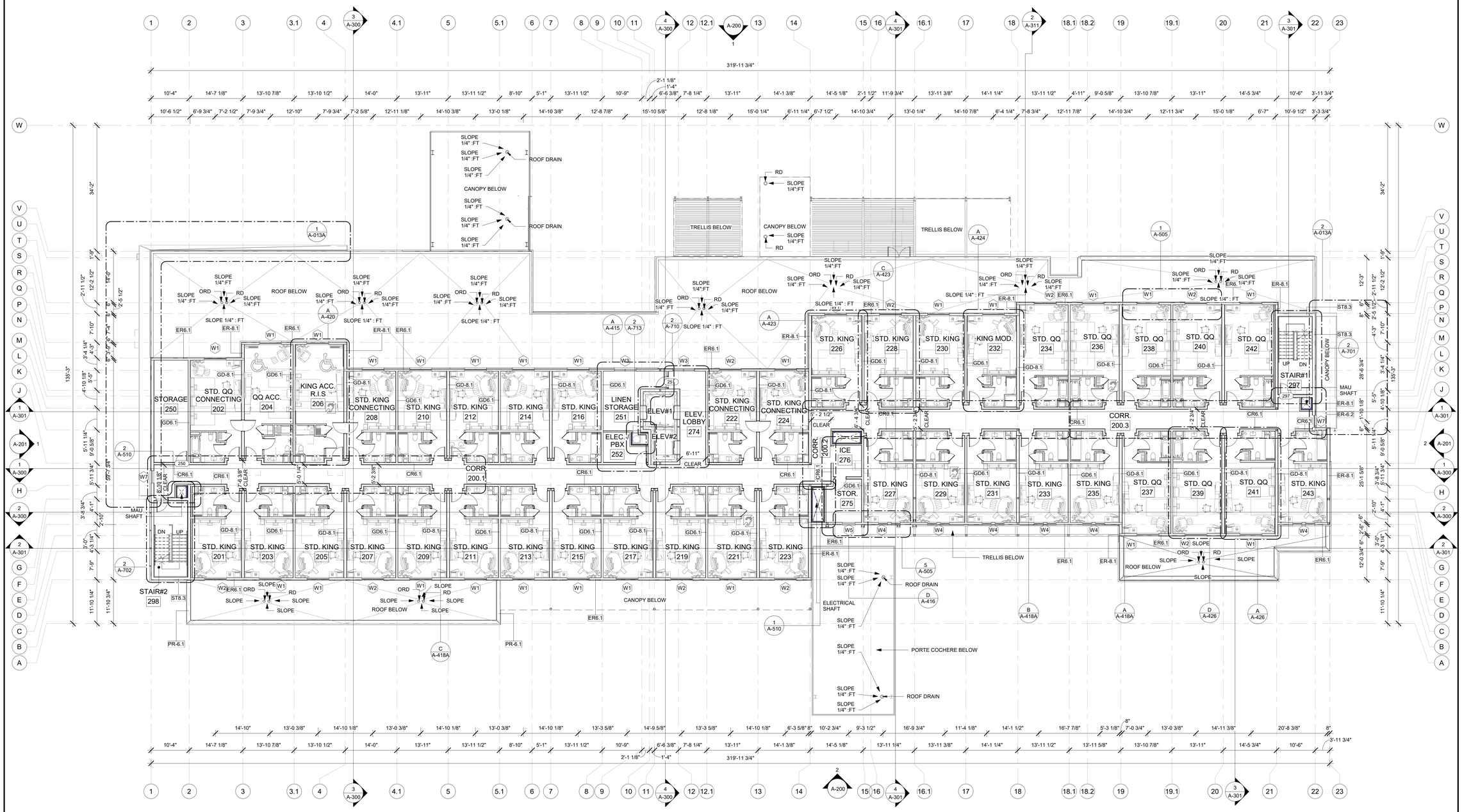
GENERAL FLOOR PLAN NOTES

BASE4 NOTES

1. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED
2. INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS.
3. PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS.
4. GYPSUM WALLBOARD CONTROL JOINTS TO BE 30'-0" MAX O.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSUM WALLBOARD.
5. REFER TO LIFE SAFETY SHEETS FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES
6. REFER TO SHEETS STARTING ON A-420 FOR ENLARGED GUESTROOM INFORMATION.
7. REFER G-002/G-003 FOR GUESTROOM MIX/MATRIX AND GENRAL LEGENDS

PROJECT NOTES

1. REFER TO ENGINEERING DRAWINGS FOR FIXTURE TYPES AND SPECIFICATIONS.
2. REFER TO ARCHITECTURAL FINISH MANUAL FOR FINISH SPECIFICATION.
3. REFER TO FINISH SCHEDULE FOR TYP. ROOM FINISHES.
4. REFER TO HEET G-003 FOR GUESTROOM MIX/ MATRIX AND COMMON LEGENDS.



1 A-102 2ND FLOOR PLAN
3/32" = 1'-0"

BASE4
2901 CLINT MOORE ROAD, #114
BOCA RATON, FLORIDA 33496
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA
5453 NW 106TH DR
CORAL SPRINGS, FL 33076

Seal:

LICENSED ARCHITECT
RICARDO JAVIER MUNIZ GUILLET
001023672
STATE OF ILLINOIS

Owner:

TOP Hospitality

143 Wheeling Road
Wheeling IL 60090
312 404 6735

COURTYARD BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

ISSUED FOR PC STAFF REVIEW

CURRENT ISSUE DATE
2020.01.22

DRAWN BY
RC

CHECKED BY
RB/DDP

PROJECT NO.
B4-157-1801

SHEET NAME

2ND FLOOR PLAN

DRAWINGS NO.

A-102

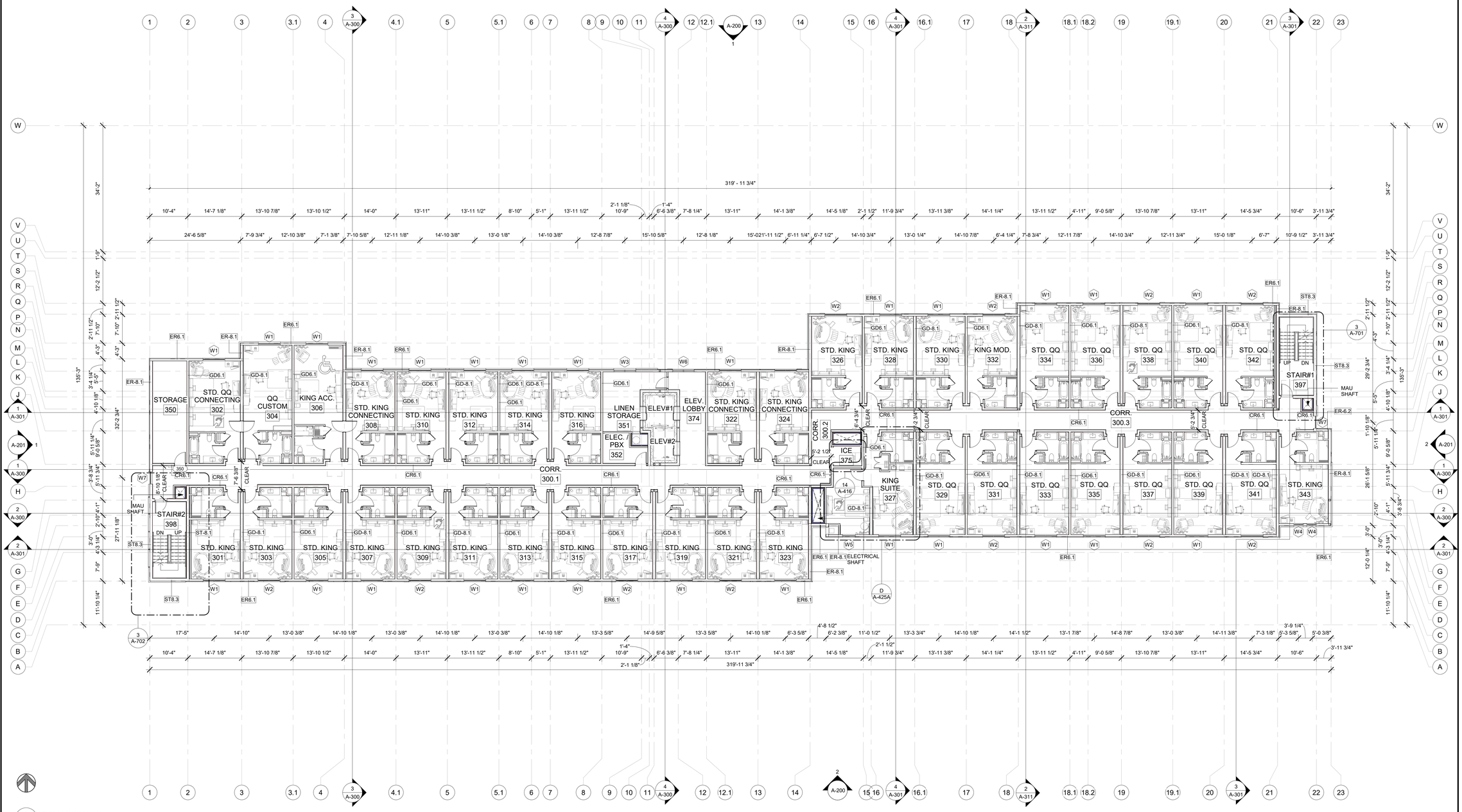
GENERAL FLOOR PLAN NOTES

BASE4 NOTES

1. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED
2. INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS.
3. PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS.
4. GYPSUM WALLBOARD CONTROL JOINTS TO BE 30'-0" MAX O.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSUM WALLBOARD.
5. REFER TO LIFE SAFETY SHEETS FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES
6. REFER TO SHEETS STARTING ON A-420 FOR ENLARGED GUESTROOM INFORMATION.
7. REFER G-002/G-003 FOR GUESTROOM MIX/MATRIX AND GENRAL LEGENDS

PROJECT NOTES

1. REFER TO ENGINEERING DRAWINGS FOR FIXTURE TYPES AND SPECIFICATIONS.
2. REFER TO ARCHITECTURAL FINISH MANUAL FOR FINISH SPECIFICATION.
3. REFER TO FINISH SCHEDULE FOR TYP. ROOM FINISHES.
4. REFER TO HEET G-003 FOR GUESTROOM MIX/ MATRIX AND COMMON LEGENDS.



1 A-103 3RD FLOOR PLAN
3/32" = 1'-0"

BASE4

BASE4
2901 CLINT MOORE ROAD, #114
BOCA RATON, FLORIDA 33496
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA
5453 NW 106TH DR
CORAL SPRINGS, FL 33076

Seal:

LICENSED ARCHITECT
RICARDO JAVIER MUNIZ GUILLET
001023672
STATE OF ILLINOIS

Owner:

TOP Hospitality

143 Wheeling Road
Wheeling IL 60090
312 404 6735

COURTYARD BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

ISSUED FOR PC STAFF REVIEW

CURRENT ISSUE DATE
2020.01.22

DRAWN BY
RC

CHECKED BY
RB/DDP

PROJECT NO.
B4-157-1801

SHEET NAME

3RD FLOOR PLAN

DRAWINGS NO.

A-103

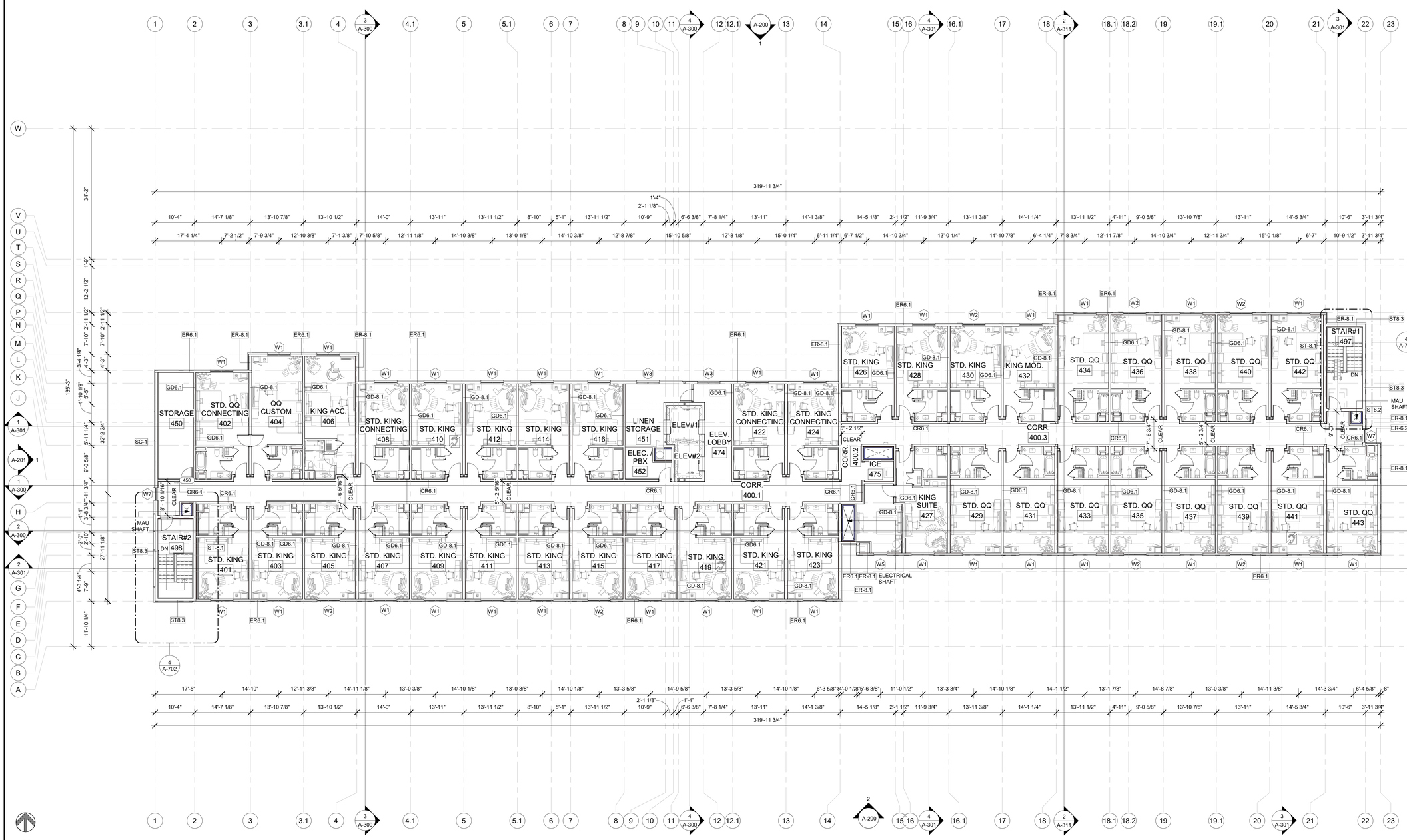
GENERAL FLOOR PLAN NOTES

BASE4 NOTES

1. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED
2. INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS.
3. PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS.
4. GYPSUM WALLBOARD CONTROL JOINTS TO BE 30'-0" MAX O.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSUM WALLBOARD.
5. REFER TO LIFE SAFETY SHEETS FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES
6. REFER TO SHEETS STARTING ON A-420 FOR ENLARGED GUESTROOM INFORMATION.
7. REFER G-002/G-003 FOR GUESTROOM MIX/MATRIX AND GENRAL LEGENDS

PROJECT NOTES

1. REFER TO ENGINEERING DRAWINGS FOR FIXTURE TYPES AND SPECIFICATIONS.
2. REFER TO ARCHITECTURAL FINISH MANUAL FOR FINISH SPECIFICATION.
3. REFER TO FINISH SCHEDULE FOR TYP. ROOM FINISHES.
4. REFER TO HEET G-003 FOR GUESTROOM MIX/ MATRIX AND COMMON LEGENDS.



1 A-104 4TH FLOOR PLAN
3/32" = 1'-0"

BASE4
2901 CLINT MOORE ROAD, #114
BOCA RATON, FLORIDA 33496
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA
5453 NW 106TH DR
CORAL SPRINGS, FL 33076

Seal:

LICENSED ARCHITECT
RICARDO JAVIER MUNIZ GUILLET
001023672
STATE OF ILLINOIS

Owner:

TOP Hospitality

143 Wheeling Road
Wheeling IL 60090
312 404 6735

COURTYARD BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

ISSUED FOR PC STAFF REVIEW

CURRENT ISSUE DATE
2020.01.22

DRAWN BY
RC

CHECKED BY
RB/DDP

PROJECT NO.
B4-157-1801

SHEET NAME

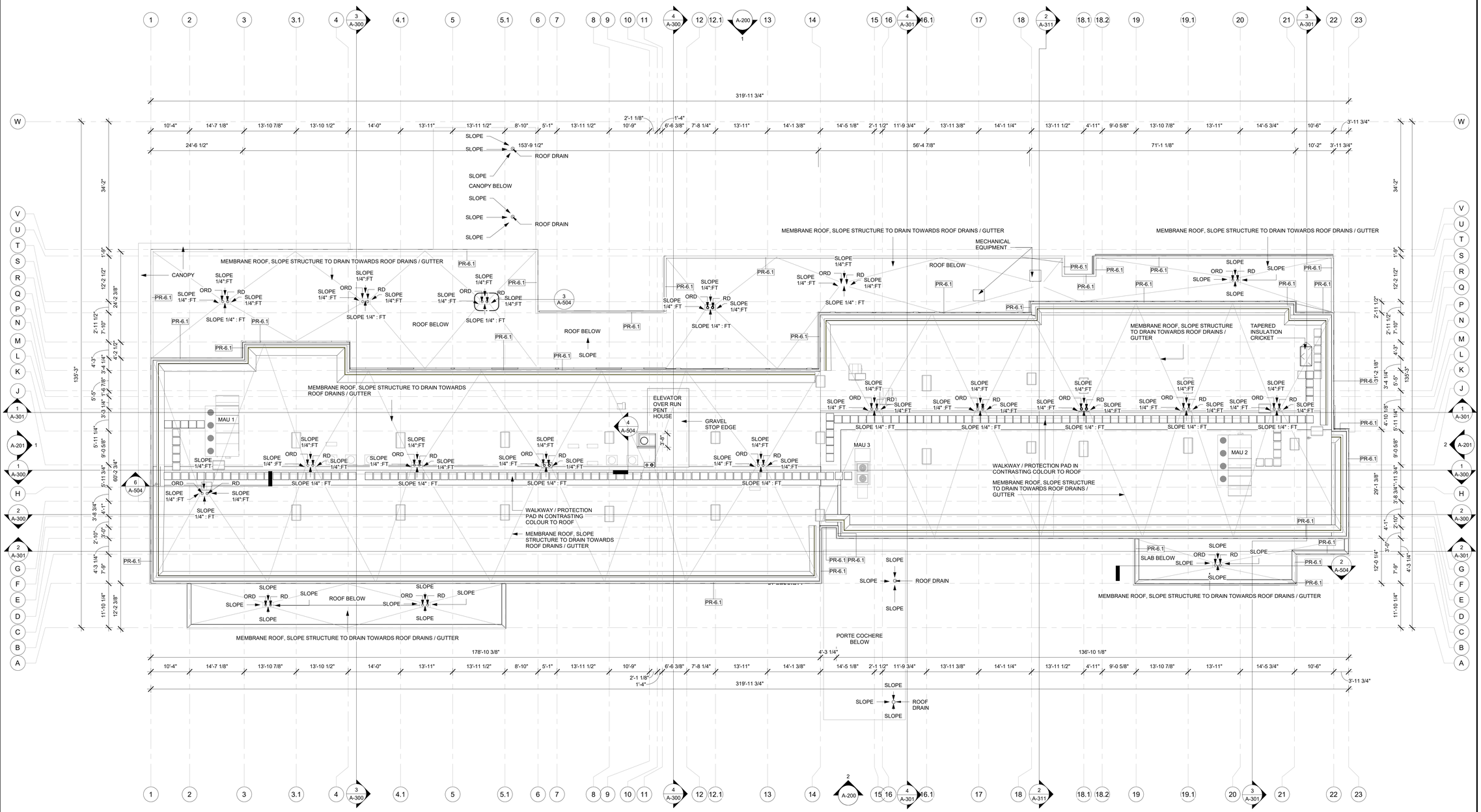
4TH FLOOR PLAN

DRAWINGS NO.

A-104

GENERAL ROOF NOTES

1. ALL DIMENSION ARE FROM THE FACE OF STUD UNLESS NOTED OTHERWISE
2. CONTRACTOR TO COORDINATE WITH CHUTE VENDOR,STRUCTURAL ENGINEER,PLANK MFR. AND TRUSS MFR.
3. THE DIMENSION AND LOCATION OF CHUTE DUCT ROOF PENETRATION AND TRUSS SPACING WHERE CHUTE DUCT PENETRATES THE TOWER ROOF.
4. SEE DETAILS FOR ROOF PENETRATION DETAILS.
5. SEE STRUCTURAL FOR ALL TOP OF DECK ELEVATIONS,JOIST SIZES,ETC. COORDINATE ALL ROOF TOP UBIT LOCATIONS WITH MECHANICAL
6. SEE MECHANICAL/PLUMBING FOR ADDITIONAL INFORMATION
7. PAINT ALL ROOF PENETRATIONS, ROOF TOP EQUIPMENT,LADDERS,ETC.UNLESS EQUIPMENT IS PREFINISHED (COLOR TO BE SELECTED BY THE GENERAL CONTRACTOR)
8. PROVIDE TAPERED INSULATION CRICKETS AT ALL ROOF SLOPE OBSTRUCTIONS
9. PAINT ALL EXPOSED SHROUDS. INSTALL PADS AFTER HVAC EQUIPMENT HAS BEEN INSTALLED
10. ALL WOOD BLOCKING WITH MECHANICAL ENGINEER
11. COORDINATE ALL ROOF OPENINGS AND PENETRATIONS WITH PLUMBING, MECHANICAL AND ELECTRICAL
12. ANY ROOF FLASHING, METAL FACIA & FORMED CAP FLASHING TO BE FIRESTONE PRODUCTS ONLY.
13. ALL VENT PIPES, ETC. ENDING ABOVE THE ROOF SURFACE MUST BE PAINTED A COLOR THAT BLENDS WITH THE ROOF COLOR.



1 A-105 ROOF LEVEL PLAN
3/32" = 1'-0"

BASE4
2901 CLINT MOORE ROAD, #114
BOCA RATON, FLORIDA 33496
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA
5453 NW 106TH DR
CORAL SPRINGS, FL 33076

Seal:

LICENSED ARCHITECT
RICARDO JAVIER MUNIZ GUILLET
001023672
STATE OF ILLINOIS

Owner:

TOP Hospitality

143 Wheeling Road
Wheeling IL 60090
312 404 6735

COURTYARD BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE
ISSUED FOR PC STAFF REVIEW

CURRENT ISSUE DATE
2020.01.22

DRAWN BY
RC

CHECKED BY
RB/DDP

PROJECT NO.
B4-157-1801

SHEET NAME
ROOF LEVEL PLAN

DRAWINGS NO.
A-105

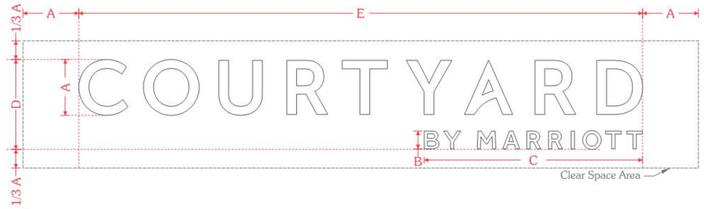
CHANNEL LETTER SPECIFICATIONS

Channel Letter Specifications:

Construction: .050" aluminum channel letter with .063" aluminum backs
Face Material: 3/16" 7328 white acrylic
Trim Cap: 1" paint to match Pantone® 426 C gray, satin finish
Illumination: GE White LED's as required
Exterior Finish: Paint to match Pantone® 426 C gray, satin finish
Interior Finish: Paint reflective white

Channel Letter Face Specifications:

Face Material: 3/16" 7328 white acrylic



Model #	A	B	C	D	E
C-24-CL					
C-30-CL	30"	9 9/16"	9'-9 5/16"	4'-0 5/16"	25'-3 1/4"
C-36-CL	36"	11 7/16"	11'-8 3/4"	4'-9 15/16"	30'-3 7/8"
C-48-CL	48"	15 1/4"	15'-7 11/16"	6'-5 1/4"	40'-5 3/16"

* Letter height determined by the height of the letter "C".

LEGEND - EXTERIOR FINISHES

MARK	MATERIAL-BRAND	COLOR	MATERIAL-IMAGE	%
SC-1	STUCCO	SW-7666 FLEUR DE SEL		41%
SC-2	STUCCO	SW 6719 GECKO		
BR-1	GLEN-GREY BRICK	VINTAGEWOOD IN BARK COLOR		59%
MT-1	METAL	COLOR ; EGGSHELL PATTERN		00%
WD-1	WOODEN	WOODEN PLANK		00%

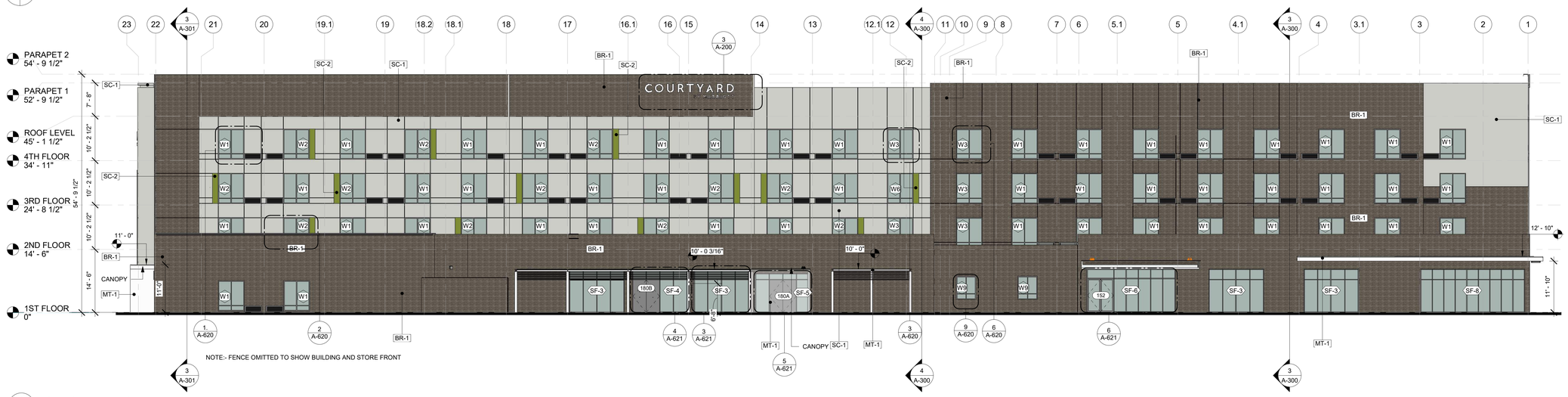
GENERAL SIGNAGE NOTES

1. ALL SIGNAGE INDICATED FOR ILLUSTRATIVE PURPOSES ONLY. LOCATION, SIZE, ETC. TO BE DETERMINED ON AN INDIVIDUAL PROJECT BASIS.
2. MINIMUM 3/4" PLYWOOD BACKERBOARD REQUIRED AT SIGN LOCATIONS. AREA SHOULD COVER ENTIRE LENGTH AND HEIGHT OF FASCIA OR SPACE AVAILABLE FOR SIGN.
3. ELECTRICAL AND FINAL CONNECTION BY CONTRACTOR. ELECTRICAL REQUIREMENTS MAY BE OBTAINED FROM SIGN COMPANY.
4. PERMANENT ACCESS DOORS TO INTERIOR OF ALL PARAPETS WHERE SIGNS ARE LOCATED TO BE PROVIDED BY CONTRACTOR. CONTRACTOR TO FURNISH AND CONNECT PRIMARY ELECTRICAL SERVICE INSIDE PARAPET WALL.
5. PROVIDE WEATHER PROOF ACCESS DOORS AT ROOF LEVEL OR ANYWHERE EXTERIOR/ OR WET CONDITIONS MAY APPLY.
6. GUESTROOMS OR PUBLIC SPACES WITH SIGNAGE ON EXTERIOR WALLS MUST HAVE ELECTRICAL PENETRATIONS AND/OR REMOTE TRANSFORMERS COORDINATED AND/OR INSTALLED PRIOR TO CLOSING UP THE WALL. PENETRATION LAYOUT MAY BE OBTAINED FROM SIGN COMPANY

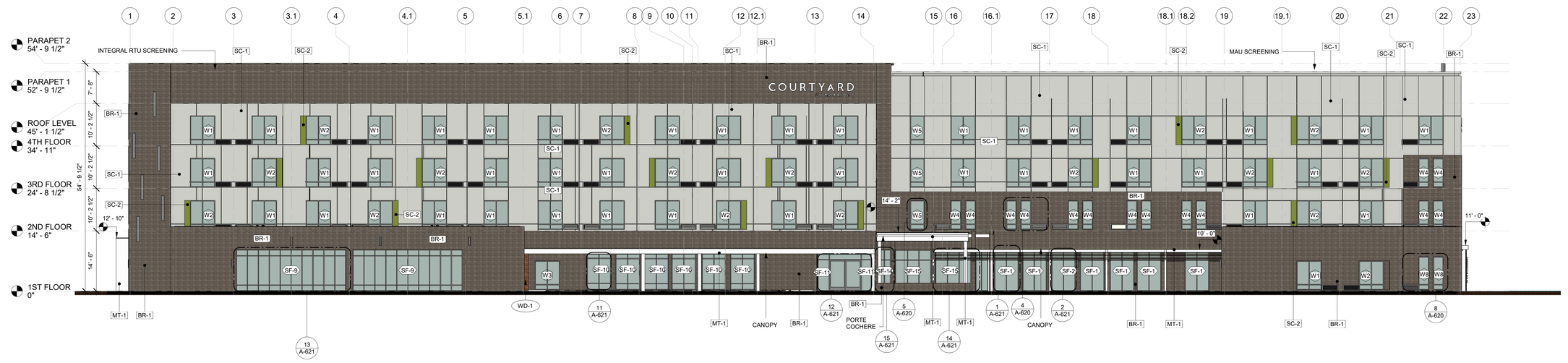
GENERAL ELEVATION NOTES

1. REVIEW ALL SIGHTLINES AROUND PROPERTY BEFORE LOCATING ROOFTOP EQUIPMENT.VERIFY ALL EQUIPMENT IS ADEQUATELY SCREENED.
2. GC TO PROVIDE A MOCK WALL SHOWING A FULL WINDOW INSTALL WITH FLASHING.GC CAN USE A PROPORTIONALLY SCALED DOWN WINDOW IN LUE OF FULL SIZE WINDOW.
3. ALL EXTERIOR VENTS, GRILLES, MECHANICAL LOUVERS AND EXTERIOR HOLLOW METAL DOORS TO BE FINISHED TO MATCH ADJACENT EXTERIOR MATERIAL.
4. ALL BUILDING PERMITS TO BE CONSISTENT WITH THE APPROVED SITE PLAN. THE PLANNING DEPARTMENT DOES NOT REVIEW BUILDING PERMIT PLAN SETS, SO IT IS THE DEVELOPER'S RESPONSIBILITY TO ENSURE THAT ELEVATIONS SUBMITTED IN THE BUILDING PERMIT SET MATCH THOSE APPROVED DURING THE SITE PLAN REVIEW PROCESS. IF THE ELEVATIONS DO NOT MATCH THOSE IN THE SITE PLAN, IT WILL DELAY THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY AT THE END OF CONSTRUCTION, AND MAY NECESSITATE MODIFICATIONS TO THE CONSTRUCTED BUILDING.
5. ALL VENT PIPES, ETC. EXTENDING ABOVE THE ROOF SURFACE MUST BE PAINTED A COLOR THAT BLENDS WITH THE ROOF COLOR.
6. ARCHITECTURAL FINISH FLOOR ELEVATIONS REFER TO TOP OF FINISH FLOOR ASSEMBLY. SEE STRUCTURAL DWGS FOR TOP OF STRUCTURE AND BEARING HEIGHT ELEVATIONS

3 A-200/A-200 SIGNAGE
1 1/2" = 1'-0"



1 A-200 NORTH SIDE ELEVATION
3/32" = 1'-0"



2 A-200 SOUTH SIDE ELEVATION
3/32" = 1'-0"

BASE4
2901 CLINT MOORE ROAD, #114
BOCA RATON, FLORIDA 33496
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA
5453 NW 106TH DR
CORAL SPRINGS, FL 33076

Seal:

LICENSED ARCHITECT
RICARDO JAVIER MUNIZ GUILLET
001023672
STATE OF ILLINOIS

Owner:

TOP Hospitality

143 Wheeling Road
Wheeling IL 60090
312 404 6735

COURTYARD BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE
ISSUED FOR PC STAFF REVIEW

CURRENT ISSUE DATE
2020.01.22

DRAWN BY
RC

CHECKED BY
RB/DDP

PROJECT NO.
B4-157-1801

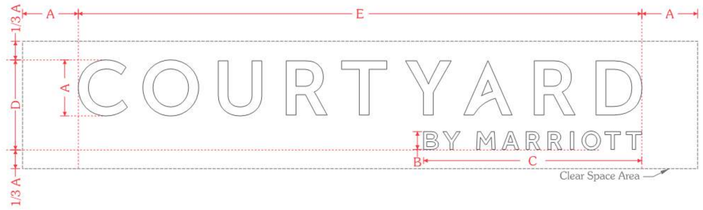
SHEET NAME
EXTERIOR ELEVATIONS-1

DRAWINGS NO.
A-200

CHANNEL LETTER SPECIFICATIONS

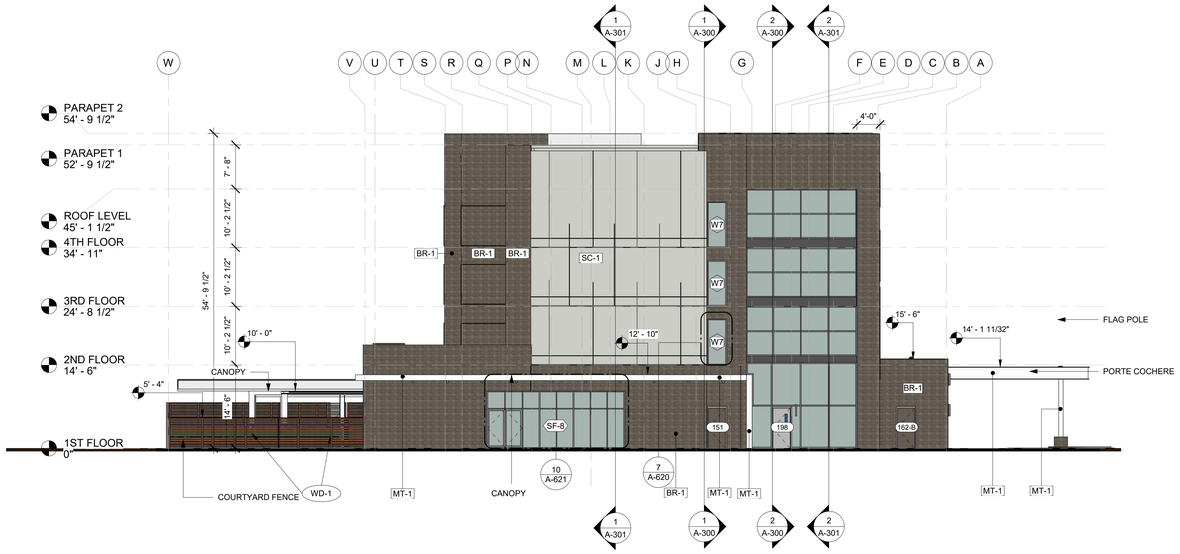
Channel Letter Specifications:
Construction: .050" aluminum channel letter with .063" aluminum backs
Face Material: 3/16" 7328 white acrylic
Trim Cap: 1" paint to match Pantone® 426 C gray, satin finish
Illumination: GE White LED's as required
Exterior Finish: Paint to match Pantone® 426 C gray, satin finish
Interior Finish: Paint reflective white

Channel Letter Face Specifications:
Face Material: 3/16" 7328 white acrylic

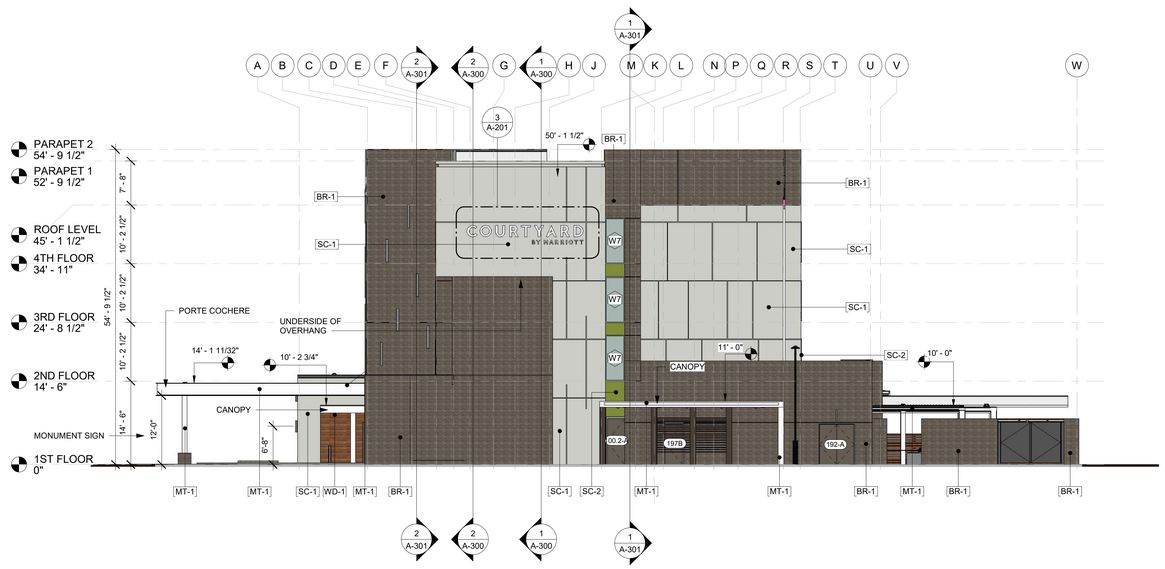


Model #	A	B	C	D	E
C-24-CL	24"	8 11/16"	8'-10 9/16"	3'-3 11/16"	20'-2 9/16"
C-30-CL	30"	9 9/16"	9'-9 5/16"	4'-0 5/16"	25'-3 1/4"
C-36-CL	36"	11 7/16"	11'-8 3/4"	4'-9 15/16"	30'-3 7/8"
C-48-CL	48"	15 1/4"	15'-7 11/16"	6'-5 1/4"	40'-5 3/16"

* Letter height determined by the height of the letter "C".



1 A-201 WEST SIDE ELEVATION
3/32" = 1'-0"



2 A-201 EAST SIDE ELEVATION
3/32" = 1'-0"

LEGEND - EXTERIOR FINISHES

MARK	MATERIAL-BRAND	COLOR	MATERIAL-IMAGE	%
SC-1	STUCCO	SW-7666 FLEUR DE SEL		41%
SC-2	STUCCO	SW 6719 GECKO		
BR-1	GLEN-GREY BRICK	VINTAGEWOOD IN BARK COLOR		59%
MT-1	METAL	COLOR ; EGGSHELL PATTERN		00%
WD-1	WOODEN	WOODEN PLANK		00%

GENERAL ELEVATION NOTES

1. REVIEW ALL SIGHTLINES AROUND PROPERTY BEFORE LOCATING ROOFTOP EQUIPMENT.VERIFY ALL EQUIPMENT IS ADEQUATELY SCREENED.
2. GC TO PROVIDE A MOCK WALL SHOWING A FULL WINDOW INSTALL WITH FLASHING.GC CAN USE A PROPORTIONALLY SCALED DOWN WINDOW IN LUE OF FULL SIZE WINDOW.
3. ALL EXTERIOR VENTS, GRILLES, MECHANICAL LOUVERS AND EXTERIOR HOLLOW METAL DOORS TO BE FINISHED TO MATCH ADJACENT EXTERIOR MATERIAL.
4. ALL BUILDING PERMITS TO BE CONSISTENT WITH THE APPROVED SITE PLAN. THE PLANNING DEPARTMENT DOES NOT REVIEW BUILDING PERMIT PLAN SETS, SO IT IS THE DEVELOPER'S RESPONSIBILITY TO ENSURE THAT ELEVATIONS SUBMITTED IN THE BUILDING PERMIT SET MATCH THOSE APPROVED DURING THE SITE PLAN REVIEW PROCESS. IF THE ELEVATIONS DO NOT MATCH THOSE IN THE SITE PLAN, IT WILL DELAY THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY AT THE END OF CONSTRUCTION, AND MAY NECESSITATE MODIFICATIONS TO THE CONSTRUCTED BUILDING.
5. ALL VENT PIPES, ETC. EXTENDING ABOVE THE ROOF SURFACE MUST BE PAINTED A COLOR THAT BLENDS WITH THE ROOF COLOR.
6. ARCHITECTURAL FINISH FLOOR ELEVATIONS REFER TO TOP OF FINISH FLOOR ASSEMBLY. SEE STRUCTURAL DWGS FOR TOP OF STRUCTURE AND BEARING HEIGHT ELEVATIONS

GENERAL SIGNAGE NOTES

1. ALL SIGNAGE INDICATED FOR ILLUSTRATIVE PURPOSES ONLY. LOCATION, SIZE, ETC. TO BE DETERMINED ON AN INDIVIDUAL PROJECT BASIS.
2. MINIMUM 3/4" PLYWOOD BACKERBOARD REQUIRED AT SIGN LOCATIONS. AREA SHOULD COVER ENTIRE LENGTH AND HEIGHT OF FASCIA OR SPACE AVAILABLE FOR SIGN.
3. ELECTRICAL AND FINAL CONNECTION BY CONTRACTOR. ELECTRICAL REQUIREMENTS MAY BE OBTAINED FROM SIGN COMPANY.
4. PERMANENT ACCESS DOORS TO INTERIOR OF ALL PARAPETS WHERE SIGNS ARE LOCATED TO BE PROVIDED BY CONTRACTOR. CONTRACTOR TO FURNISH AND CONNECT PRIMARY ELECTRICAL SERVICE INSIDE PARAPET WALL
5. PROVIDE WEATHER PROOF ACCESS DOORS AT ROOF LEVEL OR ANYWHERE EXTERIOR/ OR WET CONDITIONS MAY APPLY
6. GUESTROOMS OR PUBLIC SPACES WITH SIGNAGE ON EXTERIOR WALLS MUST HAVE ELECTRICAL PENETRATIONS AND/OR REMOTE TRANSFORMERS COORDINATED AND/OR INSTALLED PRIOR TO CLOSING UP THE WALL. PENETRATION LAYOUT MAY BE OBTAINED FROM SIGN COMPANY

BASE4
2901 CLINT MOORE ROAD, #114
BOCA RATON, FLORIDA 33496
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA
5453 NW 106TH DR
CORAL SPRINGS, FL 33076

Seal:



Owner:

TOP Hospitality

143 Wheeling Road
Wheeling IL 60090
312 404 6735

COURTYARD BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6.
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE
ISSUED FOR PC STAFF REVIEW

CURRENT ISSUE DATE
2020.01.22

DRAWN BY
RC

CHECKED BY
RB/DDP

PROJECT NO.
B4-157-1801

SHEET NAME
EXTERIOR ELEVATIONS-2

DRAWINGS NO.
A-201



Residence INN BY MARRIOTT

PROTOTYPE VERSION: DESIGN GUIDELINE DRAWINGS - GEN 9
REVISION DATE: 29.04.2019

MARRIOTT PROJECT NO: 12605 RIBM Tinley Park

TINLEY PARK, ILLINOIS

PROJECT NO: B4-157-1901

MARRIOTT /NEW HORIZON HOTELS (COURTYARD AND RESIDENCE INN) - 9551 & 9555 183RD STREET

BASE4
2901 CLINT MOORE ROAD, #114
BOCA RATON, FLORIDA 33496
888.901.8008 www.base-4.com

RICARDO J MUNIZ-GUILLET, AIA
5453 NW 106TH DR
CORAL SPRINGS, FL 33076

Seal:

Owner:

TOP
Hospitality

143 Wheeling Road
Wheeling, Illinois 60090
312 404 6735

Residence INN BY MARRIOTT

9555 83RD STREET,
TINLEY PARK, Illinois

PROTOTYPE VERSION: DESIGN GUIDELINE DRAWINGS - GEN 9,
REVISION DATE: 2010.04.29

ISSUE NO.	DELTA	ISSUE DATE	DESCRIPTION

CURRENT ISSUE
ISSUED FOR PC STAFF REVIEW

CURRENT ISSUE DATE
2020.01.17

DRAWN BY
SD

CHECKED BY
RB/CM

PROJECT NO.
B4-157-1901

SHEET NAME
TITLE SHEET

DRAWINGS NO.
G-000

SHEET INDEX GENERAL

SHEET NUMBER	SHEET NAME
G-000	TITLE SHEET
G-001	SHEET INDEX

SHEET INDEX ARCH

A-001	DUMPSTER/SITE DETAILS
A-100	1ST FLOOR PLAN
A-101	2ND FLOOR PLAN
A-102	3RD FLOOR PLAN
A-103	4TH FLOOR PLAN
A-104	ROOF LEVEL PLAN
A-600	EXTERIOR ELEVATION & BUILDING SECTION-1
A-601	EXTERIOR ELEVATION & BUILDING SECTION-2
A-602	EXTERIOR ELEVATION & BUILDING SECTION-3
A-603	EXTERIOR ELEVATION & BUILDING SECTION-4
A-604	EXTERIOR ELEVATION
A-605	MONUMENT SIGN (RESIDENCE INN)
A-606	EXTERIOR SIGNAGE (RESIDENCE INN)
A-607	EXTERIOR SIGNAGE (RESIDENCE INN)

BASE4
2901 CLINT MOORE ROAD, #114
BOCA RATON, FLORIDA 33496
888.901.8008 www.base-4.com

RICARDO J MUNIZ-GUILLET, AIA
5453 NW 106TH DR
CORAL SPRINGS, FL 33076

Seal:

Owner:

TOP
Hospitality

143 Wheeling Road
Wheeling, Illinois 60090
312 404 6735

Residence INN
BY MARRIOTT

9555 83RD STREET,
TINLEY PARK, Illinois

PROTOTYPE VERSION: DESIGN GUIDELINE DRAWINGS - GEN 9.
REVISION DATE: 2010.04.29

ISSUE NO.	DELTA	ISSUE DATE	DESCRIPTION

CURRENT ISSUE

ISSUED FOR PC STAFF REVIEW

CURRENT ISSUE DATE
2020.01.17

DRAWN BY
SD

CHECKED BY
RB/CM

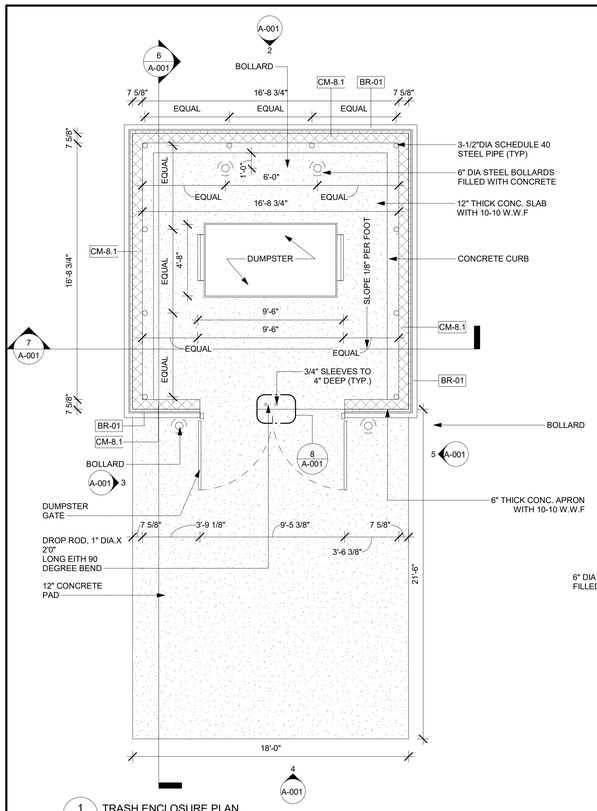
PROJECT NO.
B4-157-1901

SHEET NAME

SHEET INDEX

DRAWINGS NO.

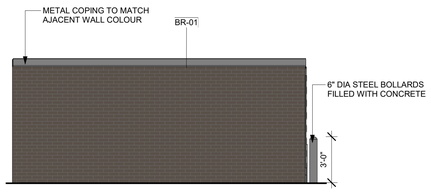
G-001



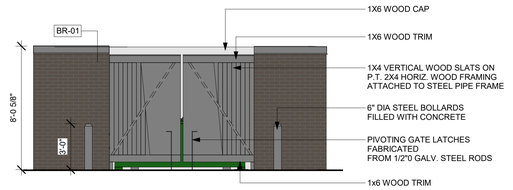
1 A-001 TRASH ENCLOSURE PLAN
1/4" = 1'-0"



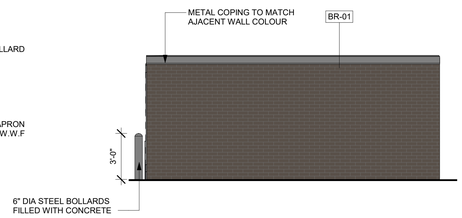
2 A-001 DUMPSTER ELEVATION 1
1/4" = 1'-0"



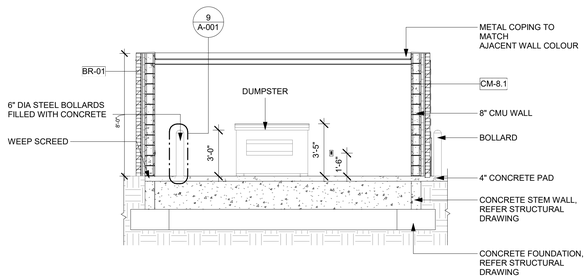
3 A-001 DUMPSTER ELEVATION 2
1/4" = 1'-0"



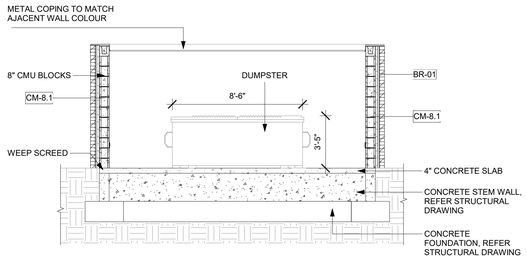
4 A-001 DUMPSTER ELEVATION 3
1/4" = 1'-0"



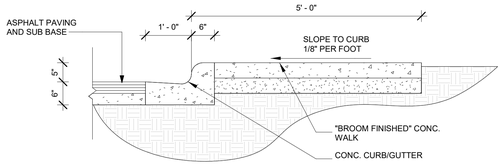
5 A-001 DUMPSTER ELEVATION 4
1/4" = 1'-0"



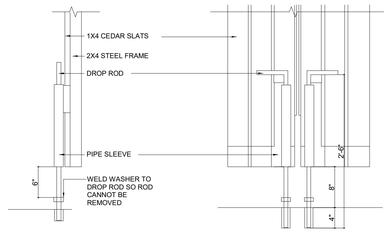
6 A-001 DUMPSTER SECTION 1
1/4" = 1'-0"



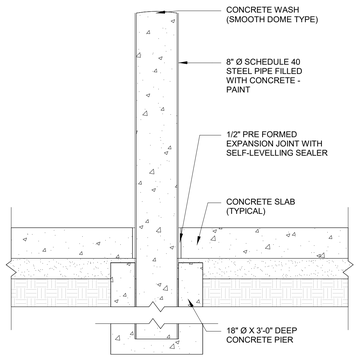
7 A-001 DUMPSTER SECTION 2
1/4" = 1'-0"



10 A-001 SIDE WALK CURB
3/4" = 1'-0"



8 A-001 DROP ROD @ DUMPSTER GATE
1" = 1'-0"



9 A-001 BOLLARD DETAIL
1" = 1'-0"

EXTERIOR FINISH LEGEND

MARK	MATERIAL-BRAND	MATERIAL & FINISH	IMAGE	%
BR-01	GLEN-GERY BRICK	BRADDOCK		57%
SD-01	HARDIE PLANK SIDING	PEARL GREY		18%
SD-02	HARDIE PLANK SIDING	BOOTHBAY BLUE		9%
SD-03	JAMES HARDIE-PLANK SIDING	SW-7666 FLEUR DE SEL		1%
SD-05	HARDIE PLANK SIDING	SW 7643 PUSSY WILLOW		14%
SH-06	SHINGLES	WEATHERED WOOD		1%

BASE4
2901 CLINT MOORE ROAD, #114
BOCA RATON, FLORIDA 33496
888.901.8008 www.base-4.com

RICARDO J MUNIZ-GUILLET, AIA
5453 NW 106TH DR
CORAL SPRINGS, FL 33076

Seal:

Owner:

TOP
Hospitality

143 Wheeling Road
Wheeling, Illinois 60090
312 404 6735

Residence INN BY MARRIOTT

9555 83RD STREET,
TINLEY PARK, Illinois

PROTOTYPE VERSION: DESIGN GUIDELINE DRAWINGS - GEN 9, REVISION DATE: 2010.04.29

ISSUE NO.	DELTA	ISSUE DATE	DESCRIPTION

CURRENT ISSUE
ISSUED FOR PC STAFF REVIEW

CURRENT ISSUE DATE
2020.01.17

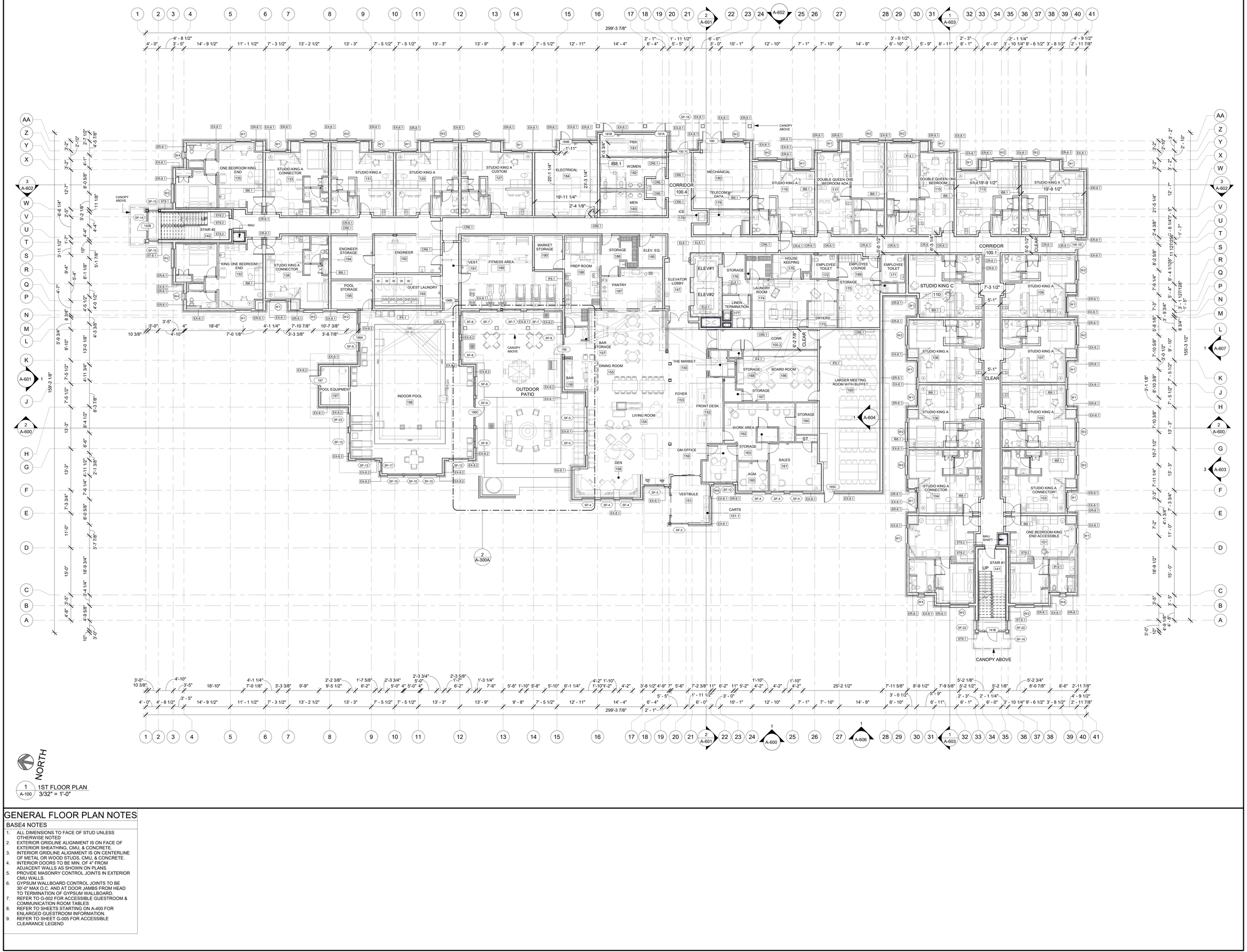
DRAWN BY
SD

CHECKED BY
RB/CM

PROJECT NO.
B4-157-1901

SHEET NAME
DUMPSTER/SITE DETAILS

DRAWINGS NO.
A-001



1 A-100 — 1ST FLOOR PLAN
3/32" = 1'-0"

GENERAL FLOOR PLAN NOTES

BASE4 NOTES

1. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED
2. EXTERIOR GRIDLINE ALIGNMENT IS ON FACE OF EXTERIOR SHEATHING, CMU, & CONCRETE.
3. INTERIOR GRIDLINE ALIGNMENT IS ON CENTERLINE OF METAL OR WOOD STUDS, CMU, & CONCRETE.
4. INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS.
5. PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS.
6. GYPSUM WALLBOARD CONTROL JOINTS TO BE 30'-0" MAX O.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSUM WALLBOARD.
7. REFER TO G-002 FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES
8. REFER TO SHEETS STARTING ON A-400 FOR ENLARGED GUESTROOM INFORMATION.
9. REFER TO SHEET G-005 FOR ACCESSIBLE CLEARANCE LEGEND

BASE4
2901 CLINT MOORE ROAD, #114
BOCA RATON, FLORIDA 33496
888.901.8008 www.base-4.com

RICARDO J MUNIZ-GUILLET, AIA
5453 NW 106TH DR
CORAL SPRINGS, FL 33076

Seal:

Owner:

TOP Hospitality

143 Wheeling Road
Wheeling, Illinois 60090
312 404 6735

Residence INN BY MARRIOTT

9555 83RD STREET,
TINLEY PARK, Illinois

PROTOTYPE VERSION: DESIGN GUIDELINE DRAWINGS - GEN 9, REVISION DATE: 2010.04.29

ISSUE NO.	DELTA	ISSUE DATE	DESCRIPTION

CURRENT ISSUE
ISSUED FOR PC STAFF REVIEW

CURRENT ISSUE DATE
2020.01.16

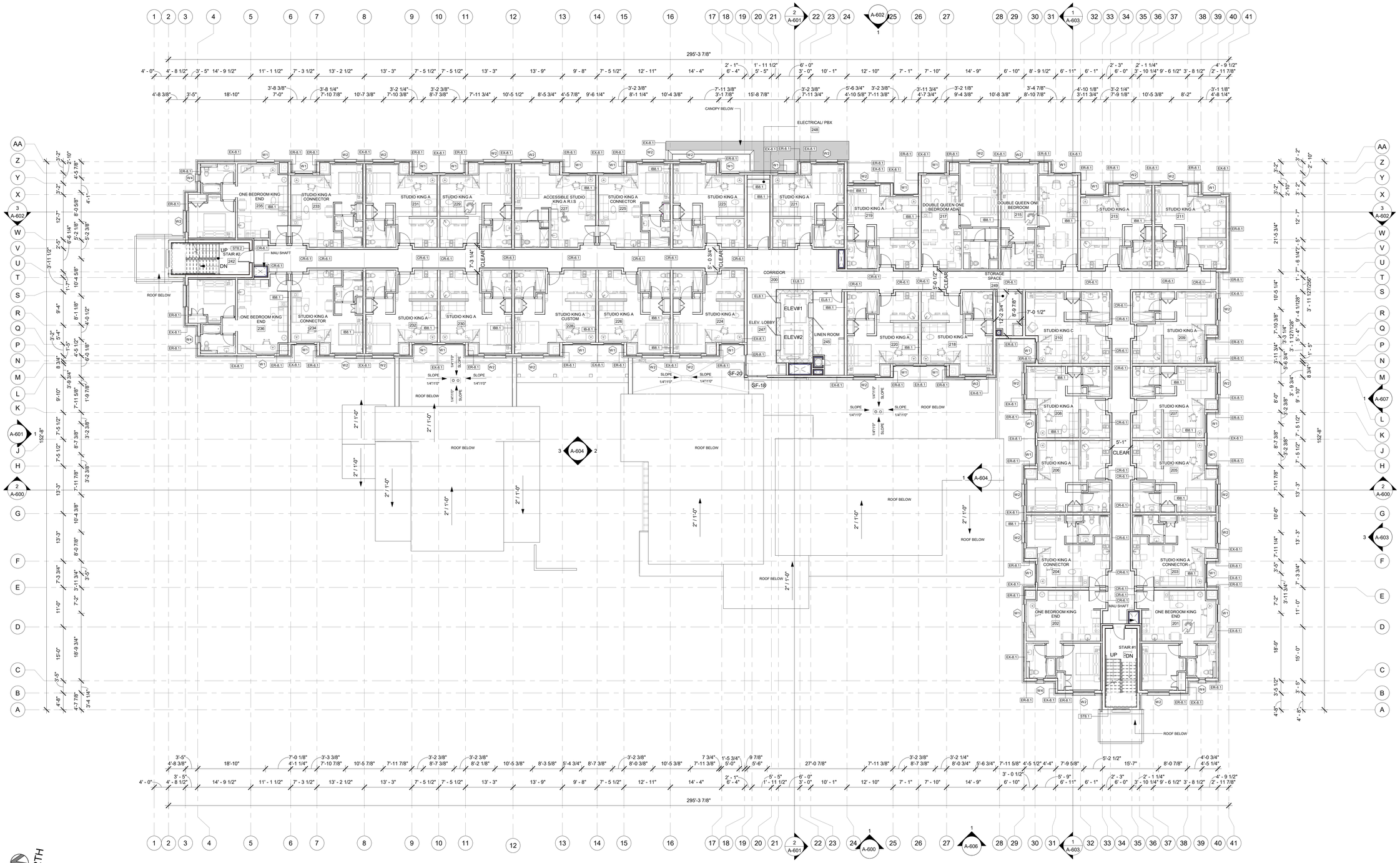
DRAWN BY
SD

CHECKED BY
RB/CM

PROJECT NO.
B4-157-1901

SHEET NAME
1ST FLOOR PLAN

DRAWINGS NO.
A-100



GENERAL FLOOR PLAN NOTES

BASE4 NOTES

1. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED
2. EXTERIOR GRIDLINE ALIGNMENT IS ON FACE OF EXTERIOR SHEATHING, CMU, & CONCRETE.
3. INTERIOR GRIDLINE ALIGNMENT IS ON CENTERLINE OF METAL OR WOOD STUDS, CMU, & CONCRETE.
4. INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS.
5. PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS.
6. GYPSUM WALLBOARD CONTROL JOINTS TO BE 30'-0" MAX O.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSUM WALLBOARD.
7. REFER TO G-002 FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES
8. REFER TO SHEETS STARTING ON A-400 FOR ENLARGED GUESTROOM INFORMATION.
9. REFER TO SHEET G-005 FOR ACCESSIBLE CLEARANCE LEGEND

NORTH

1 A-101 2ND FLOOR PLAN
3/32" = 1'-0"

BASE4
2901 CLINT MOORE ROAD, #114
BOCA RATON, FLORIDA 33496
888.901.8008 www.base-4.com

RICARDO J MUNIZ-GUILLET, AIA
5453 NW 106TH DR
CORAL SPRINGS, FL 33076

Seal:

Owner:

TOP Hospitality

143 Wheeling Road
Wheeling, Illinois 60090
312 404 6735

Residence INN BY MARRIOTT

9555 83RD STREET,
TINLEY PARK, Illinois

PROTOTYPE VERSION: DESIGN GUIDELINE DRAWINGS - GEN 9, REVISION DATE: 2010.04.29

ISSUE NO.	DELTA	ISSUE DATE	DESCRIPTION

CURRENT ISSUE
ISSUED FOR PC STAFF REVIEW

CURRENT ISSUE DATE
2020.01.16

DRAWN BY
SD

CHECKED BY
RB/CM

PROJECT NO.
B4-157-1901

SHEET NAME
2ND FLOOR PLAN

DRAWINGS NO.
A-101

1 A-102 3RD FLOOR PLAN
3/32" = 1'-0"

GENERAL FLOOR PLAN NOTES

BASE4 NOTES

1. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED
2. EXTERIOR GRIDLINE ALIGNMENT IS ON FACE OF EXTERIOR SHEATHING, CMU, & CONCRETE.
3. INTERIOR GRIDLINE ALIGNMENT IS ON CENTERLINE OF METAL OR WOOD STUDS, CMU, & CONCRETE.
4. INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS.
5. PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS.
6. GYPSUM WALLBOARD CONTROL JOINTS TO BE 30'-0" MAX O.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSUM WALLBOARD.
7. REFER TO G-002 FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES
8. REFER TO SHEETS STARTING ON A-400 FOR ENLARGED GUESTROOM INFORMATION.
9. REFER TO SHEET G-005 FOR ACCESSIBLE CLEARANCE LEGEND

BASE4
2901 CLINT MOORE ROAD, #114
BOCA RATON, FLORIDA 33496
888.901.8008 www.base-4.com

RICARDO J MUNIZ-GUILLET, AIA
5453 NW 106TH DR
CORAL SPRINGS, FL 33076

Seal:

Owner:

TOP Hospitality

143 Wheeling Road
Wheeling, Illinois 60090
312 404 6735

Residence INN BY MARRIOTT

9555 83RD STREET,
TINLEY PARK, Illinois

PROTOTYPE VERSION: DESIGN GUIDELINE DRAWINGS - GEN 9, REVISION DATE: 2010.04.29

ISSUE NO.	DELTA	ISSUE DATE	DESCRIPTION

CURRENT ISSUE
ISSUED FOR PC STAFF REVIEW

CURRENT ISSUE DATE
2020.01.16

DRAWN BY
SD

CHECKED BY
RB/CM

PROJECT NO.
B4-157-1901

SHEET NAME
3RD FLOOR PLAN

DRAWINGS NO.
A-102

1 4TH FLOOR PLAN
A-103 3/32" = 1'-0"

NORTH

GENERAL FLOOR PLAN NOTES

BASE4 NOTES

1. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED
2. EXTERIOR GRIDLINE ALIGNMENT IS ON FACE OF EXTERIOR SHEATHING, CMU, & CONCRETE.
3. INTERIOR GRIDLINE ALIGNMENT IS ON CENTERLINE OF METAL OR WOOD STUDS, CMU, & CONCRETE.
4. INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS.
5. PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS.
6. GYPSUM WALLBOARD CONTROL JOINTS TO BE 30'-0" MAX O.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSUM WALLBOARD.
7. REFER TO G-002 FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES
8. REFER TO SHEETS STARTING ON A-400 FOR ENLARGED GUESTROOM INFORMATION.
9. REFER TO SHEET G-005 FOR ACCESSIBLE CLEARANCE LEGEND

BASE4
2901 CLINT MOORE ROAD, #114
BOCA RATON, FLORIDA 33496
888.901.8008 www.base-4.com

RICARDO J MUNIZ-GUILLET, AIA
5453 NW 106TH DR
CORAL SPRINGS, FL 33076

Seal:

Owner:

TOP Hospitality

143 Wheeling Road
Wheeling, Illinois 60090
312 404 6735

Residence INN BY MARRIOTT

9555 83RD STREET,
TINLEY PARK, Illinois

PROTOTYPE VERSION: DESIGN GUIDELINE DRAWINGS - GEN 9, REVISION DATE: 2010.04.29

ISSUE NO.	DELTA	ISSUE DATE	DESCRIPTION

CURRENT ISSUE

ISSUED FOR PC STAFF REVIEW

CURRENT ISSUE DATE
2020.01.16

DRAWN BY
SD

CHECKED BY
RB/CM

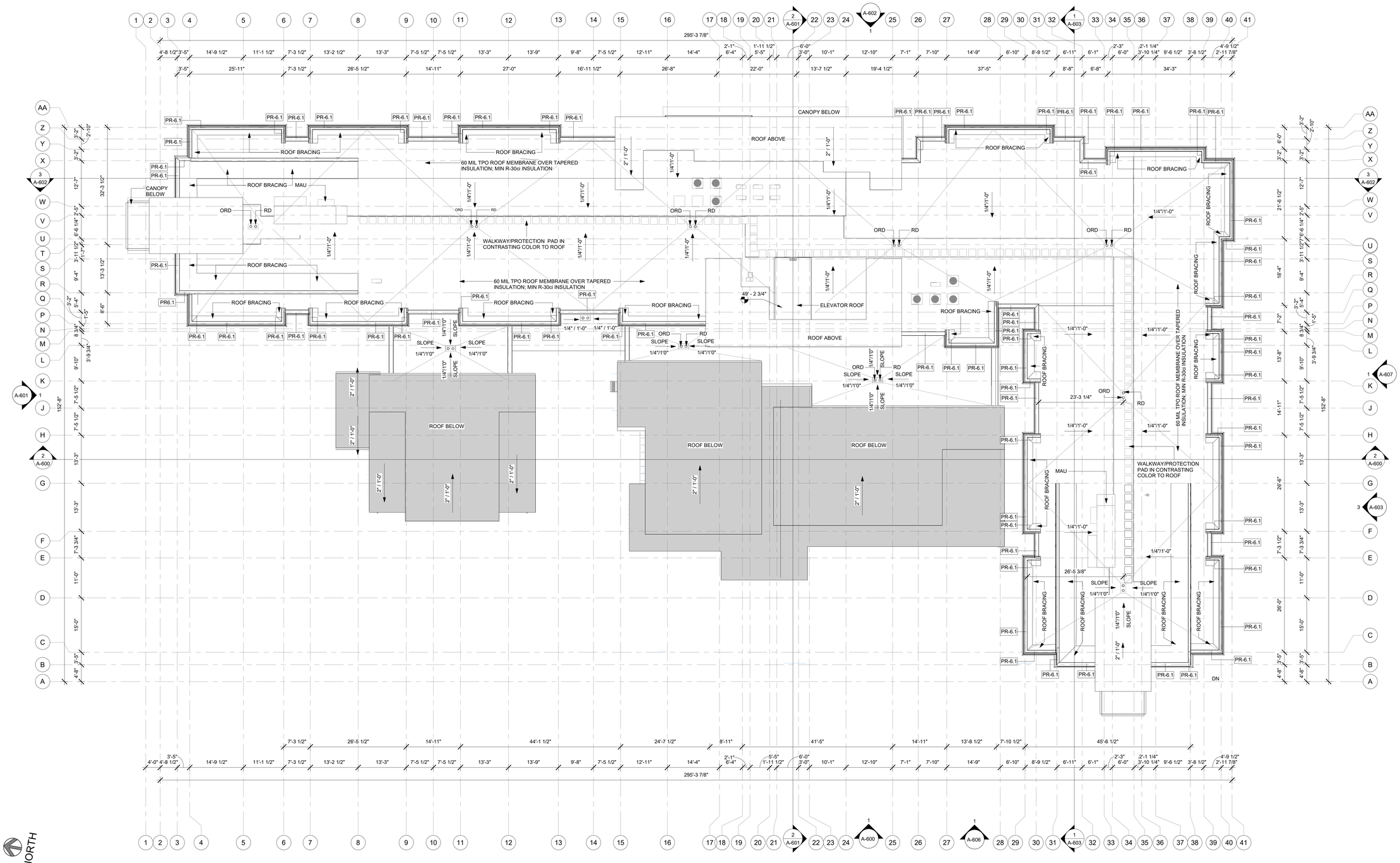
PROJECT NO.
B4-157-1901

SHEET NAME

4TH FLOOR PLAN

DRAWINGS NO.

