



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

**August 18, 2016 – 7:30 P.M.
Council Chambers
Village Hall – 16250 S. Oak Park Avenue**

Regular Meeting Called to Order

Roll Call Taken

Communications

Approval of Minutes: Minutes of the July 21, 2016 Regular Meeting

Item #1

**WOODSPRING SUITES – SPRING CREEK DRIVE & WEST CREEK DRIVE –
SITE PLAN APPROVAL, PLAT APPROVAL, AND SPECIAL USE PERMIT FOR
A SUBSTANTIAL DEVIATION FROM THE PLANNED UNIT DEVELOPMENT
(New Item)**

Consider a proposal from Tim Healy of Holladay Properties for Site Plan Approval, Plat Approval, and a Special Use Permit for a Substantial Deviation from the Planned Unit Development at the parcel south of the intersection of West Creek Drive, North Creek Drive, and Spring Creek Drive in the ORI PD (Office and Restricted Industrial, North Creek Business Park Planned Unit Development) Zoning District.

Good of the Order

Receive Comments from the Public

Adjourn Meeting



MINUTES OF THE PLAN COMMISSION

VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS

JULY 21, 2016

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on July 21, 2016 at 7:30p.m.

ROLL CALL

Plan Commissioners:

Kevin Bergthold
John Domina
Anthony Janowski
Lori Kappel
Peter Kroner
Ed Matushek III, Chairman
Mark Moylan
Ken Shaw
Tim Stanton

Village Officials and Staff:

Paula Wallrich, Interim Community Development Director
Stephanie Kisler, Planner I
Barbara Bennett, Commission Secretary
Patricia Meagher, Commission Secretary

CALL TO ORDER

PLAN COMMISSION CHAIRMAN MATUSHEK called to order the Regular meeting of the Plan Commission for July 21, 2016 at 7:30 p.m.

APPROVAL OF MINUTES

A motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER JANOWSKI to approve the minutes of the July 7, 2016 meeting of the Plan Commission. Vote by voice. CHAIRMAN MATUSHEK declared the Motion approved.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JULY 7, 2016 REGULAR MEETING

**ITEM #1: PUBLIC HEARING
THE TRAIN STATION – 16902 OAK PARK AVENUE, UNIT 3 – SPECIAL USE
PERMIT FOR A RECREATIONAL USE AND HOURS OF OPERATION**

Consider a proposal from Julianna Grover of The Train Station, for a Special Use Permit to operate a business involving recreational uses (including group personal training, fitness, and nutritional education) and operating between the hours of 5:00am and 10:00pm at 16902 Oak Park Avenue, Unit 3 in the NG (Neighborhood General) Zoning District and Elmore's Oak Park Avenue Estates subdivision.

Present were the following:

Plan Commissioners: Kevin Bergthold
John Domina
Anthony Janowski
Lori Kappel
Peter Kroner
Ed Matushek III, Chairman
Mark Moylan
Ken Shaw
Tim Stanton

Village Officials and Staff: Paula Wallrich, Interim Community Development Director
Stephanie Kisler, Planner I
Barbara Bennett, Commission Secretary
Patricia Meagher, Commission Secretary

Guest: Julianna Grover on behalf of The Train Station

A motion was made by CHAIRMAN MATUSHEK, seconded by COMMISSIONER JANOWSKI, to open the Public Hearing at 7:34 p.m. CHAIRMAN MATUSHEK declared the Motion approved.

CHAIRMAN MATUSHEK 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.

STEPHANIE KISLER, Planner I, presented a proposal from Julianna Grover of The Train Station, for a Special Use Permit to operate a business involving recreational uses (including group personal training, fitness, and nutritional education) and operating between the hours of 5:00 a.m. and 10:00 p.m. at 16902 Oak Park Avenue, Unit 3 in the NG (Neighborhood General) Zoning District and Elmore's Oak Park Avenue Estates subdivision.

MS. KISLER added the Legacy Code dictates that any businesses operating between the hours of 2:00 a.m. to 6:00 a.m. require a Special Use Permit (Section XII.3.A.). She noted that it is Staff's interpretation that the proposed use (group fitness training classes) is 'similar and compatible' to a Special Use category

and thus the Applicant must obtain a Special Use Permit to operate the business as proposed. She added that this property is located at 16902 Oak Park Avenue and will be combining two (2) units. The interior remodel has been completed. This business is allowed to open their doors presently on a 1:1 client/trainer basis, which is classified as a personal service versus a recreational use. In order to convert to more than one (1) client per trainer, the Special Use Permit is required. She also noted that the building is currently divided into five (5) tenant spaces. The current tenants are Best One Nail & Massage and Imagine Peace Studio (salon) with the remaining two (2) vacant commercial spaces being combined for the proposed Special Use. There is also one (1) three-bedroom apartment that is occupied. The apartment is located on the second floor above the occupied units and not above the proposed tenant space for The Train Station. She added that the site has seventeen (17) parking spaces.

MS. KISLER reviewed slides on a PowerPoint presentation, noting the site and providing photos of the site. She then reviewed the open items discussed at the prior Plan Commission meeting on July 7, 2016 and provided follow up information. The three (3) open items included in the Staff Report included:

1. Conditions related to sound.
 - The Applicant stated that loud music is not used since the trainer is continually communicating with clients throughout the sessions.
2. Conditions related to class sizes.
 - The Applicant stated that she is ok with the Plan Commission placing conditions on class sizes.
3. Required improvements to landscaping, parking, access drive, and alley.
 - The Applicant stated that they will only be working on the interior remodel of the tenant space. The property manager met with Staff to discuss the suggested improvements to the exterior of the building. The property manager agreed to add one or two trees along the Oak Park Avenue parkway and also agreed to have the property owner sign the Plat of Easement for the alleyway at the rear of the building. The Plan Commission mentioned possible buffer solutions for the west property line, such as landscaping or a fence. The property manager agreed that she could look into this if the Plan Commission wanted to require this improvement but stated that they have not had any issues with the adjacent single-family residential property to-date. The Plan Commission also raised questions about security at the site. The property manager stated that they have not had any security issues since purchasing the property in 2006. The Applicant noted that she would be using her own security cameras for her tenant space.

MS. KISLER noted that the property manager was unable to attend this evening. The property manager, or her father (property owner), will be available at the Village Board meeting to answer any questions. She noted that the property manager stated that she is comfortable with all proposals made, but phasing may be necessary.

CHAIRMAN MATUSHEK inquired about what was stated at last meeting regarding trees being put in on Oak Park Avenue and 169th Street. MS. KISLER explained there are currently trees along 169th Street but the Village's Landscape Architect provided a recommendation for two (2) or three (3) new parkway trees along Oak Park Avenue. Also explained was the option of buffer landscaping or fencing along the west property line adjacent to the neighboring residential lot. Further recommendations from the landscape architect can be provided at another time to assist in the decision process for the Commissioners.

COMMISSIONER JANOWSKI asked if there have been any conversations with the single-family property owners. These residents were present in the audience MS. KISLER indicated that this could be addressed later in the meeting when the residents speak.

MS. KISLER discussed security questions that the Plan Commissioners had inquired about at the previous meeting. The property manager stated that there have been no security issues since purchasing the property since 2006. She raised the concern that due to the early morning and late evening hours, there could potentially be security issues and noted that the presence of security cameras can have a positive impact on this concern. If recommended as conditions, Staff recommends a deadline of October 1, 2016 for the security cameras as well as the landscaping.

MS. KISLER provided the following Findings for a Special Use for the record:

- 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 proposed Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare because the business operations are wholly enclosed in the building and will provide clients with education and training to lead healthier lifestyles.
- 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 proposed Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity and will not substantially diminish and impair properties within the neighborhood because the Special Use is compatible with the other tenants of the building and the adjacent properties. The Special Use will allow for the building to be fully occupied for the first time since the property owner purchased the building in 2006. The property owner may increase the property value by making various site improvements as recommended by the Plan Commission and required by the Village Board.
- 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 proposed Special Use will not impede the normal and orderly development and improvement of surrounding property because the surrounding area is already developed and the Special Use will be located within two (2) formerly vacant tenant spaces in an existing building.
- d. **That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;**
 - The site currently exists and adequate utilities, access roads, drainage, etc. have already been 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**
 - Adequate measures have been taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets at the existing property. Additionally, the property owner will sign a Plat of Easement to formalize the existence of a rear alley, which will aid in providing adequate ingress and egress between 169th Street and the properties to the south.

- 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 will conform to all other applicable regulations for the site.
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.**

 - The Special Use contributes directly and indirectly to the economic development of the community as a whole because the Applicant will provide training and education to clients that will aid in them developing a healthier lifestyle. This use is also filling vacant tenant spaces in the Legacy District/Downtown Tinley and will provide the community with a new type of service. The Special Use is compatible with the area and has proven to have a successful business model in another community.

COMMISSIONER KRONER inquired about current lighting and asked if the rear of the building had adequate lighting. MS. KISLER stated that yes, it does. If there are concerns, the Commission can make that a condition as well.

COMMISSIONER SHAW inquired about the current sizes of parking spaces in the rear parking area. MS. KISLER stated that they did not provide a Plat of Survey but a request for the plat has been made to the property manager. The plat would give the exact dimensions of the parking spaces. She noted that it appears that the aisle meets the minimum width required by the Legacy Code; however, the parking stalls themselves may not be accurately striped to meet the required sizes. This can be addressed with re-striping the parking stalls. COMMISSIONER SHAW stated that it seemed that there was not adequate room for a landscape buffer west of the parking stalls. MS. KISLER agreed that there was not room for the landscape buffer; however, the commercial property owner could work with the adjacent residential property owner to provide landscaping on their property. She stated that this could be a condition that the Plan Commission places on the Special Use, but it must directly relate to the impact of the Special Use.

PAULA WALLRICH, Interim Community Development Director, stated that a condition can be made based on the perceived impact of the Special Use. She noted that conditions must mitigate the impacts caused by the Special Use. She also added that this is an existing property and has limited ways to implement improvements to the site, unlike new projects on vacant sites where there are more options.

COMMISSIONER JANOWSKI asked about the noise reduction coefficient and if there were specific regulations for noise in the Neighborhood General Zoning District. MS. KISLER noted that standards for noise exist in the Zoning Ordinance, but only in the manufacturing districts.

COMMISSIONER JANOWSKI noted that the site exceeds the parking requirements. He inquired if the residents to the west would like to see landscaping between their property and the rear parking lot.

COMMISSIONER SHAW inquired about sidewalks. He asked if the sidewalks along Oak Park Avenue are currently ADA compliant. MS. KISLER stated that there is not a sidewalk in the public right-of-way at this location; instead, there is a barrier to keep patrons of the businesses from backing into Oak Park

Avenue. She added that the Legacy Plan calls for public sidewalks to be installed when front yard parking is removed. COMMISSIONER SHAW further inquired if this project triggered the removal of the front yard parking and addition of a public sidewalk. MS. WALLRICH stated that a Special Use does not trigger this requirement and that it is important to note that the public sidewalk will be added as properties redevelop.

CHAIRMAN MATUSHEK noted for the record that there is a requirement for trees along Oak Park Avenue. He added that he thought that the addition of trees in the parkway would have a positive impact on the neighborhood and would be a reasonable condition.

CHAIRMAN MATUSHEK introduced Ms. Julianna Grover. He inquired about her feelings regarding limitations on the business's class sizes.

JULIANNA GROVER, owner of The Train Station, stated she is comfortable placing a limitation on the number of clients and trainers/coaches. She is looking for two to three (2-3) clients for every one (1) coach. She added they would typically employ two (2) coaches during each one (1) hour session. She noted also that the reason they are seeking the 5:00 a.m. start time is that for the people who train before they head downtown for work and the earlier time makes it easier for their schedule. She also noted that the radio isn't on loud and they already checked with the neighboring business to make sure they could not hear the music. She further stated that they had not officially opened yet because they are waiting on equipment. She noted that she has clients booked starting Monday, July 25, 2016.

CHAIRMAN MATUSHEK stated that MS. GROVER mentioned having two to three (2-3) clients per coach. He stated that previously she had requested just two (2) clients per coach. MS. GROVER stated they could stay with two (2) clients per coach, but seemed concerned about expansion. She noted that the business started in Oak Lawn and has no limitations on clients or coaches. Her current business model in Oak Lawn is three (3) clients to one (1) coach. She added the building square footage is the same in Oak Lawn as in this Tinley Park location. She added that it help future expansion needs if they could have more coaches or have a 3:1 ratio.

CHAIRMAN MATUSHEK inquired about parking if class sizes go to a 3:1 ratio. MS. KISLER stated that the parking is measured by the square footage of the tenant spaces, not by the use and the anticipated customers. She added that other zoning districts not within the Legacy District do have parking regulations related to the use and the potential numbers of customers.

COMMISSIONER JANOWSKI inquired about Ms. Grover's comfort with two (2) trainers. He stated that the he did not want to hinder the growth of the business. MS. GROVER stated that they would be looking for two to three (2-3) coaches. She noted that the busy times were prior to regular work hours and after regular work hours.

COMMISSIONER KRONER asked MS. GROVER if she is comfortable with a condition for the Special Use Permit reading "sound must not be heard through the tenant's walls so as to not cause a nuisance to adjacent tenants of the building or surrounding properties." MS. GROVER stated that she is comfortable with the proposed condition.

COMMISSIONER KRONER inquired if MS. GROVER was comfortable with two (2) trainers rather than four (4) trainers. MS. GROVER responded that she would prefer four (4) trainers so that they would have the opportunity to expand. She noted that lower ratios of clients to trainers cause a more expensive session for the client.

CHAIRMAN MATUSHEK stated that the request is now for a 3:1 ratio with up to four (4) trainers. He asked MS. GROVER if she is comfortable with that. MS. GROVER stated that they were ok with a maximum of three (3) clients per every one (1) trainer with a maximum of four (4) trainers.

CHAIRMAN MATUSHEK reviewed the open items and stated that the Commission has covered the landscaping, sound, and class size.

COMMISSIONER JANOWSKI discussed the condition relating to sound and voiced concern for how it seemed vague. He recommended using a measureable decibel level rather than a subjective phrase. He suggested a limitation of 90 decibels or compliance with ASTM E90. COMMISSIONER SHAW stated that he agrees with COMMISSIONER JANOWSKI and stated the conditions should not be subjective but enforceable for today and in the future.

COMMISSIONER KRONER inquired about the business owner's affiliation with Capitol Nutrition. MS. GROVER stated that Capitol Nutrition is one of her sponsors for bodybuilding.

CHAIRMAN MATUSHEK asked if there were any further questions. Seeing none, he then requested the neighbors to the west of the subject property to speak.

RALPH HILTON, 6815 169th Street, introduced himself and his wife Donna. He stated that they have lived there for the past 21 years. Their primary concern is parking because they do not want business parking in front of their home. He inquired about the final determination on the client to trainer ratio.

CHAIRMAN MATUSHEK stated that currently they are at three (3) clients to one (1) trainer. He noted that MR. HILTON's concerns could be mitigated by a reasonable limitation of clients and trainers.

MR. HILTON inquired if there was an ordinance that prohibits parking for businesses in a residential district. MS. KISLER stated that 169th Street is a public street and parking is allowed on public streets except for between 2:00am and 5:00am.

MR. HILTON stated he understands the Village's parking requirements related to the square footage of the tenant spaces. He stated that he has concerns with where the clients and trainers will park if there is a higher ratio of clients and trainers. CHAIRMAN MATUSHEK stated that the Commission was discussing keeping the 2:1 ratio and now have agreed to a 3:1 ratio due to the anticipated need for expansion in the future.

MR. HILTON stated that if there were an agreement to keep the business parking out of the residential district he does not see a problem. MS. WALLRICH stated that it would be hard to administrate that due to no ordinances in place. CHAIRMAN MATUSHEK stated that the Commission could recommend limitations on the class sizes but cannot regulate parking on a public street. MS. WALLRICH stated that there is a commercial parking lot that may be able to be utilized across the street as well. MR. HILTON noted that the lot across the street is not normally full in the years he has lived there and suggested a shared parking agreement.

MR. HILTON also raised concerns about hearing the business open and close at early and late hours. He noted that he wants the business to do well, but wants the business to be cognizant that he lives next door and doesn't want to hear doors slamming or music playing. He mentioned that he could speak with the property owner about adding landscaping between their parking lot and his yard.

CHAIRMAN MATUSHEK stated again that MR. HILTON's concerns may be best accommodated by limitations on class sizes. He addressed MS. GROVER by asking if three (3) trainers would work instead of four (4).

MS. GROVER asked if she could make a couple of points related to the discussion. She said that her clients are referred to as "Fit Fam", which often consists of husbands, wives, and best friends and often times these individuals are driving to the sessions together. She added that they do not have a parking issue at the Oak Lawn location. She said the clients are respectful to not park in front of someone's house. She further explained that the early class will have few clients and the evening class ends at 10:00 p.m.

COMMISSIONER KRONER discussed ordinances regarding required parking spaces. He noted that the property has two (2) extra spaces than required according to the ordinance. He agreed that the best way to alleviate the parking concerns was to limit the class sizes and number of trainers.

COMMISSIONER SHAW inquired if there was a way to discourage clients from parking wherever they want to and instead guide them to park in certain locations.

MR. HILTON inquired about potential signage regarding where parking can be prohibited during certain hours.

CHAIRMAN MATUSHEK continued by asking MR. HILTON if the current landscaping between the parking lot and his property was satisfactory. MR. HILTON stated that they were fine with the current landscaping.

DONNA HILTON inquired about the calculation of parking for all the businesses there being done. MS. KISLER stated that the analysis accounted for the square footages of all tenant spaces in the building, not just the subject use. She also recommended that MS. GROVER discuss with her clients that they should fill the parking lot first, then use the front parking lot, and only use 169th Street for parking when absolutely necessary. MS. HILTON stated that that would be ideal.

MS. KISLER suggested that an agreement could be made between the property owners to share parking.

MS. WALLRICH stated that the Legacy Code does not require parking based on the uses of the building. She stated that she believes that a parking problem could be a good problem to have in a downtown area unless it negatively impacts residents.

COMMISSIONER KRONER proceeded to clarify the conditions for the Special Use Permit. He noted that the condition related to the landscaping in the west bufferyard may no longer be necessary since the adjacent residents are content with the current landscaping.

CHAIRMAN MATUSHEK began to recap the conditions, stating the consensus of the Commission, regarding to sound, wished to recommend that the sound cannot exceed the ASTM E 90 limitation. He also clarified the class size limit of three (3) clients to one (1) trainer or a 3:1 ratio.

MS. WALLRICH noted that The Train Station is just one (1) of three (3) commercial tenants in the building and reminded the Commission that any of these uses can change over time. The number of clients frequenting the businesses can change over time as well.

CHAIRMAN MATUSHEK stated that these changes would be reviewed in the future when the uses changed. MS. WALLRICH reminded the Commission that if the use is permitted there is only

administrative review based on the standards of the current code. The Plan Commission and Village Board only review Special Uses.

COMMISSIONER KRONER requested discussion about the client ratio as well as maximum total of trainers. CHAIRMAN MATUSHEK recapped the discussion of the 3:1 client/trainer ratio and a maximum of four (4) trainers. He asked MS. GROVER to confirm that she was ok with these conditions. MS. GROVER agreed that the 3:1 client/trainer ratio with a maximum of four (4) trainers works best for their business model. She stated that she would directly communicate with her clients regarding the parking concerns.

CHAIRMAN MATUSHEK stated that the property owner would also be responsible for planting a minimum of two (2) parkway trees along Oak Park Avenue by October 1, 2016.

COMMISSIONER KRONER noticed someone in the audience wanting to speak. CHAIRMAN MATUSHEK swore in JOAN HUTCHISON.

MS. HUTCHISON introduced herself and stated that she is the owner of the Hutchison building just north of the Petitioner's parking lot. She also stated that there is not room to accommodate the overflow parking within her parking lot. CHAIRMAN MATUSHEK stated that parking should be worked out without impacting the MS. HUTCHISON's building at this time.

There being no further questions or comments, with no other additions to the Findings of Fact as published and incorporating those Findings into the record, a Motion was made by COMMISSIONER JANOWSKI to recommend the Village Board grant the Applicant, Julianna Grover of The Train Station, a Special Use Permit for the operation of a business involving recreational uses (including group personal training, fitness, and nutritional education) and operating between the hours of 5:00am and 10:00pm at 16902 Oak Park Avenue, Unit 3 in the NG (Neighborhood General) Zoning District and Elmore's Oak Park Avenue Estates subdivision, with the following conditions:

1. The Train Station tenants, located at 16902 Oak Park Avenue, shall comply with the ASTM E 90 Noise Reduction Co-Efficient to adjacent tenants of the building or surrounding properties;
2. That class sizes must not exceed three (3) clients per trainer, with a maximum of four (4) trainers allowed at any one time to ensure that adequate parking is available;
3. That a Plat of Easement for an alley at the west side of the building must be signed by the property owner by October 1, 2016 and recorded by the Village; and
4. That two (2) parkway trees be installed along the Oak Park Avenue frontage by October 1, 2016.

The Motion was seconded by COMMISSIONER SHAW.

AYE: Plan Commissioners John Domina, Kevin Bergthold, Lori Kappel, Ken Shaw, Tim Stanton, Anthony Janowski, Peter Kroner, Mark Moylan, and Chairman Ed Matushek

NAY: None

ABSENT: None

THE MOTION WAS APPROVED UNANIMOUSLY by roll call. PLAN COMMISSION CHAIRMAN MATUSHEK declared the Motion approved.

