AGENDA FOR REGULAR MEETING
VILLAGE OF TINLEY PARK
PLAN COMMISSION

September 15, 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 August 18, 2016 Regular Meeting

Item #1 **PUBLIC HEARING: 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**

Consider a proposal from Tim Healy of Holladay Properties for Site Plan Approval, Plat Approval, and a Special Use Permit for a Substantial Deviation to the North Creek Business Park Planned Unit Development and Exceptions from the Zoning Ordinance (front yard setback, location of parking, public sidewalk, maximum number of wall signs, maximum sign height for freestanding signs, maximum sign face area for freestanding signs, and off-premise signage) to allow for the construction of a new extended stay hotel (WoodSpring Suites) on the parcel south of the intersection of West Creek Drive, Spring Creek Drive, and North Creek Drive (approximately 18644 West Creek Drive).

Item #2 **WORKSHOP: TEXT AMENDMENT TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE (SECTION II AND SECTION IX) RELATED TO SIGN REGULATIONS**

Discuss proposed Text Amendments to the Village's Sign Regulations, specifically related to changes that would further clarify current regulations and create new regulations for temporary signage and create new regulations for signage in the B-5 Automotive Service Zoning District.

Item #3 **WORKSHOP: TEXT AMENDMENT TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE (SECTION II AND SECTION III) RELATED TO FENCE REGULATIONS**

Discuss proposed Text Amendments to the Village's Fence Regulations, specifically related to changes that would create more consistency for fences within nonconforming lots and corner lots.

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

AUGUST 18, 2016

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on August 18, 2016 at 7:30p.m.

ROLL CALL

Plan Commissioners:	Kevin Bergthold John Domina Anthony Janowski Lori Kappel Peter Kroner Mark Moylan, Acting Chairman Ken Shaw Tim Stanton
Absent Plan Commissioner(s):	Ed Matushek III, Chairman
Village Officials and Staff:	Paula Wallrich, Interim Community Development Director Stephanie Kisler, Planner I Patricia Meagher, Commission Secretary

CALL TO ORDER

ACTING PLAN COMMISSION CHAIRMAN MOYLAN called to order the Regular meeting of the Plan Commission for August 18, 2016 at 7:30 p.m.

APPROVAL OF MINUTES

A motion was made by COMMISSIONER JANOWSKI, seconded by COMMISSIONER DOMINA to approve the minutes of the July 21, 2016 meeting of the Plan Commission. Vote by voice: all approved. CHAIRMAN MOYLAN declared the Motion approved.

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TO: **VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**

FROM: **VILLAGE OF TINLEY PARK PLAN COMMISSION**

SUBJECT: **MINUTES OF THE AUGUST 18, 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)

Present were the following:

Plan Commissioners:	Kevin Bergthold John Domina Anthony Janowski Lori Kappel Peter Kroner Mark Moylan, Acting Chairman Ken Shaw Tim Stanton
Village Officials and Staff:	Paula Wallrich, Interim Community Development Director Stephanie Kisler, Planner I Patricia Meagher, Commission Secretary
Guest:	Duffey Phelps of Holladay Properties on behalf of WoodSpring Suites

COMMISSIONER KAPPEL made the following statement:

> "Pursuant to the Village of Tinley Park's Code of Ethics, I am hereby disclosing that I am an employee of Holladay Properties. My title is Project Designer. I am not a Director, Shareholder, Owner or Officer to the company. I have spoken with the Village Attorney and he has advised me that out of an abundance of caution and to avoid even an appearance of impropriety that I should refrain from participating in any conversation or deliberation regarding this petition and abstain from any vote taken. Moreover, in my role as Project Designer, I have had limited involvement in the planning and designing of this project or any other projects by Holladay Properties in the Village of Tinley Park."

STEPHANIE KISLER, Planner I, presented, on behalf of WoodSpring Suites. They are seeking Site Plan Approval, Plat Approval, and Special Use Permit. This is located at the intersection of West Creek, Spring Creek and North Creek Drive. DUFFEY PHELPS from Holladay Properties is present and Applicant TIM HEALY could not attend.

MS. KISLER noted the open items stated in the Staff Report:

1. The Plat language needs to be revised to include cross-parking, cross access, easements throughout all three (3) lots. Holladay Properties is looking to divide a single parcel into three (3) parcels. One of the lots will be for this hotel and the other lots will be for future users.

2. The Photometric Plan must be updated to include wall lighting measurements and cut sheets.

3. Staff requests the Plan Commission's recommendations on building materials to provide to the Building Committee when deliberating upon a building materials waiver.

MS. KISLER presented a Power Point, of the existing site, zoning and comprehensive plan. Shen indicated various directional views of the site including the proposed use and subdivision of the property into three (3) lots. Lot 1 will be the WoodSpring Suites property and Lot 2 and Lot 3 will be developed in the future. WoodSpring Suites fronts North Creek Drive with the majority of the parking located south of the building.

MS. KISLER pointed out that the site was part of a Planned Unit Development (PUD), which means that it is subject to the PUD Regulations. Staff noted that within the last few years the Village adopted an Urban Design Overlay District which applies to everything south of 179th Street and is intended to provide more walkable design, buildings closer to the street, and parking in the back of the building for a more urban feel overall. She noted that the majority of the PUD was developed prior to the establishment of the Urban Overlay District and that it would be difficult to strictly comply to the overlay requirements especially since there are no sidewalks in the area. She noted that Staff worked with the Applicant to meet the intent of the District with such things as building setback, location of parking field and interconnectivity with the adjacent lots.

MS. KISLER then highlighted the landscaping. The landscape plan indicated landscaping around the WoodSpring Suites (Lot 1) as well as the front of Lot 2. One of Staff's concerns was that the landscaping in the parkways must look consistent for Lot 1 and Lot 2 and be planted at the same time so that the street trees along the public right-of-way will be the same size.

MS. KISLER continued her presentation by displaying the building material samples submitted by the Applicant including stone, siding, and roofing shingles. Staff discussed working with the Applicant on different versions of the use of building materials. She noted that the Village's Building Code calls for 60% brick while the Applicant is at roughly 60% stone. The Building Committee is able to grant a waiver for other materials. Staff would like the Plan Commission's opinions about the proposed building materials which will then be presented to the building committee. Staff presented a comparison of building materials of the nine (9) other hotels within the Village and their conformance with the masonry requirements within the Building Code. Staff's analysis showed that the majority of other hotels within the same PUD did not meet the current standards within the Building Code.

MS. KISLER then discussed signage. The Applicant is proposing various wall and freestanding signage that would need exceptions from the PUD including the number of wall signs, the sign face area of freestanding signs, and location of freestanding signs. Diagrams were shown of the wall sign. The Applicant is proposing to have a wall sign on all four (4) sides of the building. The Applicant is proposing to have a ten (10) foot tall freestanding sign near the north entrance and a thirty (30) foot tall freestanding sign with a LED message board on the south edge of Lot 3. Staff discussed how the freestanding signs offer panels for future tenants of Lot 2 and Lot 3 and how technically the north freestanding sign is off-premise for Lot 2 and Lot 3 and the south freestanding sign is off-premise for Lot 1 and Lot 2. Staff presented a study showing other existing freestanding signs in Tinley Park along I-80 exceed ten (10) feet in height.

MS. KISLER asked the Plan Commission if there were any questions at this time. COMMISSIONER JANOWSKI asked if Staff could explain the off-premises signs. MS. KISLER explained that the Village does not allow off-premise signs due to the possibility of signage not being in the vicinity of the business at times. COMMISSIONER KRONER asked what is to stop the other hotels asking for off-premise

signs. MS. KISLER explained that the other hotels are already developed and have their own freestanding signs on their own lots. The difference is that they are not a part of a newly subdivided property like this and the Applicant's proposed signage allows for future tenants of Lot 2 and Lot 3 to share these signs rather than erect additional freestanding signs. PAULA WALLRICH, Interim Community Development Director, also explained that this site was one (1) parcel to begin with and is now being subdivided into three (3) parcels. She added that the signs are designed to have three (3) users rather than just one (1). She stated that the Village's Sign Regulations gives an advantage to properties adjacent to I-80 by allowing additional sign face area for a wall sign facing I-80 based on the size of the building. COMMISSIONER JANOWSKI restated that the first exception for signage is that two (2) wall signs currently are allowed and they are proposing four (4).

COMMISSIONER JANOWSKI discussed the walkability and crosswalks. COMMISSIONER SHAW expounded upon this by discussing the larger percentage of existing businesses that were not within the Urban Design Overlay District in the past. Due to the existing development pattern, there is not the walkability factor at this site because sidewalks were not required in the past throughout rest of the sites within the PUD.

COMMISSIONER KRONER asked MR. PHELPS about the private drive on the property being shared by all three (3) lots. MR. PHELPS stated that yes, this access drive shared between Lot 1, Lot 2, and Lot 3. It is a private drive rather than public right-of-way.

COMMISSIONER KRONER inquired about parking. MS. KISLER stated that WoodSpring Suites' plans indicate that they exceed the parking requirement by four (4) spaces. She added that they have provided the correct dimensions for all parking spaces and access drives.

ACTING CHAIRMAN MOYLAN inquired about a future business coming into Lot 2 or Lot 3 wanting their own sign versus sharing a panel on the WoodSpring Suites sign. MS. KISLER stated that something can be placed in the covenants that said business would not be allowed to have their own sign. She also added that the Plat will reflect a sign easement between Lot 1, Lot 2, and Lot 3.

ACTING CHAIRMAN MOYLAN raised the question of Lot 3 having no direct access to the public right-of-way. MS. WALLRICH explained that the drive is a private access aisle rather than a public street. MR. PHELPS explained that the drive will be extended to fit the new tenant's needs e.g., a business building in Lot 2 using Lot 3 as parking. Utilities will be available to all of the lots, which will increase the marketability.

ACTING CHAIRMAN MOYLAN asked that MR. PHELPS make his presentation to the Commission.

MR. PHELPS introduced himself as the Project Developer and gave a history of his company, Holladay Properties, which was established in 1952. He stated that Holladay Properties is a full-service real estate company, including development and management, operating throughout the United States. He stated that they have built all asset types such as multi-family, medical office, industrial, retail and hospitality. He noted that there are currently ten (10) WoodSpring Suites hotels in the U.S., and ten (10) more that in the early stages of development.

COMMISSIONER KRONER asked about the renovation plan for WoodSpring Suites. MR. PHELPS stated that they will renovate about every five (5) years. MR. PHELPS also stated the economical benefits that this project will bring including how during construction, there will be 300+ jobs created and then once the hotel is developed it will employ twelve (12) people. The hotel occupancy tax revenue will be a great benefit to the Village.

COMMISSIONER SHAW asked how many rooms the hotel will have. MR. PHELPS stated that there are 123 rooms of which three (3) of those rooms will be occupied by on-site live-in employees (a Safety Attendant, a Maintenance Technician and a Guest Services Representative).

COMMISSIONER KRONER asked about the pay range of the salaries for employees hired at the proposed WoodSpring Suites. MR. PHELPS explained that salaries would be based on their positions.

COMMISSIONER KRONER inquired about the twelve (12) jobs that will be created to service the hotel and whether they are full-time, part-time, what their hourly wage and benefits would be. MR. PHELPS stated that there will be four (4) full-time employees that will receive full benefits. He noted that the salary for the General Manager is estimated at $70,000 per year and Maintenance Technician $45,000 per year. He noted that he can provide more information at another time. He stated that the estimated wage offered for the part-time positions will be around $12.00 per hour.

COMMISSIONER JANOWSKI stated for the record that he had researched two (2) previous WoodSpring Suites developments completed by Holladay Properties and noted that the General Contractor for these developments did not comply with the area standard wages and benefits. He asked MR. PHELPS if the employees hired at this site will be given salaries based on the area standard wages and benefits within Tinley Park. MR. PHELPS stated he was unaware of this and will discuss this with MR. HEALY. He also confirmed that the employees for the proposed project in Tinley Park would receive the area standard wages and benefits.

COMMISSIONER JANOWSKI further questioned if the construction personnel working at the proposed project would also be paid salaries that met the area standard wages and benefits. MR. PHELPS confirmed that construction personnel would also receive the area standard wages and benefits.

There were questions about if this is a union built project. MR. PHELPS stated that although this project has not been put out for bid yet, he feels it will be approximately 95% union built.

COMMISSIONER DOMINA asked about security camera coverage for the parking lot. MR. PHELPS stated that they will install security cameras, if needed, to ensure safety.

COMMISSIONER KRONER inquired about the apartment occupancy study that Holladay Properties had pulled their Tinley Park information from and where they received that study from. MR. PHELPS stated that it was a company called SDS Research. COMMISSIONER KRONER asked if he could share that study with the Commission.

ACTING CHAIRMAN MOYLAN inquired the need for another hotel in Tinley Park. MR. PHELPS stated that there has not been any movement in the market since 2008 and there now seems to be a need for new supply of hotels. COMMISSIONER KRONER inquired about the hotel's rates. MR. PHELPS stated that a weekly rate will be between $400 and $430. For a transient stay, the rate will be $90 to $110 per night.

ACTING CHAIRMAN MOYLAN inquired about the need for the wall signs at the east and west sides of the building. MR. PHELPS explained that traffic can view the east side sign. He noted that there is less traffic on the west side, so if that wall sign needed to be excluded it could be considered.

COMMISSIONER JANOWSKI discussed a recommendation for Holladay Properties regarding building materials. He is familiar with various products that alleviate the possibility of water seepage between two different components adhered to the exterior walls. He mentioned a product called Versetto Stone. It has weep screens that are continual. He mentioned that the material's sustainability and labor costs give

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substantial savings. COMMISSIONER JANOWSKI stated that he would provide Staff with information about the material.

ACTING CHAIRMAN MOYLAN directed everyone to the three (3) open items. He asked if anyone else had any recommendations or comments regarding building materials. COMMISSIONER SHAW asked Staff for a clarification on the 60% brick requirement and 40% stone of what kind. MS. KISLER noted that the Building Committee will be making the determination on a Building Material Waiver for this project. She added that the current code stipulates that this size building must be built with 60% brick and the other materials must be masonry. MS. WALLRICH asked the Commission for their opinions of the proposed architecture. COMMISSIONER SHAW stated that the current design being presented is attractive.

ACTING CHAIRMAN MOYLAN stated that there will be a Public Hearing for this project on September 15, 2016. MS. KISLER clarified that the Public Hearing is delayed from September 1, 2016 to September 15, 2016 because of a publishing error caused by the newspaper personnel, which did not correctly publish the legal notice within the mandated fifteen (15) to thirty (30) day notice timeframe.

PUBLIC COMMENT

ACTING CHAIRMAN MOYLAN asked if at this time there were any comments from the public. There were no comments.

ADJOURNMENT

A Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER DOMINA to adjourn the Regular Meeting of the Plan Committee of August 18, 2016. The Motion was unanimously approved by voice call. CHAIRMAN MOYLAN declared the meeting adjourned.

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PLAN COMMISSION STAFF REPORT

September 15, 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

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

Current 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.

UPDATES FROM THE 8/18/2016 STAFF REPORT ARE IN RED

Open Items from Staff	Conclusion
1. Include easements or covenants for shared parking between the three (3) lots.	After further discussion, Staff determined that this will not be a requirement since the Applicant is able to provide the required parking wholly within their site.
2. Update the Photometric Plan to include wall lighting measurements and cut sheets.	The Applicant has provided this information in the updated Photometric Plan which is in compliance with Village code.
3. Provide recommendation on building materials to the Building Committee.	Staff presented the Building Materials Waiver Request to the Building Committee on August 30, 2016. The Building Committee granted the request and the project may be constructed with the proposed materials.

Open Items from the Plan Commission	Conclusion
4. Include security cameras around the exterior of the building.	The Applicant will provide security cameras on the exterior of the building that will cover the parking lot and trash enclosure area.
5. Indicate the necessity of the four (4) wall signs on the building.	The Applicant stated that the east-facing sign is important because it allows for visibility from Harlem Avenue and I-80. The Applicant noted that the west-facing wall sign is less essential because it has less visibility to major thoroughfares; however, requests the Commission's consideration as an exception to the PUD.
6. Consider alternate building materials.	The Applicant noted that they would need a waiver from WoodSpring Suites Corporate Office to use alternate materials but will continue to investigate other options because there may benefits to using a different type of stone.
7. Provide information on the warranty for the proposed building materials.	The Applicant has provided this information. The stone warranty is 50 years and the cement siding has a limited warranty of 30 years. There is a limited lifetime warranty on the roof shingles.
8. Confirm the percentage of stone material on the building.	The Applicant has confirmed that the stone comprises 65.6% of the building materials.
9. Update the Plat of Subdivision to account for the shared freestanding signs.	The Applicant has submitted easement language to add to the Plat of Subdivision that addresses the maintenance and operation of the shared freestanding signs. The language is currently under review by the Village attorney and engineer.
10. Provide data on housing and demographics referenced at the Plan Commission meeting.	The Applicant has provided this information.

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.

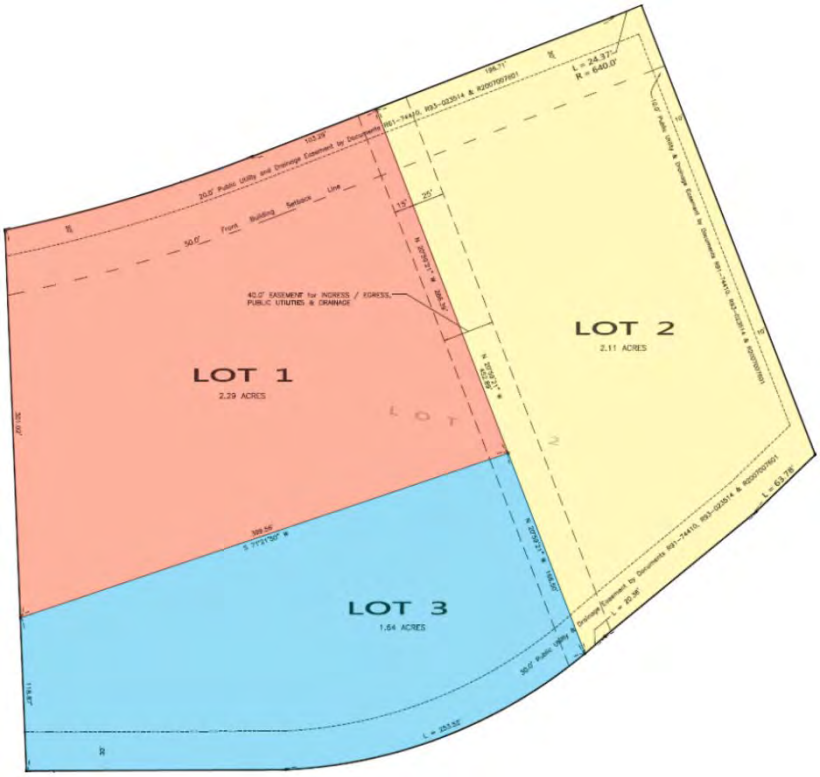
The Village's Comprehensive Plan (2000) calls for Office and Restricted Industrial uses in this location, which is consistent with the property's current ORI zoning. Additionally, the PUD regulations (Ordinance 91-O-083) specifically designate hotels as a permitted use within the PUD, although the Village's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

After further discussion, Staff determined that this will not be a requirement since the Applicant is able to provide the required parking wholly within their site. However, the Applicant has provided draft language to add to the Plat of Subdivision that addresses the maintenance and operation of the shared freestanding signs. The language is currently under review.