A-103



1 A-104 ROOF PLAN
3/32" = 1'-0"

GENERAL ROOF NOTES

1. ALL DIMENSION ARE FROM THE FACE OF STUD UNLESS NOTED OTHERWISE
2. CONTRACTOR TO COORDINATE WITH CHUTE VENDOR,STRUCTURAL ENGINEER,PLANK MFR. AND TRUSS MFR.
3. THE DIMENSION AND LOCATION OF CHUTE DUCT ROOF PENETRATION AND TRUSS SPACING WHERE CHUTE DUCT PENETRATES THE TOWER ROOF.
4. SEE DETAILS FOR ROOF PENETRATION DETAILS.
5. SEE STRUCTURAL FOR ALL TOP OF DECK ELEVATIONS,JOIST SIZES,ETC. COORDINATE ALL ROOF TOP UBIT LOCATIONS WITH MECHANICAL.
6. SEE MECHANICAL/PLUMBING FOR ADDITIONAL INFORMATION
7. PAINT ALL ROOF PENETRATIONS, ROOF TOP EQUIPMENT,LADDERS,ETC.UNLESS EQUIPMENT IS PREFINISHED (COLOR TO BE SELECTED BY THE GENERAL CONTRACTOR)
8. PROVIDE TAPERED INSULATION CRICKETS AT ALL ROOF SLOPE OBSTRUCTIONS
9. PAINT ALL EXPOSED SHROUDS. INSTALL PADS AFTER HVAC EQUIPMENT HAS BEEN INSTALLED
10. ALL WOOD BLOCKING WITH MECHANICAL ENGINEER
11. COORDINATE ALL ROOF OPENINGS AND PENETRATIONS WITH PLUMBING, MECHANICAL AND ELECTRICAL
12. ANY ROOF FLASHING, METAL FACIA & FORMED CAP FLASHING TO BE FIRESTONE PRODUCTS ONLY.
13. ALL VENT PIPES, ETC. ENDING ABOVE THE ROOF SURFACE MUST BE PAINTED A COLOR THAT BLENDS WITH THE ROOF COLOR.

BASE4
2901 CLINT MOORE ROAD, #114
BOCA RATON, FLORIDA 33496
888.901.8008 www.base-4.com

RICARDO J MUNIZ-GUILLET, AIA
5453 NW 106TH DR
CORAL SPRINGS, FL 33076

Seal:

Owner:

TOP
Hospitality

143 Wheeling Road
Wheeling, Illinois 60090
312 404 6735

Residence INN
BY MARRIOTT

9555 83RD STREET,
TINLEY PARK, Illinois

PROTOTYPE VERSION: DESIGN GUIDELINE DRAWINGS - GEN 9,
REVISION DATE: 2010.04.29

ISSUE NO.	DELTA	ISSUE DATE	DESCRIPTION

CURRENT ISSUE

ISSUED FOR PC STAFF REVIEW

CURRENT ISSUE DATE
2020.01.16

DRAWN BY
SD

CHECKED BY
RB/CM

PROJECT NO.
B4-157-1901

SHEET NAME

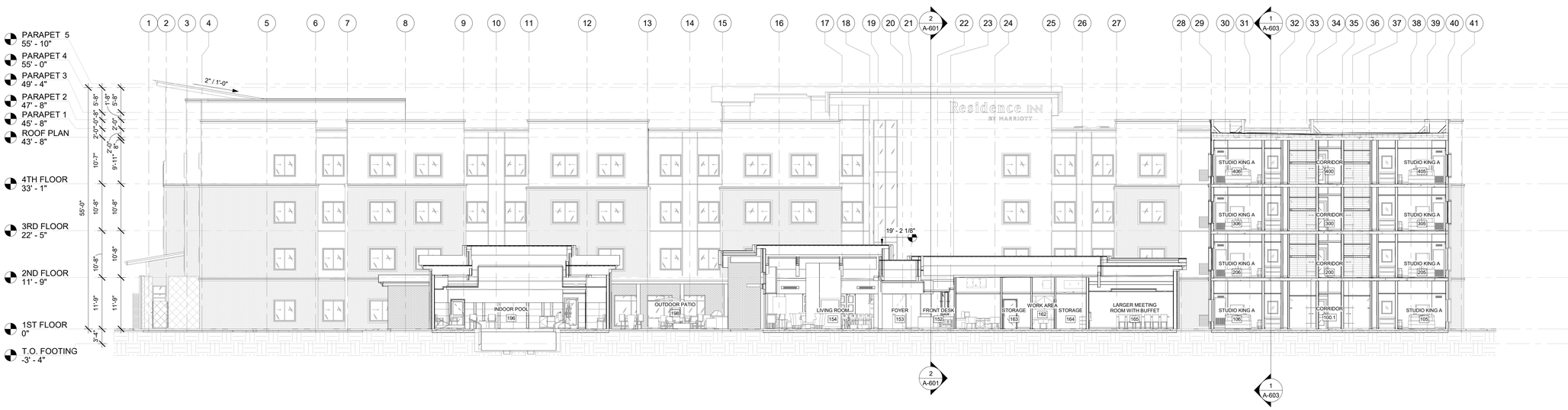
ROOF LEVEL PLAN

DRAWINGS NO.

A-104



1 / A-600 ELEVATION 1
3/32" = 1'-0"



2 / A-600 BUILDING SECTION #5
3/32" = 1'-0"

GENERAL ELEVATION NOTES

1. REVIEW ALL SIGHTLINES AROUND PROPERTY BEFORE LOCATING ROOFTOP EQUIPMENT.VERIFY ALL EQUIPMENT IS ADEQUATELY SCREENED.
2. GC TO PROVIDE A MOCK WALL SHOWING A FULL WINDOW INSTALL WITH FLASHING.GC CAN USE A PROPORTIONALLY SCALED DOWN WINDOW IN LUE OF FULL SIZE WINDOW.
3. ALL EXTERIOR VENTS, GRILLES, MECHANICAL LOUVERS AND EXTERIOR HOLLOW METAL DOORS TO BE FINISHED TO MATCH ADJACENT EXTERIOR MATERIAL.
4. ALL BUILDING PERMITS TO BE CONSISTENT WITH THE APPROVED SITE PLAN. THE PLANNING DEPARTMENT DOES NOT REVIEW BUILDING PERMIT PLAN SETS, SO IT IS THE DEVELOPER'S RESPONSIBILITY TO ENSURE THAT ELEVATIONS SUBMITTED IN THE BUILDING PERMIT SET MATCH THOSE APPROVED DURING THE SITE PLAN REVIEW PROCESS. IF THE ELEVATIONS DO NOT MATCH THOSE IN THE SITE PLAN, IT WILL DELAY THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY AT THE END OF CONSTRUCTION, AND MAY NECESSITATE MODIFICATIONS TO THE CONSTRUCTED BUILDING.
5. ALL VENT PIPES, ETC. EXTENDING ABOVE THE ROOF SURFACE MUST BE PAINTED A COLOR THAT BLENDS WITH THE ROOF COLOR.
6. ARCHITECTURAL FINISH FLOOR ELEVATIONS REFER TO TOP OF FINISH FLOOR ASSEMBLY. SEE STRUCTURAL DWGS FOR TOP OF STRUCTURE AND BEARING HEIGHT ELEVATIONS

GENERAL SIGNAGE NOTES

1. ALL SIGNAGE INDICATED FOR ILLUSTRATIVE PURPOSES ONLY. LOCATION, SIZE, ETC. TO BE DETERMINED ON AN INDIVIDUAL PROJECT BASIS.
2. MINIMUM 3/4" PLYWOOD BACKERBOARD REQUIRED AT SIGN LOCATIONS. AREA SHOULD COVER ENTIRE LENGTH AND HEIGHT OF FASCIA OR SPACE AVAILABLE FOR SIGN.
3. ELECTRICAL AND FINAL CONNECTION BY CONTRACTOR. ELECTRICAL REQUIREMENTS MAY BE OBTAINED FROM SIGN COMPANY.
4. PERMANENT ACCESS DOORS TO INTERIOR OF ALL PARAPETS WHERE SIGNS ARE LOCATED TO BE PROVIDED BY CONTRACTOR. CONTRACTOR TO FURNISH AND CONNECT PRIMARY ELECTRICAL SERVICE INSIDE PARAPET WALL
5. PROVIDE WEATHER PROOF ACCESS DOORS AT ROOF LEVEL OR ANYWHERE EXTERIOR/ OR WET CONDITIONS MAY APPLY
6. GUESTROOMS OR PUBLIC SPACES WITH SIGNAGE ON EXTERIOR WALLS MUST HAVE ELECTRICAL PENETRATIONS AND/OR REMOTE TRANSFORMERS COORDINATED AND/OR INSTALLED PRIOR TO CLOSING UP THE WALL. PENETRATION LAYOUT MAY BE OBTAINED FROM SIGN COMPANY

ENERGY CODE INFORMATION

REFERENCED ENERGY CODE: APPLICABLE CODE
(C) 301.1 CLIMATE ZONE: COOK COUNTY, ILLINOIS

CHAPTER 3: GENERAL REQUIREMENTS

CHAPTER 4: COMMERCIAL ENERGY EFFICIENCY
TABLE C402.1.3: OPAQUE THERMAL ENVELOPE INSULATION REQUIREMENTS

ROOFS	
INSUL ENTIRELY ABOVE DECK	R-30 ci
METAL BUILDING	R-19 + R-11 LS
ATTIC AND OTHER	R-38
WALLS ABOVE GRADE	
MASS	R-11.4 ci
METAL BUILDING	R-13 + R-13ci
METAL FRAMED	R-13 + R-7.5ci
WALLS BELOW GRADE	
BELOW GRADE WALLS	R-7.5 ci
FLOORS	
MASS	R-10 ci
JOIST/FRAMING	R-30
SLAB-ON-GRADE FLOORS	
UNHEATED SLABS	R-10 for 24" below
HEATED SLABS	R-15 for 36" below
OPAQUE DOORS	
NONSWINGING	R-4.75

TABLE C402.4: BUILDING ENVELOPE FENESTRATION REQUIRMENTS

VERTICAL FENESTRATION	
FIXED FENESTRATION	U-0.38
OPERABLE FENESTRATION	U-0.45
ENTRANCE DOORS	U-0.77
SHGC	
PROJECTION FACTOR	U-0.64 N / U-0.64 SEW
SKYLIGHTS	
U-FACTOR	U-0.50
SHGC	U-0.40

EXTERIOR FINISH LEGEND

MARK	MATERIAL-BRAND	MATERIAL & FINISH	IMAGE	%
BR-01	GLEN-GERY BRICK	BRADDOCK		57%
SD-01	HARDIE PLANK SIDING	PEARL GREY		18%
SD-02	HARDIE PLANK SIDING	BOOTHBAY BLUE		9%
SD-03	JAMES HARDIE-PLANK SIDING	SW-7666 FLEUR DE SEL		1%
SD-05	HARDIE PLANK SIDING	SW 7643 PUSSY WILLOW		14%
SH-06	SHINGLES	WEATHERED WOOD		1%

BASE4
2901 CLINT MOORE ROAD, #114
BOCA RATON, FLORIDA 33496
888.901.8008 www.base-4.com

RICARDO J MUNIZ-GUILLET, AIA
5453 NW 106TH DR
CORAL SPRINGS, FL 33076

Seal:

Owner:

TOP Hospitality

143 Wheeling Road
Wheeling, Illinois 60090
312 404 6735

Residence INN BY MARRIOTT

9555 83RD STREET,
TINLEY PARK, Illinois

PROTOTYPE VERSION: DESIGN GUIDELINE DRAWINGS - GEN 9.
REVISION DATE: 2010.04.29

ISSUE NO.	DELTA	ISSUE DATE	DESCRIPTION

CURRENT ISSUE
ISSUED FOR PC STAFF REVIEW

CURRENT ISSUE DATE
2020.01.17

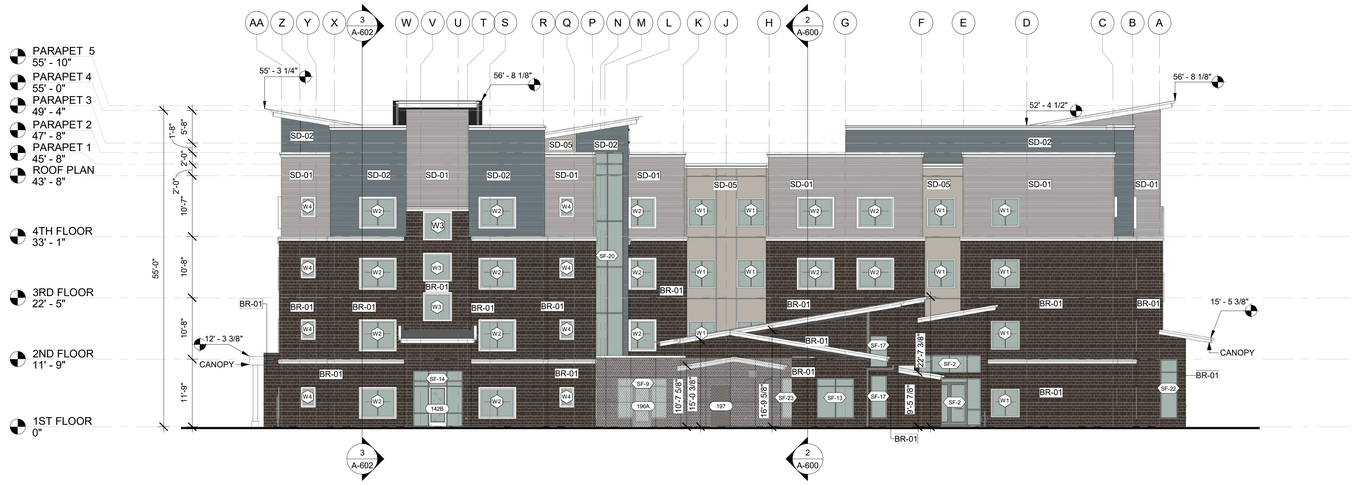
DRAWN BY
SD

CHECKED BY
RB/CM

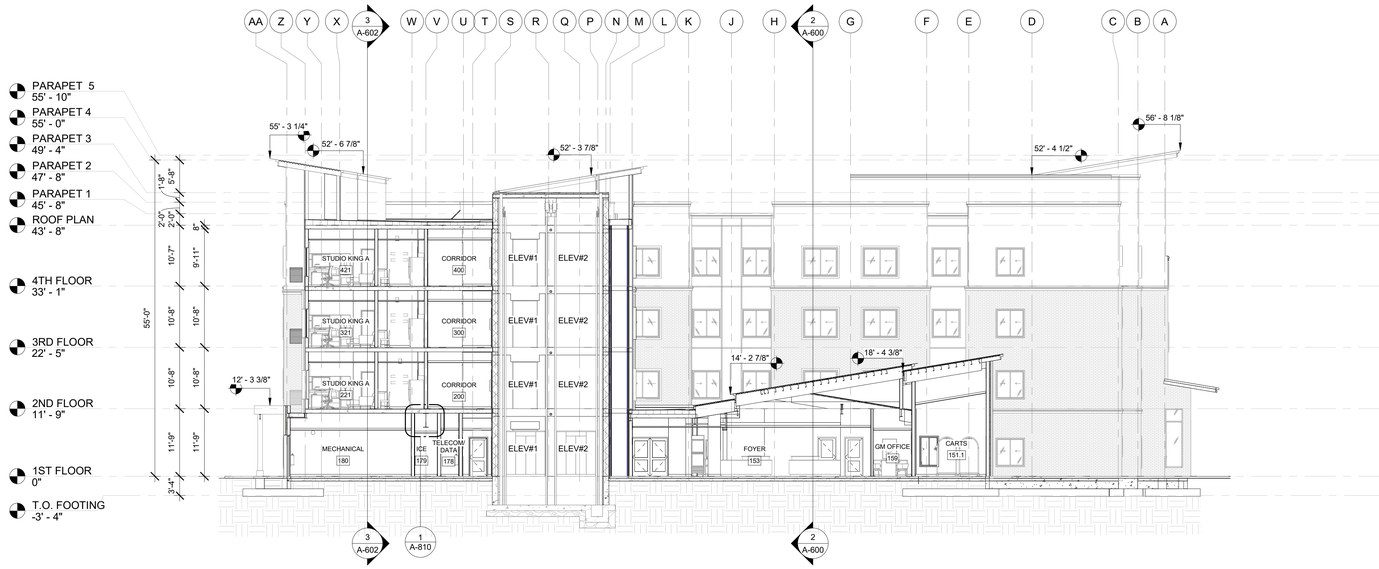
PROJECT NO.
B4-157-1901

SHEET NAME
EXTERIOR ELEVATION & BUILDING SECTION-1

DRAWINGS NO.
A-600



1 A-601 ELEVATION 2
3/32" = 1'-0"



2 A-601 BUILDING SECTION #4
3/32" = 1'-0"

GENERAL ELEVATION NOTES

1. REVIEW ALL SIGHTLINES AROUND PROPERTY BEFORE LOCATING ROOFTOP EQUIPMENT.VERIFY ALL EQUIPMENT IS ADEQUATELY SCREENED.
2. GC TO PROVIDE A MOCK WALL SHOWING A FULL WINDOW INSTALL WITH FLASHING.GC CAN USE A PROPORTIONALLY SCALED DOWN WINDOW IN LUE OF FULL SIZE WINDOW.
3. ALL EXTERIOR VENTS, GRILLES, MECHANICAL LOUVERS AND EXTERIOR HOLLOW METAL DOORS TO BE FINISHED TO MATCH ADJACENT EXTERIOR MATERIAL.
4. ALL BUILDING PERMITS TO BE CONSISTENT WITH THE APPROVED SITE PLAN. THE PLANNING DEPARTMENT DOES NOT REVIEW BUILDING PERMIT PLAN SETS, SO IT IS THE DEVELOPER'S RESPONSIBILITY TO ENSURE THAT ELEVATIONS SUBMITTED IN THE BUILDING PERMIT SET MATCH THOSE APPROVED DURING THE SITE PLAN REVIEW PROCESS. IF THE ELEVATIONS DO NOT MATCH THOSE IN THE SITE PLAN, IT WILL DELAY THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY AT THE END OF CONSTRUCTION, AND MAY NECESSITATE MODIFICATIONS TO THE CONSTRUCTED BUILDING.
5. ALL VENT PIPES, ETC. EXTENDING ABOVE THE ROOF SURFACE MUST BE PAINTED A COLOR THAT BLENDS WITH THE ROOF COLOR.
6. ARCHITECTURAL FINISH FLOOR ELEVATIONS REFER TO TOP OF FINISH FLOOR ASSEMBLY. SEE STRUCTURAL DWGS FOR TOP OF STRUCTURE AND BEARING HEIGHT ELEVATIONS

GENERAL SIGNAGE NOTES

1. ALL SIGNAGE INDICATED FOR ILLUSTRATIVE PURPOSES ONLY. LOCATION, SIZE, ETC. TO BE DETERMINED ON AN INDIVIDUAL PROJECT BASIS.
2. MINIMUM 3/4" PLYWOOD BACKERBOARD REQUIRED AT SIGN LOCATIONS. AREA SHOULD COVER ENTIRE LENGTH AND HEIGHT OF FASCIA OR SPACE AVAILABLE FOR SIGN.
3. ELECTRICAL AND FINAL CONNECTION BY CONTRACTOR. ELECTRICAL REQUIREMENTS MAY BE OBTAINED FROM SIGN COMPANY.
4. PERMANENT ACCESS DOORS TO INTERIOR OF ALL PARAPETS WHERE SIGNS ARE LOCATED TO BE PROVIDED BY CONTRACTOR. CONTRACTOR TO FURNISH AND CONNECT PRIMARY ELECTRICAL SERVICE INSIDE PARAPET WALL
5. PROVIDE WEATHER PROOF ACCESS DOORS AT ROOF LEVEL OR ANYWHERE EXTERIOR/ OR WET CONDITIONS MAY APPLY
6. GUESTROOMS OR PUBLIC SPACES WITH SIGNAGE ON EXTERIOR WALLS MUST HAVE ELECTRICAL PENETRATIONS AND/OR REMOTE TRANSFORMERS COORDINATED AND/OR INSTALLED PRIOR TO CLOSING UP THE WALL. PENETRATION LAYOUT MAY BE OBTAINED FROM SIGN COMPANY

ENERGY CODE INFORMATION

REFERENCED ENERGY CODE: APPLICABLE CODE
CHAPTER 3: GENERAL REQUIREMENTS
(C) 301.1 CLIMATE ZONE: COOK COUNTY, ILLINOIS

CHAPTER 4: COMMERCIAL ENERGY EFFICIENCY
TABLE C402.1.3: OPAQUE THERMAL ENVELOPE INSULATION REQUIREMENTS

ROOFS	
INSUL ENTIRELY ABOVE DECK	R-30 ci
METAL BUILDING	R-19 + R-11 LS
ATTIC AND OTHER	R-38
WALLS ABOVE GRADE	
MASS	R-11.4 ci
METAL BUILDING	R-13 + R-13ci
METAL FRAMED	R-13 + R-7.5ci
WALLS BELOW GRADE	
BELOW GRADE WALLS	R-7.5 ci
FLOORS	
MASS	R-10 ci
JOIST/FRAMING	R-30
SLAB-ON-GRADE FLOORS	
UNHEATED SLABS	R-10 for 24" below
HEATED SLABS	R-15 for 36" below
OPAQUE DOORS	
NONSWINGING	R-4.75

TABLE C402.4: BUILDING ENVELOPE FENESTRATION REQUIREMENTS

VERTICAL FENESTRATION	
FIXED FENESTRATION	U-0.38
OPERABLE FENESTRATION	U-0.45
ENTRANCE DOORS	U-0.77
SHGC	
PROJECTION FACTOR	U-0.64 N / U-0.64 SEW
SKYLIGHTS	
U-FACTOR	U-0.50
SHGC	U-0.40

EXTERIOR FINISH LEGEND

MARK	MATERIAL-BRAND	MATERIAL & FINISH	IMAGE	%
BR-01	GLEN-GERY BRICK	BRADDOCK		57%
SD-01	HARDIE PLANK SIDING	PEARL GREY		18%
SD-02	HARDIE PLANK SIDING	BOOTHBAY BLUE		9%
SD-03	JAMES HARDIE-PLANK SIDING	SW-7666 FLEUR DE SEL		1%
SD-05	HARDIE PLANK SIDING	SW 7643 PUSSY WILLOW		14%
SH-06	SHINGLES	WEATHERED WOOD		1%

BASE4
2901 CLINT MOORE ROAD, #114
BOCA RATON, FLORIDA 33496
888.901.8008 www.base-4.com

RICARDO J MUNIZ-GUILLET, AIA
5453 NW 106TH DR
CORAL SPRINGS, FL 33076

Seal:

Owner:

TOP Hospitality

143 Wheeling Road
Wheeling, Illinois 60090
312 404 6735

Residence INN BY MARRIOTT

9555 83RD STREET,
TINLEY PARK, Illinois

PROTOTYPE VERSION: DESIGN GUIDELINE DRAWINGS - GEN 9.
REVISION DATE: 2010.04.29

ISSUE NO.	DELTA	ISSUE DATE	DESCRIPTION

CURRENT ISSUE
ISSUED FOR PC STAFF REVIEW

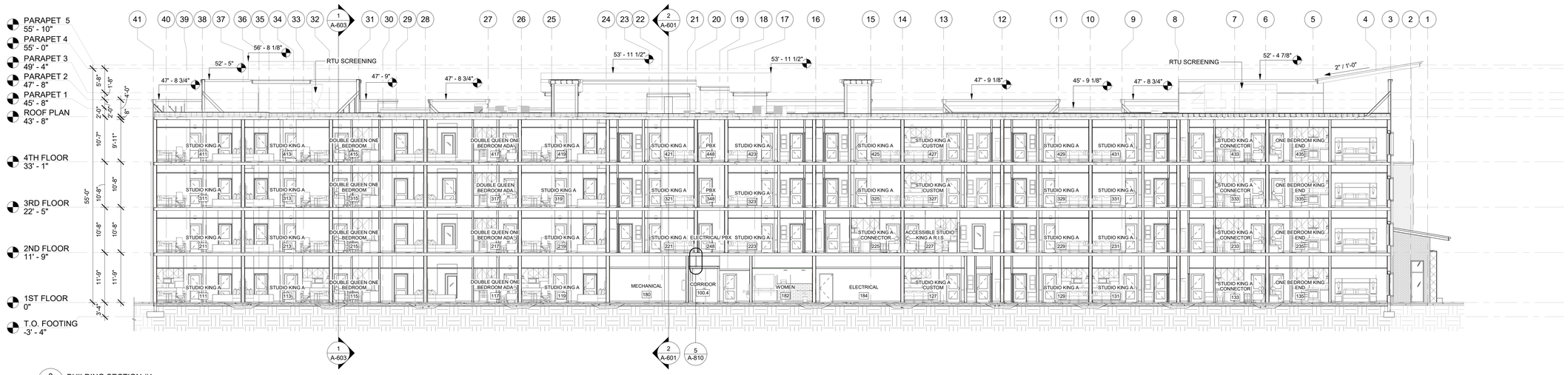
CURRENT ISSUE DATE: 2020.01.17
DRAWN BY: SD
CHECKED BY: RB/CM
PROJECT NO.: B4-157-1901

SHEET NAME
EXTERIOR ELEVATION & BUILDING SECTION-2

DRAWINGS NO.
A-601



1 A-602 ELEVATION 3
3/32" = 1'-0"



3 A-602 BUILDING SECTION #1
3/32" = 1'-0"

GENERAL ELEVATION NOTES

1. REVIEW ALL SIGHTLINES AROUND PROPERTY BEFORE LOCATING ROOFTOP EQUIPMENT.VERIFY ALL EQUIPMENT IS ADEQUATELY SCREENED.
2. GC TO PROVIDE A MOCK WALL SHOWING A FULL WINDOW INSTALL WITH FLASHING.GC CAN USE A PROPORTIONALLY SCALED DOWN WINDOW IN LUE OF FULL SIZE WINDOW.
3. ALL EXTERIOR VENTS, GRILLES, MECHANICAL LOUVERS AND EXTERIOR HOLLOW METAL DOORS TO BE FINISHED TO MATCH ADJACENT EXTERIOR MATERIAL.
4. ALL BUILDING PERMITS TO BE CONSISTENT WITH THE APPROVED SITE PLAN. THE PLANNING DEPARTMENT DOES NOT REVIEW BUILDING PERMIT PLAN SETS, SO IT IS THE DEVELOPER'S RESPONSIBILITY TO ENSURE THAT ELEVATIONS SUBMITTED IN THE BUILDING PERMIT SET MATCH THOSE APPROVED DURING THE SITE PLAN REVIEW PROCESS. IF THE ELEVATIONS DO NOT MATCH THOSE IN THE SITE PLAN, IT WILL DELAY THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY AT THE END OF CONSTRUCTION, AND MAY NECESSITATE MODIFICATIONS TO THE CONSTRUCTED BUILDING.
5. ALL VENT PIPES, ETC. EXTENDING ABOVE THE ROOF SURFACE MUST BE PAINTED A COLOR THAT BLENDS WITH THE ROOF COLOR.
6. ARCHITECTURAL FINISH FLOOR ELEVATIONS REFER TO TOP OF FINISH FLOOR ASSEMBLY. SEE STRUCTURAL DWGS FOR TOP OF STRUCTURE AND BEARING HEIGHT ELEVATIONS

GENERAL SIGNAGE NOTES

1. ALL SIGNAGE INDICATED FOR ILLUSTRATIVE PURPOSES ONLY. LOCATION, SIZE, ETC. TO BE DETERMINED ON AN INDIVIDUAL PROJECT BASIS.
2. MINIMUM 3/4" PLYWOOD BACKERBOARD REQUIRED AT SIGN LOCATIONS. AREA SHOULD COVER ENTIRE LENGTH AND HEIGHT OF FASCIA OR SPACE AVAILABLE FOR SIGN.
3. ELECTRICAL AND FINAL CONNECTION BY CONTRACTOR. ELECTRICAL REQUIREMENTS MAY BE OBTAINED FROM SIGN COMPANY.
4. PERMANENT ACCESS DOORS TO INTERIOR OF ALL PARAPETS WHERE SIGNS ARE LOCATED TO BE PROVIDED BY CONTRACTOR. CONTRACTOR TO FURNISH AND CONNECT PRIMARY ELECTRICAL SERVICE INSIDE PARAPET WALL
5. PROVIDE WEATHER PROOF ACCESS DOORS AT ROOF LEVEL OR ANYWHERE EXTERIOR/ OR WET CONDITIONS MAY APPLY
6. GUESTROOMS OR PUBLIC SPACES WITH SIGNAGE ON EXTERIOR WALLS MUST HAVE ELECTRICAL PENETRATIONS AND/OR REMOTE TRANSFORMERS COORDINATED AND/OR INSTALLED PRIOR TO CLOSING UP THE WALL. PENETRATION LAYOUT MAY BE OBTAINED FROM SIGN COMPANY

ENERGY CODE INFORMATION

REFERENCED ENERGY CODE: APPLICABLE CODE

CHAPTER 3: GENERAL REQUIREMENTS
(C) 301.1 CLIMATE ZONE: COOK COUNTY, ILLINOIS

CHAPTER 4: COMMERCIAL ENERGY EFFICIENCY
TABLE C402.1.3: OPAQUE THERMAL ENVELOPE INSULATION REQUIREMENTS

ROOFS	
INSUL ENTIRELY ABOVE DECK	R-30 ci
METAL BUILDING	R-19 + R-11 LS
ATTIC AND OTHER	R-38
WALLS ABOVE GRADE	
MASS	R-11.4 ci
METAL BUILDING	R-13 + R-13ci
METAL FRAMED	R-13 + R-7.5ci
WALLS BELOW GRADE	
BELOW GRADE WALLS	R-7.5 ci
FLOORS	
MASS	R-10 ci
JOIST/FRAMING	R-30
SLAB-ON-GRADE FLOORS	
UNHEATED SLABS	R-10 for 24" below
HEATED SLABS	R-15 for 36" below
OPAQUE DOORS	
NONSWINGING	R-4.75

TABLE C402.4: BUILDING ENVELOPE FENESTRATION REQUIRMENTS

VERTICAL FENESTRATION	
FIXED FENESTRATION	U-0.38
OPERABLE FENESTRATION	U-0.45
ENTRANCE DOORS	U-0.77
SHGC	
PROJECTION FACTOR	U-0.64 N / U-0.64 SEW
SKYLIGHTS	
U-FACTOR	U-0.50
SHGC	U-0.40

EXTERIOR FINISH LEGEND

MARK	MATERIAL-BRAND	MATERIAL & FINISH	IMAGE	%
BR-01	GLEN-GERY BRICK	BRADDOCK		57%
SD-01	HARDIE PLANK SIDING	PEARL GREY		18%
SD-02	HARDIE PLANK SIDING	BOOTHBAY BLUE		9%
SD-03	JAMES HARDIE-PLANK SIDING	SW-7666 FLEUR DE SEL		1%
SD-05	HARDIE PLANK SIDING	SW 7643 PUSSY WILLOW		14%
SH-06	SHINGLES	WEATHERED WOOD		1%

BASE4
2901 CLINT MOORE ROAD, #114
BOCA RATON, FLORIDA 33496
888.901.8008 www.base-4.com

RICARDO J MUNIZ-GUILLET, AIA
5453 NW 106TH DR
CORAL SPRINGS, FL 33076

Seal:

Owner:

TOP Hospitality

143 Wheeling Road
Wheeling, Illinois 60090
312 404 6735

Residence INN BY MARRIOTT

9555 83RD STREET,
TINLEY PARK, Illinois

PROTOTYPE VERSION: DESIGN GUIDELINE DRAWINGS - GEN 9.
REVISION DATE: 2010.04.29

ISSUE NO.	DELTA	ISSUE DATE	DESCRIPTION

CURRENT ISSUE

ISSUED FOR PC STAFF REVIEW

CURRENT ISSUE DATE: 2020.01.17

DRAWN BY: SD

CHECKED BY: RB/CM

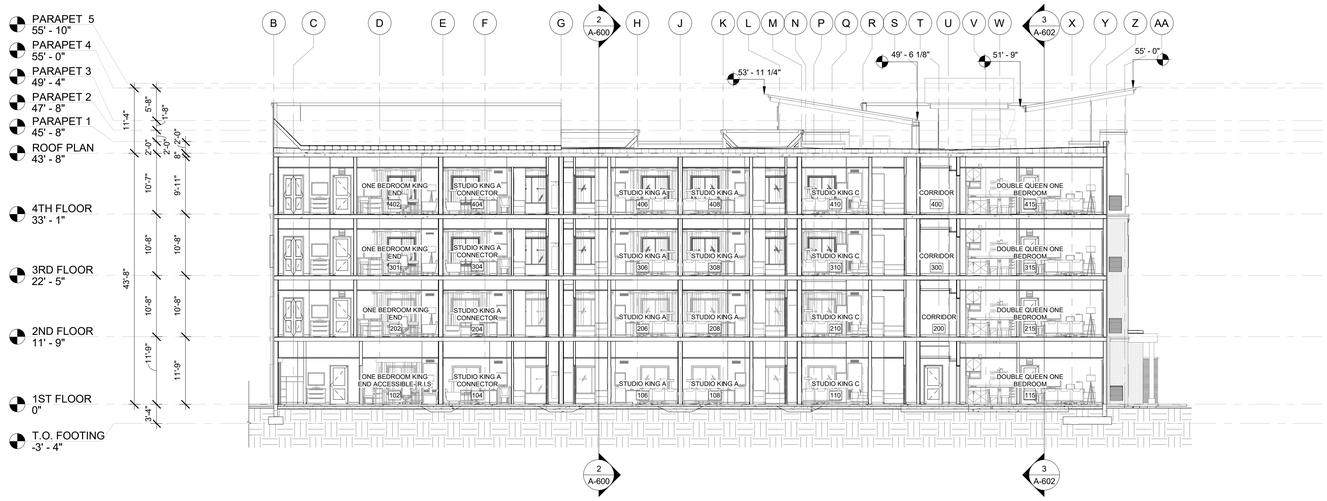
PROJECT NO.: B4-157-1901

SHEET NAME
EXTERIOR ELEVATION & BUILDING SECTION-3

DRAWINGS NO.
A-602



3 A-603 ELEVATION 4
3/32" = 1'-0"



1 A-603 BUILDING SECTION #2
3/32" = 1'-0"

GENERAL ELEVATION NOTES

1. REVIEW ALL SIGHTLINES AROUND PROPERTY BEFORE LOCATING ROOFTOP EQUIPMENT.VERIFY ALL EQUIPMENT IS ADEQUATELY SCREENED.
2. GC TO PROVIDE A MOCK WALL SHOWING A FULL WINDOW INSTALL WITH FLASHING.GC CAN USE A PROPORTIONALLY SCALED DOWN WINDOW IN LUE OF FULL SIZE WINDOW.
3. ALL EXTERIOR VENTS, GRILLES, MECHANICAL LOUVERS AND EXTERIOR HOLLOW METAL DOORS TO BE FINISHED TO MATCH ADJACENT EXTERIOR MATERIAL.
4. ALL BUILDING PERMITS TO BE CONSISTENT WITH THE APPROVED SITE PLAN. THE PLANNING DEPARTMENT DOES NOT REVIEW BUILDING PERMIT PLAN SETS, SO IT IS THE DEVELOPER'S RESPONSIBILITY TO ENSURE THAT ELEVATIONS SUBMITTED IN THE BUILDING PERMIT SET MATCH THOSE APPROVED DURING THE SITE PLAN REVIEW PROCESS. IF THE ELEVATIONS DO NOT MATCH THOSE IN THE SITE PLAN, IT WILL DELAY THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY AT THE END OF CONSTRUCTION, AND MAY NECESSITATE MODIFICATIONS TO THE CONSTRUCTED BUILDING.
5. ALL VENT PIPES, ETC. EXTENDING ABOVE THE ROOF SURFACE MUST BE PAINTED A COLOR THAT BLENDS WITH THE ROOF COLOR.
6. ARCHITECTURAL FINISH FLOOR ELEVATIONS REFER TO TOP OF FINISH FLOOR ASSEMBLY. SEE STRUCTURAL DWGS FOR TOP OF STRUCTURE AND BEARING HEIGHT ELEVATIONS

GENERAL SIGNAGE NOTES

1. ALL SIGNAGE INDICATED FOR ILLUSTRATIVE PURPOSES ONLY. LOCATION, SIZE, ETC. TO BE DETERMINED ON AN INDIVIDUAL PROJECT BASIS.
2. MINIMUM 3/4" PLYWOOD BACKERBOARD REQUIRED AT SIGN LOCATIONS. AREA SHOULD COVER ENTIRE LENGTH AND HEIGHT OF FASCIA OR SPACE AVAILABLE FOR SIGN.
3. ELECTRICAL AND FINAL CONNECTION BY CONTRACTOR. ELECTRICAL REQUIREMENTS MAY BE OBTAINED FROM SIGN COMPANY.
4. PERMANENT ACCESS DOORS TO INTERIOR OF ALL PARAPETS WHERE SIGNS ARE LOCATED TO BE PROVIDED BY CONTRACTOR. CONTRACTOR TO FURNISH AND CONNECT PRIMARY ELECTRICAL SERVICE INSIDE PARAPET WALL
5. PROVIDE WEATHER PROOF ACCESS DOORS AT ROOF LEVEL OR ANYWHERE EXTERIOR/ OR WET CONDITIONS MAY APPLY
6. GUESTROOMS OR PUBLIC SPACES WITH SIGNAGE ON EXTERIOR WALLS MUST HAVE ELECTRICAL PENETRATIONS AND/OR REMOTE TRANSFORMERS COORDINATED AND/OR INSTALLED PRIOR TO CLOSING UP THE WALL. PENETRATION LAYOUT MAY BE OBTAINED FROM SIGN COMPANY

ENERGY CODE INFORMATION

REFERENCED ENERGY CODE: APPLICABLE CODE
(C) 301.1 CLIMATE ZONE: COOK COUNTY, ILLINOIS

CHAPTER 3: GENERAL REQUIREMENTS

CHAPTER 4: COMMERCIAL ENERGY EFFICIENCY
TABLE C402.1.3: OPAQUE THERMAL ENVELOPE INSULATION REQUIREMENTS

ROOFS	
INSUL ENTIRELY ABOVE DECK	R-30 ci
METAL BUILDING	R-19 + R-11 LS
ATTIC AND OTHER	R-38
WALLS ABOVE GRADE	
MASS	R-11.4 ci
METAL BUILDING	R-13 + R-13ci
METAL FRAMED	R-13 + R-7.5ci
WALLS BELOW GRADE	
BELOW GRADE WALLS	R-7.5 ci
FLOORS	
MASS	R-10 ci
JOIST/FRAMING	R-30
SLAB-ON-GRADE FLOORS	
UNHEATED SLABS	R-10 for 24" below
HEATED SLABS	R-15 for 36" below
OPAQUE DOORS	
NONSWINGING	R-4.75

TABLE C402.4: BUILDING ENVELOPE FENESTRATION REQUIRMENTS

VERTICAL FENESTRATION	
FIXED FENESTRATION	U-0.38
OPERABLE FENESTRATION	U-0.45
ENTRANCE DOORS	U-0.77
SHGC	
PROJECTION FACTOR	U-0.64 N / U-0.64 SEW
SKYLIGHTS	
U-FACTOR	U-0.50
SHGC	U-0.40

EXTERIOR FINISH LEGEND

MARK	MATERIAL-BRAND	MATERIAL & FINISH	IMAGE	%
BR-01	GLEN-GERY BRICK	BRADDOCK		57%
SD-01	HARDIE PLANK SIDING	PEARL GREY		18%
SD-02	HARDIE PLANK SIDING	BOOTHBAY BLUE		9%
SD-03	JAMES HARDIE-PLANK SIDING	SW-7666 FLEUR DE SEL		1%
SD-05	HARDIE PLANK SIDING	SW 7643 PUSSY WILLOW		14%
SH-06	SHINGLES	WEATHERED WOOD		1%

BASE4
2901 CLINT MOORE ROAD, #114
BOCA RATON, FLORIDA 33496
888.901.8008 www.base-4.com

RICARDO J MUNIZ-GUILLET, AIA
5453 NW 106TH DR
CORAL SPRINGS, FL 33076

Seal:

Owner:
TOP Hospitality

143 Wheeling Road
Wheeling, Illinois 60090
312 404 6735

Residence INN BY MARRIOTT

9555 83RD STREET,
TINLEY PARK, Illinois

PROTOTYPE VERSION: DESIGN GUIDELINE DRAWINGS - GEN 9, REVISION DATE: 2010.04.29

ISSUE NO.	DELTA	ISSUE DATE	DESCRIPTION

CURRENT ISSUE
ISSUED FOR PC STAFF REVIEW

CURRENT ISSUE DATE
2020.01.17

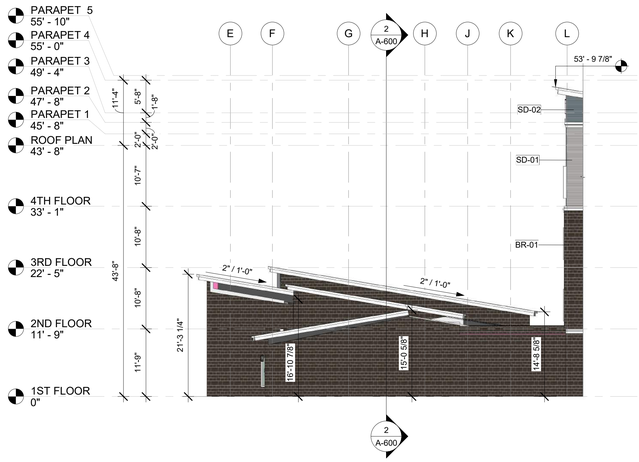
DRAWN BY
SD

CHECKED BY
RB/CM

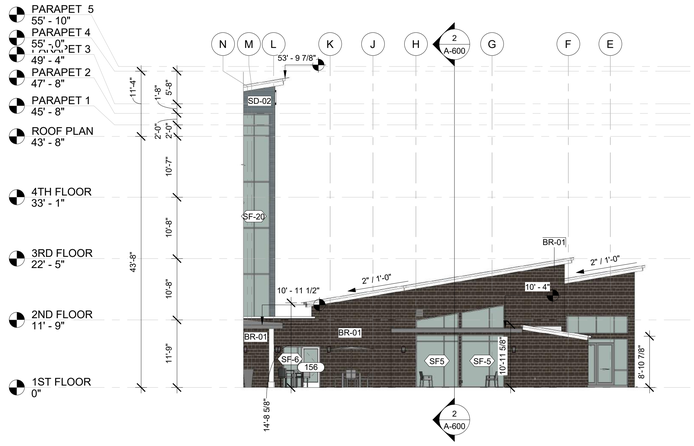
PROJECT NO.
B4-157-1901

SHEET NAME
EXTERIOR ELEVATION & BUILDING SECTION-4

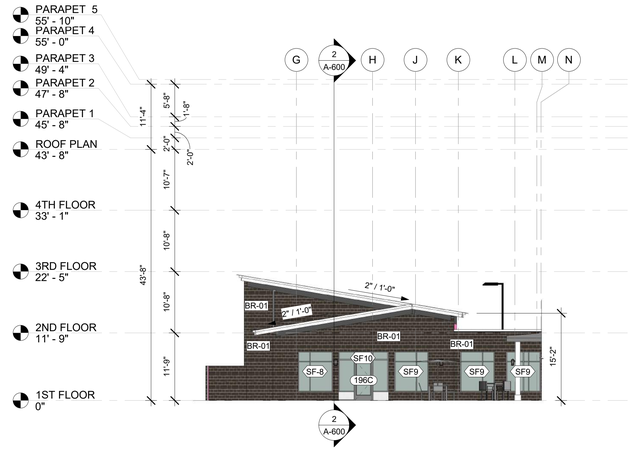
DRAWINGS NO.
A-603



1 A-100/A-604 LOWER ROOF ELEVATION - 1
3/32" = 1'-0"



2 A-101/A-604 LOWER ROOF ELEVATION - 2
3/32" = 1'-0"



3 A-101/A-604 LOWER ROOF ELEVATION - 3
3/32" = 1'-0"

GENERAL NOTES-SITE PLAN

1. ALL SITE PLAN INFORMATION IS BASED ON TOPOGRAPHIC SURVEY PREPARED BY CIVIL ENGINEER. SEE SHEET G-002 FOR CONTACT INFORMATION
2. REFER TO CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION PERTAINING TO DRAINAGE DESIGN, CURB CUTS, PAVING, AND PARKING LOT DIMENSIONS.
3. CONTRACTOR SHALL COORDINATE, PRIOR TO THE COMMENCEMENT OF SITE WORK, THE FINISH FLOOR ELEVATION WITH THE CIVIL ENGINEER AND THE STRUCTURAL ENGINEER.
4. SHOULD FIELD CONDITIONS DIFFER FROM PLANS TO THE EXTENT UNNECESSARY COSTS ARE INCURRED OR DELAYS ARE ANTICIPATED, THE OWNER AND ARCHITECT SHALL BE CONSULTED. THE ARCHITECT, IN CONJUNCTION WITH THE OWNER, WILL DETERMINE THE RESOLUTION.
5. PRIOR TO CONSTRUCTION GENERAL CONTRACTOR SHALL VERIFY ALL ITEMS SHOWN AS EXISTING ON THESE DRAWINGS AND NOTIFY THIS OFFICE OF ANY DISCREPANCIES
6. CONTRACTOR MUST TAKE PRECAUTIONS TO PROTECT OWNER'S PROPERTY FROM CONSTRUCTION OPERATIONS. BOUNDARY OF CONTRACTOR'S WORK AND STORAGE AREAS WILL BE DEFINED TO MUTUAL AGREEMENT BY CONFERENCE
7. LIMITS OF CONSTRUCTION TO BE AREA WITHIN PROPERTY LINE OR AS INDICATED WITH LIMIT LINES OF CONSTRUCTION.
8. G.C. TO FOLLOW THE MINIMUM REQUIREMENTS FOR PAVEMENT DESIGN RECOMMENDATION WALL UNO PER CIVIL DRAWINGS AND SOIL REPORT.
9. GENERAL CONTRACTOR TO PROVIDE PAINTED STRIPING, WORDING, DIRECTIONAL ARROWS AND SYMBOLS IN ACCORDANCE WITH SPECIFICATIONS, NATIONAL AND LOCAL CODES.
10. ALL CONCRETE WALKS ARE 5'-0" WIDE AND TO HAVE NON-SLIP BROOM FINISH WITH 1/2" EXPANSION JOINT @ EVERY 25'-0" O.C.
11. ALL ACCESSIBLE ROUTES SHALL COMPLY WITH ADA GUIDELINES.
12. ALL EXTERIOR SIGNAGE SHALL BE AS DIRECTED BY OWNER (EXCEPT AS DETAILED WITHIN THESE CONSTRUCTION DOCUMENTS) AND IN COMPLIANCE WITH ADA GUIDELINES AND LOCAL CODES. GENERAL CONTRACTOR TO PROVIDE ELECTRICAL CONDUIT & POWER. SIGNAGE & FOUNDATION ARE O.F.O.I.
13. COORDINATE EXTERIOR UTILITY LOCATIONS W/ CIVIL ENGINEERING DWGS & WITH UTILITY COMPANIES PRIOR TO COMMENCEMENT OF CONSTRUCTION
14. GENERAL CONTRACTOR TO ENSURE GAS METER PROTECTION WITH STEEL BOLLARDS AS REQUIRED BY LOCAL UTILITY JURISDICTION & CODE REQUIREMENTS
15. ALL ROOF DRAINS TO TIE INTO STORM DRAINAGE SYSTEM (SEE CIVIL)
16. REFER TO CIVIL ENGINEERING DRAWINGS FOR SITE CONSTRUCTION DETAILS, INCLUDING CURB AND GUTTER DETAILS AND RADII.
17. LANDSCAPE DESIGN IS NOT INCLUDED WITHIN THE SCOPE OF WORK REPRESENTED IN THESE DRAWINGS.
18. EACH ACCESSIBLE PARKING SHALL BE POSTED W/ PERMANENT SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND THE CAPTION "PARKING BY DISABLED PERMIT ONLY" AND ANY OTHER INFORMATION THAT MAY BE REQUIRED LOCALLY.

EXTERIOR FINISH LEGEND

MARK	MATERIAL-BRAND	MATERIAL & FINISH	IMAGE	%
BR-01	GLEN-GERY BRICK	BRADDOCK		57%
SD-01	HARDIE PLANK SIDING	PEARL GREY		18%
SD-02	HARDIE PLANK SIDING	BOOTHBAY BLUE		9%
SD-03	JAMES HARDIE-PLANK SIDING	SW-7666 FLEUR DE SEL		1%
SD-05	HARDIE PLANK SIDING	SW 7643 PUSSY WILLOW		14%
SH-06	SHINGLES	WEATHERED WOOD		1%

BASE4
2901 CLINT MOORE ROAD, #114
BOCA RATON, FLORIDA 33496
888.901.8008 www.base-4.com

RICARDO J MUNIZ-GUILLET, AIA
5453 NW 106TH DR
CORAL SPRINGS, FL 33076

Seal:

Owner:

TOP
Hospitality

143 Wheeling Road
Wheeling, Illinois 60090
312 404 6735

Residence INN BY MARRIOTT

9555 83RD STREET,
TINLEY PARK, Illinois

PROTOTYPE VERSION: DESIGN GUIDELINE DRAWINGS - GEN 9.
REVISION DATE: 2010.04.29

ISSUE NO.	DELTA	ISSUE DATE	DESCRIPTION

CURRENT ISSUE

ISSUED FOR PC STAFF REVIEW

CURRENT ISSUE DATE
2020.01.17

DRAWN BY
SD

CHECKED BY
RB/CM

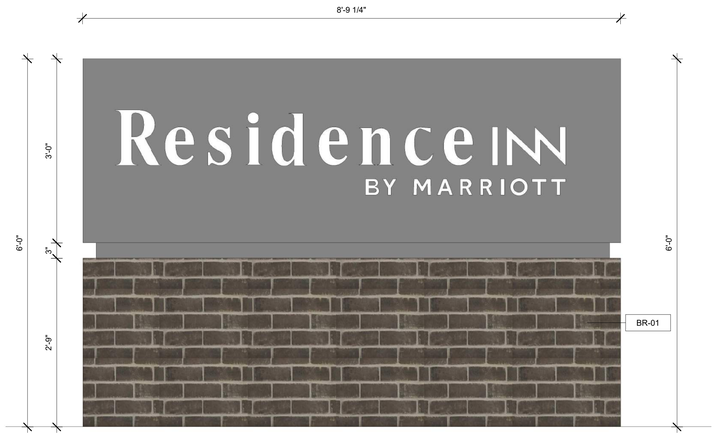
PROJECT NO.
B4-157-1901

SHEET NAME

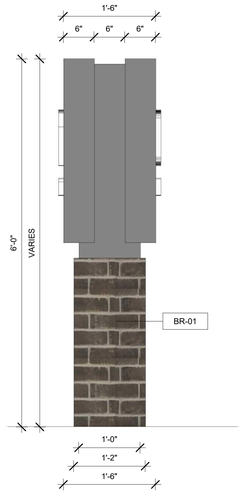
EXTERIOR ELEVATION

DRAWINGS NO.

A-604



2 A-605 MONUMENT ELEVATION
1" = 1'-0"



3 A-605 MONUMENT ELEVATION-2
1" = 1'-0"

Monument Specifications:
Construction: Aluminum angle frame with .125" aluminum shoe-box style faces
Face Construction: Routed aluminum with backer panel
Retainer: Bleed face
Illumination: GE White LED's
Exterior Finish: Paint Pantone® 425 C Gray, satin finish and Pantone® 877 C Silver, satin finish
Interior Finish: Paint reflective white

Monument Face Specifications:
Face Construction: Routed aluminum with backer panel
Face Decoration: Pantone® 425 C Gray, satin finish
Backer Panel: .118" white solar grade polycarbonate

* "Residence Inn" and "Marriott" to appear white during the day and illuminate white at night (background does not illuminate)

Pole Cover Specifications:
* Preferred method to have monument base match building hardscape (stone, brick, etc., provided by general contractor)
Construction: Aluminum angle frame with .080" aluminum skins
Exterior Finish: Paint Matthews 41342SP Brushed Aluminum, satin finish

GENERAL NOTES-SITE PLAN

1. ALL SITE PLAN INFORMATION IS BASED ON TOPOGRAPHIC SURVEY PREPARED BY CIVIL ENGINEER. SEE SHEET G-002 FOR CONTACT INFORMATION
2. REFER TO CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION PERTAINING TO DRAINAGE DESIGN, CURB CUTS, PAVING, AND PARKING LOT DIMENSIONS.
3. CONTRACTOR SHALL COORDINATE, PRIOR TO THE COMMENCEMENT OF SITE WORK, THE FINISH FLOOR ELEVATION WITH THE CIVIL ENGINEER AND THE STRUCTURAL ENGINEER.
4. SHOULD FIELD CONDITIONS DIFFER FROM PLANS TO THE EXTENT UNNECESSARY COSTS ARE INCURRED OR DELAYS ARE ANTICIPATED, THE OWNER AND ARCHITECT SHALL BE CONSULTED. THE ARCHITECT, IN CONJUNCTION WITH THE OWNER, WILL DETERMINE THE RESOLUTION.
5. PRIOR TO CONSTRUCTION GENERAL CONTRACTOR SHALL VERIFY ALL ITEMS SHOWN AS EXISTING ON THESE DRAWINGS AND NOTIFY THIS OFFICE OF ANY DISCREPANCIES
6. CONTRACTOR MUST TAKE PRECAUTIONS TO PROTECT OWNER'S PROPERTY FROM CONSTRUCTION OPERATIONS. BOUNDARY OF CONTRACTOR'S WORK AND STORAGE AREAS WILL BE DEFINED TO MUTUAL AGREEMENT BY CONFERENCE
7. LIMITS OF CONSTRUCTION TO BE AREA WITHIN PROPERTY LINE OR AS INDICATED WITH LIMIT LINES OF CONSTRUCTION.
8. G.C. TO FOLLOW THE MINIMUM REQUIREMENTS FOR PAVEMENT DESIGN RECOMMENDATION WALL UNO PER CIVIL DRAWINGS AND SOIL REPORT.
9. GENERAL CONTRACTOR TO PROVIDE PAINTED STRIPING, WORDING, DIRECTIONAL ARROWS AND SYMBOLS IN ACCORDANCE WITH SPECIFICATIONS, NATIONAL AND LOCAL CODES.
10. ALL CONCRETE WALKS ARE 5'-0" WIDE AND TO HAVE NON-SLIP BROOM FINISH WITH 1/2" EXPANSION JOINT @ EVERY 25'-0" O.C.
11. ALL ACCESSIBLE ROUTES SHALL COMPLY WITH ADA GUIDELINES.
12. ALL EXTERIOR SIGNAGE SHALL BE AS DIRECTED BY OWNER (EXCEPT AS DETAILED WITHIN THESE CONSTRUCTION DOCUMENTS) AND IN COMPLIANCE WITH ADA GUIDELINES AND LOCAL CODES. GENERAL CONTRACTOR TO PROVIDE ELECTRICAL CONDUIT & POWER. SIGNAGE & FOUNDATION ARE O.F.O.I.
13. COORDINATE EXTERIOR UTILITY LOCATIONS W/ CIVIL ENGINEERING DWGS & WITH UTILITY COMPANIES PRIOR TO COMMENCEMENT OF CONSTRUCTION
14. GENERAL CONTRACTOR TO ENSURE GAS METER PROTECTION WITH STEEL BOLLARDS AS REQUIRED BY LOCAL UTILITY JURISDICTION & CODE REQUIREMENTS
15. ALL ROOF DRAINS TO TIE INTO STORM DRAINAGE SYSTEM (SEE CIVIL)
16. REFER TO CIVIL ENGINEERING DRAWINGS FOR SITE CONSTRUCTION DETAILS, INCLUDING CURB AND GUTTER DETAILS AND RADII.
17. LANDSCAPE DESIGN IS NOT INCLUDED WITHIN THE SCOPE OF WORK REPRESENTED IN THESE DRAWINGS.
18. EACH ACCESSIBLE PARKING SHALL BE POSTED W/ PERMANENT SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND THE CAPTION "PARKING BY DISABLED PERMIT ONLY" AND ANY OTHER INFORMATION THAT MAY BE REQUIRED LOCALLY.

EXTERIOR FINISH LEGEND

MARK	MATERIAL-BRAND	MATERIAL & FINISH	IMAGE	%
BR-01	GLEN-GERY BRICK	BRADDOCK		57%
SD-01	HARDIE PLANK SIDING	PEARL GREY		18%
SD-02	HARDIE PLANK SIDING	BOOTHBAY BLUE		9%
SD-03	JAMES HARDIE-PLANK SIDING	SW-7666 FLEUR DE SEL		1%
SD-05	HARDIE PLANK SIDING	SW 7643 PUSSY WILLOW		14%
SH-06	SHINGLES	WEATHERED WOOD		1%

BASE4
2901 CLINT MOORE ROAD, #114
BOCA RATON, FLORIDA 33496
888.901.8008 www.base-4.com

RICARDO J MUNIZ-GUILLET, AIA
5453 NW 106TH DR
CORAL SPRINGS, FL 33076

Seal:

Owner:
TOP Hospitality

143 Wheeling Road
Wheeling, Illinois 60090
312 404 6735

Residence INN BY MARRIOTT

9555 83RD STREET,
TINLEY PARK, Illinois

PROTOTYPE VERSION: DESIGN GUIDELINE DRAWINGS - GEN 9.
REVISION DATE: 2010.04.29

ISSUE NO.	DELTA	ISSUE DATE	DESCRIPTION

CURRENT ISSUE
ISSUED FOR PC STAFF REVIEW

CURRENT ISSUE DATE
2020.01.17

DRAWN BY
SD

CHECKED BY
RB/CM

PROJECT NO.
B4-157-1901

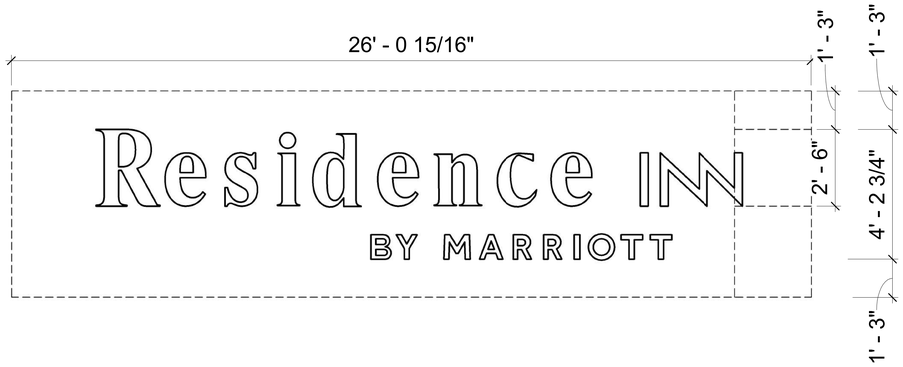
SHEET NAME
MONUMENT SIGN (RESIDENCE INN)

DRAWINGS NO.
A-605

CHANNEL LETTER SPECIFICATIONS

Channel Letter Specifications:
Construction: .050" aluminum channel letter with .063" aluminum backs
Face Material: 3/16" 7328 white acrylic
Trim Cap: 1" painted to match Pantone® 425 C Gray
Illumination: GE White LED's as required
Exterior Finish: Paint to match Pantone® 425 C Gray
Interior Finish: Paint reflective white

Channel Letter Face Specifications:
Face Material: 3/16" 7328 white acrylic



	A	B	C	D	E
RI Channel 24	24"	7 11/16"	7'-10 1/4"	3'-4 5/8"	16'-10 5/16"
RI Channel 30	30"	9 9/16"	9'-9 3/4"	4'-2 3/4"	21'-0 15/16"
RI Channel 36	36"	11 1/2"	11'-9 5/16"	5'-0 15/16"	25'-3 1/2"
RI Channel 48	48"	15 5/16"	15'-8 7/16"	6'-9 3/16"	33'-8 11/16"

* Letter height determined by the height of the letter "R".