A motion was made by COMMISSIONER MOYLAN, seconded by COMMISSIONER JANOWSKI to close the Public Hearing at 8:41 p.m. THE MOTION WAS APPROVED UNANIMOUSLY by voice call. PLAN COMMISSION CHAIRMAN MATUSHEK declared the Motion approved.

PUBLIC COMMENT

CHAIRMAN MATUSHEK inquired if there were any comments from the audience. No one from the audience indicated that they would like to speak.

ADJOURNMENT

A Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER JANOWSKI to adjourn the Regular Meeting of the Plan Commission of July 21, 2016 at 8:42 p.m. The Motion was unanimously approved by voice call. CHAIRMAN MATUSHEK declared the meeting adjourned.



Applicant

Tim Healy of Holladay Properties

Property Location

South of the Intersection of West Creek Drive, Spring Creek Drive, and North Creek Drive

PIN

19-09-01-205-028-0000

Building Size

48,391 SF ±

Parcel Size

2.29 ac ±

Zoning

ORI PD (Office and Restricted Industrial, Planned Unit Development)

Approval Sought

Site Plan Approval, Special Use Permit, and Plat Approval

Project Planner

Stephanie Kisler, AICP
Planner I

PLAN COMMISSION STAFF REPORT

August 18, 2016

WoodSpring Suites – Site Plan Approval, Special Use Permit, and Plat Approval

South of the Intersection of West Creek Drive, Spring Creek Drive, and North Creek Drive



Rendering of the Proposed WoodSpring Suites Extended Stay Hotel

EXECUTIVE SUMMARY

The Applicant, Tim Healy of Holladay Properties, is seeking Site Plan Approval, Plat Approval, and a Special Use Permit for a Substantial Deviation from the North Creek Business Park Planned Unit Development to allow for the construction of a new extended stay hotel on the parcel south of the intersection of West Creek Drive, Spring Creek Drive, and North Creek Drive. .

The proposed WoodSpring Suites hotel is 48,391 square feet and is four (4) stories tall. The proposed hotel features one hundred twenty (120) guest rooms. The hotel site will be constructed on a portion of the 6.04 acre property, which is proposed to be subdivided into three (3) lots, two (2) of which will be developed in a later phase.

Open Items from Staff	Possible Solution
#1: Include easements or covenants for shared parking between the three (3) lots.	Applicant to revise Plat language.
#2: Update the Photometric Plan to include wall lighting measurements and cut sheets.	Applicant to provide information.
#3: Provide recommendation on building materials to the Building Committee.	Plan Commission to provide recommendation.

EXISTING SITE, ZONING, & COMPREHENSIVE PLAN

The property consists of a single vacant parcel 6.04 acres in size. The property is zoned Office and Restricted Industrial (ORI) and is part of the North Creek Business Park Planned Unit Development (PUD).

The site is south of the intersection of West Creek Drive, North Creek Drive, and Spring Creek Drive and is adjacent to the Interstate 80 right-of-way at the south. The site is bordered by DeVry University to the west, office uses to the north, a retention pond to the east, and Interstate 80 to the south.



Diagram Showing Bird's Eye View of Subject Parcel (Google)

Staff notes that this site is also within the Urban Design Overlay District (UDOD), which promotes walkability, lesser front yard setbacks, and overall a more urbanized look. Due to the inconsistencies between the intent of the UDOD and the development pattern of the existing development within the North Creek Business Park Planned Unit Development, Staff has relied on the PUD regulations to guide the review of the project. Staff has worked with the Applicant to ensure that the spirit of the UDOD is met where possible. As a result, the Applicant has positioned the main parking lot behind the building with the front entrance closer to West Creek Drive.

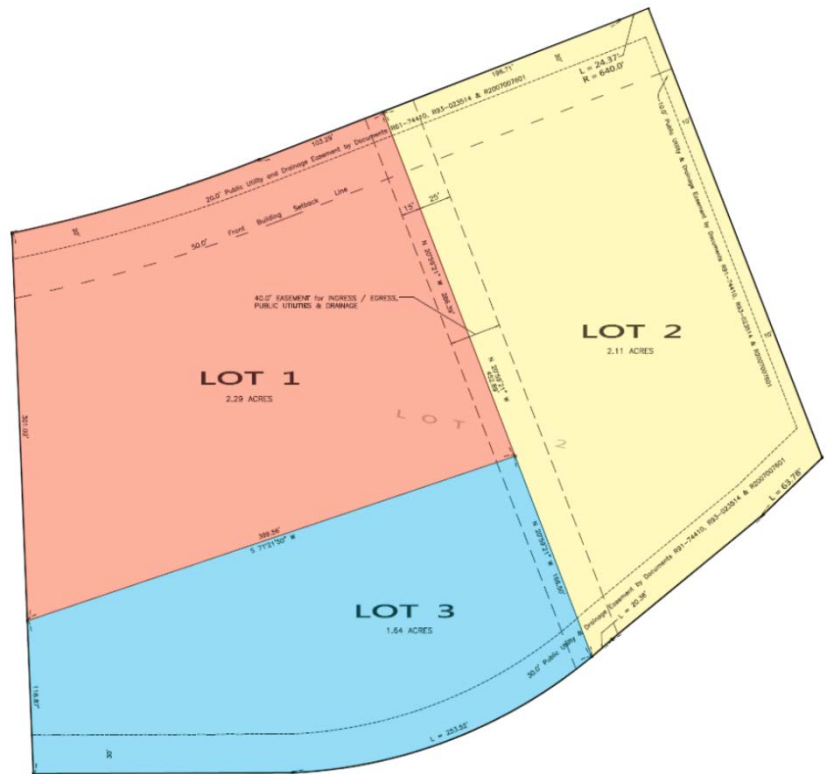
The Village's Comprehensive Plan (2000) calls for Office and Restricted Industrial uses in this location, which is consistent with the property's current ORI zoning. Additionally, the PUD regulations (Ordinance 91-O-083) specifically designate hotels as a permitted use within the PUD, although the Village's Zoning Ordinance also permits hotels within the ORI zoning district.

PROPOSED USE & SUBDIVISION

The Applicant proposes to construct a 48,391 square foot hotel that is four (4) stories tall. The proposed hotel features one hundred twenty (120) guest rooms. There is a total of one hundred, twenty-three (123) rooms but three (3) rooms are occupied by live-in staff members. The proposed hotel use is permitted by both the North Creek Business Park PUD regulations and the Village's Zoning Ordinance.

The business model is an extended stay hotel and the average guest stays two to three (2-3) weeks. The rooms feature a kitchenette, desk area, bed, and bathroom. The main floor of the hotel features a lobby, guest laundry area, and vending area. The room types available are a queen suite, double queen suite, deluxe queen suite. Seven (7) of the one hundred, twenty-three (123) rooms are accessible.

The Applicant proposes to subdivide the 6.04 acre parcel into three (3) lots as seen in the graphic below. Lot 1 (2.29 acres) would be the WoodSpring Suites site, while Lot 2 (2.11 acres) and Lot 3 (1.64 acres) would be built upon in future phases by other users. Staff encouraged the subdivision of the property in this manner to maximize future utility of the property while maximizing visibility from I-80. The parcels are all fairly consistent in size and provide opportunity for typical outlot development or companion uses such as restaurants. The plat provides appropriate ingress/egress, utility, and drainage easements; however, a cross-parking easement was not listed on the proposed plat. Due to the nature of the sites and the shared access road, Staff encourages formalizing the use of shared parking between Lot 1, Lot 2, and Lot 3 through easements or covenants recorded against the property..



Open Item #1: Include easements or covenants for shared parking between the three (3) lots.

PUD EXCEPTIONS

The Applicant is requesting a Special Use Permit for a Substantial Deviation from the Planned Unit Development for subdividing the parcel into three (3) separate parcels. Deviations from Village's Zoning Ordinance are considered Exceptions rather than Variations and do not require the standard Findings of Fact as required with a Variation.

The Exceptions include:

1. Exceptions from the Urban Design Overlay District (Section V)
 - a. Front Yard Setback
 - b. Public sidewalk requirement
2. Exceptions from the Sign Regulations (Section IX)
 - a. Maximum number of wall signs
 - b. Maximum sign height for a freestanding sign
 - c. Maximum sign face area for a freestanding sign
 - d. Off-premise signage

Staff notes that the five (5) acre minimum lot size requirement for hotels does not apply to this property since the ORI zoning district is not subject to Footnote "M" in Section V.B. Schedule I. The five (5) acre stipulation only applies to hotels in the B-3 zoning district.

Due to the unique nature of the site and the existing development patterns within the PUD, these exceptions help to retain the character of the PUD and provide adequate signage for the site.

PROPOSED SITE PLAN

The proposed WoodSpring Suites hotel will occupy Lot 1 of the proposed resubdivision. The site will include the hotel building (comprising 120 guest rooms), parking, and landscaping. Additionally, new utilities will be provided, such as water main, sewer, and lighting.



Diagram Showing Proposed Site Plan on Aerial Image (Google)

As part of Phase I (WoodSpring Suites) the Applicant will construct the private access road, which aligns with Spring Creek Drive. The site will be constructed in such a manner that will allow for future users of Lot 2 and Lot 3 to easily obtain access to the public street and connect to utilities. The proposed site layout also leaves future opportunities for shared parking and walkability between the lots.

It is important to note that the conceptual site plans for Lot 2 and Lot 3 are not part of this approval and are provided at Staff's request to ensure feasibility of the subdivision of property. The final Site Plans for Lot 2 and Lot 3 will be determined at a later date and may include such uses as a restaurant, office, or health club. All permitted, special, and prohibited uses for the ORI district can be found in Section V of the Zoning Ordinance. Note that the PUD (Ordinance 91-0-083) also includes a short list of permitted uses that may not be included in the Village's Zoning Ordinance.

PARKING & CIRCULATION

The proposed site includes a front entry drive north of the building with accessible parking and short-term check-in/check-out parking. The Applicant has positioned the building closer to West Creek Drive and provided the main parking lot at the rear of the building, which includes four (4) rows of parking and one hundred seventeen (117) parking spaces. All parking spaces and drive aisles meet the Village's dimensional requirements. Additionally, the Applicant has provided an analysis showing that a fire truck is able to safely traverse the site.

WoodSpring Suites anticipates hiring four (4) full-time employees and seven to eight (7-8) part-time employees. The hotel will provide on-site living accommodations to three (3) employees. The hotel will have a maximum of six (6) employees staffing the hotel at peak times. Employees include a General Manager, Safety Attendant, Engineer, Janitor, Guest Attendant, Head Housekeeper, and Housekeepers.

Staff has provided an analysis on the required parking count below. In conclusion, the site exceeds the requirement by four (4) parking spaces.

Required Parking for WoodSpring Suites		
"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.
		WoodSpring Suites: 123 rooms + 6 employees maximum at a time
	TOTAL REQUIRED	129 parking spaces
	TOTAL PROVIDED	133 parking spaces (+4)

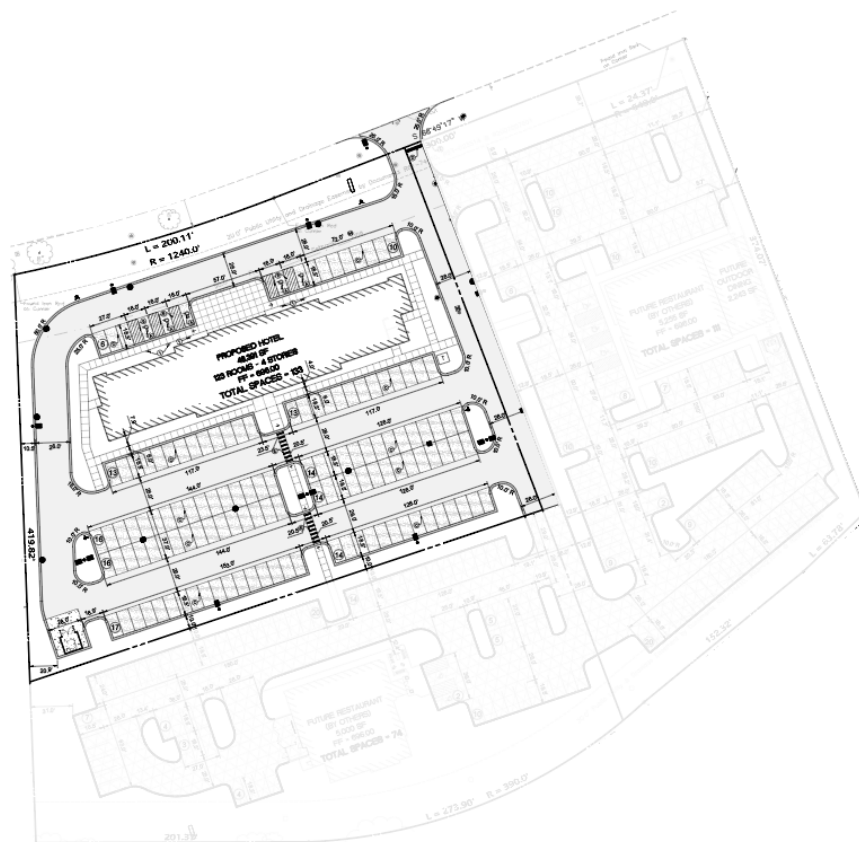


Diagram Showing Proposed Site Plan within Existing Parcel Area

The site plan illustrates the proposed hotel building, a rectangular structure with a central entrance, surrounded by a parking lot and landscaped areas. The building is labeled with the following details:

- PROPOSED HOTEL**
- 48,991 SF**
- 123 ROOMS - 4 STORIES**
- FF = 696.00**

The plan includes extensive landscaping details, such as tree types (e.g., 30' HT. LANDSCAPED BERM, 30' HT. LANDSCAPED BERM), shrub types (e.g., 30' HT. LANDSCAPED BERM), and various plant codes (e.g., 30' HT. LANDSCAPED BERM, 30' HT. LANDSCAPED BERM). The parking lot is divided into sections, with specific parking spaces and drive aisles labeled. The plan also shows the building's footprint, including the main structure and a smaller section labeled "SHOVEL CUT BED EDGE TYP.". The overall site is bounded by "PROJECT LIMITS" and "CREEK DRIVE".

Diagram Showing Proposed Landscape Areas

LIGHTING

The Applicant has provided a Photometric Plan that provides lighting via ten (10) LED area light fixtures throughout the site. The Photometric Plan shows light spillage of less than 0.5 foot candles at the south edge of the pavement of West Creek Drive and North Creek Drive (with the exception of a street light meeting Village standards). The Village's Zoning Ordinance does not have a specific regulation for foot candles except for in relation to spillage into a residential zoning district (Section V.C.9.E.).

Staff notes that the Photometric Plan does not account for lighting planned for the façades of the building. If any lighting is planned for the facades, it will be required to be shown on the plans. Staff has also requested cut sheets for all lighting.

Open Item #2: Update the Photometric Plan to include wall lighting measurements and cut sheets.

ARCHITECTURE

The Applicant has stated that this building will use the new 2016 design prototype for WoodSpring Suites. Only one (1) WoodSpring Suites hotel with this design prototype is currently under construction. The architecture of the four-story building features a natural color palette with the use of stone and hardiplank siding. The Applicant has added articulation at each side of the building to give the building more dimension than a typical rectangular building. Additionally, the site plan shows a matching dumpster enclosure at the southwest corner of the parking lot.



As for building materials, the Applicant proposes to incorporate stone into the majority of the façade rather than brick due to building material prototypes by the WoodSpring Suites brand. The Applicant feels that the prototype identifies the brand and highlights the character of the hotel. The Building Code states:

*"All buildings need to be built with masonry materials and alternate materials are to be used only as architectural treatments. Buildings measuring 40,001- 80,000 square feet should be constructed with **a minimum of 60% of exterior materials being face brick** with the remaining balance of materials being masonry."*

While the proposed hotel consists of a minimum of 60.3% of stone veneer masonry, no brick is proposed. The Applicant requires a building material waiver from the Village's Building Committee to complete the project as proposed. The Plan Commission may wish to make recommendations to the Building Committee regarding building material choice.

There are nine (9) hotels in Tinley Park. Of these, six (6) are located within the North Creek Business Park PUD. Staff has provided a breakdown of the building material composition of each of these hotels and their conformance with the masonry requirements of the building code below.

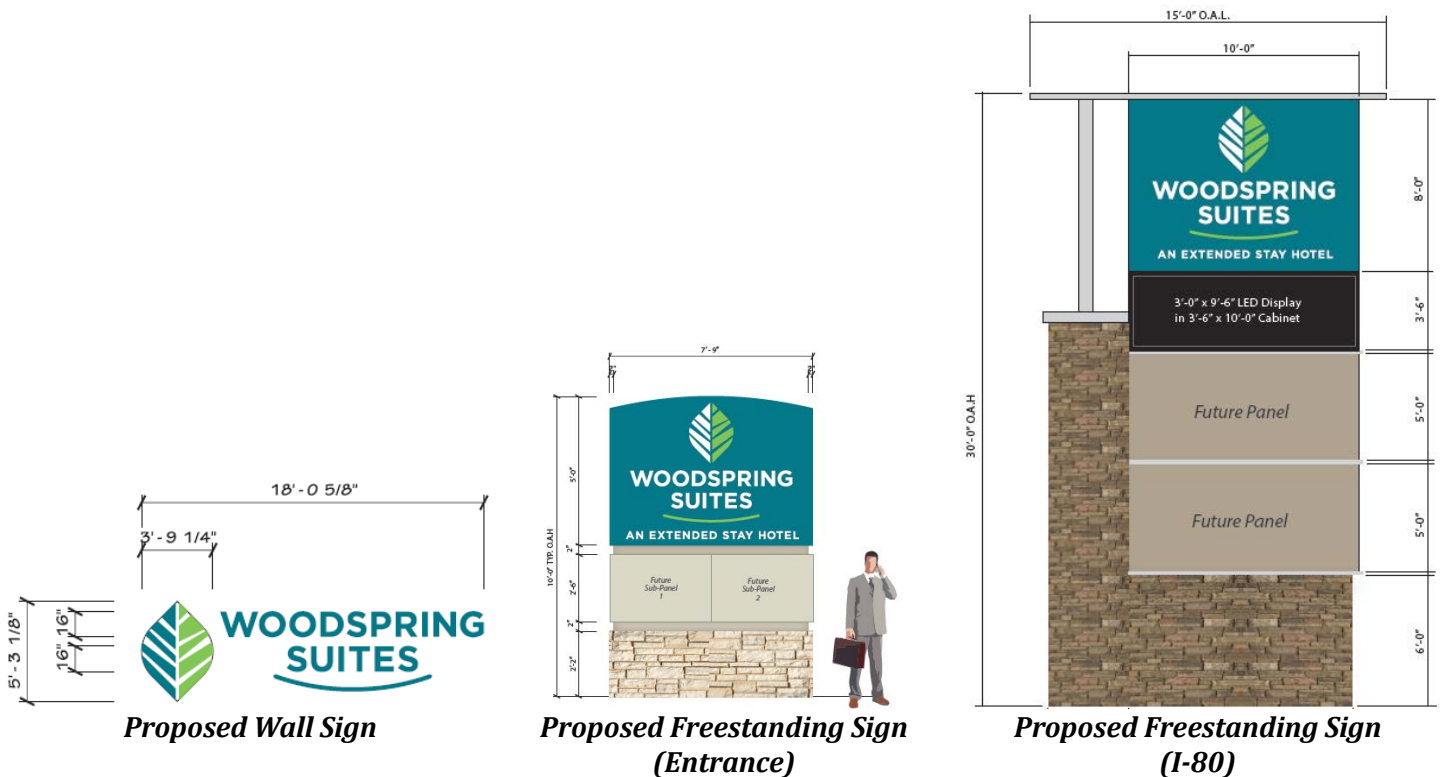
Hotels in Tinley Park			
Hotel	Primary Building Materials	Year Built	In Conformance with Building Material Requirement?
Hampton Inn*	Concrete block	1996	No
Wingate by Wyndam*	Concrete	1998	No
La Quinta Inn & Suites*	Concrete	1995	No
Sleep Inn*	Brick, concrete block	2000	Yes
Fairfield Inn & Suites*	Concrete block	1996	No
Comfort Inn & Suites*	Brick	1999	Yes
Holiday Inn	Concrete	2003	No
Hilton Garden Inn	Brick	2005	Yes
Country Inn & Suites by Carlson	Brick, siding	2008	No

** Located within the North Creek Business Park Planned Unit Development*

Open Item #3: Provide recommendation on building materials to the Building Committee.

SIGNAGE

The Applicant proposes six (6) signs: four (4) wall signs and two (2) freestanding signs. The sign plan indicates that each façade of the hotel will display a 95 square foot wall sign on the upper level of the building. The Applicant has proposed two (2) freestanding signs with blank panels that would accommodate future tenants on Lot 2 and Lot 3. One (1) of the freestanding signs would be positioned near the entrance to the property at the intersection of West Creek Drive, North Creek Drive, and Spring Creek Drive. The other freestanding sign would be constructed at the south end of Lot 3 to provide visibility to Interstate 80. The freestanding sign directed toward I-80 features an LED message center and provides blank panels for future tenants of Lot 2 and Lot 3.



The proposed signage does not meet the Village's Sign Regulations (Section IX) in the aspects of quantity of signs, sign face area, sign height, and location of sign. Since this is part of a PUD, the changes in signage can be considered an exception due to the unique nature and location of the development without establishing a precedent as with granting of a Variation,

Wall signs in the ORI zoning district are permitted to be one-half (1/2) square feet (SF) per one (1) linear foot (LF) of building/tenant frontage not to exceed 120 SF per sign. Since the building's LF is 234.1', about 117 SF per sign would be allowed. While the proposed wall signs are about 95 SF each, the Village's Sign Regulations stipulate that a maximum of two (2) wall signs are permitted.