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-O-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)**

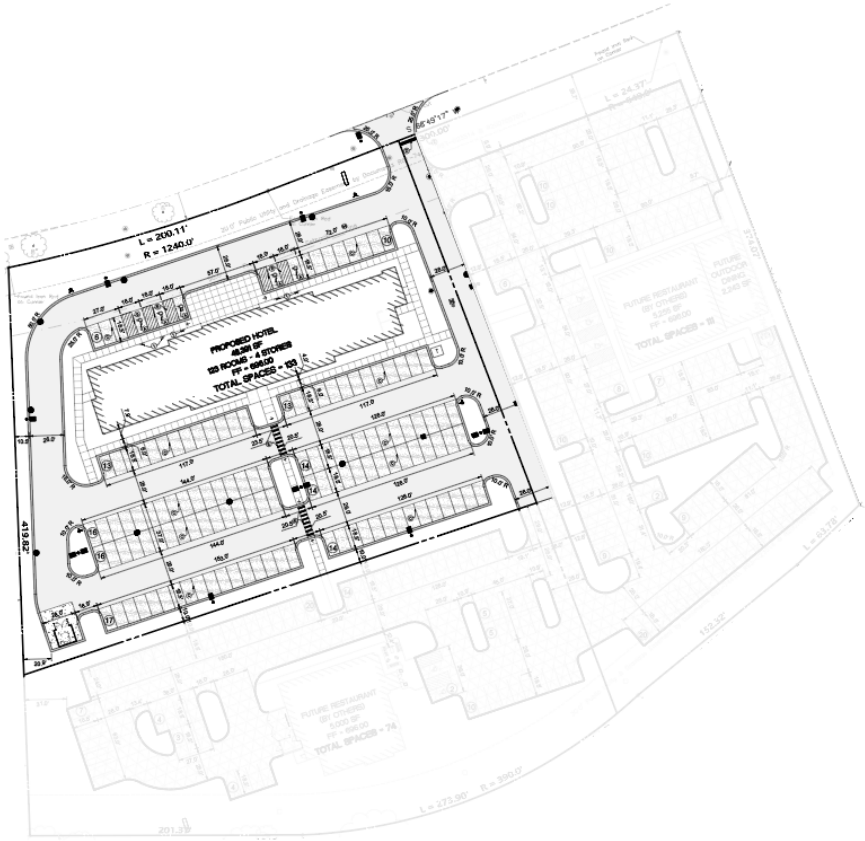


Diagram Showing Proposed Site Plan within Existing Parcel Area

LANDSCAPING

The Applicant has provided a Landscape Plan that meets the Village's Landscape Ordinance. In addition to the landscaping on Lot 1, the Applicant will be providing landscaping along the east side of the private access road between Lot 1 and Lot 2 and will be installing street trees in the right-of-way on the southeast corner of Spring Creek Drive and North Creek Drive. These off-site improvements will help to create a more complete development look for the hotel and help define the roadway. In addition it will allow for the street trees to grow at a consistent rate along the entire frontage. When the parcels to the east and south develop, additional landscape material will be added to the buffer that separates the parcels.

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.

The Applicant has provided updated plans and cut sheets for the site lighting. Staff notes that these plans comply with the Village's regulations for lighting.

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*

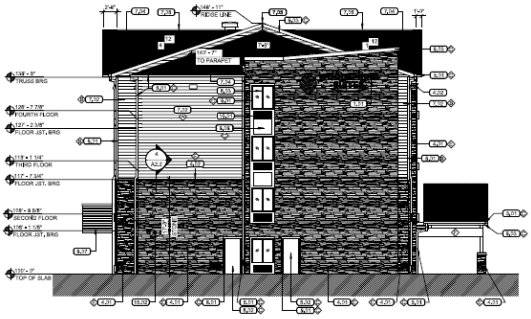
Open Item #3: Provide recommendation on building materials to the Building Committee.

The Plan Commission stated that the proposed building was attractive and did not voice concerns about the use of stone rather than brick, so Staff brought the Building Material Waiver to the August 30, 2016 Building Committee meeting. The Building Committee reviewed the Applicant's request for a Building Material Waiver and the Applicant's request was granted.

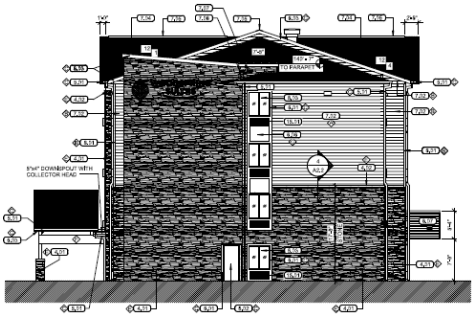
Staff notes that the current plans provide 65.6% stone veneer and 34.4% cement board siding. Note that these plans were adjusted to meet a minimum of 60% stone, which was not met by the color elevation presented at the August 18, 2016 Plan Commission meeting. The elevations on the next page represent the current plans for the use of materials on the exterior elevations. Both black and white and color versions have been provided.

2 REAR ELEVATION

1 FRONT ELEVATION



2 LEFT SIDE ELEVATION



1 RIGHT SIDE ELEVATION

Front Elevation

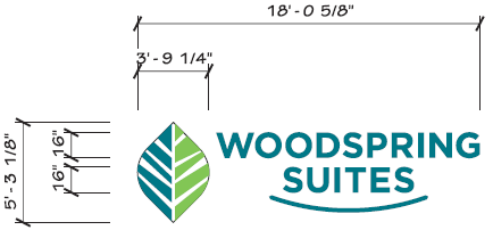
Rear Elevation

Left Elevation

Right Elevation

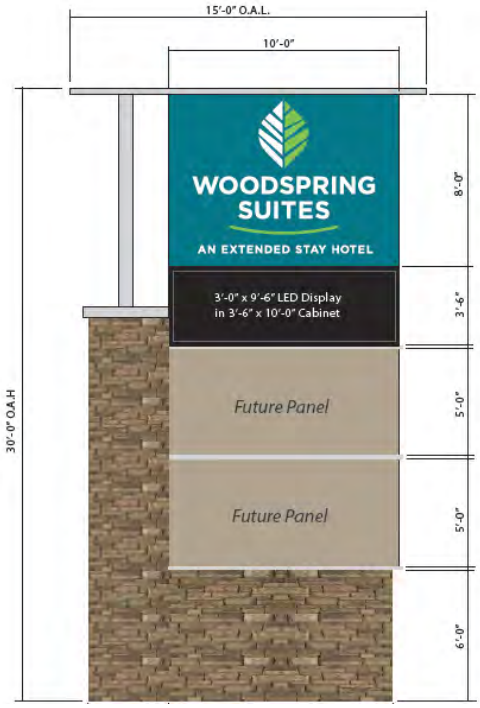
SIGNAGE

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.



Proposed Wall Sign

Proposed Freestanding Sign (Entrance)



Proposed Freestanding Sign (I-80)

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:

Freestanding Signs Along I-80	
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.

PLAN COMMISSION MEETING COMMENTS

During the workshop at the Plan Commission meeting on August 18, 2016, the Plan Commission discussed the WoodSpring Suites project with Staff and Duffey Phelps (Project Developer, Holladay Properties). Staff noted the following discussion about open items. Please also reference the meeting minutes.

1. The Plat language needs to be revised to include cross-parking, cross access, easements throughout all three (3) lots.
    - The Plan Commission discussed how the WoodSpring Suites property would work with the other two (2) lots. It was understood that Lot 2 and Lot 3 will be developed at a future stage and that the conceptual plans shown on Lot 2 and Lot 3 were not part of the approval for the WoodSpring Suites site on Lot 1.
    - The main concern became the shared freestanding signage rather than the need for shared parking. Discussion continued with how to address the freestanding signs since they are technically off-premise for some of the proposed lots. Staff noted that language could be incorporated into the plat that would account for how the shared signage could be handled between the three (3) lots. Staff also noted that sharing signage allows for less 'sign pollution' and will decrease the amount of freestanding signs within the vicinity.
    - There was general consensus that the plat must include proper language for cross access and easements between the lots.
    - The Applicant noted that he would provide updated language for the plat regarding signage, cross access, and easements for review.

2. The Photometric Plan must be updated to include wall lighting measurements and cut sheets.
    - The Plan Commission inquired if adequate lighting was provided. Staff confirmed that the Photometric Plan met the regulations for lighting and the Police Department did not have concerns with the amount of lighting.
    - There was general consensus that the Photometric Plan must be updated to include the lighting plans for wall lighting on the façades of the building. The Applicant will provide updated plans.

3. Staff requests the Plan Commission's recommendations on building materials to provide to the Building Committee when deliberating upon a building materials waiver.
    - The Plan Commission mentioned liking the aesthetics of the building and did not express concerns about utilizing stone veneer rather than brick. One commissioner mentioned an alternative stone product.

Additionally, the Plan Commission cited concerns about employment, security, and excess wall signage. The Applicant discussed details about employees for the hotel and for the construction of the hotel. The Applicant noted that they would look into adding security cameras. The Applicant also stated that they would discuss the need for the wall signs on each façade.

Please see the tables of Open Items listed on the second page of this report for more details and for resolutions from the 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 has provided draft findings for each condition below in red.

a. That the proposed Use is a Permitted Use in the district in which the property is located.
   - A hotel is a permitted use within the ORI Zoning District.
   - Additionally, there are several other hotels within the North Creek Business Park Planned Unit Development and the proposed WoodSpring Suites will offer accommodations to a different market since it is primarily marketed as extended stay.

b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.
   - The proposed WoodSpring Suites building is compatible with the existing surroundings and is in harmony with the intent of the Village's Urban Design Overlay District and the existing properties within the North Creek Business Park Planned Unit Development.
   - The proposed plans provide adequate parking for the use.
   - The proposed plans allow for adequate access for all lots within the proposed Paisley Park Resubdivision by providing a private access road to connect with the intersection of West Creek Drive, North Creek Drive, and Spring Creek Drive.
   - The proposed plans provide adequate lighting and do not show negative impact for excess light spillage beyond the property lines.
   - The proposed plans satisfy the Village's landscape requirements.
   - The proposed plans and existing drainage infrastructure provide adequate means for proper drainage for this site and for future development on Lot 2 and Lot 3.

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.
   - The roadways within the site allow for safe ingress and egress for vehicles.
   - Emergency vehicles have adequate area for maneuverability throughout the site.
   - The layout of the site and landscaping will provide clear vision triangles at intersections.

d. That the Site Plan provides for the safe movement of pedestrians within the site.
   - The Site Plan provides safe connections for pedestrians within the site. Crosswalk areas have been provided through parking lots and sidewalk has been provided around the building.
   - Landscaping will not block proper sight lines 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.
   - The Landscape Plan provides adequate plantings to meet the Village's landscape requirements.

- The landscaping will be complimentary to the proposed WoodSpring Suites site as well as offer aesthetic harmony with other sites within the North Creek Business Park.

f. That all outdoor trash storage areas are adequately screened.
- The trash enclosure at the southwest corner of the site will be adequately screened and will be constructed using similar stone material as what will be seen on the hotel.
- Landscaping surrounds the trash enclosure on three sides.

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. Staff has provided draft findings for each condition below in red.

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;
    - The Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare because the proposed project will encompass development of one (1) of three (3) subdivided lots that will provide accommodations for visitors of the community. The proposed WoodSpring Suites project will be constructed meeting current Village codes and will receive all required inspections.

b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
    - The Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood because the proposed project will develop land that is currently vacant and provide accommodations for visitors within the community. The site will be well-landscaped and the building will be constructed with quality materials. This type of use is permitted within the ORI Zoning District and is similar to existing uses within the vicinity.

c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
    - The Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district because the majority of the property within this area has already been developed. The resubdivision of this lot will allow for two other lots to develop in harmony with the proposed WoodSpring Suites project.

d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
    - The proposed plans provide evidence of existing utilities, access roads, and drainage and show proposed plans for necessary modifications to existing utilities, access roads, and drainage in order to create the proposed WoodSpring Suites site. The plans indicate construction of a shared access road aligning with Spring Creek Drive that will provide an access way from Lot 1, 2, and 3 of the proposed resubdivision. Drainage has been accounted for within the existing pond to the east of the site.

e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
    - The proposed plans include a private access road for all three (3) lots to utilize to access Spring Creek Drive, West Creek Drive, and North Creek Drive. Additionally, the site incorporates crosswalks and sidewalks that anticipate connecting with future sites in Lot 2 and Lot 3.

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

- The Special Use conforms to the applicable regulations of the Planned Unit Development and the Village's ordinances and codes. This Special Use Permit is necessary to allow the deviation from the North Creek Business Park Planned Unit Development and resubdivide the lots allowing for exceptions to the front yard setback, location of parking, public sidewalk, maximum number of wall signs, maximum sign height for freestanding signs, maximum sign face area for freestanding signs, and off-premise signage. These exceptions are consistent with other properties within the North Creek Business Park and allow for shared freestanding signage between the proposed WoodSpring Suites project and the future developments on Lot 2 and Lot 3.

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

- The proposed WoodSpring Suites project will contribute directly to the economic development of the community by providing jobs, providing accommodations to visitors, and providing tax revenue where the existing vacant property is generating minimal tax revenue.

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.

MOTION TO CONSIDER

If the Plan Commission wishes to take action, an appropriate wording of the motion would read:

"…make a motion to grant the Applicant, Tim Healy of Holladay Properties, Site Plan Approval for WoodSpring Suites, a 48,391 square foot, four-story extended stay hotel, on Lot 1 of the Paisley Park Resubdivision within the North Creek Business Park Planned Unit Development in accordance with plans included within this meeting packet prepared by CivWorks Consulting, LLC, Krisch Land Surveying, LLC, LG Landscape Architecture, Architectural Graphics, Inc., and Holladay Properties. This approval is conditioned upon approval of the Special Use Permit and Plat Approval by the Village Board.

The Plan Commission would also like to recommend that the Village Board grant the Applicant, Tim Healy of Holladay Properties, a Special Use Permit for a Substantial Deviation from the North Creek Business Park Planned Unit Development and Exceptions from the Zoning Ordinance (front yard setback, location of parking, public sidewalk, maximum number of wall signs, maximum sign height for freestanding signs, maximum sign face area for freestanding signs, and off-premise signage) and adopt Findings of Fact submitted by the Applicant and Findings of Fact proposed by Village Staff and the Plan Commission at this meeting.

Lastly, the Plan Commission would like to recommend that the Village Board grant the Applicant, Tim Healy of Holladay Properties, Plat Approval for the Paisley Park Plat of Resubdivision of Lot 2 in DeVry Resubdivision within the North Creek Business Park, conditioned upon final language for the plat being approved by Village Staff and the Village Attorney."

LIST OF REVIEWED PLANS

Revised Plans (Received 7/22/2016, 8/11/2016, and 9/6/2016)

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	9/6/2016
PH2.0	Site Photometrics Fixtures & Light Pole Details	CIV	9/6/2016
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	8/29/2016
A2.2	Exterior Elevations – East and West	HP	8/29/2016
	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*

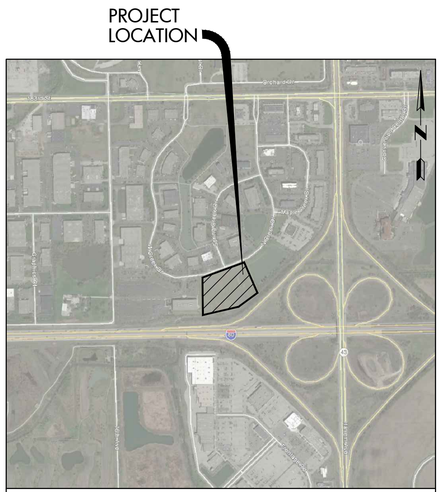
PAISLEY PARK P.U.D.
PHASE I - WOODSPRING SUITES HOTEL

NORTH CREEK DRIVE, TINLEY PARK, ILLINOIS

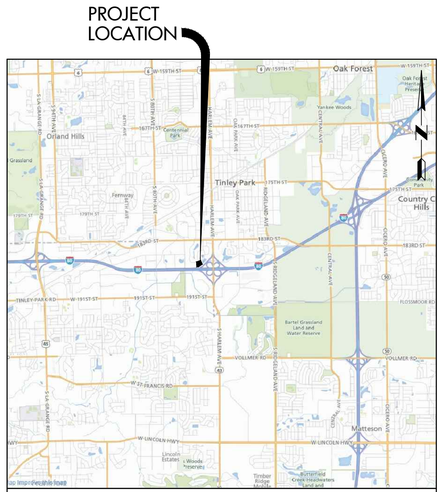
LEGEND

EXISTING	PROPOSED	DESCRIPTION
		LIGHT STANDARD/DOUBLE LIGHT STANDARD
		WATER VALVE VAULT
		WATER VALVE BOX
		FIRE HYDRANT
		BUFFALO BOX
		SANITARY MANHOLE
		FLARED END SECTION
		STORM INLET
		STORM CATCH BASIN
		STORM MANHOLE
		CLEANOUT
		STORM SEWER PIPE
		SANITARY SEWER PIPE
W	W	WATER MAIN PIPE
FM	FM	FORCEMAIN PIPE
		STORM SEWER SERVICE
		SANITARY SEWER SERVICE
		WATER MAIN SERVICE
615.90 / 610.20	615.90 / 610.20	SANITARY RIM ELEVATION / SANITARY INVERT ELEVATION
616.50	616.50 / 28+00	WATER GRADE RING ELEVATION / WATER STATION LOCATION
615.90 / 606.20	615.90 / 606.20	STORM RIM ELEVATION / STORM INVERT ELEVATION
	XX	PROPOSED SANITARY STRUCTURE LABEL
	FH-XX	PROPOSED WATER STRUCTURE LABEL
	XX	PROPOSED STORM STRUCTURE LABEL
		PROPOSED RETAINING WALL
		CURB AND GUTTER
		DEPRESSED CURB AND GUTTER
		REVERSE CURB AND GUTTER
		SIDEWALK
		SWALE FLOW ARROW
		DRAINAGE ARROW
		OVERLAND FLOW
764	764	1 FOOT CONTOURS
		ACCESSIBLE CURB RAMP

PRELIMINARY SITE DEVELOPMENT PLANS



AERIAL MAP N.T.S.



VICINITY MAP N.T.S.