1 / A-606 ELEVATION 1
3/32" = 1'-0"

EXTERIOR FINISH LEGEND

MARK	MATERIAL-BRAND	MATERIAL & FINISH	IMAGE	%
BR-01	GLEN-GERY BRICK	BRADDOCK		57%
SD-01	HARDIE PLANK SIDING	PEARL GREY		18%
SD-02	HARDIE PLANK SIDING	BOOTHBAY BLUE		9%
SD-03	JAMES HARDIE-PLANK SIDING	SW-7666 FLEUR DE SEL		1%
SD-05	HARDIE PLANK SIDING	SW 7643 PUSSY WILLOW		14%
SH-06	SHINGLES	WEATHERED WOOD		1%

BASE4
2901 CLINT MOORE ROAD, #114
BOCA RATON, FLORIDA 33496
888.901.8008 www.base-4.com

RICARDO J MUNIZ-GUILLET, AIA
5453 NW 106TH DR
CORAL SPRINGS, FL 33076

Seal:

Owner:
TOP Hospitality

143 Wheeling Road
Wheeling, Illinois 60090
312 404 6735

Residence INN BY MARRIOTT

9555 83RD STREET,
TINLEY PARK, Illinois

PROTOTYPE VERSION: DESIGN GUIDELINE DRAWINGS - GEN 9.
REVISION DATE: 2010.04.29

ISSUE NO.	DELTA	ISSUE DATE	DESCRIPTION

CURRENT ISSUE
ISSUED FOR PC STAFF REVIEW

CURRENT ISSUE DATE
2020.01.17

DRAWN BY
SD

CHECKED BY
RB/CM

PROJECT NO.
B4-157-1901

SHEET NAME
EXTERIOR SIGNAGE (RESIDENCE INN)

DRAWINGS NO.
A-606

CHANNEL LETTER SPECIFICATIONS

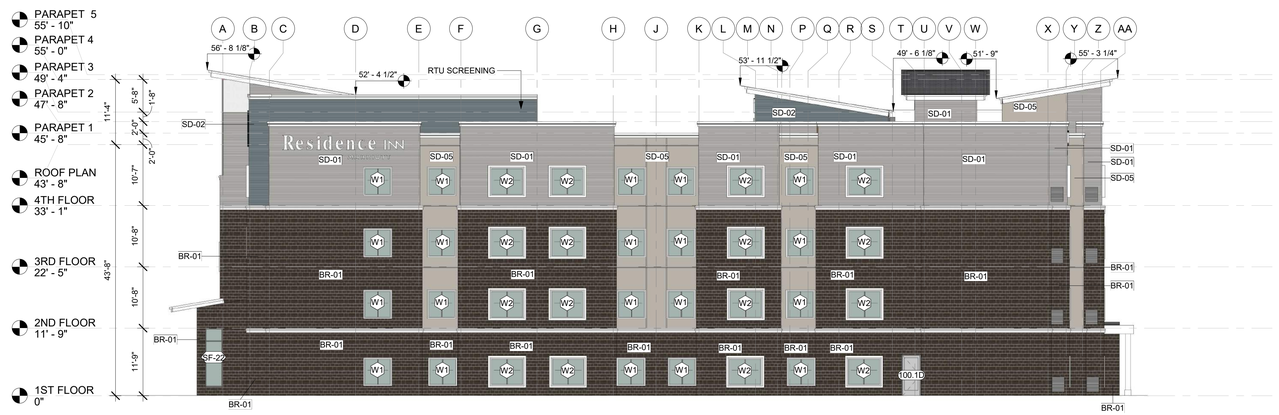
Channel Letter Specifications:
Construction: .050" aluminum channel letter with .063" aluminum backs
Face Material: 3/16" 7328 white acrylic
Trim Cap: 1" painted to match Pantone® 425 C Gray
Illumination: GE White LED's as required
Exterior Finish: Paint to match Pantone® 425 C Gray
Interior Finish: Paint reflective white

Channel Letter Face Specifications:
Face Material: 3/16" 7328 white acrylic



	A	B	C	D	E
RI Channel 24	24"	7 11/16"	7'-10 1/4"	3'-4 5/8"	16'-10 5/16"
RI Channel 30	30"	9 9/16"	9'-9 3/4"	4'-2 3/4"	21'-0 15/16"
RI Channel 36	36"	11 1/2"	11'-9 5/16"	5'-0 15/16"	25'-3 1/2"
RI Channel 48	48"	15 5/16"	15'-8 7/16"	6'-9 3/16"	33'-8 11/16"

* Letter height determined by the height of the letter "R".



1 / A-607 ELEVATION 4
3/32" = 1'-0"

EXTERIOR FINISH LEGEND

MARK	MATERIAL-BRAND	MATERIAL & FINISH	IMAGE	%
BR-01	GLEN-GERY BRICK	BRADDOCK		57%
SD-01	HARDIE PLANK SIDING	PEARL GREY		18%
SD-02	HARDIE PLANK SIDING	BOOTHBAY BLUE		9%
SD-03	JAMES HARDIE-PLANK SIDING	SW-7666 FLEUR DE SEL		1%
SD-05	HARDIE PLANK SIDING	SW 7643 PUSSY WILLOW		14%
SH-06	SHINGLES	WEATHERED WOOD		1%

BASE4
2901 CLINT MOORE ROAD, #114
BOCA RATON, FLORIDA 33496
888.901.8008 www.base-4.com

RICARDO J MUNIZ-GUILLET, AIA
5453 NW 106TH DR
CORAL SPRINGS, FL 33076

Seal:

Owner:
TOP Hospitality

143 Wheeling Road
Wheeling, Illinois 60090
312 404 6735

Residence INN BY MARRIOTT

9555 83RD STREET,
TINLEY PARK, Illinois

PROTOTYPE VERSION: DESIGN GUIDELINE DRAWINGS - GEN 9.
REVISION DATE: 2010.04.29

ISSUE NO.	DELTA	ISSUE DATE	DESCRIPTION

CURRENT ISSUE
ISSUED FOR PC STAFF REVIEW

CURRENT ISSUE DATE
2020.01.17

DRAWN BY
SD

CHECKED BY
RB/CM

PROJECT NO.
B4-157-1901

SHEET NAME
EXTERIOR SIGNAGE (RESIDENCE INN)

DRAWINGS NO.
A-607

ISSUED FOR CONSTRUCTION

FINAL SITE IMPROVEMENT PLANS

FOR

NEW HORIZON HOTELS

9551 & 9555 183RD STREET
TINLEY PARK, ILLINOIS

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE PROPOSED DEVELOPMENT. IF ANY DRAINAGE PATTERNS WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS IN TO THE PUBLIC AREA, OR DRAINS APPROVED FOR THE USE BY THE MUNICIPAL ENGINEER, AND THAT SUCH SURFACE WATERS ARE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGES TO ADJOINING PROPERTIES.

CALL J.U.L.I.E. 1-800-892-0123
WITH THE FOLLOWING:

COUNTY: COOK
CITY, TOWNSHIP: TINLEY PARK,ORLAND
SEC. & SEC. NO.: SEC 34, T36N, R12E

48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS

DEVELOPER

TOP HOSPITALITY, LLC
2370 UNIVERSITY BOULEVARD
HOUSTON, TX 77005

P: (312) 404-6735

ADVANTAGE NOTE

ADVANTAGE CONSULTING ENGINEERS IS TO BE NOTIFIED AT LEAST THREE (3) DAYS PRIOR TO CONSTRUCTION. STAKING REQUESTS FIVE (5) DAYS NOTICE BETWEEN SEPTEMBER 15th AND DECEMBER 15th AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS

THESE PLANS ARE COLOR CODED. CONTRACTOR/REVIEWER WILL NEED TO PRINT IN COLOR OR VIEW PDF.

BENCHMARK

ELEVATION:
DESCRIPTION: SEE SHEET EX1 FOR BENCHMARK INFORMATION

EXISTING TOTAL SITE AREA: 8.69 ACRES
PROPOSED DISTURBED AREA: 8.69 ACRES

LOCATION MAP



INDEX

SHEET #	SHEET I.D.	SHEET DESCRIPTION
1	C1	COVER SHEET
2	EX1	EXISTING CONDITIONS AND DEMOLITION PLAN
3	L1	GEOMETRIC PLAN
4	G1	GRADING PLAN
5-6	U1-U2	UTILITY PLAN
7-8	PP1-PP2	PLAN AND PROFILE
9-10	SE1-SE2	STORM WATER POLLUTION PREVENTION PLAN
11	SE3	SOIL EROSION AND SEDIMENT CONTROL PLAN
12	S1	SPECIFICATIONS
13-15	D1-D3	DETAILS
16	DR1	DRAINAGE AREA EXHIBIT
17	DR2	SCHEDULE R EXHIBIT
18	DR3	INLET AREA MAP

REVISIONS

ORIGINAL PLAN DATE: NOVEMBER 18, 2019

#	SHEET #	REMARKS	DATE
1	ALL	REVISED PER VILLAGE/MWRDGC	01/17/20

ENGINEER
WILLIAM J ZALEWSKI, P.E.
BILLZ@ACENG.US

ILLINOIS REGISTRATION NO.: 062-046121
EXPIRATION DATE: 11/30/2021

PROFESSIONAL DESIGN FIRM NO.: 184-007386
EXPIRATION DATE: 4/30/2021

THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE , SEAL, AND EXPIRATION DATE OF SEAL OF THE ENGINEER

ACE

18-036
NEW HORIZON
JAN 17, 2019

ADVANTAGE CONSULTING ENGINEERS
80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
847-260-4758

Copyright © 2018 Advantage Consulting Engineers, LLC

N 88°20'42" E
602.72'

Found Iron Pipe

Found Iron Pipe

S 01°58'43" E
330.81'

N 01°58'43" W
330.81'

VACANT LAND

S 88°20'35" W
602.46'

Set Iron Rod

Found Iron Pipe 2.11'W

WHITE EAGLE DRIVE

BENCHMARK 1
ELEV. 744.39

REMOVE TREE (TYP)

STAKED WETLAND AREA

WETLAND BOUNDARY

UNIMPROVED R.O.W.

BENCHMARK 2
ELEV. 746.55

GRAPHIC SCALE 1"= 30'
0 15' 30' 30'

LEGEND

WETLAND BOUNDARY

NOTE
EXISTING TOPOGRAPHIC SURVEY & BOUNDARY PREPARED BY:

JLH LAND SURVEYING, INC.

DATED: 6/14/18

BENCHMARKS:

FEMA BENCHMARKS:

FEMA BM: PID AJ2769
ELEVATION = 714.57

SITE BENCHMARKS:

SITE BENCHMARK #1
CHISELED SQUARE ON LIGHT POLE BASE, LOCATED ±2 FEET WEST OF THE WEST CURB OF 96TH AVENUE AND ±156 FEET NORTH OF THE SOUTH PROPERTY LINE.

ELEVATION = 744.39

SITE BENCHMARK #2
SOUTHERN MOST FLANGE BOLT DIRECTLY UNDER THE WORD "JORDAN" ON HYDRANT LOCATED ±533 FEET EAST OF THE NW INTERSECTION OF 96TH AVE AND 183RD ST.

ELEVATION = 746.55

Copyright © 2020 Advantage Consulting Engineers, LLC

NO.	DATE	REMARKS
1.	01/17/20	REVISED PER VILLAGE/MWRDGC

ADVANTAGE
CONSULTING ENGINEERS
80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
847-260-4758
www.adengr.us

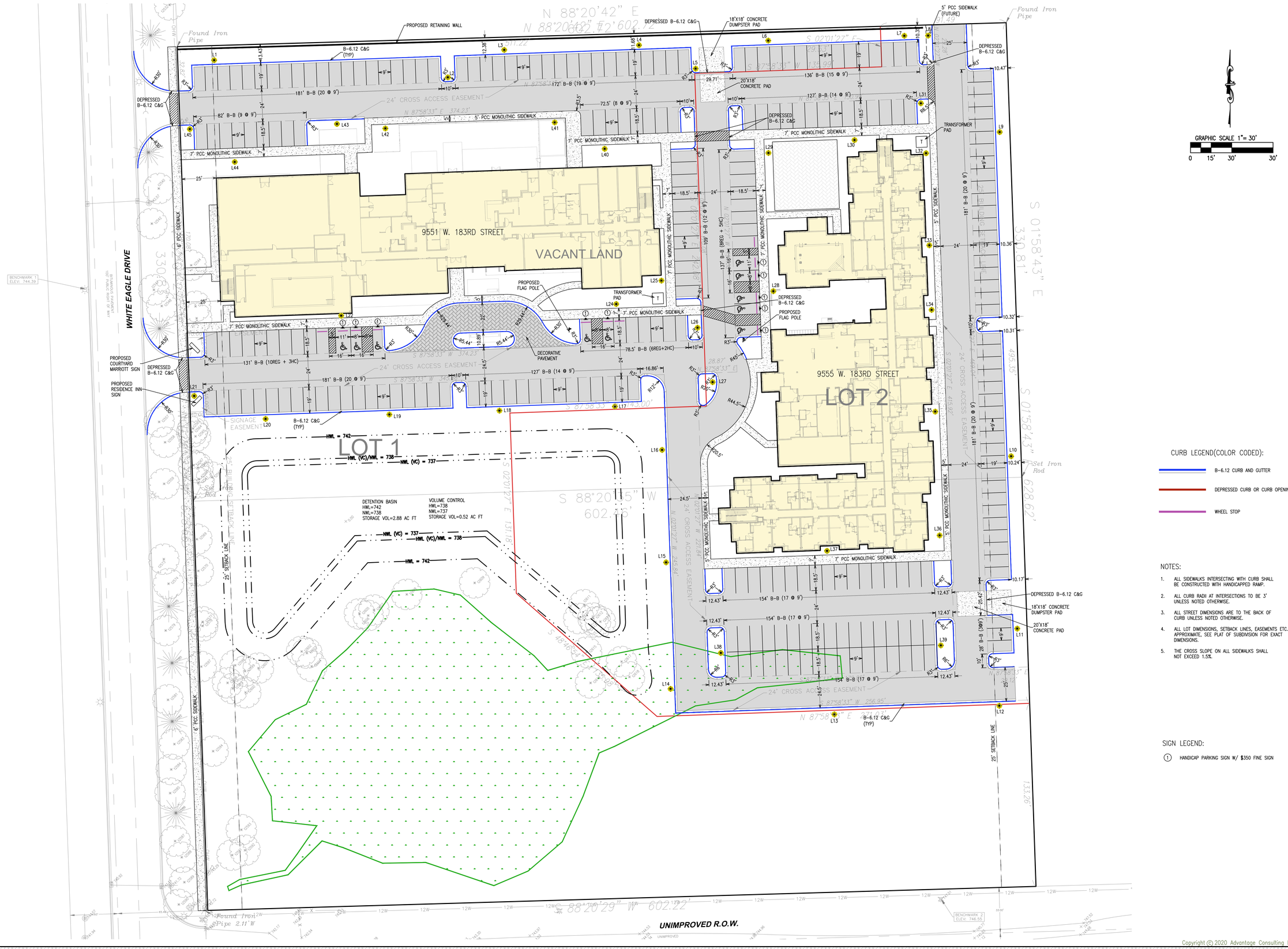
EXISTING CONDITIONS AND DEMOLITION PLAN

NEW HORIZON HOTELS
TINLEY PARK, IL

TOP HOSPITALITY, LLC.
2730 UNIVERSITY BLVD.
HOUSTON, TEXAS 77005
PHONE: 312-404-6735

NOVEMBER 18, 2019
JOB: 18-036

SHEET:
EX1
2 OF 18



CURB LEGEND(COLOR CODED):

- B-6.12 CURB AND GUTTER
- DEPRESSED CURB OR CURB OPENING
- WHEEL STOP

NOTES:

1. ALL SIDEWALKS INTERSECTING WITH CURB SHALL BE CONSTRUCTED WITH HANDICAPPED RAMP.
2. ALL CURB RADII AT INTERSECTIONS TO BE 3' UNLESS NOTED OTHERWISE.
3. ALL STREET DIMENSIONS ARE TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
4. ALL LOT DIMENSIONS, SETBACK LINES, EASEMENTS ETC. ARE APPROXIMATE, SEE PLAT OF SUBDIVISION FOR EXACT DIMENSIONS.
5. THE CROSS SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 1.5%.

SIGN LEGEND:

(1) HANDICAP PARKING SIGN W/ $350 FINE SIGN

NO.	DATE	REMARKS
1.	01/17/20	REVISED PER VILLAGE/MWRDGC

ADVANTAGE
CONSULTING ENGINEERS
80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
847-280-7758
WWW.ADVENG.US

GEOMETRIC PLAN

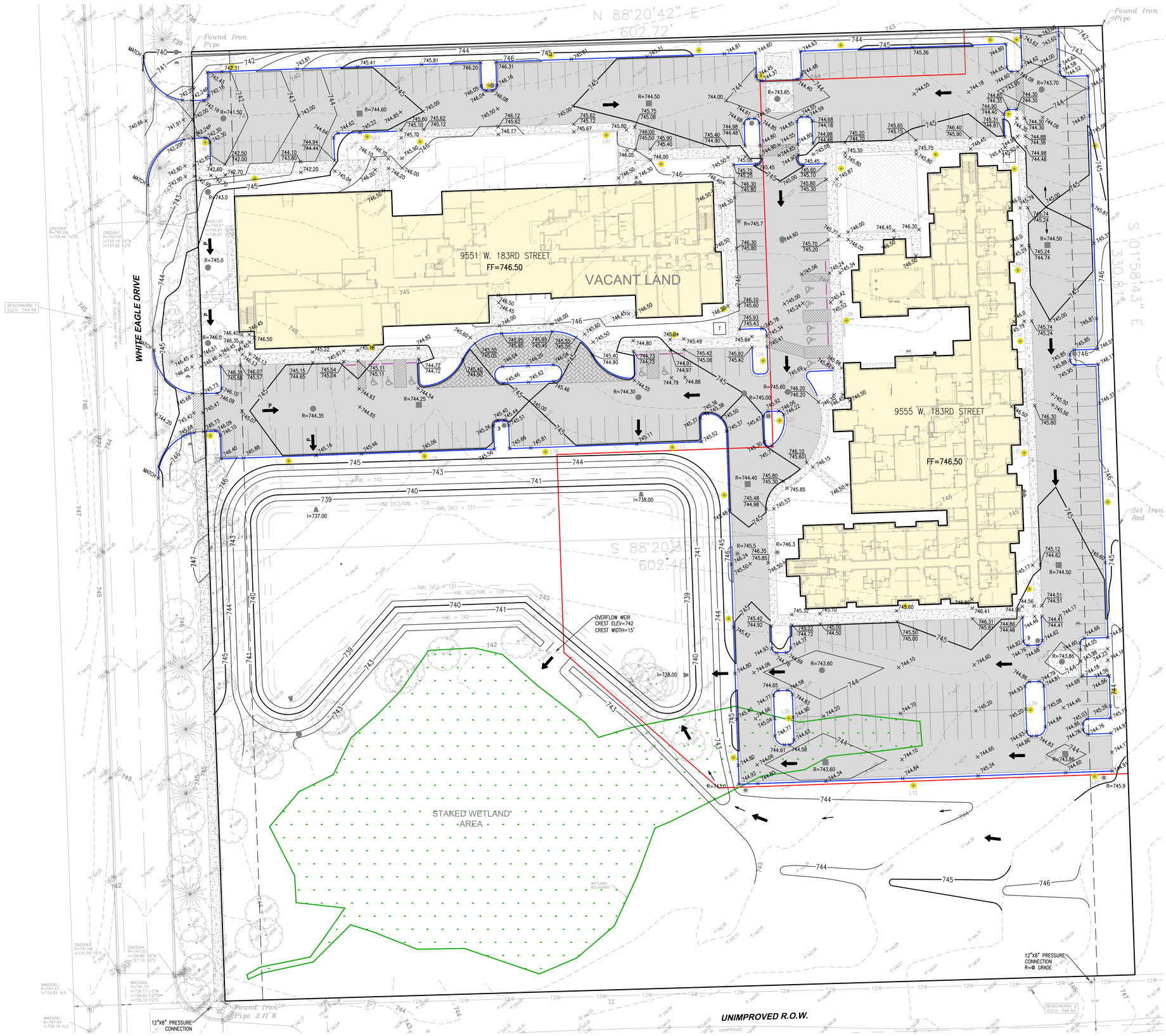
NEW HORIZON HOTELS
TINLEY PARK, IL

TOP HOSPITALITY, LLC.
2730 UNIVERSITY BLVD.
HOUSTON, TEXAS 77005
PHONE: 312-404-6735

NOVEMBER 18, 2019
JOB: 18-036

SHEET:
L1
3 OF 18

Copyright © 2020 Advantage Consulting Engineers, LLC



GRAPHIC SCALE 1"= 30'

0 15' 30' 30'

NOTES:

1. ALL ELEVATIONS SHOWN AT CURB ARE TOP OF THE CURB ELEVATION.
2. DRIVEWAY SLOPES SHALL BE BETWEEN 2% AND 8%. THE DRIVEWAY SLOPES ARE SHOWN FOR EACH BUILDING. IF THE DRIVEWAY LOCATION IS ALTERED, THE SLOPE SHALL BE CHECKED FOR SLOPE LIMITS.
3. ALL ELEVATIONS SHOWN ON GRADING PLANS ARE FINISHED GRADE ELEVATIONS.
4. REFER TO SHEET TS1 FOR TYPICAL LOT GRADING SECTIONS AND OTHER DETAILS.
5. BUILDING PADS SHOWN ARE APPROXIMATE. FINAL FOUNDATION FOOTPRINTS WILL BE DETERMINED BY THE BUILDER.
6. → OVERLAND FLOW ROUTE.
   P → OVERLAND FLOW ROUTE VIA PIPE.
7. THE CROSS SLOPES ON ALL SIDEWALKS SHALL NOT EXCEED 1.5%.

DETENTION POND

ELEV.	AREA S.F.	DEPTH (H) FT.	V=H/3(A1+A2+Sqrt (A1*A2)), AC FT	CUMM VOL. AC FT	DISCHARGE, CFS
DETENTION VOLUME					
738.00	24,276				
739.00	27,743	1.00	0.60	0.60	0.77
740.00	31,309	1.00	0.68	1.27	0.96
741.00	34,973	1.00	0.76	2.03	1.11
741.50	36,855	0.50	0.41	2.45	1.18
742.00	38,737	0.50	0.43	2.88	1.25
743.00	42,600	1.00	0.93	3.81	43.37
PCBMP VOLUME					
737.00	20,909				
738.00	24,276	1.00	0.52	0.52	

NO.	DATE	REMARKS
1.	01/17/20	REVISED PER VILLAGE/MWRDGC

ADVANTAGE
CONSULTING ENGINEERS
80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
847-260-4758
www.aceng.us

GRADING PLAN

NEW HORIZON HOTELS
TINLEY PARK, IL

TOP HOSPITALITY, LLC.
2730 UNIVERSITY BLVD.
HOUSTON, TEXAS 77005
PHONE: 312-404-6735

NOVEMBER 18, 2019
JOB: 18-036

SHEET:
G1
4 OF 18

Copyright © 2020 Advantage Consulting Engineers, LLC

N 88°20'42" E
602.72'

Found Iron Pipe

S 01°58'43" E
330.81'

S 88°20'42" W
602.72'

Set Iron Rod

Found Iron Pipe 2.11'W

WHITE EAGLE DRIVE

BENCHMARK 1
ELEV: 744.39

9551 W. 183RD STREET
VACANT LAND

9555 W. 183RD STREET

HWL = 742
HWL (VC)/NWL = 738
NWL (VC) = 737

FH7 GR=740.0
CB7 A40,1P R=741.50 I=738.25,E I=738.00,S
I8 A2D,1P R=744.60 I=741.85
W1,8" R=741.0
FH6 GR=746.1
I16 A2D,1P R=744.50 I=741.25
CB17 A40,1P R=743.70 I=740.40,S I=739.90,W
FH5 GR=744.6
CB15 A50,2P R=743.65 I=740.45,W I=739.46,S,E
CB6 A40,1P R=746.0 I=743.0
CB6 A40,1P R=743.0 I=737.85
CB5 A40,1P R=745.0 I=737.70
CB4 A40,1P R=746.0 I=737.55
W2,8" R=746.3
W3,8" R=746.0
CB2 A50,1P R=744.35 I=740.30,E I=737.30,S,NW
I3 A2D,1P R=744.25 I=741.00
W5,8" R=745.5
FH1 GR=745.5
CB10 A50,2P R=744.30 I=738.40
CB11 A50,1P R=745.00 I=740.55,S I=738.61,E,W
CB13 A50,1P R=745.60 I=738.76
I12 A2D,1P R=744.40 I=741.15
FH2 GR=745.6
I18 A2D,1P R=744.50 I=741.25
FH4 GR=746.0
I24 A2D,1P R=744.50 I=741.25
W4,8" R=744.20
CB22 A40,1P R=743.86 I=740.30,N,S I=739.85,W
S6 R=745.7 I=737.78
CB14 A50,2P R=744.60 I=739.22
S7 R=746.3 I=735.95
S5 R=745.5 I=735.58
S4 R=743.0 I=734.80
S3 R=745.9 I=733.56
I23 A2D,1P R=743.86 I=740.61
I21 A2D,1P R=745.60 I=740.35
CB20 A50,1P R=743.60 I=740.04,S I=739.05,E,W
FH3 GR=744.7
W5,8" R=744.9
E1 24" W/GRATE I=737.00
E9 30" W/GRATE I=738.00
E19 24" W/GRATE I=738.00
E25 18" W/GRATE I=738.00
CO2 R=738.0 I=736.0
CO1 R=738.0 I=736.0
CB25 A40,1C(SEE DETAIL) R=743.00 I=738.00,N I=737.00,SW I=736.00,4" UD
CONNECT TO EX. STRU. I=735.80
12"X8" PRESSURE CONNECTION
12"X8" PRESSURE CONNECTION R=@ GRADE
BENCHMARK 2 ELEV: 746.55

B/STM=736.9 T/WM=734.9
B/STM=738.0 T/WM=736.0
B/STM=740.5 T/WM=739.0
B/WM=739.3 T/SAN=737.1
B/WM=739.3 T/SAN=736.7
B/WM=738.8 T/SAN=734.3
B/STM=740.2 T/WM=738.2

90'-12" @ 3.44%
85'-12" @ 0.94%
175'-18" @ 0.25%
250'-8" @ 2.06%
93'-24" @ 0.26%
103'-12" @ 0.82%
50'-18" @ 0.30%
82'-18" @ 0.30%
70'-30" @ 0.30%
29'-24" @ 0.52%
70'-12" @ 1.00%
68'-24" @ 0.40%
70'-30" @ 0.50%
220'-8" @ 1.00%
40'-12" @ 1.00%
101'-24" @ 0.46%
16'-6" @ 1.00%
15'-6" @ 1.00%
26'-8" @ 1.42%
330'-4" UD @ 0.00%
25'-12" @ 0.00%
200'-12" @ 0.60%
92'-24" @ 1.14%
159'-18" @ 0.50%
156'-8" @ 0.50%
237'-8" @ 0.52%
61'-12" @ 0.51%
64'-12" @ 1.48%
202'-8" @ 0.50%
34'-18" @ 1.48%

4" PVC SDR 26 ROOF DRAIN @ 1.00% (TYP)
3" DUMPSTER WATER SERVICE
6" VB
FDC

UNIMPROVED R.O.W.
UNIMPROVED

SEE SHEET U2

GRAPHIC SCALE 1"= 30'
0 15' 30' 60'

NOTES FOR OVERALL UTILITY PLAN, ALL UTILITY SHEETS, AND PLAN AND PROFILE SHEETS:

1. ALL 12" AND 15" STORM SEWERS SHALL BE RCP CL V, ALL OTHER STORM SEWERS TO BE RCP CL IV UNLESS NOTED OTHERWISE.
2. ALL SANITARY SEWER SHALL BE PVC SDR 26 UNLESS NOTED OTHERWISE.
3. ALL WATER MAIN SHALL BE D.I.P. CLASS 52 UNLESS NOTED OTHERWISE.
4. THE UNDERDRAIN SHALL BE PERFORATED PVC SDR 26 OR ADS N-12.
5. THE FRAME & GRATE/LID FOR STORM STRUCTURES SHALL BE AS FOLLOWS:
   1P: NEENAH R-1712, TYPE D GRATE
   1C: NEENAH R-1712, TYPE B CLOSED LID
6. UTILITY STRUCTURE SYMBOL LEGEND:
   M36: MANHOLE, STRUCTURE # 36
   I: INLET
   CB: CATCH BASIN
   M: MANHOLE
   E: FLARED END SECTION
   S: SANITARY MANHOLE
   FH: FIRE HYDRANT
   VV: VALVE VAULT
   PC: PRESSURE CONNECTION
   UD: PERFORATED UNDERDRAIN
   A40,1P: TYPE A, 4' DIA., TYPE OF FRAME AND GRATE/LID.
7. CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES FOR CONNECTION OF PROPOSED UTILITIES.
8. CONTRACTOR SHALL COORDINATE ANY ROAD CLOSURES FOR OPEN CUT UTILITY WORK WITH THE APPROPRIATE AUTHORITIES.
9. LONG SERVICES INCLUDE TRENCH BACKFILL CA-6 CRUSHED AGGREGATE.
10. = TRENCH BACKFILL
11. 1-6" PVC SCH 40 CONDUIT FOR GAS
12. 3-4" PVC SCH 40 CONDUITS FOR COMED, AMERITECH, CABLE
13. ALL CONDUITS SHALL BE 30" BELOW FINISHED GRADE.
14. PIPE CROSSING

NO.	DATE	REMARKS
1.	01/17/20	REVISED PER VILLAGE/MWRDGC

ADVANTAGE
CONSULTING ENGINEERS
80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
WWW.ADECIL.US
847-260-7758

UTILITY PLAN

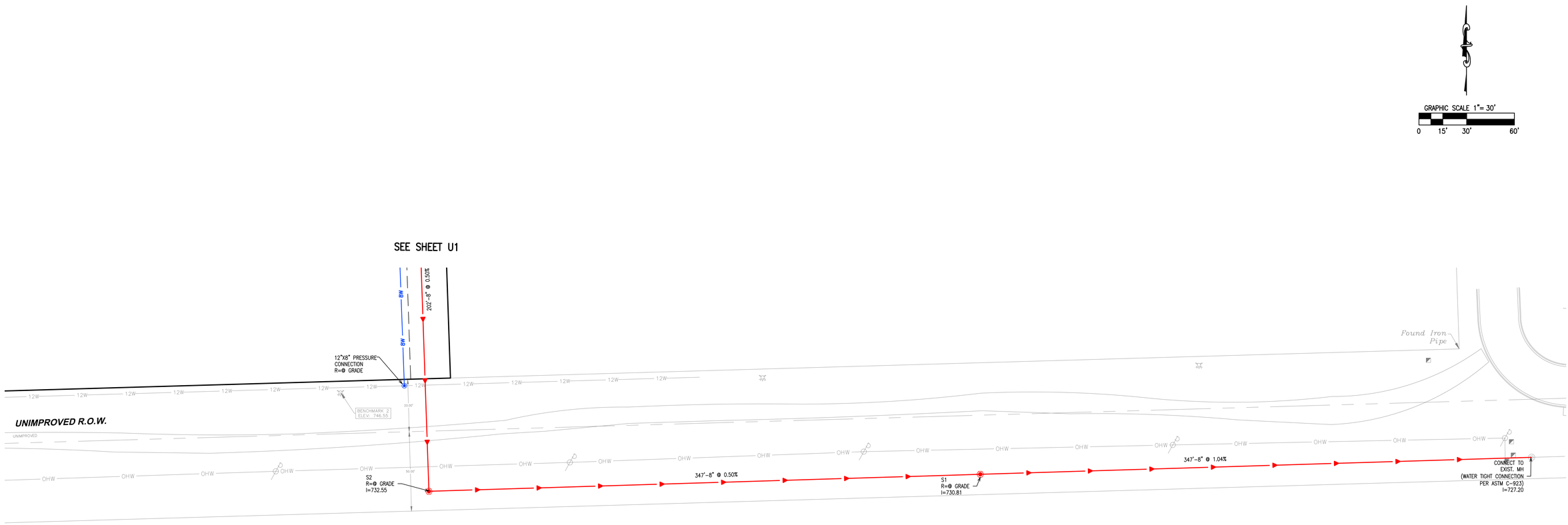
NEW HORIZON HOTELS
TINLEY PARK, IL

TOP HOSPITALITY, LLC.
2730 UNIVERSITY BLVD.
HOUSTON, TEXAS 77005
PHONE: 312-404-6735

NOVEMBER 18, 2019
JOB: 18-036

SHEET:
U1
5 OF 18

Copyright © 2020 Advantage Consulting Engineers, LLC



GRAPHIC SCALE 1"= 30'

0 15' 30' 60'

NOTES FOR OVERALL UTILITY PLAN, ALL UTILITY SHEETS, AND PLAN AND PROFILE SHEETS:

1. ALL 12" AND 15" STORM SEWERS SHALL BE RCP CL V, ALL OTHER STORM SEWERS TO BE RCP CL IV UNLESS NOTED OTHERWISE.
2. ALL SANITARY SEWER SHALL BE PVC SDR 26 UNLESS NOTED OTHERWISE.
3. ALL WATER MAIN SHALL BE D.I.P. CLASS 52 UNLESS NOTED OTHERWISE.
4. THE UNDERDRAIN SHALL BE PERFORATED PVC SDR 26 OR ADS N-12.
5. THE FRAME & GRATE/LID FOR STORM STRUCTURES SHALL BE AS FOLLOWS:

   1P: NEENAH R-1712, TYPE D GRATE
   1C: NEENAH R-1712, TYPE B CLOSED LID

6. UTILITY STRUCTURE SYMBOL LEGEND:

   M36: MANHOLE, STRUCTURE # 36
   I: INLET
   CB: CATCH BASIN
   M: MANHOLE
   E: FLARED END SECTION
   S: SANITARY MANHOLE
   FH: FIRE HYDRANT
   VV: VALVE VAULT
   PC: PRESSURE CONNECTION
   UD: PERFORATED UNDERDRAIN
   A4D,1P: TYPE A, 4' DIA., TYPE OF FRAME AND GRATE/LID.

7. CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES FOR CONNECTION OF PROPOSED UTILITIES.
8. CONTRACTOR SHALL COORDINATE ANY ROAD CLOSURES FOR OPEN CUT UTILITY WORK WITH THE APPROPRIATE AUTHORITIES.
9. LONG SERVICES INCLUDE TRENCH BACKFILL CA-6 CRUSHED AGGREGATE.
10. = TRENCH BACKFILL
11. 1-6" PVC SCH 40 CONDUIT FOR GAS
12. 3-4" PVC SCH 40 CONDUITS FOR COMED, AMERITECH, CABLE
13. ALL CONDUITS SHALL BE 30" BELOW FINISHED GRADE.
14. PIPE CROSSING

NO.	DATE	REMARKS
1.	01/17/20	REVISED PER VILLAGE/MWRDGC

ADVANTAGE
CONSULTING ENGINEERS
80 MAIN STREET, SUITE 17 - LEMONT, ILLINOIS 60439
847-260-4758
www.aceng.us

UTILITY PLAN

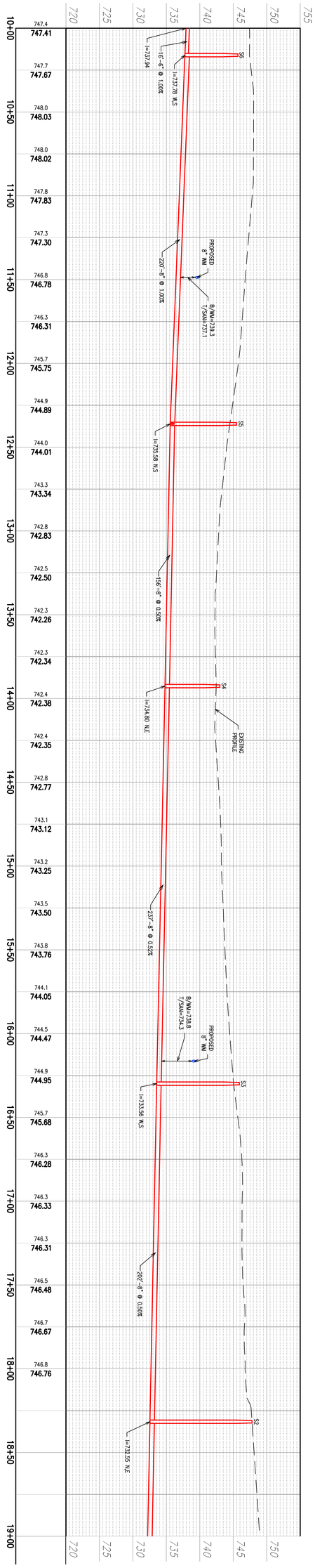
NEW HORIZON HOTELS
TINLEY PARK, IL

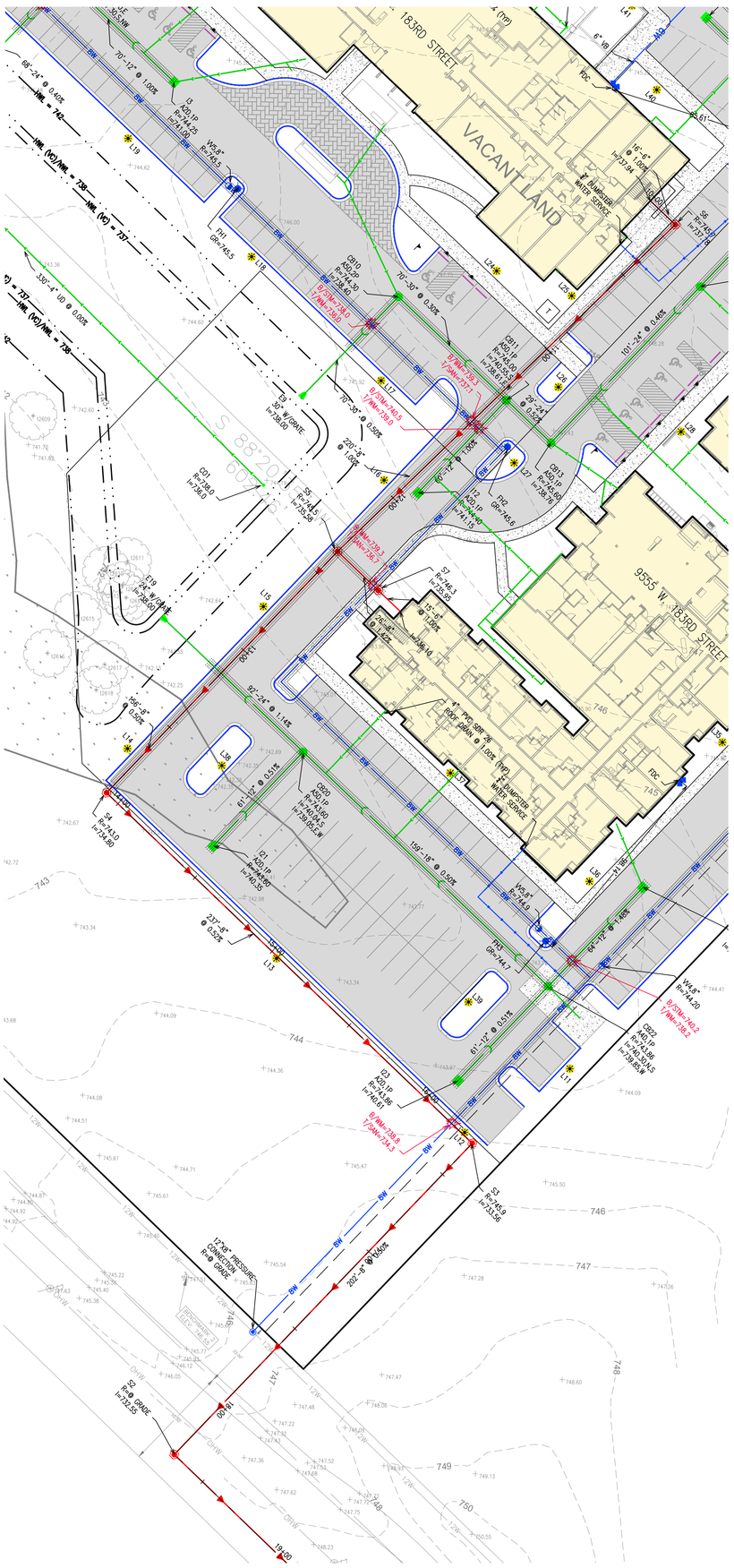
TOP HOSPITALITY, LLC.
2730 UNIVERSITY BLVD.
HOUSTON, TEXAS 77005
PHONE: 312-404-6735

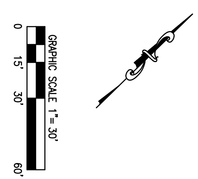
NOVEMBER 18, 2019
JOB: 18-036

SHEET:
U2
6 OF 18

Copyright © 2020 Advantage Consulting Engineers, LLC







Copyright © 2020 Advantage Consulting Engineers, LLC

SHEET:	PP1
	7 OF 18
JOB:	18-036
	NOVEMBER 18, 2019

TOP HOSPITALITY, LLC.
2730 UNIVERSITY BLVD.
HOUSTON, TEXAS 77005
PHONE: 312-404-6735

PLAN & PROFILE

NEW HORIZON HOTELS
TINLEY PARK, IL

ADVANTAGE
CONSULTING ENGINEERS
80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
847-260-4758
www.aceng.us

NO.	DATE	REMARKS
1.	01/17/20	REVISED PER VILLAGE/MWRDGC

NO.	DATE	REMARKS
1.	01/17/20	REVISED PER VILLAGE/MWRDGC

ADVANTAGE
CONSULTING ENGINEERS
80 MAIN STREET, SUITE 17 - LEMONT, ILLINOIS 60439
847-260-4758
www.aceng.us

PLAN & PROFILE

NEW HORIZON HOTELS
TINLEY PARK, IL

TOP HOSPITALITY, LLC.
2730 UNIVERSITY BLVD.
HOUSTON, TEXAS 77005
PHONE: 312-404-6735

NOVEMBER 18, 2019
JOB: 18-036

SHEET:
PP2
8 OF 18

Copyright © 2020 Advantage Consulting Engineers, LLC

CONTROL MEASURE GROUP	CONTROL MEASURE	APPL.	KEY	CONTROL MEASURE CHARACTERISTICS	TEMP.	PERMANT	MAINTENANCE FREQUENCY
VEGETATIVE SOIL COVER	TEMPORARY SEEDING		TS	PROVIDES QUICK TEMPORARY COVER TO CONTROL EROSION WHEN PERMANENT SEEDING IS NOT DESIRED OR TIME OF YEAR IS INAPPROPRIATE.	X		REDO ANY FAILING AREAS.
	PERMANENT SEEDING	X	PS	PROVIDES PERMANENT VEGETATIVE COVER TO CONTROL EROSION, FILTERS SEDIMENT FROM WATER. MAY BE PART OF FINAL LANDSCAPE PLAN.		X	REDO ANY FAILING AREAS.
	DORMANT SEEDING		DS	SAME AS PERMANENT SEEDING EXCEPT IS DONE DURING DORMANT SEASON. HIGHER RATES OF SEED APPLICATION ARE REQUIRED.	X	X	RE-SEED IF NEEDED.
	SODDING		SO	QUICK PERMANENT COVER TO CONTROL EROSION. QUICK WAY TO ESTABLISH VEGETATION FILTER STRIP. CAN BE USED ON STEEP SLOPES OR IN DRAINAGE WAYS WHERE SEEDING MAY BE DIFFICULT.		X	N/A
NON VEGETATIVE SOIL COVER	MACHINE TRACKING		GC	PROVIDES SOIL ROUGHING FOR EROSION CONTROL.	X		N/A
	POLYMER		P	ADDED INSURANCE OF A SUCCESSFUL TEMPORARY OR PERMANENT SEEDING. PROVIDES TEMPORARY COVER WHERE VEGETATION CANNOT BE ESTABLISHED.	X		REAPPLY EVERY 1½ MONTHS.
	AGGREGATE COVER		AG	PROVIDES SOIL COVER ON ROADS AND PARKING LOTS AND AREAS WHERE VEGETATION CANNOT BE ESTABLISHED. PREVENTS MUD FROM BEING PICKED UP AND TRANSPORTED OFF-SITE.	X	X	CLEAN UP DIRT FROM STONE AS NEEDED.
	PAVING	X	PV	PROVIDES PERMANENT COVER ON PARKING LOTS AND ROADS OR OTHER AREAS WHERE VEGETATION CANNOT BE ESTABLISHED.		X	N/A
DIVERSIONS	RIDGE DIVERSION		RD	TYPICALLY USED ABOVE SLOPES TO COLLECT FLOW AND TRANSFER DOWNSLOPE.	X	X	CLEAN SILT OUT WHEN HALF-FULL.
	CHANNEL DIVERSION		CD	TYPICALLY USED TO DIVERT FLOW.	X	X	REPLACE PROTECTION WHEN NEEDED.
	COMBINATION DIVERSION		DC	TYPICALLY USED ANYWHERE ON A SLOPE. SOIL TAKEN OUT OF CHANNEL IS USED TO BUILD THE RIDGE.	X	X	REPLACE PROTECTION WHEN NEEDED.
	CURB AND GUTTER	X	CG	SPECIAL CASE OF DIVERSION USED IN CONJUNCTION WITH A STREET TO DIVERT WATER FROM AN AREA NEEDING PROTECTION.		X	N/A
	BENCHES		B	SPECIAL CASE OF DIVERSION CONSTRUCTED WHEN WORKING ON CUT SLOPES TO SHORTEN LENGTH OF SLOPE AND ADD SLOPE STABILITY.	X	X	N/A
WATERWAYS	VEGETATIVE CHANNEL		VC	PROVIDED ADDED STABILITY TO CHANNEL. USED WHEN VELOCITY OF FLOW IS NOT EXTREMELY FAST.	X	X	REDO ANY FAILING AREAS.
	LINED CHANNEL		LC	USED WHEN VEGETATION WILL NOT PROTECT THE CHANNEL AGAINST HIGH VELOCITIES OF FLOW OR WHERE VEGETATION CANNOT BE ESTABLISHED.		X	REPLACE PROTECTION WHEN NEEDED.
ENCLOSED DRAINAGE	STORM SEWER	X	STM	CAN BE USED TO CONVEY SEDIMENT LADEN WATER TO SEDIMENT BASIN OR IN CONJUNCTION WITH A WATERWAY.		X	CLEAN SEDIMENT OUT.
	UNDER DRAIN	X	UD	USED TO LOWER WATER TABLE AND INTERCEPT GROUNDWATER FOR BETTER VEGETATION GROWTH AND SLOPE STABILITY. USED TO CARRY BASE FLOW IN WATERWAYS AND TO DEWATER SEDIMENT BASINS.		X	N/A
SPILLWAYS	STRAIGHT PIPE SPILLWAY		SPS	USED FOR RELATIVELY SMALL VERTICAL DROPS AND SMALL FLOWS OF WATER.		X	CLEAN OUT CONSTRUCTION DEBRIS.
	DROP INLET PIPE SPILLWAY		DRS	SAME AS PIPE SPILLWAY EXCEPT LARGER FLOWS AND LARGE VERTICAL DROPS CAN BE ACCOMMODATED.		X	CLEAN OUT CONSTRUCTION DEBRIS.
	WEIR SPILLWAY	X	W	USED FOR RELATIVELY SMALL VERTICAL DROPS AND FLOWS MUCH GREATER THAN PIPE STRUCTURES.		X	CLEAN OUT CONSTRUCTION DEBRIS.
	BOX INLET WEIR SPILLWAY		BS	SAME AS WEIR SPILLWAY EXCEPT LARGER FLOWS CAN BE ACCOMMODATED BECAUSE OF LOWER WEIR LENGTH.		X	CLEAN OUT CONSTRUCTION DEBRIS.
OUTLETS	LINED APRON	X	LA	PROTECTS DOWNSTREAM CHANNEL FROM HIGH VELOCITY OF FLOW DISCHARGING FROM STRUCTURES.		X	REPAIR DISLODGED STONES OR EROSION UNDER RIP-RAP AS NEEDED
SEDIMENT BASINS	SEDIMENT BASIN		SB	USED TO COLLECT SMALLER PARTICLES – DETAIN WATER WITH CONTROLLED RELEASE.	X	X	CLEAN SEDIMENT OUT WHEN HALF-FULL.
	SEDIMENT TRAP		ST	USED TO COLLECT LARGER PARTICLES – DETAIN WATER WITH CONTROLLED RELEASE.	X		CLEAN SEDIMENT OUT WHEN HALF-FULL.
SEDIMENT FILTERS	SILT FENCE	X	SF	USED FOR SINGLE LOTS OR DRAINAGE AREAS LESS THAN 1/2 ACRE TO FILTER SEDIMENT FROM RUNOFF.	X		CLEAN SEDIMENT OUT WHEN SILT IS HALF-FULL. REPAIR ANY DAMAGED SILT FENCE WHEN NEEDED.
	VEGETATIVE FILTER		VF	USED ALONG DRAINAGE WAYS OR PROPERTY LINES TO FILTER SEDIMENT FROM RUNOFF. SIZE MUST BE INCREASED IN PROPORTION TO DRAINAGE AREA.	X		REDO ANY FAILING AREAS.
MUD AND DUST CONTROL	STABILIZED CONST. ENTRANCE	X	SE	PREVENT MUD FROM BEING PICKED UP AND CARRIED OFF-SITE.	X		SCRAPE MUD AND REPLACE STONE AS NEEDED.
	DUST CONTROL	X	DT	PREVENTS DUST FROM LEAVING CONSTRUCTION SITE.	X		RE-APPLY AS NEEDED.
EROSION CONTROL	EROSION CONTROL BLANKET		EB	PROTECTS SOIL, SEED AND HELPS GROW VEGETATION.	X	X	REPLACE AS NEEDED
	TURF REINFORCEMENT MAT		TM	REINFORCES TURF IN CHANNELS AND SHORELINES.	X	X	REPLACE AS NEEDED
	CELLULAR CONFINEMENT		CF	USED TO HOLED TOPSOIL ON STEEP SLOPES.	X	X	REPLACE AS NEEDED
	GABIONS		GA	USED TO PREVENT EROSION IN VERY HIGH FLOW AREAS.		X	REPLACE AS NEEDED
	GEOTEXTILE FABRIC		GF	USED FOR EROSION / SEDIMENT CONTROL/ SEPARATION / STABILIZATION.	X	X	REPLACE AS NEEDED
	GEOBLOCK POROUS PAVEMENT		PP	USED FOR FIRE LANE ACCESS / VEGETATIVE PAVEMENT.		X	REPLACE AS NEEDED
SEDIMENT CONTROL	INLET PROTECTION	X	FF	USED FOR PROTECTION OF INLETS.	X		REPLACE OR CLEAN WHEN CLOGGED.
	SLOPE INTERRUPT		SI	USED TO BREAK UP THE FLOW ON A SLOPE.	X	X	CLEAN OUT WHEN HLAF-FULL OF SILT.
	DITCH CHECK		DIC	USED FOR FLOW SEDIMENT CONTROL IN SWALES AND CHANNELS.	X		CLEAN OUT WHEN HLAF-FULL OF SILT.
	FLOC LOG		FL	USED TO CLARIFY WATER THAT HAS SEDIMENT IN THE WATERY COLUMN.	X		REPLACE WHEN HALF DISSOLVED.
	SILT CURTAIN		SC	USED FOR SEDIMENT CONTROL IN STREAM / POND.	X		REPLACE WHEN FABRIC IS TORN OR HOLES BEGIN TO FORM.
	PUMPING DISCHARGE BAG		PB	USED FOR PUMP DISCHARGE LINES.	X		REPLACE WHEN HALF-FULL, FABRIC IS TORN, OR HOLES BEGIN TO FORM.
	CONCRETE WASHOUT	X	CW	FOR CONCRETE TRUCKS TO WASHOUT.	X		CLEAN OUT WHEN HALF-FULL, CLEAN WASHOUT GRAVEL AREA AS NEEDED.
	STREET SWEEPING	X	SS	USED TO PREVENT SILT BUILD UP IN STREETS.	X		CLEAN ONCE A WEEK, OR AS NEEDED TO KEEP STREET CLEAN.

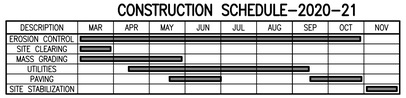
RIP-RAP DIMENSION TABLE

STRUCTURE NUMBER/POND	INLET PIPE SIZE d (IN)	DISCHARGE Q (CFS)	LENGTH OF APRON La (FT)	MEDIAN RIPRAP SIZE C (IN)	WIDTH OF APRON U/S FACE W1 (FT)	WIDTH OF APRON D/S FACE W2 (FT)	DEPTH OF RIP RAP d (IN)	AREA OF RIP RAP (SQ.YDS.)	VOLUME OF RIP RAP (CU.YDS.)
ALL	12		10	6	3.00	13.00	15	8.89	3.7
ALL	15		10	6	3.75	13.75	15	9.72	4.1
ALL	18		15	9	4.50	19.50	20	20.00	11.1
ALL	21		15	9	5.25	20.25	20	21.25	11.8
ALL	24		18	9	6.00	24.00	20	30.00	16.7
ALL	27		18	9	6.75	24.75	20	31.50	17.5
ALL	30		20	9	7.50	27.50	20	38.89	21.6
ALL	36		24	12	9.00	33.00	28	56.00	43.6
ALL	42		27	12	10.5	37.50	30	72.00	60.0
ALL	48		27	15	12.0	39.00	32	76.50	68.0
ALL	54		27	15	13.5	40.50	32	81.00	72.0
ALL	60		36	15	15.0	51.00	32	132.00	118.0
ALL	72		44	18	18.0	62.00	32	195.56	174.0

OBSERVATION & MAINTENANCE SCHEDULE

ACTIVITY	RESPONSIBLE PARTY	DURATION
STABILIZATION DURING CONSTRUCTION-MAINTENANCE	CONTRACTOR	DURING CONSTRUCTION
STABILIZATION DURING CONSTRUCTION-OBSERVATION	DEVELOPER/OWNER	WEEKLY & AFTER EACH RAINFALL EVENT IN EXCESS OF 0.5".
VEGETATION MAINTENANCE	CONTRACTOR	1 YEAR FROM COMPLETION
VEGETATION STABILIZATION MAINTENANCE	DEVELOPER/OWNER	ONGOING FROM CONSTRUCTION COMPLETION

CONSTRUCTION SCHEDULE-2020-21



THIS PLAN HAS BEEN PREPARED TO COMPLY WITH THE PROVISIONS OF NPDES PERMIT NUMBER ILR10, ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY FOR STORMWATER DISCHARGES FROM CONSTRUCTION SITE ACTIVITIES AND SOIL EROSION AND SEDIMENT CONTROL ORDINANCE FOR THE COUNTY.

1. SITE DESCRIPTION.

1. THE FOLLOWING IS A DESCRIPTION OF THE CONSTRUCTION ACTIVITY FOLLOWING MASS GRADING WHICH IS THE SUBJECT OF THIS PLAN:

   THE PROPOSED DEVELOPMENT CONSISTS OF CONSTRUCTION OF NEW HORIZON HOTELS DEVELOPMENT
   THE CONSTRUCTION ACTIVITIES FOR SITE IMPROVEMENTS INCLUDE:

   A. MASS GRADING
   B. PAVEMENT CONSTRUCTION
   C. INSTALLATION OF UTILITIES INCLUDING STORM SEWERS
   D. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES, AS A MINIMUM.

2. THE FOLLOWING IS A DESCRIPTION OF THE INTENDED SEQUENCE OF MAJOR CONSTRUCTION ACTIVITIES WHICH WILL DISTURB SOILS FOR MAJOR PORTIONS OF THE SITE, SUCH AS GRUBBING, EXCAVATION, AND GRADING:

   THE SEQUENCE OF THE CONSTRUCTION ACTIVITIES MAY BE AS FOLLOWS:

   A INSTALL SILT FILTER FENCE AND STABILIZED CONSTRUCTION ENTRANCE
   B MASS GRADING
   C UNDERGROUND UTILITIES INSTALLATION
   D FINE GRADING IN PAVEMENT AREA
   E PAVEMENT CONSTRUCTION

   THE SOIL EROSION AND SEDIMENTATION CONTROL ITEMS WILL BE INSTALLED FIRST AND AS NEEDED DURING THE ABOVE CONSTRUCTION ACTIVITIES.

3. THE TOTAL ESTIMATED AREA OF THE SITE IS 8.69 ACRES.
   THE TOTAL ESTIMATED AREA OF THE SITE TO BE DISTURBED BY EXCAVATION, GRADING, OR OTHER ACTIVITIES IS 8.69 ACRES.

4. THE ESTIMATED RUNOFF COEFFICIENTS OF THE SITE AFTER CONSTRUCTION ACTIVITIES ARE COMPLETED AND CONTAINED IN THE PROJECT DRAINAGE STUDY, TITLED STORM WATER MANAGEMENT FOR NEW HORIZON HOTELS
   PREPARED BY ADVANTAGE CONSULTING ENGINEERS WHICH IS HEREBY INCORPORATED BY REFERENCE IN THIS PLAN.

   THE ESTIMATED PROPOSED OVERALL SITE RUNOFF COEFFICIENT IS PER STORM REPORT.
   EXISTING DATA DESCRIBING SOILS IS INCLUDED IN SOILS REPORT BY CGMT, INC. OR NOT AVAILABLE

   NAME OF RECEIVING WATER(S) EXIST. STORM SEWER
   NAME OF ULTIMATE RECEIVING WATER(S) _____
   WETLAND ACREAGE 1.01 AC

5. POTENTIAL SOURCES OF POLLUTION ASSOCIATED WITH CONSTRUCTION ACTIVITY MAY INCLUDE:

   A SEDIMENT FROM DISTURBED SOILS
   B PORTABLE SANITARY STATIONS
   C FUEL TANKS
   D STAGING AREAS
   E WASTE CONTAINERS
   F CHEMICAL STORAGE AREAS
   G OIL OR OTHER PETROLEUM PRODUCTS
   H ADHESIVES
   I TAR
   J SOLVENTS
   K DETERGENTS
   L FERTILIZERS
   M RAW MATERIALS (E.G., BAGGED PORTLAND CEMENT)
   N CONSTRUCTION DEBRIS
   O LANDSCAPE WASTE
   P CONCRETE AND CONCRETE TRUCKS
   Q LITTER

2. CONTROLS.

THIS SECTION OF THE PLAN ADDRESSES THE VARIOUS CONTROLS THAT WILL BE IMPLEMENTED FOR EACH OF THE MAJOR CONSTRUCTION ACTIVITIES DESCRIBED IN 1 ABOVE. FOR EACH MEASURE DISCUSSED, THE CONTRACTORS WILL BE RESPONSIBLE FOR ITS IMPLEMENTATION AS INDICATED. EACH SUCH CONTRACTOR HAS SIGNED THE REQUIRED CERTIFICATION ON FORMS WHICH ARE INCLUDED AS A PART OF THIS PLAN.

1. EROSION AND SEDIMENT CONTROLS.

   STABILIZATION PRACTICES. PROVIDED BELOW IS A DESCRIPTION OF INTERIM AND PERMANENT STABILIZATION PRACTICES, INCLUDING SITE-SPECIFIC SCHEDULING OF THE IMPLEMENTATION OF THE PRACTICES. SITE PLANS WILL ENSURE THAT EXISTING VEGETATION IS PRESERVED WHERE ATTAINABLE AND DISTURBED PORTIONS OF THE SITE WILL BE STABILIZED. EXCEPT AS PROVIDED IN 2, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 7 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED ON ALL DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL NOT OCCUR FOR A PERIOD OF 21 OR MORE CALENDAR DAYS.

   WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BY INITIATED AS SOON AS PRACTICABLE THEREAFTER.

   THE FOLLOWING INTERIM AND PERMANENT STABILIZATION PRACTICES, AS A MINIMUM, WILL BE IMPLEMENTED TO STABILIZE THE DISTURBED AREA OF THE SITE:

   A PERMANENT SEEDING
   B SILT FILTER FENCE
   C STABILIZED CONSTRUCTION ENTRANCE

2. STRUCTURAL PRACTICES. PROVIDED BELOW IS A DESCRIPTION OF STRUCTURAL PRACTICES THAT WILL BE IMPLEMENTED, TO THE DEGREE ATTAINABLE, TO DIVERT FLOWS FROM EXPOSED SOILS, STORE FLOWS OR OTHERWISE LIMIT RUNOFF AND THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE. THE INSTALLATION OF THESE DEVICES MAY BE SUBJECT TO SECTION 404 OF THE CLEAN WATER ACT.

   A DETENTION POND
   B STORM SEWER SYSTEM
   C RIP-RAP FOR OUTLET PROTECTION
   D INLET PROTECTION

3. DUST CONTROL: DUST CONTROL SHALL BE PROVIDED PER STANDARD 825 OF ILLINOIS URBAN MANUAL. THE FOLLOWING METHODS FOR THE DUST CONTROL CAN BE USED.

   A IRRIGATION
   B SPRAY ON ADHESIVE
   C VEGETATIVE COVER
   D MULCHING

4. STORM WATER MANAGEMENT.

   PROVIDED BELOW IS A DESCRIPTION OF MEASURES THAT WILL BE INSTALLED DURING THE CONSTRUCTION PROCESS TO CONTROL POLLUTANTS IN STORM WATER DISCHARGES THAT WILL OCCUR AFTER CONSTRUCTION OPERATIONS HAVE BEEN COMPLETED. THE INSTALLATION OF THESE DEVICES MAY BE SUBJECT TO SECTION 404 OF THE CLEAN WATER ACT.

   THE PRACTICES SELECTED FOR IMPLEMENTATION WERE DETERMINED ON THE BASIS OF THE TECHNICAL GUIDANCE CONTAINED IN IEPA'S STANDARD SPECIFICATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL, AND OTHER ORDINANCES LISTED IN THE SPECIFICATIONS.

   THE STORM WATER POLLUTANT CONTROL MEASURES SHALL INCLUDE:

   A BARRIER FILTERS
   B STORM SEWERS
   C RETENTION/DETENTION PONDS
   D PERMANENT SEEDING
   E OUTLET PROTECTION

5. VELOCITY DISSIPATION DEVICES WILL BE PLACED AT DISCHARGE LOCATIONS AND ALONG THE LENGTH OF ANY OUTFALL CHANNEL AS NECESSARY TO PROVIDE A NON-EROSIVE VELOCITY FLOW FROM THE STRUCTURE TO A WATER COURSE SO THAT THE NATURAL PHYSICAL AND BIOLOGICAL CHARACTERISTICS AND FUNCTIONS ARE MAINTAINED AND PROTECTED (E.G., MAINTENANCE OF HYDROLOGIC CONDITIONS, SUCH AS THE HYDROPERIOD AND HYDRODYNAMICS PRESENT PRIOR TO THE INITIATION OF CONSTRUCTION ACTIVITIES).

   STORM WATER MANAGEMENT CONTROL INCLUDES:

   A RIP-RAP FOR OUTLET PROTECTION (SEE RIP RAP TABLE FOR QUANTITY)

3. APPROVED STATE OR LOCAL PLANS.

   THE MANAGEMENT PRACTICES, CONTROLS, AND OTHER PROVISIONS CONTAINED IN THIS PLAN ARE AT LEAST AS PROTECTIVE AS THE REQUIREMENTS CONTAINED IN THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY'S STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, ILLINOIS PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION PLAN, AND THE MUNICIPAL SUBDIVISION ORDINANCE. REQUIREMENTS SPECIFIED IN SEDIMENT AND EROSION CONTROL SITE PLANS OR SITE PERMITS OR STORMWATER MANAGEMENT SITE PLANS OR SITE PERMITS APPROVED BY LOCAL OFFICIALS THAT ARE APPLICABLE TO PROTECTING SURFACE WATER RESOURCES ARE, UPON SUBMITTAL OF AN NOI TO BE AUTHORIZED TO DISCHARGE UNDER THIS PERMIT, INCORPORATED BY REFERENCE AND ARE ENFORCEABLE UNDER THIS PERMIT EVEN IF THEY ARE NOT SPECIFICALLY INCLUDED IN THE PLAN.

7. WASTE MANAGEMENT

   SOLID WASTE MATERIALS INCLUDING TRASH, CONSTRUCTION DEBRIS, EXCESS CONSTRUCTION MATERIALS, MACHINERY, TOOLS AND OTHER ITEMS WILL BE COLLECTED AND DISPOSED OF OFF SITE BY THE CONTRACTORS. THE CONTRACTORS ARE RESPONSIBLE TO ACQUIRE THE PERMIT REQUIRED FOR SUCH DISPOSAL. BURNING ON SITE WILL NOT BE PERMITTED. NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT. ALL WASTE MATERIALS SHOULD BE COLLECTED AND STORED IN APPROVED RECEPTACLES. NO WASTES SHOULD BE PLACED IN ANY LOCATION OTHER THAN IN THE APPROVED CONTAINERS APPROPRIATE FOR THE MATERIALS BEING DISCARDED. THERE SHOULD BE NO LIQUID WASTES DEPOSITED INTO DUMPSTERS OR OTHER CONTAINERS WHICH MAY LEAK. RECEPTACLES WITH DEFICIENCIES SHOULD BE REPLACED AS SOON AS POSSIBLE AND THE APPROPRIATE CLEAN-UP PROCEDURE SHOULD TAKE PLACE, IF NECESSARY. CONSTRUCTION WASTE MATERIAL IS NOT TO BE BURIED ON SITE. WASTE DISPOSAL SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

   ON-SITE HAZARDOUS MATERIAL STORAGE SHOULD BE MINIMIZED AND STORED IN LABELED, SEPARATE RECEPTACLES FROM NON-HAZARDOUS WASTE. ALL HAZARDOUS WASTE SHOULD BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATIONS OR BY THE MANUFACTURER.