The freestanding sign at the entrance is proposed to be ten feet (10') tall and 38.75 SF of sign face area is dedicated to WoodSpring Suites. The overall sign face area for all three panels on the sign is 58.125 SF. The Village's Sign Regulations allow the sign face area for freestanding sign to be one (1) SF per 2.5 LF of lot frontage with a maximum of 60 SF for this size of building. This sign meets Village codes dimensionally. The sign is located on Lot 1 so it would be considered an off-premise sign for Lot 2 and Lot 3. Off-premise signs are prohibited.

The freestanding sign nearest I-80 is proposed to be thirty feet (30') tall, which exceeds the allowable sign height of ten feet (10'). The sign face area of this sign is 215 SF, which exceeds the allowable sign face area of 60 SF. In addition, the sign will be located within Lot 3 and is considered an off-premise sign for Lot 1 and

Lot 2, which is prohibited. Staff notes that utilizing a single sign for multiple tenants will reduce the overall number of freestanding signs and the location of the signs allows for proper visibility for the site. In addition, this sign has an electronic message center (EMC), which is permitted to be 50% of the total sign face area. The EMC is 28.5 SF, which is 13.2% of the total sign face area.

The Sign Regulations also allow a bonus to I-80 signage per Section IX.H.1. The additional signage allowed relates only to wall signs and is limited to no more than 4% of the building face area that most directly faces Interstate 80.

Staff studied existing freestanding sign height near I-80 and noted the following data for signs exceeding ten feet (10') in height:

Business	Freestanding Sign Height
Cracker Barrel	26' 11 ¼"
DeVry University	20'
Brookside Marketplace	50'
Holiday Inn	33' 11"
A. DeNovi Service Inc.	25' 1"
Bettenardi & X-Cel Technologies	14'

It is important to note that Cracker Barrel and DeVry University are also within the North Creek Business Park Planned Unit Development. Although the Holiday Inn is not within the same PUD, it is important to note that their sign is 33' 11" tall since this is a similar use.

MULTI-DEPARTMENTAL STAFF REVIEW

The Applicant's request for Site Plan Approval, a Special Use Permit, and Plat Approval for WoodSpring Suites was routed to multiple Village Departments for review. Notable comments and resolutions include:

- Planning Department Staff noted that all dimensions must be provided on the plans and requested that crosswalks be added throughout the site. Staff also noted that the building materials needed to be adjusted to meet the requirements within the Building Code.
- The Village's Landscape Architecture Consultant, Site Design Group, noted the need for additional trees in the parking lot islands and required that invasive species be removed from the plans.
- Police Department Staff noted that crosswalks should be provided throughout the site and requested that plantings within the line-of-sight be removed. Staff also requested a stop bar and stop sign be installed at the north end of the access drive where the access drive meets West Creek Drive and North Creek Drive.
- Fire Department Staff noted that a water main loop will be required unless the Applicant can provide hydraulic calculations to show that the required pressure can be obtained without a loop. Staff also requested a truck turn analysis to confirm that the Village's emergency vehicles can properly maneuver throughout the site.
- Building Department Staff noted that accessible parking spaces require their own individual access aisles and cannot be shared between two accessible parking spaces.
- The Village's Engineering Consultant, Robinson Engineering, and the Public Works Department Staff noted that a looped water main be provided and requested further clarification on the phasing of the infrastructure throughout Lot 1, Lot 2, and Lot 3.

RECOMMENDATION

Following a successful workshop, proceed to a Public Hearing at the September 1, 2016 Plan Commission meeting.

STANDARDS FOR SITE PLAN APPROVAL

Section III.T.2. of the Zoning Ordinance requires that Planning Department Staff must find that the conditions listed below must be met. Staff will provide draft findings for each condition at the Public Hearing.

- a. That the proposed Use is a Permitted Use in the district in which the property is located;
- b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses;
- c. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient, and convenient movement of traffic, not only within the site but on adjacent roadways as well;
- d. That the Site Plan provides for the safe movement of pedestrians within the site;
- e. That there is a sufficient mixture of grass, trees, and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses and will provide a pleasing appearance to the public; any part of the Site Plan area not used for buildings, structures, parking, or access-ways shall be landscaped with a mixture of grass, trees, and shrubs; and
- f. That all outdoor trash storage areas are adequately screened.

STANDARDS FOR A SPECIAL USE

Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission. Attached please find the standards provided by the Applicant in defense of the requested Special Use. As part of the Public Hearing Process, the Findings of Fact – either as presented by the Applicant or as proposed by Staff (which are subject to revision upon hearing all testimony given during the Public Hearing) – shall be entered as part of the record for the Public Hearing. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request.

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; 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.

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. This is different from a process such as a variance, since a variance will forever apply to the property to which it is granted. Staff encourages the Plan Commission to refer to Section X.J.6. to examine the conditions where a Special Use Permit will expire.

LIST OF REVIEWED PLANS**Revised Plans (Received 7/22/2016 and 8/11/2016)**

Submitted Sheet Name		Prepared By	Date On Sheet
C1.0	Cover Sheet	CIV	7/6/2016
C2.0	Existing Conditions	CIV	7/6/2016
C3.0	Site Dimensional & Paving Plan	CIV	7/6/2016
C3.1	Site Dimensional & Paving Plan	CIV	7/6/2016
C4.0	Site Utility Plan	CIV	7/6/2016
C4.0	Site Utility Plan	CIV	7/6/2016
C5.0	Site Grading & Erosion Control Plan	CIV	7/6/2016
C5.1	Site Grading & Erosion Control Plan	CIV	7/6/2016
TR1.0	Autoturn – 45' Radius	CIV	7/6/2016
L-1	Tree Preservation & Protection Plan	LG	7/25/2016
L-2	Landscape Plan	LG	7/25/2016
L-3	Landscape Plan	LG	7/25/2016
PH1.0	Site Photometrics Plan	CIV	7/6/2016
PH2.0	Site Photometrics Fixtures & Light Pole Details	CIV	7/6/2016
LS1.1	Building Code & Life Safety Plans	HP	7/12/2016
A1.1	First & Second Floor Plans	HP	7/12/2016
A1.2	Third & Fourth Floor Plans	HP	7/12/2016
A2.1	Exterior Elevations – North and South	HP	7/12/2016
A2.2	Exterior Elevations – East and West	HP	7/12/2016
	Color Exterior Elevations “Old”	HP	none
	Color Exterior Elevations “New”	HP	none
A8.5	Trash Enclosures & Details	HP	7/12/2016
	Paisley Park Resubdivision	KRI	7/7/2016
	Cover Sheet	AGI	7/19/2016
1	Site Map	AGI	7/19/2016
2	Sign 01 Proposed	AGI	4/19/2016
3	Sign 02 Proposed	AGI	4/19/2016
4	Sign 03 Proposed	AGI	4/19/2016
5	Sign 04 Proposed	AGI	4/19/2016
6	Sign 05 Proposed	AGI	7/19/2016
7	Sign 06 Proposed	AGI	4/19/2016

CIV CivWorks Consulting, Inc.
 KRI Krisch Land Surveying, LLC
 LG LG Landscape Architecture
 AGI Architectural Graphics, Inc.
 HP Holladay Properties

VILLAGE OF TINLEY PARK

APPLICATION FOR SITE PLAN APPROVAL

PROJECT NAME: WoodSpring Suites Hotel

LOCATION: North Creek Business Center

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: Tim Healy
Company: Holladay Properties
Mailing Address: 6370 AmeriPlex Drive Suite 110 Portage, IN 46368
Phone (Office): [REDACTED]
Phone (Cell): [REDACTED]
Fax: [REDACTED]
Email: [REDACTED]

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:

The applicant is currently under contract to purchase the property from owner. Final purchase is dependent on entitlement for proposed use.

PROPERTY INFORMATION

Property Address: 18644 North Creek Drive
PIN(s): (19) 09-01-205-028-0000
Existing Land Use: Vacant Land
Zoning District: ORI PD
Lot Dimensions: North: +/- 525 Ft; East: +/- 375 Ft; West: +/- 420 Ft; South: +/- 619 Ft; Total Area: +/- 6.04 Acres
Property Owner(s): Corporate Corridors Office, LLC
Mailing Address: 9850 West 190th Street, Suite B Mokena, IL 60448

APPLICATION INFORMATION

Description of proposed project (use additional attachments as necessary):

123 room hotel room under the WoodSpring Suites flag. Please see attached narrative and exhibits for more information.

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: Special Use Permit Application also submitted.

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.

[REDACTED]
Signature of Applicant

4/25/16

Date

VILLAGE OF TINLEY PARK

SITE PLAN APPROVAL CONTACT INFORMATION

PROJECT NAME: WoodSpring Suites Hotel

LOCATION: North Creek Business Center

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: Mark Vandenberg
Company: TCB Real Estate
Address: 9850 West 190th Street, Suite B
Phone: [REDACTED]
Fax: [REDACTED]
Email: [REDACTED]

PROJECT ARCHITECT

Name: Jessica Vargas
Company: Holladay Properties
Address: 6370 AmeriPlex Drive Suite 110 Portage, IN 46368
Phone: [REDACTED]
Fax: [REDACTED]
Email: [REDACTED]

PROJECT ENGINEER

Name: Osvaldo Pastrana P.E., LEED AP
Company: CivWorks Consulting, LLC
Address: 3343 North Neva Avenue
Phone: [REDACTED]
Fax: [REDACTED]
Email: [REDACTED]

PROJECT LANDSCAPE ARCHITECT

Name: Larry C. Glasscock, P.L.A
Company: LG Workshop, LLC
Address: 2324 W. Armitage Ave Chicago, IL 60647
Phone: [REDACTED]
Fax: [REDACTED]
Email: [REDACTED]

ATTORNEY

Name: Allen C. Balk
Company: Meltzer, Purtil & Stelle LLC
Address: 300 S Wacker Drive, Suite 2300, Chicago, IL 60606
Phone: [REDACTED]
Fax: [REDACTED]
Email: [REDACTED]

END USER

Name: Tim Healy
Company: Holladay Properties
Address: 6370 AmeriPlex Drive Suite 110 Portage, IN 46368
Phone: [REDACTED]
Fax: [REDACTED]
Email: [REDACTED]

VILLAGE OF TINLEY PARK

SITE PLAN APPROVAL RESPONSIBLE PARTIES

PROJECT NAME: WoodSpring Suites Hotel

LOCATION: North Creek Business Center

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: Duffey Phelps
Company: Holladay Properties
Address: 6370 AmeriPlex Drive Suite 110 Portage, IN 46368
Phone: [REDACTED]
Fax: [REDACTED]
Email: [REDACTED]

RESPONSIBLE FOR PLAN REVIEW FEES

Name: Duffey Phelps
Company: Holladay Properties
Address: 6370 AmeriPlex Drive Suite 110 Portage, IN 46368
Phone: [REDACTED]
Fax: [REDACTED]
Email: [REDACTED]

RESPONSIBLE FOR BUILDING PERMIT FEES

Name: Duffey Phelps
Company: Holladay Properties
Address: 6370 AmeriPlex Drive Suite 110 Portage, IN 46368
Phone: [REDACTED]
Fax: [REDACTED]
Email: [REDACTED]

RESPONSIBLE FOR ATTORNEY FEES

Name: Duffey Phelps
Company: Holladay Properties
Address: 6370 AmeriPlex Drive Suite 110 Portage, IN 46368
Phone: [REDACTED]
Fax: [REDACTED]
Email: [REDACTED]

RESPONSIBLE FOR ENGINEERING/ CONSTRUCTION OVERSIGHT FEES

Name: Duffey Phelps
Company: Holladay Properties
Address: 6370 AmeriPlex Drive Suite 110 Portage, IN 46368
Phone: [REDACTED]
Fax: [REDACTED]
Email: [REDACTED]

RESPONSIBLE FOR LANDSCAPE REVIEW FEES

Name: Duffey Phelps
Company: Holladay Properties
Address: 6370 AmeriPlex Drive Suite 110 Portage, IN 46368
Phone: [REDACTED]
Fax: [REDACTED]
Email: [REDACTED]

CORPORATE CORRIDORS OFFICE LLC

9850 West 190th Street ▲ Suite B ▲ Mokena, Illinois 60448
[REDACTED]

April 20, 2016

Village of Tinley Park
16250 S. Oak Park Ave.
Tinley Park, IL 60477

To Whom it May Concern:

I, Mark Vandenberg, Manager of Corporate Corridors Office LLC, authorize Holladay Properties Midwest, the potential purchaser of 18644 North Creek Drive in Tinley Park, to submit the attached site plan application for approval to the Village of Tinley Park.

Sincerely,
Corporate Corridors LLC

[REDACTED]

By: Mark Vandenberg
Its: Manager

**VILLAGE OF TINLEY PARK
SPECIAL USE PERMIT APPLICATION**

The undersigned hereby Petitions the Tinley Park Long Range Plan Commission and/or the Village Board to consider a Zoning Map Amendment and/or Special Use Permit as follows:

A. Petitioner Information:

Name: Tim Healy at Holladay Properties
Mailing Address: 6370 AmeriPlex Drive, Suite 110
City, State, Zip: Portage, IN, 46368
Phone Numbers: [REDACTED] (Day) Fax Number: [REDACTED]
[REDACTED] (Evening)
[REDACTED] (Cell)
Email Address [REDACTED]

The nature of Petitioner's interest in the property and/or relationship to the owner
(Applications submitted on behalf of the owner of record must be accompanied by a signed letter of authorization):

~~Potential purchaser. Authorization letter attached.~~

B. Property Information:

The identity of every owner and beneficiary of any land trust must be disclosed.

Property Owner(s): Corporate Corridors Office, LLC
Mailing Address: 9850 West 190th Street, Suite B
City, State, Zip: Mokena, IL 60448

Property Address: 18644 North Creek Drive
Permanent Index No. (PINs) (19) 09-01-205-028-0000
Existing land use: Vacant Land
Lot dimensions and area: North: +/- 525 Ft; East: +/- 375 Ft; West: +/- 420 Ft; South: +/- 619 Ft; Total Area: +/- 6.04 Acres

C. Petition Information:

Present Zoning District: ORI PD
Requested Zoning District: ORI PD

Is a Special Use Permit being requested (including Planned Developments):

Yes ☒ No ☐

If yes, identify the proposed use: Phase I: 123 Hotel Phase II: Restaurant and/or Retail

Will any variances be required from the terms of the Zoning Ordinance?

Yes ☐ No ☒

If yes, please explain (note that Variation application will be required to be submitted):

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.

[REDACTED]
Signature of Applicant

4/25/16
Date

F. SPECIAL USE FINDING OF FACTS

The Holladay Properties Petition meets all of the special use standards outlined in Section X Paragraph J of the Tinley Park Zoning Ordinance.

Section X Paragraph J of the Tinley Park Zoning Ordinance indicates that a special use approval cannot be recommended unless the Plan Commission finds that the seven standards outlined below have been met.

The special use standards and the evidence of compliance are as follows:

- 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 WoodSpring Suites hotel and neighboring restaurant pads will be planned, designed, and operated with the highest standards. Holladay Properties has a long history of developing, owning, and managing hotels and adheres to the highest standards when doing so. Both the hotel and the restaurants are permitted uses in the ORI PD zoning district and will not pose any detriment to or endanger public health, safety, morals, comfort or general welfare.

To the contrary, the new developments will provide the community with vibrant new resources that will add character to the general welfare of the Tinley community. The hotel will provide 123 rooms to people in the area who looking for extended stay housing while living in Tinley Park and the restaurants will be a great attraction for Tinley Park residents, workers in the North Creek Business Park, and transient travelers passing along I-80. Market studies show that there is strong demand for all of the amenities that the petitioner is planning for the development.

- B. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood.**

The new development of a hotel and restaurants will in fact be a complimentary resource that neighboring business will benefit from. The addition of a brand new hotel and accompanying restaurants will be an attractive addition to the North Creek Business Park that will serve the needs of the companies and their clients. The site plan has been put together in a way that ensures traffic flows freely through the site and the roads inside of the park were designed to handle the level of traffic anticipated when businesses are operating. The architecture and landscaping within the development will be designed to be aesthetically pleasing from all angles.

- C. The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property of the uses permitted in the district.**

The properties immediately surrounding the proposed development are fully developed and therefore the proposed development will not restrict future



development. Additionally, the planned project will not affect access to the surrounding properties, and therefore will not impede any future improvements.

D. That adequate utilities, access roads, drainage or other necessary facilities have been or are being provided.

Please see Exhibit A - Site Development Plans for a preliminary plan of all utilities, access roads, and drainage. All services that are needed are readily available. The site lies within the master planned North Creek Business Park with all major utilities running directly to the site. Appropriate storm water retention is available for the entire site in the retention pond directly to the East of the site.

E. That adequate measures have been or will be taken to provide ingress or egress so designed to minimize traffic congestion in the public streets.

Traffic flow has been considered at length during site planning and while a specific traffic study has not been completed for this particular project, the North Creek Business Park was master designed to handle appropriate traffic to the site. The access drive and curb cuts have been designed to lineup with Spring Creek Drive to minimize the number of cars having to make turns into and out of the property. Further, as traffic flows into the Park from both West Creek Drive and North Creek Drive, there is adequate dispersion even during what we expect to be peak lunch and dinner time hours at the restaurants. Hotel traffic is typically dispersed throughout the day and will not have a significant impact on traffic in the area.

F. That the special use in all other respects, conforms 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 recommendations 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.

To the knowledge of the petitioner, the special use in all other respects conforms to the applicable regulations of the district in which it is located. All variance from code will be handled as an exception to the PUD and will be reviewed as part of the substantial deviation. A list of suspected variances can be found in the section labeled "Variances to Code" above.

G. The extent to which the Special use contributes directly or indirectly to the economic development of the community as a whole.

The development will substantially contribute to Tinley Park's overall tax revenue in the form of real estate, room, and sales taxes. The hotel will fill a current void in Tinley Park hotels and provide a place for current travelers in the Tinley Park market



who are looking for extended stay accommodations at but are unable to find them in the area. These travelers make up a significant and important base in Tinley Park, a base that will spend money at local village restaurants and businesses. The restaurants will draw people passing through Tinley Park into the area, while also providing Tinley residents with additional reasons to stay within its borders when dining out.



II. EXECUTIVE SUMMARY

Holladay Properties, is applying to develop a 123 room extended stay hotel on a 2.29 acre site at 18644 North Creek Drive in Tinley Park. The hotel that will provide Tinley residents and visitors of the area additional accommodations that the area market demands.

B. DEVELOPER BACKGROUND

About Holladay Properties and Holladay Hospitality:

Founded in 1952 by noted architect Wallace F. Holladay, Holladay Properties has grown and diversified from the construction of single-family tract housing to become a full-scale land development, design/build, and fully-integrated commercial real estate company, as well as one of the largest medical office management firms in the country. Holladay has more than 200 full-time associates in a range of specialties working from five main development offices and more than 30 management offices in major metropolitan areas throughout the United States with the knowledge and experience to complete any type of project for any kind of client.

Holladay Properties is a privately-held company owned by eleven active partners. Our company has completed an array of projects ranging in size from \$750,000 to \$75 million with a total valuation of over \$2 billion. Holladay has managed construction for over five million square feet of new space in the past 10 years and currently has over 3,000 acres under development throughout the eastern half of the U.S.

Holladay Properties entered the hospitality business in 1991, when we planned and developed our first hotel, a joint venture with the Sisters of the Holy Cross, the Inn at Saint Mary's Hotel & Suites in South Bend, IN. Located on the campus of St. Mary's College within the Notre Dame community, this luxury hotel quickly became the one of the finest independent hotels in the market.

Since 1991, Holladay has developed multiple internationally branded hotels as well as conference and meeting spaces as opportunities have presented themselves. These developments have usually been incorporated in larger land developments or in conjunction with major partners. Holladay currently owns and maintains an active role in the management of 11 hotels in eight different markets.

Holladay Hospitality has grown to be recognized as one of the premier hotel owners and developers in the Midwest. We are proven leaders in the development of a wide spectrum of hotel brands, and put pride in our ability to achieve success through strong, hands-on management. This success is apparent when looking at Holladay's long list of recognitions on both brand and customer levels.



Holladay also distinguishes itself by being on the cutting edge of innovation. From development to construction management and customer service, we aim to be on the cutting edge of technology and design, ensuring that our properties remain highly marketable and guest friendly.

For additional information please see Exhibit A - Holladay Hospitality or visit www.holladayproperties.com.

C. PROJECT OVERVIEW

WoodSpring Suites Hotel

Holladay Properties proposes the development of a 123 room (48,391 sq. ft.) WoodSpring Suites hotel on 2.29 acres on the NW corner of the parcel. In 2014, Holladay Properties acquired the territory rights to develop fifteen (15) WoodSpring Suites extended stay hotels in the Chicago and Northwest Indiana markets. In February of this year, Holladay opened its first WoodSpring Suites in Romeoville, IL to enormous acclaim and has a second 121 room hotel under construction in Darien, IL that is scheduled to open in September 2016. For additional information about WoodSpring Suites please see below and Exhibit B - WoodSpring Suites Corporate Information.

About WoodSpring Suites

In 2003, WoodSpring Suites was launched by Jack DeBoer - founder of Residence Inn, Summerfield Suites, and Candlewood Suites - to compete in the extended stay hospitality industry. WoodSpring currently has 208 units open of which 80 are corporately owned, with the balance owned by franchisees. There are 22 units under construction with an additional 50+ in various stages of entitlement. In 2013, Lindsay Goldberg, a renowned middle market private equity firm, made a \$100M equity infusion into the brand with the goal of reaching 400 units in the next five (5) years.