INDEX OF DRAWINGS

SHEET NO.	DRAWING TITLE
C1.0	COVER SHEET
C2.0	EXISTING CONDITIONS
C3.0	PAISLEY PARK P.U.D. OVERALL SITE DIMENSIONAL AND PAVING PLAN
C3.1	PAISLEY PARK P.U.D. PHASE I SITE DIMENSIONAL AND PAVING PLAN
C4.0	PAISLEY PARK P.U.D. OVERALL SITE UTILITY PLAN
C4.1	PAISLEY PARK P.U.D. PHASE I SITE UTILITY PLAN
C5.0	PAISLEY PARK P.U.D. OVERALL SITE GRADING AND EROSION CONTROL PLAN
C5.1	PAISLEY PARK P.U.D. PHASE I SITE GRADING AND EROSION CONTROL PLAN
L1.1	TREE PRESERVATION AND PROTECTION PLAN
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE DETAILS AND NOTES
PH1.0	SITE PHOTOMETRICS PLAN
PH2.0	SITE PHOTOMETRICS FIXTURE AND LIGHT POLE DETAILS
LS1.1A	BUILDING CODE & LIFE SAFETY PLAN
A1.1	FIRST & SECOND FLOOR PLANS
A1.2	THIRD & FOURTH FLOOR PLANS
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS
	PAISLEY PARK RESUBDIVISION PLAT

ABBREVIATIONS

ADJ	ADJUST	E	ELECTRIC	MH	STORM MANHOLE	RT	RIGHT
AGG.	AGGREGATE GRAVEL	E-E	EDGE TO EDGE	MIN.	MINIMUM	SAN	SANITARY SEWER
B.A.M.	BIT. AGG. MIXTURE	ELEV.	ELEVATION	NWL	NORMAL WATER LEVEL	SF	SQUARE FOOT
B-B	BACK TO BACK	E/P	EDGE OF PAVEMENT	OLID	OPEN LID	SHLD.	SHOULDER
B/P	BOTTOM OF PIPE	EX.	EXISTING	P.E.	PRIVATE ENTRANCE	SL	STREET LIGHT
B/WALL	GROUND AT BOTTOM OF WALL	F.E.	FIELD ENTRANCE	PERF.	PERFORATED	SMH	SANITARY MANHOLE
B.B.	BUFFALO BOX	F-F	FACE TO FACE	PC	POINT OF CURVE	ST	STORM SEWER
BIT.	BITUMINOUS CONCRETE	FF	FINISHED FLOOR	P.C.C.	PORTLAND CEMENT CONCRETE	STA.	STATION
BM	BENCHMARK	FES	FLARED END SECTION	PCC	POINT OF COMPOUND CURVE	STD	STANDARD
B.O.	BY OTHERS	FH	FIRE HYDRANT	PGL	PROFILE GRADE LINE	SW	SIDEWALK
C.E.	COMMERCIAL ENTRANCE	F/L	FLOW LINE	PI	POINT OF INTERSECTION	SY	SQUARE YARDS
CB	CATCH BASIN	FM	FORCE MAIN	PL	PROPERTY LINE	TBR	TO BE REMOVED
CL	CENTERLINE	G	GROUND	PP	POWER POLE	T	TELEPHONE
CLID	CLOSED LID	GAS	GAS	PROP.	PROPOSED	T-A	TYPE A
CMP	CORRUGATED METAL PIPE	G/F	GRADE AT FOUNDATION	PT	POINT OF TANGENCY	T/C	TOP OF CURB
CNTRL	CONTROL	GW	GUY WIRE	PVC	POLYVINYL CHLORIDE PIPE	T/F	TOP OF FOUNDATION
C.O.	CLEAN OUT	H.C.	HANDICAP	P.V.C.	POINT OF VERTICAL CURVE	T/P	TOP OF PIPE
CONC.	CONCRETE	HDWL	HEADWALL	PVI	POINT OF VERTICAL INTERSECTION	T/W	TOP OF WALK
CY	CUBIC YARD	HH	HANDHOLE	PVT	POINT OF VERTICAL TANGENCY	T/WALL	TOP OF WALL
D	DITCH	HWL	HIGH WATER LEVEL	P	PAVEMENT	TEMP	TEMPORARY
DIA.	DIAMETER	INL	INLET	R	RADIUS	TRANS	TRANSFORMER
DIP	DUCTILE IRON PIPE	INV.	INVERT	R.O.W.	RIGHT-OF-WAY	V.B.	VALVE BOX
DIWM	DUCTILE IRON WATER MAIN	IP	IRON PIPE	RCP	REINFORCED CONCRETE PIPE	V.V.	VALVE VAULT
DT	DRAIN TILE	MAX.	MAXIMUM	REM	REMOVAL	WL	WATER LEVEL
D.S.	DOWN SPOUT	MB	MAILBOX	RR	RAILROAD	WM	WATER MAIN

Call Before You Dig — JULIE ILLINOIS ONE CALL SYSTEM

CONTACT JULIE AT 811 OR 800-892-0123

48 HOURS (2 working days) BEFORE YOU DIG

NOTE:
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CIVWORKS Consulting, LLC

ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-005714

HOLLADAY PROPERTIES
Building Solutions Since 1952

WOODSPRING SUITES
AN EXTENDED STAY HOTEL

REVISIONS

1	07-06-16	REVISED PER VILLAGE REVIEW

CIVWORKS Consulting, LLC
CIVIL ENGINEERS - PLANNERS - DEVELOPMENT CONSULTANTS
3343 N. NEVA AVENUE
CHICAGO, ILLINOIS 60647
Ph: (312) 637-9570
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E-mail: info@civworks.com
Web: www.civworks.com

COVER SHEET

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:	N.T.S.

SHEET NO. C1.0

PROJ. NUMBER: 15007

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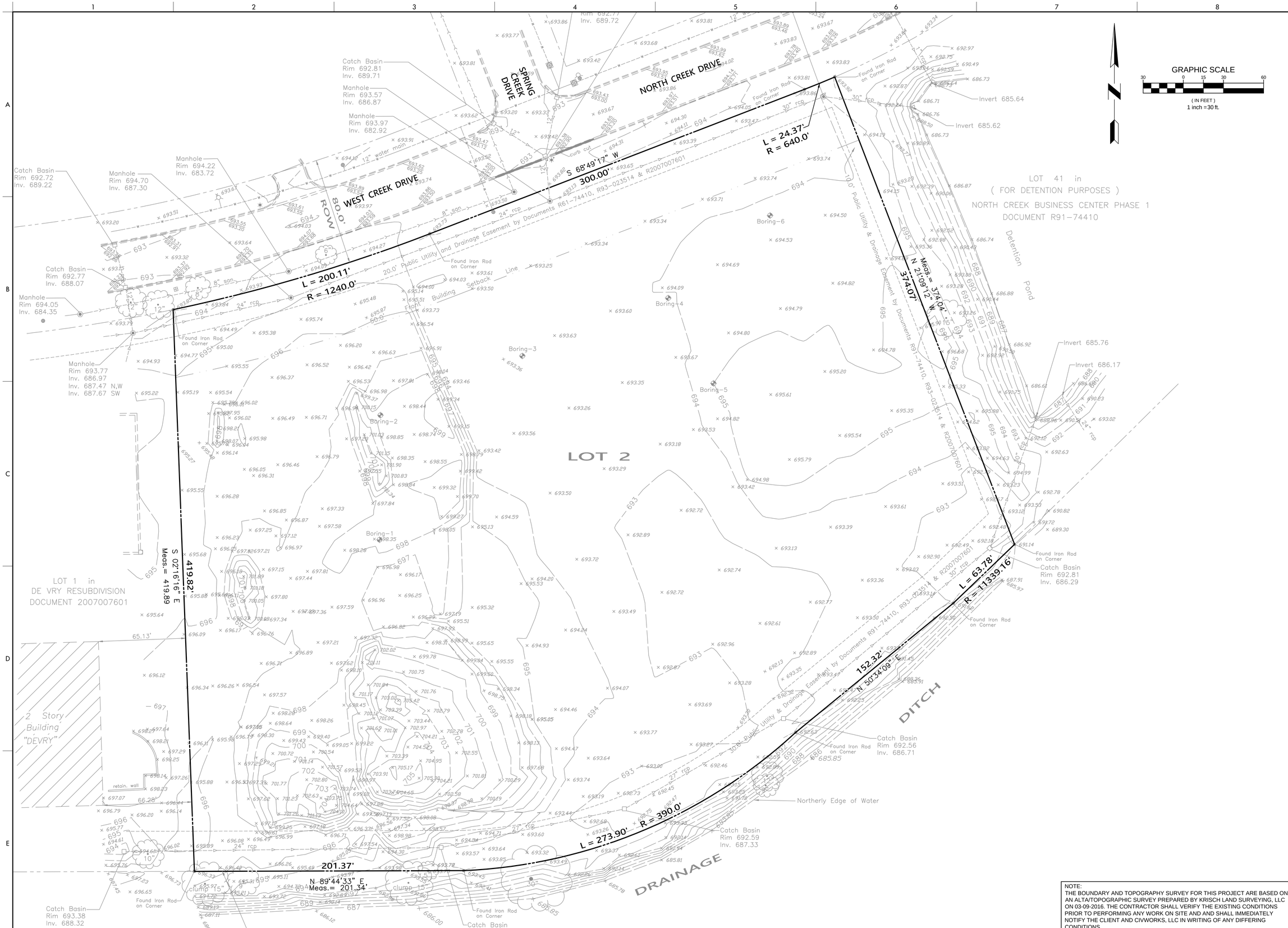

NOTE:
THE BOUNDARY AND TOPOGRAPHY SURVEY FOR THIS PROJECT ARE BASED ON AN ALTA/TOPOGRAPHIC SURVEY PREPARED BY KRISCH LAND SURVEYING, LLC ON 03-09-2016. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO PERFORMING ANY WORK ON SITE AND AND SHALL IMMEDIATELY NOTIFY THE CLIENT AND CIVWORKS, LLC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

REVISIONS

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www.linkedin.com/company/civworks-consulting-llc

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

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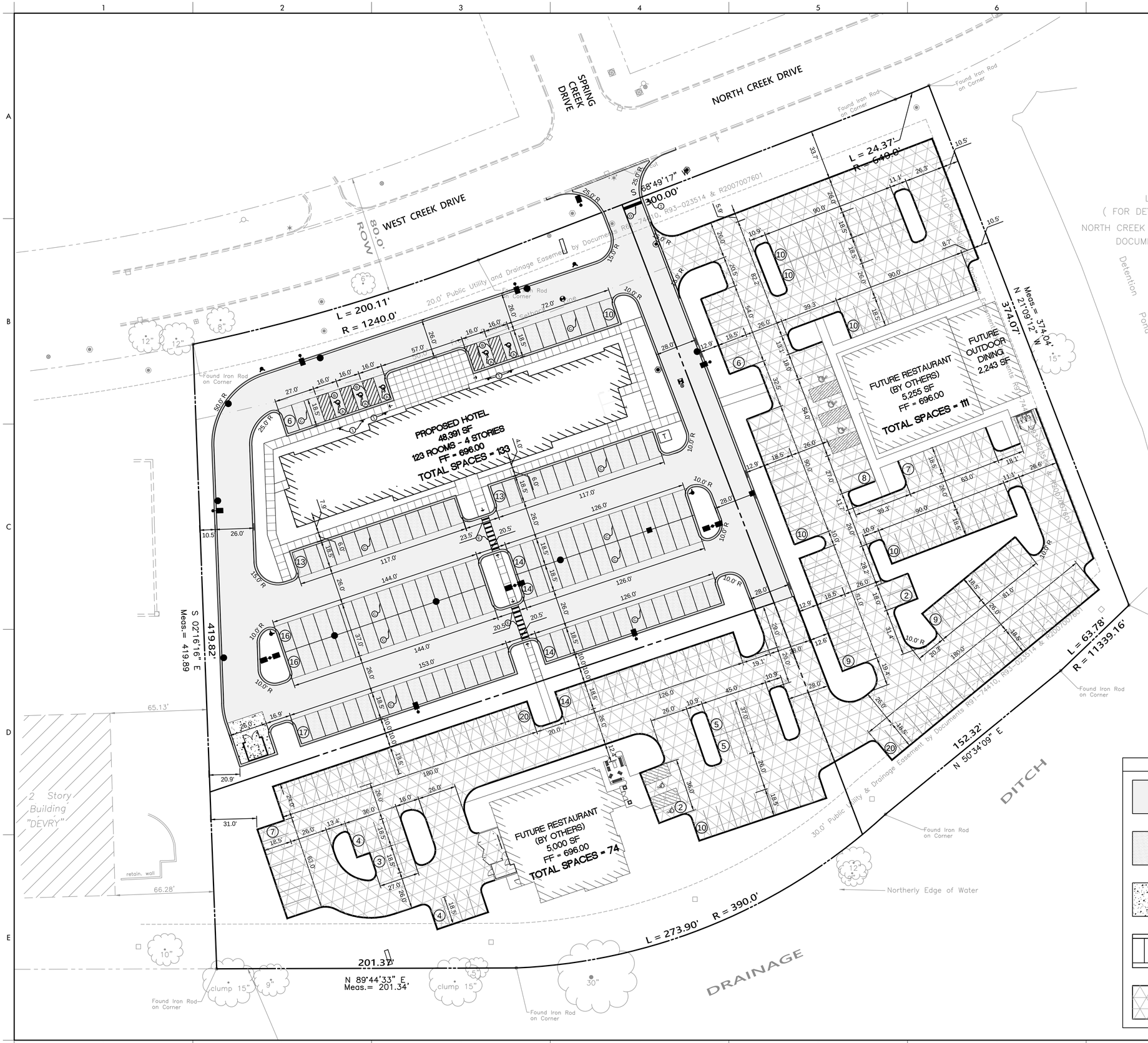

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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

HOTEL PARCEL

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%

SOUTH RESTAURANT PARCEL

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%

EAST RESTAURANT PARCEL

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.

REVISIONS

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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

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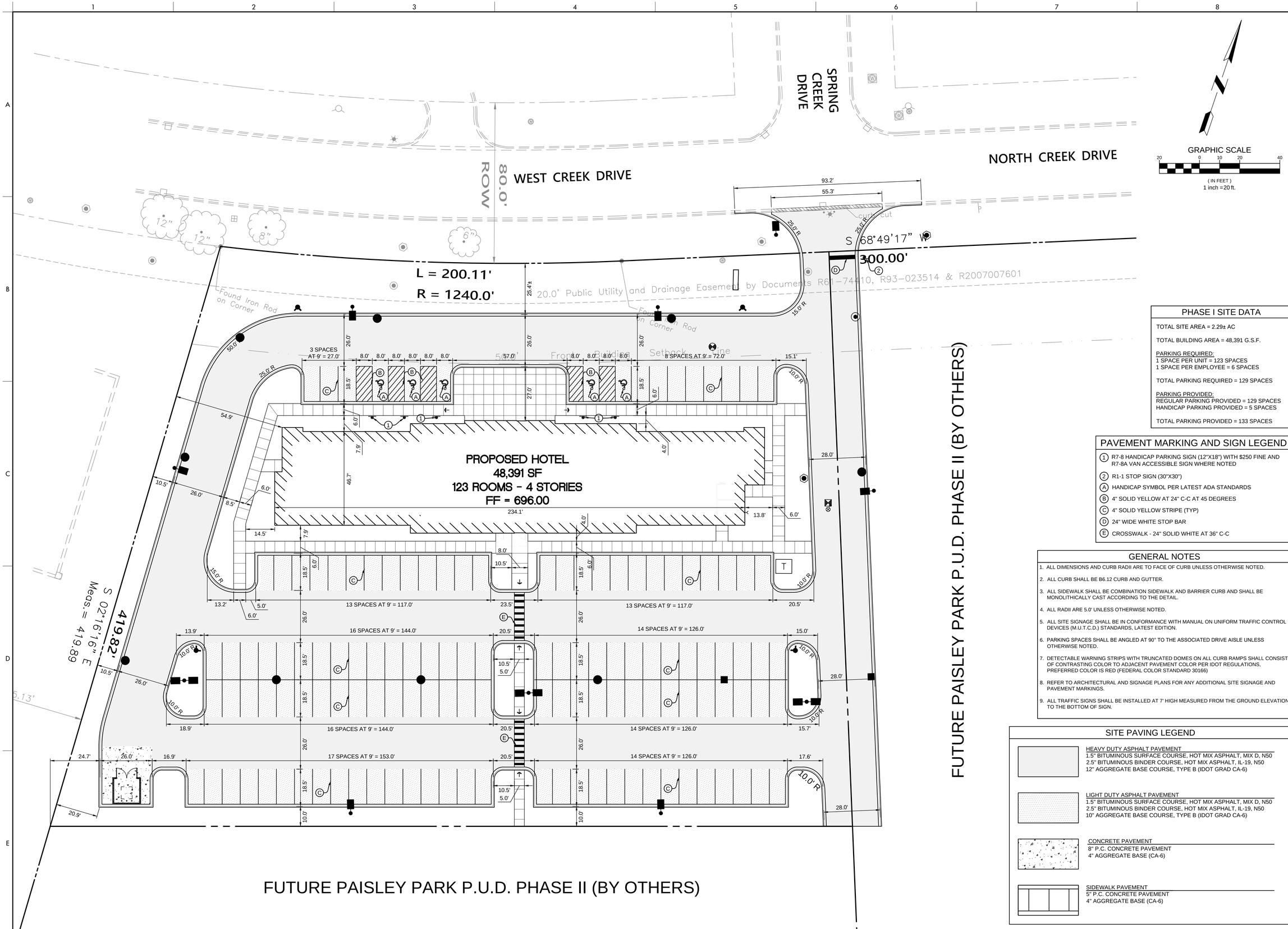

PHASE I SITE DATA

TOTAL SITE AREA = 2.29± AC

TOTAL BUILDING AREA = 48,391 G.S.F.

PARKING REQUIRED:
1 SPACE PER UNIT = 123 SPACES
1 SPACE PER EMPLOYEE = 6 SPACES

TOTAL PARKING REQUIRED = 129 SPACES

PARKING PROVIDED:
REGULAR PARKING PROVIDED = 129 SPACES
HANDICAP PARKING PROVIDED = 5 SPACES

TOTAL PARKING PROVIDED = 133 SPACES

PAVEMENT MARKING AND SIGN LEGEND

- (1) R7-8 HANDICAP PARKING SIGN (12"X18") WITH $250 FINE AND R7-8A VAN ACCESSIBLE SIGN WHERE NOTED
- (2) R1-1 STOP SIGN (30"X30")
- (A) HANDICAP SYMBOL PER LATEST ADA STANDARDS
- (B) 4" SOLID YELLOW AT 24" C-C AT 45 DEGREES
- (C) 4" SOLID YELLOW STRIPE (TYP)
- (D) 24" WIDE WHITE STOP BAR
- (E) CROSSWALK - 24" SOLID WHITE AT 36" C-C

GENERAL NOTES

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CONCRETE PAVEMENT
8" P.C. CONCRETE PAVEMENT
4" AGGREGATE BASE (CA-6)

SIDEWALK PAVEMENT
5" P.C. CONCRETE PAVEMENT
4" AGGREGATE BASE (CA-6)

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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, TINLEY PARK, IL

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

SHEET NO.
C3.1

PROJ. NUMBER: 15007

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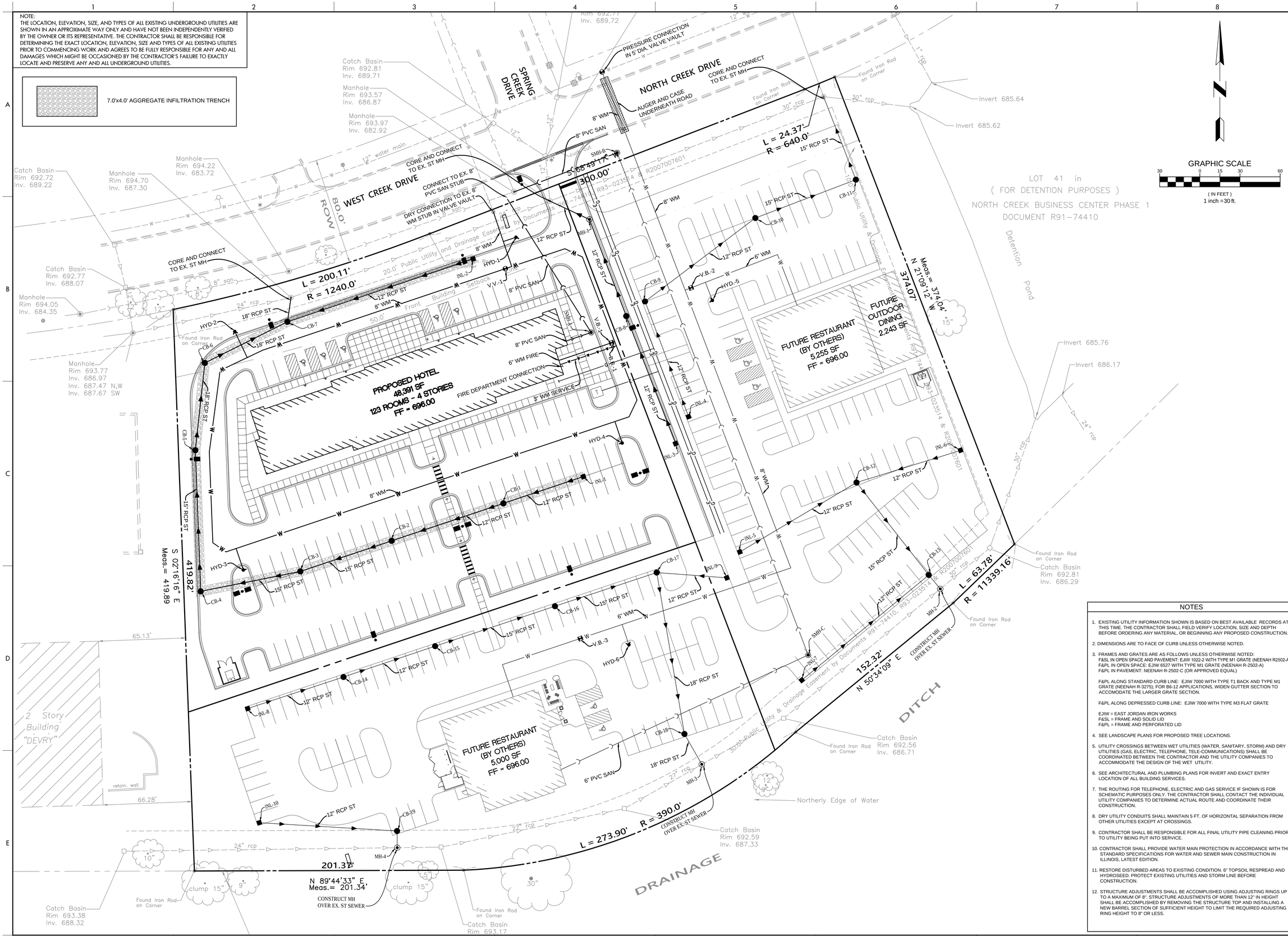

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   F&PL IN OPEN SPACE: EJIW 6527 WITH TYPE M1 GRATE (NEENAH R-2502-A)
   F&PL IN PAVEMENT: NEENAH R-2502-C (OR APPROVED EQUAL)

   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 ACCOMODATE 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
4. SEE LANDSCAPE PLANS FOR PROPOSED TREE LOCATIONS.
5. UTILITY CROSSINGS BETWEEN WET UTILITIES (WATER, SANITARY, STORM) AND DRY UTILITIES (GAS, ELECTRIC, TELEPHONE, TELE-COMMUNICATIONS) SHALL BE COORDINATED BETWEEN THE CONTRACTOR AND THE UTILITY COMPANIES TO ACCOMMODATE THE DESIGN OF THE WET UTILITY.
6. SEE ARCHITECTURAL AND PLUMBING PLANS FOR INVERT AND EXACT ENTRY LOCATION OF ALL BUILDING SERVICES.
7. 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.
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11. RESTORE DISTURBED AREAS TO EXISTING CONDITION. 6" TOPSOIL RESPREAD AND HYDROSEED. PROTECT EXISTING UTILITIES AND STORM LINE BEFORE CONSTRUCTION.
12. 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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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
DRAWN BY:	OP
DATE:	04-25-2016
SCALE:	1"=30'

SHEET NO.