8. CONCRETE WASTE MANAGEMENT

   CONCRETE WASTE OR WASHOUT IS NOT ALLOWED IN THE STREET OR ALLOWED TO REACH A STORM WATER DRAINAGE SYSTEM OR WATERCOURSE. WHEN PRACTICABLE, A SIGN SHOULD BE POSTED AT EACH LOCATION TO IDENTIFY THE WASHOUT. TO THE EXTENT PRACTICABLE, CONCRETE WASHOUT AREAS SHOULD BE LOCATED A REASONABLE DISTANCE FROM A STORM WATER DRAINAGE INLET OR WATERCOURSE, AND SHOULD BE LOCATED AT LEAST 10 FEET BEHIND THE CURB, IF THE WASHOUT AREA IS ADJACENT TO A PAVED ROAD. A STABILIZED ENTRANCE THAT MEETS ILLINOIS URBAN MANUAL STANDARDS SHOULD BE INSTALLED AT EACH WASHOUT AREA.

   THE CONTAINMENT FACILITIES SHOULD BE OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND CONCRETE WASTE MATERIALS INCLUDING ENOUGH CAPACITY FOR ANTICIPATED LEVELS OF RAINWATER. THE DRIED CONCRETE WASTE MATERIAL SHOULD BE PICKED UP AND DISPOSED OF PROPERLY WHEN ITS CAPACITY IS REACHED. HARDENED CONCRETE CAN BE PROPERLY RECYCLED AND USED AGAIN ON SITE (AS APPROVED BY THE ENGINEER) OR HAULED OFF SITE TO AN APPROPRIATE LANDFILL.

9. CONCRETE CUTTING

   CONCRETE WASTE MANAGEMENT SHOULD BE IMPLEMENTED TO CONTAIN AND DISPOSE OF SAW-CUTTING SLURRIES. CONCRETE CUTTING SHOULD NOT TAKE PLACE DURING OR IMMEDIATELY AFTER A RAINFALL EVENT. WASTE GENERATED FROM CONCRETE CUTTING SHOULD BE CLEANED-UP AND DEPOSITED INTO THE CONCRETE WASHOUT FACILITY AS DESCRIBED ABOVE.

10. VEHICLE STORAGE AND MAINTENANCE

    WHEN NOT IN USE, CONSTRUCTION VEHICLES SHOULD BE STORED IN A DESIGNATED AREA(S) OUTSIDE OF THE REGULATORY FLOODPLAIN, AWAY FROM ANY NATURAL OR CREATED WATERCOURSE, POND, DRAINAGE-WAY OR STORM DRAIN. CONTROLS SHOULD BE INSTALLED TO MINIMIZE THE POTENTIAL OF RUNOFF FROM THE STORAGE AREA(S) FROM REACHING STORM DRAINS OR WATER COURSES. VEHICLE MAINTENANCE (INCLUDING BOTH ROUTINE MAINTENANCE AS WELL AS ON-SITE REPAIRS) SHOULD BE MADE WITHIN A DESIGNATED AREA(S) TO PREVENT THE MIGRATION OF MECHANICAL FLUIDS (OIL, ANTIFREEZE, ETC.) INTO WATERCOURSES, WETLANDS OR STORM DRAINS. DRIP PANS OR ABSORBENT PADS SHOULD BE USED FOR ALL VEHICLE AND EQUIPMENT MAINTENANCE ACTIVITIES THAT INVOLVE GREASE, OIL, SOLVENTS, OR OTHER VEHICLE FLUIDS. CONSTRUCTION VEHICLES SHOULD BE INSPECTED FREQUENTLY TO IDENTIFY ANY LEAKS; LEAKS SHOULD BE REPAIRED IMMEDIATELY OR THE VEHICLE SHOULD BE REMOVED FROM SITE. DISPOSE OF ALL USED OIL, ANTIFREEZE, SOLVENTS AND OTHER VEHICLE-RELATED CHEMICALS IN ACCORDANCE WITH UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (USEPA) AND IEPA REGULATIONS AND PER MATERIAL SAFETY DATA SHEET (MSDS) AND/OR MANUFACTURER INSTRUCTIONS. CONTRACTORS SHOULD IMMEDIATELY REPORT SPILLS TO THE PRIMARY CONTACT.

11. MATERIAL STORAGE AND GOOD HOUSEKEEPING

    MATERIALS AND/OR CONTAMINANTS SHOULD BE STORED IN A MANNER THAT MINIMIZES THE POTENTIAL TO DISCHARGE INTO STORM DRAINS OR WATERCOURSES. AN ON-SITE AREA SHOULD BE DESIGNATED FOR MATERIAL DELIVERY AND STORAGE. ALL MATERIALS KEPT ON SITE SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS WITH LEGIBLE LABELS, AND IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE. LABELS SHOULD BE REPLACED IF DAMAGED OR DIFFICULT TO READ. BERMED-OFF STORAGE AREAS ARE AN ACCEPTABLE CONTROL MEASURE TO PREVENT CONTAMINATION OF STORM WATER. MATERIAL SAFETY DATA SHEETS (MSDS) SHOULD BE AVAILABLE FOR REFERENCING CLEAN-UP PROCEDURES. ANY RELEASE OF CHEMICALS/CONTAMINANTS SHOULD BE IMMEDIATELY CLEANED UP AND DISPOSED OF PROPERLY. CONTRACTORS SHOULD IMMEDIATELY REPORT ALL SPILLS TO THE PRIMARY CONTACT, WHO SHOULD NOTIFY THE APPROPRIATE AGENCIES, IF NEEDED.

    THE FOLLOWING GOOD HOUSEKEEPING PRACTICES SHOULD BE FOLLOWED ON SITE DURING THE CONSTRUCTION PROJECT: AN EFFORT SHOULD BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.

    ALL MATERIALS STORED ON SITE SHOULD BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND ADEQUATELY PROTECTED FROM THE ENVIRONMENT.
    PRODUCTS SHOULD BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
    SUBSTANCES SHOULD NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
    OPERATIONS SHOULD BE OBSERVED AS NECESSARY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ON SITE.
    WHENEVER POSSIBLE, ALL OF A PRODUCT SHOULD BE USED BEFORE DISPOSING OF THE CONTAINER.

    MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED.

12. MANAGEMENT OF PORTABLE SANITARY STATIONS

    TO THE EXTENT PRACTICABLE, PORTABLE SANITARY STATIONS SHOULD BE LOCATED IN AN AREA THAT DOES NOT DRAIN TO ANY PROTECTED NATURAL AREAS, WATERS OF THE STATE, OR STORM WATER STRUCTURES AND SHALL BE ANCHORED TO THE GROUND TO PREVENT FROM TIPPING OVER. PORTABLE SANITARY STATIONS LOCATED ON IMPERVIOUS SURFACES SHOULD BE PLACED ON TOP OF A SECONDARY CONTAINMENT DEVICE, OR BE SURROUNDED BY A CONTROL DEVICE (E.G., GRAVEL-BAG BERM). THE CONTRACTOR SHOULD PREVENT/AVOID UNSANITARY CONDITIONS. SANITARY WASTE SHOULD BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE STATE AND/OR LOCAL REGULATIONS.

13. SPILL PREVENTION AND CLEAN-UP PROCEDURES

    MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEAN-UP SHOULD BE AVAILABLE AND SITE PERSONNEL SHOULD BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEAN-UP SUPPLIES. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEAN-UP SHOULD BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS SHOULD INCLUDE, BUT ARE NOT LIMITED TO, BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST AND PLASTIC AND/OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

14. DE-WATERING OPERATIONS

    DURING DE-WATERING/PUMPING OPERATIONS, ONLY UNCONTAMINATED WATER SHOULD BE ALLOWED TO DISCHARGE TO PROTECTED NATURAL AREAS, WATERS OF THE STATE, OR TO A STORM SEWER SYSTEM (IN ACCORDANCE WITH LOCAL PERMITS). INLET HOSES SHOULD BE PLACED IN A STABILIZED SUMP PIT OR FLOATED AT THE SURFACE OF THE WATER IN ORDER TO LIMIT THE AMOUNT OF SEDIMENT INTAKE. PUMPING OPERATIONS MAY BE DISCHARGED TO A STABILIZED AREA THAT CONSISTS OF AN ENERGY DISSIPATING DEVICE (E.G., STONE), SEDIMENT FILTER BAG, OR BOTH. ADEQUATE EROSION CONTROLS SHOULD BE USED DURING DE-WATERING OPERATIONS AS NECESSARY. STABILIZED CONVEYANCE CHANNELS SHOULD BE INSTALLED TO DIRECT WATER TO THE DESIRED LOCATION AS APPLICABLE. ADDITIONAL CONTROL MEASURES MAY BE INSTALLED AT THE OUTLET AREA AT THE DISCRETION OF THE PRIMARY CONTACT OR ENGINEER.

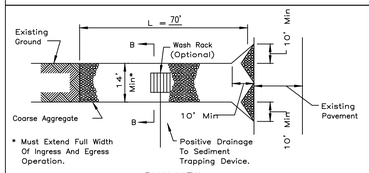
15. OFF-SITE VEHICLE TRACKING

    THE SITE SHOULD HAVE ONE OR MORE STABILIZED CONSTRUCTION ENTRANCES IN CONFORMANCE WITH THE PLAN DETAILS. STABILIZED CONSTRUCTION ENTRANCE(S) SHOULD BE INSTALLED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. STREETS SHOULD BE SWEPT AS NEEDED TO REDUCE EXCESS SEDIMENT, DIRT, OR STONE TRACKED FROM THE SITE. MAINTENANCE MAY INCLUDE: TOP DRESSING THE STABILIZED ENTRANCE WITH ADDITIONAL STONE AND REMOVING TOP LAYERS OF STONE AND SEDIMENT, AS NEEDED. VEHICLES HAULING ERODIBLE MATERIAL TO AND FROM THE CONSTRUCTION SITE SHOULD BE COVERED WITH A TARP.

16. TOPSOIL STOCKPILE MANAGEMENT

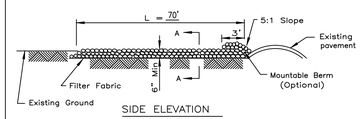
    IF TOPSOIL IS TO BE STOCKPILED AT THE SITE, SELECT A LOCATION SO THAT IT WILL NOT ERODE, BLOCK DRAINAGE, OR INTERFERE WITH WORK ON SITE. TOPSOIL STOCKPILES SHALL NOT BE LOCATED IN THE 100-YEAR FLOODPLAIN OR DESIGNATED BUFFER PROTECTING WATERS OF THE STATE. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHOULD BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. PERIMETER CONTROLS, SUCH AS SILT FENCE, S

STABILIZED CONSTRUCTION ENTRANCE PLAN



* Must Extend Full Width Of Ingress And Egress Operation.

PLAN VIEW

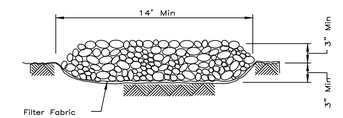


SIDE ELEVATION

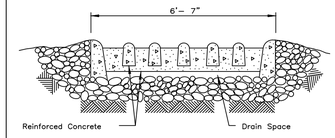
NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table I or 2, Class I or II and shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
3. Any drainage facilities required because of washing shall be constructed according to manufacturers specifications.
4. If wash racks are used they shall be installed according to the manufacturer's specifications.

REFERENCE		NRCS	STANDARD DWG. NO.
Project		Natural Resources Conservation Service	IL-630
Designed	Date		SHEET 1 OF 2
Checked	Date		DATE 8-18-94
Approved	Date		

STABILIZED CONSTRUCTION ENTRANCE PLAN

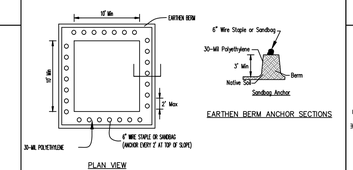


SECTION A–A



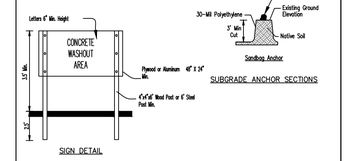
SECTION B–B

REFERENCE		NRCS	STANDARD DWG. NO.
Project		Natural Resources Conservation Service	IL-630
Designed	Date		SHEET 2 OF 2
Checked	Date		DATE 8-18-94
Approved	Date		



PLAN VIEW

EARTHEN BERM ANCHOR SECTIONS



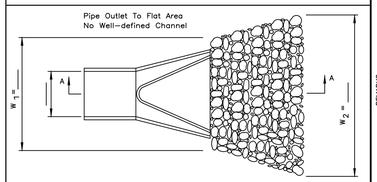
SIGN DETAIL

SUBGRADE ANCHOR SECTIONS

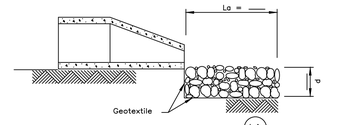
NOTES:
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

REFERENCE		NRCS	STANDARD DWG. NO.
Project		Natural Resources Conservation Service	TEMPORARY CONCRETE WASHOUT FACILITY – EARTHEN TYPE
Designed	Date		
Checked	Date		
Approved	Date		

PIPE OUTLET TO FLAT AREA



PLAN

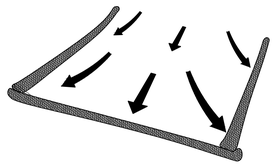


SECTION A–A

NOTES:
1. The filter fabric shall meet the requirements in material specifications 592 GEOTEXTILE Table 1 or 2, class I,II or III.
2. The rock riprap shall shall meet the IDOT requirements for the following gradation: RR , Quality .
3. The riprap shall be placed according to construction specification 61 LOOSE ROCK RIPRAP. The rock may be equipment placed.
4. REFER TO RIP RAP TABLE ON SHEET SE1 FOR DIMENSIONS.

REFERENCE		NRCS	STANDARD DWG. NO.
Project		Natural Resources Conservation Service	IL-610
Designed	Date		SHEET 1 OF 1
Checked	Date		DATE 9-15-93
Approved	Date		

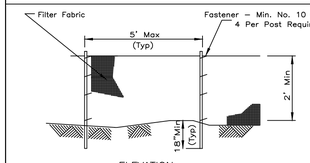
SILTWORM PERIMETER CONTROL SPECIFICATIONS



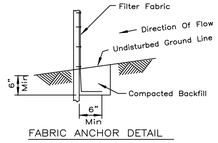
PERIMETER CONTROL:

PLACE SILTWORM DIRECTLY ON TOP OF GRADE, AND OVERLAP ENDS A MINIMUM OF 6". SITE PREPARATION IS MINIMAL, AND THERE IS NO STAKING OR TRENCHING REQUIREMENT FOR GRADES UNDER 12%. ARRANGE THE SILTWORM PERIMETER CONTROL IN A MANNER THAT IS APPLIED PERPENDICULAR TO SHEET FLOW. ENSURE GROUND CONTACT.

SILT FENCE PLAN



ELEVATION

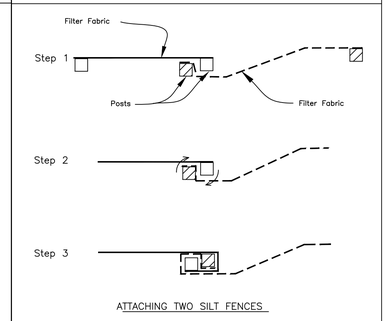


FABRIC ANCHOR DETAIL

NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class with equivalent opening size of at least 30 for nonwoven and 50 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

REFERENCE		NRCS	STANDARD DWG. NO.
Project		Natural Resources Conservation Service	IL-620
Designed	Date		SHEET 1 OF 2
Checked	Date		DATE 11-20-01
Approved	Date		

SILT FENCE



ATTACHING TWO SILT FENCES

NOTES:
1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Drive both posts a minimum of 18 inches into the ground and bury the flap.

REFERENCE		NRCS	STANDARD DWG. NO.
Project		Natural Resources Conservation Service	IL-620(W)
Designed	Date		SHEET 2 OF 2
Checked	Date		DATE 1-29-99
Approved	Date		

SILTWORM INSTALLATION SPECIFICATIONS

SILTWORM HEIGHTS INSTALLED		
NOMINAL DIAMETER, D	INSTALLED HEIGHT OF SINGLE SILTWORM	INSTALLED HEIGHT OF STACKED SILTWORM
9"	7.5"	15"
12"	9.5"	19"
18"	14.5"	29"
24"	19"	38"

MINIMUM SPECIFICATION FOR SILTWORM		
PROPERTY	UNITS	RANGE
PH	PH	5.0–8.5
MOISTURE CONTENT	% WET WEIGHT BASIS	<20
PARTICLE SIZE	% PASSING SELECTED MESH SIZE, DRY WEIGHT BASIS	1 ½"–2"–90% FINES = 10% MAX. PARTICLE SIZE 2"

SILTWORM CAN BE PLACED IN DITCHES OR AT THE TOP, ON THE FACE, OR AT THE TOE OF A SLOPE AS SEDIMENT TRAPPING DEVICE. SILTWORM CAN ALSO SERVE TO REMOVE SEDIMENT FROM RUNOFF AND RELEASE FILTERED WATER AS SHEET FLOW.

SILTWORM INSTALLATION ON A SLOPE SHALL BE PLACED ALONG OR ON THE GROUND CONTOUR. WHERE POSSIBLE SILTWORM APPLIED TO THE TOE OF A SLOPE SHOULD BE PLACED 10 FEET AWAY FROM THE TOE IN ORDER TO PROVIDE SPACE FOR SEDIMENT STORAGE. MAXIMUM DRAINAGE AREA SHALL BE ¼ ACRE PER 100 LF OF SILTWORM.

FOR DITCH APPLICATIONS, THE MAXIMUM DRAINAGE ARE SHALL BE 15 ACRES, AT SITES WHICH OUTFALL TO EXCEPTIONAL WATER OR SEDIMENT-IMPAIRED STREAMS, THE MAXIMUM DRAINAGE AREA SHALL BE LIMITED TO 10 ACRES.

SILTWORM SHALL BE PLACED PERPENDICULAR TO THE FLOW OF WATER. SILTWORM SHALL CONTINUE UP THE SIDE SLOPES TO THE UP OF BANK OR A MAXIMUM OF 3 FEET ABOVE THE INSTALLED HEIGHT. SILTWORM SHALL REMAIN IN PLACE UNTIL ALL UPSTREAM AREAS ARE PERMANENTLY STABILIZED.

SILTWORM IS SUPPLIED AND INSTALLED IN DIAMETERS OF 9", 12", 18" OR 24" DIAMETER TOLERANCES ARE 2". SILTWORM WILL FLATTEN OUT TO AN OVAL WHEN IN PLACE, THUS THE INSTALLED HEIGHT WILL BE LESS THAN NOMINAL DIAMETER.

SILTWORM SHALL BE INSPECTED AFTER EACH RUNOFF EVENT AND SHALL BE REMOVED AND REPLACED IF SIGNS OF UNDERCUTTING OR DOWNSTREAM SPACING RILLS ARE OBSERVED.

SILTWORM SHOULD BE REMOVED FROM SLOPES AFTER STABILIZATION IS COMPLETE. THIS MAY BE ACCOMPLISHED BY CUTTING THE SILTWORM OPEN AND SPREADING THE FILL MATERIAL ON THE SITE. SILTWORM APPLIED IN DITCH SHALL BE COMPLETELY REMOVED.

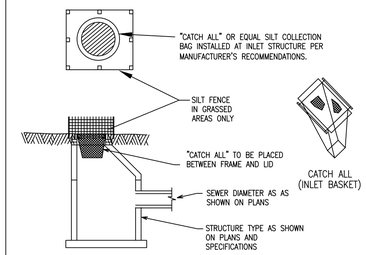
SILTWORM DITCH CHECK DAM ESTIMATED QUANTITIES						
	V – DITCH (1)			TRAPEZOIDAL DITCH (2)		
	24" SILTWORM (INSTALLED HEIGHT 19")	12" SILTWORM (INSTALLED HEIGHT 19")	18" SILTWORM (INSTALLED HEIGHT 29")	24" SILTWORM (INSTALLED HEIGHT 19")	12" SILTWORM (INSTALLED HEIGHT 19")	18" SILTWORM (INSTALLED HEIGHT 29")
LENGTH (FT)	20	60	48	24	72	60

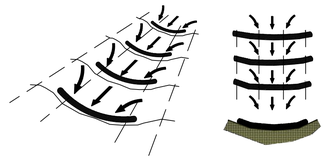
(1) ESTIMATED QUANTITIES BASED ON A 4:1 SIDE SLOPE. QUANTITIES WILL VARY BASED ON ACTUAL DITCH CONFIGURATION

(2) ESTIMATED QUANTITIES BASED ON A 4 FT BOTTOM WIDTH, 4 FT DEPTH, AND 4:1 SIDE SLOPES. QUANTITIES WILL VARY BASED ON ACTUAL DITCH CONFIGURATION

FILTER FABRIC

PLAN SYMBOL: (FF)





DITCH CHECK:

PLACE SILTWORM PERPENDICULAR TO CONCENTRATED FLOW. STAKE THE SILTWORM EVERY 4' AND OVERLAP THE ENDS BY 2' INSTALLED WITH A SLIGHT SADDLING, AND STAKE EVERY 4'.

SILTWORM SPACING FOR DITCH APPLICATION	
DITCH SLOPE	MAXIMUM SILTWORM SPACING
2%	80'
3%	80'
4%	50'
5%	30'
6%	20'
GREATER THAN 6%	20'

BASED ON INSTALLED HEIGHT OF 19". SEE TABLE ON EC-STA-6 FOR OTHER HEIGHTS

NO.	DATE	REMARKS
1.	01/17/20	REVISED PER VILLAGE/MWRDGC

ADVANTAGE
CONSULTING ENGINEERS
80 MAIN STREET, SUITE 17 - LEMONT, ILLINOIS 60439
847-260-4758 WWW.ADENG.US

STORM WATER POLLUTION PREVENTION PLAN

NEW HORIZON HOTELS
TINLEY PARK, IL

TOP HOSPITALITY, LLC.
2730 UNIVERSITY BLVD.
HOUSTON, TEXAS 77005
PHONE: 312-404-6735

NOVEMBER 18, 2019
JOB: 18-036

SHEET:
SE2
10 OF 18

Copyright © 2020 Advantage Consulting Engineers, LLC



Copyright (c) 2020 Advantage Consulting Engineers, LLC

NO.	DATE	REMARKS
1.	01/17/20	REVISED PER VILLAGE/MWRDGC

ADVANTAGE
CONSULTING ENGINEERS
80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
847-260-7758
WWW.ADCEIL.US

SOIL EROSION AND SEDIMENT CONTROL PLAN

NEW HORIZON HOTELS
TINLEY PARK, IL

TOP HOSPITALITY, LLC.
2730 UNIVERSITY BLVD.
HOUSTON, TEXAS 77005
PHONE: 312-404-6735

NOVEMBER 18, 2019
JOB: 18-036

SHEET:
SE3
11 OF 18

MWRD TYPICAL GENERAL NOTES

A REFERENCE SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
- STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
- STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
- VILLAGE OF TINLEY PARK MUNICIPAL CODE;
- THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
- IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055).
2. THE VILLAGE OF TINLEY PARK ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.
3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS FT.
2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.
3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR THEIR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.
5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.
6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.
8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.
9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.
10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.
2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.
3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.
4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).
5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.
6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.
7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE		
6-INCH TO 15-INCH DIAMETER SDR 26	ASTM D-3034	ASTM D-3212
18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM F-679	ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350	ASTM D-3261,F-2620(HEAT FUSION)
	ASTM D-3035	ASTM D-3212,F-477(GASKETED)
WATER MAIN QUALITY PVC		
4-INCH TO 36-INCH	ASTM D-2241	ASTM D-3139
4-INCH TO 12-INCH	AWWA C900	ASTM D-3139
14-INCH TO 48-INCH	AWWA C905	ASTM D-3139

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	ASTM D-3212,F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	ASTM D-3212,F-477

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¾ " TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.
9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.
10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.
11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
    a. A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SHEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
    b. REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
    c. WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.
12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH; KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.
14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.
15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.
16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.
17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.
18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCE SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E SOIL EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.
3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
    a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
    b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.
6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT ONLY REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.
9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.
10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.
11. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.
12. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).
13. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
14. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.
15. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.
16. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.
17. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.
18. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.
20. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.
21. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.
22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.
23. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

EARTHWORK

1. TOPSOIL EXCAVATION

EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION BELOW STRUCTURALLY UNSUITABLE MATERIALS OR COMPACTED EARTH FILL MATERIAL, AND CUT AREAS OF THE NON-STRUCTURAL ZONES. TOPSOIL MAY NOT HAVE TO BE REMOVED IF FILL IS TO BE PLACED IN NON-STRUCTURAL FILL AREAS SUCH AS REAR YARDS.

PLACEMENT OF EXCAVATED MATERIAL FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED, AND FILL IN THE AREAS NOT REQUIRING STRUCTURAL FILL ARE TO BE APPROVED BY OWNER PRIOR TO PLACEMENT.

EXCESS MATERIALS, IF NOT UTILIZED AS FILL OR IF NOT TO BE STOCKPILED FOR FUTURE LANDSCAPING, SHALL BE COMPLETELY REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF OFF-SITE BY THE CONTRACTOR.

TOPSOIL RESPREAD SHALL INCLUDE HAULING AND SPREADING A MINIMUM OF 6" OF TOPSOIL OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR DIRECTED BY THE OWNER.

MODERATE COMPACTION IS REQUIRED IN NON-STRUCTURAL FILL AREAS.

2. EARTH EXCAVATION

EXCAVATION OF EARTH AND OTHER MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET +/- OF THE PLAN SUBGRADE ELEVATIONS. THE +/- TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" AS PART OF THE FINE GRADING OPERATION.

PLACEMENT OF THE EARTH AND OTHER SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET +/- . THE FILL MATERIAL SHALL BE PLACED IN LOOSE LIFTS THAT SHALL NOT EXCEED EIGHT (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION. EARTH MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL, TO WITHIN PLAN SUBGRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL, HOWEVER, THE EARTH MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS. THE STRUCTURAL SUBGRADE AREA SHALL EXTEND TO THE ZONE OF INFLUENCE IN ALL FILL AREAS.

COMPACTION OF THE EARTH AND OTHER SUITABLE MATERIALS, SHALL BE TO AT LEAST 95% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AND BUILDING PAD AREAS, SIDEWALK, ETC., 90% TO 95% OF THE MODIFIED PROCTOR DRY DENSITY IS REQUIRED IN NON-STRUCTURAL FILL AREAS.

THE CONTRACTOR SHALL USE CARE IN GRADING NEAR TREES, SHRUBS, AND BUSHES WHICH ARE TO REMAIN SO AS NOT TO CAUSE INJURY TO ROOTS OR TRUNKS.

THE CONTRACTOR SHALL USE CARE IN GRADING OR EXCAVATING NEAR ALL EXISTING ITEMS WHICH ARE TO BE REMAIN. ANY DAMAGE DONE TO THESE EXISTING ITEMS BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED AT HIS OWN EXPENSE.

3. UNSUITABLE MATERIAL

UNSUITABLE MATERIAL SHALL BE CONSIDERED AS MATERIAL WHICH IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT OR BUILDING CONSTRUCTION, AND IF IT IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION IT SHALL BE REMOVED AND REPLACED WITH SELECT GRANULAR MATERIAL APPROVED BY THE SOILS ENGINEER. THE DECISION TO REMOVE SAID MATERIAL, AND TO WHAT EXTENT, SHALL BE MADE BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

4. THE GRADING CONTRACTOR SHALL:

MAINTAIN POSITIVE DRAINAGE AT ALL TIMES DURING THE COURSE OF CONSTRUCTION, AND PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.

SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED FOR ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.

SCARIFY AND COMPACT TO THE DEGREE SPECIFIED THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL, IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.

PROVIDE WATER AS DIRECTED BY SOILS ENGINEER TO DRY MATERIAL TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.

BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL.

BE RESPONSIBLE FOR IMPLEMENTATION OF THE "SOIL EROSION AND SEDIMENTATION CONTROL MEASURES" AS DESCRIBED IN THESE PLANS. ALL CONTRACTORS SHALL COMPLY WITH SWPPP AND NPDES REQUIREMENTS.

USE LIME STABILIZATION IN THE SUBGRADE MATERIAL IF REQUIRED BY THE SOILS ENGINEER.

5. TESTING AND FINAL ACCEPTANCE

THE CONTRACTOR SHALL PROVIDE AS A MINIMUM, A TANDEM AXLE TRUCK LOADED TO 14 TONS FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE WITNESSED AND APPROVED BY GRA REPRESENTATIVE AND OWNER.

ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL APPROVED BY THE SOILS CONSULTANT, AND PROOF ROLLING SHALL BE PERFORMED UNTIL THE SUBGRADE IS APPROVED BY THE GRA REPRESENTATIVE AND OWNER.

THE WORK AREAS SHALL BE POSITIVELY DRAINED DURING CONSTRUCTION. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION AND TRAFFIC.

6. DRAIN TILES

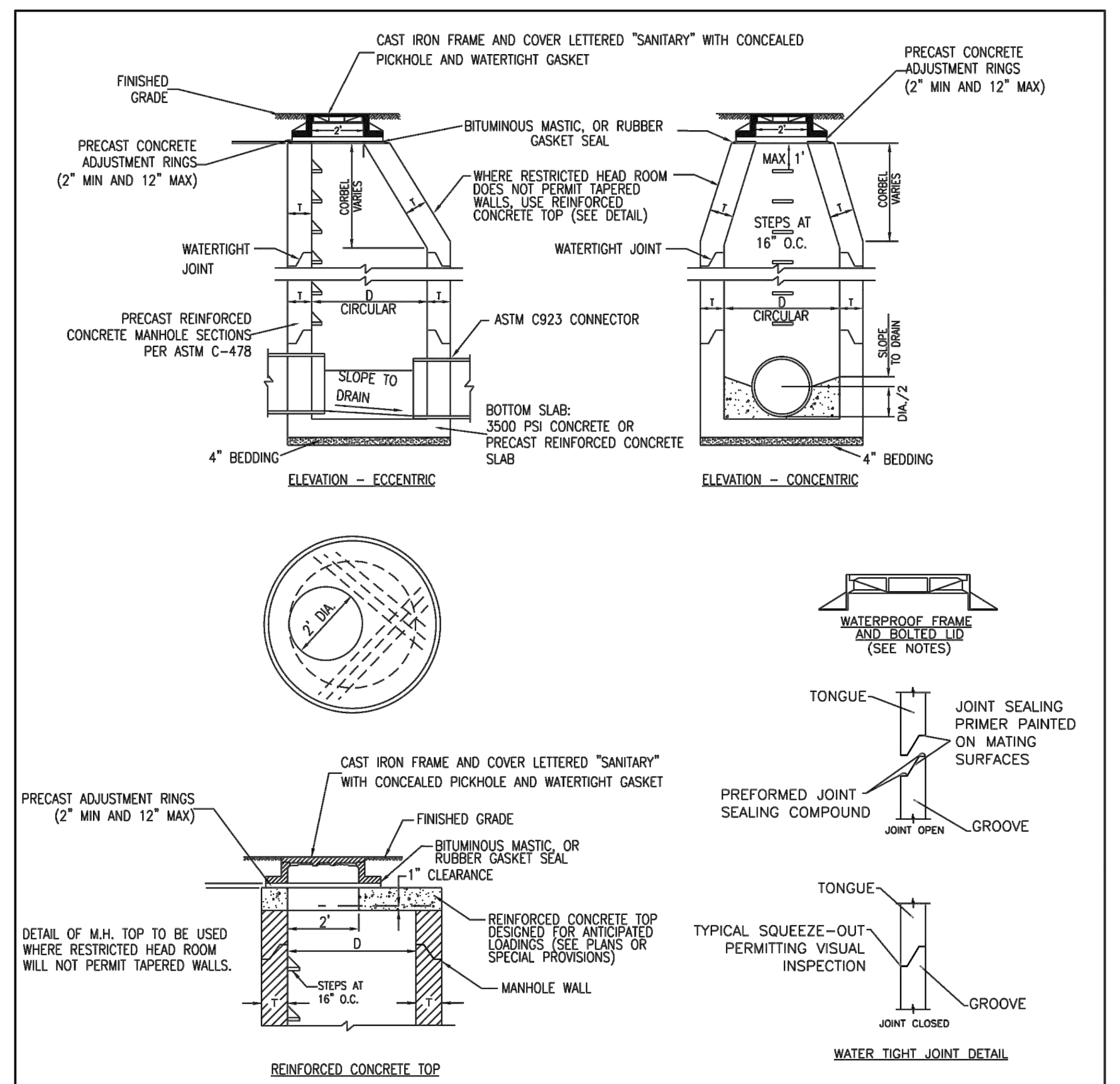
ANY DRAIN TILES ENCOUNTERED SHALL BE MARKED. ANY DRAIN TILES THAT ARE DAMAGED SHALL BE REPAIRED OR ROUTED FOR POSITIVE DRAINAGE TO AVOID ANY POTENTIAL DRAINAGE ISSUE FOR THE UPSTREAM PROPERTY OWNERS.

STORM SEWER

1. ALL STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST CURRENT STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS AND THE SUBDIVISION CONTROL ORDINANCE OF THE MUNICIPALITY.
2. UNLESS OTHERWISE NOTED ON THE PLANS, ALL STORM SEWERS SHALL BE REINFORCED CONCRETE CULVERT PIPE, ASTM C 76, WITH "O" RING RUBBER GASKET JOINTS CONFORMING TO ASTM C-443. 12" AND 15"RCP SHALL BE CLASS IV UNLESS NOTED OTHERWISE. ADS N-12, OR APPROVED PVC SDR 26 PIPE PIPES SHALL CONFORM TO ASTM STANDARDS. THE JOINTS SHALL BE PER MANUFACTURER'S RECOMMENDATION AND ASTM STANDARDS. ALL UNDERDRAINS SHALL BE ADS N-12 OR PVC SDR 26.
3. ALL DOWNSPOUT AND FOOTING DRAINS SHALL BE DISCHARGED TO THE STORM SEWER SYSTEM 4" MINIMUM PVC SDR26 UNLESS NOTED OTHERWISE OR ONTO THE GROUND.
4. MANHOLE, CATCH BASIN AND INLET BOTTOMS SHALL BE PRECAST CONCRETE SECTIONAL UNITS OR MONOLITHIC CONCRETE. MANHOLES AND CATCH BASINS SHALL BE 4' IN DIAMETER UNLESS OTHERWISE SPECIFIED ON THE PLANS. MANHOLE JOINTS SHALL BE BUTYL ROPE JOINTS. A MAXIMUM OF SIX (6) INCHES ADJUSTING RINGS SHALL BE USED TO ADJUST FRAME ELEVATIONS. THE ADJUSTING RINGS SHALL BE SET IN FULL MORTAR BED.
5. ALL STORM SEWERS SHALL BE INSTALLED ON A TYPE A BEDDING, 1/4" TO 3/4" IN SIZE, WITH A MINIMUM THICKNESS EQUAL TO 1/4 THE OUTSIDE DIAMETER OF THE SEWER PIPE BUT NOT LESS THAN 4" THICKNESS. CRADLING OF ANY KIND FOR CIRCULAR IS NOT PERMITTED. THE GRANULAR MATERIAL FOR BEDDING AND TRENCH BACKFILL MATERIAL SHALL CONFORM TO IDOT GRADATION CA-6. THE GRANULAR MATERIAL FOR BEDDING AND INITIAL BACKFILL FOR FLEXIBLE PIPE SHALL BE NON-ANGULAR GRAVEL MATERIAL CONFORMING TO ASTM D-2321, CLASS I. THE COST OF BEDDING MATERIAL SHALL BE MERGED WITH THE UNIT PRICE BID FOR THE SEWER. THE BEDDING MATERIALS SHALL BE COMPACTED TO 95% OF THE MODIFIED PROCTOR DENSITY.
6. THE FRAME AND GRATE OR CLOSED LID SHALL BE AS SPECIFIED ON UTILITY PLANS. THE MANHOLE LIDS SHALL BE MACHINE SURFACED, NON-ROCKING DESIGN. THE CLOSED LIDS SHALL HAVE THE WORD "STORM" AND IF A PUBLIC LINE THE MUNICIPALITY NAME EMBOSSED ON THE LID. THE JOINT BETWEEN CONCRETE SECTION AND FRAME SHALL BE SEALED WITH A MASTIC COMPOUND.
7. ALL STORM SEWERS SHALL BE THOROUGHLY CLEANED PRIOR TO FINAL INSPECTION AND TESTING.
8. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED THE CONTRACTOR SHALL PLACE EROSION CONTROL AT LOCATIONS SHOWN ON THE PLANS OR AS SELECTED IN THE FIELD BY THE ENGINEER. THE PURPOSE OF THE EROSION CONTROL WILL BE TO MINIMIZE THE AMOUNT OF SILTATION, WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM DRAINAGE AREAS.
9. MINIMUM COVER SHALL BE 3' UNLESS SPECIAL PRECAUTIONS ARE SPECIFIED.

SIGNING AND PAVEMENT MARKING

1. ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC), MUNICIPAL CODE AND THESE PLANS.
2. CONTRACTOR SHALL ESTABLISH LOCATION OF ALL SIGNS AND MARKINGS FOR APPROVAL BY THE OWNER PRIOR TO INSTALLATION.
3. SIGNS: SIGNS SHALL BE CONSTRUCTED OF 0.080 INCH THICK FLAT ALUMINUM PANELS WITH REFLECTORIZED LEGEND ON THE FACE IN ACCORDANCE WITH (SSRBC) SECTION 720. LEGEND SHALL BE IN ACCORDANCE WITH MUTCD AND AS SHOWN ON THE PLANS.
4. POSTS: SIGN POSTS SHALL BE A HEAVY DUTY STEEL "U" SHAPED CHANNEL WEIGHING 3.0 POUNDS/FOOT SUCH AS A TYPE B METAL POST PER (SSRBC) SECTION 729 [OR: 2" PERFORATED STEEL TUBE PER (SSRBC) SECTION 728].
5. SIGNS AND POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE ABOVE (SSRBC) SECTIONS AND IDOT STANDARD 729001 EXCEPT AS MODIFIED BY THE PLANS.
6. PAVEMENT MARKINGS: ALL PAVEMENT MARKINGS IN THE ROADWAY LIMITS, SUCH AS STOP LINES, CENTERLINES, CROSSWALKS AND DIRECTIONAL ARROWS SHALL BE PAINT PER SSRBC, EXCEPT AS MODIFIED BY THE PLANS.
7. PAVEMENT MARKINGS ON BIKE PATHS, PARKING LOT STALLS, AND SIMILAR "LOW WEAR" APPLICATION, SHALL BE PAINT IN ACCORDANCE TO (SSRBC) SECTION 780



1. MANHOLES TO HAVE PRECAST "RUBBER BOOTS" CONFORMING TO ASTM C-923 AT ALL PIPE CONNECTIONS.
2. SANITARY MANHOLES SUBJECT TO SATURATION SOIL CONDITIONS OR SURFACE SUBMERGENCE SHALL BE EQUIPPED WITH CHIMNEY SEALS AND WATER TIGHT BOLTED DOWN MANHOLE COVERS.
3. MASTIC SEALANT OR RUBBER GASKET SEAL MUST BE APPLIED BETWEEN CONCRETE & FLANGE OF FRAME BEFORE LID BOLTS ARE TIGHTENED.
4. SAFETY LANDINGS REQUIRED FOR MANHOLES GREATER THAN 28 FEET DEPTH (RIM TO INVERT). MAXIMUM VERTICAL SPACING OF SAFETY LANDING IS 20 FEET.
5. FOR DROP CONNECTIONS, USE DROP CONNECTION MANHOLE DETAIL.
6. FOR ONLINE CONNECTIONS GREATER THAN 15 INCHES, USE DOGHOUSE MANHOLE DETAIL.

ALT MATERIALS FOR WALLS	D	T (MIN.)
PRECAST REINFORCED CONCRETE SECTION	4 FEET 5 FEET 6 FEET	4 IN 5 IN 6 IN
CAST-IN-PLACE CONCRETE	4 FEET 5 FEET 6 FEET	4 IN 5 IN 6 IN

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL — 7/1/15

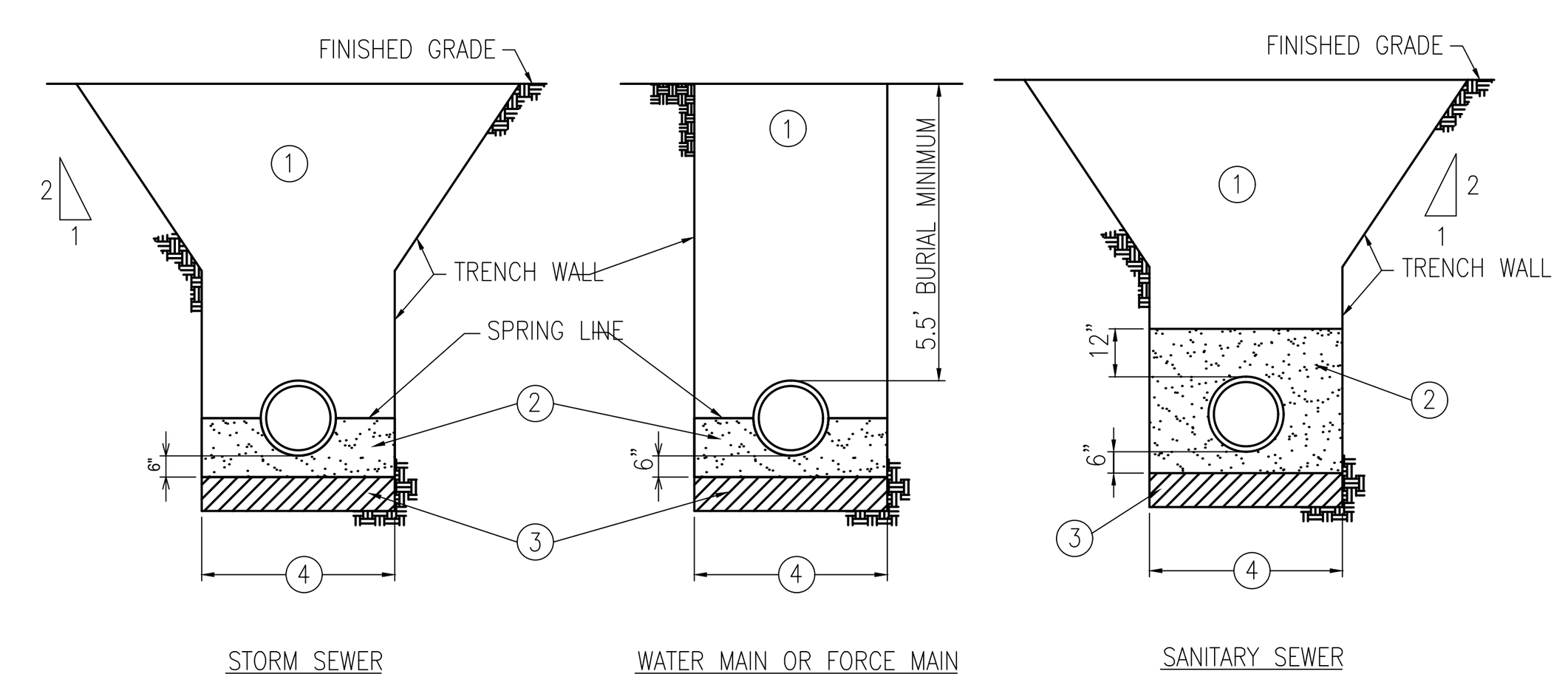
TYPICAL SANITARY MANHOLE "A" AND "B" DETAIL — STD. DWG. NO.39 — PAGE NO. 40

(1) GRANULAR TRENCH BACKFILL WITHIN TWO (2) FEET OF EXISTING OR PROPOSED PAVEMENT, CURB & GUTTER, AND SIDEWALK. MACHINE BACKFILL OF EXCAVATED MATERIAL IN OTHER LOCATIONS.

(2) GRANULAR BEDDING MATERIAL SHALL CONFORM TO ASTM D 2321 CLASS I FOR SANITARY SEWER AND IDOT CA-11 OR 13, CRUSHED STONE 3/4" TO 1/4" SIZE (NO. 67 ASTM D-448) FOR STORM IF DUCTILE IRON PIPE IS USED).

(3) UNSUITABLE MATERIAL TO BE REMOVE AND REPLACED (WHERE DIRECTED) WITH GRANULAR MATERIAL AND PAID FOR SEPARATELY.

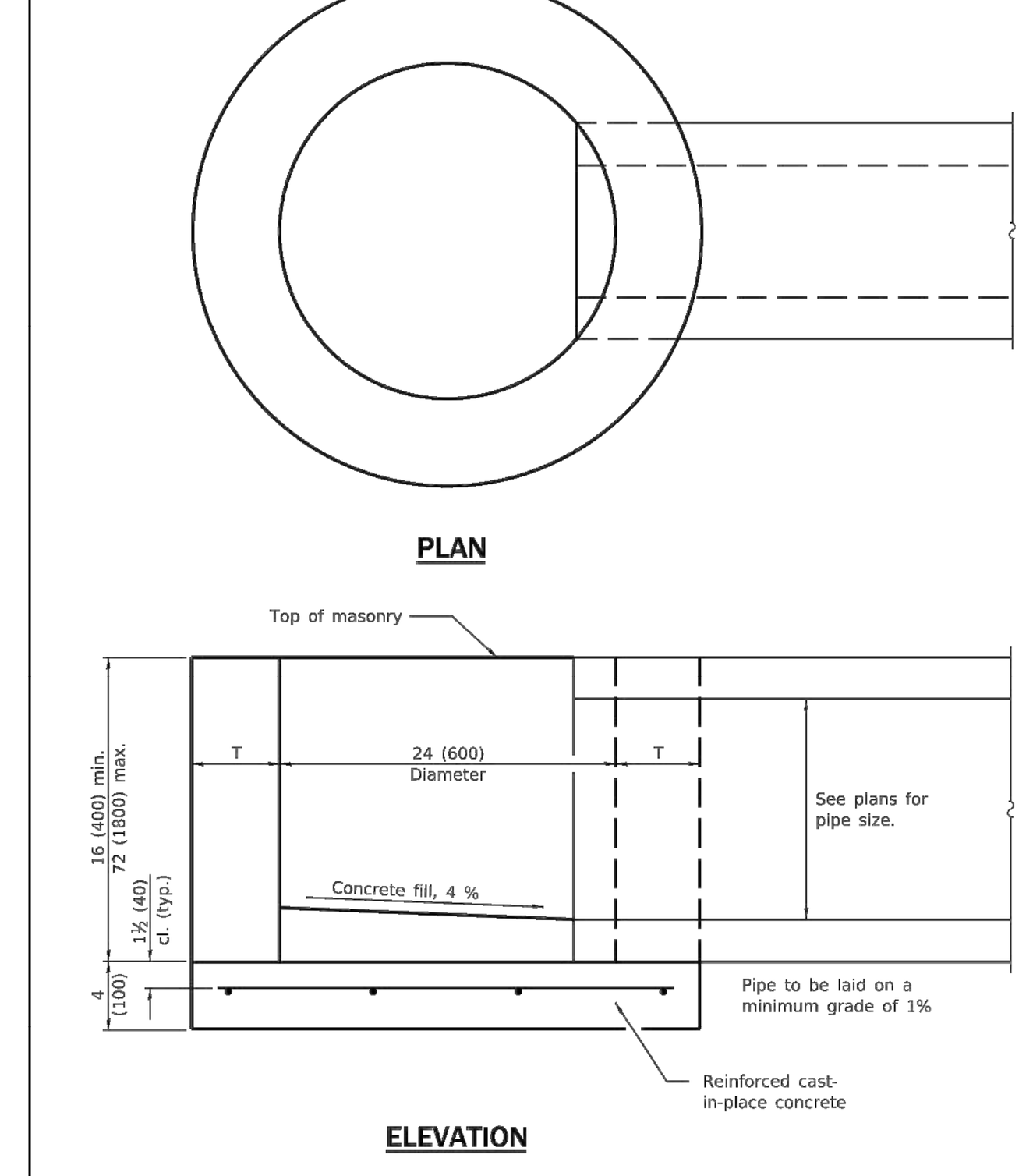
(4) PIPE DIAMETER 8" AND LESS ---- TRENCH WIDTH = 18"
PIPE DIAMETER LARGER THAN 8" -- TRENCH WIDTH = (1.5 x PIPE DIA.) + 8"

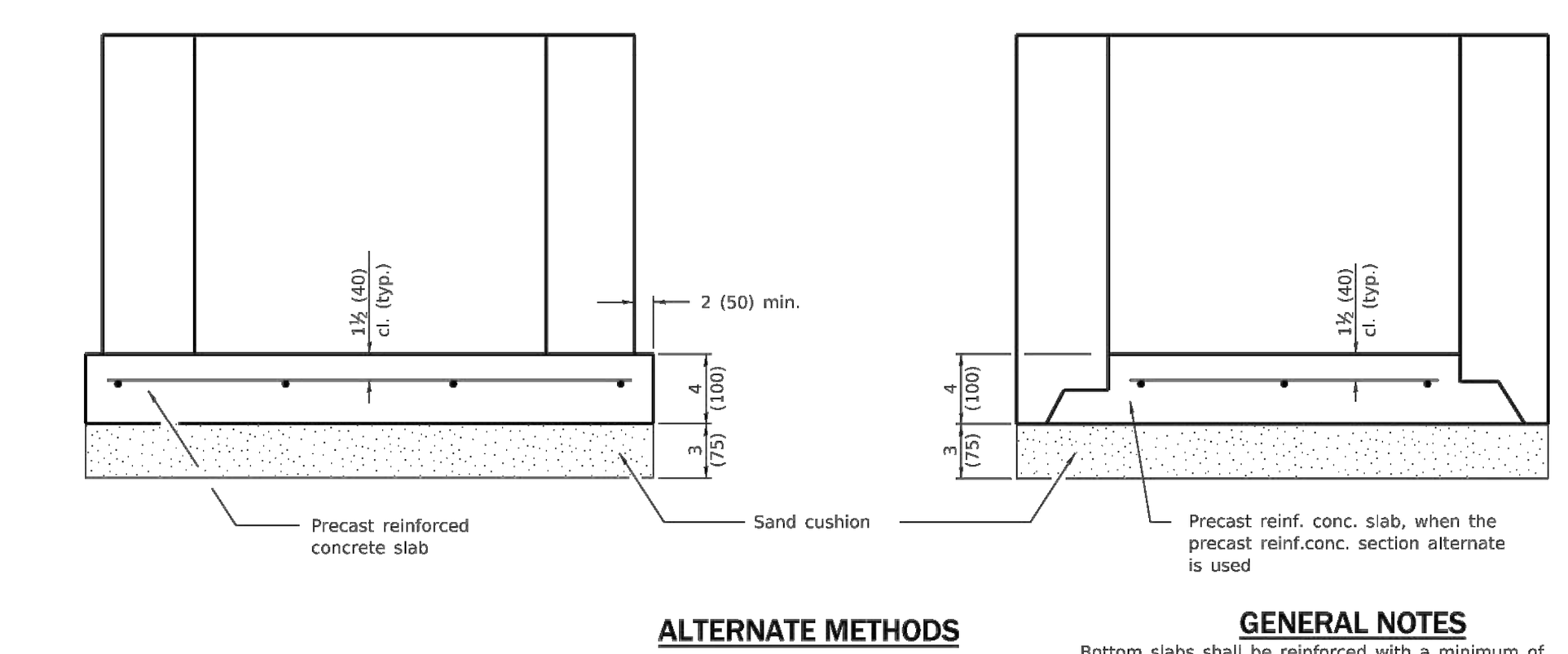


NOTES:

1. THE COST OF ALL GRANULAR BEDDING (ITEM 2) TO BE MERGED WITH THE PIPE.
2. THE COST OF ALL GRANULAT TRENCH BACKFILL (ITEM 1) TO BE PAID PER LINEAR FOOT OTHERWISE NOTED IN SPECIAL PROVISIONS.

TYPICAL TRENCH CROSS-SECTION DETAILS
N.T.S.





ALTERNATE MATERIALS FOR WALLS	T
BRICK MASONRY	8 (200)
CAST-IN-PLACE CONCRETE	6 (150)
CONCRETE MASONRY UNIT	5 (125)
PRECAST REINFORCED CONCRETE SECTION	3 (75)

GENERAL NOTES

Bottom slabs shall be reinforced with a minimum of 0.24 sq. in./ft. (510 sq. mm/m) in both directions with a maximum spacing of 10 (250).

Bottom slabs may be connected to the riser as determined by the fabricator; however, only a single row of reinforcement around the perimeter may be utilized.

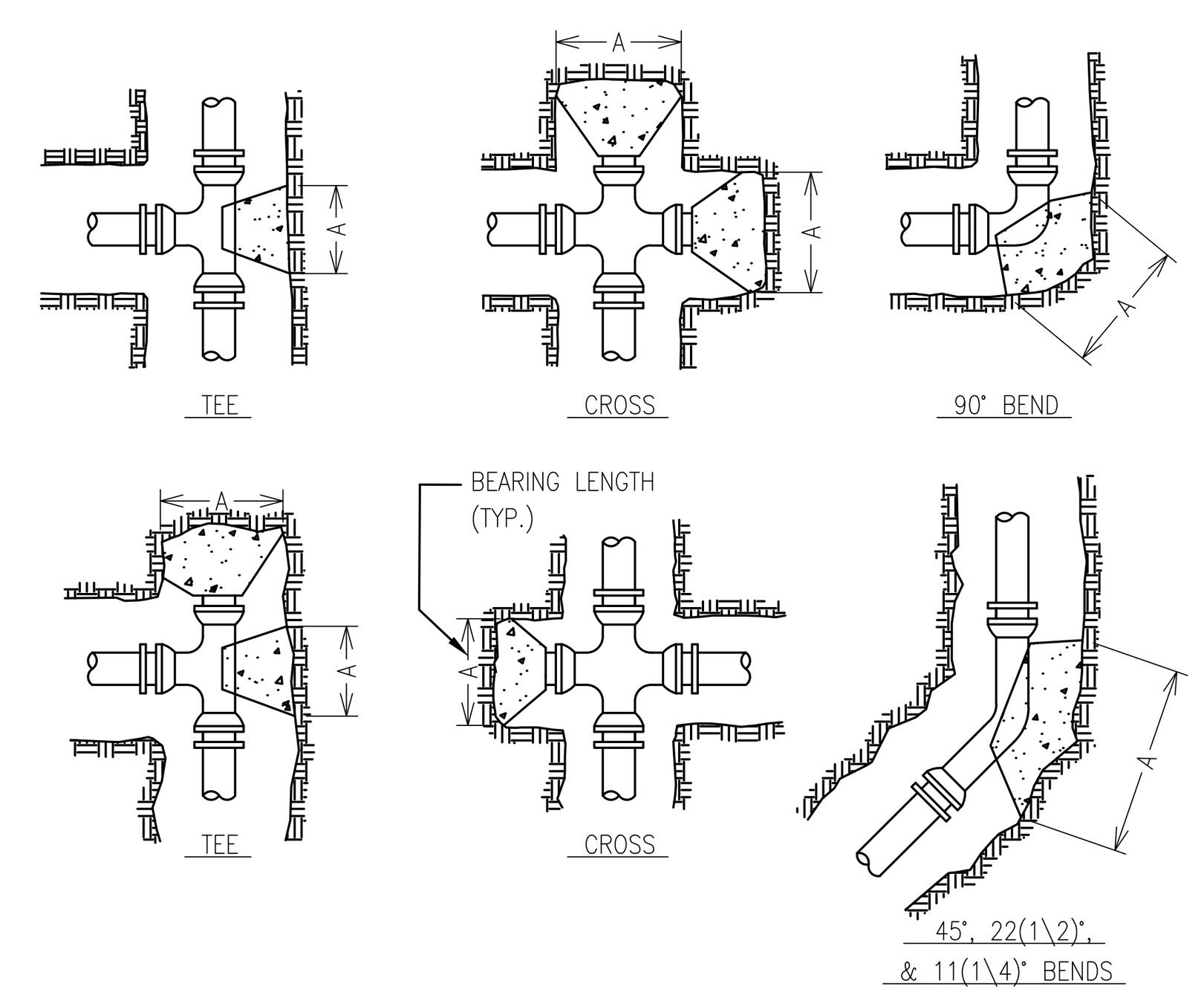
All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation
PASSED January 1, 2014 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2014 — ENGINEER OF DESIGN AND ENVIRONMENT
ISSUED 1-1-97

DATE	REVISIONS
1-1-14	Increased height to 72 (1800) maximum.
1-1-11	Detailed rein. in slabs. Added max. limit to height. Added general notes.

INLET - TYPE A

STANDARD 602301-04



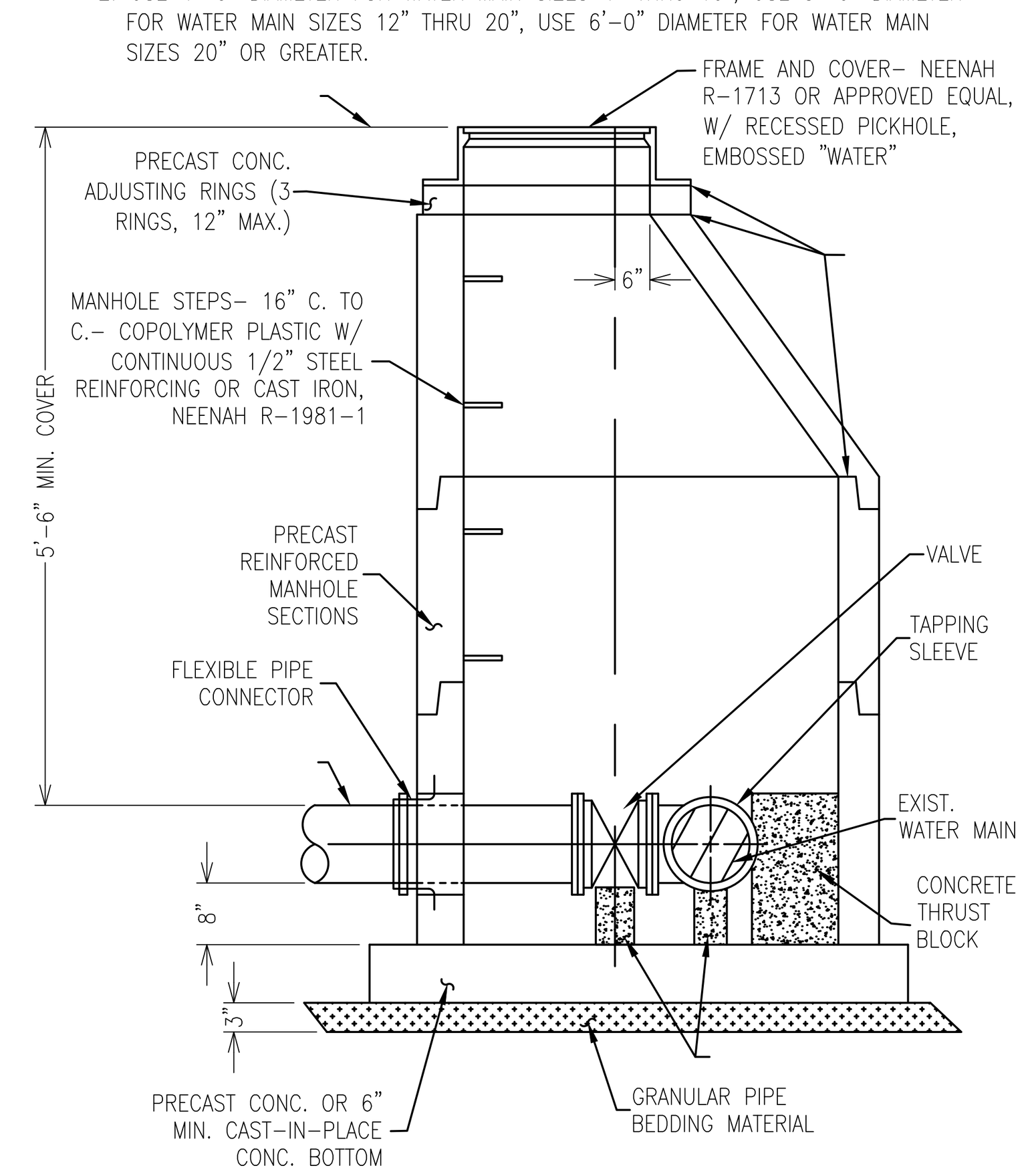
A=MINIMUM BEARING AREA IN SQUARE FEET*

PIPE SIZE	BENDS (DEGREES) 11(1\4)	22(1\2)	45	90	TEE	DEAD END
6"	1.0	2.5	4.5	8.0	5.5	5.5
8"	2.0	4.0	7.5	14.0	10.0	10.0
10"	3.0	6.0	11.0	20.5	14.5	14.5
12"	4.0	8.0	16.0	29.0	20.5	20.5

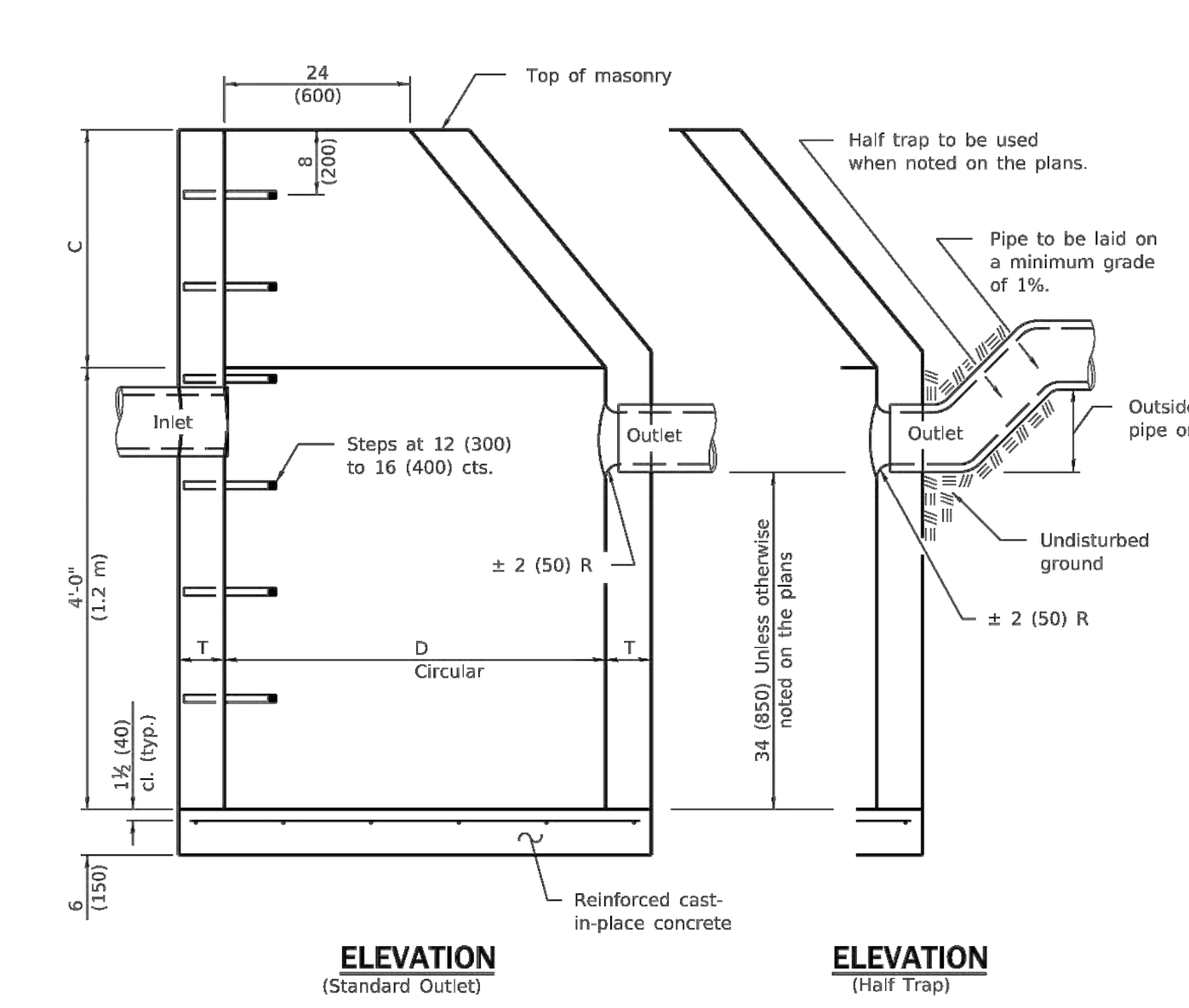
* BEARING AREAS ARE BASED ON SOIL HAVING AN ALLOWED SAFE LATERAL BEARING OF 1 TON PER SQUARE FOOT. AREAS MUST BE REVISED FOR SOILS WITH A LOWER BEARING CAPACITY.

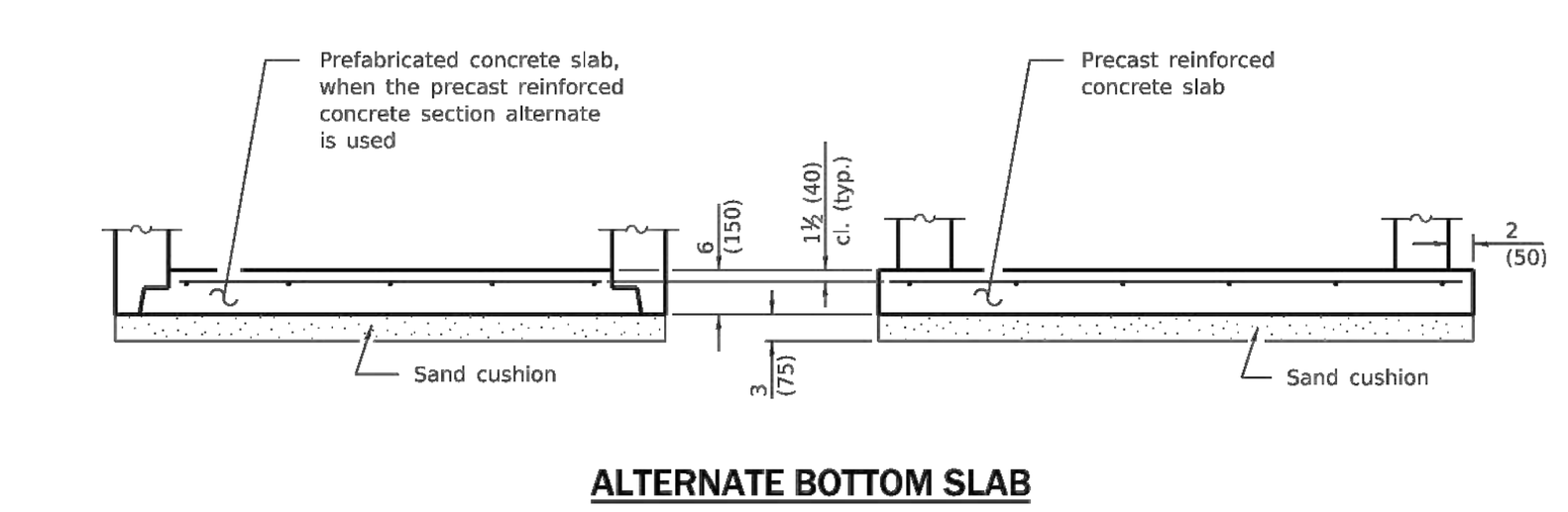
THRUST BLOCK DETAIL

1. ECCENTRIC CONE REQUIRED
2. USE 4'-0" DIAMETER FOR WATER MAIN SIZES 4" THRU 10", USE 5'-0" DIAMETER FOR WATER MAIN SIZES 12" THRU 20", USE 6'-0" DIAMETER FOR WATER MAIN SIZES 20" OR GREATER.