At its core, WoodSpring Suites delivers a clean, safe, and comfortable living environment to its guests. The hotel model caters primarily to long-term guests with the average guest staying two to three weeks.

The target WoodSpring Suites residents include:

- Small business owners
- Local, permanent, and long-term residents
- Construction workers
- Contract workers
- Medical professionals
- Individuals and families in transition
- College students and teachers
- Military personnel and government contractors



- Families of hospitalized friends or family members
- Employees with temporary work assignments
- Individuals conducting or participating in job training
- Seasonal residents such as retirees, holiday visitors, and family visitors
- Extended-stay travelers
- Relocating persons
- People needing temporary housing after disasters

Economic Impact

When WoodSpring Suites comes to an area, the economic impact is broad and lasting. By increasing jobs, investment opportunities, and spending, the new hotel will bolster Tinley Park's economy in multiple ways, including:

- The creation of 300 local jobs during construction
- \$1.3M in spending on local equipment and materials suppliers
- \$360,000 - \$512,000 in average annual taxes and fees received by the local/state economy
- An influx of spending at local businesses related to the 130+ guests that will call Tinley Park home every month

Architecture and Building Design

WoodSpring Suites recently completely redesigned their prototype hotel to enhance the aesthetics of the exterior of the hotel to meet the expectations of the communities they plan to serve in the future. The hotels are built to be good looking, and smart functioning. This means using high grade construction materials on all aspects of the building and using windows, lighting, HVAC systems, water, heaters, and appliances that are energy efficient. Please see Section III- Site Submittal Items (Sheets A1.1, A1.2, A2.1, & A2.2) for elevations and floorplans.

Security

Security is taken very seriously at WoodSpring Suites and there are multiple policies in place to ensure that the property is safe and secure.

- All guests MUST be registered with the front desk with only one key per registered guest being issued.
- All guests must provide government ID that is scanned, photo copied, and checked against a family watchdog database.
- Hotels have at least 15 cameras focusing on all entrances/exits, elevators, and hallways.
- All hotels have at least three (3) full time staff members who live on site, including a certified safety attendant.
- All entrances are locked and require electronic key card access.



- All hotels establish strong and effective relations with local law enforcement.

Asset Management

Holladay Properties takes great pride in the continuous upkeep of its properties. Holladay is traditionally a long-term holder of its assets and operates its portfolio of hotels and buildings with the philosophy that strong preventative maintenance leads to better, more attractive buildings. We mandate that a significant portion of revenues go to a reserve fund each year for regular maintenance as well as large capital upgrades. Additionally, we conduct monthly inspections of the property on an owner level to ensure proper upkeep. This is in addition to the WoodSpring Suites brand who has an entire branch of their business that is dedicated to quality control. They conduct both planned and random inspections of the property and track over 500 various quality control items. Holladay and WoodSpring aim to attend to every detail of the property leaving no stone unturned.

Why Tinley and why North Creek?

Lack of supply of hotels in class, strong demand generators, visibility and accessibility.

- ***Supply Shortage in Market***
 - There is currently a void of extended stay hotels in the Tinley market. This void is leading to a loss of travelers looking for an economy to midscale extended stay hotel in Tinley Park to surrounding markets, most notably Lansing, IL and Romeoville, IL. The closest extended stay product to Tinley is the Homewood Suites located in Orland Park. The lack of product means that Tinley Park is losing a significant amount of direct and indirect revenues in the form of occupancy and sales tax from travelers who would be living, dining, and shopping in the area.
- ***Strong Demand Generators***
 - The Tinley Park economy has demand generators that are key to a WoodSpring Suites' success. These include a growing amount of construction workers in the area, healthcare facilities, and many medium to large sized businesses who employ contractors that have the need for temporary accommodations. Additionally, there is low vacancy in the Tinley Park apartment market which is also an indication of a strong need for extended stay hotel rooms.
- ***Visibility and Accessibility***
 - WoodSpring Suites brand and marketing teams have completed countless studies that show the importance of visibility and



accessibility to attract guests. With over 104,000 cars passing the West Creek Drive site on a daily basis and a full interchange within a half a mile of the hotel, the site is ideally suited. Complimentary to the visibility and accessibility are the surrounding amenities off of Harlem Avenue, and within the business park itself. Customers of extended stay hotels often look for a diverse group of restaurants and shops when picking their hotel; this location has both.



A. EXECUTIVE SUMMARY

Holladay Properties, in concert with TCB Development, is petitioning to develop a six (6) acre parcel of land in Tinley Park's North Creek Business Center. The overall vision for the parcel is a two-phased project that includes a 123 room extended stay hotel (Phase I) as well as mid to upscale restaurants (Phase II) that will provide Tinley residents and visitors additional accommodations and food choices that the market demands.

As noted above, the project will be broken into two phases. The first phase will include planning all infrastructure for the overall master development of the site and the construction of a 123 room WoodSpring Suites extended stay hotel on the Northwest portion of the site. The second phase of the project will be the potential construction of two restaurants on the South and Northeast portions of the site. The first phase of the project is scheduled to break ground in September 2016 with completion by June 2017. The second phase will commence when the first restaurant or other permitted use is identified.

The full vision for the site can be found in Exhibit A - Site Development Plans.

The petitioner is requesting a deviation from Tinley Park Ordinance No. 97-O-066 to allow for a hotel to be developed on a parcel of land that is less than five acres. The petitioner has been informed that all variance from code will be handled as an exception to the PUD and reviewed as part of the Substantial Deviation. All known variations can be found in Section E- Variance to Code.

B. DEVELOPER BACKGROUND

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For additional information please see Exhibit B – Holladay Property and Holladay Hospitality or visit www.holladayproperties.com.

About TCB Development:

TCB Development is a leading entrepreneurial commercial real estate developer, owner, and manager based in suburban Chicago. The firm has developed nearly ten million square feet of real estate, including nearly four million square feet currently under development. Offering more than 1,000 acres of land, TCB has experience and expertise in all the major commercial real estate property sectors, and is currently developing office, industrial, retail, health care and residential projects on both a speculative and build-to-suit basis. Its developments are located throughout the Chicago area and in select markets outside Illinois.

Visit www.tcbdevelopment.com for more information.



C. PHASE I

Holladay Properties will oversee the development of Phase I that includes the following:

Utilities and Infrastructure

All utilities and infrastructure that are necessary for the construction of both Phase I and Phase II will be put in place during the initial phase of the project. A full layout of these utilities can be found in Exhibit A - Site Development Plans and includes the main drive that will service all three lots, along with water, sewer, and storm water lines that are engineered to handle the load of all planned structures on the six-acre parcel.

WoodSpring Suites Hotel

The second part of Phase I is the development of a 123 room (48,391 sq. ft.) WoodSpring Suites hotel on 2.29 acres on the NW corner of the parcel. In 2014, Holladay Properties acquired the territory rights to develop fifteen (15) WoodSpring Suites extended stay hotels in the Chicago and Northwest Indiana markets. In February of this year, Holladay opened its first WoodSpring Suites in Romeoville, IL to enormous acclaim and has a second 121 room hotel under construction in Darien, IL that is scheduled to open in September 2016. For additional information about WoodSpring Suites please see below and Exhibit C - WoodSpring Suites Corporate Information.

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extended stay hotels often look for a diverse group of restaurants and shops when picking their hotel; this location has both.

Holladay Properties and WoodSpring Suites work together to analyze and scrutinize sites, both analytically and qualitatively, and believe that a WoodSpring Suites hotel will perform well in the North Creek Business Park. Exhibit D - Site Scoring Summary shows an analytical report that grades the site on multiple key performance indicators. The North Creek Business Park site scores an A, which is the highest possible grade.

Signage

During Phase I the petitioner will construct the highway pylon signage as well as all signage associated with the WoodSpring Suites hotel. The full signage plan can be found on page 49 as part of Exhibit A - Site Development Plans.

The petitioner is requesting an increased signage allowance, most notably an increase in height of the primary highway sign which is currently limited to ten feet. As the proposed development will be home to multiple businesses the current allowance will not allow for appropriate marketing of both the hotel and restaurants. The petitioner is requesting a sign that is thirty feet in height so that all businesses have appropriate space to market their business and so that the content of the signs is viewable above all vegetation. The pylon sign will be tastefully designed with masonry to enhance visual appeal and uphold the full intent of the code.

Signage is one of the most important marketing techniques for businesses both large and small alike. Legible and visible signage that clearly identifies the good(s) and/or service(s) being offered is paramount to a business's initial success and long-term viability in a community. A study by Signtronix, "found signs to be the number one source via which consumers learned about the business, accounting for 50 percent of first visits." Furthermore, a study prepared by the University of Cincinnati's Economics Center found that, "with respect to on-premises signage, one size does not fit all, and that to maximize their effectiveness, different types and sizes of business(es) need (to) tailor their signs to their specific needs." In particular, hotel and restaurants are uses that have certain signage requirements in order to be economically viable. Traditionally WoodSpring Suites generates 30 - 40% of their business from guests who view signage and weekly rates when passing the vicinity of the hotel. Additionally most if not all national restaurants have strict signage requirements in place to market their business. Without proper signage room rates and occupancy will drop significantly and the number of restaurants to market to will be limited.



D. PHASE II

The second phase of the project will be overseen by TCB Development and calls for two or more restaurants to be built and opened on the remaining parcels of land to the South and East of the hotel. Once the hotel is built and infrastructure put in place, there will be strong interest from restaurants for those sites. We expect demand to come from both local entrepreneurial restaurateurs and national chains. There are many factors that will make these sites attractive to businesses, including:

- Entitled and development ready sites with all utilities and drives in place
- High traffic counts and freeway visibility as well as clear line of site inside of park coming from the East
- Easy access off of freeway, Harlem Ave, and 183rd
- Access to entitled highway signage
- Enormous base of local industry and strong local economy
- 123 room hotel that acts as an immediate and consistent demand driver

A full list of the types of restaurants that we expect would be interested in the remaining parcels are below. This list does not include local restaurateurs who have expressed interest to Ivan Baker for brewery and BBQ concepts.

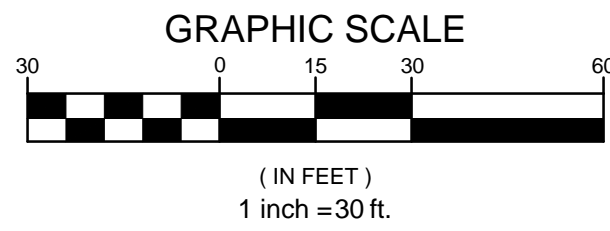
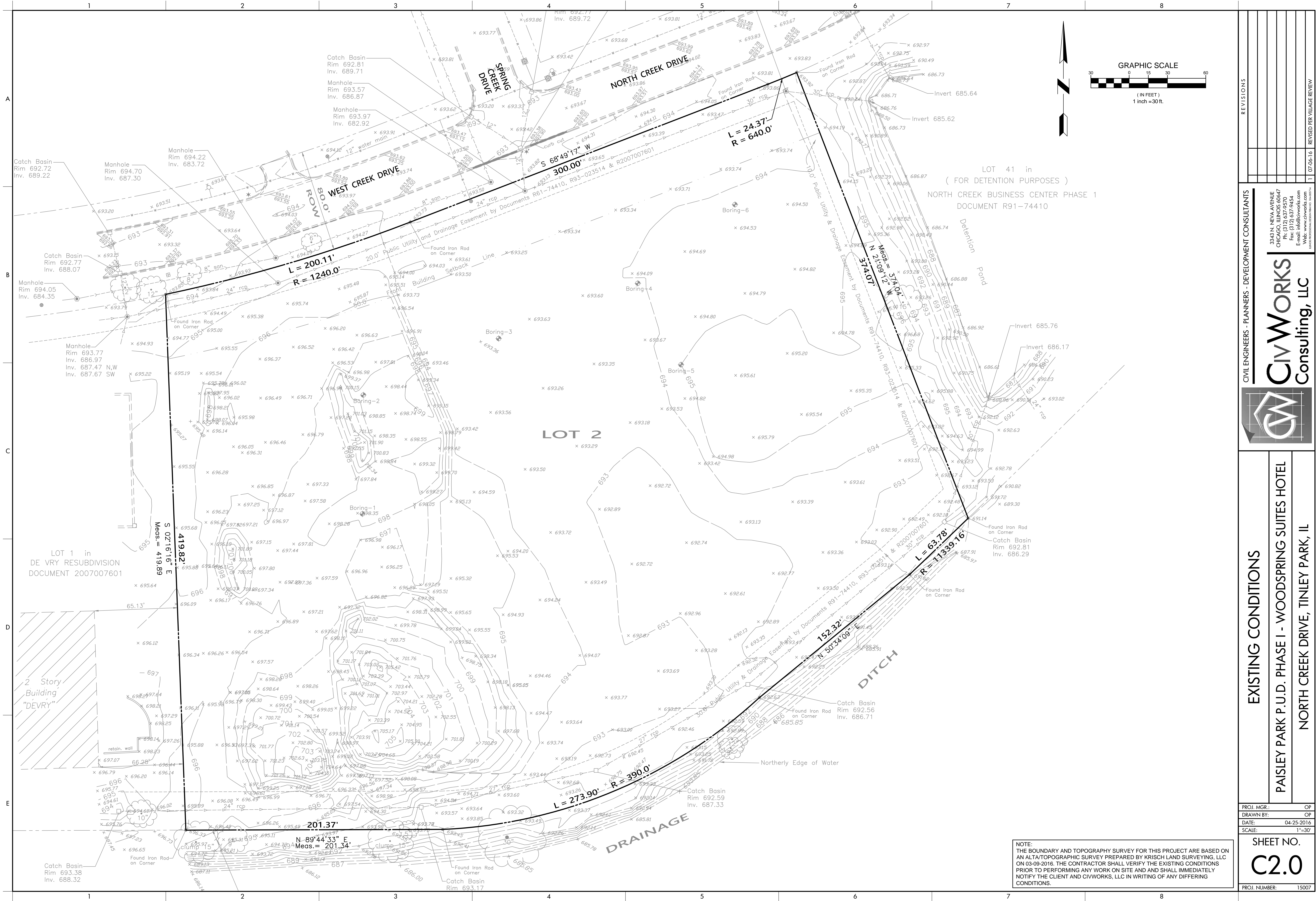
Casual Standalone Restaurants

Maggiano's	P.F. Chang's
Olive Garden	McCormick & Schmick's
Applebee's	Long Horn Steakhouse
Bahama Breeze	Houston's
California Pizza Kitchen	Bertucci's
T.G.I Friday's	Uno Chicago Grill
Zaxby's	Gino's East
Lou Malnati's	Gino's Steakhouse
Houlihan's	Yard House
Big Bowl	Di Pescara
Carson's Ribs	Grand Lux Cafe

Fast Casual Restaurants

Chick-fil-a	Einstein Bagels
Panda Express	Freshii
Jimmy Johns	Sakura
Jersey Mikes	Bakers Square
Penn Station	Dickey's Barbecue Pit
Boston Market	Protein Bar

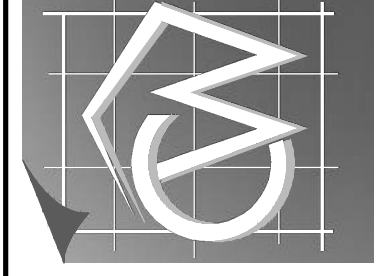




CIVIL ENGINEERS - PLANNERS - DEVELOPMENT CONSULTANTS

REVISIONS

1 07-06-16 REVISED PER VILLAGE REVIEW



EXISTING CONDITIONS

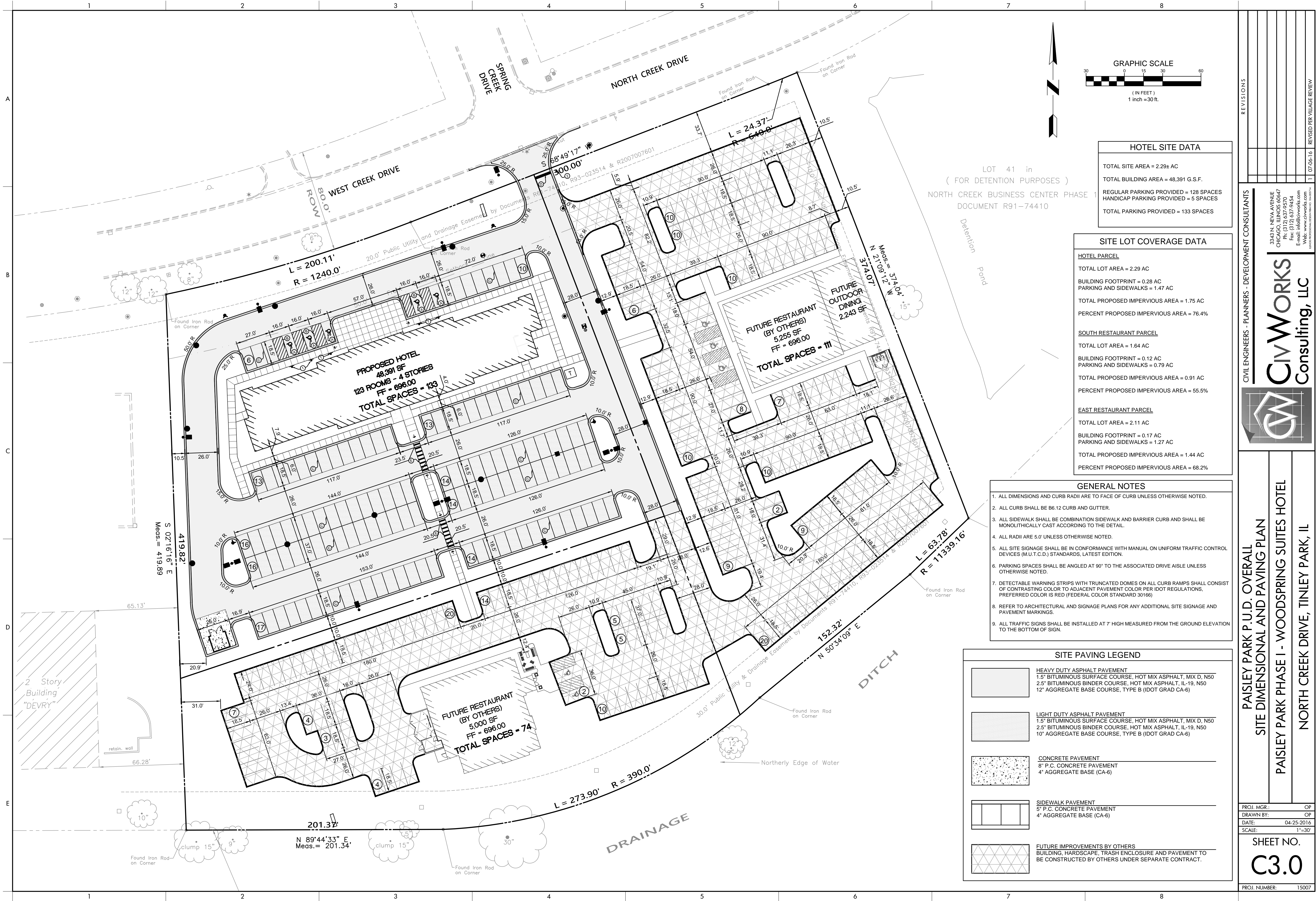
PAISLEY PARK P.U.D. PHASE I - WOODSPRING SUITES HOTEL

NORTH CREEK DRIVE, TINLEY PARK, IL

PROJ. MGR.: OP
DRAWN BY: OP
DATE: 04-25-2016
SCALE: 1"=30'
SHEET NO.
C2.0
PROJ. NUMBER: 15007

NOTE:
THE BOUNDARY AND TOPOGRAPHY SURVEY FOR THIS PROJECT ARE BASED ON AN ALTA/TOPOGRAPHIC SURVEY PREPARED BY KRISCH LAND SURVEYING, LLC ON 03-09-2016. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO PERFORMING ANY WORK ON SITE AND AND SHALL IMMEDIATELY NOTIFY THE CLIENT AND CIVWORKS, LLC IN WRITING OF ANY DIFFERING CONDITIONS.