C4.0

PROJ. NUMBER: 15007

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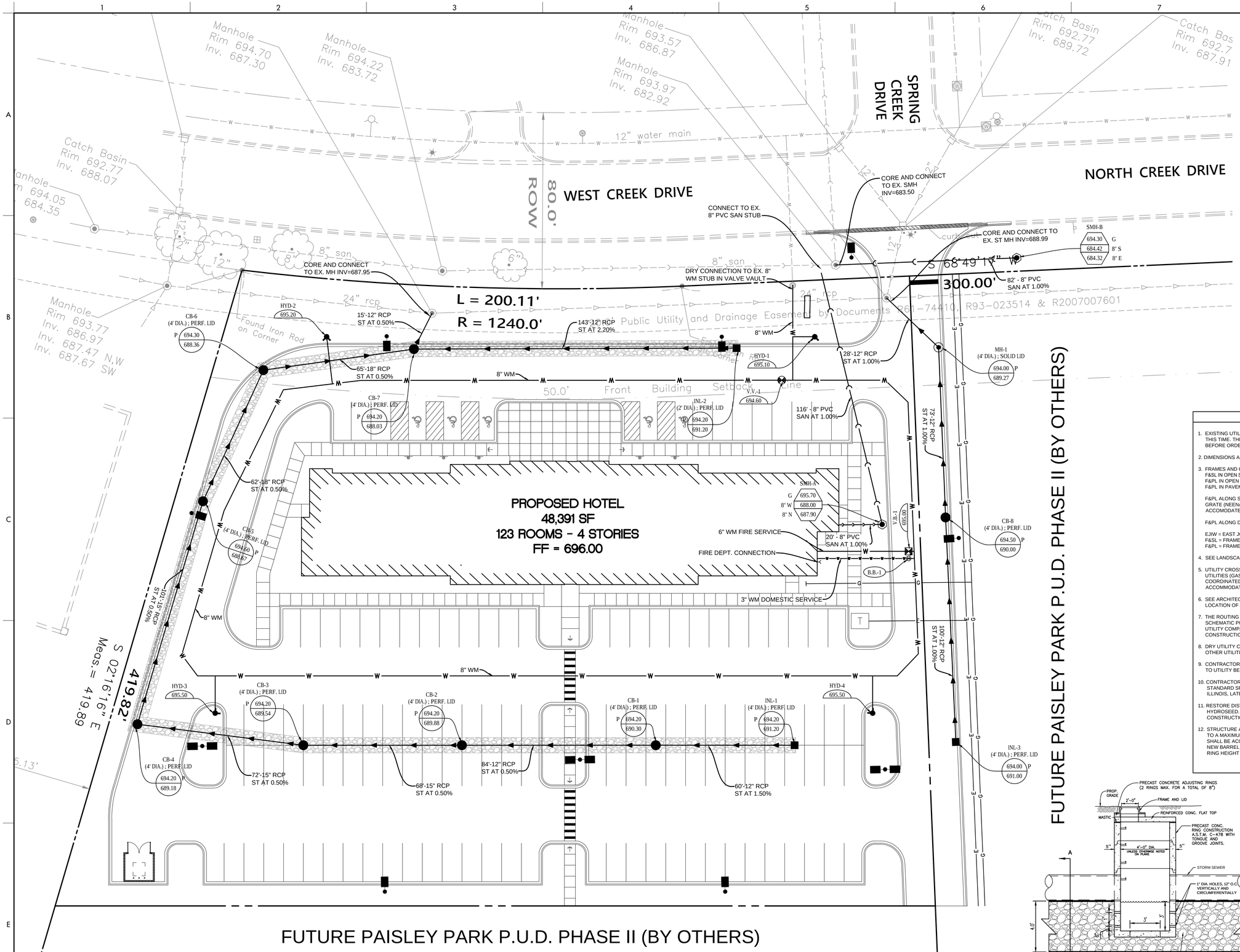

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

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 680' 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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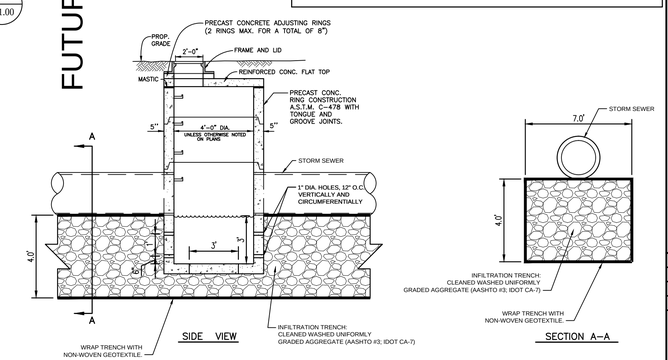

1 INFILTRATION TRENCH, CATCH BASIN/DRYWELL DETAIL
NOT TO SCALE

NOTE:
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7.0'x4.0' AGGREGATE INFILTRATION TRENCH

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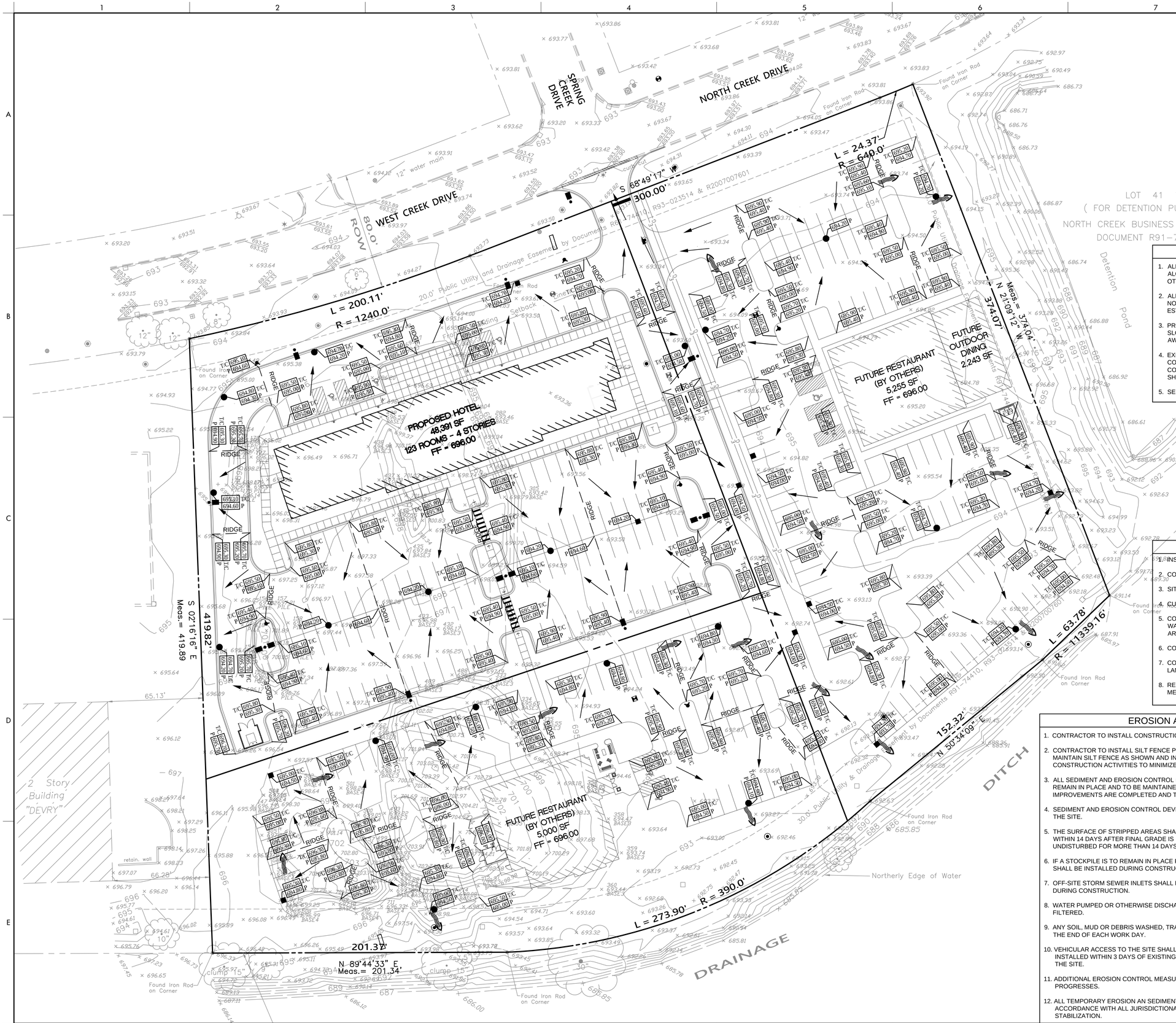

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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.

REVISIONS

1	07-06-16	REVISED PER VILLAGE REVIEW

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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

PROJ. MGR.:	OP
DRAWN BY:	OP
DATE:	04-25-2016
SCALE:	1"=30'

SHEET NO.

C5.0

PROJ. NUMBER: 15007

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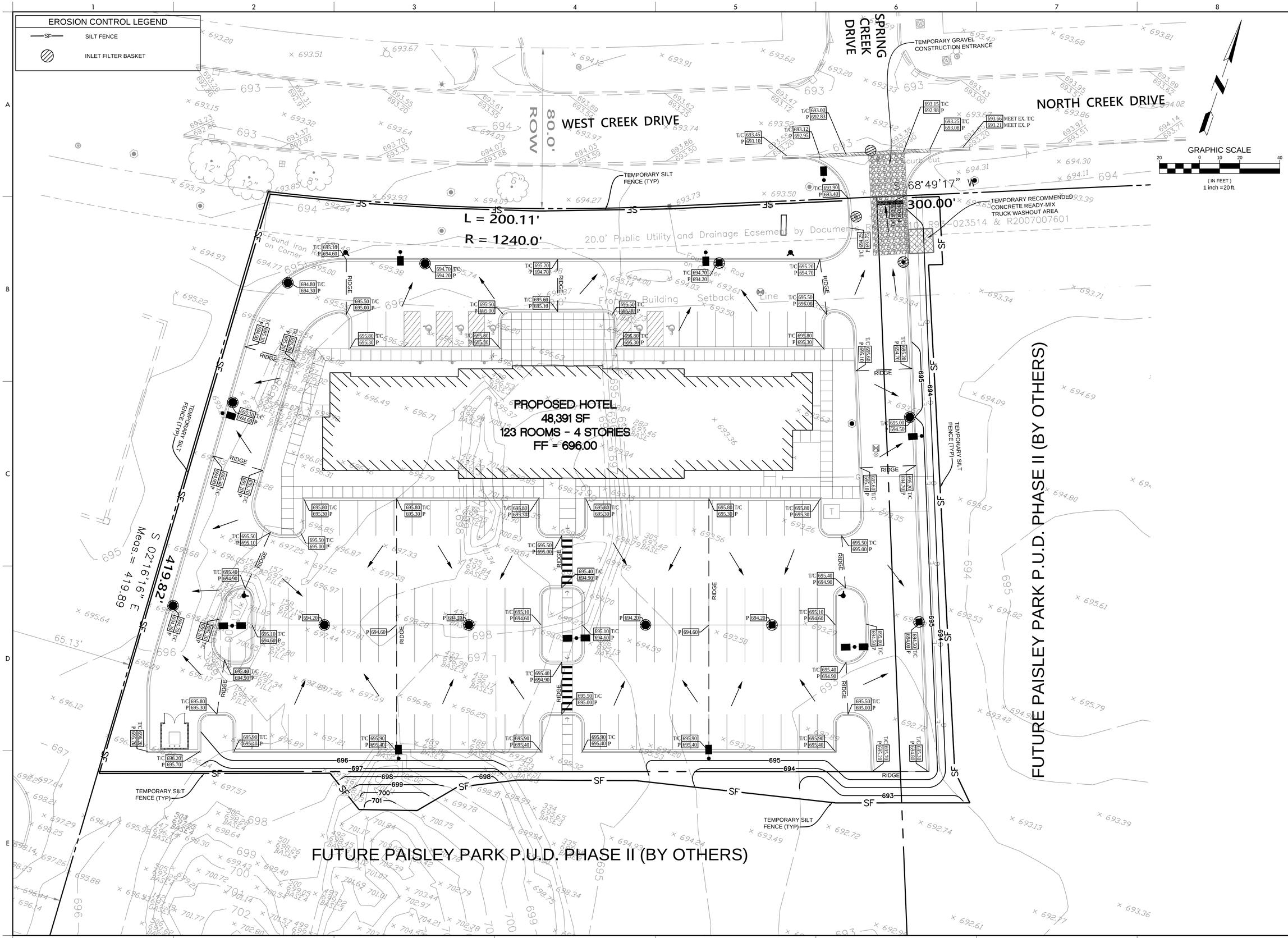

REVISIONS

1	07-06-16	REVISED PER VILLAGE REVIEW

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PAISLEY PARK P.U.D. PHASE I
SITE GRADING AND EROSION CONTROL 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.
C5.1

PROJ. NUMBER: 15007

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SPRING CREEK DRIVE

WEST CREEK DRIVE

NORTH CREEK DRIVE

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

BUS-45
AASHTO 2011 (US)

S 68°49'17" W

300.00'

L = 200.11'
R = 1240.0'

L =
R =

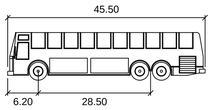
PROPOSED HOTEL
48,391 SF
123 ROOMS - 4 STORIES
FF = 696.00

419.82'
S 02°16'16" E
Meas.= 419.89

5.13'

FUTURE PAISLEY PARK P.U.D. PHASE II (BY OTHERS)

FUTURE PAISLEY PARK P.U.D. PHASE II (BY OTHERS)



BUS-45	feet
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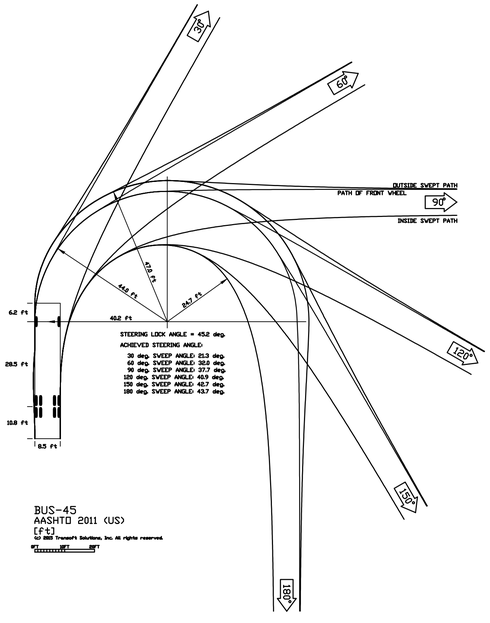
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 45.2



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PAISLEY PARK P.U.D. PHASE I
AUTOTURN - 45' RADIUS VEHICLE TURNING EXHIBIT

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"=20'

SHEET NO.