PRESSURE CONNECTION VALVE VAULT DETAIL





ALTERNATE MATERIALS FOR WALLS	D	C*	T (min.)
Concrete Masonry Unit	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	5 (125) 5 (125)
Brick Masonry	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	8 (200) 8 (200)
Precast Reinforced Concrete Section	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	4 (100) 5 (125)
Cast-in-place Concrete	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	6 (150) 6 (150)

* For precast reinforced concrete sections, dimension "C" may vary from the dimension given to plus 6 (150).

GENERAL NOTES

Bottom slabs shall be reinforced with a minimum of 0.20 sq. in./ft (420 sq. mm/m) in both directions with a maximum spacing of 12 (300).

Bottom slabs may be connected to the riser as determined by the fabricator; however, only a single row of reinforcement around the perimeter may be utilized.

See Standard 602601 for optional precast reinforced concrete flat slab top.

See Standard 602701 for details of steps.

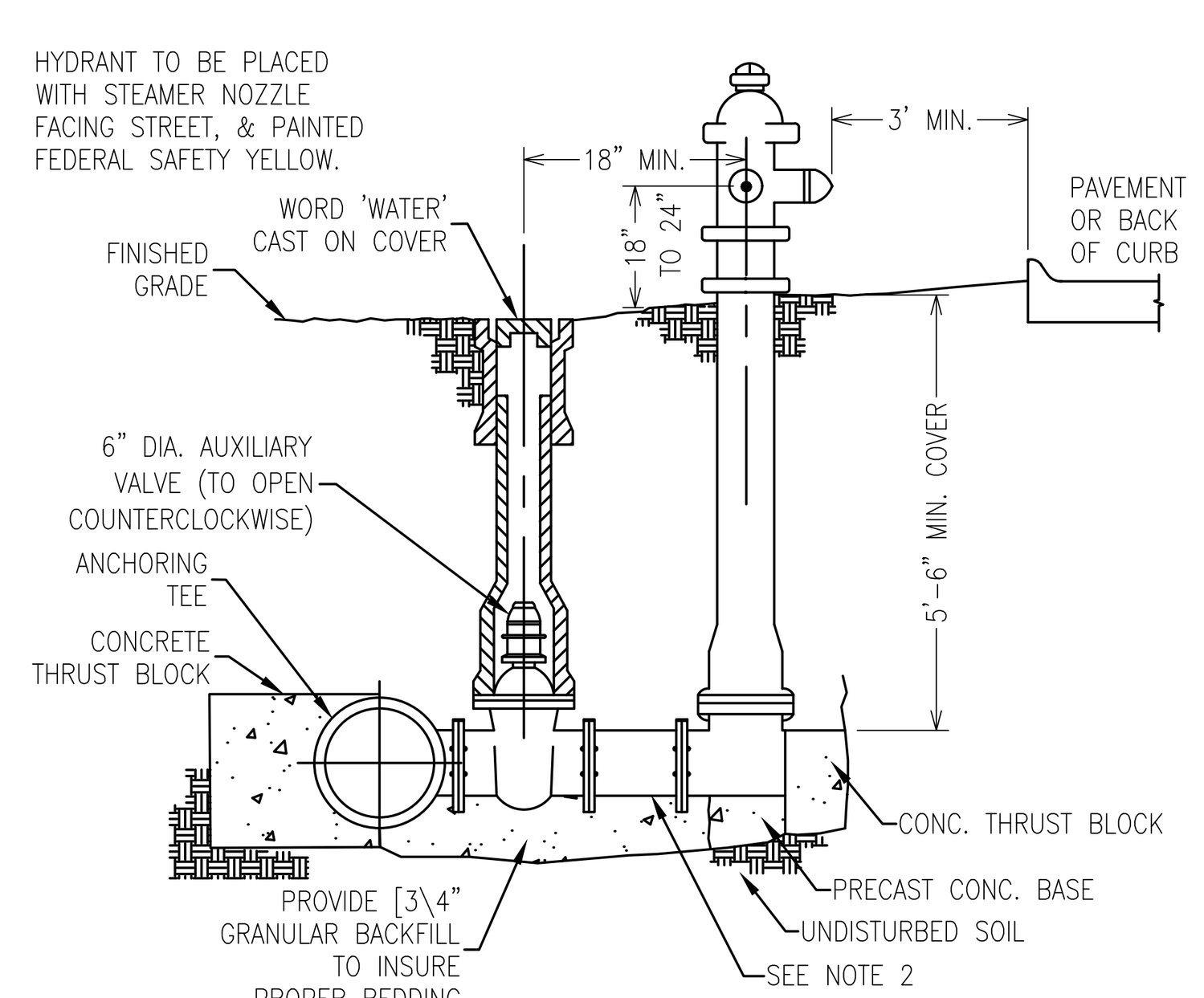
All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation
PASSED January 1, 2011 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2011 — ENGINEER OF DESIGN AND ENVIRONMENT
ISSUED 1-1-97

DATE	REVISIONS
1-1-11	Added 'Outside' to half trap note. Detail rein. in slabs. Revised general notes.
1-1-09	Switched units to English (metric).

CATCH BASIN TYPE A

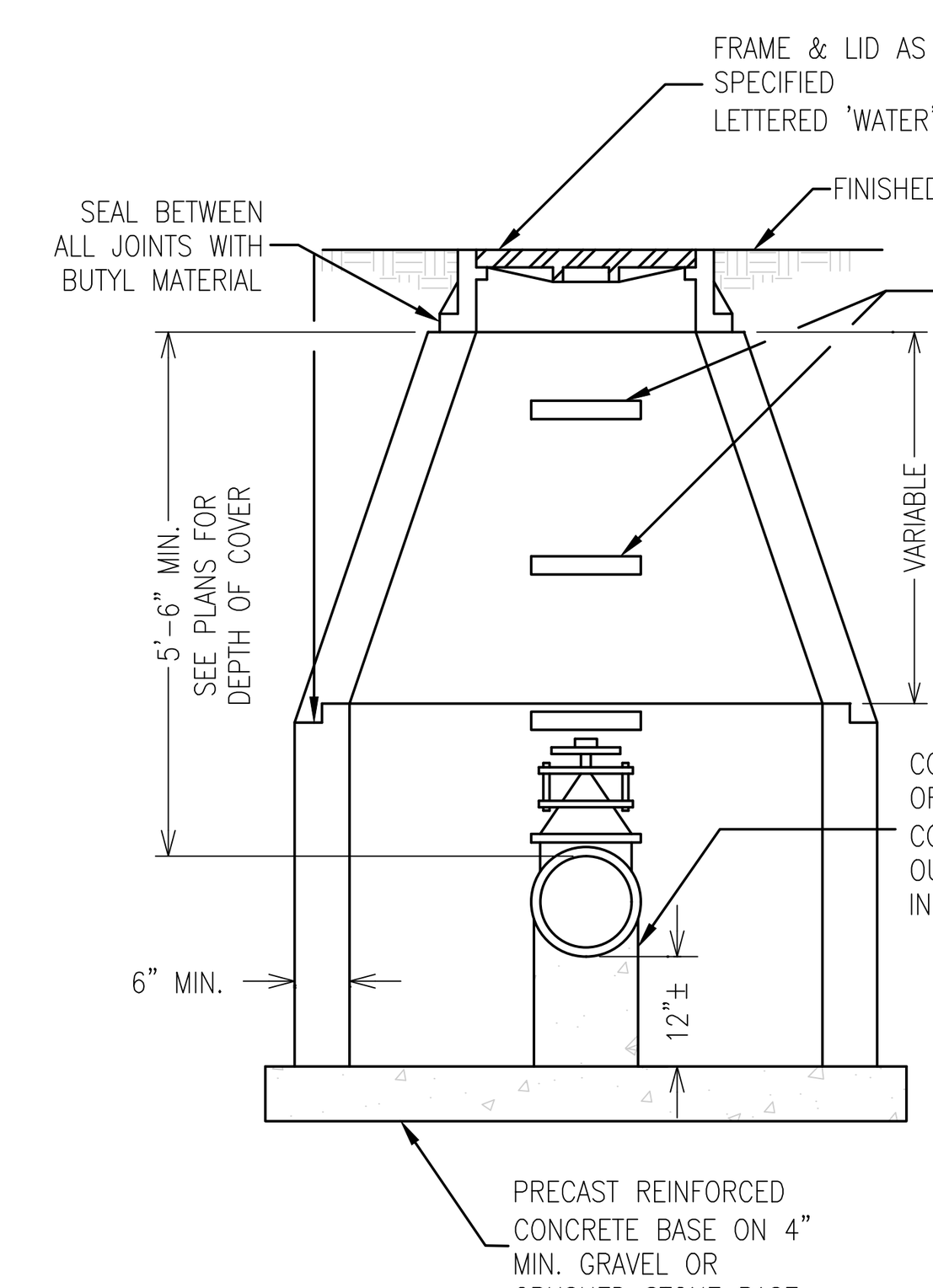
STANDARD 602001-02



NOTES

1. FIRE HYDRANTS SHALL BE EITHER MUELLER "SUPER CENTURIAN", CLOW "MEDALLION", US PIPE "METROFLOW M-03".
2. USE 6" DIA. MJ ANCHORING COUPLINGS FOR LAYING DISTANCES 12" TO 18". FOR GREATER DISTANCES USE CLASS 52 DUCTILE IRON PIPE WITH 'MEGALUG' (AS MANUFACTURED BY EBAA IRON SALES, INC.) RETAINER GLANDS.
3. CONCRETE BASE AND THRUST BLOCK SHALL BE SET SO AS TO NOT BLOCK OR OBSTRUCT THE HYDRANT DRAIN.
4. MAXIMUM COVER AT VALVE SHALL BE 7 FEET.
5. AUXILIARY VALVE SHALL BE RESILIENT WEDGE AS MANUFACTURED BY U.S. PIPE, CLOW OR MUELLER.
6. HYDRANT TO BE PLACED WITH STEAMER NOZZLE FACING STREET, AND PAINTED FEDERAL SAFETY YELLOW.

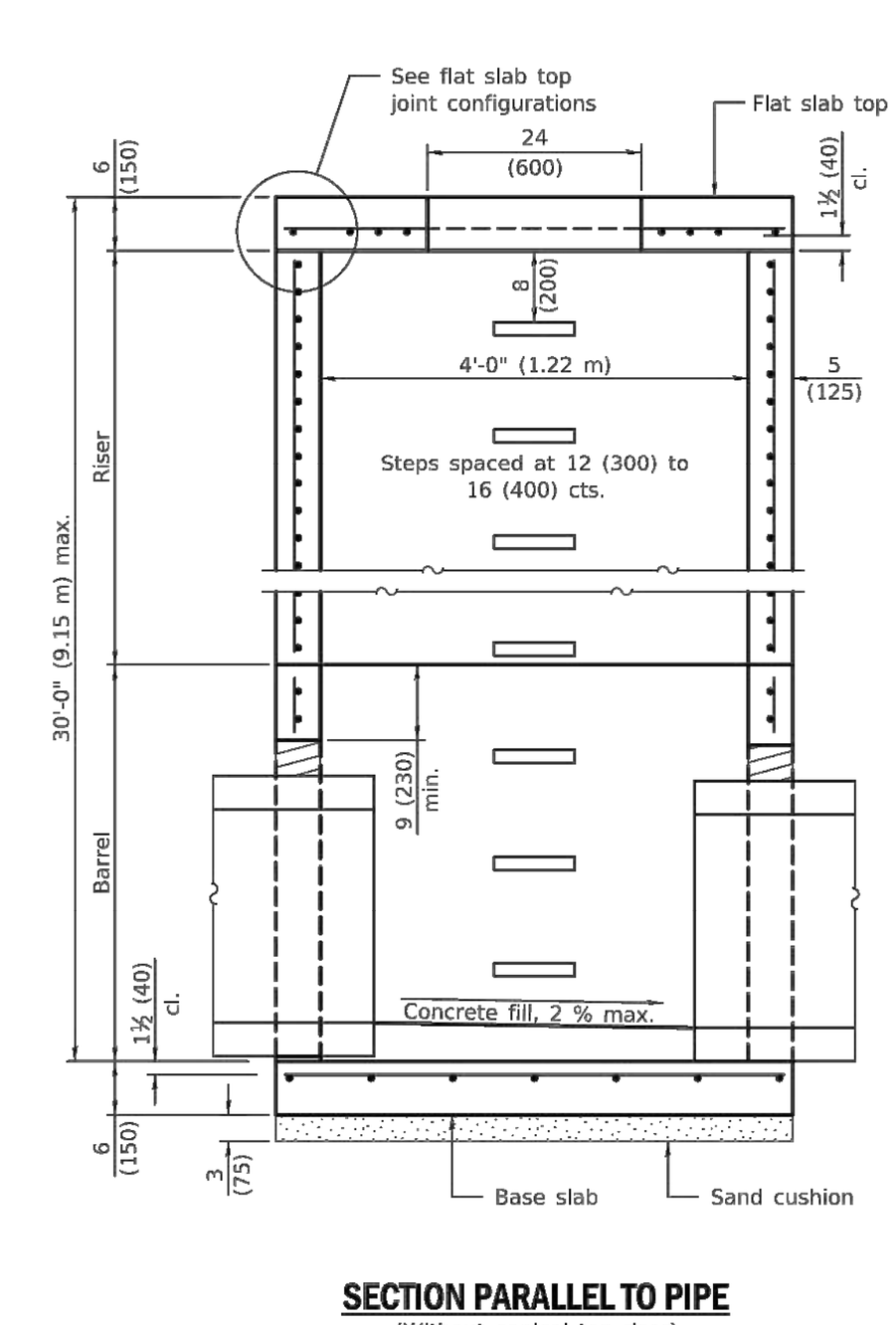
FIRE HYDRANT

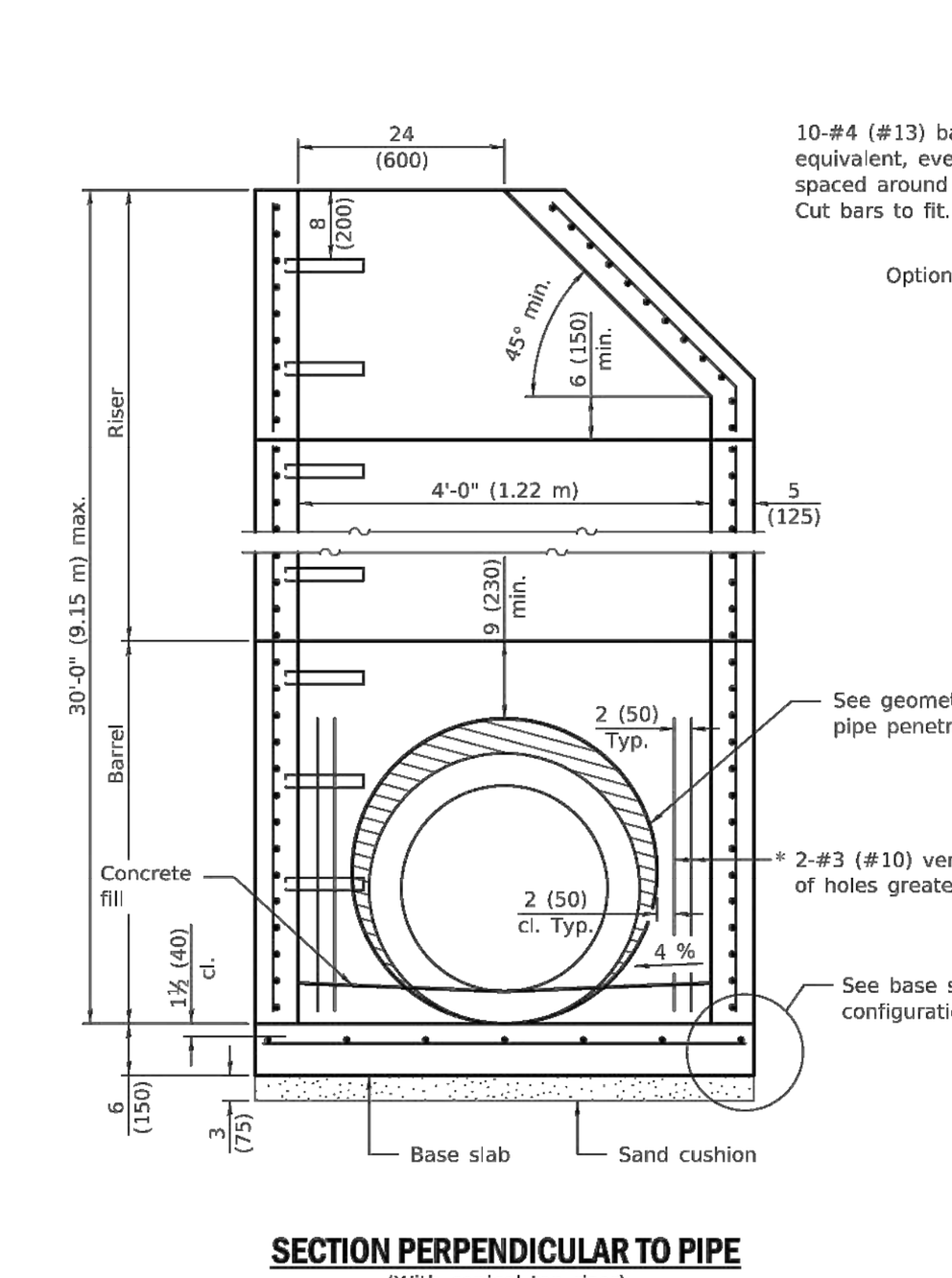


NOTES:

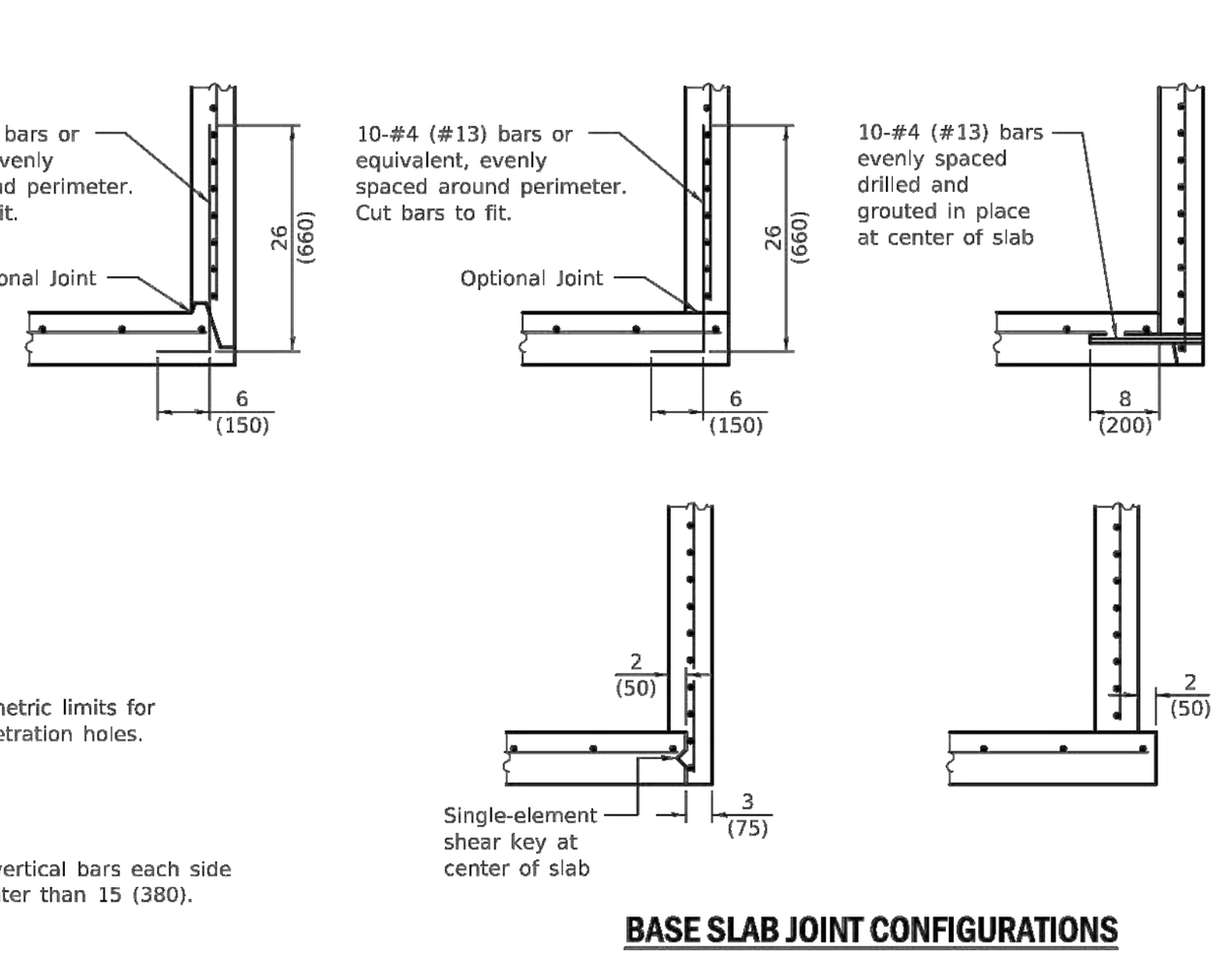
1. VALVES WITHIN PAVED AREAS SHALL BE INSTALLED WITH A VALVE VAULT.
2. VALVE VAULT DIA. SHALL BE 4' FOR 6", 8" AND 10" VALVES, AND 5' DIA. FOR VALVES GREATED THAN 10".

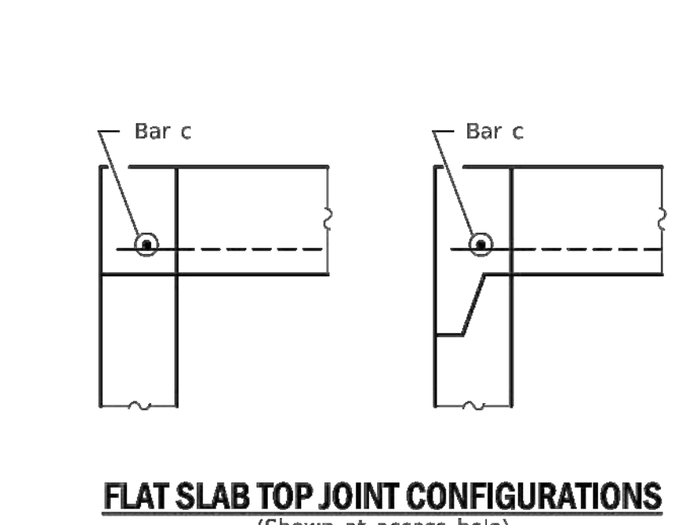
VALVE VAULT DETAIL





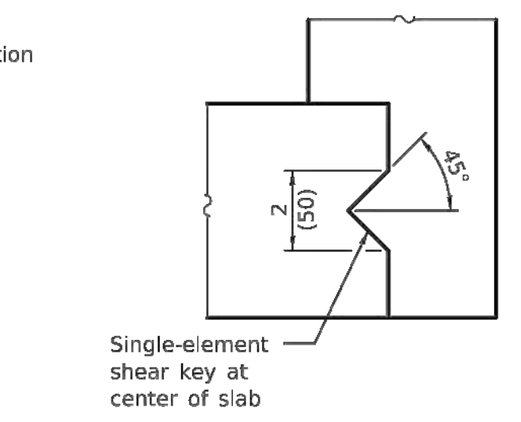
* As an alternate, the barrel wall reinforcement may be reduced to riser wall reinforcement with #3 (#10) bars placed around the pipe penetration holes as shown. This option may be utilized when the pipe penetration holes are formed as opposed to cored.





GEOMETRIC LIMITS FOR PIPE PENETRATION HOLES

1. A minimum of 9 (230) of monolithic reinforced concrete shall be maintained above pipe penetration holes > 24 (600).
2. A minimum 12 (300) inside arc length of reinforced concrete shall be maintained between pipe penetration holes > 15 (380).
3. A maximum of 60 percent of the inside perimeter of the reinforced concrete manhole walls may be removed.
4. Horizontal joints that intersect pipe penetration holes > 15 (380) shall have one joint splice for every location around the perimeter of the joint where the inside arc length between pipe penetration holes is < 24 (600). See joint splice detail.
5. The recommended pipe penetration hole is equal to the O.D. of the pipe plus 4 (100).
6. Only pipe penetration holes ≤ 15 (380) are allowed in riser sections.



GENERAL NOTES

The manufacturer shall ensure that all precast manhole sections are additionally reinforced where required to resist damage from handling, shipping and installation stresses.

Lifting holes shall be located in the sections as per the manufacturer's recommendations, except as noted.

See Standard 602701 for details of manhole steps.

All dimensions are in inches (millimeters) unless otherwise noted.

Illinois Department of Transportation
PASSED March 1, 2019 — ENGINEER OF POLICY AND PROCEDURES
APPROVED March 1, 2019 — ENGINEER OF DESIGN AND ENVIRONMENT
ISSUED 1-1-97

DATE	REVISIONS
3-1-19	Moved wall reinforcement from inside face to middle.
1-1-19	Expanded / refined reinforcement options. Increased manhole depths.

PRECAST MANHOLE TYPE A 4' (1.22 m) DIAMETER

(Sheet 1 of 2)

STANDARD 602401-06

Copyright (C) 2020 Advantage Consulting Engineers, LLC

NO.	DATE	REMARKS
1.	01/17/20	REVISED PER VILLAGE/MWRDGC

ADVANTAGE CONSULTING ENGINEERS
80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
847-260-4758
www.aceng.us

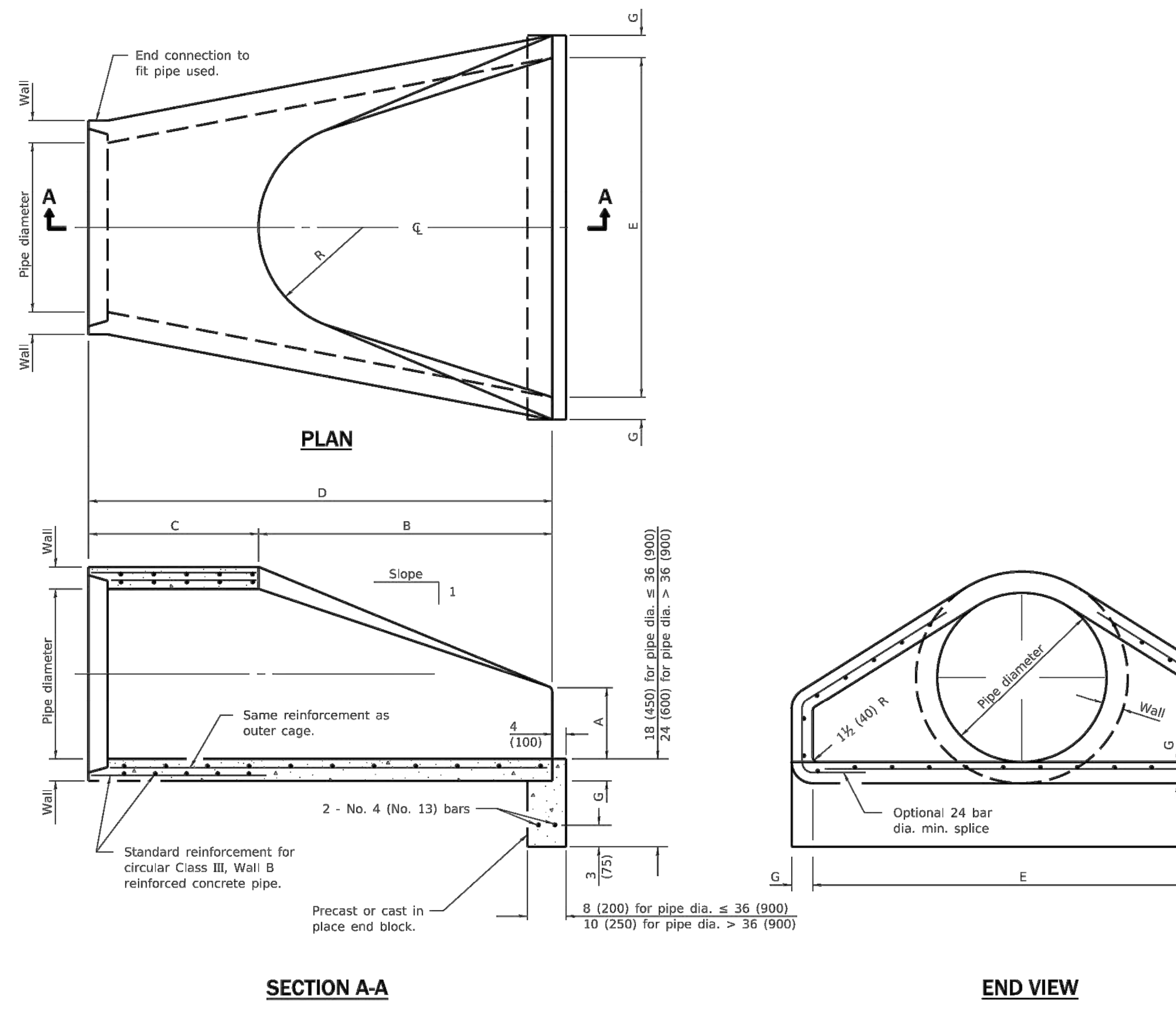
DETAILS

NEW HORIZON HOTELS TINLEY PARK, IL

TOP HOSPITALITY, LLC.
2730 UNIVERSITY BLVD.
HOUSTON, TEXAS 77005
PHONE: 312-404-6735

NOVEMBER 18, 2019
JOB: 18-036

SHEET: **D1**



PIPE DIA.	APPROX. QTY. lbs. (kg)	WALL	A	B	C	D	E	G	R	APPROX. SLOPE
12 (300)	530 (240)	2 (51)	4 (102)	24 (610)	4'-0⅞" (1.241 m)	6'-0⅞" (1.851 m)	24 (610)	2 (51)	9 (229)	1:2.4
15 (375)	740 (335)	2¼ (57)	6 (152)	27 (686)	3'-10" (1.168 m)	6'-1" (1.854 m)	30 (762)	2¼ (57)	11 (280)	1:2.4
18 (450)	990 (450)	2½ (64)	9 (229)	27 (686)	3'-10" (1.168 m)	6'-1" (1.854 m)	36 (914)	2½ (64)	12 (305)	1:2.4
21 (525)	1280 (580)	2¾ (70)	9 (229)	35 (889)	38 (965)	6'-1" (1.854 m)	3'-6" (1.067 m)	2¾ (70)	13 (330)	1:2.4
24 (600)	1520 (690)	3 (76)	9½ (241)	3'-7½" (1.105 m)	30 (762)	6'-1½" (1.867 m)	4'-0" (1.219 m)	3 (76)	14 (356)	1:2.5
27 (675)	1930 (875)	3¼ (83)	10½ (267)	4'-0" (1.219 m)	25½ (648)	6'-1½" (1.867 m)	4'-6" (1.372 m)	3¼ (83)	14½ (368)	1:2.4
30 (750)	2190 (995)	3½ (89)	12 (305)	4'-6" (1.375 m)	19¾ (502)	6'-1¾" (1.874 m)	5'-0" (1.524 m)	3½ (89)	15 (381)	1:2.5
33 (825)	3200 (1450)	3¾ (95)	13½ (343)	4'-10½" (1.486 m)	39¼ (997)	8'-1¾" (2.483 m)	5'-6" (1.676 m)	3¾ (95)	17½ (445)	1:2.5
36 (900)	4100 (1860)	4 (102)	15 (381)	5'-3" (1.6 m)	34¾ (883)	8'-1¾" (2.483 m)	6'-0" (1.829 m)	4 (102)	20 (508)	1:2.5
42 (1050)	5380 (2440)	4½ (114)	21 (533)	5'-3" (1.6 m)	35 (889)	8'-2" (2.489 m)	6'-6" (1.981 m)	4½ (114)	22 (559)	1:2.5
48 (1200)	6550 (2970)	5 (127)	24 (610)	6'-0" (1.829 m)	26 (660)	8'-2" (2.489 m)	7'-0" (2.134 m)	5 (127)	22 (559)	1:2.5
54 (1350)	8240 (3740)	5½ (140)	27 (686)	5'-5" (1.651 m)	35 (889)	8'-4" (2.54 m)	7'-6" (2.286 m)	5½ (140)	24 (610)	1:2.0
60 (1500)	8730 (3960)	6 (152)	35 (889)	5'-0" (1.524 m)	39 (991)	8'-3" (2.515 m)	8'-0" (2.438 m)	5 (127)	*	1:1.9
66 (1650)	10710 (4860)	6½ (165)	30 (762)	6'-0" (1.829 m)	27 (686)	8'-3" (2.515 m)	8'-6" (2.591 m)	5½ (140)	*	1:1.7
72 (1800)	12520 (5680)	7 (178)	36 (914)	6'-6" (1.981 m)	21 (533)	8'-3" (2.514 m)	9'-0" (2.743 m)	6 (152	*	1:1.8
78 (1950)	14770 (6700)	7½ (191)	36 (914)	7'-6" (2.286 m)	21 (533)	9'-3" (2.819 m)	9'-6" (2.896 m)	6½ (165)	*	1:1.8
84 (2100)	18160 (8240)	8 (203)	36 (914)	7'-6½" (2.299 m)	21 (533)	9'-3½" (2.832 m)	10'-0" (3.048 m)	6½ (165)	*	1:1.6

* Radius as furnished by manufacturer

GENERAL NOTES

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

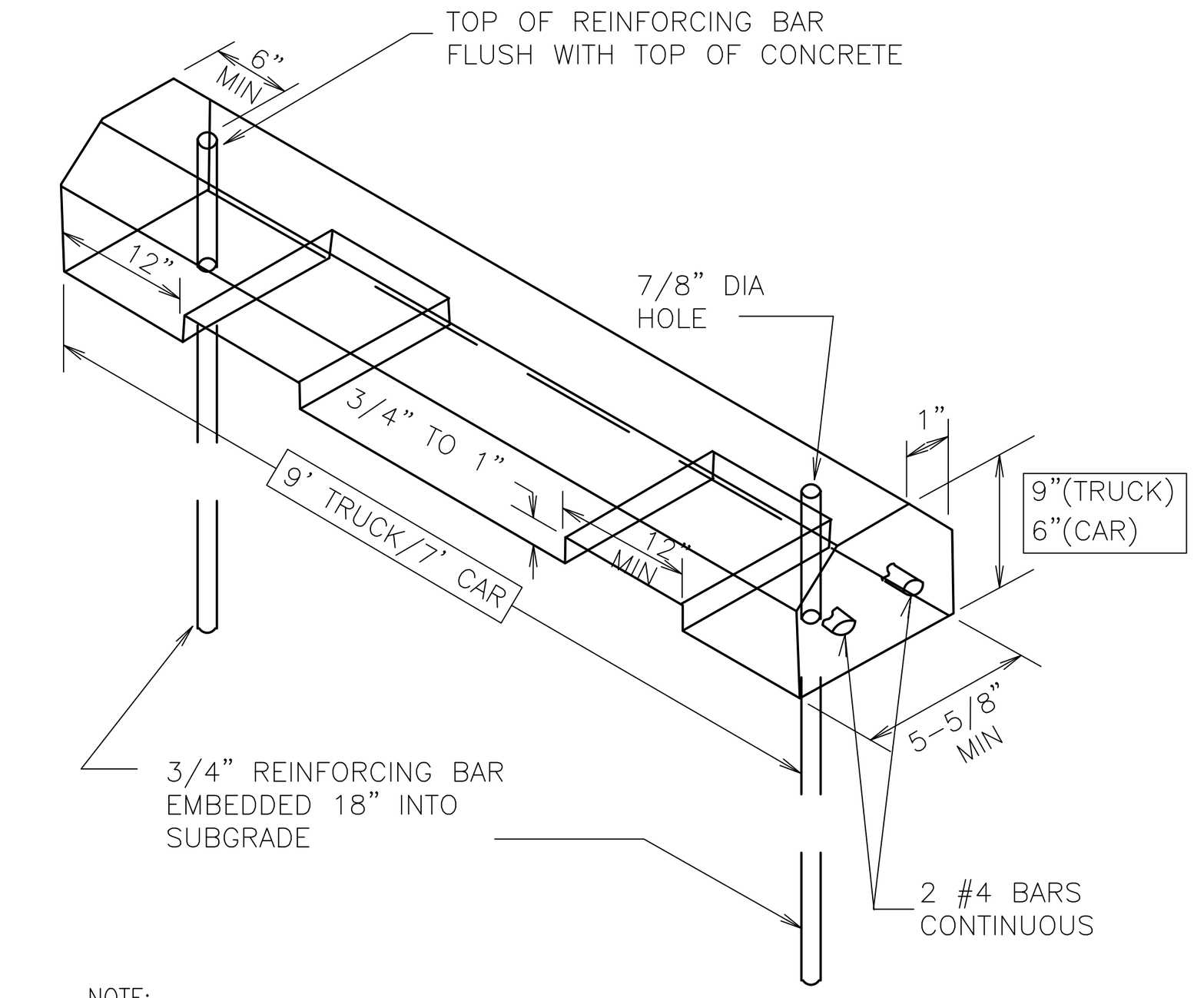
All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation
APPROVED January 1, 2011 ENGINEER OF BRIDGES AND STRUCTURES
APPROVED January 1, 2011 ENGINEER OF DESIGN AND ENVIRONMENT
ISSUED 1-1-97

DATE	REVISIONS
1-1-11	Clarified ref. to pipe dia. on Section A-A. Changed 'inner' to 'outer' cage ref.
1-1-09	Switched units to English (metric).

PRECAST REINFORCED CONCRETE FLARED END SECTION

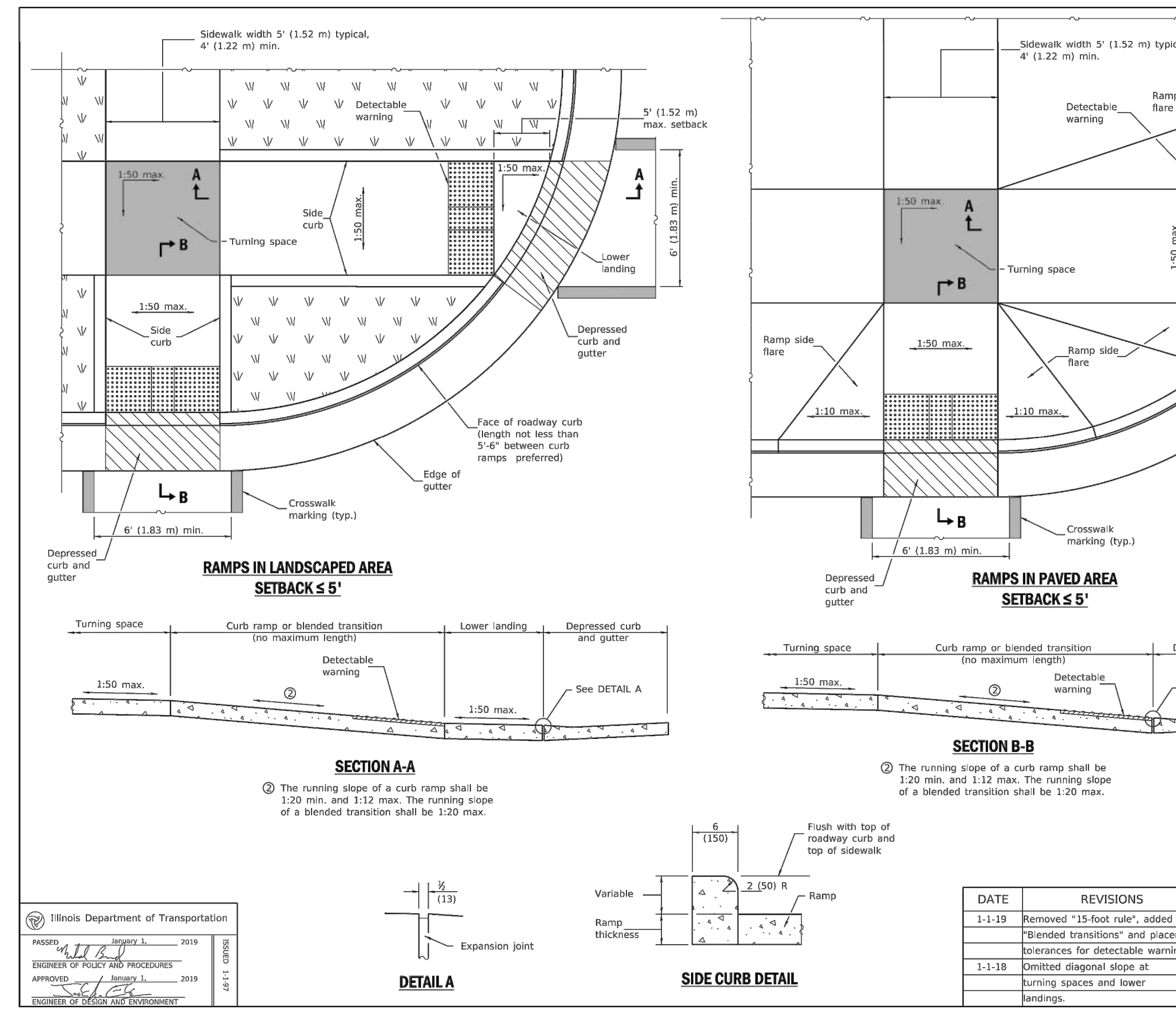
STANDARD 542301-03



NOTE:

INSTALL PRECAST CONCRETE WHEEL STOP (PARKING BUMPER) 2½' FROM BACK OF CURB (1' FROM EDGE OF PAVEMENT).

WHEEL STOP
(PRECAST CONCRETE)
N.T.S.



② The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:20 max.

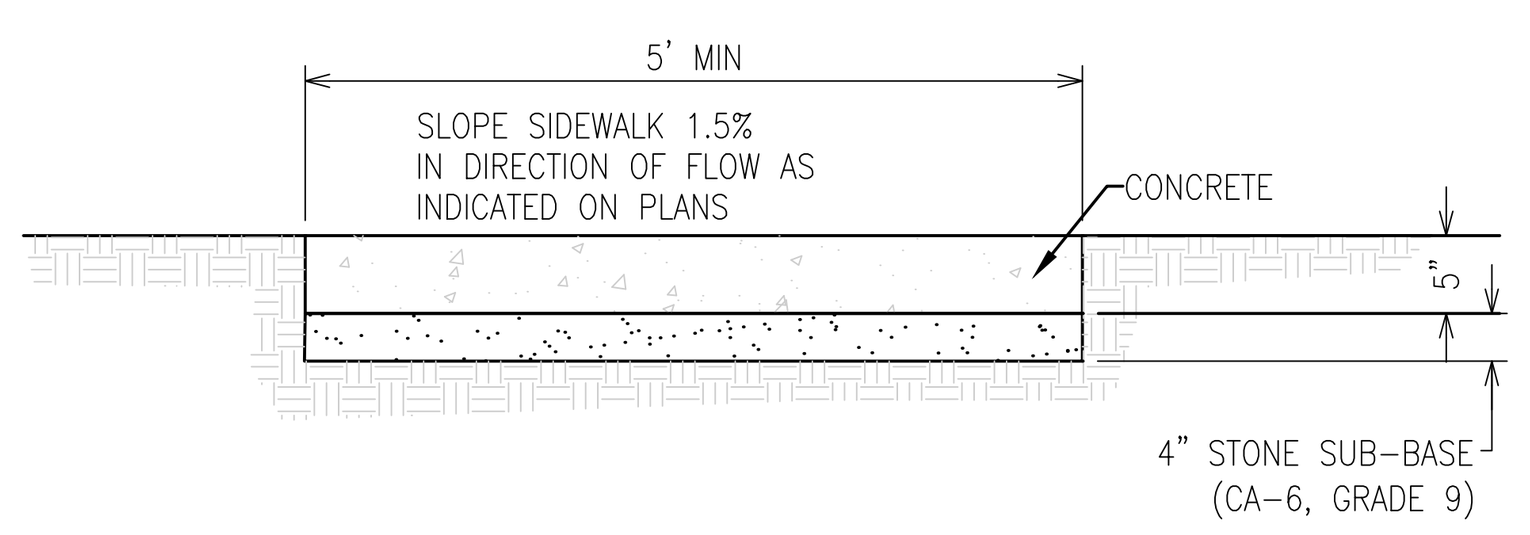
See Sheet 2 for GENERAL NOTES.

Illinois Department of Transportation
PASSED January 1, 2019 ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2019 ENGINEER OF DESIGN AND ENVIRONMENT
ISSUED 1-1-97

DATE	REVISIONS
1-1-19	Removed "15-foot rule", added "Blended transitions" and placement tolerances for detectable warnings.
1-1-18	Omitted diagonal slope at turning spaces and lower landings.

PERPENDICULAR CURB RAMPS FOR SIDEWALKS
(Sheet 1 of 2)

STANDARD 424001-11



NOTES:

1. THE CONCRETE SHALL BE 6 BAG MIX WITH A 3-INCH SLUMP AND SHALL HAVE A MINIMUM OF 3500 PSI COMPRESSIVE STRENGTH AT 14 DAYS.
2. THE SIDEWALK SHALL BE 6" THICK AT DRIVEWAYS.
3. CONTROL JOINTS SHALL BE PROVIDED AT 5 FOOT INTERVALS.
4. PREMOLDED ½" FIBER EXPANSION JOINTS SHALL BE INSTALLED AT BENDS, CURBS, AT END OF EACH POUR, AND 50' INTERVALS AND ¾" AT BUILDING.
5. THE SIDEWALK SHALL HAVE A BROOM FINISH.

CONCRETE SIDEWALK

COLOR:
LEGENDS AND BORDER GREEN NON REFLECTORIZED
BACKGROUND WHITE REFLECTORIZED

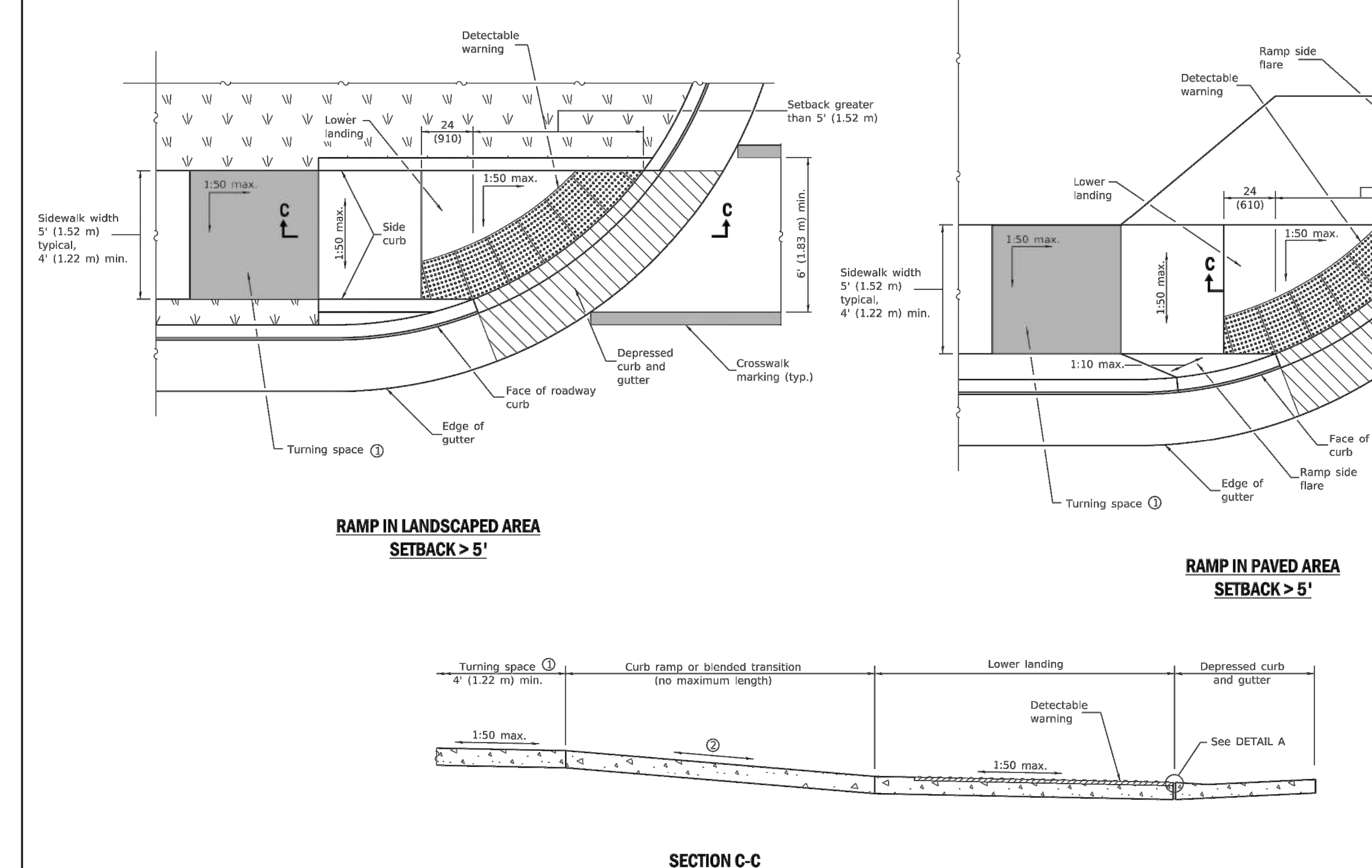
NOTE:
SIGN REQUIRING "$350 FINE"
ILLINOIS STANDARD R7-I101



SERIES LINES	MARGIN	BORDER	BLK STD
2C3B	0.37	0.37	B5-126

ALL DIMENSIONS ARE IN INCHES.
TO BE USED WITH R7-8 ("S-2C "1",2" 8 X 5)

HANDICAP SIGN DETAIL



① This turning space not required for blended transitions.

② The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:20 max.

GENERAL NOTES

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

Where the turning space is constrained on a side opposite a ramp, the minimum length of the turning space in the direction of the ramp-run shall be 5' (1.52 m).

Where 1:50 maximum slope is shown, 1:64 is preferred.

Detectable warnings are shown in their ideal locations but the following placement tolerances are allowed.

Side Border - Detectable warnings should extend the full width of the walking surface (excluding flared sides) but a border along each side up to 2 in. (50 mm) in width is allowed.

Curb Set-Back - Detectable warnings located at the back of curb should closely align with the curb but a gap up to 6 in. (150 mm) behind the curb is allowed.

See Standard 606001 for details of depressed curb adjacent to curb ramp.

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation
PASSED January 1, 2019 ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2019 ENGINEER OF DESIGN AND ENVIRONMENT
ISSUED 1-1-97

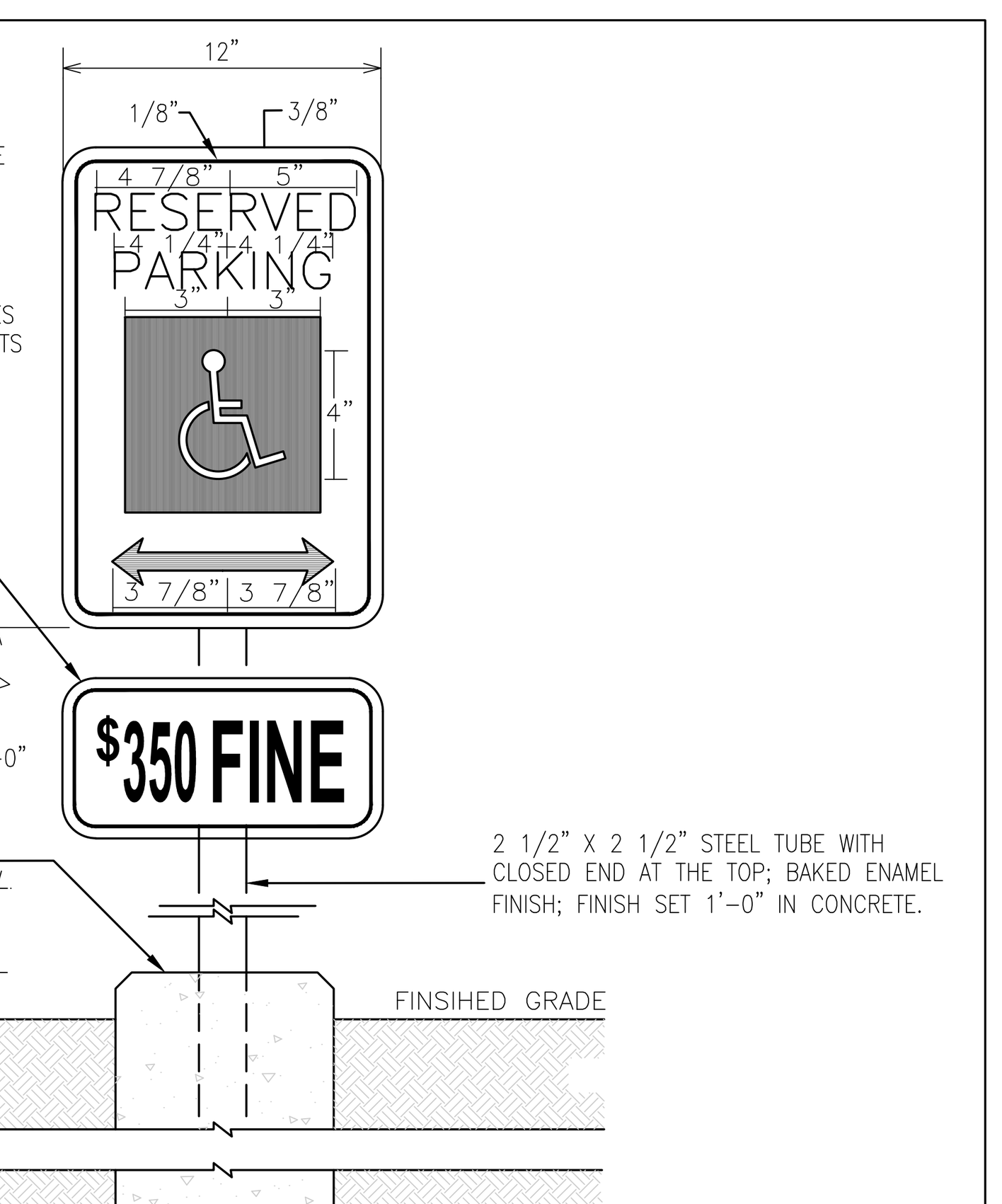
PERPENDICULAR CURB RAMPS FOR SIDEWALKS
(Sheet 2 of 2)

STANDARD 424001-11

COLORS:
LEGEND AND BORDER-GREEN
SYMBOL-WHITE ON BLUE
BACKGROUND BACKGROUND-WHITE

NOTES:
HANDICAPPED SIGN SHALL CONFORM TO THE ILLINOIS RULES OF THE ROAD WITH AMMENDMENTS EFFECTIVE JULY 1, 1988

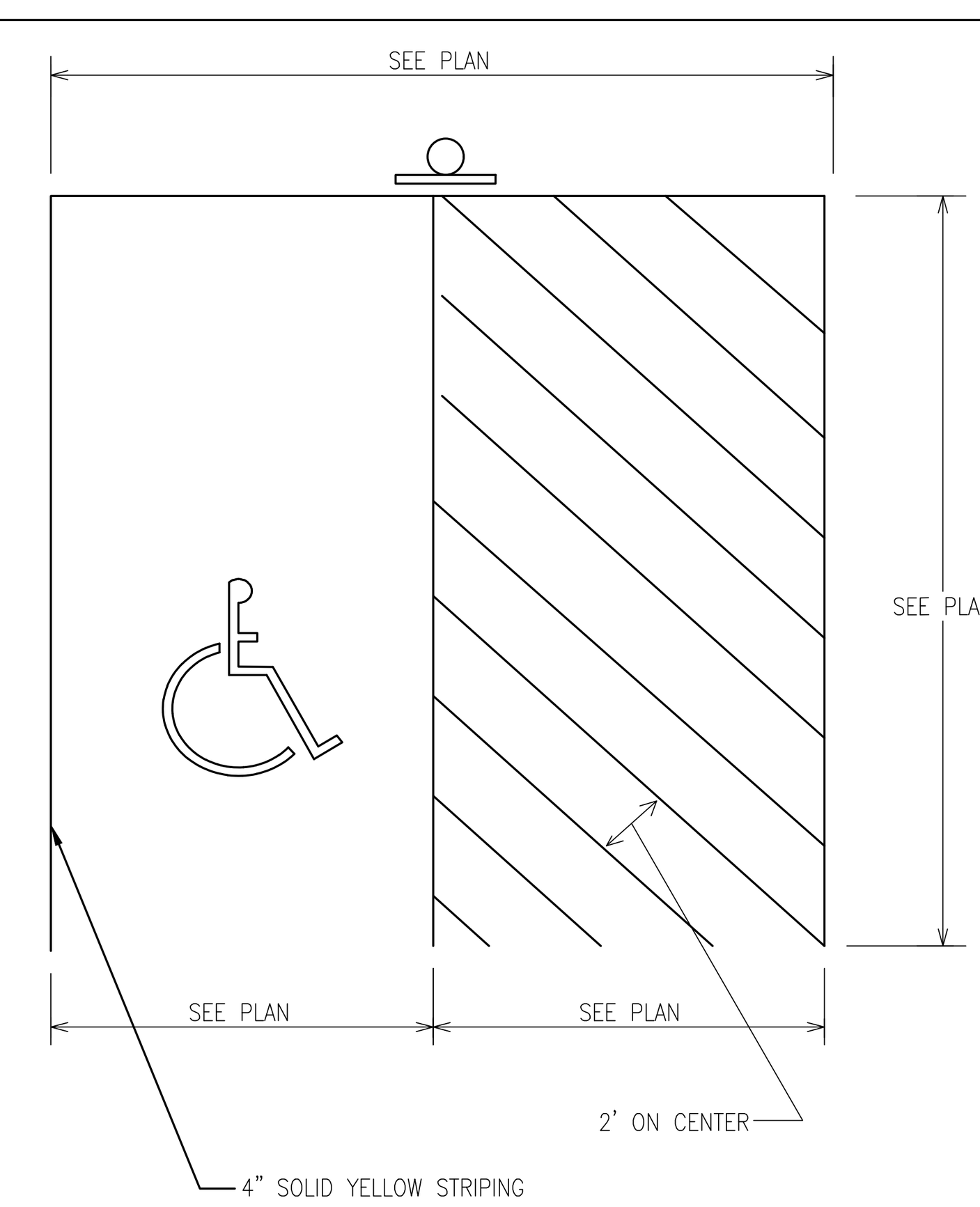
ILLINOIS STANDARD SIGN REFER TO DETAIL.



NOTES:

1. INSTALL HANDICAPPED PARKING SIGN AT FRONT CENTER OF PARKING SPACE, NO MORE THAN 5' HORIZONTALLY FROM FRONT OF THE PARKING SPACE.
2. HANDICAPPED SIGN SHALL CONFORM TO THE ILLINOIS RULES OF THE ROAD WITH AMMENDMENTS EFFECTIVE JULY 1, 1988.

HANDICAP SIGN DETAIL



NOTE:
ALL STRIPING SHALL BE YELLOW PAINT TO COMPLY WITH THE A.D.A. FEDERAL REGISTER

90° HANDICAPPED PARKING STALL

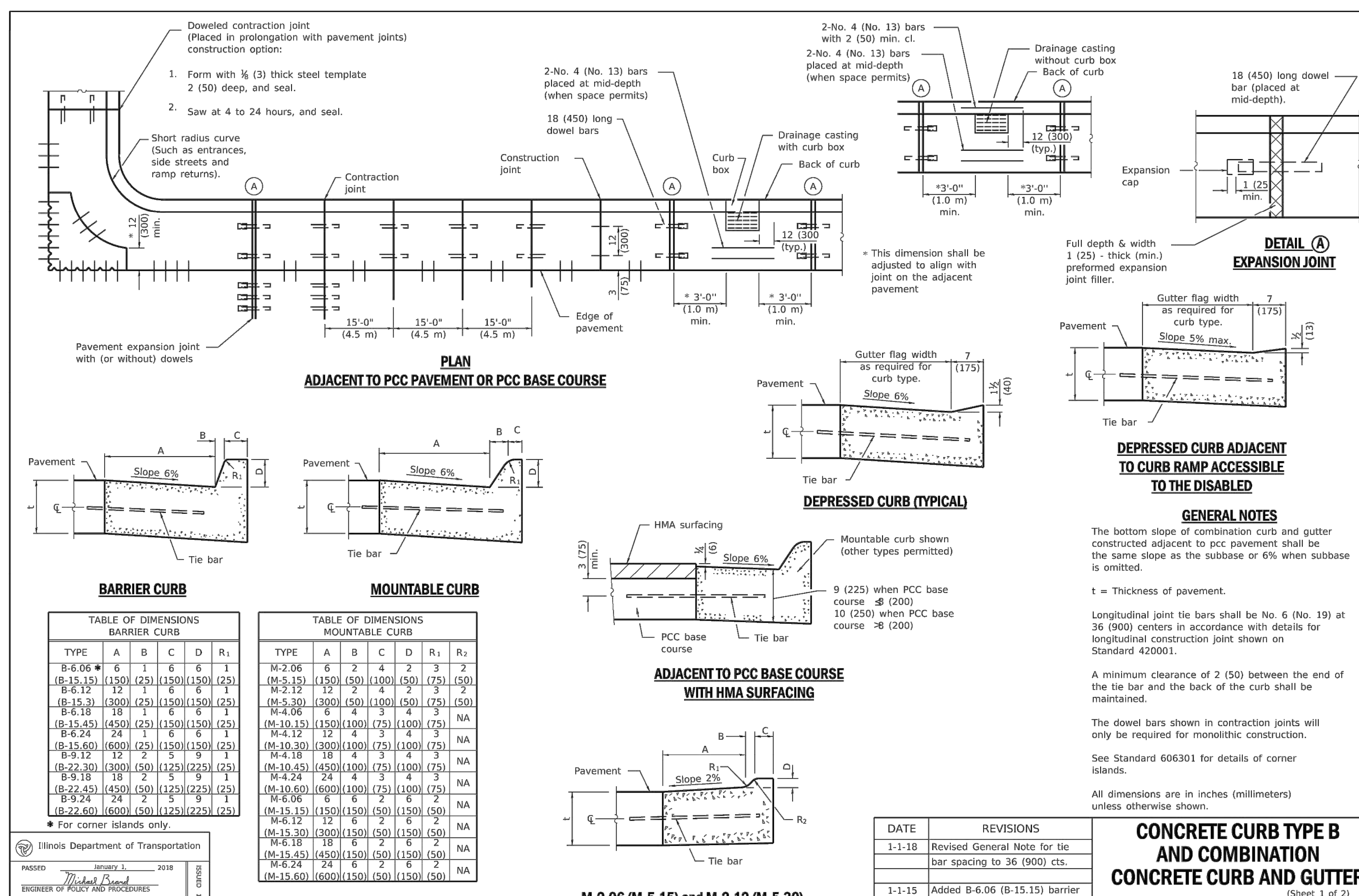


TABLE OF DIMENSIONS BARRIER CURB

TYPE	A	B	C	D	R_1
B-6.06 ✱ (B-15.15)	6 (150)	1 (25)	6 (150)	6 (150)	1 (25)
B-6.12 (B-15.3)	12 (300)	1 (25)	6 (150)	6 (150)	1 (25)
B-6.18 (B-15.45)	18 (450)	1 (25)	6 (150)	6 (150)	1 (25)
B-6.24 (B-15.60)	24 (600)	1 (25)	6 (150)	6 (150)	1 (25)
B-9.12 (B-22.30)	12 (300)	2 (50)	5 (125)	9 (225)	1 (25)
B-9.18 (B-22.45)	18 (450)	2 (50)	5 (125)	9 (225)	1 (25)
B-9.24 (B-22.60)	24 (600)	2 (50)	5 (125)	9 (225)	1 (25)

✱ For corner islands only.

TABLE OF DIMENSIONS MOUNTABLE CURB

TYPE	A	B	C	D	R_1	R_2
M-2.06 (M-5.15)	6 (150)	2 (50)	4 (100)	2 (50)	3 (75)	2 (50)
M-2.12 (M-5.30)	12 (300)	2 (50)	4 (100)	2 (50)	3 (75)	2 (50)
M-4.06 (M-10.15)	6 (150)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-4.12 (M-10.30)	12 (300)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-4.18 (M-10.45)	18 (450)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-4.24 (M-10.60)	24 (600)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-6.06 (M-15.15)	6 (150)	6 (150)	2 (50)	6 (150)	2 (50)	NA
M-6.12 (M-15.30)	12 (300)	6 (150)	2 (50)	6 (150)	2 (50)	NA
M-6.18 (M-15.45)	18 (450)	6 (150)	2 (50)	6 (150)	2 (50)	NA
M-6.24 (M-15.60)	24 (600)	6 (150)	2 (50)	6 (150)	2 (50)	NA

Illinois Department of Transportation
PASSED January 1, 2018 ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2018 ENGINEER OF DESIGN AND ENVIRONMENT
ISSUED 1-1-97

GENERAL NOTES

The bottom slope of combination curb and gutter constructed adjacent to pcc pavement shall be the same slope as the subbase or 6% when subbase is omitted.

t = Thickness of pavement.

Longitudinal joint tie bars shall be No. 6 (No. 19) at 36 (900) centers in accordance with details for longitudinal construction joint shown on Standard 420001.

A minimum clearance of 2 (50) between the end of the tie bar and the back of the curb shall be maintained.