3343 N. NEVA AVENUE
CHICAGO, ILLINOIS 60647
PH: (312) 637-9570
FAX: (312) 637-9454
Email: info@civworks.com
WWW.CIVWORKS-CONSULTING.COM



LOT 41 in
(FOR DETENTION PURPOSES)
NORTH CREEK BUSINESS CENTER PHASE 1
DOCUMENT R91-74410

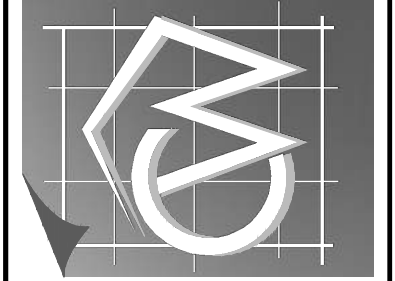
HOTEL SITE DATA	
TOTAL SITE AREA = 2.29± AC	
TOTAL BUILDING AREA = 48,391 G.S.F.	
REGULAR PARKING PROVIDED = 128 SPACES	
HANDICAP PARKING PROVIDED = 5 SPACES	
TOTAL PARKING PROVIDED = 133 SPACES	

SITE LOT COVERAGE DATA	
<u>HOTEL PARCEL</u>	
TOTAL LOT AREA = 2.29 AC	
BUILDING FOOTPRINT = 0.28 AC	
PARKING AND SIDEWALKS = 1.47 AC	
TOTAL PROPOSED IMPERVIOUS AREA = 1.75 AC	
PERCENT PROPOSED IMPERVIOUS AREA = 76.4%	
<u>SOUTH RESTAURANT PARCEL</u>	
TOTAL LOT AREA = 1.64 AC	
BUILDING FOOTPRINT = 0.12 AC	
PARKING AND SIDEWALKS = 0.79 AC	
TOTAL PROPOSED IMPERVIOUS AREA = 0.91 AC	
PERCENT PROPOSED IMPERVIOUS AREA = 55.5%	
<u>EAST RESTAURANT PARCEL</u>	
TOTAL LOT AREA = 2.11 AC	
BUILDING FOOTPRINT = 0.17 AC	
PARKING AND SIDEWALKS = 1.27 AC	
TOTAL PROPOSED IMPERVIOUS AREA = 1.44 AC	
PERCENT PROPOSED IMPERVIOUS AREA = 68.2%	

- GENERAL NOTES**
1. ALL DIMENSIONS AND CURB RADII ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. ALL CURB SHALL BE B6.12 CURB AND GUTTER.
 3. ALL SIDEWALK SHALL BE COMBINATION SIDEWALK AND BARRIER CURB AND SHALL BE MONOLITHICALLY CAST ACCORDING TO THE DETAIL.
 4. ALL RADII ARE 5.0' UNLESS OTHERWISE NOTED.
 5. ALL SITE SIGNAGE SHALL BE IN CONFORMANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) STANDARDS, LATEST EDITION.
 6. PARKING SPACES SHALL BE ANGLED AT 90° TO THE ASSOCIATED DRIVE AISLE UNLESS OTHERWISE NOTED.
 7. DETECTABLE WARNING STRIPS WITH TRUNCATED DOMES ON ALL CURB RAMPS SHALL CONSIST OF CONTRASTING COLOR TO ADJACENT PAVEMENT COLOR PER IDOT REGULATIONS, PREFERRED COLOR IS RED (FEDERAL COLOR STANDARD 30166)
 8. REFER TO ARCHITECTURAL AND SIGNAGE PLANS FOR ANY ADDITIONAL SITE SIGNAGE AND PAVEMENT MARKINGS.
 9. ALL TRAFFIC SIGNS SHALL BE INSTALLED AT 7' HIGH MEASURED FROM THE GROUND ELEVATION TO THE BOTTOM OF SIGN.

SITE PAVING LEGEND	
	HEAVY DUTY ASPHALT PAVEMENT 1.5" BITUMINOUS SURFACE COURSE, HOT MIX ASPHALT, MIX D, N50 2.5" BITUMINOUS BINDER COURSE, HOT MIX ASPHALT, IL-19, N50 12" AGGREGATE BASE COURSE, TYPE B (IDOT GRAD CA-6)
	LIGHT DUTY ASPHALT PAVEMENT 1.5" BITUMINOUS SURFACE COURSE, HOT MIX ASPHALT, MIX D, N50 2.5" BITUMINOUS BINDER COURSE, HOT MIX ASPHALT, IL-19, N50 10" AGGREGATE BASE COURSE, TYPE B (IDOT GRAD CA-6)
	CONCRETE PAVEMENT 8" P.C. CONCRETE PAVEMENT 4" AGGREGATE BASE (CA-6)
	SIDEWALK PAVEMENT 5" P.C. CONCRETE PAVEMENT 4" AGGREGATE BASE (CA-6)
	FUTURE IMPROVEMENTS BY OTHERS BUILDING, HARDSCAPE, TRASH ENCLOSURE AND PAVEMENT TO BE CONSTRUCTED BY OTHERS UNDER SEPARATE CONTRACT.

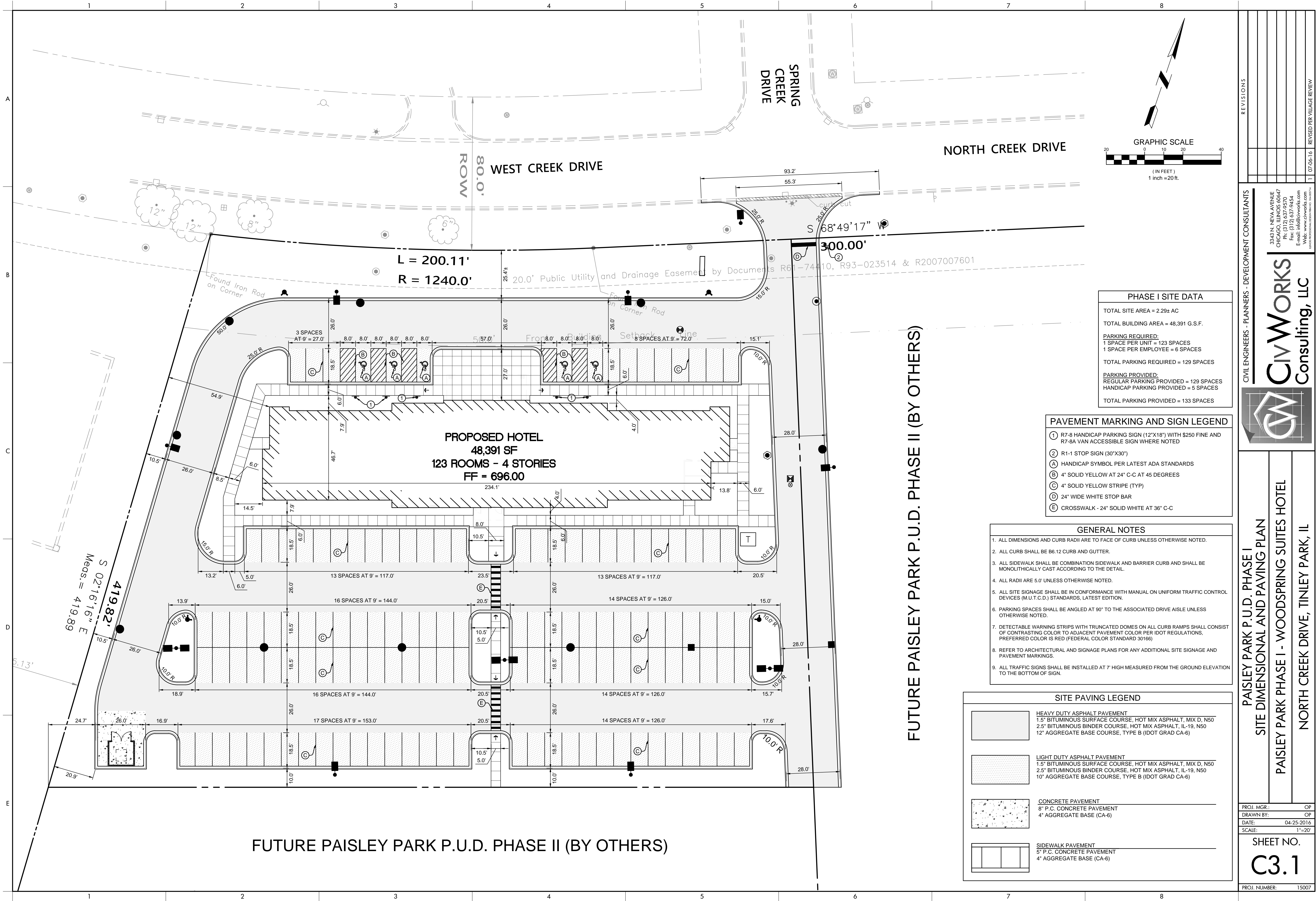
CIVIL ENGINEERS - PLANNERS - DEVELOPMENT CONSULTANTS
CivWORKS
Consulting, LLC



PAISLEY PARK P.U.D. OVERALL
SITE DIMENSIONAL AND PAVING PLAN
PAISLEY PARK PHASE I - WOODSPRING SUITES HOTEL
NORTH CREEK DRIVE, TINLEY PARK, IL

PROJ. MGR.:	OP
DRAWN BY:	OP
DATE:	04-25-2016
SCALE:	1"=30'
SHEET NO. C3.0	
PROJ. NUMBER:	15007

REVISIONS	
1	07-06-16
REVISED PER VILLAGE REVIEW	



REVISIONS

NO.	DATE	DESCRIPTION
1	07/05/16	REVISED PER VILLAGE REVIEW

CIVIL ENGINEERS - PLANNERS - DEVELOPMENT CONSULTANTS

CivWORKS
Consulting, LLC

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CHICAGO, ILLINOIS 60647
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PAISLEY PARK P.U.D. PHASE I
SITE DIMENSIONAL AND PAVING PLAN

PAISLEY PARK PHASE I - WOODSPRING SUITES HOTEL

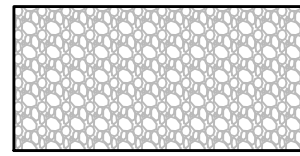
NORTH CREEK DRIVE, TINILEY PARK, IL

PROJ. MGR.: OP
DRAWN BY: OP
DATE: 04-25-2016
SCALE: 1"=20'

SHEET NO.
C3.1

PROJ. NUMBER: 15007

NOTE:
THE LOCATION, ELEVATION, SIZE, AND TYPES OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, ELEVATION, SIZE AND TYPES OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



7.0'x4.0' AGGREGATE INFILTRATION TRENCH

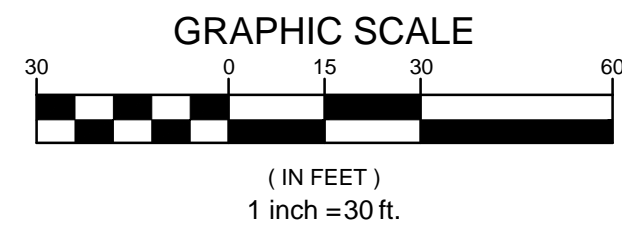
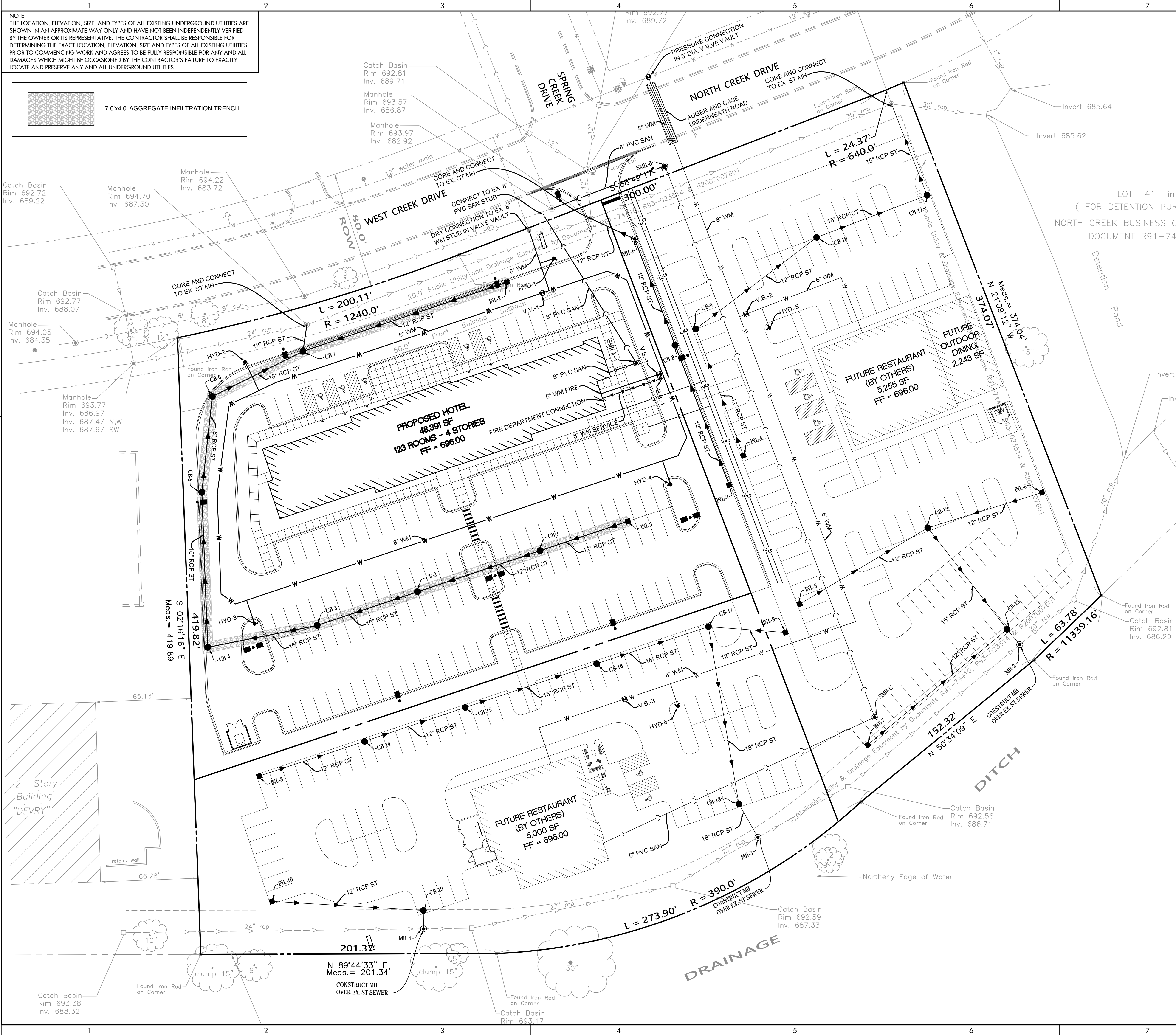
A

B

C

D

E



LOT 41 in
(FOR DETENTION PURPOSES)
NORTH CREEK BUSINESS CENTER PHASE 1
DOCUMENT R91-74410

NOTES

- EXISTING UTILITY INFORMATION SHOWN IS BASED ON BEST AVAILABLE RECORDS AT THIS TIME. THE CONTRACTOR SHALL FIELD VERIFY LOCATION, SIZE AND DEPTH BEFORE ORDERING ANY MATERIAL, OR BEGINNING ANY PROPOSED CONSTRUCTION.
- DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- FRAMES AND GRATES ARE AS FOLLOWS UNLESS OTHERWISE NOTED:
F&SL IN OPEN SPACE AND PAVEMENT: EJIW 1022-2 WITH TYPE M1 GRATE (NEENAH R2502-A)
F&PL IN OPEN SPACE: EJIW 6527 WITH TYPE M1 GRATE (NEENAH R-2502-A)
F&PL IN PAVEMENT: NEENAH R-2502-C (OR APPROVED EQUAL)
F&PL ALONG STANDARD CURB LINE: EJIW 7000 WITH TYPE T1 BACK AND TYPE M1 GRATE (NEENAH R-3275); FOR B6-12 APPLICATIONS, WIDEN GUTTER SECTION TO ACCOMMODATE THE LARGER GRATE SECTION.
F&PL ALONG DEPRESSED CURB LINE: EJIW 7000 WITH TYPE M3 FLAT GRATE
EJIW = EAST JORDAN IRON WORKS
F&SL = FRAME AND SOLID LID
F&PL = FRAME AND PERFORATED LID
- SEE LANDSCAPE PLANS FOR PROPOSED TREE LOCATIONS.
- UTILITY CROSSINGS BETWEEN WET UTILITIES (WATER, SANITARY, STORM) AND DRY UTILITIES (GAS, ELECTRIC, TELEPHONE, TELECOMMUNICATIONS) SHALL BE COORDINATED BETWEEN THE CONTRACTOR AND THE UTILITY COMPANIES TO ACCOMMODATE THE DESIGN OF THE WET UTILITY.
- THE ROUTING FOR TELEPHONE, ELECTRIC AND GAS SERVICE IF SHOWN IS FOR SCHEMATIC PURPOSES ONLY. THE CONTRACTOR SHALL CONTACT THE INDIVIDUAL UTILITY COMPANIES TO DETERMINE ACTUAL ROUTE AND COORDINATE THEIR CONSTRUCTION.
- DRY UTILITY CONDUITS SHALL MAINTAIN 5 FT. OF HORIZONTAL SEPARATION FROM OTHER UTILITIES EXCEPT AT CROSSINGS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINAL UTILITY PIPE CLEANING PRIOR TO UTILITY BEING PUT INTO SERVICE.
- CONTRACTOR SHALL PROVIDE WATER MAIN PROTECTION IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.
- RESTORE DISTURBED AREAS TO EXISTING CONDITION. 6" TOPSOIL RESPREAD AND HYDROSEED. PROTECT EXISTING UTILITIES AND STORM LINE BEFORE CONSTRUCTION.
- STRUCTURE ADJUSTMENTS SHALL BE ACCOMPLISHED USING ADJUSTING RINGS UP TO A MAXIMUM OF 8" STRUCTURE ADJUSTMENTS OF MORE THAN 12" IN HEIGHT SHALL BE ACCOMPLISHED BY REMOVING THE STRUCTURE TOP AND INSTALLING A NEW BARREL SECTION OF SUFFICIENT HEIGHT TO LIMIT THE REQUIRED ADJUSTING RING HEIGHT TO 8" OR LESS.

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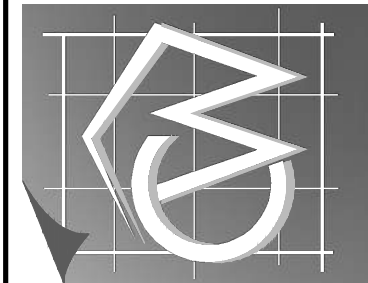
REVISIONS

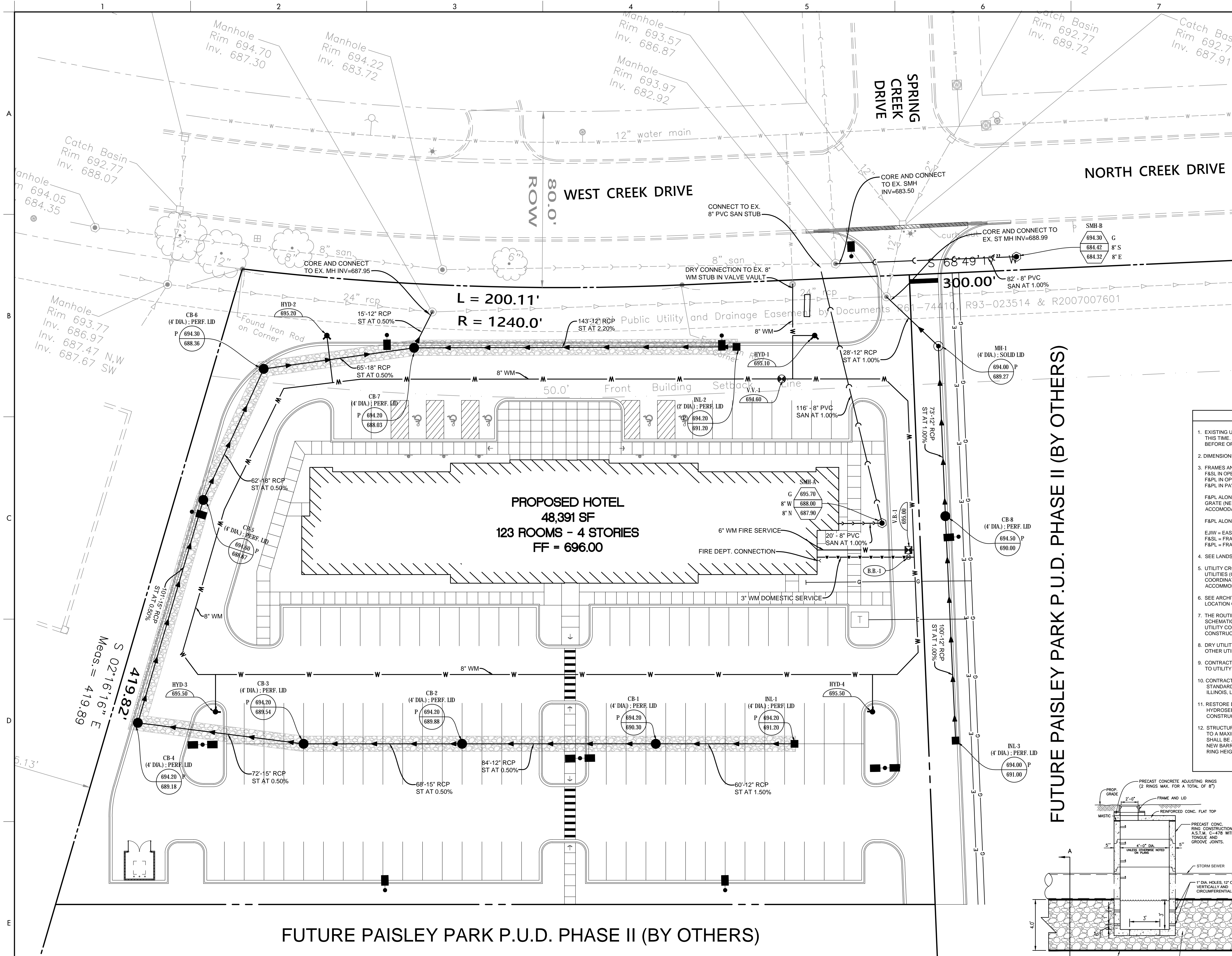
PAISLEY PARK P.U.D. OVERALL
SITE UTILITY PLAN