TR1.0

PROJ. NUMBER: 15007

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1 TREE PRESERVATION AND PROTECTION PLAN SCALE 1"=30'-0'

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 EVERGEEN TREE TO REMAIN

TREE / PLANTING BARRIER FENCING
SEE NOTE 2

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SEAL

LICENSED LANDSCAPE ARCHITECT
LARRY C. GLASSCOCK JR.
157-001000
STATE OF ILLINOIS

EXPIRES 8/2017

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

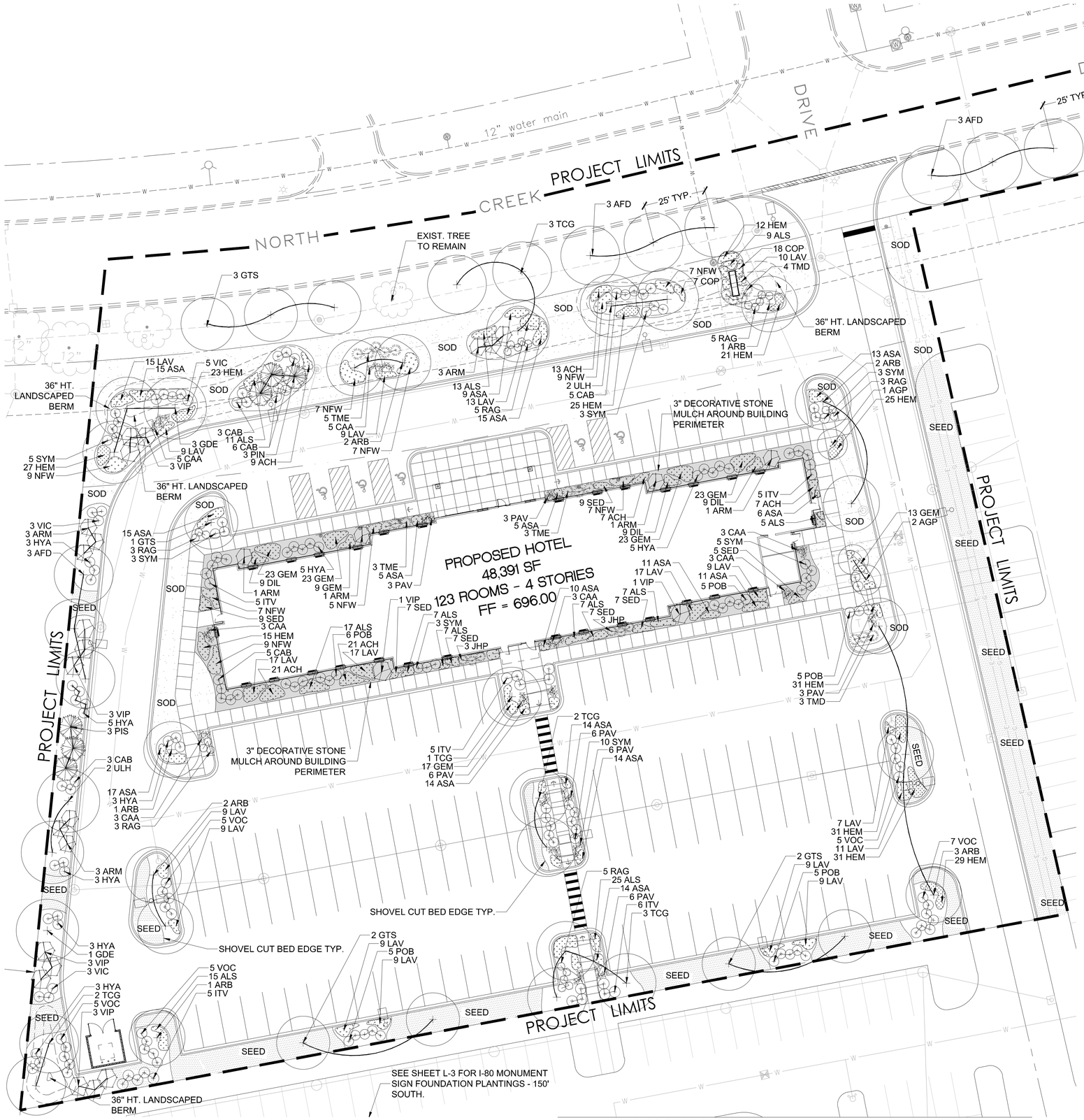
DRAWN BY: LCG
APPROVED BY: LCG

SHEET TITLE
TREE PRESERVATION AND PROTECTION PLAN

SHEET NUMBER
L-1

N

SHEET SCALE 1"=30'-0"
0' 30' 60' 90'



1 LANDSCAPE PLAN SCALE 1"=20'-0'

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 SERVICEBERY	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 YEW	B&B
TME	24" W.	11	TAXUS X MEDIA 'EVERLOW'	EVERLOW DENSE YEW	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	

N SHEET SCALE 1"=20'-0"
0' 20' 40' 60'

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SEAL

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STATE OF ILLINOIS

EXPIRES 8/2017

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: LCG
APPROVED BY: LCG

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L-2

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. SOIIL 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 $\frac{3}{4}$" TO 1-$\frac{1}{2}$" 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 COVERDED BY LANDSCAPING. EXLUSIVE OF BUFFERYARDS AND FOUNDATION PLANTINGS.	40,870 SF / 6,520 SF 16.0%

PARKWAY STANDARDS

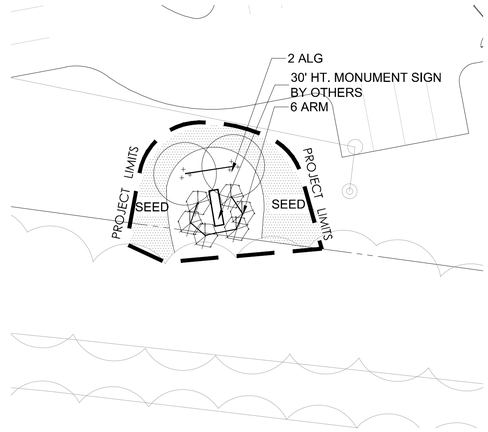
LOCATION	REQUIREMENT	LENGTH	REQUIRED TREES	PROPOSED PLANTINGS
NORTH PARKWAY WEST PARCEL	1 TREE PER 25' OF FRONTAGE ALONG PUBLIC R.O.W.	250'	10	8 PROPOSED (2 EXIST.)
NORTH PARKWAY EAST PARCEL	1 TREE PER 25' OF FRONTAGE ALONG PUBLIC R.O.W.	180'	8	8 PROPOSED

DECORATIVE STONE

LOCATION	REQUIREMENT	ALLOWED MAXIMUM	PROPOSED
FOUNDATION AREAS	DECORATIVE STONE TO BE NO MORE THAN 25% OF LANDSCAPE AREA	(LANDSCAPE AREAS = 23,310 SF.) 25%= 5,828 SF	(STONE AREA = 3,120 SF) 13.4%

GROUND SIGN LANDSCAPE AREA

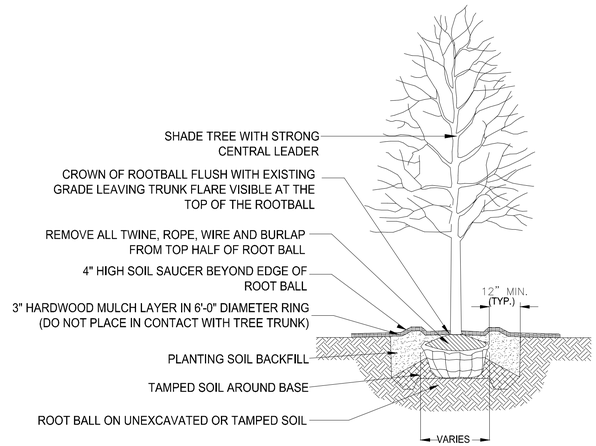
LOCATION	REQUIREMENT	SIGN FACE	REQUIRED PLANTING AREA	PROPOSED PLANTING AREA
I-80 SIGN	2 SF OF LANDSCAPING PER 1 SF OF SIGN FACE NOT TO EXCEED 200 SF	290 SF	200 SF (MAX)	646 SF
WEST CREEK ENTRY SIGN	2 SF OF LANDSCAPING PER 1 SF OF SIGN FACE NOT TO EXCEED 200 SF	77.5 SF	155 SF	334 SF



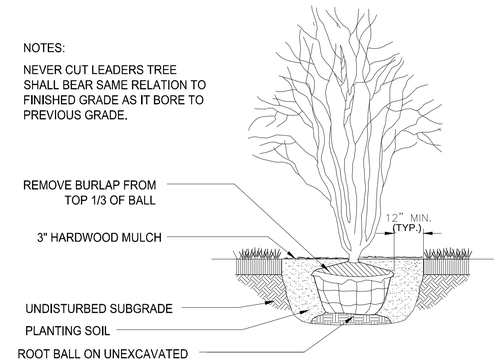
NOTE:

PLANT QUANTITIES INCLUDED ON LEGEND ON SHEET L-2

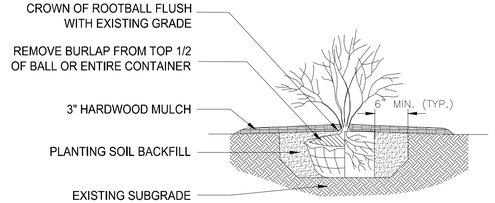
5 I-80 MONUMENT SIGN FOUNDATION PLANTINGS — SCALE 1"=20'-0'



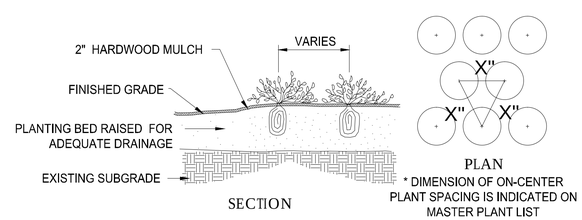
1 SHADE TREE PLANTING DETAIL — NOT TO SCALE



2 ORNAMENTAL TREE PLANTING DETAIL — NOT TO SCALE



3 SHRUB PLANTING DETAIL — NOT TO SCALE



4 PERENNIAL / ANNUAL PLANTING DETAIL — NOT TO SCALE

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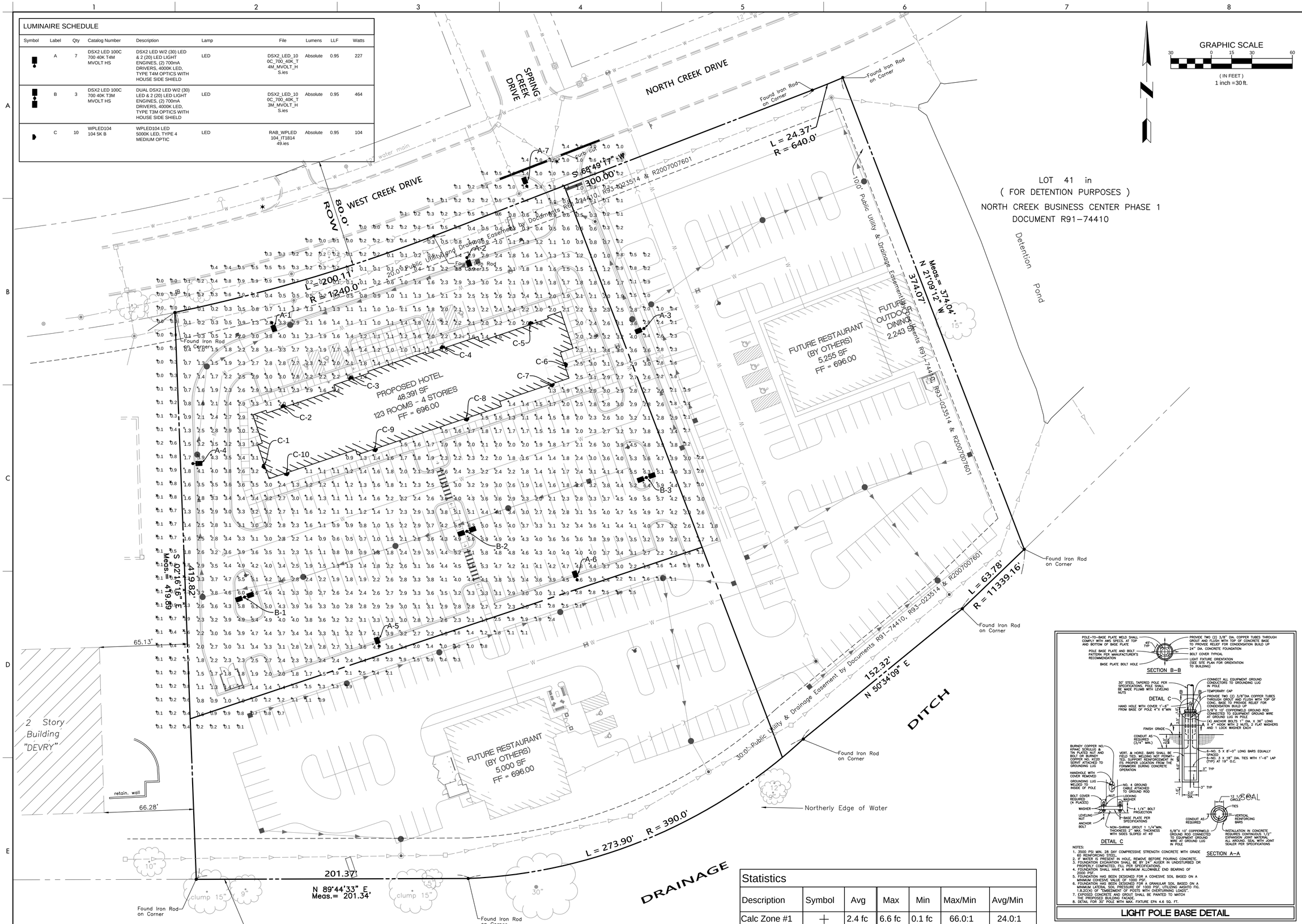
DRAWN BY: LCG
APPROVED BY: LCG

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_100C_700_40K_T4M_MVOLT_HS.ies	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_100C_700_40K_T3M_MVOLT_HS.ies	Absolute	0.95	464
	C	10	WPLED104 104 5K B	WPLED104 LED 5000K LED, TYPE 4 MEDIUM OPTIC	LED	RAB_WPLED104_IT1814 49.ies	Absolute	0.95	104



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.4 fc	6.6 fc	0.1 fc	66.0:1	24.0:1

LIGHT POLE BASE DETAIL

REVISIONS

2	09-06-16	REVISED PER VILLAGE REVIEW
1	07-06-16	REVISED PER VILLAGE REVIEW

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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

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D-Series Size 2
LED Area Luminaire

Catalog Number

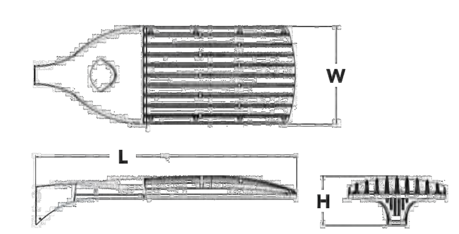
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	2.0 ft² (0.19 m²)
Length:	40" (101.6 cm)
Width:	15" (38.1 cm)
Height:	7-1/4" (18.4 cm)
Weight (max):	36 lbs (16.3 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

Ordering Information

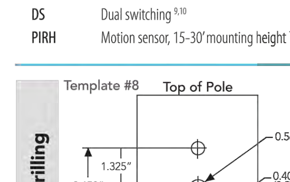
EXAMPLE: DSX2 LED 80C 1000 40K T4M MVOLT SPA DDBXD

DSX2 LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting
DSX2 LED	**Forward optics** 80C 80 LEDs (four engine) 100C 100 LEDs (four engines) **Rotated optics** [1] 90C 90 LEDs	530 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T1S Type I Short T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium T5VS Type V Very Short T5S Type V Short T5M Type V Medium T5W Type V Wide	MVOLT [2] 120 [2] 208 [2] 240 [2] 277 [2] 347 480	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor [3] RPUMBA Round pole universal mounting adaptor [3] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) [4]

Control options		Other options	Finish (required)
Shipped installed PER NEMA twist-lock receptacle only (no controls) [5] PER5 Five-wire receptacle only (no controls) [5,6] PER7 Seven-wire receptacle only (no controls) [5,6] DMG 0-10V dimming driver (no controls) [7] DCR Dimmable and controllable via ROAM® (no controls) [8] DS Dual switching [9,10] PIRH Motion sensor, 15-30' mounting height [11]	BL30 Bi-level switched dimming, 30% [10,12] BL50 Bi-level switched dimming, 50% [10,12] PNMTDD3 Part night, dim till dawn [12] PNMT5D3 Part night, dim 5 hrs [12] PNMT6D3 Part night, dim 6 hrs [12] PNMT7D3 Part night, dim 7 hrs [12]	**Shipped installed** HS House-side shield [13] SF Single fuse (120, 277, 347V) [2] DF Double fuse (208, 240, 480V) [2] L90 Left rotated optics R90 Right rotated optics	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Drilling



DSX2 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	DM29AS	2 at 90° *
DM28AS	2 at 180°	DM39AS	3 at 90° *
DM49AS	4 at 90° *	DM32AS	3 at 120° **

Example: SSA 20 4C DM19AS DDBXD

Visit Lithonia Lighting's POLES CENTRAL to see our wide selection of poles, accessories and educational tools.
**Round pole top must be 3.25" O.D. minimum.*
***For round pole mounting (RPA) only.*

Accessories
Ordered and shipped separately.

Controls & Shields

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [14]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [14]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [14]
SC U	Shorting cap [14]
DSX2HS 80C U	House-side shield for 80 LED unit
DSX2HS 90C U	House-side shield for 90 LED unit
DSX2HS 100C U	House-side shield for 100 LED unit
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish)
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [4]

For more control options, visit DTL and ROAM online.