The dowel bars shown in contraction joints will only be required for monolithic construction.

See Standard 606301 for details of corner islands.

All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-18	Revised General Note for tie bar spacing to 36 (900) cts.
1-1-15	Added B-6.06 (B-15.15) barrier curb and gutter to table (corner islands only).

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER
(Sheet 1 of 2)

STANDARD 606001-07

Copyright © 2020 Advantage Consulting Engineers, LLC

NO.	DATE	REMARKS
1.	01/17/20	REVISED PER VILLAGE/MWRDGC

ADVANTAGE
CONSULTING ENGINEERS
80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
847-260-4758
www.aceng.us

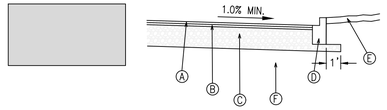
DETAILS

NEW HORIZON HOTELS
TINLEY PARK, IL

TOP HOSPITALITY, LLC.
2730 UNIVERSITY BLVD.
HOUSTON, TEXAS 77005
PHONE: 312-404-6735

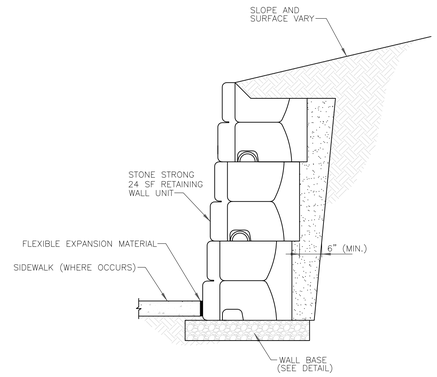
NOVEMBER 18, 2019
JOB: 18-036

SHEET:
D2

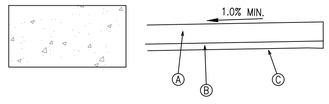


A 2.0" BITUMINOUS CONCRETE SURFACE COURSE, HOT MIX ASPHALT, MIX. C, N50
B 3.0" BITUMINOUS CONCRETE BINDER COURSE, HOT MIX ASPHALT, IL 19, N50
C 10" CA-6(GRADE B) COMPACTED GRAVEL BASE
D CONC. CURB & GUTTER, TYPE B-6.12 WITH 4" CA-6 GRAVEL SUB-BASE
E 6" TOP SOIL AND SEEDING
F COMPACTED SUBGRADE

ASPHALT PAVEMENT SECTION
N.T.S.

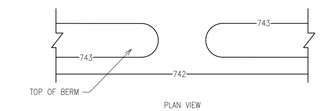


GRAVITY WALL CROSS SECTION
N.T.S.

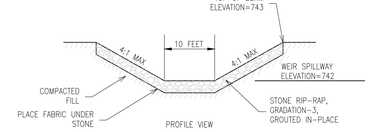


A 8" PORTLAND CEMENT CONCRETE PAVEMENT W/6X6 WWF
B 4" CRUSHED AGGREGATE SUB-BASE, TY. B.
C COMPACTED SUB GRADE

CONCRETE DRIVEWAY SECTION
N.T.S.

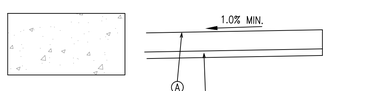


PLAN VIEW



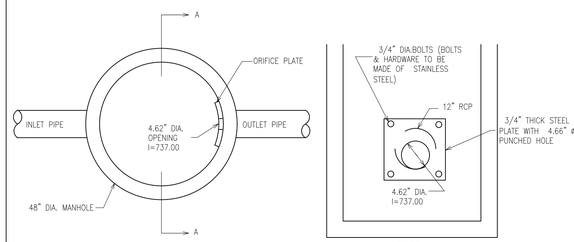
PROFILE VIEW

OVERFLOW WEIR



A 10" PORTLAND CEMENT CONCRETE PAVEMENT W/6X6 WWF
B 4" CRUSHED AGGREGATE SUB-BASE, TY. B.

DUMPSTER PAD SECTION
N.T.S.



PLAN

SECTION A-A

RESTRICTOR DETAIL

Copyright © 2020 Advantage Consulting Engineers, LLC

NO.	DATE	REMARKS
1.	01/17/20	REVISED PER VILLAGE/MWRDGC

ADVANTAGE
CONSULTING ENGINEERS
80 MAIN STREET, SUITE 17 - LEMONT, ILLINOIS 60439
847-260-4758
www.aceng.us

DETAILS

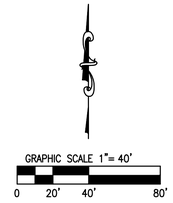
NEW HORIZON HOTELS
TINLEY PARK, IL

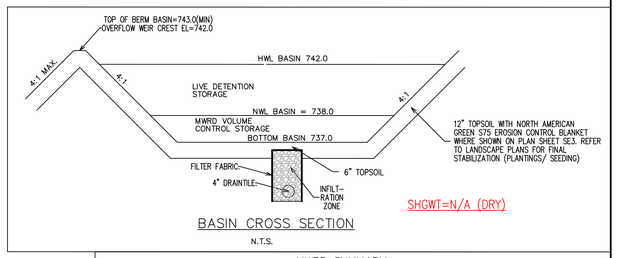
TOP HOSPITALITY, LLC.
2730 UNIVERSITY BLVD.
HOUSTON, TEXAS 77005
PHONE: 312-404-6735

NOVEMBER 18, 2019
JOB: 18-036

SHEET:
D3
15 OF 18







BASIN CROSS SECTION

N.T.S.

MWRD SUMMARY

LEGEND

- IMPERVIOUS AREA
- PERVIOUS AREA
- UNRESTRICTED AREA
- VOLUME CONTROL AREA
- OFFSITE AREA
- DRAINAGE AREA BOUNDARY

DETENTION AND RETENTION SUMMARY:

BASIN:

BASIN BOTTOM= 737.0
NWL= 738.0
HWL= 742.0

TAILWATER ELEVATION=N/A

DETENTION VOLUME PROVIDED = 2.88 AC-FT

DETENTION VOLUME REQUIRED = 2.88 AC-FT

VOLUME CONTROL PROVIDED= 0.48 AC-FT
VOLUME CONTROL REQUIRED= 0.52 AC-FT

SUMMARY:

TOTAL PROPERTY OWNERSHIP = 8.69 AC.

TOTAL DEVELOPMENT AREA = 7.21 AC + 1.48 AC (U/S AREA) = 8.69 AC

AREA TRIBUTARY TO BASIN = 8.47 AC.

PROPOSED PERVIOUS AREA = 1.72 AC.
PROPOSED IMPERVIOUS AREA = 5.70 AC.
UPSTREAM AREA = 1.06 AC. BYPASS THROUGH OVERFLOW WEIR
HWL AREA = 1.05 AC.

UNRESTRICTED AREA = 0.22 AC.

NO.	DATE	REMARKS
1.	01/17/20	REVISED PER VILLAGE/MWRDGC

ADVANTAGE
CONSULTING ENGINEERS
80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
847-260-4758 www.aceng.us

DRAINAGE AREA EXHIBIT

NEW HORIZON HOTELS
TINLEY PARK, IL

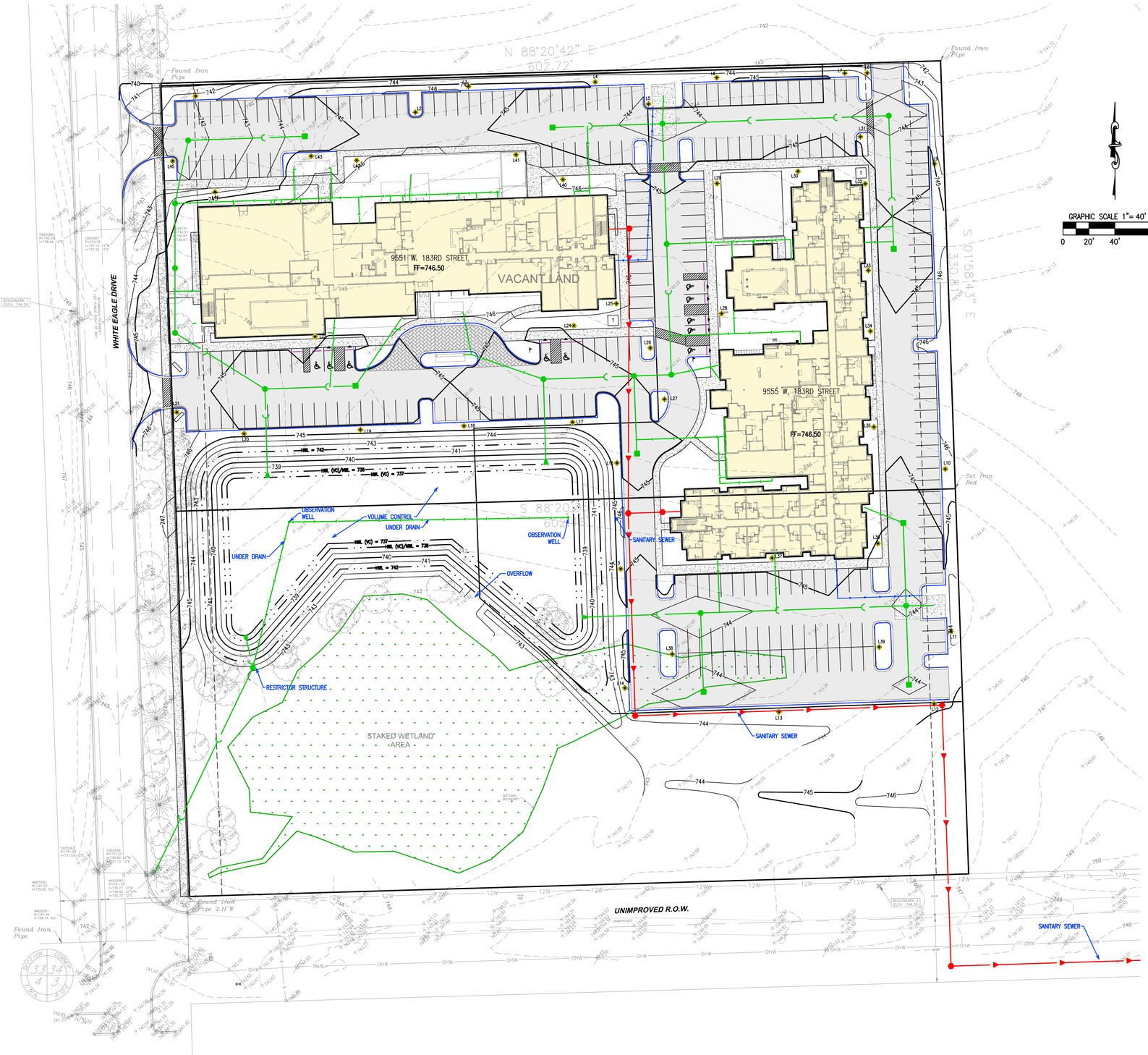
TOP HOSPITALITY, LLC.
2730 UNIVERSITY BLVD.
HOUSTON, TEXAS 77005
PHONE: 312-404-6735

NOVEMBER 18, 2019
JOB: 18-036

SHEET:
DR1

16 OF 18

Copyright © 2020 Advantage Consulting Engineers, LLC



PROPERTY LOCATION: SECTION 34, TOWNSHIP 36N, RANGE 12E
PROPERTY ADDRESS: 9551-9555 WEST 183RD STREET, TINLEY PARK, IL
TOTAL CONTIGUOUS OWNERSHIP: 8.69 ACRES
PROJECT AREA: 8.69 ACRES

OWNER WILL OWN AND MAINTAIN ALL STORM SEWERS, DETENTION BASIN AND SANITARY SEWERS

STORM WATER VOLUME SUMMARY:		
DETENTION VOLUME REQUIRED:	2.88	AC FT
DETENTION VOLUME PROVIDED:	2.88	AC FT
VOLUME CONTROL REQUIRED:	0.48	AC FT
VOLUME CONTROL PROVIDED:	0.52	AC FT

PIN: 27-34-300-013-0000
27-34-300-014-0000

LEGAL DESCRIPTION:

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. EXCEPT THAT PART DEDICATED FOR RIGHT OF WAY PER DOCUMENT NUMBER 10157484.

And

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. EXCEPT THAT PART DEDICATED FOR RIGHT OF WAY PER DOCUMENT NUMBER 10157484.

EXAMPLE MAINTENANCE PLAN FOR X DEVELOPMENT

The Owner of the NEW HORIZON HOTELS, with facilities as shown on this exhibit (Exhibit R), shall assume responsibility for the following perpetual maintenance activities:

1. General

Regular inspections and routine maintenance of general areas shall be performed on a monthly or as-needed basis. Specific items of concern include'

_____ Litter and debris shall be controlled
_____ Landscaped areas shall be maintained with regular mowing and restored with appropriate seeding/vegetation as necessary.
_____ Accumulated sediment shall be disposed of properly, along with any wastes generated during maintenance operations
_____ Rip-rap areas shall be repaired with the addition of new riprap, as necessary, of similar size and shape
_____ Roads shall be swept, vacuumed and/or washed on a regular basis

2. Storm Management Facilities

All components of the storm water management facilities shall be checked monthly between March and November and maintained as necessary to ensure proper performance. It is critical that all inflows and outflows to the detention facility are clean and performing as designed. In addition, the design volume of the detention facility shall also be maintained. Inspections for the following specific items should be conducted monthly between March and November:

Side Slopes/Embankments/Emergency Overflow Structure
_____ Inspect embankments for settlement and erosion
_____ Remove woody growth from the embankment
_____ Any breaks, hire Registered Professional Engineer for design resolution
_____ Seed and sod any eroded areas
_____ Sign of piping (leakage) or seepage, repair
_____ Stabilize emergency overflow structure if erosion observed
_____ Remove obstructions blocking emergency overflow spillway

Vegetated Areas
_____ Regular mowing to control vegetation, no cutting of negative vegetation
_____ Need for planting, reseeding or sodding. Supplement alternative native vegetation if a significant portion has not been established (50% of the surface area). Reseed with alternative grass species if original grass cover has not successfully established.
_____ Evidence of grazing, motorbikes, or other vehicles, repair
_____ Check for invasive vegetation, remove where possible
_____ All vegetation must be maintained per the approved planting plan

Outlet Control Structure
_____ Inspect restrictor and remove debris if clogged or discharge reduced
_____ Remove accumulated sediment at outlet
_____ Scour and erosion at outlet, repair and reseed
_____ Any ice damage to outlet of pipe, repair if necessary
_____ Condition of trash tracks, remove debris
_____ Outlet channel conditions downstream Access for Maintenance Equipment
_____ Remove any obstructions placed in maintenance easements

Safety Features
_____ Access controls to hazardous areas
_____ Fences
_____ Loose or damaged posts
_____ Loose or broken wires
_____ Condition of gates
_____ Signs

Detention Volume
_____ Inspect all storm water detention facilities to ensure that the constructed volume for detention is maintained. No sediment, topsoil, or other dumping into the facility shall be allowed. Specific locations in the storm water management system, designed to accumulate sediment, shall be dredged as necessary to prevent sediment from reaching the invert of any gravity outlet pipe.

3. Volume Control Facility

Routine inspections and maintenance of volume control facilities shall be performed by the Owner on a yearly or as-needed basis. Specific items of concern include:

_____ Facility shall be inspected yearly using the monitoring well to verify the system is functioning properly.
_____ Surface of permeable pavement shall be cleaned with low-pressure power washer.
_____ Accumulated sediment from surface shall be vacuumed out and disposed of properly.
_____ Appropriate signage shall be repaired if damaged or illegible.

4. Storm water Collection System

The Owner shall perform monthly inspections of all components of the stormwater collection system. The monthly inspection shall occur between March and November and include the following specific areas of concern:

Storm Sewers/Manholes
_____ Remove accumulated leaves and other debris from gates
_____ Reset covers/lids on as-needed basis
_____ Remove accumulated sediment from manhole bottom when 50% of sump is filled

Storm Sewers/Culverts
_____ Visually inspect pipes by removing manhole lids, make repairs as necessary
_____ Storm sewers and culverts shall be checked for siltation deposits at inlets, outlets, and within the conduit, clean out as necessary
_____ Restore rip rap at outfalls if erosion observed
_____ Restore rip rap at outfalls
_____ Replant and reseed any eroded areas

Overland Flow Routes (Ditches/Swales)
_____ Annual visual inspections shall be performed that verify the design capacity of the overland flow routes is maintained. The slope and cross-sectional area of the ditch/swale shall be verified during this inspection.
_____ Remove any obstructions that have been placed in the drainage path
_____ Seed and sod any eroded areas
_____ Restore rip rap as necessary
_____ Regrade to provide positive drainage as necessary
_____ Regular mowing to control vegetation

5. Vegetated Areas
_____ Need for planting, reseeding, or sodding. Supplement alternative native vegetation if a significant portion has not been established (50% of the surface area after second growing season). Reseed with alternative native grass species if original grass cover has not successfully established.
_____ Evidence of grazing, motorbikes, or other vehicles, repair.
_____ Check for invasive vegetation, remove when possible.
_____ Regular mowing to control vegetation; it is recommended that native vegetation remain uncut
_____ Dead or damaged non-native grassy areas – repair with seeding with fertilization or seeding with mulch.
_____ Compensatory storage area shall be reseeded with appropriate vegetation according to the approved planting plan.

6. Qualified Sewer Construction
_____ Performed manhole inspections once every five years; make repairs as necessary.
_____ Perform sewer inspections once every five years; make repairs as necessary.
_____ Perform regular cleaning so that each sewer segment is cleaned once every 5 years.
_____ Remove any obstructions placed in maintenance easements that may impede maintenance equipment access.

NO.	DATE	REMARKS
1.	01/17/20	REVISED PER VILLAGE/MWRDGC

ADVANTAGE
CONSULTING ENGINEERS
80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
847-280-4758
www.adengr.us

EXHIBIT R

NEW HORIZON HOTELS
TINLEY PARK, IL

TOP HOSPITALITY, LLC.
2730 UNIVERSITY BLVD.
HOUSTON, TEXAS 77005
PHONE: 312-404-6735

NOVEMBER 18, 2019
JOB: 18-036

SHEET:
DR2
17 OF 18

Copyright (c) 2020 Advantage Consulting Engineers, LLC



Copyright © 2020 Advantage Consulting Engineers, LLC

SHEET:	DR3
	18 OF 18
JOB:	18-036
	NOVEMBER 18, 2019

TOP HOSPITALITY, LLC.
2730 UNIVERSITY BLVD.
HOUSTON, TEXAS 77005
PHONE: 312-404-6735

INLET AREA EXHIBIT

NEW HORIZON HOTELS
TINLEY PARK, IL

ADVANTAGE
CONSULTING ENGINEERS
80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
847-260-4758
www.aceng.us

NO.	DATE	REMARKS
1.	01/17/20	REVISED PER VILLAGE/MWRDGC

Final Landscape Plan

RESIDENCE INN & COURTYARD by MARRIOTT

Tinley Park, Illinois

January 23, 2020

CONSULTANTS:

LANDSCAPE ARCHITECT:

GARY R. WEBER ASSOCIATES, INC
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187

CIVIL ENGINEER:

ADVANTAGE CONSULTING ENGINEERS
80 MAIN STREET, SUITE 17
LEMONT, ILLINOIS 60439



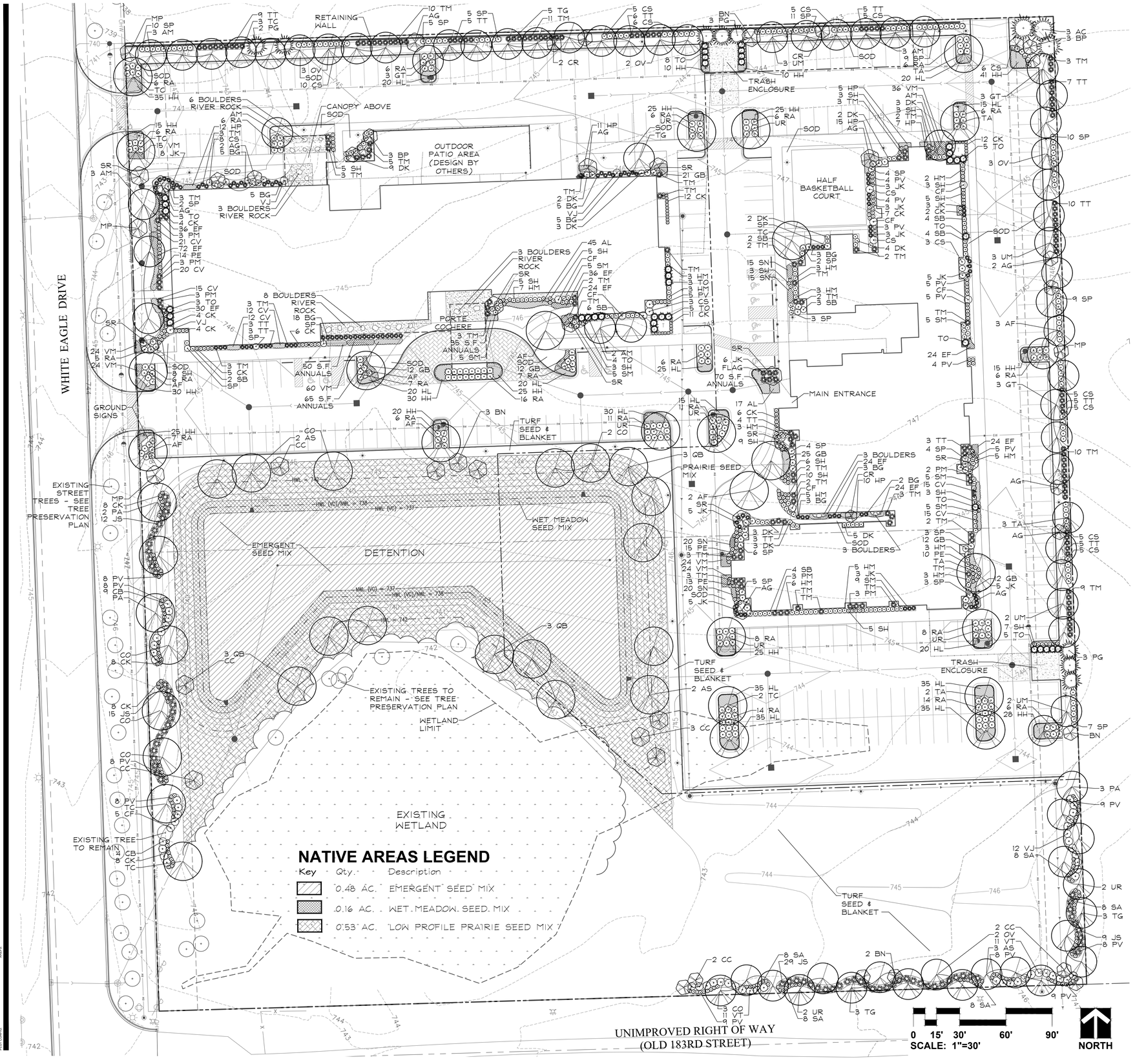
LOCATION MAP

SCALE: 1"=300'

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
0	COVER SHEET
1	FINAL LANDSCAPE PLAN
2	TREE INVENTORY / PRESERVATION PLAN
3	LANDSCAPE SPECIFICATIONS

L:\Projects\AC1830\Acad\AC1830_A03_00LP.dwg



NATIVE AREAS LEGEND

Key	Qty.	Description
	0.48 AC.	EMERGENT SEED MIX
	0.16 AC.	WET MEADOW SEED MIX
	0.53 AC.	LOW PROFILE PRAIRIE SEED MIX

PLANT LIST

Key	Qty	Botanical/Common Name	Size	Remarks
		SHADE TREES		
AF	10	Acer x freemanii 'Jeffer's Red' AUTUMN BLAZE MAPLE	2 1/2" Cal.	
AM	13	Acer miyabei 'Morton' STATE STREET MAPLE	2 1/2" Cal.	
AS	7	Acer saccharum SUGAR MAPLE	2 1/2" Cal.	
CO	9	Celtis occidentalis COMMON HACKBERRY	2 1/2" Cal.	
GT	9	Gleditsia triacanthos inermis 'Skyline' SKYLINE HONEYLOCUST	2 1/2" Cal.	
OV	10	Ostrya virginiana IRONWOOD	2 1/2" Cal.	
PA	6	Platanus x acerifolia 'Morton Circle' EXCLAMATION! LONDON PLANETREE	2 1/2" Cal.	
QB	9	Quercus bicolor SWAMP WHITE OAK	2 1/2" Cal.	
TA	8	Tilia americana 'Redmond' AMERICAN LINDEN	2 1/2" Cal.	
TC	10	Tilia cordata 'Greenspire' LITTLELEAF LINDEN	2 1/2" Cal.	
TG	12	Tilia tomentosa 'Green Mountain' GREEN MOUNTAIN SILVER LINDEN	2 1/2" Cal.	
UM	10	Ulmus 'Morton' ACCOLADE ELM	2 1/2" Cal.	
UR	10	Ulmus 'Regal' REGAL ELM	2 1/2" Cal.	
		ORNAMENTAL TREES		
AG	12	Amelanchier grandiflora APPLE SERVICEBERRY	6' Ht.	Multi-Stem
BN	7	Betula nigra RIVER BIRCH	6' Ht.	Multi-Stem
BP	6	Betula populifolia 'Whitespire' WHITESPIRE GRAY BIRCH	6' Ht.	Multi-Stem
CC	10	Cercis canadensis REDBUD	6' Ht.	Multi-Stem
CR	4	Cercis canadensis 'Covey' LAVENDER TWIST WEEPING REDBUD	6' Ht.	Multi-Stem
MP	4	Malus 'Prairifire' PRAIRIFIRE CRABAPPLE	6' Ht.	Multi-Stem
SR	9	Syringa reticulata 'Ivory Silk' IVORY SILK JAPANESE TREE LILAC	6' Ht.	Multi-Stem
		EVERGREEN TREES		
AC	3	Abies concolor WHITE FIR	6' Ht.	
PG	8	Picea glauca 'Densata' BLACK HILLS SPRUCE	6' Ht.	
TO	38	Thuja occidentalis 'Techny' MISSION ARBORVITAE	5' Ht.	
		DECIDUOUS SHRUBS		
CB	13	Cornus sericea 'Bailey' RED TWIG DOGWOOD	36" Ht.	5' O.C.
CF	11	Cornus sericea 'Flaviramea' YELLOW TWIG DOGWOOD	36" Ht.	5' O.C.
CS	73	Cornus sericea 'Farrow' ARCTIC FIRE DOGWOOD	30" Ht.	4' O.C.
DK	36	Diervilla 'G2X885411' KODIAK RED DIERVILLA	24" Ht.	3' O.C.
HM	51	Hydrangea macrophylla 'Ballmer' ENDLESS SUMMER HYDRANGEA	24" Ht.	3' O.C.
SB	25	Spiraea betulifolia 'Tor' BIRCHLEAF SPIREA	24" Ht.	3' O.C.
SM	39	Spiraea media 'SMSMBK' DOUBLEPLAY BLUE KAZOO SPIREA	24" Ht.	3' O.C.
SP	106	Syringa patula 'Miss Kim' MISS KIM LILAC	30" Ht.	4' O.C.
RA	186	Rhus aromatica 'Gro-Low' GRO-LOW FRAGRANT SUMAC	30" Ht.	4' O.C.
VT	22	Viburnum trilobum 'Redwing' JN SELECT CRANBERRYBUSH VIBURNUM	36" Ht.	5' O.C.
VJ	15	Viburnum x juddii JUDD VIBURNUM	36" Ht.	5' O.C.
		EVERGREEN SHRUBS		
BG	49	Buxus x 'Glencoe' CHICAGOLAND GREEN BOXWOOD	24" Wide	3' O.C.
JK	49	Juniperus chinensis 'Kallay's Compact' KALLAY'S COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
JS	65	Juniperus x pfitzeriana 'Sea Green' SEA GREEN JUNIPER	30" Wide	5' O.C.
PM	17	Pinus mugo 'Valley cushion' DWARF MOUNTAIN PINE	24" Wide	3' O.C.
TM	114	Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.
TT	68	Taxus x media 'Taunton' TAUNTON YEW	24" Wide	4' O.C.
		ORNAMENTAL GRASSES		
CK	105	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
PE	52	Pennisetum alopecuroides 'Hameln' DWARF FOUNTAIN GRASS	#1	24" O.C.
PV	110	Panicum virgatum 'Ratstrahlbusch' RED SWITCH GRASS	#1	30" O.C.
SA	40	Sesleria autumnalis AUTUMN MOOR GRASS	#1	30" O.C.
SH	83	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.
		PERENNIALS		
AL	62	Allium lusitanicum 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
CV	110	Coreopsis verticillata 'Zagreb' ZAGREB COREOPSIS	#1	18" O.C.
GB	94	Geranium x 'Brookside' BROOKSIDE GERANIUM	#1	18" O.C.
HP	60	Hosta 'Patriot' PATRIOT HOSTA	#1	24" O.C.
HH	359	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
HL	375	Hemerocallis 'Little Wine Cup' LITTLE WINE CUP DAYLILY	#1	18" O.C.
SN	70	Salvia nemorosa 'East Friesland' EAST FRIESLAND SALVIA	#1	12" O.C.
		GROUNDCOVERS		
EF	294	Euonymous fortunei var. 'Coloratus' PURPLELEAF WINTERCREEPER	#5P4	12" O.C.
VM	207	Vinca minor 'Dart's Blue' DART'S BLUE PERIWINKLE	#5P4	12" O.C.
		ANNUALS		
	220	SPRING DAFFODIL BULBS	1/S.F	12" O.C.
	440	SUMMER PURPLE AND PINK SUNPATIENS	2/S.F	6" O.C.
	440	FALL RED AND YELLOW MUMS	2/S.F	6" O.C.
	440	WINTER FLOWERING KALE	1/S.F.	12" O.C.
		MISC. MATERIALS		
	178	SHREDDED HARDWOOD MULCH	C.Y.	
	1,683	SOD	S.Y.	
	0.96	TURF SEED & EROSION CONTROL BLANKET	AC.	
	24	2 1/2" RIVER ROCK	C.Y.	4" Depth
	26	GRANITE BOULDERS 24"-48"	EA	Natural Colors

GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

CIVIL ENGINEER
ADVANTAGE CONSULTING ENGINEERS
80 MAIN STREET, SUITE 17
LEMONT, ILLINOIS 60439

NEW HORIZON
TINLEY PARK, ILLINOIS

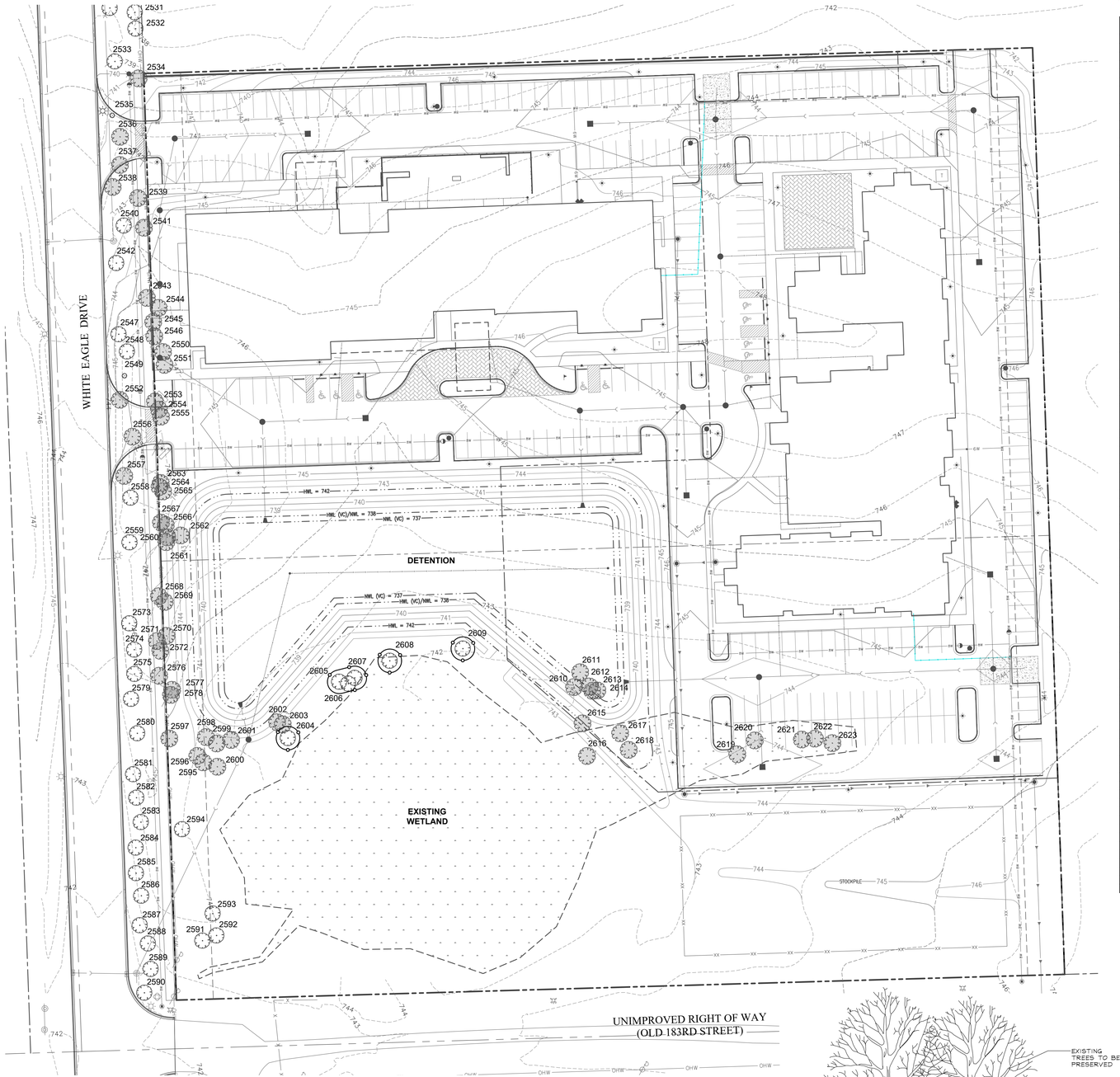
FINAL LANDSCAPE PLAN

3	1.23.2020
2	12.12.2019
1	11.01.2019

REVISIONS

DATE	8.01.2019
PROJECT NO.	AC1830
DRAWN	GFB/TRC
CHECKED	JCT
SHEET NO.	1 OF 3

Know what's below. Call before you dig.



0 20' 40' 80' 120'
SCALE: 1"=40'

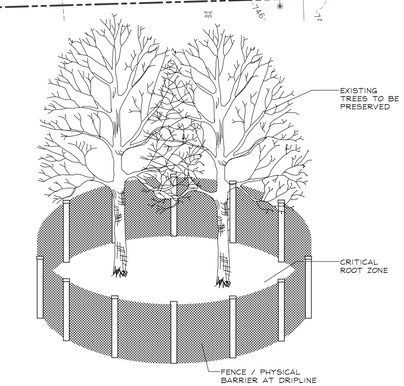
NORTH

LEGEND

- TREE TO BE PRESERVED
- TREE TO BE REMOVED
- TREE PROTECTION FENCE

TREE PRESERVATION NOTES

1. 48'' high snow fence or wood barriers shall extend to the dripline of the tree or tree mass whenever possible, shall be installed before construction begins, and should not be removed until the completion of construction.
2. All accidental damage to existing trees that are to be preserved shall be promptly treated as required in accordance with recognized horticultural practices and the instructions of the professional Arborist, Landscape Architect or Horticulturist.
3. Broken or badly bruised branches shall be removed with a clean cut. If recommended by the professional Arborist, Landscape Architect or Horticulturist.
4. Care shall be exercised by the contractors to protect all overhead limbs and branches from damage by contact with material, machinery or equipment and by damage from engine exhaust.
5. Contractors shall protect trees and vegetation against spills or discharge of fuels,lubricating oils, hydraulic fluids, anti-freeze and coolants, calcium chloride, lime and all other similar hydrocarbons, organic chemicals, and other materials which can be harmful.
6. When underground utilities are proposed within 5' of a preserved tree trunk, they must be augered if possible.



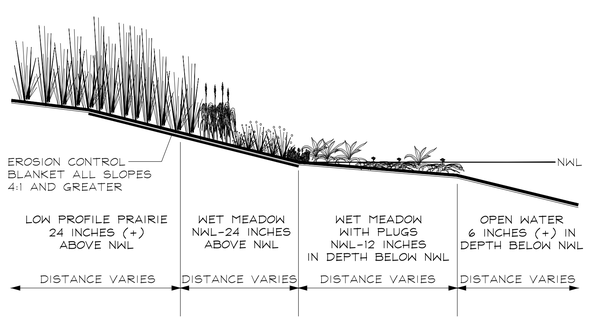
TREE PRESERVATION DETAIL
(NOT TO SCALE)
SEE NOTES

TREE INVENTORY

TAG NO.	BOTANICAL NAME	COMMON NAME	SIZE (dbh in inches, conifer in ft high)	HEALTH/STRUCTURE	NOTES	PRESERVE/ REMOVE
2530	*Picea pungens*	Colorado Blue Spruce	15' high	Good		Preserve
2531	*Crataegus crus-galli*	Cockspur Hawthorn	8,8,4,4,4,3	Poor; dead limb, insect damage	With thorns	Preserve
2532	*Crataegus crus-galli*	Cockspur Hawthorn	8,6	Fair; dead wood	With thorns	Preserve
2533	*Picea pungens*	Colorado Blue Spruce	20' high	Good		Preserve
2534	*Crataegus crus-galli*	Cockspur Hawthorn	8,10,6,5	Poor; cavity, low dead wood	With thorns	Remove
2535	*Pyrus calleryana*	Pear	7	Good		Preserve
2536	*Malus sp.*	Crabapple	6	Fair; shrub-like growth, dead wood		Remove
2537	*Malus sp.*	Crabapple	6	Fair; shrub-like growth, dead wood		Remove
2538	*Picea pungens*	Colorado Blue Spruce	20' high	Good		Remove
2539	*Crataegus crus-galli*	Cockspur Hawthorn	8	Fair; slight lean	With thorns	Remove
2540	*Malus sp.*	Crabapple	5,4	Good		Preserve
2541	*Crataegus crus-galli*	Cockspur Hawthorn	10,10,5,5,5,4	Poor; cavity, dead limbs	With thorns	Remove
2542	*Pyrus calleryana*	Pear	5	Fair; trunk scar		Preserve
2543	*Crataegus crus-galli*	Cockspur Hawthorn	7	Fair; dead wood, overgrown	With thorns	Remove
2544	*Crataegus crus-galli*	Cockspur Hawthorn	6,4	Fair; dead wood	With thorns	Remove
2545	*Crataegus crus-galli*	Cockspur Hawthorn	10	Poor; strong lean, overgrown, dead wood	With thorns	Remove
2546	*Crataegus crus-galli*	Cockspur Hawthorn	8,7,6	Poor; dead leader, cavity, dead wood	With thorns	Remove
2547	*Pyrus calleryana*	Pear	7	Good		Preserve
2548	*Pyrus calleryana*	Pear	6	Fair; trunk damage		Preserve
2549	*Picea pungens*	Colorado Blue Spruce	15' high	Good		Preserve
2550	*Crataegus crus-galli*	Cockspur Hawthorn	8	Fair; lean	With thorns	Remove
2551	*Crataegus crus-galli*	Cockspur Hawthorn	7	Fair; lean	With thorns	Remove
2552	*Pyrus calleryana*	Pear	10	Good		Remove
2553	*Crataegus crus-galli*	Cockspur Hawthorn	8	Fair; overgrown	With thorns	Remove
2554	*Crataegus crus-galli*	Cockspur Hawthorn	8	Fair; overgrown	With thorns	Remove
2555	*Crataegus crus-galli*	Cockspur Hawthorn	8	Fair; overgrown	With thorns	Remove
2556	*Picea pungens*	Colorado Blue Spruce	20' high	Fair; browning		Remove
2557	*Pyrus calleryana*	Pear	8	Good		Preserve
2558	*Pyrus calleryana*	Pear	7	Good		Preserve
2559	*Pyrus calleryana*	Pear	10	Good		Preserve
2560	*Crataegus crus-galli*	Cockspur Hawthorn	6	Fair; dead wood	With thorns	Remove
2561	*Ulmus americana*	American Elm	6	Poor; crown damage		Remove
2562	*Crataegus crus-galli*	Cockspur Hawthorn	10	Fair; overgrown, dead wood	With thorns	Remove
2563	*Crataegus crus-galli*	Cockspur Hawthorn	6	Fair; dead wood	With thorns	Remove
2564	*Crataegus crus-galli*	Cockspur Hawthorn	6	Fair; dead wood	With thorns	Remove
2565	*Crataegus crus-galli*	Cockspur Hawthorn	6	Fair; dead wood	With thorns	Remove
2566	*Crataegus crus-galli*	Cockspur Hawthorn	6	Fair; dead wood	With thorns	Remove
2567	*Crataegus crus-galli*	Cockspur Hawthorn	6	Fair; dead wood	With thorns	Remove
2568	*Crataegus crus-galli*	Cockspur Hawthorn	7	Fair; broken limb, cavity	With thorns	Remove
2569	*Crataegus crus-galli*	Cockspur Hawthorn	9	Poor; dead limbs, leaning, cavity	With thorns	Remove
2570	*Crataegus crus-galli*	Cockspur Hawthorn	7	Fair; dead wood	With thorns	Remove
2571	*Crataegus crus-galli*	Cockspur Hawthorn	9	Fair; fused leaders, dead wood	With thorns	Remove
2572	*Crataegus crus-galli*	Cockspur Hawthorn	5,4	Fair; dead wood	With thorns	Remove
2573	*Pyrus calleryana*	Pear	10	Good		Preserve
2574	*Picea pungens*	Colorado Blue Spruce	15' high	Fair; browning		Preserve
2575	*Abies concolor*	White Fir	15' high	Fair; browning		Preserve
2576	*Crataegus crus-galli*	Cockspur Hawthorn	11,7,8,5,8	Poor; leaning, dead leader, dead wood	With thorns	Remove
2577	*Crataegus crus-galli*	Cockspur Hawthorn	7	Fair; dead wood	With thorns	Remove
2578	*Crataegus crus-galli*	Cockspur Hawthorn	6	Fair; dead wood	With thorns	Remove
2579	*Pyrus calleryana*	Pear	10	Good		Preserve
2580	*Abies concolor*	White Fir	20' high	Fair; browning		Preserve
2581	*Pyrus calleryana*	Pear	11	Good		Preserve
2582	*Picea pungens*	Colorado Blue Spruce	20' high	Good		Preserve
2583	*Pyrus calleryana*	Pear	10	Good		Preserve
2584	*Pyrus calleryana*	Pear	11	Good		Preserve
2585	*Malus sp.*	Crabapple	6	Fair; dead wood		Preserve
2586	*Abies concolor*	White Fir	20' high	Good		Preserve
2587	*Pyrus calleryana*	Pear	7	Good		Preserve
2588	*Malus sp.*	Crabapple	3	Poor; shrub-like, dead wood		Preserve
2589	*Malus sp.*	Crabapple	3,4	Poor; shrub-like, dead wood		Preserve
2590	*Pyrus calleryana*	Pear	9	Good		Preserve
2591	*Ulmus americana*	American Elm	7	Good		Preserve
2592	*Ulmus americana*	American Elm	8,9	Good		Preserve
2593	*Populus deltoides*	Eastern Cottonwood	9	Good		Preserve
2594	*Ulmus americana*	American Elm	10	Fair; dead wood		Preserve
2595	*Crataegus crus-galli*	Cockspur Hawthorn	6	Fair; overgrown, dead wood	With thorns	Remove
2596	*Crataegus crus-galli*	Cockspur Hawthorn	6	Fair; overgrown, dead wood	With thorns	Remove
2597	*Crataegus crus-galli*	Cockspur Hawthorn	7	Fair; overgrown, dead wood	With thorns	Remove
2598	*Crataegus crus-galli*	Cockspur Hawthorn	6	Good	With thorns	Remove
2599	*Crataegus crus-galli*	Cockspur Hawthorn	6	Poor; excessive dead wood	With thorns	Remove
2600	*Ulmus americana*	American Elm	6	Good		Remove
2601	*Crataegus crus-galli*	Cockspur Hawthorn	8	Fair; dead wood	With thorns	Remove
2602	*Ulmus americana*	American Elm	7	Fair; dead wood		Remove
2603	*Ulmus americana*	American Elm	7	Fair; dead wood		Remove
2604	*Ulmus americana*	American Elm	8	Good		Preserve
2605	*Populus deltoides*	Eastern Cottonwood	8	Fair; dead wood		Preserve
2606	*Populus deltoides*	Eastern Cottonwood	9	Good		Preserve
2607	*Populus deltoides*	Eastern Cottonwood	8	Good		Preserve
2608	*Populus deltoides*	Eastern Cottonwood	9	Good		Preserve
2609	*Populus deltoides*	Eastern Cottonwood	10	Fair; dead wood		Preserve
2610	*Populus deltoides*	Eastern Cottonwood	10	Good		Remove
2611	*Populus deltoides*	Eastern Cottonwood	9	Fair; slight lean		Remove
2612	*Populus deltoides*	Eastern Cottonwood	18	Fair; dead wood		Remove
2613	*Populus deltoides*	Eastern Cottonwood	10	Fair; dead wood		Remove
2614	*Populus deltoides*	Eastern Cottonwood	9	Fair; dead wood		Remove
2615	*Ulmus americana*	American Elm	10	Fair; dead wood		Remove
2616	*Populus deltoides*	Eastern Cottonwood	28	Fair; dead wood		Remove
2617	*Ulmus americana*	American Elm	11	Fair; dead wood		Remove
2618	*Populus deltoides*	Eastern Cottonwood	10	Fair; dead wood		Remove
2619	*Populus deltoides*	Eastern Cottonwood	14, 10	Fair; dead wood	No tag	Remove
2620	*Populus deltoides*	Eastern Cottonwood	10	Fair; dead wood	No tag	Remove
2621	*Populus deltoides*	Eastern Cottonwood	12	Fair; dead wood	No tag	Remove
2622	*Salix nigra*	Black Willow	16	Poor; strong lean, dead wood	No tag	Remove
2623	*Populus deltoides*	Eastern Cottonwood	10	Fair; dead wood	No tag	Remove

GENERAL NOTES

1. Contractor shall verify underground utility lines and is responsible for any damage.
2. Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
3. Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
4. The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
5. Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
6. Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
7. See General Conditions and Specifications for landscape work for additional requirements.



PLANT COMMUNITY SECTION
NOT TO SCALE

GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

CIVIL ENGINEER
ADVANTAGE CONSULTING ENGINEERS
80 MAIN STREET, SUITE 17
LEMONT, ILLINOIS 60439

NEW HORIZON
TINLEY PARK, ILLINOIS

TREE INVENTORY / PRESERVATION PLAN

3	1.23.2020
2	12.12.2019
1	11.01.2019
REVISIONS	

DATE	8.01.2019
PROJECT NO.	AC1830
DRAWN	GFB/TRC
CHECKED	JCT
SHEET NO.	2 OF 3

Know what's below. Call before you dig.

XREFS
PLOT CONFIG

LANDSCAPE WORK PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for:

1. The establishment of trees, shrubs, perennial, annual, native, and lawn areas as shown on Landscape Plan;
2. The provision of post-planting management as specified herein;
3. Any remedial operations necessary in conformance with the plans as specified in this document;
4. Permits which may be required.

1.2 QUALITY ASSURANCE

A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.

B. Quality Control Procedures:

1. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.

2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material. Landscape Architect shall secure approval from the City of Batavia for substitutions by submitting an excerpt of the appropriate plan sheet or replacement plan sheet proposing the substitution to the City of Batavia for review.

3. Analysis and Standards: Package standard products with manufacturer's certified analysis.

1.3 SUBMITTALS

A. Planting Schedule

Submit three (3) copies of the proposed planting schedule showing dates for each type of planting

B. Maintenance Instruction - Landscape Work

Submit two (2) copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year. Submit prior to expiration of required maintenance periods.

Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be provided ten (10) days prior to request for inspection for final acceptance. Landscape Architect shall receive copies of all instructions when issued.

C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.

D. Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.

E. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or City upon request.

1.4 JOB CONDITIONS

A. Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.

B. Utilities: Review underground utility location maps and plans; notify local utility location service; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.

C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

1.5 GUARANTEES

A. Guarantee seeded and sodded areas through the specified maintenance period and until final acceptance.

B. Guarantee trees, shrubs, groundcover and perennials for a period of one year after date of acceptance against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Installer's control.

C. Native Planting Area Performance Criteria

1st Full Growing Season: 90% of cover crop shall be established. There shall be no bare areas greater than two (2) square feet in seeded areas. At least 25% of vegetation coverage shall be native, non-invasive species. At least 50% of the emergent species, if planted as plugs shall be alive and apparent.

2nd Full Growing Season: All areas with the exception of emergent zones shall exhibit full vegetative cover. At least 50% of the vegetation coverage shall be native, non-invasive species.

3rd Full Growing Season: At least 75% of vegetation coverage shall be native, non-invasive species. Non-native species shall constitute no more than 25% relative aerial coverage of the planted area. Non-native/ invasive species for this project shall include but are not limited to the following: Ambrosia artemisiifolia & trifida (Common & Giant Ragweed), Cirsium arvense (Canada Thistle), Dipsacus laciniatus (Cut-leaved Teasel), Dipsacus sylvestris (Common Teasel), Lythrum salicaria (Purple Loosestrife), Melilotus sp. (Sweet Clover),Phalaris arundinacea (Reed Canary Grass), Phragmites australis (Giant Reed), Polygonum cuspidatum (Fallopia japonica) (Japanese Knotweed),Rhamnus catharatica & frangula (Common & Glossy Buckthorn),Typha sp. (Broadleaf, Narrowleaf, and Hybrid Cattail).

At least 90% of all woody vegetation planted within the boundaries of naturalized basins shall be alive and in healthy condition at the end of each growing season.

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 LAWN SOD

Provide strongly rooted sod, not less than two (2) years old and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant) and in strips not more than 18" wide x 4' long. Provide sod composed of a 5-way blend of Kentucky Bluegrass such as: Midnight, Allure, Viva, Washington, Liberty.

2.2 LAWN SEED MIXTURE

Grass Seed: Provide fresh, clean, new crop seed complying with the tolerance for purity and germination established by the Official Seed Analysts of North America. Provide seed of the grass species, proportions and maximum percentage of weed seed, as specified.

A. Lawn Seed Mixture - 5 lbs./1,000 sq. ft.
50% Kentucky Bluegrass 98/85
15% Cutter Perennial Ryegrass
10% Spartan Hard Fescue
10% Edge Perennial Ryegrass
10% Express Perennial Ryegrass
5% Pennlawn Creeping Red Fescue

B. Temporary Lawn Seed Mixture - 5 lbs./1,000 sq.ft.
40% Kentucky Bluegrass 98/85
40% Perennial Ryegrass
20% Annual Ryegrass

2.3 NATIVE PLANTING MIXTURES

Provide fresh, clean, new crop of the species and proportions as specified. Native seed and live plant material shall be obtained from a reputable supplier (approved by Landscape Architect) that has collected from sources east of the Mississippi River within the same EPA Level III Ecoregion as the project site (Central Corn Belt Plains). Any material sourced from outside this ecoregion must be approved by the Landscape Architect prior to installation.

It is the sole responsibility of the Native Landscape Contractor to provide approved seed that meets industry-standard PLS requirements.

A. Temporary Cover Crop:

Cover crops shall be installed in all planting areas containing dry mesic, mesic, and wet mesic soils to, stabilize soils, and combat weed pressure during the germination and establishment of the native seeding area.

For spring plantings use Seed Oats at the specified rate below:

Botanical Name	Common Name	lbs /AC.
Avena sativa	Seed Oats	30.0 lbs.

For fall or dormant plantings, use Regreen at the specified rates below:

Botanical Name	Common Name	lbs /AC
Triticum aestivum	Regreen	10.0 lbs.

B. Emergent Plantings - Stormwater Basin Bottoms in areas with 6" water depth

Botanical Name	Common Name	lbs /AC	Plugs/AC
Acorus calamus	Sweet Flag	0.500	494
Alisma subcordatum	Water Plantain	1.250	
Eleocharis obtusa	Blunt Spike Rush	0.375	
Eleocharis palustris	Marsh Spike Rush	0.375	
Glyceria grandis	Reed Manna Grass	0.375	
Hibiscus laevis	Rose Mallow	0.250	
Iris virginica shrevei	Blue Flag	0.500	494
Juncus effusus	Common Rush	0.500	
Leersia Oryzoides	Rice Cut Grass	1.250	494
Pontederia Cordata	Pickerelweed	0.250	494
Sagittaria latifolia	Common Arrowhead	1.250	494
Scirpus acutus	Hardstem Bulrush	0.250	988
Scirpus pungens	Chairmakers Rush	0.250	
Scirpus validus	Great Bulrush	0.250	988
Sparganium eurycarpum	Bur Reed	1.000	988
	Total:	8.625	5434

Note: If emergent zone is permanently flooded seeding will be impossible and live plugs shall be installed at the specified rate. Plugs are specified at a standard 38 cell flat and shall measure 2.25" x 5" with a volume of 11.30 inches. Substitution of plug size must be approved by the Landscape Architect prior to installation.

C. Wet Meadow Seed Mixture - Lower slopes of basin

Botanical Name	Common Name	lbs /AC
Grasses and Sedges		
Carex bebbii	Bebbs Oval Sedge	0.250
Carex bicknellii	Bicknells Sedge	0.125
Carex brevior	Plains Oval Sedge	0.250
Carex cristatella	Crested Oval Sedge	0.060
Carex molesta	Field Oval Sedge	0.250
Carex normalis	Spreading Oval Sedge	0.015
Carex scorparia	Pointed Broom Sedge	0.190
Carex stipata	Common Fox Sedge	0.060
Carex vulpinoidea	Brown Fox Sedge	0.250
Elymus virginicus	Virginia Wild Rye	3.000
Glyceria striata	Fowl manna grass	0.130
Juncus dudleyi	Dudleys Rush	0.020
Juncus torreyi	Torreys Rush	0.031
Panicum virgatum	Switch Grass	3.000
Scirpus atrovens	Dark Green Rush	0.060
Scirpus cyperinus	Wool Grass	0.030
	Total Grasses and Sedges:	7.721
Wildflowers/Broadleaves		
Alsclepias incarnata	Swamp Milkweed	0.125
Bidens cernua	Nodding Bur Marigold	0.190
Boltonia asteroids	False Aster	0.031
Chamaecrista fasciculate	Partridge pea	0.188
Euthamia gramnifolia	Grassleaved Goldenrod	0.300
Eupatorium perfoliatum	Common Boneset	0.015
Helenium autumnale	Sneezeweed	0.063
Iris virginica shrevei	Blue Flag	1.000
Lobelia siphilitica	Great Blue Lobelia	0.031
Mimulus ringens	Monkey Flower	0.031
Symphyotrichum novae-angliae	New England Aster	0.250
Pycnanthemum virginianum	Common Mountain Mint	0.063
Rudbeckia fulgida var.sullvantii	Showy Black-Eyed Susan	0.250
Zizia aurea	Golden Alexanders	0.500
	Total Wildflowers/Broadleaves:	3.037
	Total Wet Meadow Seed Mixture:	10.758

D. Low Profile Prairie With Flowers Seed Mixture - Upper Basin Slopes

Botanical Name	Common Name	lbs /AC
Grasses		
Bouteloua curtipendula	Side Oats Grama	8.000
Panicum virgatum	Prairie Switch Grass	0.125
Elymus trachycaulus	Slender Wheatgrass	2.000
Elymus canadensis	Prairie Wild Rye	1.000
Schizachyrium scoparium	Little Blue Stem	6.000
	Total Grasses:	17.125
Wildflowers/Broadleaves		
Allium cernuum	Nodding Wild Onion	0.190
Amorpha canescens	Lead Plant	0.125
Asclepias tuberosa	Butterflyweed	0.500
Asclepias canadensis	Whorled Milkweed	0.063
Astragalus canadensis	Canada Milk Vetch	0.063
Coreopsis palmata	Prairie Coreopsis	0.025
Echinacea pallida	Pale Purple Coneflower	1.000
Echinacea purpurea	Purple Coneflower	0.500
Eryngium yuccifolium	Rattlesnake Master	0.125
Lespedeza capitata	Round-Headed Bush Clover	0.125
Liatris aspera	Rough Blazing Star	0.250
Liatris pycnostachya	Prairie Blazing Star	0.188
Monarda fistulosa	Prairie Bergamot	0.063
Parthenium integrifolium	Wild Quinine	0.016
Penstemon digitalis	Foxglove Beardtongue	0.125
Petalostemum candidum	White Prairie Clover	0.125
Petalostemum purpureum	Purple Prairie Clover	0.156
Potentilla arguta	Prairie Cinquefoil	0.031
Pycanthemum tenuifolium	Slender Mt Mint	0.031
Ratibida pinnata	Yellow Coneflower	0.125
Rudebeckia fulgida var.sullvantii	Showy Black-Eyed Susan	0.500
Rudbeckia hirta	Black-Eyed Susan	0.500
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	0.063
Symphyotrichum laeve	Smooth Blue Aster	0.063
Tradescanthia ohiensis	Spiderwort	0.063
Verbena stricta	Hoary Vervain	0.125
Zizia aurea	Golden Alexanders	0.500
	Total Wildflowers/Broadleaves:	5.640
	Total Lo Pro Prairie Seed Mixture:	22.765

2.4 GROUNDCOVERS, PERENNIALS AND ANNUALS

Provide plants established and well-rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size shown or listed.

2.5 TREES AND SHRUBS

A. Name and Variety: Provide nursery groun plant material true to name and variety.

B. Quality: Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" and as further specified.

C. Deciduous Trees: Provide trees of height and caliper listed or shown and with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees except where special forms are shown or listed. Provide balled and burlapped (B&B) deciduous trees.

D. Deciduous Shrubs: Provide shrubs of the height shown or listed and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required. Provide balled and burlapped (B&B) deciduous shrubs.

E. Coniferous Evergreen: Provide evergreens of the sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types. Provide quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown. Provide balled and burlapped (B&B) evergreen trees and containerized shrubs.

F. Inspection: All plants shall be subject to inspection and review at the place of growth or upon delivery and conformity to specification requirements as to quality, right of inspection and rejection upon delivery at the site or during the progress of the work for size and condition of balls or roots, diseases, insects and latent defects or injuries. Rejected plants shall be removed immediately from the site.

2.6 PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of clean uncompacted topsoil (stockpiled at site) for all planting pits, perennial, annual and groundcover areas. Topsoil shall be conditioned based on any recommendations resulting from the soil test in 1.3.C.

2.7 EROSION CONTROL

A. Erosion Control Blanket: North American Green S150, or equivalent approved equal.

B. Shoreline Erosion Control Blanket: North American Green SC150, or approved equal. To be installed per manufacturer's recommendations.

2.8 MULCH

Provide mulch consisting of shredded hardwood. Provide sample to Landscape Architect for approval prior to ordering materials.

LANDSCAPE WORK PART 3 - EXECUTION

3.1 PLANTING SCHEDULE

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscape Architect.

3.2 PLANTINGS

A. Sodding New Lawns

1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site, do not turn over into soil being prepared for lawns.

2. Till to a depth of not less than 6", apply soil amendments as needed; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.

3. Sodded areas shall receive an application of commercial fertilizer at the rate of 10 lbs. per 1,000 sq. ft. and shall have an analysis of 16-8-8.

4. Lay sod within 24 hours from time of stripping.

5. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent grass.

6. Water sod thoroughly with a fine spray immediately after planting.

B. Seeding New Lawns

1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.

2. Till to a depth of not less than 6"; apply soil amendments; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.

3. Seeded lawn areas shall receive an application of commercial fertilizer at the rate of 5 lbs. per 1,000 sq. ft. and shall be 6-24-24. Fertilizer shall be uniformly spread and mixed into the soil to a depth of 1" inches.

4. Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage.

5. Sow seed using a spreader or seeding machine. Do not seed when wind velocity exceeds five (5) miles per hour. Distribute seed evenly over entire area by sowing equal quantity in two directions at right angles to each other.

6. Saw not less than specified rate.

7. Rake lawn seed lightly into top 1" of soil, roll lightly and water with a fine spray.

C. Seeding Native Areas

1. The period for planting prairie seed shall be from April 1 to June 15 or September 15 to just before the first frost. Seeding outside of these timeframes must be approved by the landscape architect.

2. The General Contractor and Native Landscape Contractor shall be responsible for performing all work necessary to achieve and maintain an acceptable seedbed prior to seeding. All areas must be properly prepared before seeding begins. Equipment having low unit pressure ground contact shall be utilized within the planting areas.

3. If present, compacted soils shall be disked or raked prior to seeding. Remedial measures for the access area may, at the direction of the Wetland Consultant, involve ripping from 12 to 18 inches of the soil horizon prior to disking.

4. Prior to seeding, planting areas shall have at least twelve inches of clean un-compacted topsoil. Clumps, clods, stones over 2" diameter, roots and other extraneous matter shall be removed and disposed of legally off-site.

5. Granular mycorrhizal inoculant shall be installed with the seed mix at a rate of 40lbs/ acre. Inoculant can be banded under seed, worked into seed or added into spray tanks. Native areas shall not receive fertilizer.

6. Contractor shall be solely responsible for the proper handling and storage of the seed according to the best seed handling and storage practices, including fungicide treatments and stratification considerations. Owner shall make no compensation for damage to the seed because of improper storage, cleaning, threshing, or screening operations.

7. Except where site conditions preclude their use, seeding shall be performed using a Truax drill, Truax Trillion seeder, or comparable equipment designed specifically for installation of native seed. For areas where site conditions preclude the use of specialized equipment, seed may be installed through hand broadcasting and followed by light raking. Hand broadcast seed shall be spread at twice the specified rate. Other methods of seed installation may be used with prior approval from the Landscape Architect.

8. Prior to starting work, all seeding equipment shall be calibrated and adjusted to sow seeds at the proper seeding rate. In general, the optimum seeding depth is 0.25 inch below the soil surface. Areas where the seed has not been incorporated into the soil to the proper depths will not be accepted, and no compensation for materials or labor for the rejected work will be made by the Owner.

9. Seeding and soil tracking/firming shall not be done during periods of rain, severe drought, high winds, excessive moisture, frozen ground, or other conditions that preclude satisfactory results.

10. Wet mesic and emergent areas shall be planted, and seed allowed to germinate (if possible), prior to flooding with significant amounts of water. Any areas of significant permanent water located within the planting area will receive live plugs in lieu of seed.

11. After the seeding operation is completed, install erosion control blanket per manufacturer's specifications.

12. Emergent plugs shall be planted in natural groupings within designed areas containing saturated soils or shallow inundation. Plants within groupings shall be planted at 2 foot centers.

13. Emergent plugs shall not be planted less than the specified rate and shall be protected with goose exclosures surrounding all natural groupings of plugs.

E. Groundcover and Perennial Beds

Groundcover, perennials, and annuals shall be planted in continuous beds of planting soil mixture a minimum of 8" deep. Install per spacing indicated on plan.

F. Trees and Shrubs

1. Set balled and burlapped (B&B) stock plumb and in center of pit or trench with top of ball at an elevation that will keep the root flare exposed upon backfill and mulching. Remove burlap from top and sides of balls; retain on bottoms. When set, place additional topsoil backfill around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.

2. Dish top of backfill to allow for mulching. Provide additional backfill berm around edge of excavations to form shallow saucer to collect water.

3. Mulch pits, trenches and planted areas. Provide not less than 2" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Maintain exposed root flare at all times.

4. Prune only injured or dead branches from flowering trees, if any. Protect central leader of tree during shipping and pruning operations. Prune shrubs to retain natural character in accordance with standard horticultural practices.

5. Remove and replace excessively pruned or ill-formed stock resulting from improper pruning.

6. The Contractor shall be wholly responsible for assuring that all trees are planted in a vertical and plumb position and remain so throughout the life of this contract and guarantee period. Trees may or may not be staked and guyed depending upon the individual preference of the Contractor; however, any bracing procedure(s) must be approved by the Owner prior to its installation.

3.3 INITIAL MAINTENANCE

A. Begin maintenance immediately after planting, continuing until final acceptance. A minimum of thirty (30) days.

B. Maintain planted and seeded areas by watering, rolling/regrading, replanting and implementing erosion control as required to establish vegetation free of eroded or bare areas.

C. Native Planting areas are to be mowed only once per spring during the initial three-year establishment period.

3.4 NATIVE LANDSCAPED AREAS CONTINUED MONITORING & MAINTENANCE

A. Monitoring

The Owner's Environmental Specialist shall inspect the plantings and provide a copy of the planting locations, species, and quantities for verification.

The Owner's Environmental Specialist shall inspect the plantings at least twice per year during the three-year term of the establishment to determine compliance with the minimum annual performance criteria (See 1.5C Guarantees). A monitoring report will be provided to the Army Corps of Engineers (ACE) by January 31st following each inspection.

B. Maintenance:

First Season

With the exception of the emergent area, native seeding areas should be mowed to a height of 6" to control annual nonnative and invasive species early in the growing season. Mowing, including weed whipping, should be conducted during prior to weed seed production. Mowing height and timing may need to be adjusted per target species. Small quantities of undesirable plant species, shall be controlled by hand pulling prior to the development and maturity of the plant. Hand removal shall include the removal of all above-ground and below-ground stems, roots and flower masses prior to development of seeds. Herbicide should be applied as necessary by a trained and licensed operator that is competent in the identification of native and nonnative herbaceous plants. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Second Season

Control of undesirable plant species during the second growing season shall consist primarily of precise herbicide application. Mowing and weed whipping shall be conducted as needed during the early growing season and as needed to a height of 6 to 8 inches to prevent annual weeds from producing seed. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Third Season

Seasonal mowing and herbicide will continue as above but should be reduced over time. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

C. Long Term Wetland and Prairie Management/Maintenance

A final compliance report and Long-Term Operation and Maintenance Plan shall be submitted by the Developer/Owner's Environmental Specialist no less than 60 days prior to the expiration of any landscape Cash Bond or Letter of Credit posted for the native areas. Final acceptance and release shall be determined by the County or Municipality upon inspection of the site to verify compliance.

The Long -Term Operation and Maintenance Plan shall be written to include guidelines and schedules for mowing, application of herbicide, debris/litter removal and inspection schedule for storm structures and sediment removal.