PAISLEY PARK P.U.D. PHASE I - WOODSPRING SUITES HOTEL
NORTH CREEK DRIVE, TINLEY PARK, IL

PROJ. MGR.: OP
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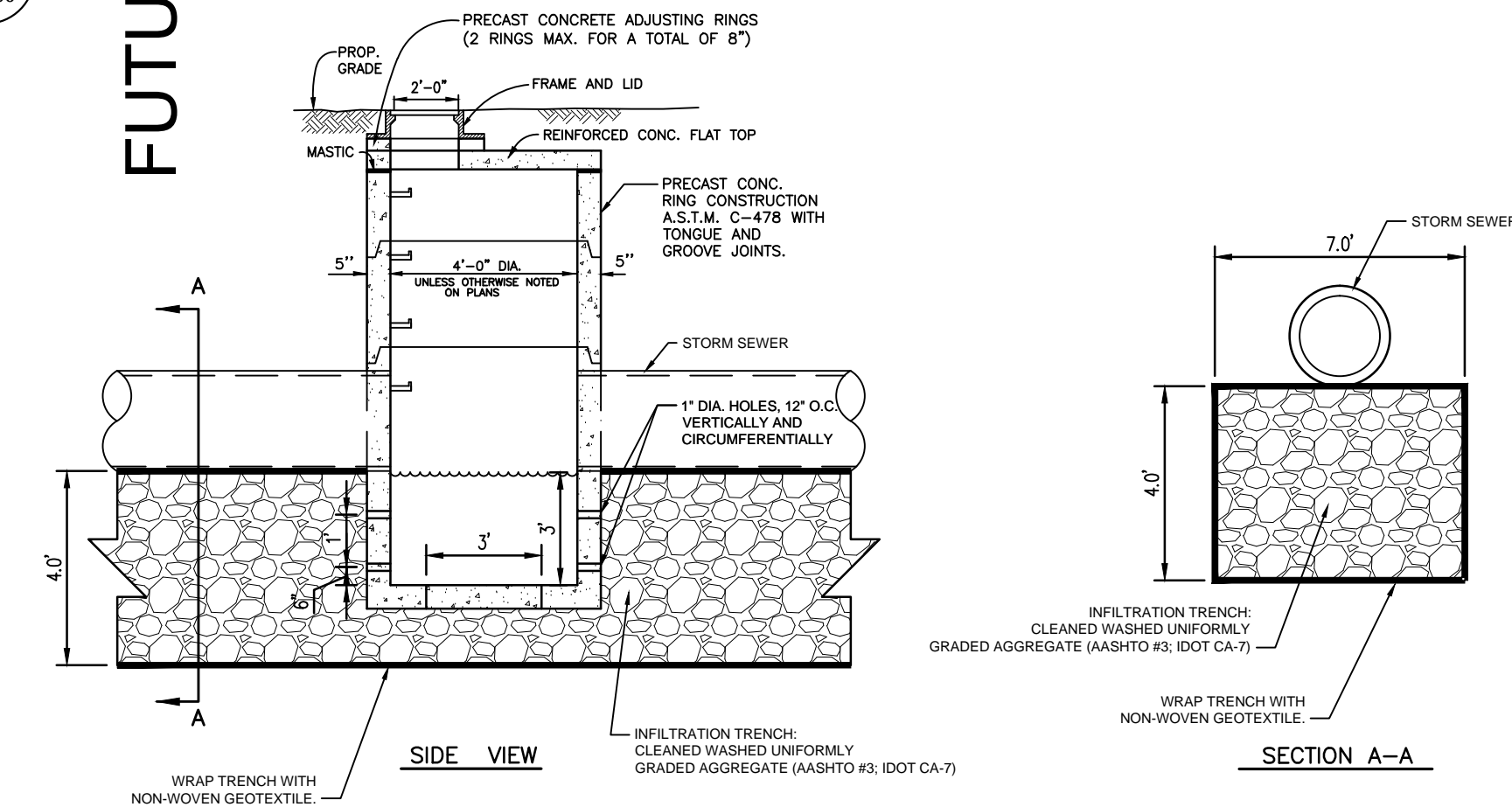
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UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN FEET



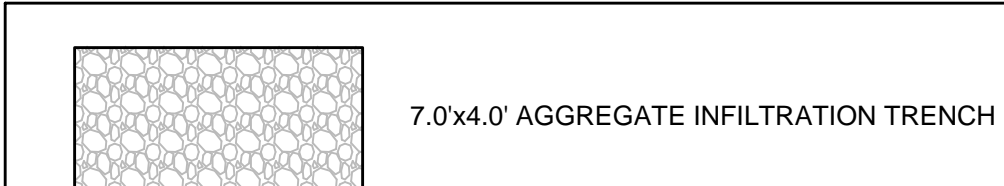


VOLUME CONTROL CALCULATIONS	
HOTEL LOT AREA = 99,666 SF	
PROPOSED ON-SITE IMPERVIOUS AREA = 76,385 SF	
OFF-SITE IMPERVIOUS AREA (WEST HALF OF ACCESS ROAD) = 4,157 SF	
TOTAL NEW IMPERVIOUS AREA = 80,542 SF	
REQUIRED VOLUME CONTROL: 80,542 SF X 1" = 6,712 CF	
PROPOSED VOLUME CONTROL STORAGE IN INFILTRATION TRENCH BELOW STORM SEWER (SEE DETAIL) = 7' WIDE X 4' DEEP X 880' LONG X 0.36 = 6,854 CF	
VOLUME CONTROL STORAGE ON RESTAURANT LOTS WILL BE PROVIDED BY OTHERS AS STAND ALONE SYSTEMS AT A FUTURE DATE WHEN THOSE SITES GET DEVELOPED.	

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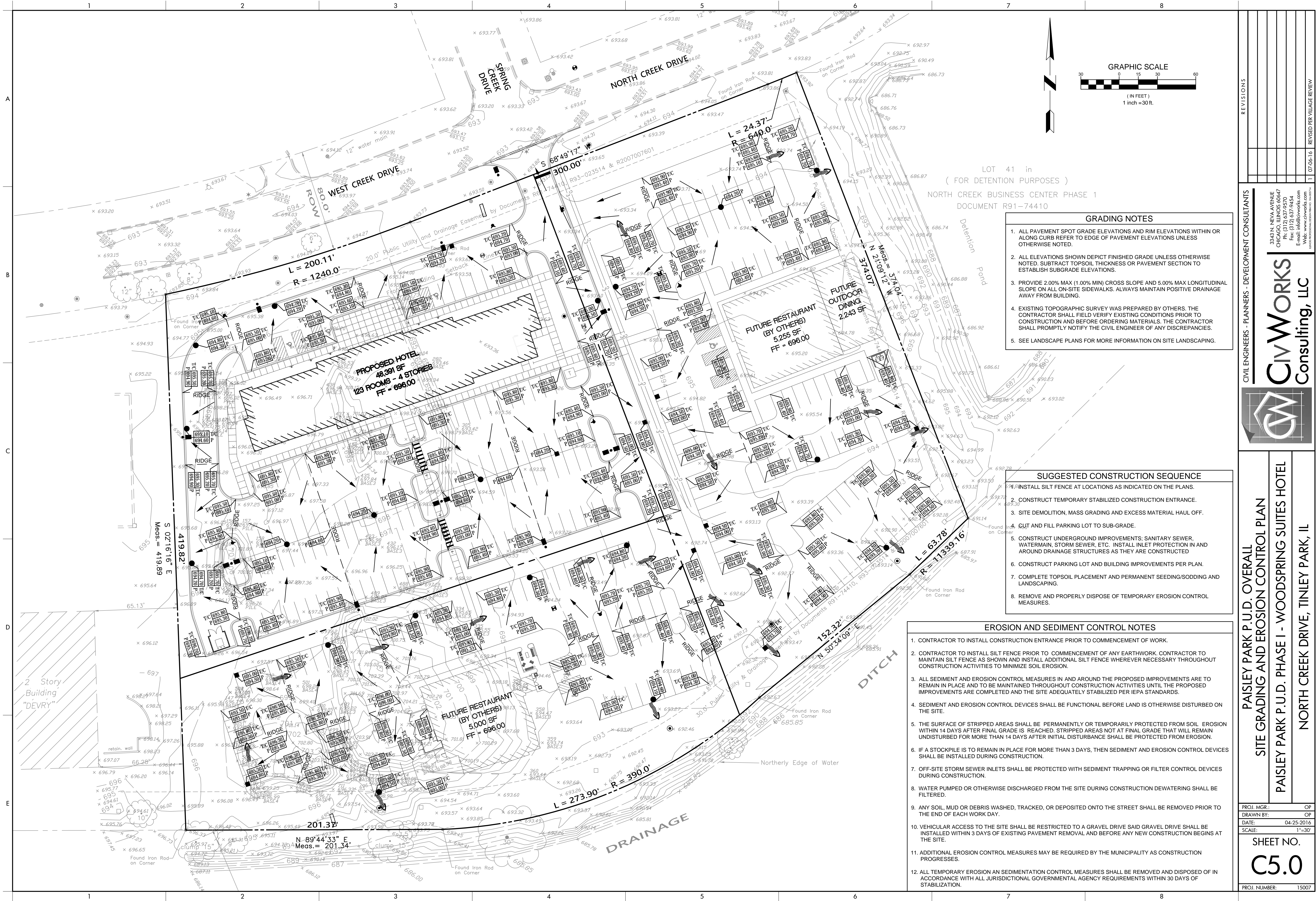


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1 INFILTRATION TRENCH, CATCH BASIN/DRYWELL DETAIL
NOT TO SCALE

REVISIONS	
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PAISLEY PARK P.U.D. PHASE I SITE UTILITY PLAN	
PAISLEY PARK P.U.D. PHASE I - WOODSPRING SUITES HOTEL NORTH CREEK DRIVE, TINLEY PARK, IL	
PROJ. MGR.: OP	DATE: 04-25-2016
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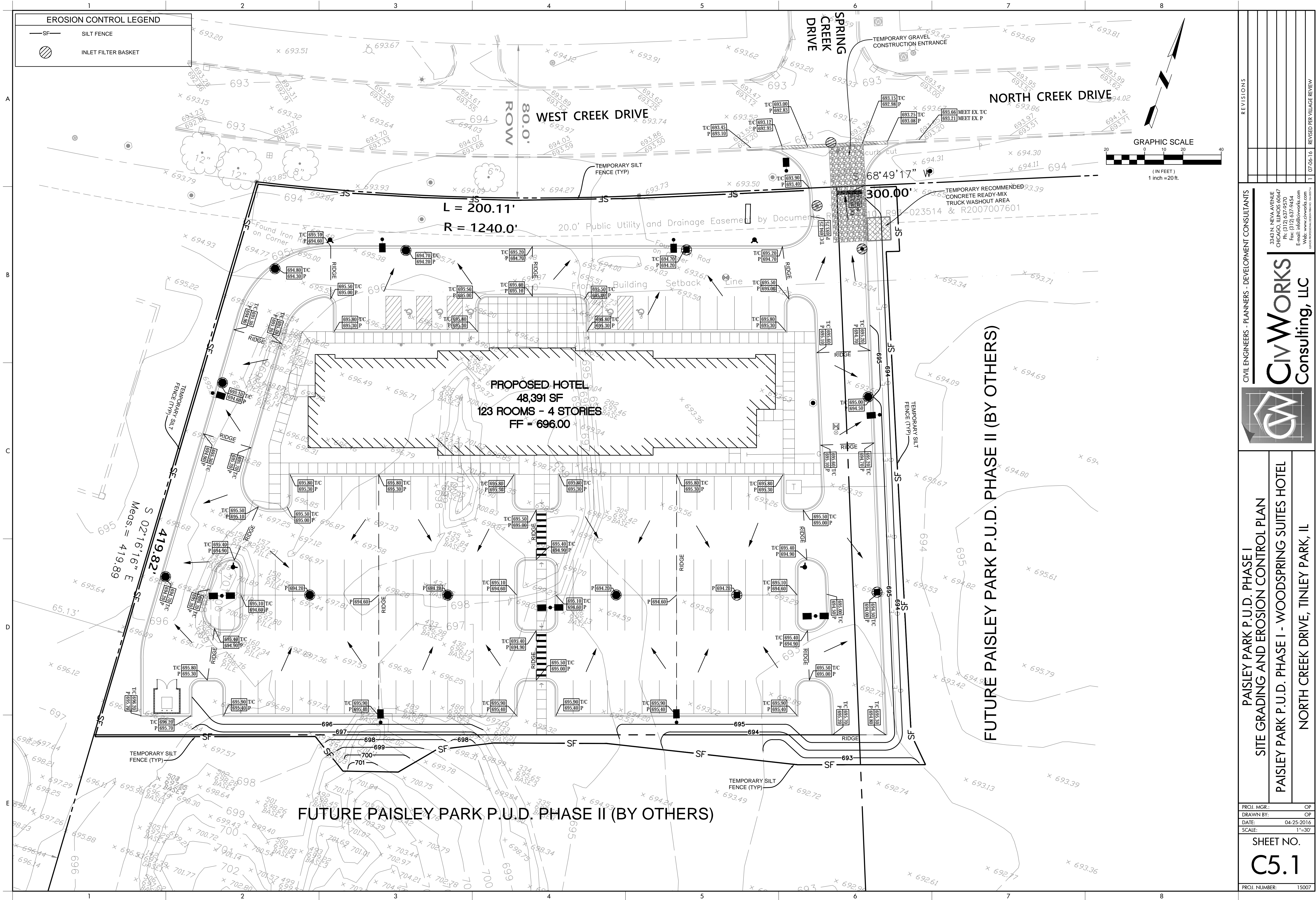
- ### GRADING NOTES
1. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
 2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS.
 3. PROVIDE 2.00% MAX (1.00% MIN) CROSS SLOPE AND 5.00% MAX LONGITUDINAL SLOPE ON ALL ON-SITE SIDEWALKS. ALWAYS MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDING.
 4. EXISTING TOPOGRAPHIC SURVEY WAS PREPARED BY OTHERS. THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND BEFORE ORDERING MATERIALS. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE CIVIL ENGINEER OF ANY DISCREPANCIES.
 5. SEE LANDSCAPE PLANS FOR MORE INFORMATION ON SITE LANDSCAPING.

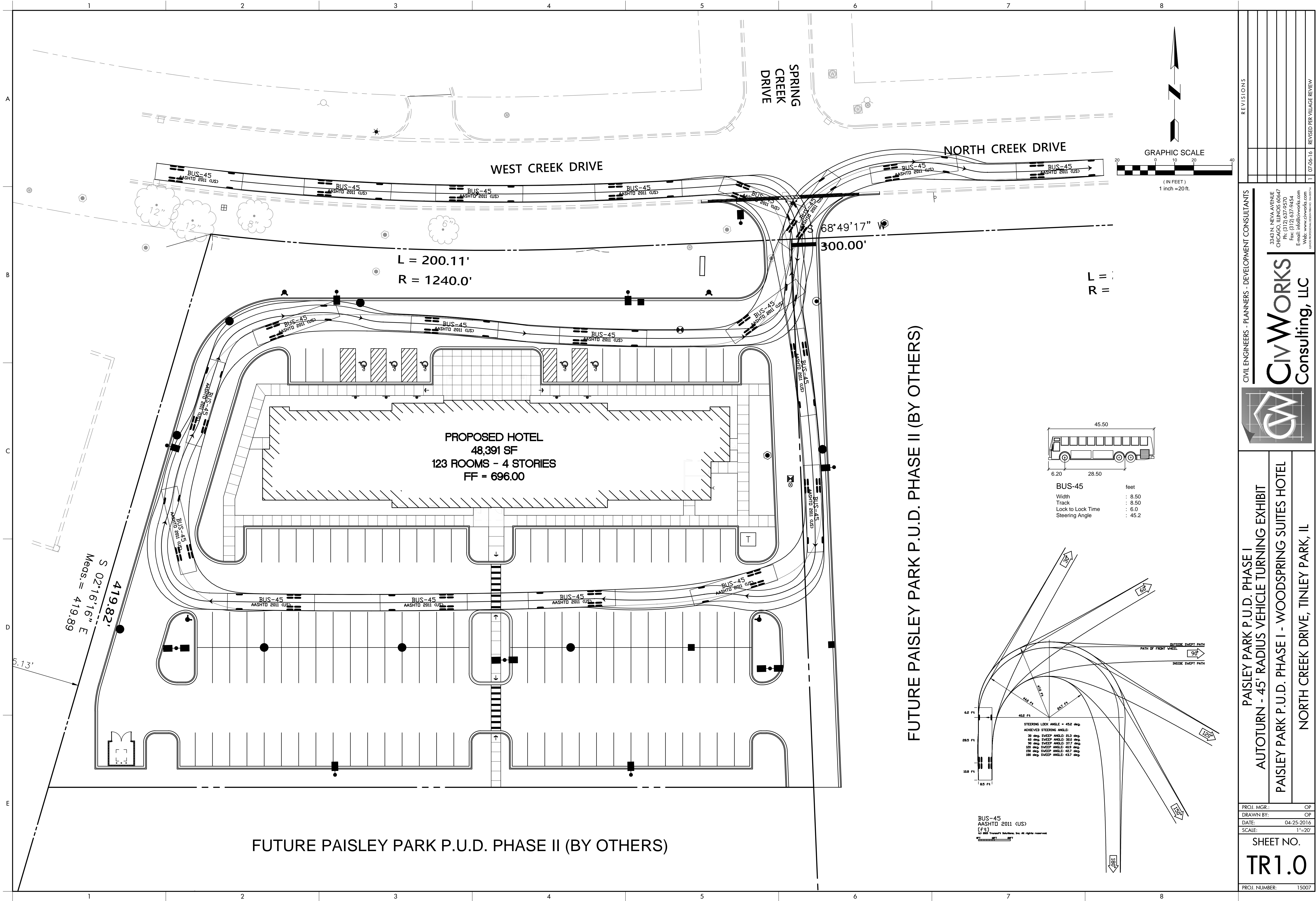
- ### SUGGESTED CONSTRUCTION SEQUENCE
1. INSTALL SILT FENCE AT LOCATIONS AS INDICATED ON THE PLANS.
 2. CONSTRUCT TEMPORARY STABILIZED CONSTRUCTION ENTRANCE.
 3. SITE DEMOLITION, MASS GRADING AND EXCESS MATERIAL HAUL OFF.
 4. CUT AND FILL PARKING LOT TO SUB-GRADE.
 5. CONSTRUCT UNDERGROUND IMPROVEMENTS: SANITARY SEWER, WATERMAIN, STORM SEWER, ETC. INSTALL INLET PROTECTION IN AND AROUND DRAINAGE STRUCTURES AS THEY ARE CONSTRUCTED
 6. CONSTRUCT PARKING LOT AND BUILDING IMPROVEMENTS PER PLAN.
 7. COMPLETE TOPSOIL PLACEMENT AND PERMANENT SEEDING/SODDING AND LANDSCAPING.
 8. REMOVE AND PROPERLY DISPOSE OF TEMPORARY EROSION CONTROL MEASURES.

- ### EROSION AND SEDIMENT CONTROL NOTES
1. CONTRACTOR TO INSTALL CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF WORK.
 2. CONTRACTOR TO INSTALL SILT FENCE PRIOR TO COMMENCEMENT OF ANY EARTHWORK. CONTRACTOR TO MAINTAIN SILT FENCE AS SHOWN AND INSTALL ADDITIONAL SILT FENCE WHEREVER NECESSARY THROUGHOUT CONSTRUCTION ACTIVITIES TO MINIMIZE SOIL EROSION.
 3. ALL SEDIMENT AND EROSION CONTROL MEASURES IN AND AROUND THE PROPOSED IMPROVEMENTS ARE TO REMAIN IN PLACE AND TO BE MAINTAINED THROUGHOUT CONSTRUCTION ACTIVITIES UNTIL THE PROPOSED IMPROVEMENTS ARE COMPLETED AND THE SITE ADEQUATELY STABILIZED PER IEPA STANDARDS.
 4. SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE LAND IS OTHERWISE DISTURBED ON THE SITE.
 5. THE SURFACE OF STRIPPED AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED FROM SOIL EROSION WITHIN 14 DAYS AFTER FINAL GRADE IS REACHED. STRIPPED AREAS NOT AT FINAL GRADE THAT WILL REMAIN UNDISTURBED FOR MORE THAN 14 DAYS AFTER INITIAL DISTURBANCE SHALL BE PROTECTED FROM EROSION.
 6. IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN 3 DAYS, THEN SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSTALLED DURING CONSTRUCTION.
 7. OFF-SITE STORM SEWER INLETS SHALL BE PROTECTED WITH SEDIMENT TRAPPING OR FILTER CONTROL DEVICES DURING CONSTRUCTION.
 8. WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION DEWATERING SHALL BE FILTERED.
 9. ANY SOIL, MUD OR DEBRIS WASHED, TRACKED, OR DEPOSITED ONTO THE STREET SHALL BE REMOVED PRIOR TO THE END OF EACH WORK DAY.
 10. VEHICULAR ACCESS TO THE SITE SHALL BE RESTRICTED TO A GRAVEL DRIVE SAID GRAVEL DRIVE SHALL BE INSTALLED WITHIN 3 DAYS OF EXISTING PAVEMENT REMOVAL AND BEFORE ANY NEW CONSTRUCTION BEGINS AT THE SITE.
 11. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE MUNICIPALITY AS CONSTRUCTION PROGRESSES.
 12. ALL TEMPORARY EROSION AN SEDIMENTATION CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL JURISDICTIONAL GOVERNMENTAL AGENCY REQUIREMENTS WITHIN 30 DAYS OF STABILIZATION.