Tenon Mounting Slipfitter **

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

NOTES
1. Rotated optics option(L90, R90) required for 90C.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
3. Available as a separate combination accessory: PUMBA (finish) U. Round pole must have 4" O.D. minimum; 1.5 G vibration load rating per ANCI C136.31.
4. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" O.D. mast arm (not included).
5. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option.
6. If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR.
7. 347 or 480 voltage option with DMG requires 1000 mA.
8. Specifies a ROAM® enabled luminaire with 0-10V dimming capability; PER option required. Additional hardware and services required for ROAM® deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roamservices.net. Not available with PIRH, DS, BL30, BL50, PER5, PER7, or part night options (PNMTxxx).
9. Provides 50/50 luminaire operation via two independent drivers on two separate circuits. Not available with 80C 530, 90C 530, PER, PER5, PER7, DCR, BL30, BL50, or part night options (PNMTxxx).
10. Requires an additional switched line.
11. Specifies the SensorSwitch SBGR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with BL30, BL50 or DCR.
12. Dimming driver standard. Not available with DCR, DS, or PIRH.
13. Also available as a separate accessory; see Accessories information.
14. Requires luminaire to be specified with PER, PER5 or PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI) Lumens	B	U	G	LPW	40K (4000 K, 70 CRI) Lumens	B	U	G	LPW	50K (5000 K, 70 CRI) Lumens	B	U	G	LPW	AMBPC (Amber Phosphor Converted) Lumens	B	U	G	LPW
80C (80 LEDs)	530 mA	137 W	T1S	14,438	3	0	3	108.1	15,360	3	0	3	115.1	15,415	3	0	3	115.5	10,752	2	0	2	78.5
			T2S	14,172	3	0	3	106.2	15,077	3	0	3	112.9	15,131	3	0	3	113.3	10,554	2	0	2	77.0
			T2M	14,196	3	0	3	106.3	15,102	3	0	3	113.1	15,156	3	0	3	113.5	10,571	2	0	2	77.2
			T3S	14,165	3	0	3	106.1	15,069	3	0	3	112.9	15,123	3	0	3	113.3	10,548	2	0	2	77.0
			T3M	14,193	3	0	4	106.3	15,099	3	0	4	113.1	15,153	3	0	4	113.5	10,569	2	0	2	77.1
			T4M	13,736	3	0	4	102.9	15,067	3	0	4	112.9	15,121	3	0	4	113.3	10,547	2	0	2	77.0
			TFTM	14,424	3	0	4	108.0	15,345	3	0	4	114.9	15,400	3	0	4	115.4	10,741	1	0	2	78.4
			T5VS	14,980	5	0	1	112.2	15,936	5	0	1	119.4	15,993	5	0	1	119.8	11,155	3	0	0	81.4
			T5S	14,972	4	0	2	112.1	15,927	4	0	2	119.3	15,985	4	0	2	119.7	11,149	3	0	0	81.4
			T5M	14,900	5	0	3	111.6	15,851	5	0	3	118.7	15,908	5	0	3	119.2	11,096	3	0	2	81.0
			T5W	14,713	5	0	3	110.2	15,652	5	0	3	117.2	15,709	5	0	3	117.7	10,957	3	0	2	80.0
	700 mA	188 W	T1S	17,944	3	0	3	98.1	19,089	3	0	3	104.4	19,158	3	0	3	104.7	13,362	2	0	2	71.1
			T2S	17,613	3	0	3	96.3	18,738	3	0	3	102.4	18,805	3	0	3	102.8	13,116	2	0	2	69.8
			T2M	17,643	3	0	3	96.5	18,769	3	0	3	102.6	18,836	3	0	3	103.0	13,138	2	0	2	69.9
			T3S	17,604	3	0	3	96.3	18,728	3	0	3	102.4	18,795	3	0	3	102.8	13,110	2	0	2	69.7
			T3M	17,639	3	0	4	96.4	18,764	3	0	4	102.6	18,832	3	0	4	103.0	13,135	2	0	3	69.9
			T4M	17,071	3	0	4	93.3	18,725	3	0	4	102.4	18,793	3	0	4	102.7	13,108	2	0	3	69.7
			TFTM	17,926	3	0	4	98.0	19,071	3	0	4	104.3	19,139	3	0	4	104.6	13,349	2	0	2	71.0
			T5VS	18,617	5	0	1	101.8	19,805	5	0	1	108.3	19,876	5	0	1	108.7	13,864	3	0	1	73.7
			T5S	18,607	4	0	2	101.7	19,794	4	0	2	108.2	19,866	4	0	2	108.6	13,856	3	0	1	73.7
			T5M	18,518	5	0	3	101.2	19,700	5	0	3	107.7	19,771	5	0	3	108.1	13,790	3	0	2	73.4
			T5W	18,286	5	0	3	100.0	19,453	5	0	3	106.4	19,523	5	0	3	106.7	13,617	4	0	2	72.4
	1000 mA	282 W	T1S	24,339	3	0	3	85.5	25,892	3	0	3	90.9	25,985	3	0	3	91.3	18,125	2	0	2	64.3
			T2S	23,891	3	0	3	83.9	25,416	3	0	3	89.3	25,507	3	0	3	89.6	17,791	3	0	3	63.1
			T2M	23,931	3	0	3	84.1	25,458	3	0	4	89.4	25,550	3	0	4	89.7	17,821	3	0	3	63.2
			T3S	23,879	3	0	3	83.9	25,403	3	0	3	89.2	25,494	3	0	3	89.5	17,782	2	0	2	63.1
			T3M	23,925	3	0	4	84.0	25,452	3	0	4	89.4	25,544	3	0	4	89.7	17,817	3	0	3	63.2
			T4M	23,155	3	0	4	81.3	25,399	3	0	4	89.2	25,490	3	0	4	89.5	17,779	2	0	3	63.0
			TFTM	24,315	3	0	4	85.4	25,867	3	0	4	90.9	25,960	3	0	4	91.2	18,107	2	0	3	64.2
			T5VS	25,252	5	0	1	88.7	26,864	5	0	1	94.4	26,960	5	0	1	94.7	18,805	3	0	1	66.7
			T5S	25,238	5	0	2	88.6	26,849	5	0	2	94.3	26,946	5	0	2	94.6	18,794	3	0	1	66.6
			T5M	25,118	5	0	3	88.2	26,721	5	0	3	93.9	26,817	5	0	3	94.2	18,705	4	0	2	66.3
			T5W	24,803	5	0	4	87.1	26,386	5	0	4	92.7	26,481	5	0	4	93.0	18,470	4	0	2	65.5
100C (100 LEDs)	530 mA	175 W	T1S	17,592	3	0	3	103.3	18,715	3	0	3	109.8	18,782	3	0	3	110.2	13,100	2	0	2	74.9
			T2S	17,268	3	0	3	101.3	18,370	3	0	3	107.8	18,436	3	0	3	108.2	12,859	2	0	2	73.5
			T2M	17,297	3	0	3	101.5	18,401	3	0	3	108.0	18,467	3	0	3	108.4	12,881	2	0	2	73.6
			T3S	17,259	3	0	3	101.3	18,361	3	0	3	107.8	18,427	3	0	3	108.2	12,853	2	0	2	73.4
			T3M	17,293	3	0	4	101.5	18,397	3	0	4	108.0	18,463	3	0	4	108.4	12,878	2	0	2	73.6
			T4M	16,736	3	0	4	98.2	18,358	3	0	4	107.7	18,424	3	0	4	108.1	12,851	2	0	2	73.4
			TFTM	17,575	3	0	4	103.2	18,697	3	0	4	109.7	18,764	3	0	4	110.1	13,088	2	0	2	74.8
			T5VS	18,252	5	0	1	107.1	19,417	5	0	1	114.0	19,487	5	0	1	114.4	13,592	3	0	1	77.7
			T5S	18,242	4	0	2	107.1	19,406	4	0	2	113.9	19,476	4	0	2	114.3	13,584	3	0	1	77.6
			T5M	18,155	5	0	3	106.6	19,314	5	0	3	113.4	19,383	5	0	3	113.8	13,520	3	0	2	77.3
			T5W	17,927	5	0	3	105.2	19,071	5	0	3	111.9	19,140	5	0	3	112.3	13,350	4	0	2	76.3
	700 mA	232 W	T1S	22,078	3	0	3	97.1	23,487	3	0	3	103.3	23,571	3	0	3	103.7	16,441	2	0	2	70.9
			T2S	21,671	3	0	3	95.4	23,055	3	0	3	101.4	23,137	3	0	3	101.8	16,138	2	0	2	69.6
			T2M	21,707	3	0	3	95.5	23,093	3	0	3	101.6	23,176	3	0	3	102.0	16,165	2	0	3	69.7
			T3S	21,660	3	0	3	95.3	23,043	3	0	3	101.4	23,126	3	0	3	101.8	16,130	2	0	2	69.5
			T3M	21,702	3	0	4	95.5	23,088	3	0	4	101.6	23,171	3	0	4	102.0	16,161	2	0	3	69.7
			T4M	21,004	3	0	4	92.4	23,039	3	0	4	101.4	23,122	3	0	4	101.7	16,127	2	0	3	69.5
			TFTM	22,056	3	0	4	97.1	23,464	3	0	4	103.2	23,549	3	0	4	103.6	16,425	2	0	2	70.8
			T5VS	22,906	5	0	1	100.8	24,368	5	0	1	107.2	24,456	5	0	1	107.6	17,058	3	0	1	73.5
			T5S	22,894	4	0	2	100.7	24,355	4	0	2	107.2	24,442	4	0	2	107.6	17,048	3	0	1	73.5
			T5M	22,784	5	0	3	100.3	24,239	5	0	3	106.7	24,326	5	0	3	107.0	16,967	4	0	2	73.1
			T5W	22,498	5	0	3	99.0	23,935	5	0	3	105.3	24,021	5	0	3	105.7	16,754	4	0	2	72.2
	1000 mA	360 W	T1S	28,465	3	0	3	80.2	31,708	3	0	3	89.2	32,074	3	0	3	89.4	22,196	3	0	3	61.7
			T2S	29,257	3	0	3	81.9	31,125	3	0	3	87.7	31,237	3	0	3	87.5	21,787	3	0	3	60.5
			T2M	29,306	3	0	3	82.1	31,177	3	0	3	86.6	31,289	3	0	3	87.6	21,824	3	0	3	60.6
			T3S	29,243	3	0	3	81.9	31,109	3	0	3	87.7	31,221	3	0	3	87.4	21,776	3	0	3	60.5
			T3M	29,299	3	0	4	82.0	31,170	3	0	4	86.6	31,282	3	0	4	87.6	21,819	3	0	3	60.6
			T4M	28,356	3	0	4	78.9	31,104	3	0	4	86.2	31,216	3	0	4	87.4	21,773	3	0	3	60.5
			TFTM	29,777	3	0	4	83.4	31,678	3	0	4	88.1	31,792	3	0	4	89.0	22,175	3	0	3	61.6
			T5VS	30,924	5	0	1	86.6	32,898	5	0	1	92.9	33,017	5	0	1	92.4	23,029	4	0	1	64.0
			T5S	30,908	4	0	2	86.5	32,880	4	0	2	91.3	32,999	4	0	2	92.4	23,016	4	0	1	63.9
			T5M	30,760	5	0	3	86.1	32,723	5	0	3	92.2	32,841	5	0	3	92.0	22,906	4	0	2	63.6
			T5W	30,374	5	0	3	85.0	32,313	5	0	3	91.2	32,429	5	0	3	90.8	22,619	4	0	2	62.8

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
10°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
40°C	104°F	0.97

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A) 120	208	240	277	347	480
80	530	137W	1.15	0.66	0.53	0.51	0.39	0.28
	700	188W	1.58	0.92	0.81	0.73	0.55	0.41
	1000	282W	2.37	1.35	1.18	1.04	0.83	0.61
100	530	175W	1.47	0.86	0.76	0.68	0.51	0.38
	700	232W	1.95	1.13	0.99	0.88	0.67	0.49
	1000	360W	3.03	1.72	1.49	1.3	1.05	0.77

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

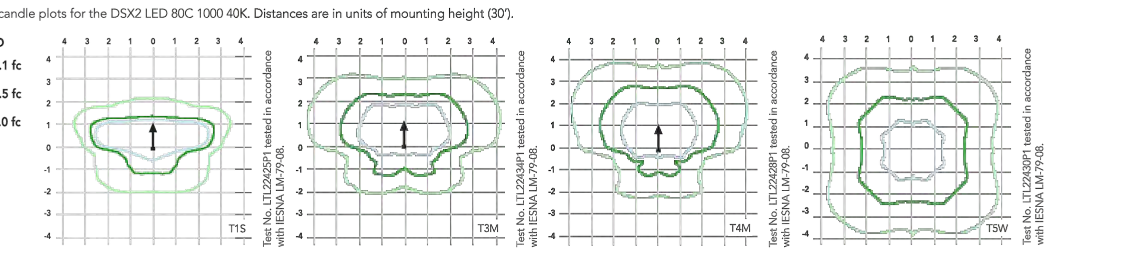
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	DSX2 LED 80C 1000			
	1.0	0.95	0.92	0.86
	DSX2 LED 100C 700			
	1.0	0.98	0.97	0.96
	DSX2 LED 100C 1000			
	1.0	0.94	0.90	0.84

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 2 homepage.

Isofootcandle plots for the DSX2 LED 80C 1000 40K. Distances are in units of mounting height (30').



FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Area Size 2 reflects the embedded high performance LED technology. It is ideal for applications like car dealerships and large parking lots adjacent to malls, transit stations, grocery stores, home centers, and other big-box retailers.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (2.0 ft²) for optimized pole wind loading.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K, or 5000 K (70 CRI) configurations. The D-Series Size 2 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine configurations consist of 80, 90 or 100 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L96/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION
Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 2 to withstand up to a 2.0 G vibration load rating per ANSI C136.31. The D-Series Size 2 utilizes the AERIS™ series pole drilling pattern (Template #8). NEMA photocontrol receptacle is available.

LISTINGS
UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D670,857 S. International patent pending.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY
Five year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

NOTE: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25°C.

Specifications subject to change without notice.

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LITHONIA LIGHTING®

Catalog Number

Notes

Type

FEATURES & SPECIFICATIONS

INTENDED USE — Square straight aluminum general purpose pole for up to 35 foot mounting heights.

CONSTRUCTION — Shaft: Made from extruded 6063-T6 or 6061-T6 aluminum alloy, square tube is uniform in cross-section down length of shaft with no taper.

Hand hole: Reinforced rectangular hand hole is located 18" above base, 4" poles have 2" x 4" hand hole; 5" and 6" poles have 2.5" x 4" hand hole). Hand-hole cover plate made from aluminum alloy.

Hardware: Stainless steel

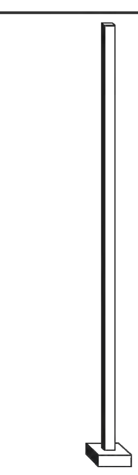
Top cap: Removable top cap provided with drill-mount poles.

Bolt covers: Nut cover discs provided. Optional cast aluminum base cover available.

FINISH — Must specify finish.

GROUNDING — Provision located inside hand hole rim. Grounding hardware is not included (provided by others).

ANCHOR BOLTS — Fabricated from carbon steel bar with minimum-yield strength of 55,000 psi. Upper portion of anchor bolt is galvanized per ASTM A-153. Each anchor bolt is furnished with two hex nuts and two flat washers.



Anchor Base Poles

SSA

SQUARE STRAIGHT ALUMINUM

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative.

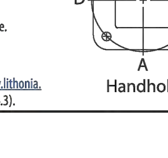
Example: SSA 20 4C DM19 BA

SSA

Series	Nominal fixture mounting height	Nominal shaft base size/wall thickness	Mounting [1]	Options	Finish [10]
SSA	8 – 35 feet (See back page.)	(See back page.)	Tenon mounting PT Open top T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2-1/2" NPS) T30 3-1/2" O.D. (3" NPS) [2] T35 4" O.D. (3-1/2" NPS) [2] Drill mounting [3] DM19 1 at 90° DM28 2 at 180° DM28PL 2 at 180° with one side plugged DM29 2 at 90° DM39 3 at 90° DM49 4 at 90° CSX/DSX/AERIS™/OMERO™ Drill mounting [3] DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM49AS 4 at 90° AERIS™ Suspend drill mounting [3,4] DMxxAST_ OMERO™ Suspend drill mounting [3,4] DMxxMRT_	Shipped installed L/AB Less anchor bolts FBC Full base cover VD Vibration damper TP Tamper proof H1-18Axx Horizontal arm bracket (1 fixture) [5,6] FDLxx Festoon outlet less electrical [5] CPL12xx 1/2" coupling [5] CPL34xx 3/4" coupling [5] CPL1xx 1" coupling [5] NPL12xx 1/2" threaded nipple [5] NPL34xx 3/4" threaded nipple [5] NPL1xx 1" threaded nipple [5] EHHxx Extra handhole [5,7] MAEX Match existiing [8] USPOM United States point of manufacture [9]	Standard colors DDB Dark bronze DWH White DBL Black DMB Medium bronze DNA Natural aluminum BA Brushed aluminum Classic colors DSS Sandstone DGC Charcoal gray DTG Tennis green DBR Bright red DSB Steel blue Class 1 architectural anodized ABL Black ADB Dark bronze ANA Natural Architectural colors (powder finish) [10]

NOTES
1. When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28/T20. The combination includes a required extra handhole.
2. 3-1/2" and 4" tenons available on 5" and 6" shafts only.
3. The drilling template to be used for a particular luminaire depends on the luminaire that is used. Refer to the Technical Data Section of the Outdoor Binder for Drilling Templates.
4. Insert "1" or "2" to designate fixture size; e.g. DM19AST2.
5. Specify location and orientation when ordering option. For 1st "x": Specify the height in feet above base of pole. Example: 5ft = 5 and 20ft = 20. For 2nd "x": Specify orientation from handhole (A,B,C,D). Refer to the Handhole Orientation diagram on this page.
6. Horizontal arm is 18" x 2-3/8" O.D. tenon standard.
7. Combination of tenon-top and drill mount includes extra handhole.
8. Must add original order number
9. Use when mill certifications are required.
10. Finish must be specified. Additional colors available; see www.lithonia.com/archcolors or Architectural Colors brochure (Form No. 794.3).

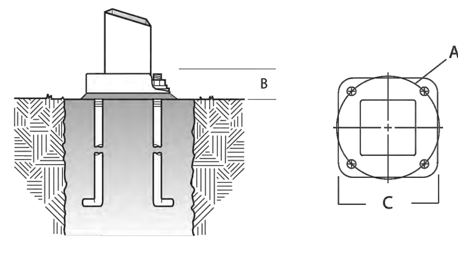
HANDHOLE ORIENTATION



IMPORTANT INSTALLATION NOTES:
- **Do not** erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use factory template.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
- Lithonia Lighting is not responsible for the foundation design.

SSA Square Straight Aluminum Poles

TECHNICAL INFORMATION										
				EPA (ft2) with 1.3 gust						
Catalog Number	Nominal mount ht. (ft)	Pole Shaft Size (in x ft)	Wall Thick (in)	80 mph	90 mph	100 mph	Max.	Bolt Circle (in)	Bolt Size (in. x in. x in.)	Approximate ship (lbs.)
SSA 8 4C	8	4.0 x 8.0	0.125	16.5	12.6	9.9	300	8.5-9.625	3/4 x 18 x 3	32
SSA 10 4C	10	4.0 x 10.0	0.125	11.5	8.6	6.5	230	8.5-9.625	3/4 x 18 x 3	37
SSA 12 4C	12	4.0 x 12.0	0.125	12.4	9.2	6.9	160	8.5-9.625	3/4 x 18 x 3	40
SSA 14 4C	14	4.0 x 14.0	0.125	9.3	6.7	4.8	120	8.5-9.625	3/4 x 18 x 3	50
SSA 15 4C	15	4.0 x 15.0	0.125	8	5.6	3.9	100	8.5-9.625	3/4 x 18 x 3	52
SSA 16 4C	16	4.0 x 16.0	0.125	6.9	4.7	3.1	90	8.5-9.625	3/4 x 18 x 3	54
SSA 16 4G	16	4.0 x 16.0	0.188	11.8	8.5	6.2	130	8.5-9.625	3/4 x 30 x 3	74
SSA 16 5G	16	5.0 x 16.0	0.188	15	11.1	7.5	280	10.5-11.5	3/4 x 30 x 3	83
SSA 18 4C	18	4.0 x 18.0	0.125	4.9	3	1.7	70	8.5-9.625	3/4 x 18 x 3	57
SSA 18 4G	18	4.0 x 18.0	0.188	9.2	6.4	4.4	100	8.5-9.625	3/4 x 30 x 3	80
SSA 18 5G	18	5.0 x 18.0	0.188	16.8	12.2	8.9	230	10.5-11.5	3/4 x 30 x 3	91
SSA 20 4C	20	4.0 x 20.0	0.125	3.3	1.7	0.5	40	8.5-9.625	3/4 x 18 x 3	62
SSA 20 4G	20	4.0 x 20.0	0.188	7	4.6	2.9	80	8.5-9.625	3/4 x 30 x 3	85
SSA 20 5G	20	5.0 x 20.0	0.188	13.6	9.5	6.6	180	10.5-11.5	3/4 x 30 x 3	107
SSA 20 6G	20	6.0 x 20.0	0.188	22	15.9	11.6	230	12-13	1 x 36 x 4	155
SSA 20 6J	20	6.0 x 20.0	0.25	30.4	22.6	17	300	12-13	1 x 36 x 4	202
SSA 25 5G	25	5.0 x 25.0	0.188	7.2	4.2	2	110	10.5-11.5	3/4 x 30 x 3	130
SSA 25 6G	25	6.0 x 25.0	0.188	13.2	8.6	5.4	180	12-13	1 x 36 x 4	180
SSA 25 6J	25	6.0 x 25.0	0.25	19.7	13.8	9.5	250	12-13	1 x 36 x 4	224
SSA 30 6G	30	6.0 x 30.0	0.188	7	3.4	0.8	130	12-13	1 x 36 x 4	210
SSA 30 6J	30	6.0 x 30.0	0.25	12.2	7.5	4.1	170	12-13	1 x 36 x 4	258
SSA 32 6J	32	6.0 x 32.0	0.25	9.7	5.4	2.3	160	12-13	1 x 36 x 4	272
SSA 35 6J	35	6.0 x 35.0	0.25	6.4	2.6	--	200	12-13	1 x 36 x 4	294
SSA 35 7J	35	6.75 x 35.0	0.25	7.6	3.1	--	150	14.625	1 x 36 x 4	290



POLE DATA					
Shaft base size	Bolt circle A	Bolt projection B	Base square C	Template description	Anchor bolt description
4"C	8.5" – 9.625"	3.125"	9.938"	ABTEMPLATE PJ50045	AB18-0
4"G	8.5" – 9.625"	3.125"	9.938"	ABTEMPLATE PJ50045	AB30-0
5"	10.5" – 11.5"	3.25"	11.563"	ABTEMPLATE PJ50046	AB30-0
6"	12"–13"	4"	12.25"	ABTEMPLATE PJ50044	AB36-0
7"	14.625"	4.125"	15"	ABTEMPLATE PJ50130	AB36-0

IMPORTANT:
- These specifications are intended for general purposes only. Lithonia reserves the right to change material or design, without prior notice, in a continuing effort to upgrade its products.

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WPLED104

RAB LIGHTING

LED 104W Wallpacks. 3 cutoff options. Patent Pending thermal management system. 100,000 hour L70 lifespan. 5 Year Warranty.

Color: Bronze   Weight: 26.0 lbs

Project: Type:

Prepared By: Date:

Driver Info		LED Info	
Type:	Constant Current	Watts:	104W
120V:	0.95A	Color Temp:	5100K
208V:	0.59A	Color Accuracy:	69 CRI
240V:	0.51A	L70 Lifespan:	100000
277V:	0.44A	Lumens:	10,010
Input Watts:	113W	Efficacy:	88 LPW
Efficiency:	92%		

Technical Specifications

Listings

UL Listing:
UL Suitable for Wet Locations as Uplight and Downlight Wall Mount Only.

IESNA LM-79 & LM-80 Testing:
RAB LED Luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.

DLC Listed:
This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P000017B6

Construction

IP Rating:
Ingress Protection rating of IP66 for dust and water.

Ambient Temperature:
Suitable for use in 40°C (104°F) ambient temperatures

Thermal Management:
Superior thermal management with external Air-Flow fins.

Housing:
Precision die-cast aluminum housing, door frame arm and wall bracket.

Mounting:
Die-cast aluminum wall bracket with (5) 1/2" conduit openings with plugs. Two-piece bracket with tether for ease of installation and wiring.

Arm:
Die-cast aluminum with wiring access plate.

Cutoff:
Standard (15°)

Lens:
Tempered glass.

Reflector:
Specular vacuum metallized polycarbonate.