3.5 CLEAN UP AND PROTECTION

A. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.

B. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape Architect.

3.6 INSPECTION AND ACCEPTANCE

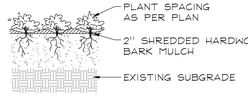
A. The Landscape Architect reserves the right to inspect seeds, plants, trees and shrubs either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality and mix proportion.

B. Supply written affidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source.

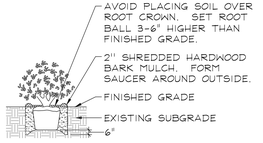
C. Notify the Landscape Architect within five (5) days after completing initial and/or supplemental plantings in each area.

D. When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Owner will be responsible for maintenance.

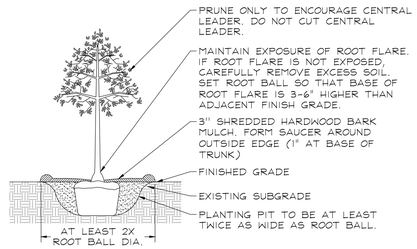
PLANTING DETAILS



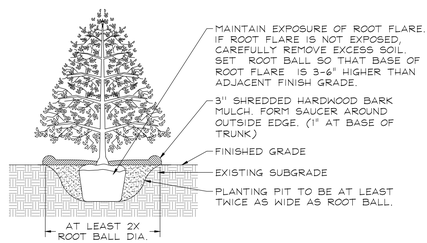
PERENNIALS AND GROUNDCOVERS
NOT TO SCALE



DECIDUOUS AND EVERGREEN SHRUBS
NOT TO SCALE



DECIDUOUS TREES
NOT TO SCALE



EVERGREEN TREES
NOT TO SCALE

Know what's below. Call before you dig.

GRWA
GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

CIVIL ENGINEER
ADVANTAGE CONSULTING ENGINEERS
80 MAIN STREET, SUITE 17
LEMONT, ILLINOIS 60439

NEW HORIZON
TINLEY PARK, ILLINOIS

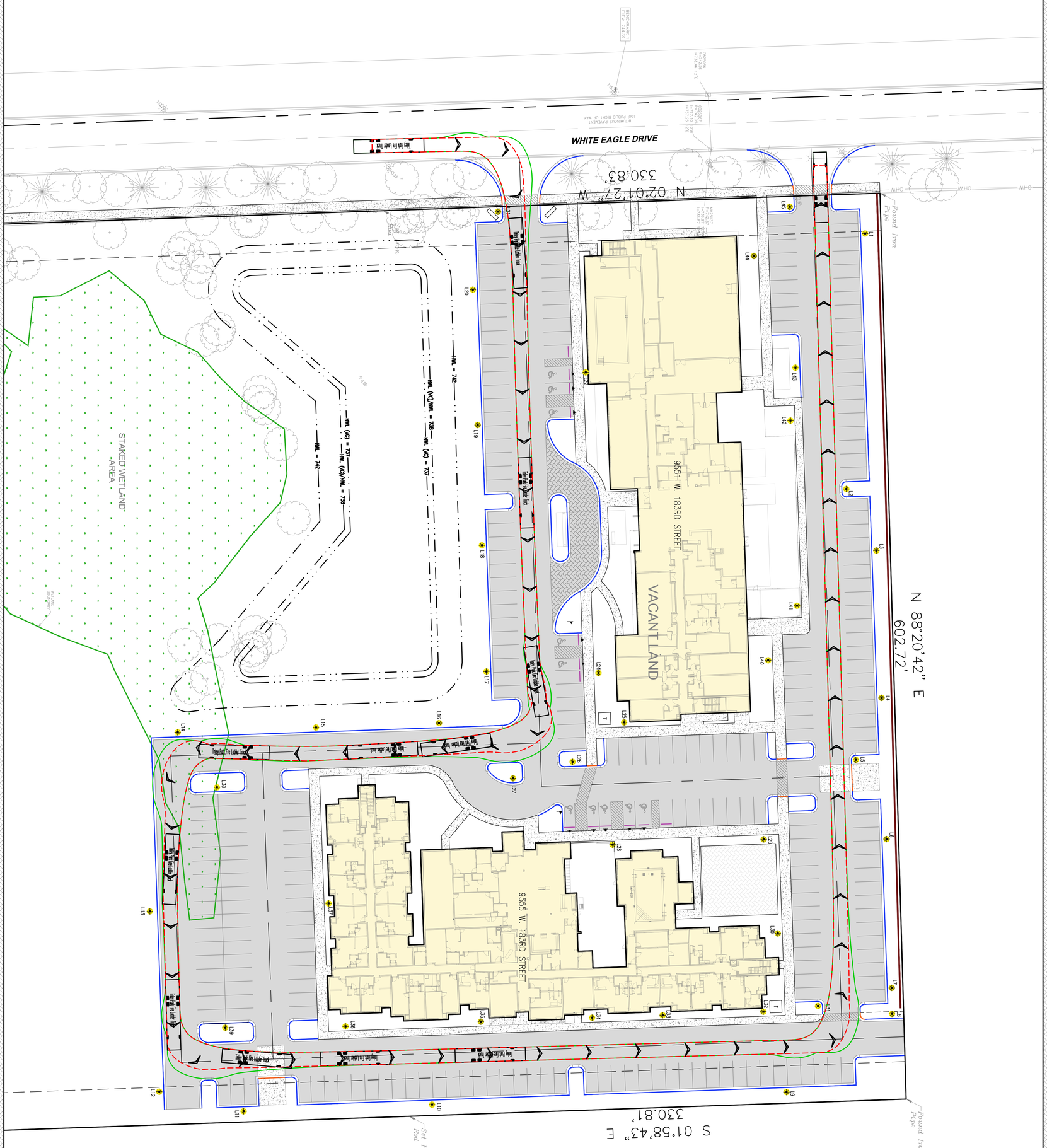
LANDSCAPE SPECIFICATIONS

3	1.23.2020
2	12.12.2019
1	11.01.2019
REVISIONS	

DATE	8.01.2019
PROJECT NO.	AC1830
DRAWN	GFB/TRC
CHECKED	JCT
SHEET NO.	3 OF 3

XREFS:

PLOT CONFIG:



Copyright © 2020 Advantage Consulting Engineers, LLC

SHEET:	V1
	1 OF 1
JOB:	18-036
	NOVEMBER 18, 2019

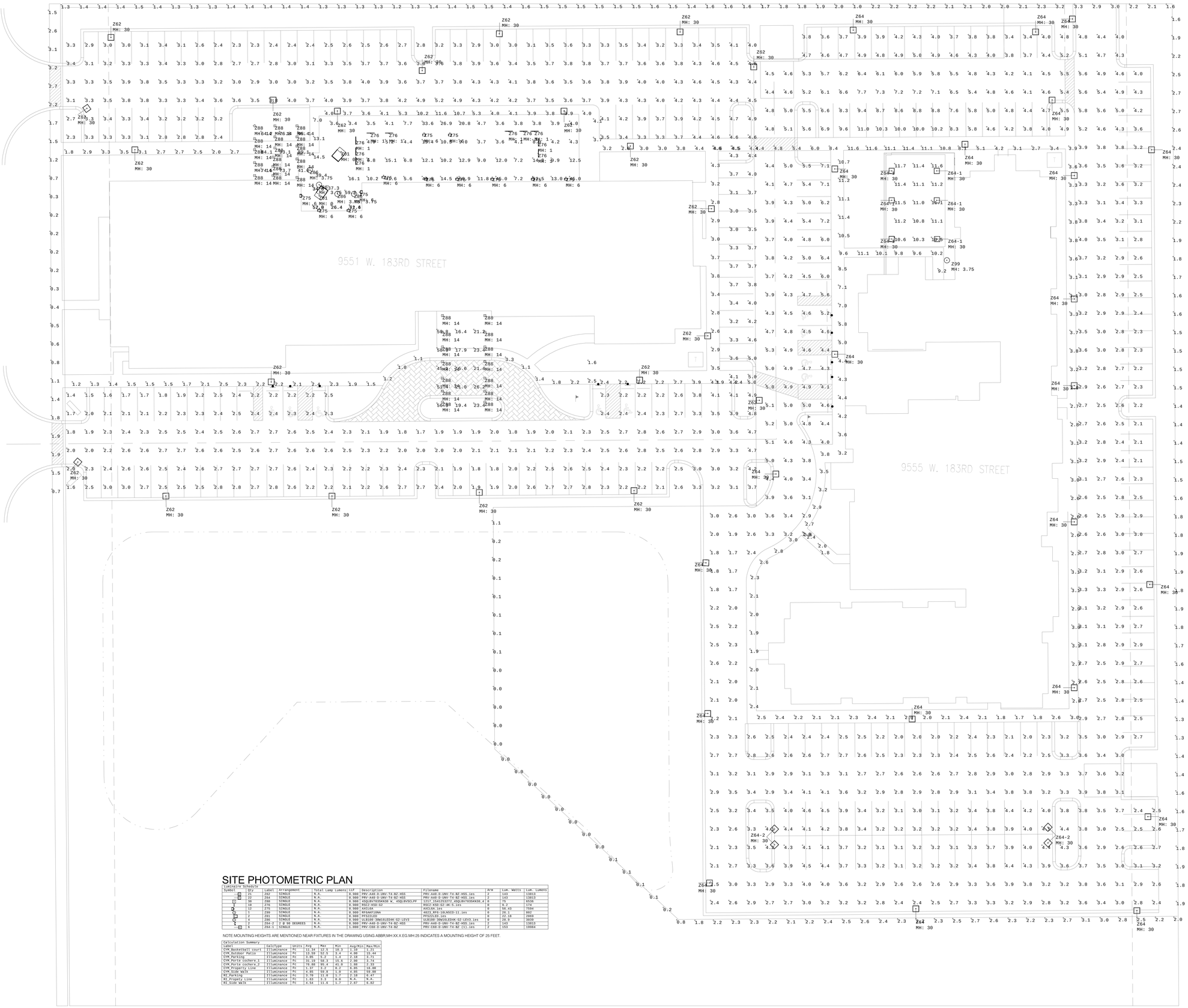
TOP HOSPITALITY, LLC.
2730 UNIVERSITY BLVD.
HOUSTON, TEXAS 77005
PHONE: 312-404-6735

AUTOTURN EXHIBIT

NEW HORIZON HOTELS
TINLEY PARK, IL

ADVANTAGE
CONSULTING ENGINEERS
80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
847-260-4758
www.aceng.us

NO.	DATE	REMARKS



SITE PHOTOMETRIC PLAN

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Filename	Arr.	Lum. Watts	Lum. Lumens
	2	Z62	SINGLE	N.A.	0.900	PRV-A4S-D-UNV-T4-BZ-HSS	PRV-A4S-D-UNV-T4-BZ-HSS.ies	2	143	13813
	22	Z64	SINGLE	N.A.	0.900	PRV-A4S-D-UNV-T4-BZ-HSS	PRV-A4S-D-UNV-T4-BZ-HSS.ies	2	143	13813
	30	Z88	SINGLE	N.A.	0.900	ASQURVT85KA30 W. ASQURVSCLPF	1217_1541253372_ASQURVT85KA30_W_ASQURVSCLPF.ies	0	75	6536
	10	Z76	SINGLE	N.A.	0.900	RSC2-XSD-D2	RSC2-XSD-D2-4K-5.ies	0	9.2	174
	12	Z75	SINGLE	N.A.	0.900	AXCCEA	AXCCEA.ies	0	56.43	7594
	1	Z99	SINGLE	N.A.	0.900	RFGAAF19NA	4923_RFG-19LNSCO-11.ies	0	26.1	802
	2	Z81	SINGLE	N.A.	0.900	PEDIOLED	PEDIOLED.ies	0	23.18	2068
	2	Z91	SINGLE	N.A.	0.900	RFGAAF19NA_EAGLE64K-D2-LEV3	RFGAAF19NA_EAGLE64K-D2-LEV3.ies	0	23.3	2068
	2	Z64-2	2 @ 90 DEGREES	N.A.	0.900	PRV-A4S-D-UNV-T4-BZ-HSS	PRV-A4S-D-UNV-T4-BZ-HSS.ies	2	143	13813
	6	Z64-1	SINGLE	N.A.	1.000	PRV-C6E-D-UNV-T4-BZ	PRV-C6E-D-UNV-T4-BZ-(1).ies	2	153	19984

NOTE:MOUNTING HEIGHTS ARE MENTIONED NEAR FIXTURES IN THE DRAWING USING ABBR.MH.XX.X.EG.MH.25 INDICATES A MOUNTING HEIGHT OF 25 FEET.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CYM_Basketball court	Illuminance	Fc	11.34	32.5	10.3	1.10	1.21
CYM_Outdoor Patio	Illuminance	Fc	13.59	52.5	1.4	4.98	19.44
CYM_Parking	Illuminance	Fc	3.37	9.7	0.3	11.00	32.33
CYM_Porte cochere_1	Illuminance	Fc	31.19	58.3	15.6	2.00	3.74
CYM_Porte cochere_2	Illuminance	Fc	76.88	95.4	41.9	1.84	2.33
CYM_Property Line	Illuminance	Fc	1.37	3.2	0.2	6.85	16.00
CYM_Side Walk	Illuminance	Fc	4.85	59.8	1.9	4.85	59.00
RI_Parking	Illuminance	Fc	3.70	11.0	1.7	2.18	6.47
RI_Property Line	Illuminance	Fc	1.63	3.3	0.0	N.A.	N.A.
RI_Side Walk	Illuminance	Fc	4.54	11.6	1.7	2.67	6.82

BASE4
2901 CLINT MOORE ROAD, #114
BOCA RATON, FLORIDA 33496
888.901.8008 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA
5453 NW 106TH DR
CORAL SPRINGS, FL 33076

MEP ENGINEER
GARRY VERMAAS PhD, PE
2183 S BERRYS CHAPEL ROAD
FRANKLIN, TN 37069

Seal:

Owner:

TOP Hospitality

143 Wheeling Road
Wheeling IL 60090
312 404 6735

Residence INN BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 9.
REVISION DATE: 2010.04.29

ISSUE NO.	DELTA	ISSUE DATE	DESCRIPTION

CURRENT ISSUE

ISSUED FOR PC STAFF REVIEW

CURRENT ISSUE DATE
2020.01.16

DRAWN BY
MSM

CHECKED BY
GWV

PROJECT NO.
B4-157-1901

SHEET NAME
SITE PHOTOMETRICS PLAN

DRAWINGS NO.
LT-200B

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE FOLLOWING CODES/STANDARDS:NATIONAL FIRE PROTECTION ASSOCIATION, INTERNATIONAL ENERGY CONSERVATION CODE , NATIONAL ELECTRICAL CODE AND ALL LOCAL CODE ORDINANCES, REGULATIONS AND THE AUTHORITY HAVING JURISDICTION.

2. ALL ELECTRICAL WORK PROVIDED FOR THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CRITERIA:

A) TRADE SIZE CONDUIT SMALLER THAN 1/2 INCH SHALL NOT BE USED.

B) CONDUIT ABOVE GRADE AND NOT EXPOSED TO WEATHER SHALL BE PVC, EMT & MC.

C) CONDUIT BELOW GRADE AND PENETRATIONS AT GRADE SHALL BE SCHEDULE 40 PVC EXCEPT TURNS.

D) CONDUIT ABOVE GRADE AND EXPOSED TO WEATHER SHALL BE SCHEDULE 80 PVC.

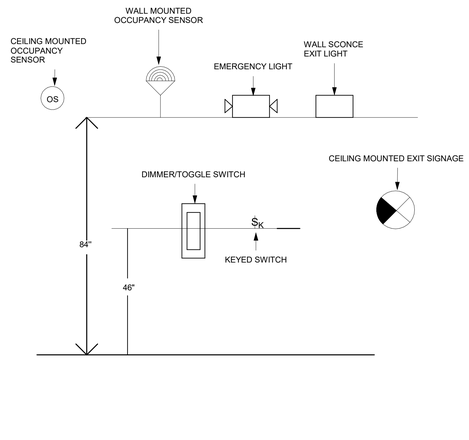
E) WIRE SIZE SMALLER THAN #12 AWG. BRANCH CIRCUIT WIRING PROVIDED BY THE ELECTRICAL CONTRACTOR SHALL BE COPPER; FEEDER & SERVICE WIRING SHALL BE ALUMINUM.

F) CONDUCTORS AMPACITY OF NONMETALLIC SHEATHED CABLE IS LIMITED TO THE 60 DEGREE.CONTRACTOR SHALL REFER NEC TABLE 310.15(B)(16), ALL OTHER CONDUCTORS SHALL HAVE A MINIMUM TEMPERATURE RATING OF 75 DEGREES C. (TYPE THWN OR TYPE THHN), 98% COPPER OR ALUMINUM.

G) WHERE POSSIBLE, EXCEPT AS SHOWN OTHERWISE ON THE DRAWINGS,ALL CONDUIT SHALL BE RUN CONCEALED BELOW GRADE,WITHIN WALLS OR ABOVE CEILING.

H) CONDUCTORS #12 AWG AND SMALLER SHALL BE SOLID. CONDUCTOR 10# AWG AND LARGER SHALL BE STRANDED. CONDUCTOR #12 AWG MAY BE SOLID OR STRANDED, EXCEPT THAT ONLY # 12 AWG SOLID OR ONLY #12 AWG STRANDED SHALL BE USED.

I) MOUNTING HEIGHT OF WALL MOUNTED CONTROLS AND RECEPTACLES SHALL FOLLOW THE GIVEN DIAGRAM BELOW. UNLESS COMPARABLE CONTROLS OR OUTLETS (THAT PERFORM THE SAME FUNCTIONS) ARE PROVIDED WITHIN THE SAME AREA AND ARE ACCESSIBLE.



3. CONTRACTOR SHALL:

A) OBTAIN AND PAY ALL INSURANCE, FEES, PERMITS, ASSOCIATION DUES, ROYALTIES, AND TAXES OF WHATEVER NATURE WHICH SHALL APPLY TO THE WORK.

B) PAY ALL INSPECTION FEES AS REQUIRED BY LAW OR ORDINANCE.

C) HOLD THE OWNER HARMLESS FROM ANY DAMAGE AND EXPENSE ARISING FROM ANY VIOLATION OF THE LAWS, RULES, OR ORDINANCES.

D) PROVIDE MATERIALS THAT ARE NEW AND FREE OF DEFECTS AND UL LISTED FOR THE INTENDED APPLICATION.

E) TAKE MEASUREMENTS AND MAKE LAYOUTS AS REQUIRED FOR PROPER INSTALLATION AND COMPLETION OF WORK IF THE ELECTRICAL DRAWINGS ARE NOT TO BE SCALED WHERE SPECIFIC DETAILS AND DIMENSIONS FOR ELECTRICAL WORK ARE NOT SHOWN IN DRAWINGS.

F) INSPECT SITE FOR FIELD VERIFICATION OF ALL ASPECTS OF THE PROJECT PRIOR TO BIDDING.

G) EXAMINE ALL DRAWINGS CAREFULLY PRIOR TO SUBMITTING A BID.

H) BE REQUIRED TO FURNISH, INSTALL AND/OR CONNECT WITH APPROPRIATE SERVICES ALL ELECTRICAL ITEMS SHOWN ON ANY OF THE ARCHITECTURAL, PLUMBING, AIR CONDITIONING, SPRINKLER DRAWINGS WITHOUT ADDITIONAL EXPENSE TO THE OWNER.

4. START OF WORK BY CONTRACTOR SHALL BE CONSIDERED AS ACCEPTANCE BY HIM OF ALL CLAIMS OR QUESTIONS AS TO SUITABILITY OF THE WORK OF OTHER TRADES OR OTHER CONTRACTORS TO RECEIVE HIS WORK. THIS CONTRACTOR SHALL REMOVE AND REPLACE AT HIS EXPENSE, ALL LIGHTING WORK WHICH MAY HAVE TO BE REMOVED BECAUSE OF INTERFERENCE WITH OTHER TRADES

5. PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, AND TOOLS TO PERFORM ALL WORK NECESSARY FOR THE COMPLETE EXECUTION OF THE LIGHTING WORK AS SHOWN ON THE DRAWINGS.

6. DRAWINGS ARE TO BE CONSIDERED DIAGRAMMATIC, NOT NECESSARILY SHOWING IN DETAIL OR TO SCALE ALL OF THE MINOR ITEMS, UNLESS SPECIFIC DIMENSIONS ARE SHOWN. THE STRUCTURAL, ARCHITECTURAL AND SITE CONDITIONS SHALL GOVERN THE EXACT LOCATIONS.THE CONTRACTOR SHALL FOLLOW DRAWINGS IN LAYING OUT WORK, CHECK DRAWINGS OF ALL TRADES TO VERIFY SPACES IN WHICH WORK WILL BE INSTALLED AND MAINTAIN MAXIMUM HEAD ROOM, OR SPACES OR CONDITIONS AT ALL POINTS. WHERE HEAD ROOM OR SPACES OR CONDITIONS APPEAR INADEQUATE, ARCHITECT/ENGINEER SHALL BE NOTIFIED BEFORE PROCEEDING WITH INSTALLATION. THIS CONTRACTOR SHALL, WITHOUT EXTRA CHARGE, MAKE FIELD MODIFICATIONS IN LAYOUT AS NEEDED TO PREVENT CONFLICT WITH WORK OF VARIOUS TRADES OR FOR PROPER EXECUTION OF WORK. WHERE DISCREPANCIES OCCUR, THE ARCHITECTURAL REFLECTED CEILING PLANS TAKE PRECEDENCE OVER THE ELECTRICAL LIGHTING FOR LOCATION AND ORIENTATION OF LIGHTING FIXTURES.

7. ALL DISCREPANCIES OF DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER IN WRITING IN AMPLE TIME TO PERMIT REVISIONS PRIOR TO SUBMISSION OF BIDS. SUBMISSION OF A BID CONSTITUTES ACCEPTANCE OF FIELD CONDITIONS AND ELECTRICAL DRAWINGS.

8. PROVIDE MEANS FURNISH AND INSTALL COMPLETE AND READY FOR USE'.

9. DRAWINGS DO NOT NECESSARILY INDICATE THE ACTUAL ROUTES OF CONDUIT. WHERE INDICATED, THEY SHALL BE FOLLOWED AS CLOSELY AS PROPER COORDINATION WITH THE WORK OF OTHER TRADES AND SPACES WILL PERMIT. WHERE CONDUIT RUNS ARE NOT SHOWN ON THE DRAWINGS, COORDINATE CONDUIT RUNS WITH THE WORK OF OTHER TRADES AND STRUCTURE. SIMPLIFY INSTALLATION WHERE POSSIBLE, BUT SUBJECT TO APPROVAL OF ARCHITECT FOR VISUAL AND STRUCTURAL REASONS. IT IS NOT WITHIN THE SCOPE OF THE DRAWINGS TO SHOW ALL NECESSARY OFFSETS, BENDS, PULL BOXES, AND OBSTRUCTIONS. THE DRAWINGS ARE NOT INTENDED TO BE SCALED AND REFER TO THE ARCHITECTURAL DRAWINGS FOR DIMENSIONS.

10. LABOR FOR THE INSTALLATION OF MATERIALS AND EQUIPMENT PROVIDED UNDER THE ELECTRICAL CONTRACTORS SCOPE OF WORK SHALL BE PERFORMED IN A NEAT AND FIRST CLASS WORKMANSHIP LIKE MANNER BY THOSE EXPERIENCED AND QUALIFIED OF THE PROPER TRADE AND SHALL BE IN COMPLIANCE WITH THE SPECIFIC REQUIREMENTS OF THE CONTRACT DRAWINGS, AND ALL CODES, ORDINANCES OF STATUES, ETC. APPLICABLE.

11. ALL MOUNTING HEIGHTS INDICATED ARE MEASURED FROM FINISHED FLOOR UNLESS OTHERWISE NOTED.

12. PROVIDE TEMPORARY LIGHTING, POWER, AND WIRING SYSTEMS FOR USE OF ALL TRADES, ADEQUATE FOR ENTIRE NEEDS OF THE PROJECT.

13. PROVIDE LIGHT FIXTURES AS SELECTED BY ARCHITECT, OR AS SPECIFIED.

14. PROVIDE ALL WIRING DEVICES.

15. IDENTIFY CLEARLY ON A TYPE WRITTEN FORM ALL CIRCUITS AND EQUIPMENT TO CORRESPOND WITH THE PLANS AND PANEL SCHEDULE AND ATTACH INSIDE THE PERTAINING PANEL.

16. ALL EQUIPMENTS AND MATERIALS SHALL BE GUARANTEED FOR ONE YEAR AFTER THE DATE OF ACCEPTANCE BY OWNER.

17. AT COMPLETION OF JOB THE ELECTRICAL CONTRACTOR SHALL GIVE THE OWNER AN AS-BUILT SET OF REPRODUCIBLE DRAWINGS SHOWING THE EXACT ELECTRICAL INSTALLATION, WRITTEN MAINTENANCE INSTRUCTIONS AND SCHEDULE OF ROUTINE MAINTENANCE AS WELL AS ANY OTHER CLOSE OUT ITEMS REQUIRED BY THE CONTRACT DOCUMENTS.

18. BEFORE BIDDING THE JOB THE ELECTRICAL CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ANY EXISTING CONDITIONS.

19. ALL ELECTRICAL SWITCHES, CONTROLS, ETC. IN ALL AREAS ARE TO BE AT A.D.A. ACCESSIBILITY CODE COMPLAINT HEIGHT.

20. CIRCUIT NUMBERS SHOWN ON THE DRAWINGS ARE FOR REFERENCE ONLY. BALANCE LOADS AMONG PHASES IN NEW PANEL BOARDS TO WITHIN 10% OF EACH OTHER.

21. FEEDER CONDUCTORS SHALL BE SIZED BY ENGINEER.

22. AT COMPLETION OF WORK, CONTRACTOR SHALL CLEAN UP AND REMOVE ALL DEBRIS AND MATERIALS NOT INSTALLED IN WORK, LEAVING PREMISES CLEAN.

23. THE FRANCHISE BRAND STANDARD DESIGN DOCUMENT SHALL BE CONSIDER AS AN INTEGRAL PART OF CONSTRUCTION DOCUMENTS. ALL CONTRACTOR SHALL ENSURE THEY OBTAIN,READ AND FAMILIARIZE THEMSELVES WITH THE BRAND STANDARD DOCUMENT BEFORE BIDDING AND ALSO THROUGHOUT THE CONSTRUCTION STAGE. IF THERE ARE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FRANCHISE BRAND STANDARDS, THE CONTRACTOR SHALL ISSUE AN RFI TO THE AOR AND EOR.

24. ELECTRICAL CONTRACTOR TO COORDINATE WITH CONTROLS MANUFACTURER FOR EXACT INSTALLATION AND WIRING DETAILS. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR CONTROLS COMPATIBILITY WITH ALL COMPONENTS PURCHASED ON SITE. ANY SUBSTITUTIONS MADE NEED TO BE VERIFIED BY THE ELECTRICAL CONTRACTOR PRIOR TO PURCHASE TO BE COMPATIBLE WITH SYSTEM.

25. THE WORK SHALL BE COORDINATED WITH THE ARCHITECTURAL DOCUMENTS FOR THE EXACT LOCATION OF LIGHT FIXTURES, EQUIPMENT, DEVICES, ETC. TO ASSURE PROPER PLACEMENT OF SAID DEVICES AND EQUIPMENT. SWITCHES SHALL BE PLACED ON LATCH SIDE OF ALL DOOR OPENINGS. WHERE A CONFLICT EXISTS BETWEEN ANY TWO DOCUMENTS, NOTIFY THE ARCHITECT PRIOR TO ANY INSTALLATION FOR RESOLUTION.

26. REFER TO ARCHITECTURAL AND INTERIOR DESIGN REFLECTED CEILING PLANS FOR EXACT LOCATIONS OF ALL LIGHTING FIXTURES SHOWN.

27. REFER TO PROJECT MASTER LIGHT FIXTURE MATRIX FOR FIXTURE DETAILS.ALL EMERGENCY LIGHTING FIXTURES SHOWN SHALL OPERATE AS UNSWITCHED NIGHT LIGHT FIXTURES, UNLESS NOTED OTHERWISE. WHERE REQUIRED BY LOCAL AUTHORITY, PROVIDE 24 HOUR POWER TO ALL EGRESS AND EXIT LIGHT FIXTURES.

LIGHTING NOTES

1. REFER TO ENLARGE POWER PLAN SHEET FOR PANEL LOCATIONS.

2. REFER TYPICAL GUESTROOM PLAN FOR DETAILED ROOM LAYOUT, REFER TO FULL FLOOR POWER AND LIGHTING PLANS FOR EXACT CIRCUITING INFORMATION.

3. PROVIDE 3#12 - 1/2"C BETWEEN CORRESPONDING 3-WAY/4-WAY SWITCHES.

4. COORDINATE EXACT LOCATION OF COVE LIGHTING WITH ARCHITECTURAL AND LIGHTING DESIGN DRAWINGS.

5. COORDINATE EXACT LOCATION OF TABLE AND HEADBOARD LIGHTING WITH ARCHITECTURAL DRAWINGS.

6. PROVIDE DIMMING CONTROLS FOR REGISTRATION DESK, LOBBY, SERVERY, BREAKFAST AND HOME2 MARKET.

7. REFER TO ARCHITECTURAL AND LIGHTING DESIGN DRAWING REFLECTED CEILING PLANS FOR EXACT LOCATIONS OF ALL LIGHTING FIXTURES SHOWN.

8. REFER TO PROJECT MASTER LIGHT FIXTURE SCHEDULE FOR LIGHT DETAILS.

9. ALL EMERGENCY LIGHTING FIXTURES SHOWN SHALL OPERATE AS UNSWITCHED NIGHT LIGHT FIXTURES, UNLESS NOTED OTHERWISE. WHERE REQUIRED BY LOCAL AUTHORITY, PROVIDE 24 HOUR POWER TO ALL EGRESS AND EXIT LIGHT FIXTURES

10. ROUTE LIGHTING HOMERUN SERVING EXTERIOR HOTEL SIGNS.THROUGH EXTERIOR TIME CLOCK FOR CONTROL.COORDINATE EXACT REQUIREMENTS FOR EXTERIOR HOTEL SIGNS.AND LOCATION OF JBOX WITH ARCHITECTURAL DRAWINGS.

11. CIRCUIT SHALL SERVE ALL LIGHTING IN THIS GUESTROOM. NO NON-LIGHTING LOADS TO BE SERVED BY THIS CIRCUIT.

12. THE LIGHTING SYSTEM SHALL BE COMPATIBLE WITH THE ACOUSTICAL, THERMAL, AND AESTHETIC REQUIREMENTS OF THE HOTEL BUILDING. IT MUST COMPLY WITH APPLICABLE CODES. ADEQUATE CONTROL AND FLEXIBILITY IN LIGHTING ARRANGEMENTS ARE VERY DESIRABLE.

13. THE LIGHTING DESIGN, INCLUDING LAYOUT AND LIGHTING FIXTURES, IN PUBLIC SPACES SUCH AS THE GUEST KITCHEN AREA, LOBBY, GUEST ROOMS, CORRIDORS AND OTHER PUBLIC SPACES HAS BEEN PROVIDED AS PER DESIGN REQUIREMENT.

14. ALL HARD-WIRED FIXTURES SHALL BE INSTALLED BY THE CONTRACTOR.

15. ALL EXTERIOR LIGHTING INCLUDING BUILDING LIGHTING, SITE LIGHTING, LANDSCAPE LIGHTING, EXTERIOR BUILDING AND GROUND SIGNAGE TO BE CONTROLLED BY PHOTO CELL.

SITE LIGHTING NOTES

1. FLOOD LIGHTS - ADJUST & AIM LIGHTS TO GRAZE TEXTURED WALL SURFACE.

2. SITE LIGHTING POLES - INDICATE TO BE CENTERED ON PARKING STRIPES TO PROTECT FROM CAR OVERHANG DAMAGE.

3. THE SITE PLANS ARE REPRESENTATIVE OF THE MINIMUM DESIGN CRITERIA. CENTER PARKING LOT LIGHTING POLES ON PARKING STRIPES TO PROTECT FROM CAR OVERHANG DAMAGE.

4. SITE PLAN AND FOOTPRINT SQUARE FOOTAGE CALCULATIONS ARE SHOWN AND MEET THE CITY AND BRAND STANDARD REQUIREMENT.

5. ROUTE LIGHTING HOMERUN THROUGH PHOTO/TIME CONTROL CENTER. PROVIDE PHOTO/TIME CONTROL CENTER FOR EXTERIOR LIGHTS/SIGNAGE.

6. FOR SIGNAGE CONTRACTOR SHALL PROVIDE ACCESS FOR MOUNTING ELECTRICAL COMPONENTS AND MAKING FINAL ELECTRICAL CONNECTIONS. BASE4 HAS PROVIDED JBOX WITH ADEQUATE DEDICATED SEP PANEL CIRCUITRY,CONTRACTOR SHALL PULL CONNECTION AND BROUGHT TO SIGNAGE LOCATION.

7. LIGHT BOLLARDS LOCATE IN GROUND 8" FROM EDGE OF SIDEWALK (CENTER TO EDGE). PROVIDE CONCRETE FOUNDATION W/ J-BOX PER MANUF. REQUIREMENTS.

8. SITE LIGHTING POLES TO BE LOCATED IN LANDSCAPED AREAS WHEREVER POSSIBLE. IF THE POLES ARE LOCATED IN LAND- SCAPED OR SODDED AREAS - AWAY FROM PARKING AREAS, THEY ARE TO HAVE 8"-12" HIGH CONCRETE BASES. POLE BASES SET IN LINE WITH PARKING STRIPING WHEN POLES ARE LOCATED CLOSE TO PARKING AREAS / SPACES / DRIVES - SPECIFY/INDICATE 30" HIGH CONCRETE BASES. USE PRECAST BASES IF AVAILABLE.

LEGENDS

SYMBOL	
LIGHTING	
	600mmX1200mm (2'X4') LIGHTING FIXTURE
	600mmX600mm (2'X2') LIGHTING FIXTURE
	300mmX1200mm (1'X4') LIGHTING FIXTURE
	STRIP
	DOWN LIGHT
	WALL WASHER DOWNLIGHT
	WALL SCONCE
	CHANDILIER/PENDANT
WIRING DEVICES	
	CIRCUIT BREAKER
$	120V OR 208V AC SINGLE POLE 20 AMP SWITCH (ROCKER TYPE) MOUNTED AT 46" AFF ON CENTER, UNO.
$3/4	120V OR 208V AC 3-WAY OR 4-WAY 20 AMP SWITCH (ROCKER TYPE) MOUNTED AT 46" AFF ON CENTER, UNO.
$D	120V OR 208V AC 20 AMP DIMMER SWITCH MOUNTED AT 46" AFF ON CENTER, UNO.
$K	120V OR 208V AC 20 AMP KEYED SWITCH MOUNTED AT 46" AFF ON CENTER, UNO.
	120V OR 208V WALL OCCUPANCY SENSOR MOUNTED AT 84" AFF ON CENTER, UNO.
	24V OCCUPANCY SENSOR CEILING MOUNTED, UNO.
$T	120V OR 208V AC 20 AMP TIMER SWITCH MOUNTED AT 46" AFF ON CENTER, UNO.
D	GUEST ROOM DOORBELL DISCONNECT SWITCH MOUNTED @ 46" AFF
	ELECTRICAL DIMMER PANEL BOARD

GENERAL LIGHTING CONTROL

COMMON AREA:

1. LIGHTING PANEL FOR HLA, HLB:
CHECK WITH ELECTRICAL PLAN FOR PROPER PANEL LOCATIONS.

2. CONTROL CHECK:

A. SERVICE CORRIDORS: SWITCH FROM LOCAL PANEL WHENEVER PRACTICAL.
B. LOBBY: DIMMER CONTROL PROGRAMMING MUST ALLOW MINIMUM OF THREE SETTINGS.
C. RESTAURANTS/ MEETING ROOMS/ BOARDROOMS: DIMMER CONTROL WITH LOCAL BYPASS SWITCHING.
D. GENERAL INTERIOR LIGHTING: SWITCH LOCALLY.
E. STAIRWAY AND EXIT LIGHTS: SWITCH FROM PANEL.
F. GUEST CORRIDORS: SWITCH AT PANEL LOCATED IN ELECTRICAL CLOSET, LIGHTING WOULD BE 50% DIM
G. DAYLIGHT SENSOR, DIMMING WITH TWO MODES, ALTERNATE LOOPING WHICHEVER USEFUL
H. OUTDOOR POOL SHALL HAVE KEYED REMOTE OR OCCUPANCY SENSOR LIGHT SWITCHES.
I. FITNESS ROOM SHALL HAVE KEYED REMOTE OR OCCUPANCY SENSORS LIGHT SWITCHES.
J. PUBLIC AREAS: CONTROL FROM BACK-OF-HOUSE AREAS

3. EXTERIOR LIGHTING:
CHECK THE EXTERIOR LIGHTINGS AT THE EVERY EGRESS DOORS.

5. EXIT SIGNS:
VERIFY 100 FEET MAXIMUM DISTANCE BETWEEN EXITS SIGNS IN CORRIDORS.

6. STAIRWAYS:
LIGHTS ARE NOT ALLOWED TO BE MANUALLY OPERATED AND MUST REMAIN ON WHEN THE SPACE IS OCCUPIED.

7. GUESTROOM/BATHROOM:
PROVIDE SEPARATE WALL SWITCH FOR EXHAUST FAN. AN OCCUPANCY/MOTION SENSOR CONTROLLED EXHAUST FAN IS NOT ALLOWED. ILLUMINATED ROCKER SWITCH-PROVIDE A WALL SWITCH IMMEDIATELY ADJACENT TO ENTRANCE OF BATHROOM.

8. OFFICES:
ALL OFFICE LIGHTING MUST BE CONTROL BY OCCUPANCY SENSOR.

9. MECHANICAL ROOMS:
LIGHT SWITCH FOR THE ROOM MUST BE IMMEDIATELY ADJACENT TO THE ENTRY DOOR.

10. LIGHT REDUCTION CONTROLS

SPACES REQUIRED TO HAVE LIGHT-REDUCTION CONTROLS SHALL HAVE A MANUAL CONTROL THAT ALLOWS THE OCCUPANT TO REDUCE THE CONNECTED LIGHTING LOAD IN A REASONABLY UNIFORM ILLUMINATION PATTERN BY AT LEAST 50 PERCENT. LIGHTING REDUCTION SHALL BE ACHIEVED BY ONE OF THE FOLLOWING OR ANOTHER APPROVED METHOD:

A. CONTROLLING ALL LAMPS OR LUMINAIRES.

B. DUAL SWITCHING OF ALTERNATE ROWS OF LUMINAIRES, ALTERNATE LUMINAIRES OR ALTERNATE LAMPS.

C. SWITCHING THE MIDDLE LAMP LUMINAIRES INDEPENDENTLY OF THE OUTER LAMPS.

D. SWITCHING EACH LUMINAIRE OR EACH LAMP.

EXCEPTION: LIGHT REDUCTION CONTROLS ARE NOT REQUIRED IN DAYLIGHT ZONES WITH DAYLIGHT RESPONSIVE CONTROLS.

GUESTROOM:

1. HEARING IMPAIRED/ ACCESSIBLE:
PROVIDE A DOORBELL (HORN / STROBE) IN EACH ROOM (BATHROOM COMPARTMENT, LIVING ROOM AND BEDROOM), WITH AN ACCESSIBLE SHUT-OFF SWITCH LOCATED ADJACENT TO THE THERMOSTAT.

2. HEARING IMPAIRED/ ACCESSIBLE:
ENSURE DOORBELL DISCONNECT SWITCH IS PROVIDED AT HEARING IMPAIRED GUESTROOMS, MOUNTED AT 46" AFF.SWITCH TO ACTIVATE AUDIBLE/VISUAL UNIT MOUNTED AT 46" AFF IN HEARING IMPAIRED AND ACCESSIBLE

3. GUESTROOMS
CONTRACTOR TO PROVIDE THE PIR OCCUPANCY SENSOR THAT USES HEAT AND MOTION FOR OCCUPANCY LIGHTING CONTROL AND AUTOMATICALLY SWITCH OFF ALL PERMANENTLY INSTALLED LUMINAIRES AND SWITCHED RECEPTACLES WITHIN 20 MINUTES AFTER ALL OCCUPANTS HAVE LEFT THE UNIT. CONTRACTOR SHALL PROVIDE ADDITIONAL BID LINE ITEM FOR INNCOM OR SCHNEIDER STANDALONE GUESTROOM ENERGY MANAGEMENT SYSTEM OR APPROVED EQUAL. CONTACT TYLER HAAK AT 412-855-6107 FOR SCHNEIDER STANDALONE GUESTROOM ENERGY MANAGEMENT SYSTEM. THE OCCUPANCY SENSOR CONTROL SYSTEM CAN BE ELIMINATED IF CAPTIVE KEY SYSTEMS ARE USED.

DRAWING INDEX

LIGHTING

SHEET NUMBER	SHEET NAME	CURRENT ISSUE DATE	CURRENT ISSUE DESCRIPTION
LT-001	GENERAL NOTES, LEGENDS AND ABBREVIATIONS		
LT-101	LIGHTING DETAILS-1		
LT-102	LIGHTING DETAILS-2		
LT-200A	SITE LIGHTING PLAN		
LT-200B	SITE PHOTOMETRICS PLAN		
LT-201	1ST FLOOR LIGHTING PLAN		
LT-202	2ND FLOOR LIGHTING PLAN		
LT-203	3RD FLOOR LIGHTING PLAN		
LT-204	4TH FLOOR LIGHTING PLAN		
LT-205	BUILDING EXTERIOR ELEVATION PLAN-1		
LT-206	BUILDING EXTERIOR ELEVATION PLAN-2		
LT-207	TYPICAL UNIT LIGHTING PLAN-1		
LT-208	TYPICAL UNIT LIGHTING PLAN-2		
LT-209	DIMMER RISER DIAGRAM		

ABBREVIATIONS

A	AMP
ADA	AMERICAN DISABILITIES ACT
AFF	ABOVE FINISHED FLOOR
ATS	AUTOMATIC TRANSFER SWITCH
CKT	CIRCUIT
CLG	CEILING
EM	EMERGENCY
JB	JUNCTION BOX
LTG	LIGHTING
LTS	LIGHTS
MCB	MAIN CIRCUIT BREAKER
N	NEUTRAL
NF	NON FUSED
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NL	NIGHT LIGHT (UNSWITCHED CKT.) POLE
PH	PHASE
PNL	PANEL
PWR	POWER
SW	SWITCH
UG	UNDERGROUND
V	VOLT
W	WATTS

BASE4
2901 CLINT MOORE ROAD, #114
BOCA RATON, FLORIDA 33496
888.901.8008 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA
5453 NW 106TH DR
CORAL SPRINGS, FL 33076

MEP ENGINEER
GARRY VERMAAS PhD, PE
2183 S BERRYS CHAPEL ROAD
FRANKLIN, TN 37069

Seal:

Owner:

TOP Hospitality

143 Wheeling Road
Wheeling IL 60090
312 404 6735

Residence INN BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 9,
REVISION DATE: 2010.04.29

ISSUE NO.	DELTA	ISSUE DATE	DESCRIPTION

CURRENT ISSUE

ISSUED FOR PC STAFF REVIEW

CURRENT ISSUE DATE
2020.01.15

DRAWN BY
MSM

CHECKED BY
GWV

PROJECT NO.
B4-157-1901

SHEET NAME

GENERAL NOTES, LEGENDS AND ABBREVIATIONS

DRAWINGS NO.

LT-001

PLAT OF ANNEXATION

TO THE VILLAGE OF TINLEY PARK

PIN: 27-34-300-002-0000

ADDRESS: 18300 96TH AVENUE, TINLEY PARK, ILLINOIS 60477

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. EXCEPT THAT PART DEDICATED FOR RIGHT OF WAY PER DOCUMENT NUMBER 10157484.

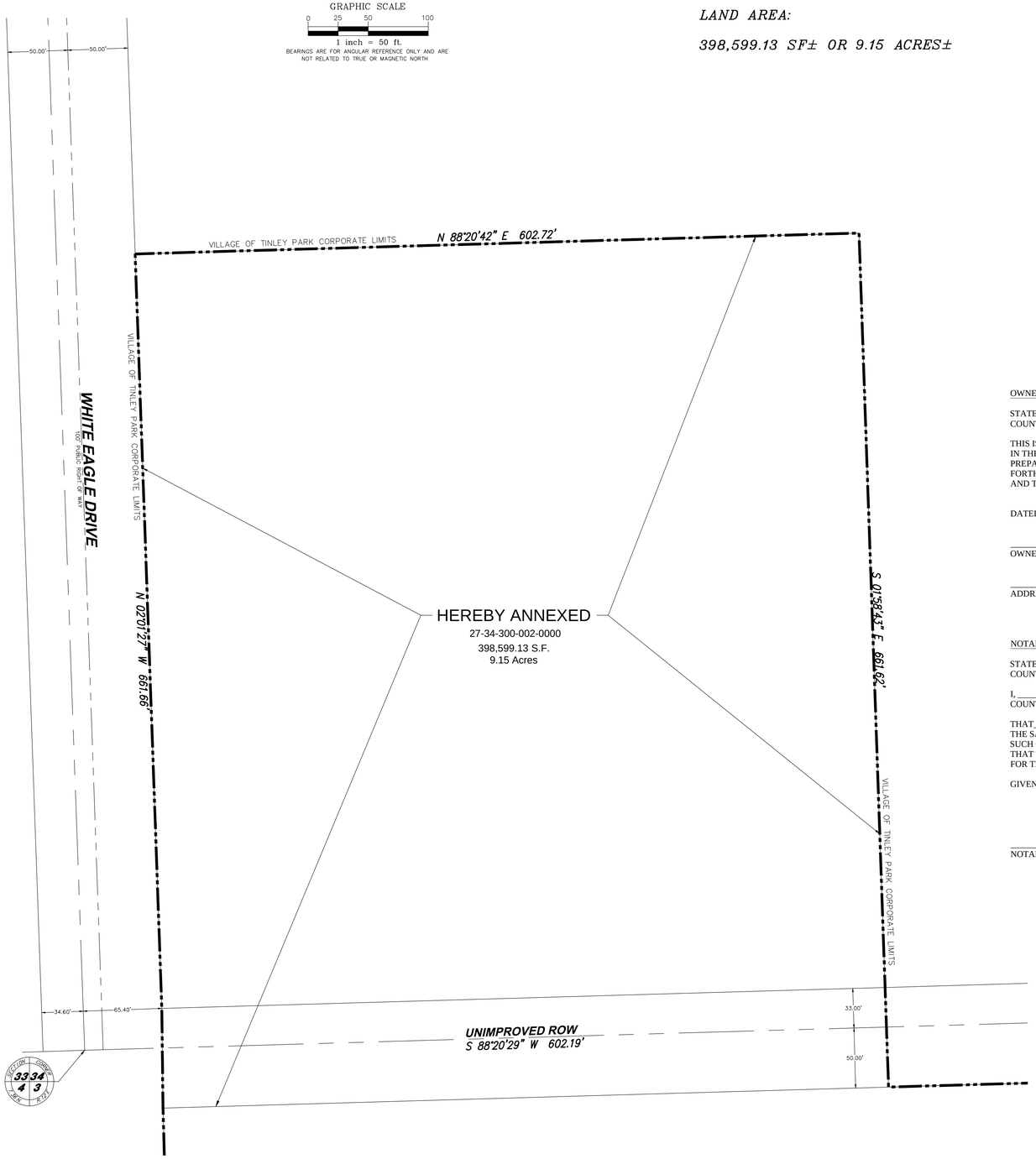
LEGEND

N	North
S	South
E	East
W	West
°	Degrees
'	Feet/Minutes
"	Inches/Seconds
	Village Limits

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.
BEARINGS ARE FOR ANGULAR REFERENCE ONLY AND ARE NOT RELATED TO TRUE OR MAGNETIC NORTH

LAND AREA:

398,599.13 SF± OR 9.15 ACRES±



OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND THIS PLAT PREPARED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS _____ DAY OF _____ , 2019.

_____
OWNER

_____
ADDRESS

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY

THAT_____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2019.

_____
NOTARY PUBLIC

VILLAGE BOARD OF TRUSTEES

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

APPROVED AND ACCEPTED BY THE BOARD OF TRUSTEES OF THE VILLAGE TINLEY PARK, COOK COUNTY, ILLINOIS.

DATED THIS ____ DAY OF _____, 2019.

_____
VILLAGE PRESIDENT

_____
ATTEST: VILLAGE CLERK

LAND SURVEYOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS.

THIS IS TO CERTIFY THAT I, JAMES L. HARPOLE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED HEREIN AND AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY. I FURTHER CERTIFY THAT THE SAID PROPERTY WAS SURVEYED WITHIN THE LAST 18 MONTHS. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE VILLAGE BOARD RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPILED WITH IN THE PREPARATION OF THIS PLAT.

I FURTHER CERTIFY THAT THIS SITE FALLS WITHIN ZONE X AS DEFINED BY FLOOD INSURANCE RATE MAP, PANEL NUMBER 17031C0706J HAVING AN EFFECTIVE DATE OF 08/19/2008.

DATED THIS _____. DAY OF _____, 2019.

_____
JAMES L. HARPOLE, ILLINOIS PROFESSIONAL
LAND SURVEYOR NO. 3190

JLH LAND SURVEYING INC.
Illinois Professional Design Firm No. 184.007120
910 Geneva Street, Shorewood, Illinois 60404
815.729.4000 www.jlhsurvey.com

ADVANTAGE CONSULTING ENGINEERS
80 MAIN STREET, SUITE 7F - LEMONT, ILLINOIS 60439
815.838.1535
www.adengr.us

PREPARED FOR:
TOP HOSPITALITY LLC
2730 UNIVERSITY BLVD
HOUSTON, TX 77005
PHONE: 312.404.6735

DATE	REVISIONS	BY
10/21/19	VILLAGE COMMENTS	
12/12/19	VILLAGE COMMENTS	

PLAT OF ANNEXATION
18300 96TH AVENUE
TINLEY PARK, ILLINOIS 60477

PROJ. MGR.:	JLH
DRAWN BY:	JLH
CHECKED BY:	SR
DATE:	07/24/19
SCALE:	1"=50'

SHEET 1 OF 1

18-632-123

T:\FINISHED PROJECTS\2018 Project Files\18-632-123\dwg\18-632-123.dwg, 12/12/2019 8:41:20 AM.

NEW HORIZON SUBDIVISION

BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LEGEND

N	North
S	South
E	East
W	West
°	Degrees
'	Feet/Minutes
"	Inches/Seconds
ROW	Right of Way

PINS:

27-34-300-002-0000

GRAPHIC SCALE

0 25 50 100

1 inch = 50 ft.

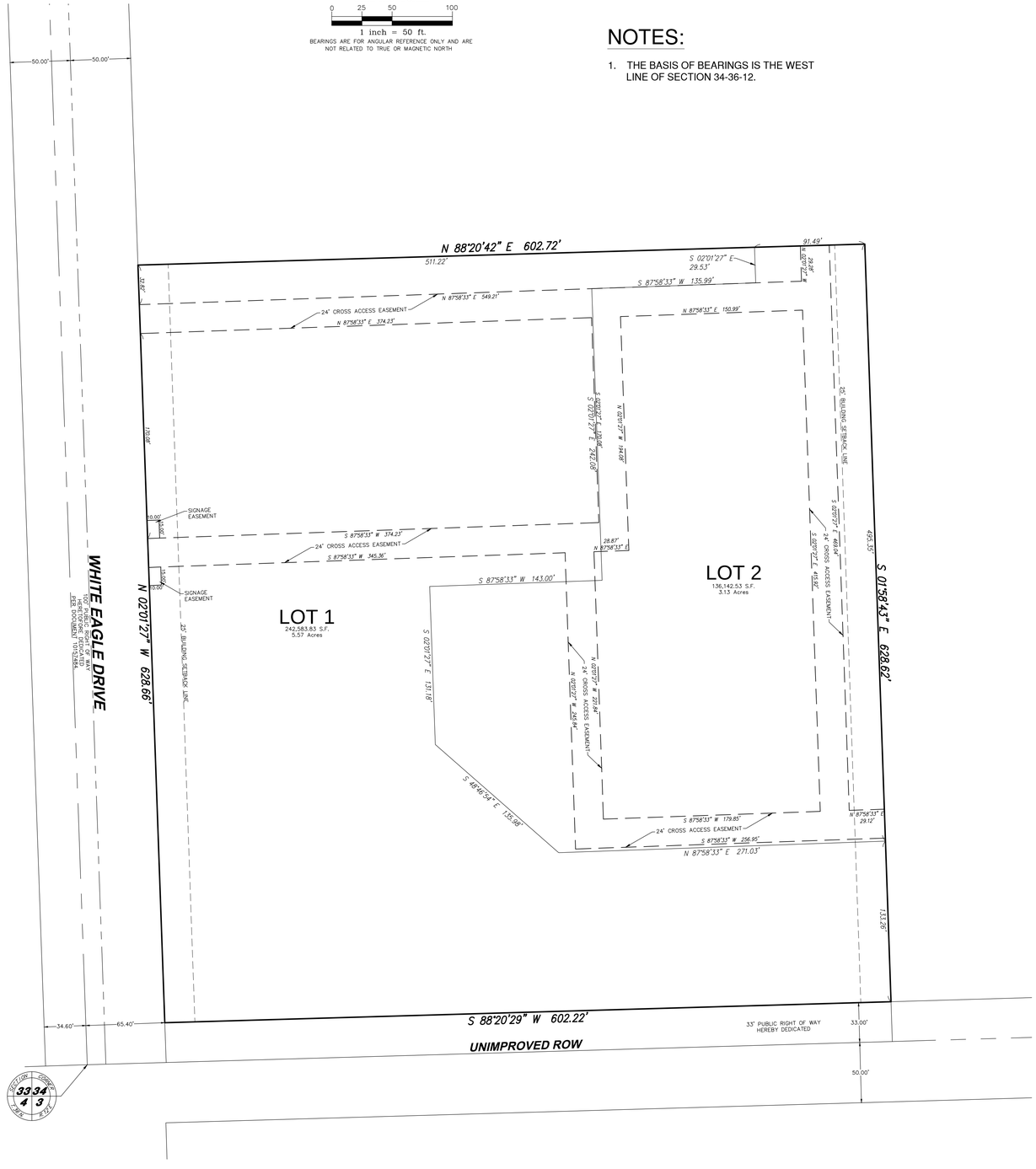
BEARINGS ARE FOR ANGULAR REFERENCE ONLY AND ARE NOT RELATED TO TRUE OR MAGNETIC NORTH

LAND AREA:

378,726.36 SF± OR 8.7 ACRES±

NOTES:

1. THE BASIS OF BEARINGS IS THE WEST LINE OF SECTION 34-36-12.



OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND THIS PLAT PREPARED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS _____ DAY OF _____, 2019.

_____
OWNER

_____
ADDRESS

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY

THAT_____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2019.

_____
NOTARY PUBLIC

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

THE UNDERSIGNED HEREBY CERTIFIES THAT, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THIS CONSOLIDATION OR THAT, IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION WILL BE MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS THAT THE OWNER HAS RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO ELIMINATE THE LIKELIHOOD OF DAMAGE TO ADJOINING PROPERTY OWNERS BECAUSE OF THIS CONSOLIDATION. THE EXISTING OVERLAND FLOW ROUTES WILL CONFORM TO THE ORIGINAL SUBDIVISION GRADING PLAN AND ACCEPTED ENGINEERING DESIGN, SHOULD AND PONDING OCCUR ON-SITE, IT WILL BE OUR RESPONSIBILITY TO ADDRESS AS PER ALL REQUIREMENTS OF THE VILLAGE'S CODES, ORDINANCES AND REGULATIONS RELATED TO STORMWATER MANAGEMENT, SOIL EROSION CONTROL AND SITE GRADING.

DATED THIS _____ DAY OF _____, 2019.

_____ _____
OWNER ENGINEER

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF TINLEY PARK, COOK COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____, 2019.

_____
VILLAGE ENGINEER

VILLAGE BOARD OF TRUSTEES

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

APPROVED AND ACCEPTED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK COUNTY, ILLINOIS.

DATED THIS ____ DAY OF _____, 2019.

_____
VILLAGE PRESIDENT

_____
ATTEST: VILLAGE CLERK

COOK COUNTY RECORDER'S OFFICE

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDERS OFFICE OF WILL COUNTY AFORESAID ON THE _____ DAY OF _____, A.D., 2018, AT ____ O'CLOCK___M.

_____
COOK COUNTY RECORDER

LOCATION MAP - NOT TO SCALE



CROSS ACCESS EASEMENT PROVISIONS

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR VEHICULAR ACCESS IS HEREBY GRANTED OVER AND ACROSS THE PORTIONS OF LOTS 1 AND 2 AS MARKED AND IDENTIFIED AS "CROSS ACCESS EASEMENT" ON THIS PLAT.

THE OWNER(S) OF LOTS 1 AND 2 SHALL, AT ITS (THEIR) SOLE EXPENSE, KEEP AND MAINTAIN THE "CROSS ACCESS EASEMENT" IN GOOD ORDER AND REPAIR, AND IMPROVED WITH A CONTINUOUS IMPERVIOUS MATERIAL (SUCH AS CONCRETE OR ASPHALT) OF SUFFICIENT BEARING STRENGTH SO AS TO ACCOMMODATE VEHICLE TRAFFIC.

NO OBSTRUCTIONS OR BARRIERS SHALL BE ERECTED ON OR ABOUT "CROSS ACCESS EASEMENT". IN ESTABLISHING AND/OR MAINTAINING THE GRADE LEVEL OF THE IMPERVIOUS SURFACE OF THE "CROSS ACCESS EASEMENT" AREA, MAINTENANCE SHALL BE DEEMED TO INCLUDE (BUT NOT BE LIMITED TO) THE REPAIR OF POTHOLES AND CRACKS, KEEPING THE SURFACE OF THE EASEMENT AREA FREE OF SNOW AND ICE, AND PROVIDING SURFACE STRIPING FOR THE COORDINATED MOVEMENT AND CIRCULATION OF VEHICLES THROUGH THE EASEMENT AREA.

PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS

A NON-EXCLUSIVE PERPETUAL EASEMENT IS HEREBY RESERVED FOR AND GRANTED OVER ALL LOTS OF THE PROPERTY DEPICTED HEREON (HEREINAFTER "EASEMENT") TO THE VILLAGE OF TINLEY PARK, ILLINOIS, AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE OR AGREEMENT FROM THE VILLAGE OF TINLEY PARK, INCLUDING, BUT NOT LIMITED TO, ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS, NICOR GAS COMPANY, AND THEIR SUCCESSORS AND ASSIGNS, AND TO OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION, OVER THE PROPERTY, EXCEPTING THEREFROM ANY BUILDINGS (OTHER THAN UTILITY METERS ATTACHED THERETO) ORIGINALLY PLANNED AND/OR CONSTRUCTED WITH THE DEVELOPMENT AS SHOWN HEREON, FOR THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING BUT NOT LIMITED TO THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, INSTALL, REPAIR, INSPECT, REMOVE, EXCHANGE, TEST, REPLACE, MAINTAIN AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, COMMUNITY ANTENNA TELEVISION SYSTEMS, WATER, STOIRM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE, OVER, UPON, UNDER AND THROUGH SAID EASEMENT, AND FOR THE RIGHT TO READ, EXAMINE, INSPECT, INSTALL, OPERATE, MAINTAIN, EXCHANGE, REMOVE, REPAIR, TEST, AND/OR REPLACE VILLAGE OWNED UTILITY EQUIPMENT AND METERS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE GRANTORS PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

THE RIGHT IS ALSO GRANTED TO THE VILLAGE AND ITS AGENTS TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE REASONABLE USE OF SAID EASEMENT. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT; BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

ALL CONSTRUCTION OR OTHER WORK PERFORMED BY ANY PERSON OR ENTITY WITHIN THE EASEMENT HEREBY GRANTED SHALL BE PERFORMED IN ACCORDANCE WITH THE VARIOUS REQUIREMENTS OF THE ORDINANCES, CODE, AND REGULATIONS OF THE VILLAGE OF TINLEY PARK AND ALL OTHER APPLICABLE LAW.

LAND SURVEYOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS.

THIS IS TO CERTIFY THAT I, JAMES L. HARPOLE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED HEREIN AND AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY. I FURTHER CERTIFY THAT THE SAID PROPERTY WAS SURVEYED WITHIN THE LAST 18 MONTHS. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE VILLAGE BOARD RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPILED WITH IN THE PREPARATION OF THIS PLAT.

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. EXCEPT THAT PART DEDICATED FOR RIGHT OF WAY PER DOCUMENT NUMBER 10157484.

I FURTHER CERTIFY THAT THIS SITE FALLS WITHIN ZONE X AS DEFINED BY FLOOD INSURANCE RATE MAP, PANEL NUMBER 17031C0706J HAVING AN EFFECTIVE DATE OF 08/19/2008.

DATED THIS _____. DAY OF _____, 2019.

_____
JAMES L. HARPOLE, ILLINOIS PROFESSIONAL
LAND SURVEYOR NO. 3190

JLH LAND SURVEYING INC.
Illinois Professional Design Firm No. 184.007120
910 Geneva Street, Shorewood, Illinois 60404
815.729.4000 www.jlhsurvey.com

ADVANTAGE CONSULTING ENGINEERS
80 MAIN STREET, SUITE 7F, LEMONT, ILLINOIS 60439
708.365.5555
www.aceingus

PREPARED FOR:
TOP HOSPITALITY LLC
2730 UNIVERSITY BLVD
HOUSTON, TX 77005
PHONE: 312.404.6735

DATE	REVISIONS	BY
10/21/19	VILLAGE COMMENTS	
11/27/19	ADDED CROSS ACCESS EASEMENT	
12/12/19	VILLAGE COMMENTS	

PRELIMINARY PLAT OF SUBDIVISION

18300 96TH AVENUE

TINLEY PARK, ILLINOIS 60477

PROJ. MGR.:	JLH
DRAWN BY:	JLH
CHECKED BY:	SR
DATE:	
SCALE:	1"=50'

SHEET 1 OF 1

18-632-123

T:\FINISHED PROJECTS\2018 Project Files\18-632-123\dwg\18-632-123.dwg, 1/17/2020 2:08:22 PM,

PLAN COMMISSION STAFF REPORT

February 20, 2020

Applicant
Stephanie Mikesell
Bobby Sanfilippo

Property Location
7537A W. 159th Street

Zoning
B-1(Neighborhood Shopping District)

Request
Special Use

Project Planner
Paula J. Wallrich, AICP
Planning Manager

Whistle Event and Catering- WORKSHOP
Special Use for a Banquet Facility

EXECUTIVE SUMMARY



The Applicant, Stephanie Mikesell and Bobby Sanfilippo, are requesting a Special Use for a Banquet Facility located at 7537A W. 159th Street. The property is zoned B-1 (Neighborhood Shopping District) and is located in the Brementowne Mini-Mall. The Village Board recently adopted Ordinance 19-O-48 (Exhibit A) which limits banquet facilities in the B-1 District to a tenancy no greater than 4,000 sq.ft. in area. It also requires parking to be provided at a ratio of 1.5 spaces per 100 sq. ft. of usable floor area. It is the intention of the Applicants to restructure the event space currently operating under the business and liquor license of *The Whistle Sports Bar & Grill* to an independent business operating under the name *Whistle Events and Catering (WEC).*

The Whistle Sports Bar & Grill currently operates the event space adjacent to the restaurant/bar. The restaurant/bar and event space share common walls with a doorway separating the two spaces. The Applicants plan to close the doorway (rebuild the wall) so that they can operate independent of *The Whistle Sports Bar & Grill.* As an independent business with a business and liquor license distinct from *The Whistle Sports Bar & Grill,* the WEC will meet the definition of a Banquet Facility and therefore require a Special Use.

The Public Hearing for this Special Use Request was originally noticed for the February 20th meeting, however staff is recommending the project follow the normal protocol which will require a workshop at the February 20th meeting followed by a Public Hearing on March 5th. Upon the conclusion of the workshop, the Chairman can open and continue the hearing until the March 5th meeting.

This is the first application to be reviewed under the new Banquet regulations.

BACKGROUND



Brementowne Mini-Mall was constructed in 1973 at the southeast corner of 159th Street and 76th Avenue. The ± 28,000 sq. ft. commercial center provides retail and commercial services to adjacent residents as a neighborhood shopping center zoned B-1. Preceding the construction of the mall, *Brementowne Estates Subdivision* developed south and west of the shopping center. Brementowne Estates is comprised of predominately single family homes with some multi-family development on the north side of 159th Place west of 76th Avenue. *The Residences at 159* apartment complex (previously Orlan Creek Apartments) was constructed immediately east of the shopping center in 1974. Over time the area continued to develop with residential uses and commercial expansion along 159th Street. The center has experienced multiple ownership with tenancy makeup and occupancy rates changing with the marketplace and economic climate. Currently the mall has 58% of their tenant spaces occupied.

The ±28,400 sq.ft. shopping center comprises 12 tenant spaces and is currently occupied by three restaurants, two retailers, one service business and one professional office. There are five (5) vacancies- two are professional office spaces at the south end of the building and three are along the north and west side of the building targeted for retail/restaurant/service uses.

The Whistle Sports Bar & Grill opened in June of 2017. The bar and grill operate out of a 4,450 sq.ft. tenant space located in the northeast corner of the center with approximately 128 seats and an occupancy limit of 166 people. The owner, Mark Mikesell, has experienced success with his establishment and was provided a gaming license in August 2017. With the success of his business, his wife Stephanie and business partner Bobby Sanfilippo, decided to embark in a new business venture for catering events. They approached Village staff stating the new business venture (*Whistle Events and Catering-WEC*) will be a separate privately held Illinois company distinct from the *Whistle Bar & Grill.*

Prior to the adoption of Ordinance 19-O-48, Banquet Facilities were only identified as permitted uses in the ORI (Office and Restricted Industrial) and M-1 (General Manufacturing) districts. With the adoption of the new text amendments, a definition for a *Banquet Facility* was created and size and parking parameters for banquet uses in the B-1, B-2, B-3 and B-4 districts were identified. Banquet Facilities are now allowed as a Special Use in all of the Business Districts except B-5, and allowed as a permitted use in the B-3 district provided it is no greater than 30,000 Gross Floor Area. They remain as permitted uses in the ORI and M1 district.