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CIVIL ENGINEERS - PLANNERS - DEVELOPMENT CONSULTANTS		CivWORKS Consulting, LLC	
PAISLEY PARK P.U.D. OVERALL SITE GRADING AND EROSION CONTROL PLAN		PAISLEY PARK P.U.D. PHASE I - WOODSPRING SUITES HOTEL	
NORTH CREEK DRIVE, TINLEY PARK, IL		SHEET NO. C5.0	
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TREE PRESERVATION AND PROTECTION NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS AND PERMISSIONS TO REMOVE IDENTIFIED TREES.
2. EXISTING VEGETATION AND TREES MARKED TO REMAIN SHALL BE PROTECTED WITH 48" HT. BARRIER FENCE (SNOW FENCE OR SIMILAR) AT EDGE OF EXIST. MULCH LINE, EXTENT OF EXIST. CONSTRUCTION OR TREE DRIP LINE WHEREVER POSSIBLE. NO VEHICLES SHALL PASS AND STORAGE OF MATERIALS SHALL BE PROHIBITED BEYOND FENCED AREAS.

LEGEND

- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING EVERGREEN TREE TO REMAIN
- TREE / PLANTING BARRIER FENCING
SEE NOTE 2



PROJECT NAME
Paisley Park PUD PH. I
Woodspring Suites Hotel
North Creek Drive
Tinley Park, IL

NO.	TITLE	DATE
1.	PD/PRELIM.	4/26/2016
2.	VILLAGE REVIEW	7/25/2016

SET TYPE
LANDSCAPE SET

PROJECT NUMBER
1604042

DATE
04/25/2016
DRAWN BY: LCG
APPROVED BY: LCG

SHEET TITLE
TREE PRESERVATION AND
PROTECTION PLAN

SHEET NUMBER





PROJECT TEAM

PLANT LIST

SYM	SIZE	QTY.	BOTANICAL NAME	COMMON NAME	COMMENT
DECIDUOUS SHADE TREES					
AFD	2.5" CAL.	9	ACER X. FREEMANII 'DTR 102'	AUTUMN FANTASY MAPLE	B&B
GDE	2.5" CAL.	5	GYMNOCLADUS DIOIC. 'ESPRESSO'	ESPRESSO KENTUCKY COFFEETREE	B&B
GTS	2.5" CAL.	10	GLEDITSIA TRI. 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	B&B
ULH	2.5" CAL.	4	ULMUS X AMER. 'HOMESTEAD'	HOMESTEAD ELM	B&B
ARB	2.5" CAL.	12	ACER RUBRUM 'BRANDYWINE'	BRANDYWINE RED MAPLE	B&B
TCG	2.5" CAL.	13	TILIA CORDATA 'GLENLEVEN'	GLENLEVEN LITTLELEAF LINDEN	B&B
EVERGREEN TREES					
PIN	6' HT.	3	PINUS NIGRA	AUTUMN FANTASY MAPLE	B&B
PIS	6' HT.	3	PINUS STROBUS	EASTERN WHITE PINE	B&B
ORNAMENTAL TREES					
ALG	6' HT.	2	ALNUS GLUNTINOSA	EUROPEAN BLACK ALDER	B&B/MULT.
AGP	6' HT.	3	AMELANCH. GR. 'PRINCESS DIANA'	PRINCESS DIANA SERVICEBERRY	B&B/MULT.
DECIDUOUS SHRUBS					
ARM	36" HT.	19	ARONIA MELAN. 'BRILLIANTISSIMA'	BRILLIAN RED CHOKEBERRY	B&B
CAB	24" HT.	22	CORNUS ALBA 'BAILHALO'	IVORY HALO REDTWIG DOGWOOD	B&B
HYA	24" HT.	30	HYDRANGEA ARBOR. 'ANNABELLE'	ANNABELLE HYDRANGEA	B&B
ITV	24" HT.	26	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	B&B
POB	36" HT.	26	PHYSOCARPUS OPUL. 'RED BARON'	RED BARON NINE BARK	B&B
RAG	18" W.	24	RHUS AROMATICA 'GRO-LOW'	GROW LOW SUMAC	B&B
SYM	24" HT.	32	SYRINGA MEYERI 'PALABIN'	DWARF KOREAN LILAC	B&B
VIC	24" HT.	11	VIBURNUM CARLESII 'CAYUGA'	CAYUGA KOREANSPICE VIBURNUM	B&B
VIP	36" HT.	14	VIBURNUM PRUNIFOLIUM	BLACKHAW VIBURNUM	B&B
VOC	24" HT.	27	VIBURNUM TRILOBUM 'COMPACTA'	COMP. CRANBERRY VIB.	
EVERGREEN SHRUBS					
JHP	24" HT.	6	JUNIPERUS CHIN. 'SEAGREEN'	SEAGREEN JUNIPER	B&B
TMD	24" W.	7	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEWE	B&B
TME	24" W.	11	TAXUS X MEDIA 'EVERLOW'	EVERLOW DENSE YEWE	B&B
GROUNDCOVERS / PERENNIALS / GRASSES					
ACH	1 QT.	89	ACHILLEA MILLEF. 'MOONSHINE'	MOONSHINE YARROW	18" O.C.
ALS	1 QT.	123	ALLIUM TANGUT. 'SUMMER BEAUTY'	SUMMER BEAUTY ORN. ONION	18" O.C.
ASA	4"POT	188	ASTILBE ARENDsii 'FANAL'	FANAL FALSE SPIREA	18" O.C.
CAA	1 GAL.	25	CALAMAGROSTIS A. 'OVERDAM'	OVERDAM FEATHER REED GRASS	24" O.C.
COP	1 QT.	25	COREOPSIS PALMATA	PRAIRIE COREOPSIS	18" O.C.
DIL	1 QT.	27	DICENTRA 'LUXURIANT'	LUXURIANT BLEEDING HEART	18" O.C.
GEM	4"POT	131	GERANIUM SANGUINEUM 'MAX FREI'	MAX FREI BLOODY CRANESBILL	18" O.C.
HEM	3"POT	270	HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY	18" O.C.
LAV	1 QT.	188	LAVANDULA 'MUNSTEAD STRAIN'	MUNSTEAD ENGLISH LAVENDER	18" O.C.
NFW	1 GAL.	67	NEPETA FASSENi 'WALKERS LOW'	WALKERS LOW CATMINT	24" O.C.
PAV	1 GAL.	33	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH RED SWITCH GRASS	24" O.C.
SED	1 QT.	51	SEDUM x 'AUTUMN JOY'	AUTUMN FIRE STONECROP	18" O.C.
SOD	S.Y.	896	SOD LAWN	SOD LAWN	
SEED	S.Y.	860	SEEDED LAWN	SEEDED LAWN	
STONE	C.Y.	86	DECORATIVE STONE MULCH	3/4"-1.5" BLUE MIX RIVER ROCK STONE MULCH	

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Paisley Park PUD PH. I
Woodspring Suites Hotel
North Creek Drive
Tinley Park, IL

DRAWING ISSUED
NO. TITLE DATE
1. PD/PRELIM. 4/26/2016
2. VILLAGE REVIEW 7/25/2016

SET TYPE
LANDSCAPE SET

PROJECT NUMBER
1604042

DATE
04/25/2016
DRAWN BY: LCG
APPROVED BY: LCG
SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER

GENERAL LANDSCAPE NOTES

1.

CONTRACTOR SHALL OBTAIN ALL NECESSARY LOCAL PERMITS AND PERMISSIONS TO INSTALL THE PROPOSED IMPROVEMENTS
2.

ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE VILLAGE OF TINLEY PARK LANDSCAPING CODES AND ORDINANCES AND THE NORTHCREEK DEVELOPMENT COVENANTS AND RESTRICTIONS.
3.

ALL PLANT MATERIALS (EXCEPT FOR GROUNDCOVER, ANNUALS, AND PERENNIALS) SHALL BE BALLED AND BURLAPPED STOCK AND MEET CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK (ANSI 260.1-1986) OR EQUAL. PLANT MATERIALS MUST BE SUPPLIED WITHIN A 150 MILE RADIUS OF PROJECT SITE. CONTRACTOR MAY SUBSTITUTE CONTAINER STOCK FOR SHRUBS IF SIZES ARE EQUAL TO SPECIFIED B&B STOCK, WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT.
4.

IF SPECIFIED PLANTS ARE NOT AVAILABLE AT THE TIME OF ORDERING, PLANTS WITH SIMILAR WHOLESALE VALUE AND LANDSCAPE CHARACTERISTICS MAY BE SUBSTITUTED UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT AND VILLAGE STAFF.
5.

SHADE, EVERGREEN, AND ORNAMENTAL TREES SHALL BE SPRAYED WITH AN ANTIDESSICANT PRIOR TO SHIPMENT TO SITE, AND WITHIN 7 DAYS OF INSTALLATION TO PREVENT LOSS OF MOISTURE THROUGH RESPIRATION.
6.

SOIL IN GROUNDCOVER BEDS SHALL BE AMMENDED USING 2 INCHES OF MUSHROOM COMPOST INCORPORATED INTO THE TOP 4 INCHES OF SOIL.
7.

DISTURBED AREAS TO RECEIVE SOD SHALL BE TILLED TO 6" DEPTH AND FINE GRADED TO PROVIDE SMOOTH BASE SURFACE. IF EXISTING SOIL IS A MAJORITY OF CLAY OR UNSUITABLE, 2" OF FINE GRADED TOPSOIL SHALL BE ADDED PRIOR TO TILLING. EXISTING SOD AREAS SHALL HAVE TURF REMOVED WITH AUTOMATED SODCUTTER OR HAND SPACE TO REMOVE ALL BLADES AND ROOTS. 1" OF FIND GRADED TOPSOIL SHALL BE TILLED AND GRADED.
8.

TREE AND SHRUB BACKFILL MIXTURE SHALL BE 2 PARTS EXIST. NATIVE TOPSOIL AND 1 PART SPHAGNUM PEAT MOSS W/ DECOMPOSED MANURE.
9.

ALL SHRUB BEDS AND INDIVIDUAL TREE PLANTINGS, UNLESS OTHERWISE NOTED, SHALL RECEIVE A 3 INCH LAYER OF SHREDDED HARDWOOD MULCH. ALL GROUNDCOVER, ANNUAL AND PERENNIAL BEDS SHALL RECEIVE A 2 INCH LAYER OF THE SAME MULCH MATERIAL. COSTS FOR MULCH SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF PLANTINGS.
10.

NURSERY TAGS (SPECIES, SIZE) FOR ALL SHADE TREES SHALL REMAIN ATTACHED TO TREES UNTIL APPROVAL FROM VILLAGE.
11.

THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER A BONDED WRITTEN ONE-YEAR WARRANTY AGREEMENT (BEGINNING ON THE OWNER'S POSSESSION DATE). THIS AGREEMENT SHALL COVER MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL DEAD OR DAMAGED LANDSCAPING TO PRESERVE THE SAME QUANTITY AND QUALITY AS INITIALLY APPROVED IN ACCORDANCE WITH CHAPTER 30 OF THE PLAINFIELD ZONING ORDINANCE.
12.

CONTRACTOR SHALL PROVIDE AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM FOR COMPLETE EFFECTIVE COVERAGE OF ALL LAWN AREAS AND SHRUB BEDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL AND APPLY FOR ALL NECESSARY PERMITS PRIOR TO COMMENCING WORK.
13.

SEEDED LAWN SHALL BE PERFORMED BY HYDROSEEDING. PRIOR TO SEEDING, 2" OF FINE TOPSOIL SHALL BE TILLED INTO EXIST SOIL MIXTURE. A MIX CONSISTING OF ROUGHLY 30 % BLUEGRASS / 30% FINE FESCUES / 40% RYE GRASSES AND TACKIFIER SHALL BE APPLIED AT MANUFACTURERS SPECIFIED RATES.
14.

PLANTING BEDS BETWEEN BUILDING AND PERIMETER SIDEWALK SHALL HAVE ¾" TO 1-½" DECORATIVE RIVER ROCK - BLUE / GREY MIX - INSTALLED AT A DEPTH OF 3" IN LIEU OF MULCH.

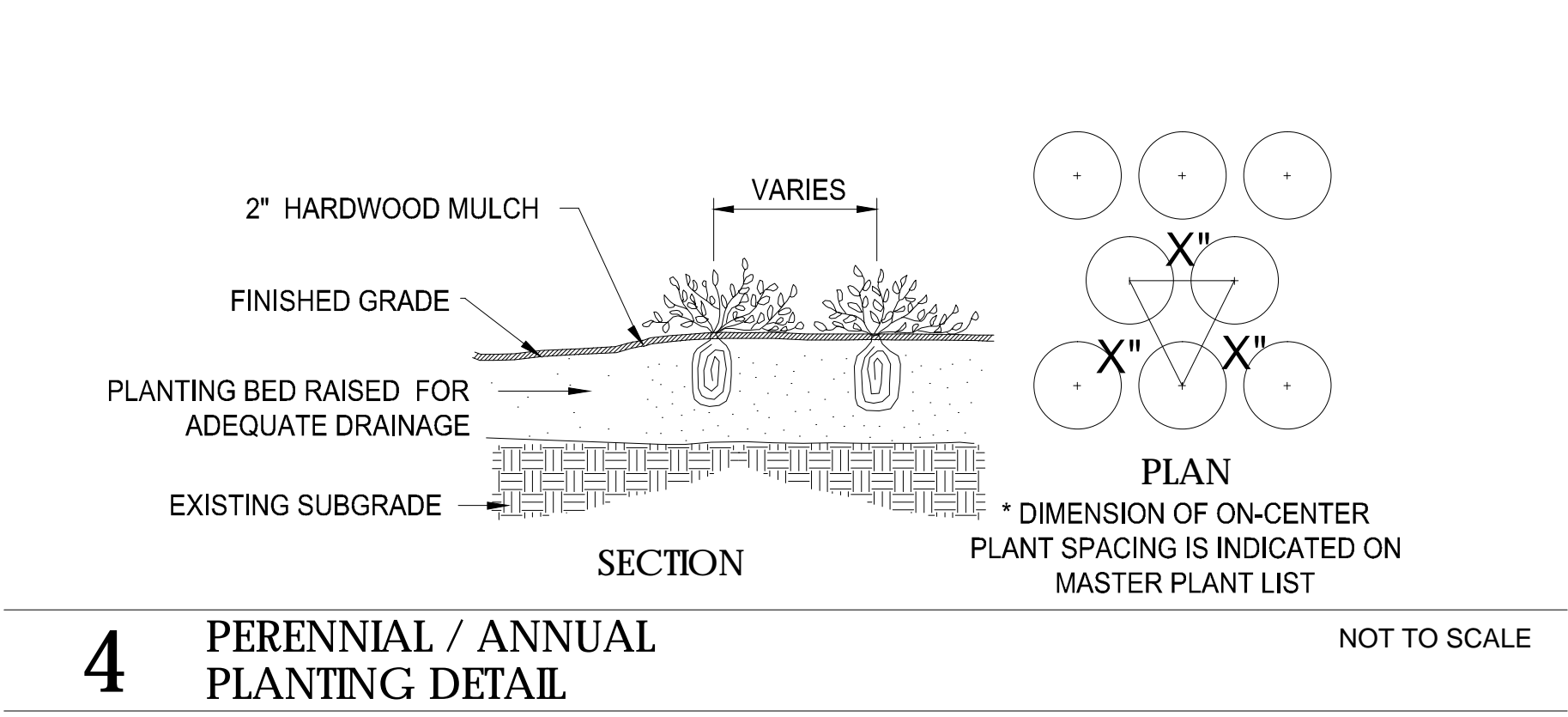
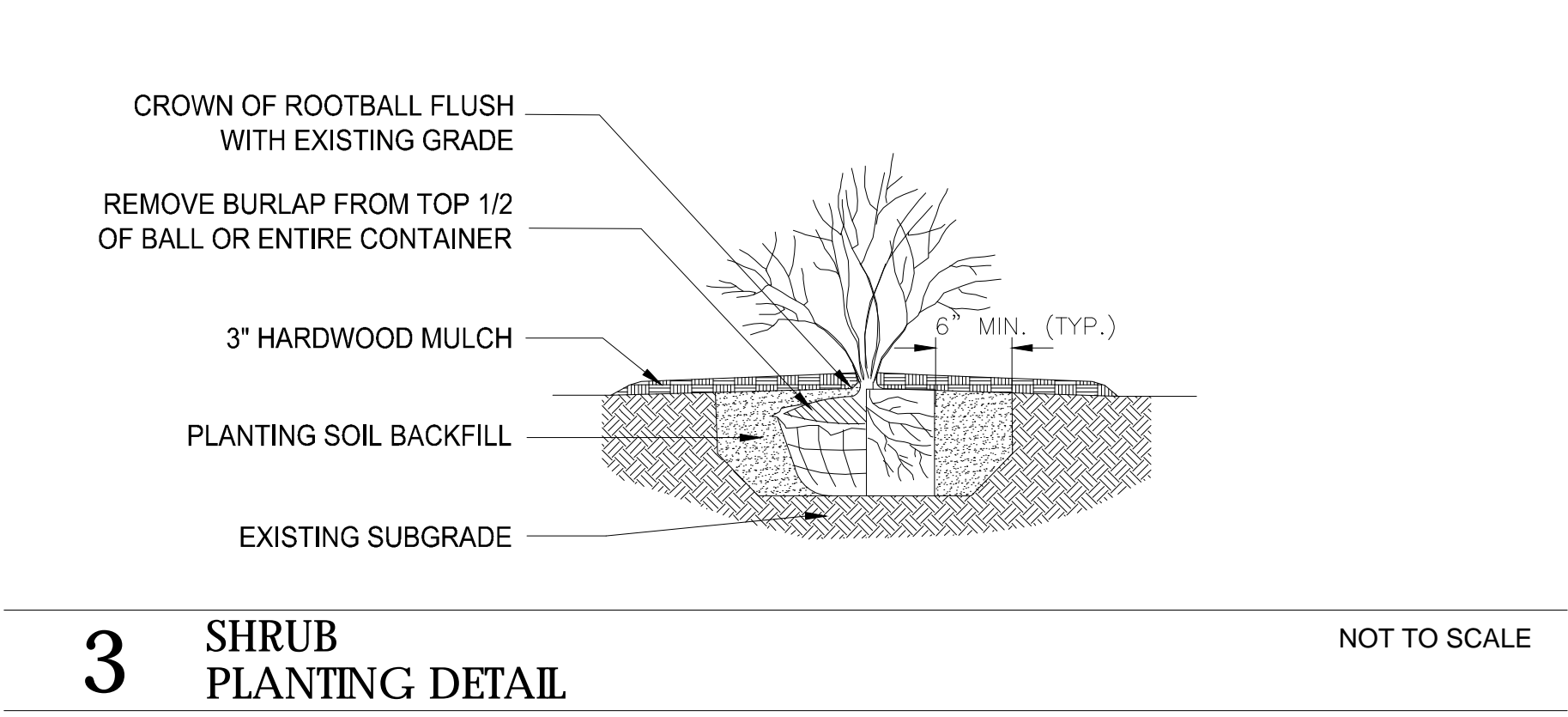
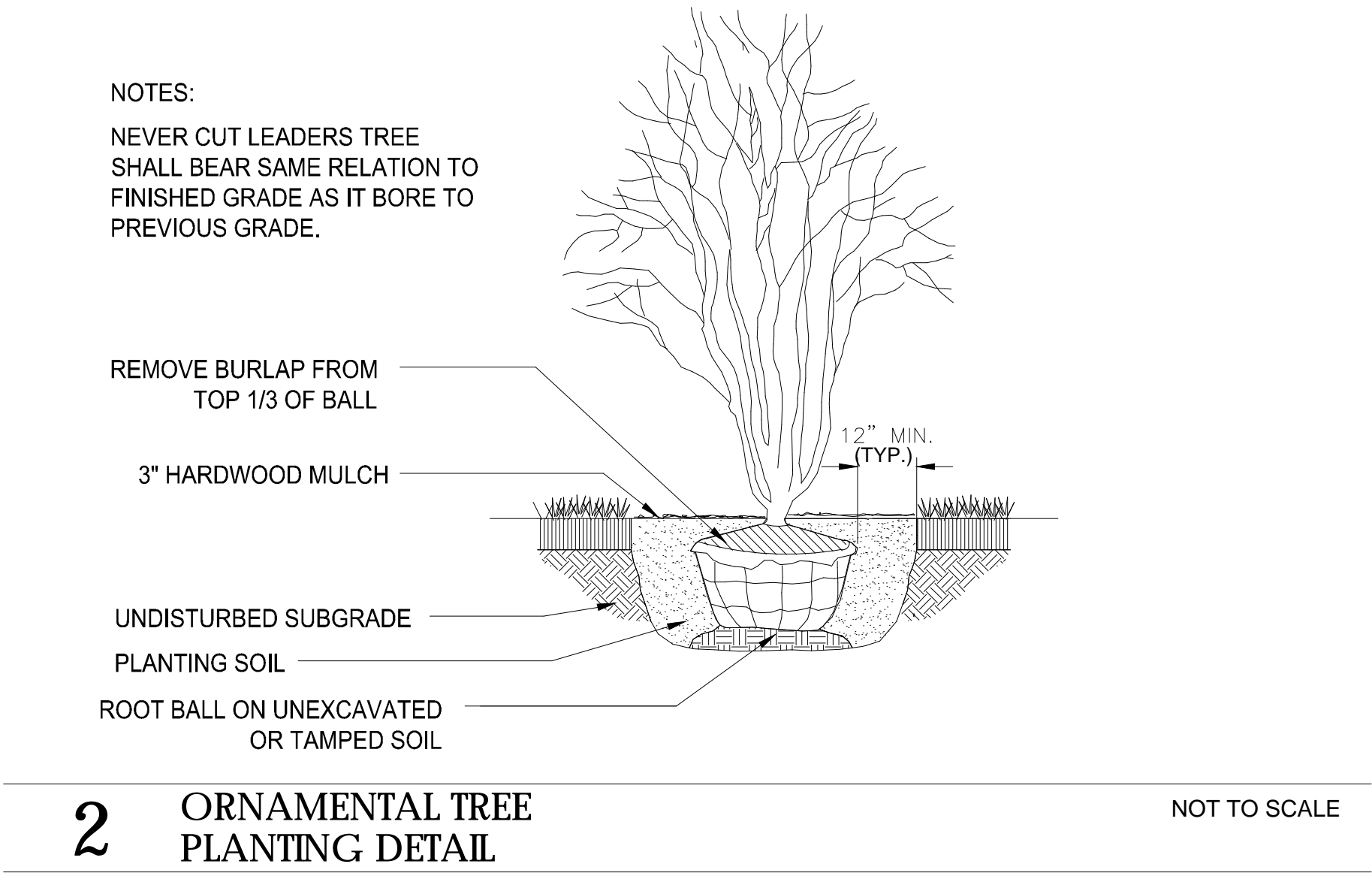
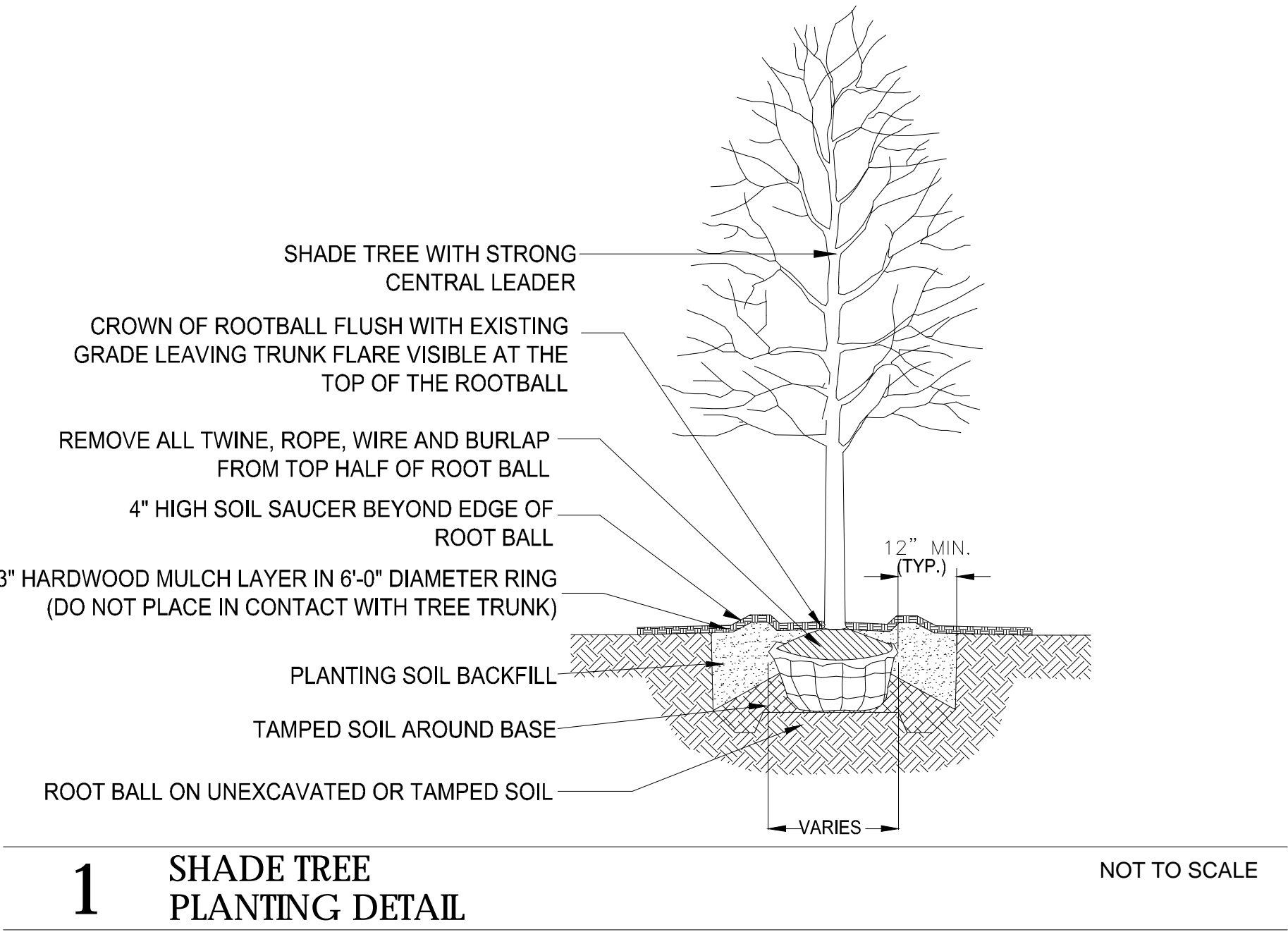
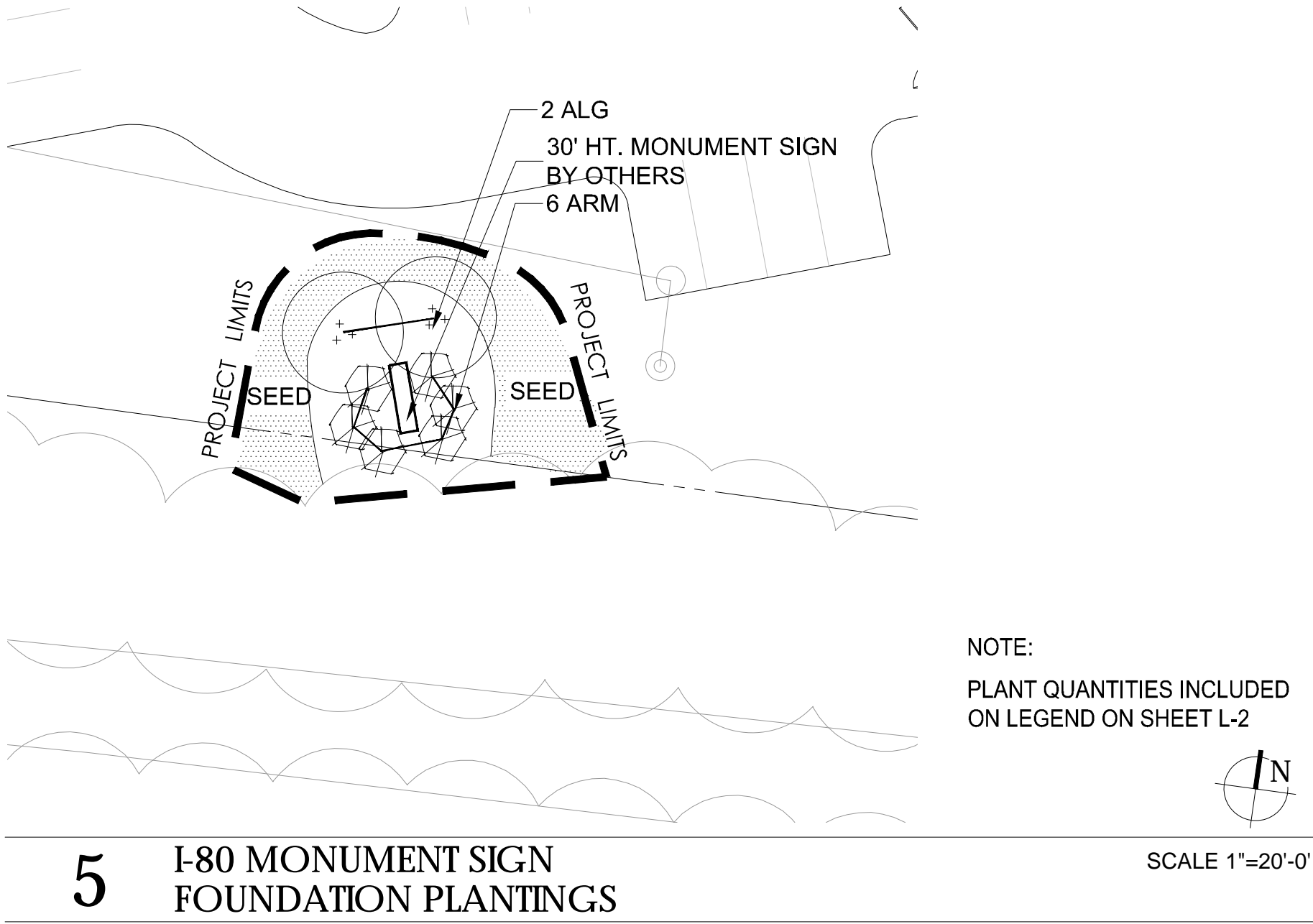
VILLAGE REVIEW CALCULATIONS