Gaskets:
High-temperature silicone

Finish:
Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:
Mercury and UV free, and RoHS compliant.

LED Characteristics

LEDs:
Four multi-chip, high-output, long-life LEDs.

Lifespan:
100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Color Consistency:
7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:
LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:
RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377.2011.

Electrical

Driver:
Constant current, Class 1, 100-277V, 50/60 Hz, 4kV Surge Protection, 700mA, 100-277V = 0.95A, Power Factor 99.2%

THD:
5.7% at 120V, 10.4% at 277VOther

Equivalency:
The WPLED104 is Equivalent in delivered lumens to a 400W Metal Halide Wallpack.

California Title 24:
See WPLED104/BL for a 2013 California Title 24 compliant product. Any additional component requirements will be listed in the Title 24 section under technical specifications on the product page.

Patents:
The design of the WPLED104 is protected by patents pending in US, Canada, China, Taiwan and Mexico.

Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

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WPLED104

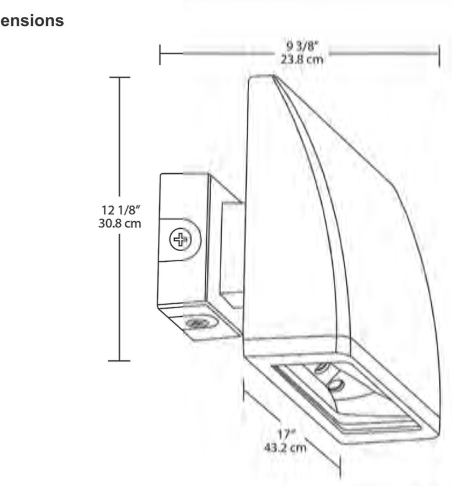
RAB LIGHTING

Technical Specifications (continued)

Optical

BUG Rating:
B1 U1 G3

Dimensions



Features

High performance LED light engine

Maintains 70% of initial lumens at 100,000 hours

Weatherproof high temperature silicone gaskets

Superior heat sinking with die cast aluminum housing and external fins

Replaces 400W MH

100 up to 277 Volts

5-year warranty

REVISIONS

No.	Date	Description
2	09-06-16	REVISED PER VILLAGE REVIEW
1	07-06-16	REVISED PER VILLAGE REVIEW

CIVIL ENGINEERS - PLANNERS - DEVELOPMENT CONSULTANTS
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CHICAGO, ILLINOIS 60647
Ph: (312) 637-9570
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E-mail: info@civworks.com
Web: www.civworks.com
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-005714

SITE PHOTOMETRICS FIXTURE AND LIGHT POLE DETAILS

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.

PH2.0

PROJ. NUMBER: 15007

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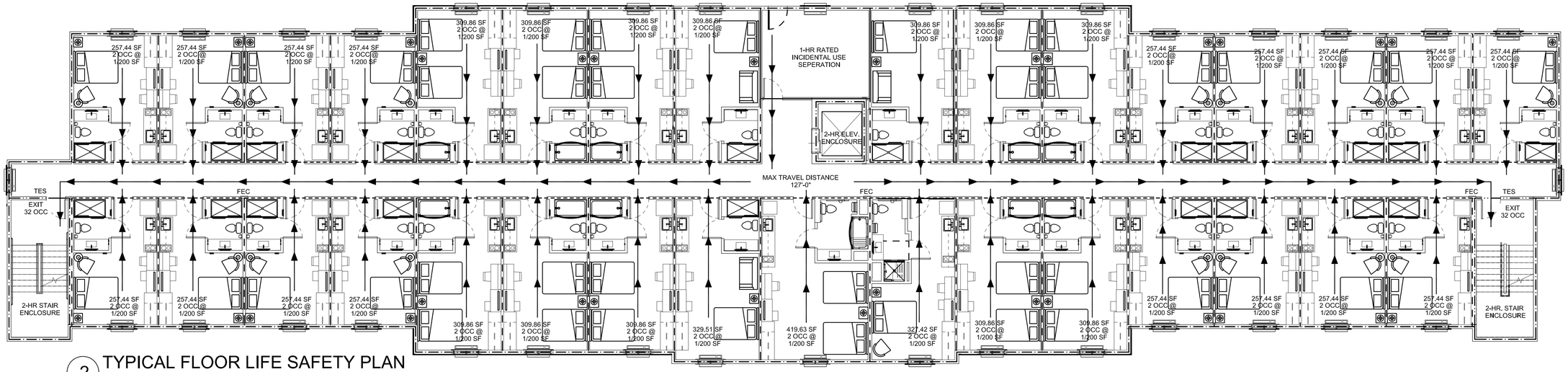
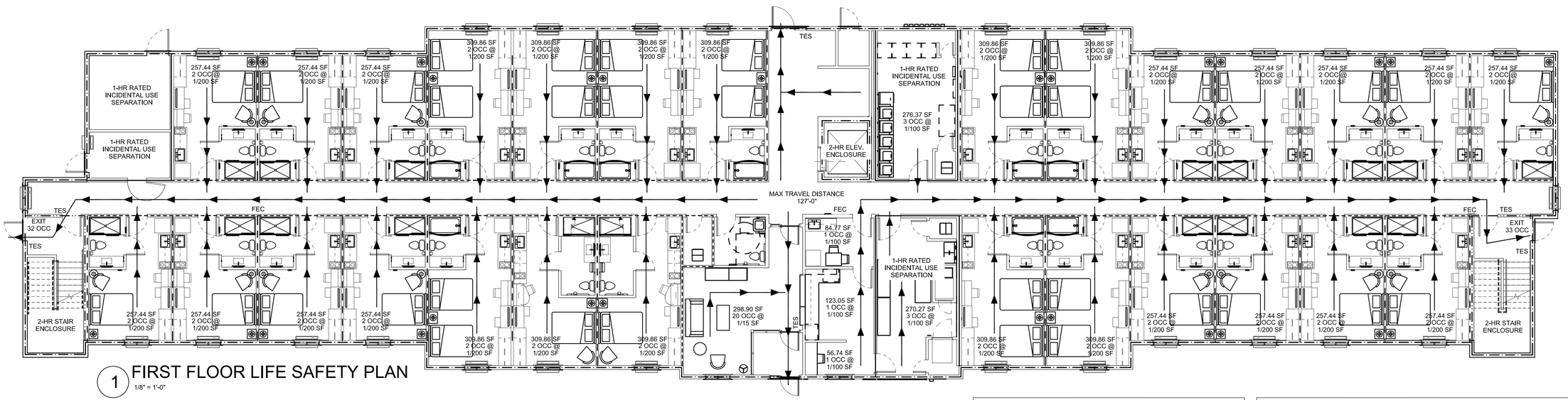


2 TYPICAL FLOOR LIFE SAFETY PLAN
1/8" = 1'-0"



1 FIRST FLOOR LIFE SAFETY PLAN
1/8" = 1'-0"

DESCRIPTION
WOOD FRAME BUILDING WITH CEMENT BOARD / MASONRY AS EXTERIOR FINISH

TYPE R-1 OCCUPANCY
TYPE V-A CONSTRUCTION
FOUR STORY HOTEL

FIRE PROTECTION FEATURES
BUILDING IS PROVIDED WITH AUTOMATIC SPRINKLER SYSTEM THROUGHOUT DESIGNED IN ACCORDANCE WITH NFPA 13 DRY SPRINKLER IN ATTIC IN LIEU OF DRAFTSTOPPING. PORTABLE FIRE EXTINGUISHERS AT 75' MAX. TRAVEL. COMPLETE FIRE ALARM SYSTEM FOR TOTAL PROJECT. FOR DRY SYSTEM. DRIP DRUMS TO BE LOCATED IN ROOM #144 ON EXTERIOR WALL. DRAIN TO EXTERIOR OR LOCATION APPROVED BY AHJ.

CODE DATA-INTERNATIONAL BUILDING CODE
OCCUPANCY GROUP
SECTION 310.3 OCCUPANCY
R1 OCCUPANCY; (RESIDENTIAL, HOTELS)

BASIC ALLOWABLE HEIGHT & BUILDING AREAS
(TABLE 504.3, 504.4 & 506.2)
CONSTRUCTION TYPE V-A = 4 STORIES/ 70 FT/36,000 S.F./FL.
(BEFORE MODIFICATIONS)

SECTION 504 HEIGHT MODIFICATIONS
504.2 AUTOMATIC SPRINKLER INCREASE PER SECTION 903.3.1.1 ONE STORY INCREASE
20 FT HEIGHT INCREASE

SECTION 506 AREA MODIFICATIONS
506.3 STREET FRONTAGE INCREASE NOT TAKEN

TABLE 601	CONSTRUCTION TYPE: TYPE V-A
SECTION 718	FIREBLOCKING: REQUIRED
SECTION 718.3.2	DRAFTSTOPPING IN FLOORS: EXCEPTION 1: NOT REQ. WITH NFPA 13 AUTOMATIC SPRINKLER SYSTEM THROUGHOUT.
SECTION 718.4.2	DRAFTSTOPPING IN ATTICS: EXCEPTION 2: NOT REQ. WITH NFPA 13 AUTOMATIC SPRINKLER SYSTEM THROUGHOUT.
SECTION 903.2.8	GROUP R: AUTOMATIC SPRINKLER SYSTEM REQUIRED.
SECTION 1011	STAIRWAYS: NO EXCEPTIONS TAKEN
SECTION 1023	INTERIOR EXIT STAIRWAYS AND RAMPS: STAIR ENCLOSURE TO BE MINIMUM OF 2-HR FIRE RATED
SECTION 1023.11	SMOKEPROOF ENCLOSURES: NOT REQ. WHERE TOP FLOOR IS LESS THAN 75 FT ABOVE FIRE DEPARTMENT ACCESS. (FLOOR LEVEL OF FOURTH FLOOR IS 28'-6")

MEANS OF EGRESS

	CODE REQUIREMENT	PROVIDED
1. NUMBER OF EXITS	2 PER FLOOR	2 PER FLOOR
2. TRAVEL DISTANCE	250 MAX	127 FEET MAX
3. DEAD END CORRIDORS	50 FT MAX w/ SPRINKLER	10 FT MAX
4. CORRIDOR WIDTH	44 INCH MIN	60 INCH MIN
5. SIZE OF EGRESS DOORS	32 INCH CLEAR MIN	34 INCH CLEAR MIN

CONCEALED SPACES (SECTION 718 & NFPA 13)
A. DRAFTSTOPPING FLOORS. REFER TO SECTION 718 AND APPROPRIATE SECTIONS IN NFPA

B. DRAFTSTOPPING ATTICS. REFER TO SECTION 718 SAME REQUIREMENT AS THOSE ABOVE.

C. FIRE BLOCKING WALLS. REFER TO SECTION 718 SAME REQUIREMENT AS THOSE ABOVE.

PENETRATIONS THROUGH FIRE RATED ASSEMBLIES

A. REFER TO SECTION 714

FIRE BLOCKING (CONCEALED SPACES) SECTION 718

A. FIRE BLOCKING (BOTH VERTICAL AND HORIZONTAL)

B. CONCEALED SPACES SHALL BE FIRE STOPPED AS FOLLOWS: -10' INTERVALS BEHIND TRIM FINISHES.

FIRE BLOCKING SHALL CONSIST OF ONE OF THE FOLLOWING: APPROVED NON COMBUSTIBLE MAT., 2" OR (2) 1" LUMBER W/ BROKEN LAP JOINTS, 1 23/32" WOOD STRUCTURAL PANEL W/ JOINTS BACKED BY 23/32" STRUCTURAL PANEL OR 2x LUMBER

ELEVATOR

REQUIRED TO MEET ASME A17.1

NOTE: SEE PARTITION TAGS AND SCHEDULE FOR COMPLETE LISTING OF UL NUMBERS

ALLOWABLE	ACTUAL
4 STORIES	4 STORIES
36,000 SQ FT PER STORY	12,316 SQ FT (1st) 12,025 SQ FT (2nd, 3rd, 4th)
70 FT HEIGHT	46'- 11" HEIGHT

ACCESSIBLE UNITS - ** (INCLUDES HEARING IMPAIRED)

	QS	2/QS	D/QS (D/KS)	TOTAL
NON-ACCESSIBLE	67	39	10	116
ACCESSIBLE **	-	2	1	3
ROLL-IN SHOWER **	2	-	-	2
TRANSFER SHOWER**	2	-	-	2
TOTAL	**71**	**41**	**11**	**123**

OCCUPANT LOAD TABLE

FLOOR	OCC. TYPE (From IBC Table 1004.1.2)	AREA	FACTOR	OCC. LOAD
FIRST	A (ASSEMBLY)	298 SF	15 OR 50	20
	B (BUSINESS)	810 SF	100	9
	R-1 (RESIDENTIAL)	7,522	200 (2/room)	54 (27 rooms)
UPPER (3) FLOORS	R-1 (RESIDENTIAL)	9,183 SF	200 (2/room)	64 (32 rooms)
TOTAL		36,179 SF		275

GUESTROOM DATA

	QS	2/QS	ACC. QS	ACC. 2/QS	D/QS	ACC. D/QS	TOTAL
FIRST LEVEL	16	9	2	-	-	-	27
SECOND LEVEL	17	10	1	1	3	-	32
THIRD LEVEL	17	10	1	1	3	-	32
FOURTH LEVEL	17	10	-	-	4	1	32
TOTAL	**67**	**39**	**4**	**2**	**10**	**1**	**123**
PERCENTAGES	54%	32%	3%	2%	8%	1%	100%

ACCESSIBLE UNITS

NO. OF UNITS	DESCRIPTION	ROOM NO.
3	BATH W/TUB	217, 317, 417
2	TRANSFER SHOWER	215, 315
2	ROLL-IN SHOWER	121, 123
12	HEARING IMPAIRED	124, 125, 126, 224, 225, 226, 324, 325, 326, 415, 425, 426

FIRE RESISTIVE RATINGS (TABLE 601)

STRUCTURAL ELEMENT	F.R. RATING PER CODE	F.R. RATING PER DESIGN	DESIGN NUMBER	DETAIL REFERENCE
BEARING WALLS (V-A)				
EXT. WALLS (R1)	1 HOUR	1 HOUR	U.L. #U356	9/A8.4
INT. WALLS	1 HOUR	1 HOUR	U.L. #U305	2/A8.3
CORRIDOR WALLS (R1)	30 MIN	1 HOUR	U.L. #U327	1/A8.3
OPENING PROTECTION	20 MIN	20 MIN	- - -	- - -
GUESTROOM SEPARATION	1 HOUR	1 HOUR	U.L. #U327	1/A8.3
OPENING PROTECTION	45 MIN	60 MIN	- - -	- - -
STAIR (INT. WALLS)	2 HOUR	2 HOUR	U.L. #U301	1/A8.4
STAIR (EXT. WALLS)	1 HOUR	1 HOUR	U.L. #U356	9/A8.4
OPENING PROTECTION	90 MIN	90 MIN	- - -	- - -
ELEVATORS	2 HOUR	2 HOUR	U.L. #U905	6/A8.4
OPENING PROTECTION	90 MIN	90 MIN	- - -	- - -
CEILING	2 HOUR	2 HOUR	GA FC 5725	11/A8.3
STORAGE	1 HOUR	1 HOUR	U.L. #U305	2/A8.3
OPENING PROTECTION	45 MIN	45 MIN	- - -	- - -
LAUNDRY (GUEST)	1 HOUR	1 HOUR	U.L. #U305	2/A8.3
OPENING PROTECTION	45 MIN	45 MIN	- - -	- - -
LAUNDRY TO GUEST	1 HOUR	1 HOUR	U.L. #U341	8/A8.4
FLOOR - CEILING	1 HOUR	1 HOUR	ICC ESR-1153	3/A8.3
FLOOR-CEILING @ CORR	1 HOUR	1 HOUR	GA FC 5107	4/A8.3
ROOF - CEILING @ STAIR	1 HOUR	2 HOUR	GA. - RC 2751	7/A8.4
ROOF - CEILING	1 HOUR	1 HOUR	GA. - RC 2602	5/A8.3

HOLLADAY PROPERTIES
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6370 AmeriPlex Dr., Suite 110
Portage, Indiana 46368
Phone: 219.841.6416
Fax: 219.764.0446

CERTIFICATION
LICENSED ARCHITECT
JEFFREY A. GAS
022592
STATE OF ILLINOIS
NOT FOR CONSTRUCTION
Exp. 11/30/2016

Issues & Revisions

NO.	DATE	DESCRIPTION

Project Name
WoodSpring Suites

Project Address
18644 North Creek Drive
Tinley Park, IL 60477

WOODSPRING SUITES

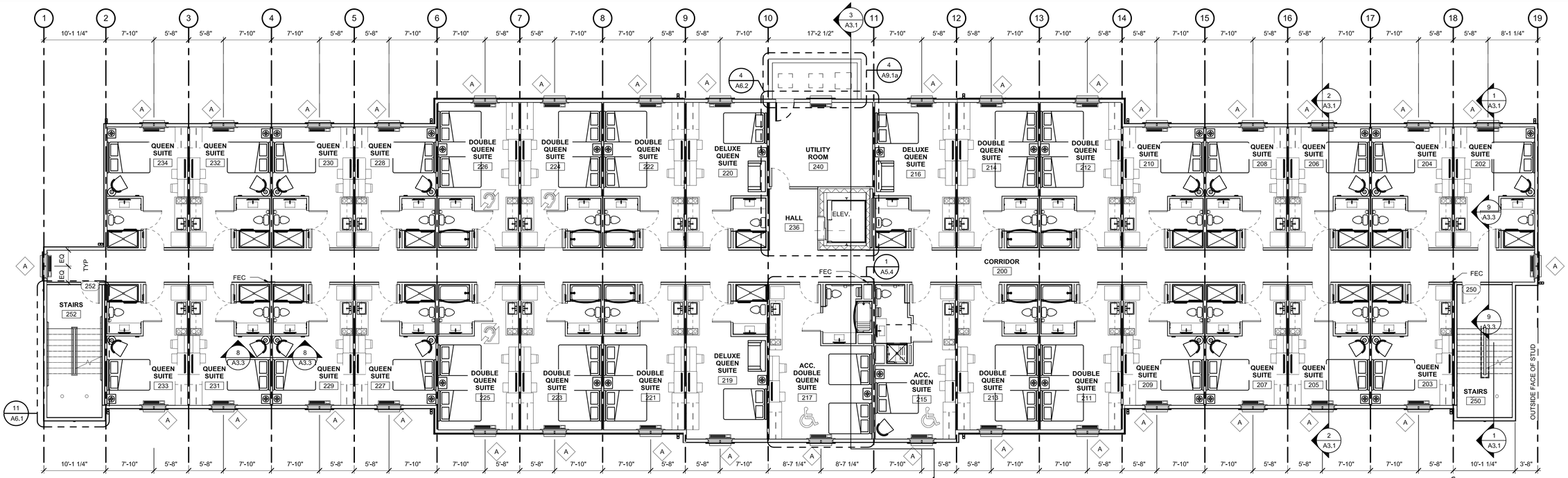
Drawn By: **RPK**
Checked By:

Document Date: **07/12/2016**
Protocycle: **WSS_v1_2016.2 (04/01/16)**
Bulletins Through: **WSS_B23**