The Applicants submitted plans for the new tenant space in August of 2019 and were issued a building permit in September 2019 to remodel the tenant space adjacent to *The Whistle Sports Bar & Grill* for purposes of constructing an expansion of the restaurant to handle special events. A doorway was constructed between the two tenant spaces which allowed the new tenant space to function under the same business and liquor license as *The Whistle Sports Bar & Grill.* An occupancy permit was recently issued on February 6, 2020.

With the adoption of the text amendment, the Applicants wish to operate the new tenant space distinct from *The Whistle Sports Bar & Grill under* the name *Whistle Events and Catering (WEC).* This will require a Special Use Permit and

the elimination of the connecting doorway between the two businesses. This is the first application for a Banquet Facility under the new regulations resulting from the adoption of Ordinance 19-O-48. A copy of the staff report for the text amendments is attached for Commission's reference.

ZONING DISCUSSION



The subject property is zoned B-1 (Neighborhood Shopping District) and is bordered by 159th Street on the north, the 7-11 Convenience store to the west zoned B-3 (General Business and Commercial) and multifamily uses zoned R-5 (Low Density Residential) just south of the 7-11 store. South of the center are single family homes zoned R-4 (Single Family Residential) and immediately east of the subject parcel is an apartment complex (Residences at 159) zoned R-6 (Medium Density Residential).

The B-1 District is intended "*to provide area for retail and service establishments to supply convenience goods or personal services for the daily needs of the residents living in adjacent residential neighborhoods. The district is designed to encourage shopping center with planned off-street parking and loading and to provide for existing individual to small groups of local stores."*

With the adoption of the new text amendment a Banquet Facility was defined as:

BANQUET FACILITY: *"A facility that is available for lease for private events including, but not limited to weddings, anniversaries, corporate or family parties and other similar celebrations. Such use may or may not include on-site kitchen or catering facilities".*

Per the Business Plan submitted by the applicant (Exhibit B.), *"Whistle Events and Catering has the objective of providing excellent food and service for everyone's Catering and Private Party needs. Our target market will be catering and providing a party room to local business and residents*.

The proposed *Whistle Events and Catering* meets the definition of a Banquet Facility. The tenant space is 2,120 s.f. and includes a warming kitchen and bar area. It is designed with 76 seats with an overall occupancy limit of 99 people. Food will be catered from outside vendors.

As with all Special Use applications, the Commission must recognize the unique characteristics of the proposed use that does not allow it to be "*properly classified in any particular district or districts without consideration, in each case, of the impact of those uses upon neighboring land and of the public need for the particular use at the particular location*." The proposed banquet use falls under the special use category that is "*entirely private in character, but of such nature that their operation may give rise to unique problems with respect to their impact upon neighboring property or public facilities.*"

Per Section X.J.5. of the Zoning Ordinance no Special Use shall be recommended by the Plan Commission unless said Commission shall find:

a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;

d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;

e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and

f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.

g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.

The Plan Commission is encouraged to consider these standards when analyzing the Special Use request. The Applicant has provided a response to these standards and is attached to this report as Exhibit C. Staff will provide a draft Findings at the Public Hearing.

Parking

Due to the episodic nature of a banquet facility, parking and traffic circulation are important issues to address as part of the zoning analysis for the requested Special Use. Staff has recommended the Applicant conduct a parking study for the site. As of the writing of this report the staff has not received such report. However as part of the Applicant's response to the Standards for a Special Use they state: *"On February 9th of 2020 we were at full capacity at The Whistle Sports Bar and Grill. Meanwhile, the event location had 90 guests present. I surveyed the parking lot during max capacity with all other businesses open, besides the chiropractor being the only business closed, in which, this business only has a maximum of four clients at any given time. With this being said, the parking lot had vacancy of 30 spaces".*

Parking was one of the primary areas of concern when writing and discussing the text amendments for Banquet Facilities at Plan Commission and Village Board meetings. As stated in the text amendment staff report: "*Typically, Banquet Facilities maximize their potential for lease by providing adequate area to accommodate large groups or have the ability to be divided for smaller functions. Due to the potential for significant parking or traffic impacts resulting from a large event, staff assumes the authors of the current ordinance limited Banquet Facilities to areas in the ORI and M-1 districts where more intense uses can be accommodated. Permitting Banquet Facilities in these two districts takes advantage of the typically larger lots, the more intense uses, parking requirements and transportation systems that can accommodate the episodic flow of traffic related to this use*."

When analyzing the B-1 district for banquet uses, Staff considered the intent of the district (Neighborhood Shopping), and the availability of tenant space for banquets in existing B-1 districts, but noted the primary concern was related to "traffic and parking". The report recommended "the Commission will want to be assured that there is no overflow

parking in residential neighborhoods as a consequence of approving a banquet facility. Therefore, staff is recommending any banquet facility located in a B-1 be limited to 4000 sq. ft. in size".

Parking is an imperfect science. Parking requirements vary greatly depending on the use. Even with the same use, such as restaurant uses for example, parking needs can be impacted by the size, success, hours of operation and location resulting in no one ratio working for all. As discussed with the adoption of recent banquet text amendments "parking requirements are often the issue that can impact adjacent uses in a negative way; therefore staff believes that parking requirements must reflect the context of the area and ensure that adequate on-site parking can be accommodated in those districts most adjacent to residential uses." Staff's recommendation for banquet parking included "greater parking requirements for those districts in close proximity to residential uses and less requirements in the more intense business districts that have opportunities for shared parking".

The B-1 district is the Village's most restrictive commercial district primarily due to its proximity to residential uses. The parking ratio for banquet uses in the B-1 District is the highest requirement of all the districts. This was purposeful so that all parking can be accommodated on site. Absent a parking study, it is difficult to determine if the proposed use will negatively impact the surrounding residential uses. Staff has requested an informal study by Village police that is not yet available. However, it will only be monitoring two weekends which most likely will not reflect the banquet at full operating capacity.

There are 185 parking spaces that surround the Brementowne Mini-Mall. The majority of the parking fields are on the north (54 spaces), west (52 spaces) and the east (51 spaces). There are 28 spaces on the south side of the property. The entrance for *The Whistle Sports Bar & Grill* is on the east side of the building; they uses the 51 spaces on the east side of the center as well as some of the north parking field. WEC will have its entrance on the north side of the building which includes one vacant tenant space.. The remaining commercial tenants primarily use the west parking field where there are two vacant tenant spaces. The south parking area primarily servicing the professional offices.

Overall, without taking individual users in consideration, the ±28,400 sq.ft. center requires 190 parking spaces at a ratio of one parking space per 150 sq. ft. (Section III S.2.) Restaurants are required to provide one space for each three seats plus one space for each employee (section VIII A.10.) *The Whistle Sports Bar & Grill* has 128 seats/15 employees, therefore 58 spaces are required. Banquet Facilities in the B-1 are required to provide 1.5 parking spaces per 100 sq. ft. The WEC comprises 2120 sq. ft. therefore 32 parking spaces are required. These two uses alone have a total parking requirement of 90 spaces or 47% of the existing parking, leaving 100 spaces for the balance of the tenants in the center (occupied and vacant). Deducting the square footage of these two spaces from the total for the center (28,400 sq. ft. for the Whistle, 6,570 sq. ft. for WEC) results in 21,830 sq. ft. left for remaining tenant or vacant spaces. This balance of tenant space translates to a parking need of 146 spaces (using the general formula of one parking space per 150 sq. ft.) resulting in a deficit of 46 parking spaces. Following is a table summarizing these parking statistics:

	AREA (SQ. FT.)	PARKING REQ.	PARKING PROVIDED	PARKING DEFICIENCY
Brementowne Mall	**28,397**	**190***	**185**	5
Whistle Bar/Grill	4,450	58		
WEC	2,120	32		
Other tenants/vacancies	21,830	146		
Total for tenants		236*		**46**

* Based on general commercial uses at 1 space/150 sf- does not account for special requirements for restaurants, medical or professional offices or personal services

In a review of on-street parking availability it is noted that there are restrictions on 159th Place (no parking on south side of street and no parking between the hours of 2-5 a.m. on the north side of the street). Should there become a shortage of on-site parking this may limit ability to provide overflow parking elsewhere.

Open Item #1: Discuss the adequacy of on-site parking and potential for impact on adjacent residential neighborhoods.

The Commission may place conditions on approval of a Special Use that are uniquely attributable to the perceived impact of the proposed use. It is also important to recognize that a Special Use Permit does not run with the land and instead the Special Use Permit is tied to the Applicant. Therefore, the Commission can take into consideration the business practices and other items typically included in a Business Plan.

RECOMMENDATION

Following a successful workshop, proceed to a Public Hearing at the March 5, 2020 Plan Commission meeting.

Village of Tinley Park
Community Development Dept.
16250 S. Oak Park Ave.
Tinley Park, IL 60477
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

RECEIVED
OCT 17 2019

REQUEST INFORMATION

*Additional Information is Required for Specific Requests as Outlined in Specific Addendums

- ☐ Special Use for: _____
- ☐ Planned Unit Development (PUD) ☐ Concept ☐ Preliminary ☐ Final ☐ Deviation
- ☐ Variation ☐ Residential ☒ Commercial for _____
- ☐ Annexation
- ☐ Rezoning (Map Amendment) From _____ to _____
- ☐ Plat (Subdivision, Consolidation, Public Easement) ☐ Preliminary ☐ Final
- ☐ Site Plan
- ☐ Landscape Change Approval
- ☐ Other: _____

PROJECT & PROPERTY INFORMATION

Project Name: Whistle Event and Catering

Project Description: _____

Project Address: 7537 A West 159th St **Property Index No. (PIN):** _____

Zoning District: _____ **Lot Dimensions & Area:** _____

Estimated Project Cost: $ 200,000

OWNER OF RECORD INFORMATION

Please supply proper documentation of ownership and/or designated representative for any corporation.

Name of Owner: Bremertown Mini-mall LLC **Company:** Same

Street Address: P.O. Box 2351 **City, State & Zip:** Orland Park, IL 60462

E-Mail Address: Bremertownminimall@gmail.com **Phone Number:** [redacted]

APPLICANT INFORMATION

☐ Same as Owner of Record

All correspondence and invoices will be sent to the applicant. If applicant is different than owner, "Authorized Representative Consent" section must be completed.

Name of Applicant: Stephanie Mikrell **Company:** Whistle Event and Catering

Relation To Project: Owner of Business

Street Address: 7537 A West 159th St **City, State & Zip:** Tinley Park IL 60477

E-Mail Address: Mark@whistlesportsbar.com **Phone Number:** [redacted]

Village of Tinley Park
Community Development Dept.
16250 S. Oak Park Ave.
Tinley Park, IL 60477
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

It is required that the property owner or his designated representative be present at all requests made to the Plan Commission and Zoning Board of Appeals. During the course of a meeting, questions may arise regarding the overall project, the property, property improvements, special conditions attached to recommendations among other aspects of any formal request. The representative present must have knowledge of the property and all aspects of the project. They must have the authority to make commitments related to the project and property. Failure to have the property owner or designated representative present at the public meeting can lead to substantial delays to the project approval. If the owner cannot be present or does not wish to speak at the public meeting, the following statement must be signed by the owner for an authorized repetitive.

I hereby authorize Jerry AKKAWI *(print clearly) to act on my behalf and advise that they have full authority to act as my/our representative in regards to the subject property and project, including modifying any project or request. I agree to be bound by all terms and agreements made by the designated representative.*

Property Owner Signature: [redacted]

Property Owner Name (Print): Jerry AKKAWI

Acknowledgements

- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions, and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable, or otherwise.
- Members of the Plan Commission, Zoning Board of Appeals, Village Board as well as Village Staff may conduct inspections of subject site(s) as part of the pre-hearing and fact finding review of requests. These individuals are given permission to inspect the property in regards to the request being made.
- Required public notice signs will be obtained and installed by the Petitioner on their property for a minimum of 10 days prior to the public hearing. These may be provided by the Village or may need to be produced by the petitioner.
- The request is accompanied by all addendums and required additional information and all applicable fees are paid before scheduling any public meetings or hearings.
- Applicant verifies that all outstanding fees and monies owed to the Village of Tinley Park have been paid.
- Any applicable recapture, impact, engineering, contracted review or other required fees and donations shall be paid prior to issuance of any building permits, occupancy permits, or business licenses.
- The Owner and Applicant by signing this application certify that the above information and all supporting addendums and documentation is true and correct to the best of their knowledge.

Property Owner Signature:

Property Owner Name (Print): Jerry AKKAWI

Applicant Signature:
(If other than Owner)

Applicant's Name (Print): Stephanie M. Kesell

Date: 10-15-19

EXHIBIT A

THE VILLAGE OF TINLEY PARK
Cook County, Illinois
Will County, Illinois

ORDINANCE
NO. 2019-O-048

AN ORDINANCE MAKING CERTAIN TEXT AMENDMENTS TO SECTION II.B (DEFINITIONS), SECTION V.B. (SCHEDULE I (SCHEDULE OF PERMITTED USES), SECTION VIII.A.10. (NUMBER OF PARKING SPACES REQUIRED), AND XII (LEGACY CODE) SECTION 3, TABLE 3.A.2 (PROHIBITED USES) OF THE TINLEY PARK ZONING ORDINANCE TO REGULATE BANQUET FACILITIES AS A SPECIAL USE, PERMITTED USE OR PROHIBITED USE

JACOB C. VANDENBERG, PRESIDENT
KRISTIN A. THIRION, VILLAGE CLERK

CYNTHIA A. BERG
WILLIAM P. BRADY
WILLIAM A. BRENNAN
DIANE M. GALANTE
MICHAEL W. GLOTZ
MICHAEL G. MUELLER
Board of Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Tinley Park
Peterson, Johnson, & Murray Chicago, LLC, Village Attorneys
200 W. Adams, Suite 2125 Chicago, IL 60606

VILLAGE OF TINLEY PARK
Cook County, Illinois
Will County, Illinois

ORDINANCE NO. 2019-O-048

AN ORDINANCE MAKING CERTAIN TEXT AMENDMENTS TO SECTION II.B (DEFINITIONS), SECTION V.B. (SCHEDULE I (SCHEDULE OF PERMITTED USES), SECTION VIII.A.10. (NUMBER OF PARKING SPACES REQUIRED), AND XII (LEGACY CODE) SECTION 3, TABLE 3.A.2 (PROHIBITED USES) OF THE TINLEY PARK ZONING ORDINANCE TO REGULATE BANQUET FACILITIES AS A SPECIAL USE, PERMITTED USE OR PROHIBITED USE

WHEREAS, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Tinley Park, Cook and Will Counties, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

WHEREAS, the President and Board of Trustees of the Village of Tinley Park ("Village") desires to amend Section II.B (definitions), Section V.B. (schedule I (Schedule of Permitted Uses), Section VIII.A.10. (Number of Parking Spaces Required), and XII (Legacy Code) Section 3, Table 3.A.2 (Prohibited Uses) of the Tinley Park Zoning Ordinance; and

WHEREAS, certain amendments to the Tinley Park Zoning Ordinance have been proposed and processed in accordance with the provisions of the Tinley Park Zoning Ordinance; and

WHEREAS, after due notice as required by law the Plan Commission of the Village has held a public hearing on said amendments and submitted its findings and recommendation that the proposed amendments be adopted, and this President and Board of Trustees has duly considered said findings and recommendations; and

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, AS FOLLOWS:

Section 1: That the report and findings and recommendation of the Plan Commission of this Village are herein incorporated by reference as the findings of this Board of Trustees, as completely as if fully recited herein at length.

Section 2: That this President and Board of Trustees of the Village of Tinley Park, after considering the report and findings and recommendation of the Plan Commission and other matters properly before it, finds, in addition to the findings set forth in Section 1 hereof as follows:

(a) That the purpose of the proposed text amendments is to define and assign Banquet Facilities as permitted, prohibited and special uses in certain zoning districts; and

(b) That the proposed text amendments are designed to improve the health, safety and welfare of the Village of Tinley Park and its residents; and

(c) That the proposed text amendments will contribute favorably to the economic development of the Village as a whole; and

(d) That the proposed text amendments foster the intent and purpose of the Zoning Ordinance as set forth in Section I of the Zoning Ordinance and are in the best interests of the Village and its residents.

Section 3: That Section II.B (Definitions) is hereby amended by adding the following in alphabetical order as follow:

BANQUET FACILITY: A facility that is available for lease for private events including, but not limited to weddings, anniversaries, corporate or family parties and other similar celebrations. Such use may or may not include on-site kitchen or catering facilities.

Section 4: That Section V.B. (Schedule of Regulations) Schedule I (Schedule of Permitted Uses-By Use Type) is hereby amended by adding certain terms **(in bold)** under the heading of "Dining. Drinking and Entertainment Establishments" regarding "Banquet Facilities" to read as follows:

USE	B-1	B-2	B-3	B-4	B-5	ORI	M-1
DINING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS							
Amusement arcade			S				
Banquet Facilities	S[p]	S[q]	P[r]/S[s]	S[t]	X	P	P

p tenant space/structure must be no greater than 4,000 sq. ft. Gross Floor Area (GFA)

q tenant space/structure must be no greater than 7,500 sq. ft.GFA

r must be located in a stand-alone structure no greater than or equal to 30,000 sq. ft. GFA

s if located in multi-tenant structures less than 30,000 sq. ft.GFA but no greater than 50,000 sq. ft. GFA; or in a stand-alone greater than 30,000 sq. ft. GFA

t tenant space/structure must be no greater than 4,000 sq. ft. GFA

Section 5: That Section V.B. (Schedule I (Schedule of Permitted Uses-By District) is hereby amended by adding certain terms (in **bold**) under the heading "B-1 Neighborhood Shopping" in alphabetical order to read as follows: **Banquet Facilities S^p**.

Section 6: That Section V.B. (Schedule I (Schedule of Permitted Uses-By District) is hereby amended by adding certain terms (in bold) under the heading "B-2 Community Shopping" in alphabetical order to read as follows: **Banquet Facilities S^q**.

Section 7: That Section V.B. (Schedule I (Schedule of Permitted Uses-By District) is hereby amended by adding certain terms **(in bold)** under the heading "B-3General Business & Commercial" in alphabetical order to read as follows: **Banquet Facilities P^r/S^s**.

Section 8: That Section V.B. (Schedule I (Schedule of Permitted Uses-By District) is hereby amended by adding certain terms **(in bold)** under the heading "B-4 Office & Service Business " in alphabetical order to read as follows: **Banquet Facilities S^t**.

Section 9: That Section V.B. (Schedule I (Schedule of Permitted Uses-By District) is hereby amended by adding certain terms **(in bold)** under the heading "B-5 Automotive Uses" in alphabetical order to read as follows: **Banquet Facilities X**.

Section 10: That Section VIII.A.10. (Number of Parking Spaces Required) is hereby amended by adding certain terms **(in bold)** in the table of "Required Parking Spaces" in alphabetical order to read as follows:

Uses	Minimum Required Off-Street Parking Spaces
Banquet Facilities in B1	1.5 Spaces/100 sq. ft.*
Banquet Facilities in B-4	1 space/100 sq. ft.*
Banquet Facilities in ORI & M-1	1 space/200 sq. ft.*
Banquet Facilities in B2 & B3	1 space/200 sq. ft. *if shared parking opportunities
Banquet Facilities in B2 & B3	1 space/100 sq. ft. *if no shared parking opportunities

Usable Floor Area

Section 11: That Section XII, Section A. Table 3.A.2. (Prohibit Uses) is hereby amended by adding certain terms **(in bold)** under the heading "Prohibited Uses" in alphabetical to include **Banquet Facilities.**

Section 12: Any policy, resolution, or ordinance of the Village that conflicts with the provisions of this Ordinance shall be and is hereby repealed to the extent of such conflict.

Section 13: That this Ordinance shall be in full force and effect from and after its adoption and approval.

Section 14: That the Village Clerk is hereby ordered and directed to publish this Ordinance in pamphlet form, and this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED THIS 3rd day of September, 2019.

AYES: Berg, Brady, Brennan, Galante, Glotz, Mueller
NAYS: None
ABSENT: None
APPROVED THIS 3rd day of September, 2019.

VILLAGE PRESIDENT

ATTEST:

VILLAGE CLERK

EXHIBIT B

Executive Business Plan

For the Business Located at:

7537 West 159th st Unit A
Tinley Park, IL 60477

Establishment Name

Whistle Events and Catering. For the Purpose of this summary we will call it "WEC".

Executive Summary

WEC's goal is to build a successful presence in Events and Catering Space in Tinley Park, IL. WEC expects to gross in excess of $550,000 in sales in its first year of operation. First year operations will produce a net profit of $300,000. This will be generated from an investment of $250,000 in initial capital.

Objectives

WEC's has the objective of Providing Excellent Food and Service for everyone's Catering and Private Party needs. Our target market will be catering and providing a party room to local business and residents.

The management of the WEC has demonstrated its concept, execution, marketability, and controls, and feels confident of its ability to successfully produce positive cash flow and growth.

The following objectives have been established:

- Be profitable Year 1.
- Maintain tight control of costs and operations by being hands on, hiring quality employees and utilizing automated computer control.
- Keep food cost under 32% of revenue.
- Keep beverage cost under 21% of revenue.
- Grow each calendar year by 18%

Mission

WEC strives to be the premier Catering and Special Events on the Southside of Chicago. Our goal is to be a step ahead of the competition. We want our customers to have more fun during their leisure time. We will combine menu selection, atmosphere, ambiance, and service to create a sense of "place" in order to reach our goal of over-all value in a dining/entertainment experience.

Keys to Success

The keys to success in achieving our goals are:

- Customer comes first. Always.
- Product quality. Not only great food but great service.
- Managing finances to hire and keep good employees, vendors and business partners
- Controlling costs at all times without exception.
- Provide and a fun atmosphere for all customers by providing different entertainment options.

Company Ownership

WEC is a privately held Illinois company. Stephanie Mikesell and Bobby Sanfilippo are the principal owners.

Stephanie Mikesell has over 10 years owner/ management experience with Trio Bar, previously located in Palos Heights, IL, Gattos in Tinley Park and owner of the current Whistle Sports Bar and Grill in Tinley Park, IL. Bobby has a background in financial services which will help manage cost controls, financing and overall business practices. Bobby also sits on the board of the Tinley Park District. Bob has also been a community leader and resident of Tinley Park for 30 years.

Marketing Programs

- WEC will create an "identity" oriented marketing strategy with executions particularly in local media. Marketing programs will be focused on social media, local print advertising, inside promotions and local sponsorships.

Pricing Strategy

- All items will be priced competitive, for providing excellent food and service in our community.

Sales Forecast

The following chart shows the sales and profit forecast for the next 3 years. Annual growth is projected at 18%. The chart shows a breakdown of Food and Liquor with the Total Revenue.

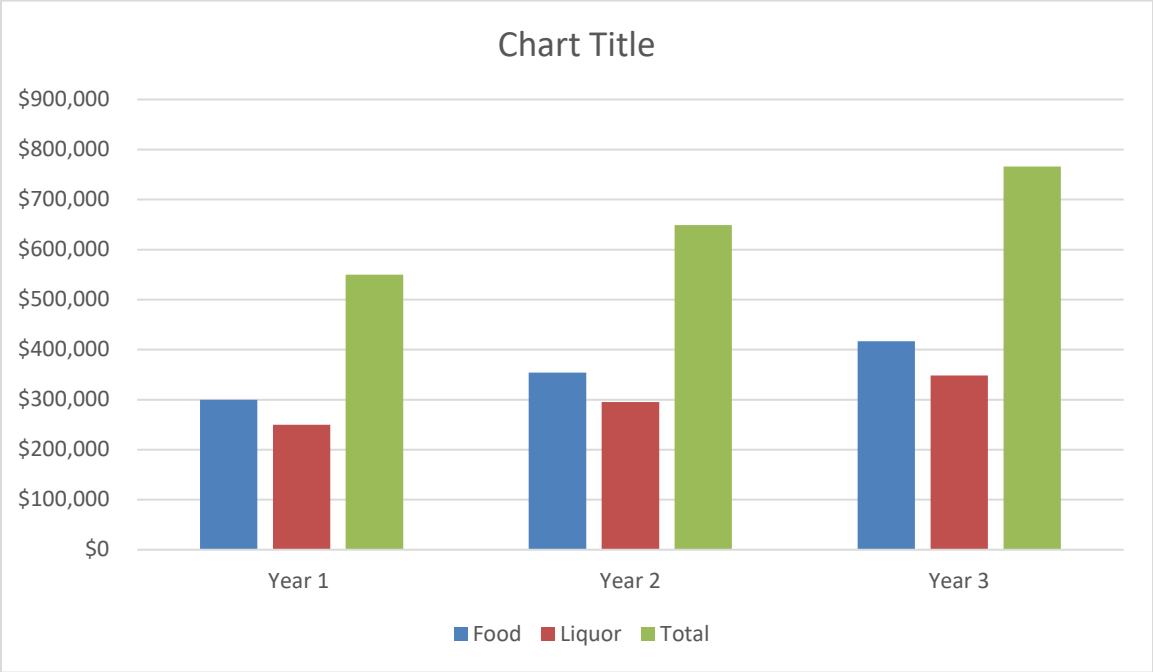


EXHIBIT C

STANDARDS AND CRITERIA FOR A SPECIAL USE Section X.J. of the Village of Tinley Park Zoning Ordinance requires that no Special Use be recommended by the Plan Commission unless the Commission finds that all of the following statements, A-G listed below, are true and supported by facts. Petitioners must respond to and confirm each and every one of the following findings by providing the facts supporting such findings. The statements made on this sheet will be made part of the official public record, will be discussed in detail during the public meetings and will be provided to any interested party requesting a copy. Please provide factual evidence that the proposed Special Use meets the statements below. If additional space is required, you may provide the responses on a separate document or page.

A. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

The addition of the banquet hall will not be detrimental to or endanger the public in anyway. In fact we are occupying a vacant space that meets building codes and can accommodate the necessary parking that is required.

B. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

All activity at this location will be held inside, with this being said, property will not be impaired. Our business will not impact other businesses parking spaces. As known, there are 185 total parking spaces and The Whistle and Whistle Events require only 91 parking spaces. On February 9th of 2020 we were at full capacity at The Whistle Sports Bar and Grill. Meanwhile, the event location had 90 guests present. I surveyed the parking lot during max capacity with all other businesses open, besides the chiropractor being the only business closed, in which, this business only has a maximum of four clients at any given time. With this being said, the parking lot had vacancy of 30 spaces.

C. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

We are within a pre-existing shopping center.

D. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.

Yes, there are adequate facilities to support use.

E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

The existing shopping center has four means of ingress and egress.

F. That the Special Use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission.

We will comply to all regulations that are required and recommended by the village board and the planning commission. As stated above, we have more adequate parking then actual need-basis to support the additional events and catering location.

G. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.

The fabrication of the events and catering side was built into a pre-existing shopping center. However, upon construction this location had been vacant for several years prior to the build-out. The addition can prove that it can help generate revenue for the city of Tinley Park by providing a location in which other businesses, private events, and the chamber of commerce can host events. These events may be to show gratitude to their employees, to celebrate personal events, and/or the celebration of life.

PLAN COMMISSION STAFF REPORT

August 1, 2019

Text Amendment/Banquet Facilities

Red text denotes changes since the PC workshop

Petitioner
Village of Tinley Park

Approvals Sought
Text Amendments to Sections II.B, V.B. (Schedule I), VIII.A.10, and VII (Legacy Code) Section 3, Table 3.A.2

Project Planner
Paula J. Wallrich, AICP
Planning Manager

EXECUTIVE SUMMARY

Consider recommending that the Village Board approve Text Amendments to sections of the Tinley Park Zoning Ordinance to regulate *Banquet Facilities* as a Special, Permitted or Prohibited Use in the Business and Legacy Districts.

The Tinley Park Zoning Ordinance currently regulates *Banquet Facilities* as a 'Permitted Use' in the Office and Restricted Industrial (ORI) and General Manufacturing (M-1) Zoning Districts. It is not identified as a Permitted or Special Use in any other district. In addition, there is no definition provided for *Banquet Facilities.*

Village Staff recently received a request for a banquet facility in the Neighborhood Shopping District (B-1) District. Per the current code, this is not permitted. In review of other zoning codes in similar communities, *Banquet Facilities* are often permitted in business districts with the size of the facility dictating whether it is considered a Permitted or Special Use.

Staff is proposing a text amendment to allow *Banquet Facilities* as a Special Use in the B-1, B-2, B-3, and B-4 Districts and a Permitted Use in the B-3 District with limitations related to the size of the facility. Staff is recommending *Banquet Facilities* be prohibited in the B-5 and all Legacy Districts. In addition, staff is recommending a definition be added to the Zoning Ordinance to assist in distinguishing this use from other similar uses in the code and provide specific parking requirements related to *Banquet Facilities* as a means to mitigate any potential impact on surrounding land uses.

Typically, *Banquet Faculties* serve liquor and therefore most owners will apply for one of the two available Banquet Facility liquor licenses (K and K-1) which have additional limitations related to number of seats and building configuration. It is likely that the Liquor Code may need some revisions to accommodate *Banquet Facilities* in the future.

Staff presented the proposed text amendment to the Community Development Committee at their June 24, 2019 meeting where it received general support. There were some concerns expressed regarding their allowance in the B-1 District with regards to parking and proximity to residential properties; therefore staff reduced their original proposal for the maximum size of a banquet facility from 5,000 sq. ft. to 4,000 sq. ft.

At the July 18, 2019 workshop the Commission questioned whether a business plan or a separation requirement from residential uses could be included in the text amendment.

BACKGROUND

Text amendments are necessary to keep the Zoning Ordinance current with new uses, implement new policies, and to ensure that the Zoning Ordinance furthers its purpose of promoting the health, safety, and general welfare of the public. When analyzing a text

amendment, staff must be cautious not to amend the code for a single circumstance. This often leads to disproportionate regulation and potential conflicts in other areas of the code.

There are inherent mechanisms in the code that already provide flexibility to consider unique or new uses. For example, all of the business districts provide the opportunity to consider "*other similar or compatible uses*" as a Special Use. Staff investigated working within the current constraints of the ordinance and analyzed whether a *Banquet Facility* is consistent (or similar and compatible) with any other identified uses. Two uses were considered *(Private Clubs and Lodges* and *Meeting Halls*), yet neither provided adequate direction for the placement of *Banquet facilities* in the various Business Districts.

In the Medium Density Residential (R-6) and High Density Residential (R-7) Districts "*Private Clubs and Lodges*" are allowed as a Special Use, however no definition is provided for "lodges", and "club" is defined as "*an organization of persons for special purposes or for the promulgation of agriculture, sports, arts, science, literature, politics or the like, but not for profit." Banquet Facilities* are traditionally operated as for-profit enterprises. Therefore, staff does not recognize *Banquet Facilities* as a "*similar or compatible use"* to "*Private Clubs and Lodges*".

A *Meeting Hall*, defined as "*a building or a portion of a building in which facilities are provided for civic, educational, political, religious, or social purposes",* is allowed as a Special Use in the Community Shopping District (B-2) District and as a Permitted Use in the General Business and Commercial (B-3) and ORI districts. There is no reference to size and in the B-2 district it restricts a *Meeting Hall* to areas "*only when located above or below the ground floor or when located fifty (50) feet or more back from the front of the building."* Staff does not believe the definition or restrictions for *Meeting Hall* is consistent with the generic definition or intent of *Banquet Facilities.* It also does not provide direction for use in the B-1 District.

After much discussion and debate, it became obvious to staff that *Banquet Facilities* needed to be addressed as a distinct use with distinct characteristics that may or may not be compatible with other uses identified in the Zoning Ordinance. Staff recommends providing for *Banquet Facilities* with restrictions related to the size of the facility and associated parking ratios.

ZONING DISCUSSION

As part of the zoning analysis to allocate specific uses to appropriate zoning districts it is important that the use is properly defined. Currently there is no definition of *Banquet Facilities* therefore, staff recommends the Commission adopt the following definition as part of the text amendment:

> **BANQUET FACILITY**: "*A facility that is available for lease for private events including, but not limited to weddings, anniversaries, corporate or family parties and other similar celebrations. Such use may or may not include on-site kitchen or catering facilities*".[1.]

Currently, *Banquet Facilities* are allowed as a permitted use in the ORI and M-1 districts. The ORI District is intended to "*provide land for medium to large office buildings, research activities, and non-objectionable industrial activities which are attractively landscaped and designed to create a "park-like" setting. The low intensity and limiting restrictions are intended to provide for permitted uses which will be compatible with adjacent residential and commercial developments."* The M-1 District is intended to "*provide for those industrial activities that have moderate environmental effects and are located in areas relatively removed from residential and prime retail development."*

1. Michael Davidson and Fay Dolnick, A Planner's Dictionary, Planning Advisory Service Report Number 521/522 , April 2004, 77-78

Typically, *Banquet Facilities* maximize their potential for lease by providing adequate area to accommodate large groups or have the ability to be divided for smaller functions. Due to the potential for significant parking or traffic impacts resulting from a large event, staff assumes the authors of the current ordinance limited *Banquet Facilities* to

areas in the ORI and M-1 districts where more intense uses can be accommodated. Permitting *Banquet Facilities* in these two districts takes advantage of the typically larger lots, the more intense uses, parking requirements and transportation systems that can accommodate the episodic flow of traffic related to this use. However, after analyzing the other business districts and the availability of property in these districts that can accommodate *Banquet Facilities,* staff made recommendations for the various business zoning districts that considered the unique characteristics of each district and the appropriateness of considering a *Banquet Facility* use as a Permitted or a Special Use. When considering a Special Use the Commission has the ability to consider certain conditions where there is a rational nexus between the condition and the perceived impact of the proposed use; the conditions must be "specifically and uniquely attributable" to the proposal under review. Further the Zoning Ordinance provides Standards (Section X.J.5.) for consideration by the Plan Commission. Below please find the Standards outlined in the Zoning Ordinance. (please note those sections in bold; these standard can be used to address the Commission's concern regarding separation between *Banquet Facilities* and Single-Family uses and the concern for a Business Plan.

X.J.5. Standards: No Special Use shall be recommended by the Plan Commission unless said Commission shall find:

a. *That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;*

b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

c. *That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;*

d. *That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;*

e. *That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;*

f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance; and

g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.

It is also important to recognize that a Special Use Permit does not run with the land and instead the Special Use Permit is tied to the Applicant. Therefore the Commission can take into consideration the business practices and other items typically included in a Business Plan.

Staff is proposing the following for the Commission's consideration:

B-1 Neighborhood Shopping District is intended to provide *areas for retail and service establishments to supply convenience goods or personal services for the daily needs of the residents living in adjacent residential neighborhoods. The district is designed to encourage shopping centers with planned off-street parking and loading and to provide for existing individual or small groups of local stores*. There are limited areas currently zoned B-1; the majority are located on 80th Ave and the intersections of 167th, 171st and 179th Streets and at the intersection of 171st and 88th Avenue—all of which are in close proximity to residential areas. The other parcel zoned B-1 is at the intersection of 159th Street and 76th Avenue (Brementowne mini-mall). This property is unique in that if fronts one of our major commercial corridors (159th Street) which has a 4-lane cross-section. The concern of allowing *Banquet Facilities* in the B-1 districts is primarily related to traffic and parking. The Commission will want to be assured that there is no overflow parking in residential neighborhoods as a consequence of approving a banquet facility. Therefore, staff is recommending any facility located in a B-1 be limited to 4000 sq. ft. in size. Parking requirements will be addressed in a separate section below.



Brementowne mini-mall

RECOMMENDATION

Staff recommends *Banquet Facilities* be allowed in the B-1 District as a **Special Use provided the use will occupy a tenant space/structure no greater than 4,000 SF. Gross Floor Area (GFA)** The Special Use process will allow the Commission to review each application on a case-by-case basis and if necessary place conditions on their approval to mitigate any perceived negative impact on adjacent properties.

B-2 Community Shopping District is intended to provide *for a wide variety of related retail-type businesses along with personal uses and other complementary uses. The permitted uses would serve not only nearby residential areas, but also people in neighboring communities and transients for goods and services usually found in larger shopping centers. Comparison shopping is to be emphasized and highway-oriented uses are to be discouraged.* The only area zoned B-2 in Tinley Park is the area fronting 159th Street between Harlem and Oak Park Avenues. This area includes the Brementowne Mall (Menard's) and Tinley Plaza (Walt's). Both properties front major commercial corridors (159th Street and Harlem Avenue). These properties were developed as Planned Unit Developments (PUD) which provide additional flexibility with zoning regulations.



Since these properties are both located within shopping centers where shared parking opportunities and adequate roadway systems exist, staff is comfortable increasing the maximum size of *Banquet Facilities* beyond what is recommended for the B-1 District.

Allowing them only as a Special Use also provides opportunity for additional consideration and protection for these uses and their neighboring properties. Parking requirements will be addressed in a separate section below.

RECOMMENDATION
Staff recommends *Banquet Facilities* be allowed in the B-2 District as a **Special Use provided the use will occupy a tenant space/structure no greater than 7,500 sq. ft. Gross Floor Area (GFA)**

B-3 General Business and Commercial District is designed to accommodate *a wide range of specialized commercial uses, including highway-oriented services and commercial types of establishments to serve the needs of motorists. This district is intended to include those uses which would not be compatible in a neighborhood or community-type shopping center.* The Village has several areas zoned B-3 which are primarily located along major transportation systems, such as LaGrange Road and Harlem Avenue. These properties are typically larger and have been developed as part of a larger center or PUD such as Brookside Marketplace or the Convention Center. There are several large vacant properties zoned B-3 including property along LaGrange Road at 183rd Street, south of I-80 and east of Harlem Avenue and the area on the south side of 191st Street at 80th Avenue. There are also some large vacant buildings that are zoned B-3 such as the K-Mart building on Harlem Avenue.

Since the properties zoned B-3 also have shared parking opportunities and are located within planned developments or large undeveloped properties, staff is comfortable recommending them as a permitted use with specific conditions and parking requirements. The condition includes limiting these facilities to a stand-alone structure and no greater than 30,000 sq. ft. in size. This is to ensure they do not impact adjacent parking and traffic flow in multi-tenant buildings. If the *Banquet Facility* is located in a multi-tenant structure, staff is recommending they be no greater than 30,000 sq. ft in size and require a Special Use Permit. This provides the Commission opportunity to assess the request on a case-by-case basis and provide conditions to mitigate any potential negative impact on adjacent uses. For those *Banquet Facilities* located in a B-3 district that are greater than 30,000 sq. ft in size they must be located in a stand-alone structure, must not be greater than 50,000 sq. ft. and will require a Special Use Permit. Parking requirements will be addressed in a separate section below.

RECOMMENDATION
Staff recommends *Banquet Facilities* be allowed in the B-3 District as a **Permitted Use provided the use is located in a stand-alone structure and is no greater than 30,000 sq. ft. A Special Use will be required for *Banquet Facilities* in the following situations: located in multi-tenant structures and are less than 30,000 sq. ft. in size, or are located in a stand-alone structure and is greater than 30,000 sq.ft. Gross Floor Area (GFA)**

For reference, the Tuscany Falls Banquet Facility in Mokena (9425 W. 191st Street) is located in a 28,000 SF building.



Tuscany Falls Banquet Facility, 9425 W. 191st Street

B-4 Office and Service Business District is intended for *areas used primarily to provide office space for service-type businesses. Certain commercial uses, which conform to the pattern of the district and are compatible with the types of services provided, are also permitted. This district is normally small in size and is intended to serve as a buffer or transition between residential and commercial areas.* The majority of the areas zoned B-4 have been developed with office uses (with the exception of Rubino's Plaza at Oak Park Ave and 167th) and are located along Harlem Ave at 163rd, 167th and 171st Streets and along LaGrange Rd at 175th Street. There are no significant vacant parcels zoned B-4. Since properties zoned B-4 are primarily designed for office uses that have certain traffic flows and parking requirements and often are located in closer proximity to residential uses than the B-3 District, staff is recommending a Banquet Facility in a B-4 District be regulated similarly to the B-1 District. Parking requirements will be addressed in a separate section below.

RECOMMENDATION
Staff recommends *Banquet Facilities* be allowed in the B-4 District as a **Special Use provided the use will occupy a structure no greater than 4,000 sq. ft. Gross Floor Area (GFA)**

B-5 Automotive Service District is intended to provide certain areas *for automotive service and related types of uses. The district is intended to be located along major thoroughfares where adequately sized and properly located parcels of land will allow for adequate setbacks, clear vision, and safe ingress and egress.* The majority of property zoned B-5 is clustered along 159th Street. These properties are targeted for automobile uses and due to their potential for significant revenue are restricted to primarily those high revenue generating uses.

RECOMMENDATION
Staff recommends *Banquet Facilities* be **prohibited** in the B-5 District.

Legacy Code is intended to be used in conjunction with the *Legacy Plan* which establishes a *clear vision and preferred urban design arrangements for the downtown and beyond.* The Legacy Code implements the Legacy Plan by codifying Tinley Park's vision with a purposefully specific and precise form-based approach.

All property within the Legacy District are regulated by the same use regulations listed in Tables 3.A.1. and 3.A.2. Similar to the other zoning districts in the Zoning Ordinance, uses are designated as Permitted, Special or Prohibited. In review of the intent statements of the Legacy Code it is evident that the Legacy Plan was designed to protect the historic heritage of the downtown, strengthen the downtown as a pedestrian destination that maximizes the number of people living within walking distance of the train station, and minimize auto related uses. The goal in marketing the downtown to businesses and residents is to enliven the street with uses that promote a "24 hour downtown". The episodic nature of *Banquet Facilities* may leave street-level facades vacant during day-time or week day hours which is contrary to the goal of the downtown area.

RECOMMENDATION
Staff recommends *Banquet Facilities* be **prohibited** in the Legacy District.

Parking:
Staff has conducted preliminary research on parking requirements for *Banquet Facilities*. Orland Park and Oak Brook require 1 space/100 sq. ft. of banquet use. The American Planning Association cites parking requirements for several communities in their publication Parking Standards, American Planning Association, Planning Advisory Service (PAS) Report 510/511 with ranges from 1 space/100 sq. ft. to 1 space/200 sq. ft. Some communities base their requirements on seating capacity, however unless it is fixed seating this number will fluctuate and is difficult to enforce. Parking requirements are often the issue that can impact adjacent uses in a negative way; therefore staff believes that parking requirements must reflect the context of the area and ensure that adequate on-site parking can be accommodated in those districts most adjacent to residential uses.

By design the proposed text amendments limit the size of a *Banquet Facility* depending on the district it is located. According to various websites there are "calculators" provided to determine the necessary room size based on the

number of guests at a banquet. Ratios range between 15-20 sq. ft.[2.] of banquet room space needed per seated guest. Staff used this information along with the size limitations proposed in each zoning district to determine an appropriate parking ratio for Banquet Facilities per district. Staff is recommending greater parking requirements for those districts in close proximity to residential uses and less requirements in the more intense business districts that have opportunities for shared parking.

2. https://www.dummies.com/relationships/weddings/how-much-space-do-you-need-for-your-wedding/ and http://www.dimensionsinfo.com/function-hall-sizes/

RECOMMENDATION

Staff recommends a parking requirement of **1 space/100 sq. ft. Gross Floor Area (GFA) in the B-1 and B-4 districts,** and **1 space/200 sq. ft. Gross Floor Area (GFA) in the ORI, M-1 Districts and 1 space/200 sq. ft. Gross Floor Area (GFA) in the B-2 and B-3 provided there is shared parking opportunities with adjacent uses within the same parcel or shopping center as part of a Special Use Permit. If shared parking opportunities are not available in the B-2 and B-3 districts then parking is required at the higher rate of 1 space/100 sq. ft. Gross Floor Area (GFA)**

MOTIONS TO CONSIDER

If the Plan Commission wishes to take action on the proposed Text Amendment, the appropriate wording of the motions are listed below.

Motion 1 : "...make a motion to recommend the Village Board amend Section II.B (Definitions) to add (in alphabetical order) the following definition:

BANQUET FACILITY: "*A facility that is available for lease for private events including, but not limited to weddings, anniversaries, corporate or family parties and other similar celebrations. Such use may or may not include on-site kitchen or catering facilities*".

Motion 2: "...make a motion to recommend the Village Board amend Section V.B. Schedule I (Schedule of Permitted Uses) to reflect Banquet Facilities as Special Uses or Permitted Uses in accordance with the following table (as defined in the Staff report dated August 1, 2019):

USE	B-1	B-2	B-3	B-4	B-5	ORI	M-1
DINING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS							
Amusement arcade			S				
Banquet Facilities	S[p]	S[q]	P[r]/S[s]	S[t]	X	P	P

p tenant space/structure must be no greater than 4,000 sq. ft. Gross Floor Area (GFA)

q tenant space/structure must be no greater than 7,500 sq. ft.GFA

r must be located in a stand-alone structure no greater than or equal to 30,000 sq. ft. GFA

s if located in multi-tenant structures less than 30,000 sq. ft.GFA but no greater than 50,000 sq. ft. GFA; or in a stand-alone greater than 30,000 sq. ft. GFA

t tenant space/structure must be no greater than 4,000 sq. ft. GFA

Motion 3: "...make a motion to recommend the Village Board amend the Table entitled "Required Parking Spaces" in Section VIII.A.10. (Number of Parking Spaces Required) to include the following (in alphabetical order):

Uses	Minimum Required Off-Street Parking Spaces
Banquet Facilities in B-1 & B-4	1 space/100 sq.ft.
Banquet Facilities in ORI & M-1	1 space/200 sq. ft.
Banquet Facilities in B-2 & B-3	1 space/200 sq. ft. if shared parking opportunities
Banquet Facilities in B-2 & B-3	1 space/100 sq.ft. if no shared parking opportunities

Motion 4: "…make a motion to recommend the Village Board amend Section VII (Legacy Code) Section 3, Table 3.A.2 (Prohibited Uses) prohibiting *Banquet Facilities* in the Legacy Code and amend Table 3.A.2 to include the following prohibited use in alphabetical order:

_ Adult regulated uses	_ Machinery and equipment sales
_ Advertising signs and billboards	_ Medical marijuana dispensing facility
_ Agricultural uses (except for farmer's markets and private gardens	_ Model garage display and sales
_ Archery / bow range	_ Motel or motor inn
_ Automobile car wash (either manual or automatic)	_ Open storage
_ Automobile / gasoline service stations	_ Other similar or compatible uses
_ Automobile repair shops (including bodywork)	_ Plumbing, heating, air conditioning sales and service
_ **Banquet Facilities**	_ Retail sales of tobacco, hookah, cigarette, cigar, e-cigarette, and vapor products as a principal use
_ Boarding / rooming house	_ Second hand stores, flea markets, pawn shops
_ Building material sales	_ Tattoo parlor
_ Drive-in theaters	_ Truck depot / truck stop
_ Drive-through establishments (accessory to restaurants, banks, pharmacies and all other uses)	_ Vehicle rental
_ Frozen food lockers	_ Warehouse and storage (including mini-storage)
_ Funeral homes, mortuaries, and cremation facilities	_ Wireless communications facilities
_ Greenhouses, garden centers, and landscape nurseries	
_ Gun dealer / shooting range	
_ Hookah lounge	
_ Industrial facility (heavy or light)	
_ Kennel / pound	

PLAN COMMISSION STAFF REPORT

February 20, 2020

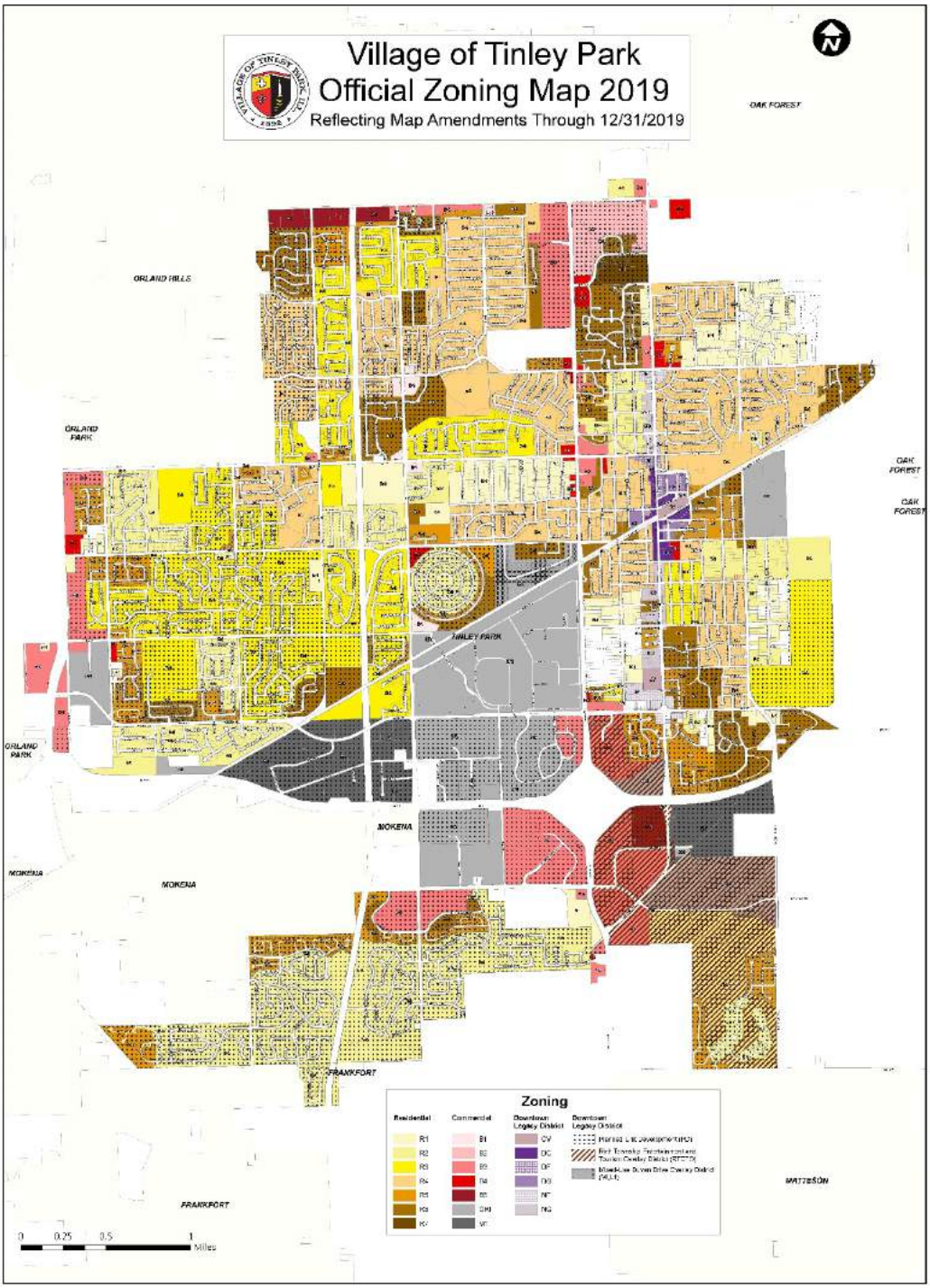
Applicant
Village of Tinley Park

Approvals Sought
Official Zoning Map Recommendation to the Village Board

Project Planner
Daniel Ritter
Senior Planner

Official Zoning Map Approval – 2019 Map

Village of Tinley Park



EXECUTIVE SUMMARY

Staff has worked with the Village's GIS Consultant, MGP, Inc., to review the Village's Zoning Map and identify all updates and corrections through December 31, 2019. Per the Illinois Municipal Code, municipalities must adopt an Official Zoning Map by March 31st of each year.

Village Board approval is scheduled for March 3, 2020 to review and approve the draft version of the 2019 Official Zoning Map. The Plan Commission provides a recommendation to the Village Board as to whether or not to approve the official Zoning Map as proposed by Staff.

Staff notes that **no properties are being rezoned** as part of the adoption of the official Zoning Map. All zoning changes included a Public Hearing at the time of their approval and the request is simply ensuring the map correctly reflects any of the previous year's changes. The corrections made to the map reflect either map amendments (rezonings), annexations, and subdivisions approved in 2019, or corrections that were previously approved but not accurately documented.

BACKGROUND

The Illinois Municipal Code (65 ILCS 5/11-13-19) requires municipal authorities to annually publish an Official Zoning Map by March 31st each year.

> *(65 ILCS 5/11-13-19) (from Ch. 24, par. 11-13-19) Sec. 11-13-19. Except as otherwise provided in this section,* ***the corporate authorities shall cause to be published no later than March 31 of each year a map clearly showing the existing zoning uses, divisions, restrictions, regulations and classifications of such municipality for the preceding calendar year. The map published by the corporate authorities shall be the official zoning map.***

The Village's GIS Consultant maintains the on-line map and update's it with any changes throughout the year; however, an official map must still be approved each year. Staff has reviewed the current Zoning Map, made corrections based on map amendments through December 31, 2019, and provided a proposed draft of the Official Zoning Map for the Plan Commission's review.

CHANGES TO THE ZONING MAP

One annexation took place in 2019:

- The Lenny's Food N Fuel property at 19420 Harlem Avenue was annexed per Ordinance 2019-O-055 and is zoned B-3, General Business & Commercial per Ordinance 2019-O-056.

Staff has also identified various corrections to the Official Zoning Map for 2019, including:

- The shopping center property at 7130-7164 183rd Street, commonly referred to Cornerstone Centre, was incorrectly labeled as a Planned Unit Development (PUD), which was removed from the updated Zoning Map. That portion of the shopping center is zoned B-3 and subject to a Unified Sign Plan, but was not approved as a PUD. The shopping center does have a portion zoned B-4 PD (18201-18219 Harlem Avenue, Glen Swilly/Cornerstone Centre PUD), which was correct.

- The Edenbridge Apartments, located at 66th Court and 181st Street, was incorrectly labeled as a PUD and the label was removed from the updated Zoning Map. The subject property was originally zoned R-5A with variations, but it was not a PUD. In 1978 the Zoning Code was rewritten and the R-5A zoning district became

R-6. The scrivener's error listing the zoning district as a PUD appears to have been made shortly after that 1978 update.

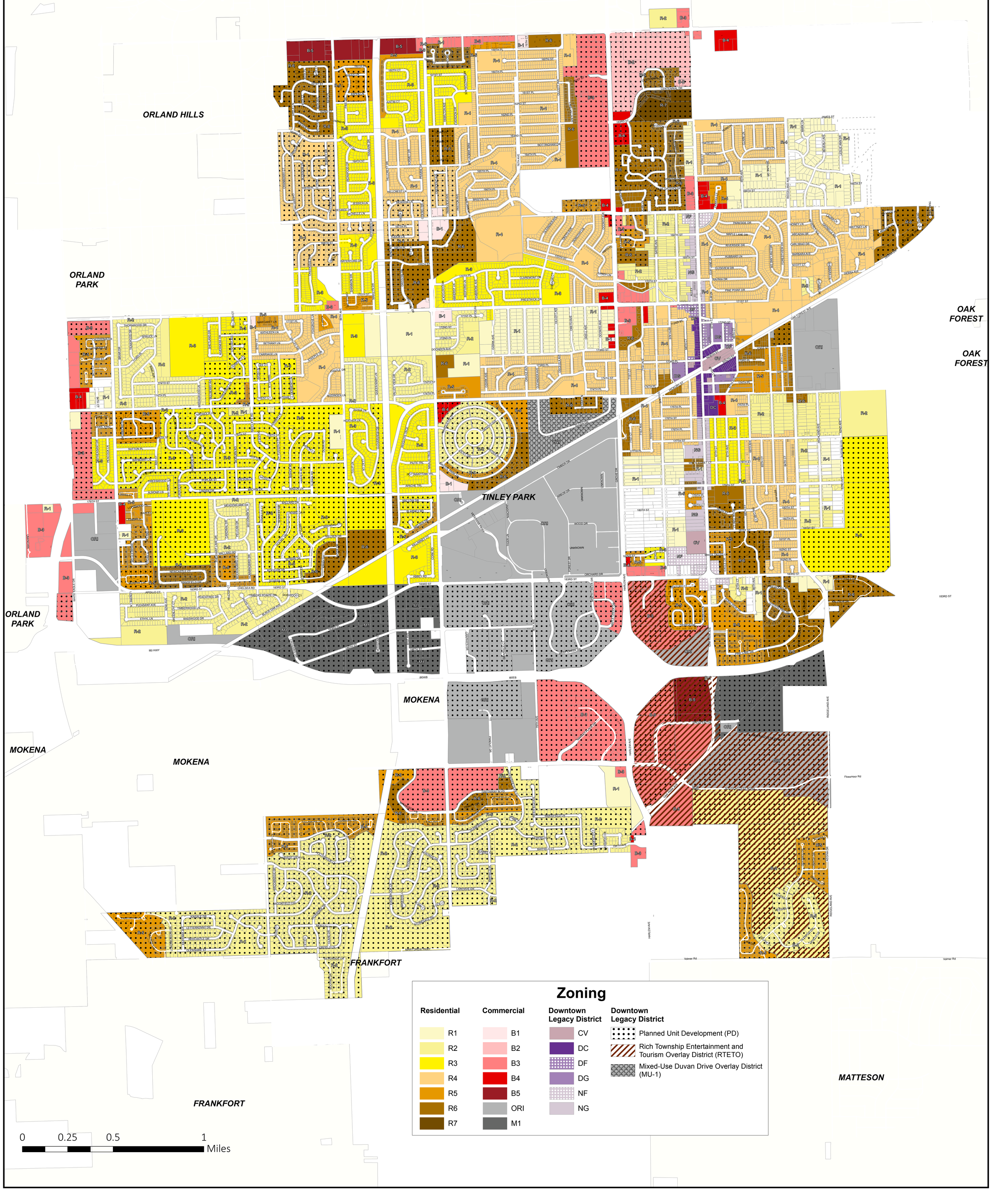
- The property at 6809 Brementowne Drive was incorrectly listed as R-1 zoning and was corrected to R-6 zoning on the updated Zoning Map. The zoning of the property was originally R-5A (later changed to R-6 as part of the 1978 Zoning Code update) and was approved as a two-family dwelling structure and lot. When the residential properties to the south of the subject lot were rezoned from R-6 to R-1 by the Village in 1994 (94-O-101) the lot was erroneously included in the map change. However, the subject lot was specifically excluded from that rezoning and not listed in the Ordinance due to its unique design and previous approval as a two-family dwelling.

The Village's GIS Consultant, MGP, Inc., has provided an updated map that reflects the corrections and annexation as noted by Staff. The updated map has been included in the Plan Commission packet in draft form.

RECOMMENDATION

Following a successful review, proceed to Village Board on March 3, 2020.

Village of Tinley Park
Official Zoning Map 2019
Reflecting Map Amendments Through 12/31/2019



Zoning

Residential	Commercial	Downtown Legacy District	Downtown Legacy District
R1	B1	CV	Planned Unit Development (PD)
R2	B2	DC	Rich Township Entertainment and Tourism Overlay District (RTETO)
R3	B3	DF	Mixed-Use Duvan Drive Overlay District (MU-1)
R4	B4	DG	
R5	B5	NF	
R6	ORI	NG	
R7	M1		

PLAN COMMISSION STAFF REPORT

February 20, 2019 – Workshop

Petitioner
Village Tinley Park

Municipal Code
Zoning Code

Approvals Sought
Text Amendment

Project Planner
Daniel Ritter, AICP
Senior Planner

Zoning Code Text Amendment Corrections – Short Term Rental and Residential Masonry





EXECUTIVE SUMMARY

Recently, the Village approved two text amendments to the Zoning Code relating to exterior masonry requirements (December 17, 2019; 2019-O-074) and for short-term rental uses (July 2, 2019; 2019-O-035). During the course of drafting and implementing the text changes, staff encountered a few text corrections to ensure the intent behind these codes is clear. This report clarifies the text corrections for each.

Masonry. The masonry requirements for residential properties were generally left as they previously existed in the Comprehensive Building Code and just moved into the Zoning Code. The definition of "masonry" was changed to include precast concrete panels. The definition change was intended for commercial properties to have some additional flexibility. However, based on the code's wording, it could be interpreted that residential homes are permitted to be constructed with precast concrete panels on the first-floor. Staff is proposing a minor wording change to clarify that homes must utilize face brick or decorative stone on the first story on a new home as was originally intended.

Short –term rental. The short-term rental (STR) use text amendment has two clarifications that are needed. First, in the Medium-Density (R-6) and High-Density (R-7) residential zoning districts the regulations do not address STR use in single-family detached, single-family attached and two-family dwellings despite the fact they are allowable uses in those districts. The requirements in other residential zoning districts state that STR units in single-family detached, single-family attached and two-family dwellings "are only permitted when separated 500 feet from all property lot lines" from another STR. That distance requirement needs to be addressed in the Medium-Density (R-6) and High-Density (R-7) residential zoning districts as well. Second, the STR use was not addressed in the Legacy Code and clarification is needed for those zoning districts.

RESIDENTIAL MASONRY REQUIREMENTS

The masonry requirements for residential properties were left as they were previously stated in the building code. However, the definition of masonry was changed to include pre-cast concrete panels to allow for some flexibility as an alternative masonry material on commercial and industrial structures. However, due to the wording of the residential masonry section, it can be interpreted that precast concrete panels can be used to comply with first-floor masonry requirements, which was not the intent. To rectify this issue, staff is proposing to make the following change to Section V.C.4.B as listed below to clarify that only face brick and decorative stone are permitted materials on the first-floor of new residential homes.

> *In all single-family detached, single-family attached, townhomes, and in all single-family semi- detached dwellings, exterior walls shall be constructed of face brick or decorative stone~~, or other approved masonry products as defined herein~~. Said construction shall commence from the finished grade and shall extend to the uppermost portion of the first story of such dwellings.*

SHORT-TERM RENTAL DISCUSSION

Short-Term Rental Background

Following a complaint about a short-term rental property in 2018, staff was directed to look into regulations for short-term rental uses. The proposed text changes were reviewed by Plan Commission in January 2019 and adopted by the Village Board in July 2019 with some minor changes that added requirements to limit the density of short-term rental in a particular area. Short-term rentals are required to obtain a license through the Village Clerk's office and must also comply with applicable zoning district regulations. Staff has identified two issues with the proposed Zoning Code text amendments which were not anticipated during the initial review.

The final adopted use chart and regulations are as follows:

> ***SHORT-TERM RENTAL**: A dwelling unit that is used as a primary residence by owners or renters, or portion of such a unit, that is rented for less than 30 days at a time, with the exception of dwelling units owned by the federal government, the state, or any of their agencies or political subdivisions and facilities licensed by the state as health care facilities.*

	R-1	R-2	R-3	R-4	R-5	R-6	R-7	B-1	B-2	B-3	B-4	B-5	ORI	M-1	MU-1
Other Uses															
Short-Term Rental, accessory to a dwelling unit	P[p]	P[p]	P[p]	P[p]	P[p]	P[q]	P[q]	X	X	X	X	X	X	X	X

> *[P] Short-term rentals are only permitted when separated five hundred (500) feet on all property lot lines from another short-term rental property line.*
> *[Q] Short-term rentals in a multi-family cannot exceed twenty-five percent (25%) of the total number of units.*

Medium (R-6) and High-Density (R-7) Residential District Homes

The only criteria noted in current STR regulations for Medium-Density Residential (R-6) and High-Density Residential (R-7) zoning districts is "Short-term rentals in a multi-family cannot exceed twenty-five percent (25%) of the total number of units." While this regulation provides guidance for multi-family units in the R-6 & R-7 zoning districts it also permits lower density single-family attached, single-family detached, and townhomes. The requirements for a 500-foot separation between STR properties that applies to other lower-density residential zoning districts, was not applied to those medium-density and high-density residential zoning districts. Staff is recommending the same restrictions for single-family attached, single-family detached, and townhomes in other single family districts also pertain to the R-6 and R-7 districts.

To clarify this portion of the code, staff is proposing the text additions as indicated in red below:

	R-1	R-2	R-3	R-4	R-5	R-6	R-7	B-1	B-2	B-3	B-4	B-5	ORI	M-1	MU-1
Other Uses															
Short-Term Rental, accessory to a dwelling unit	P[p]	P[p]	P[p]	P[p]	P[p]	P[p]/[q]	P[p]/[q]	X	X	X	X	X	X	X	X

[p] *Short-term rentals located in a single-family detached, single-family attached, single-family semi-detached, and two-family dwellings are only permitted when separated five hundred (500) feet on all property lot lines from another short-term rental property line.*

[q] *Short-term rentals in a multi-family dwellings cannot exceed twenty-five percent (25%) of the total number of units.*

Legacy Code Allowance

During the original adoption of the STR regulations, the discussion was focused on traditional residential zoning districts, and did not address STRs in the Legacy Code districts. The Legacy Code encompasses the downtown and Oak Park Avenue corridor between 167th Street and 183rd Street. Within the Legacy Code, all types of housing/dwellings are permitted depending on their specific zoning district (Downtown Core, Downtown Flex, Neighborhood General, etc.) and redevelopment status (Heritage Site or Redevelopment Site). Staff is looking to clarify the regulations for STRs in the Legacy District. Due to the lack of discussion on this topic during the original STR adoption, staff is looking for direction on the matter from the Commission. Options include prohibiting short-term rentals in the Legacy Code districts or allowing the use with conditions similar to the traditional zoning districts that relate to distance separation or a percentage of the total number of units in a multi-family structure.

The advantages of allowing STR in the Legacy District relates to adjacency to the Metra station, which could be an incentive for visitors to stay in the downtown area and patronize local businesses. While the current licensing requirements of STRs limit rentals to one license per year, that requirement could change in the future and is independent from zoning district decisions. Any allowance of STRs in the Legacy District needs to clearly outline how to regulate the use with a diverse mix of residential uses in the Legacy District (mixed-use, single family, multi-family, etc.)

By prohibiting STRs, it will eliminate the possibility that STR may negatively impact current or future uses due to the transient nature of the occupants. A "Boarding/Rooming House" is a similar use that is currently prohibited in the Legacy Code Districts.

If Plan Commission wishes to recommend prohibiting STRs in the Legacy Code Districts. "Short-term Rentals" would be added under the list of prohibited uses in Section XII.3.A. (Page 55) of the Legacy Code. If the STRs were to be permitted, staff recommends identifying any conditions that may help mitigate any perceived impact of the use on adjacent properties.

RECOMMENDATION

Following a successful workshop, staff recommends the Public Hearing be continued to the March 5, 2020 Plan Commission meeting.