BUFFERYARD REQUIREMENTS					
BUFFERYARD LOCATION	REQUIRED WIDTH	PROPOSED WIDTH	LENGTH	REQUIRED PLANTINGS	PROPOSED PLANTINGS
NORTH	20'	25'	306'	8 CT 2 US 36 SH	8 CT 3 US 45 SH
SOUTH	NOT A TRUE BUFFER - VILLAGE DISCRETION				7 CT 0 US 19 SH
EAST	NOT A TRUE BUFFER - VILLAGE DISCRETION				5 CT 3 US 24 SH
WEST	15'	15'	300'	9 CT 3 US 42 SH	9 CT 3 US 43 SH

CT=CANOPY TREE, US=UNDERSTORY TREE / EVERGREEN TREE, SH = SHRUB , T = TREE

INTERIOR LOT LANDSCAPING REQUIREMENTS		
LOCATION	REQUIREMENT	PROPOSED
FOUNDATION	LANDSCAPE COVERAGE ALONG 70% OF BUILDING FOUNDATION FACING R.O.W.	25'
PARKING LOT	AT LEAST (15) PERCENT OF THE PARKING LOT SHALL BE COVERED BY LANDSCAPING. EXLUSIVE OF BUFFERYARDS AND FOUNDATION PLANTINGS.	40,870 SF / 6,520 SF 16.0%

PARKWAY STANDARDS				
LOCATION	REQUIREMENT	LENGTH	REQUIRED TREES	PROPOSED PLANTINGS
NORTH PARKWAY WEST PARCEL	1 TREE PER 25' OF FRONTAGE ALONG PUBLIC R.O.W.	250'	10	8 PROPOSED (2 EXIST.)
NORTH PARKWAY EAST PARCEL	1 TREE PER 25' OF FRONTAGE ALONG PUBLIC R.O.W.	180'	8	8 PROPOSED



PROJECT TEAM

PROJECT NAME
Paisley Park PUD PH. I
Woodspring Suites Hotel
North Creek Drive
Tinley Park, IL

DRAWING ISSUED
NO. TITLE DATE
1. PD/PRELIM. 4/26/2016
2. VILLAGE REVIEW 7/25/2016

SET TYPE
LANDSCAPE SET

PROJECT NUMBER
1604042

DATE
04/25/2016
DRAWN BY: APPROVED BY:
LCG LCG

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER

L-3

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	7	DSX2 LED 100C 700 40K T4M MVOLT HS	DSX2 LED W/2 (30) LED & 2 (20) LED LIGHT ENGINES, (2) 700mA DRIVERS, 4000K LED, TYPE T4M OPTICS WITH HOUSE SIDE SHIELD	LED	DSX2_LED_10 0C_700_40K_T 4M_MVOLT_H Sies	Absolute	0.95	227
	B	3	DSX2 LED 100C 700 40K T3M MVOLT HS	DUAL DSX2 LED W/2 (30) LED & 2 (20) LED LIGHT ENGINES, (2) 700mA DRIVERS, 4000K LED, TYPE T3M OPTICS WITH HOUSE SIDE SHIELD	LED	DSX2_LED_10 0C_700_40K_T 3M_MVOLT_H Sies	Absolute	0.95	227

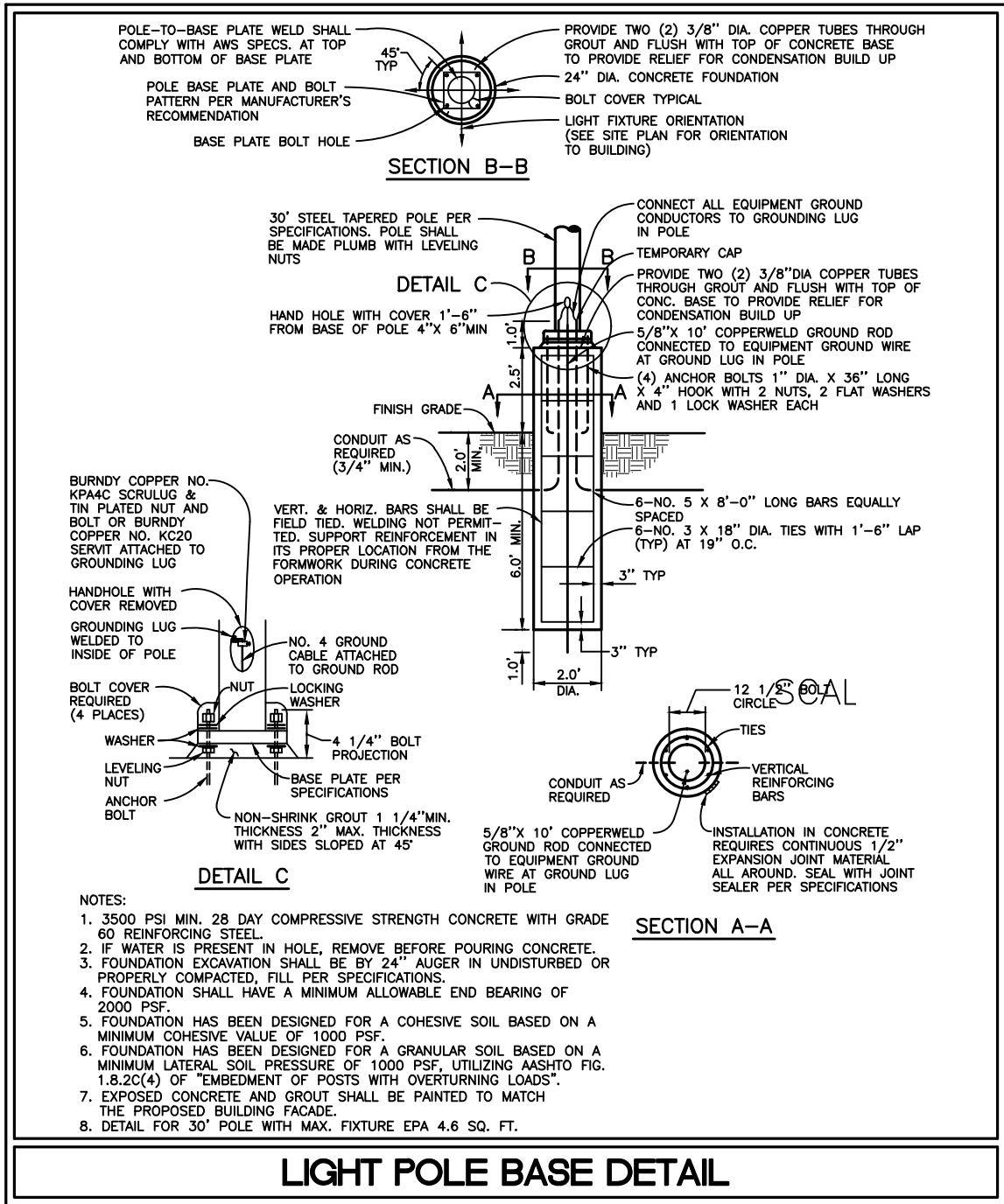
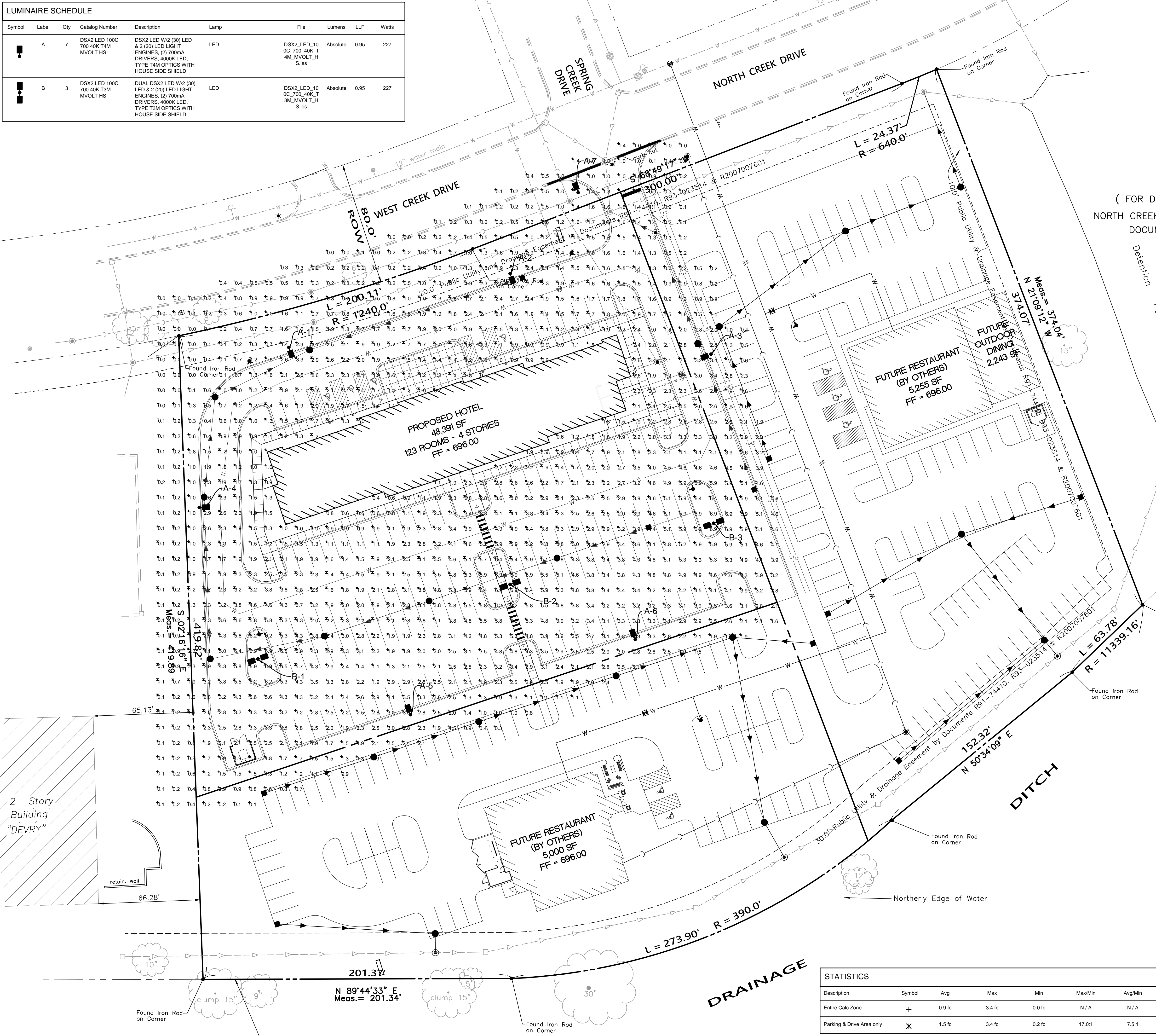
A

B

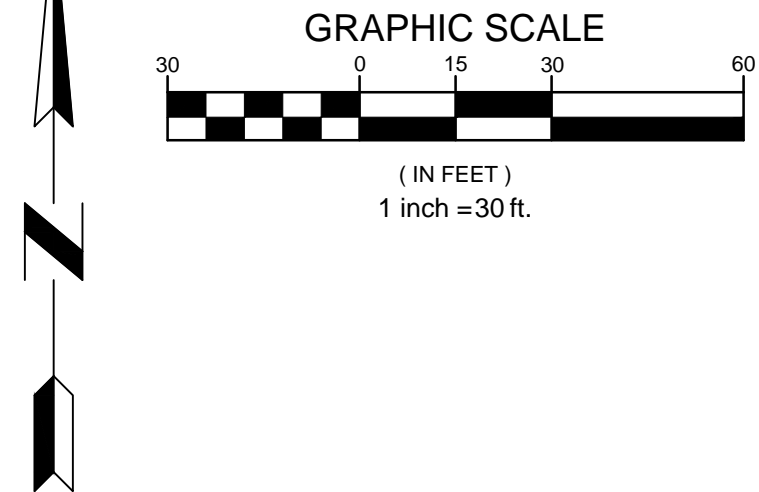
C

D

E



STATISTICS					
Description	Symbol	Avg	Max	Min	Max/Min
Entire Calc Zone	+	0.9 fc	3.4 fc	0.0 fc	N / A
Parking & Drive Area only	X	1.5 fc	3.4 fc	0.2 fc	17.0:1



LOT 41 in
(FOR DETENTION PURPOSES)
NORTH CREEK BUSINESS CENTER PHASE 1
DOCUMENT R91-74410

CIVIL ENGINEERS - PLANNERS - DEVELOPMENT CONSULTANTS

REVISIONS

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CivWORKS
Consulting, LLC

SITE PHOTOMETRICS PLAN

PAISLEY PARK P.U.D. PHASE I - WOODSPRING SUITES HOTEL

NORTH CREEK DRIVE, TINLEY PARK, IL

PROJ. MGR.: OP
DRAWN BY: OP
DATE: 04-25-2016
SCALE: 1"=30'
SHEET NO.
PH1.0
PROJ. NUMBER: 15007