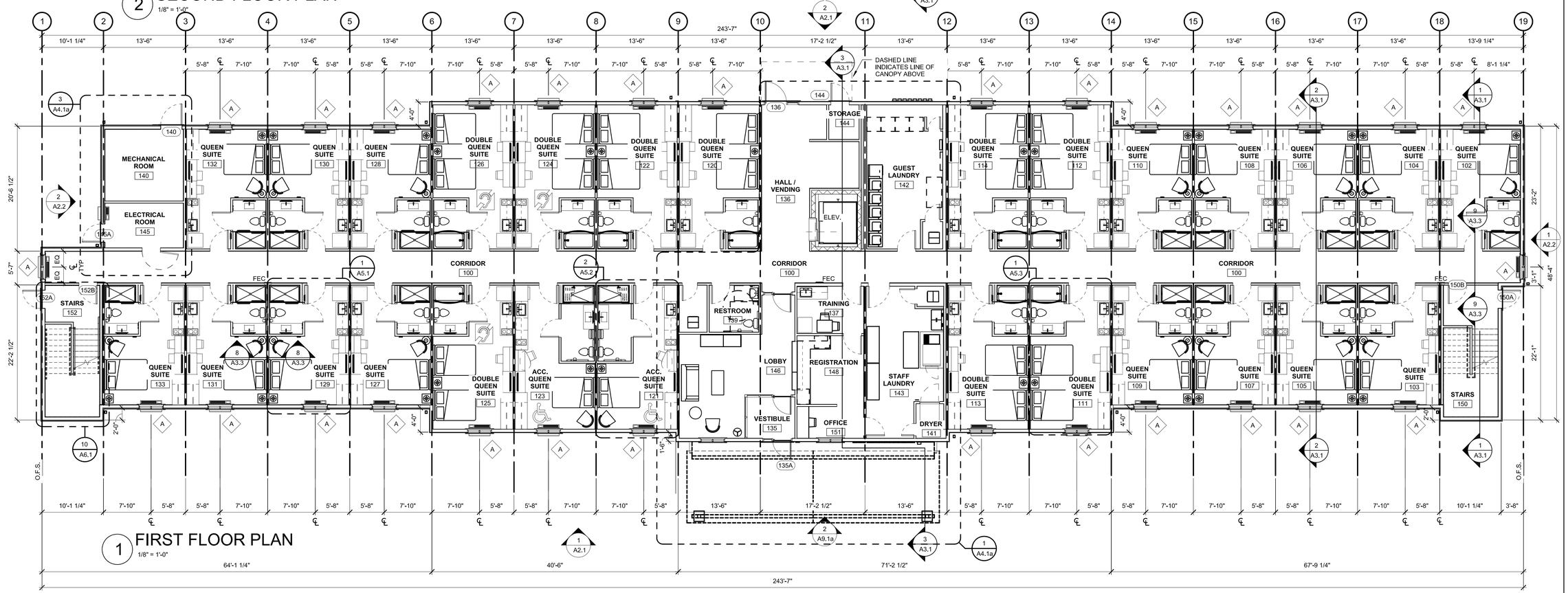
Project No.
HPWS03

Sheet Title
BUILDING CODE AND LIFE SAFETY PLANS

Sheet No.
LS1.1



2 SECOND FLOOR PLAN
1/8" = 1'-0"



1 FIRST FLOOR PLAN
1/8" = 1'-0"

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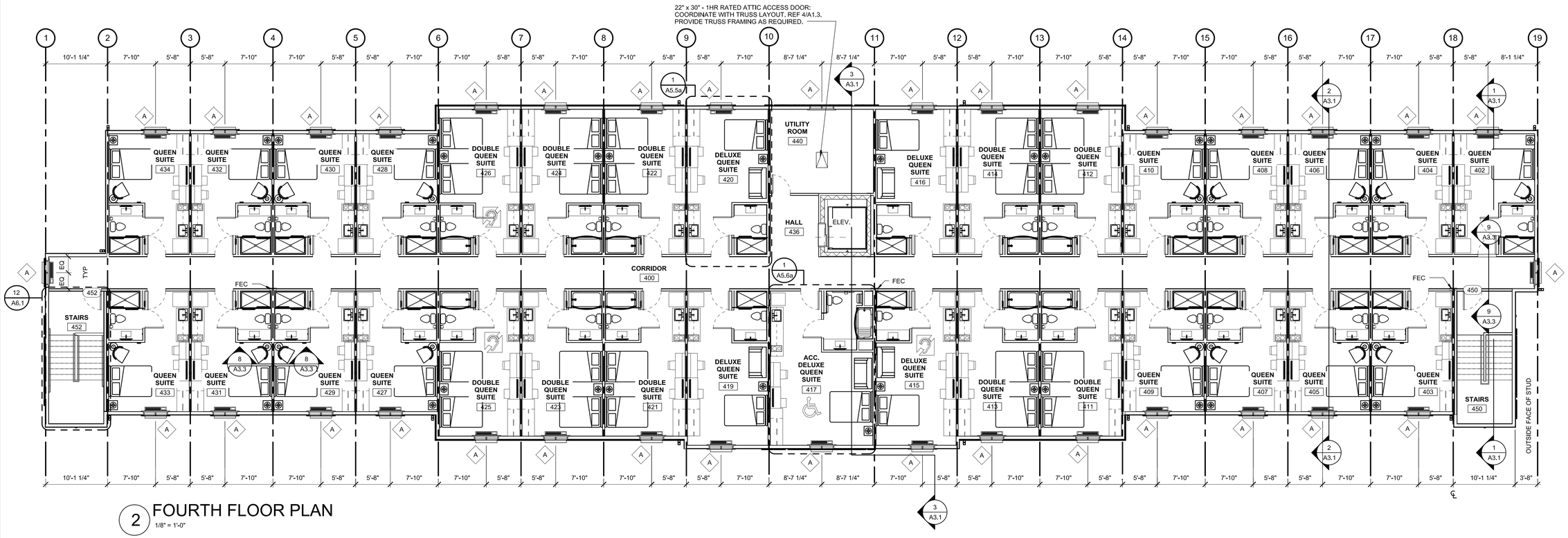
Project No. **HPWS03**

Sheet Title

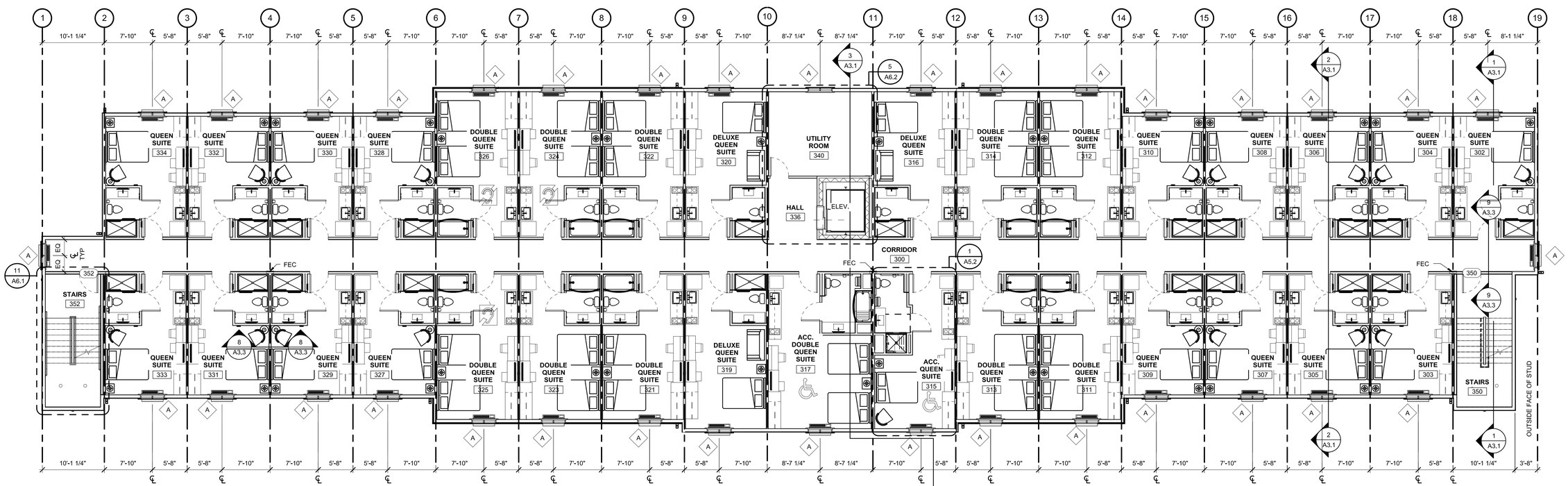
FIRST & SECOND FLOOR PLANS

Sheet No.

A1.1



2 FOURTH FLOOR PLAN
1/8" = 1'-0"



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

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Sheet Title
THIRD & FOURTH FLOOR PLANS

Sheet No.
A1.2

FACADE MATERIAL CALCULATIONS

FACADE TOTAL SURFACE AREA (FRONT, REAR, RIGHT, LEFT)	22,672 SF
WINDOW & DOOR SURFACE AREA	3,124 SF
TOTAL FACADE AREA, EXCLUDING DOORS/ WINDOWS	19,548 SF
FACADE AREA COVERED BY STONE VENEER	12,842 SF (65.6%)
FACADE AREA COVERED BY CEMENT BOARD SIDING	6,706 SF (34.4%)

GENERAL NOTE:
PROVIDE WEATHER BARRIER OVER ALL EXTERIOR SHEATHING PRIOR TO THE INSTALLATION OF ANY EXTERIOR FINISH MATERIAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND PROVIDE ALL MANUFACTURER'S ACCESSORIES TO FULLY FLASH AND COUNTER-FLASH AT ALL WINDOWS, DOORS, AND EXTERIOR PENETRATIONS. PROVIDE A WEATHER TIGHT BARRIER AT ALL SURFACES. COORDINATE FLASHING WITH WINDOW, DOOR, VENT, ETC. MANUFACTURER'S FOR A WEATHER TIGHT SEAL AT ALL OPENINGS.

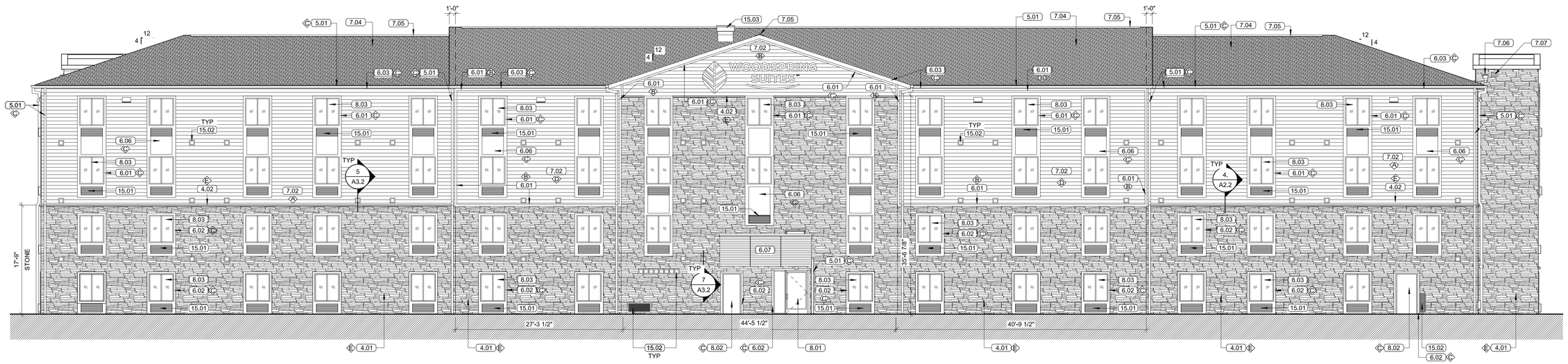
COLOR SCHEDULE:

- A — COLOR: SW6202 "CAST IRON"
- B — COLOR: SW7021 "SIMPLE WHITE"
- C — COLOR: SW7048 "URBANE BRONZE"
- D — COLOR: SW7036 "ACCESSIBLE BEIGE"
- E — MFR: BORAL - CULTURED STONE
  STYLE: COBBLEFIELD
  COLOR: TEXAS CREAM
  (SILL COLOR CHAMPAGNE)
- F — STAIN: SW3512 "CIDER MILL"

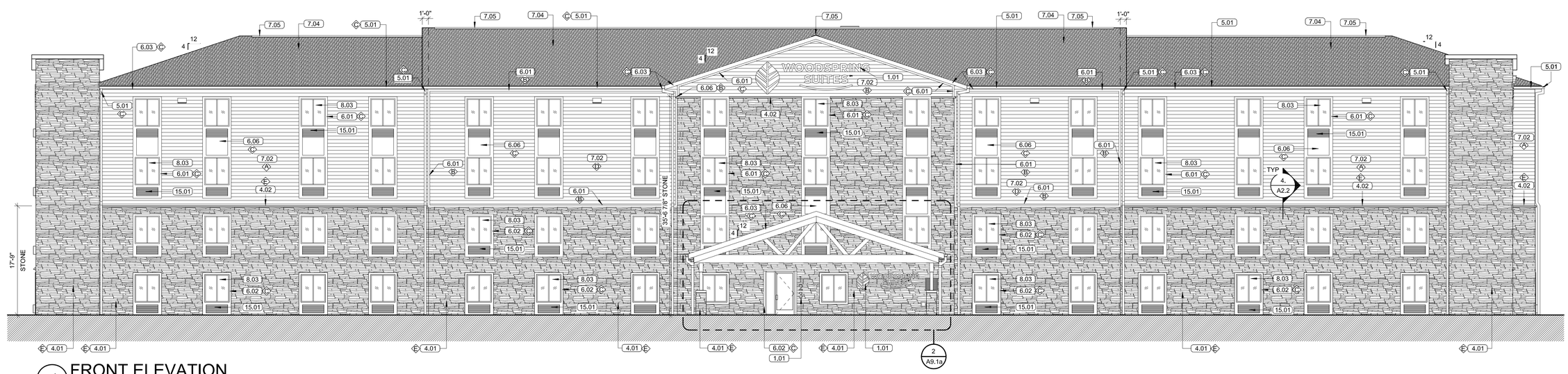
NOTES:
1. GC TO COORDINATE ELECTRICAL ROUGH IN WITH CONTACTOR AND SIGN VENDOR PRIOR TO DRYWALL.
2. REFER TO SIGN PACKAGE FOR ALL BLOCKING AND MOUNTING DETAILS.
3. ALIGN EXHAUST VENTS BOTH VERTICAL AND HORIZONTAL.

EXTERIOR MATERIALS LEGEND

TAG ID	GENERAL DESCRIPTION	MANUFACTURER	SIZE/STYLE	COLOR	NOTES
1.01	SIGNAGE	TBD	CHANNEL LETTERS	-	SIGNAGE BY OWNER
4.01	ADHERED STONE VENEER	BORAL-CULTURED STONE	COBBLEFIELD	TEXAS CREAM	REF INSTALLATION DETAIL 8-A2.2
4.02	ADHERED STONE TRIM	BORAL-CULTURED STONE	WATERTABLE/SILL	CHAMPAGNE	REF DETAIL 5-A2.2
5.01	ALUMINUM GUTTERS AND DOWNSPOUTS	TBD	6" GUTTER, 5" X 4" DOWNSPOUT	SEE COLOR SCHEDULE	
6.01	CEMENT BOARD TRIM	JAMES HARDIE	5/4"x4" / SMOOTH TEXTURE	SEE COLOR SCHEDULE	
6.03	CEMENT BOARD FASCIA	JAMES HARDIE	SMOOTH TEXTURE	SEE COLOR SCHEDULE	
6.06	CEMENT BOARD PANEL	JAMES HARDIE	SMOOTH TEXTURE	SEE COLOR SCHEDULE	
6.07	CEMENT BOARD PLANK SIDING	WOODTONE	5 1/4 " / RUSTIC SERIES	OLD CHERRY	
7.02	CEMENT BOARD LAP SIDING	JAMES HARDIE	7" EXPOSURE / CEDARMILL TEXTURE	SEE COLOR SCHEDULE	
7.04	ASPHALT ARCHITECTURAL SHINGLES	GAF CORPORATION	TIMBERLINE NATURAL SHADOW	WEATHERED WOOD	
7.05	RIDGE VENT	GAF CORPORATION	COBRA RIGIDVENT 3	-	REF SHEET A1.3 FOR DETAILS
7.06	SCUPPER	SEE PROJECT SPECS	SEE MEP	-	
7.07	OVERFLOW SCUPPER	SEE PROJECT SPECS	SEE MEP	-	
8.01	GLASS / ALUMINUM DOOR	SEE PROJECT SPECS	SEE DOOR SCHEDULE	CLEAR ANODIZED	
8.02	HOLLOW METAL DOOR	SEE PROJECT SPECS	SEE DOOR SCHEDULE	SEE COLOR SCHEDULE	
8.03	VINYL SLIDING WINDOW, TYP	ANDERSON	SILVERLINE	WHITE	
13.01	CEDAR WOOD TRUSS CANOPY	TBD	SEE STRUCTURAL	SEE COLOR SCHEDULE	
15.01	THRU-WALL HVAC UNIT	SEE PROJECT SPECS	SEE MEP	-	
15.02	MECHANICAL LOUVERS	SEE PROJECT SPECS	SEE MEP	PAINT TO MATCH ADJACENT	
15.03	ELEVATOR VENT THRU ROOF	SEE PROJECT SPECS	SEE MEP	-	REF DETAIL 4/A1.3



2 REAR ELEVATION
1/8" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"

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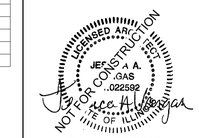

Exp. 11/30/2016

Issues & Revisions

NO.	DATE	DESCRIPTION
	8/29/16	ALT. FACADE STONE

Project Name

WoodSpring Suites

Project Address

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Tinley Park, IL 60477

WOODSPRING SUITES

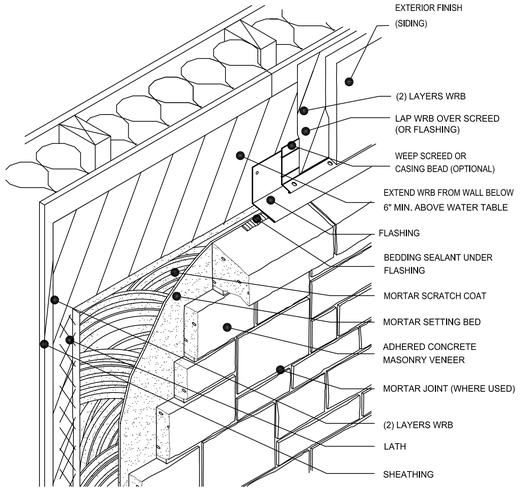
Drawn By: **RPK**
Checked By:

Document Date: **07/12/2016**
Protocyclo: **WSS_v1_2016.3 (07/01/16)**
Bulletins Through: **WSS_B34**

Project No.
HPWS03

Sheet Title
EXTERIOR ELEVATIONS VS.2

Sheet No.
A2.1



8 MASONRY VENEER WALL ASSEMBLY
12" = 1'-0"

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7.06	SCUPPER	SEE PROJECT SPECS	SEE MEP	-	
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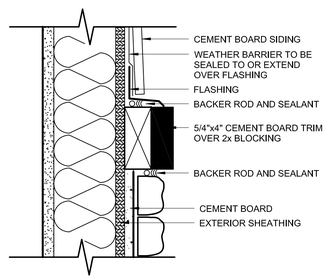
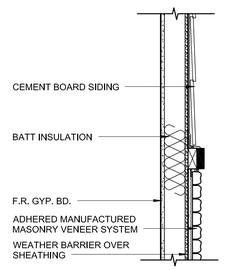
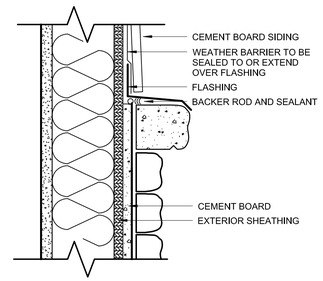


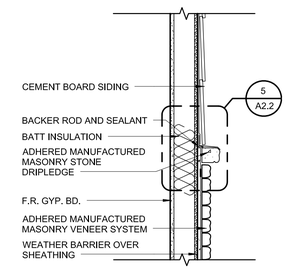
7 TRIM FLASHING
3" = 1'-0"



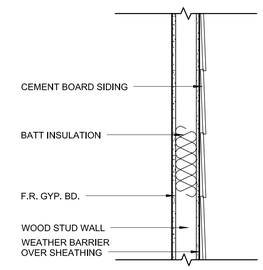
6 TRIM DETAIL
1" = 1'-0"



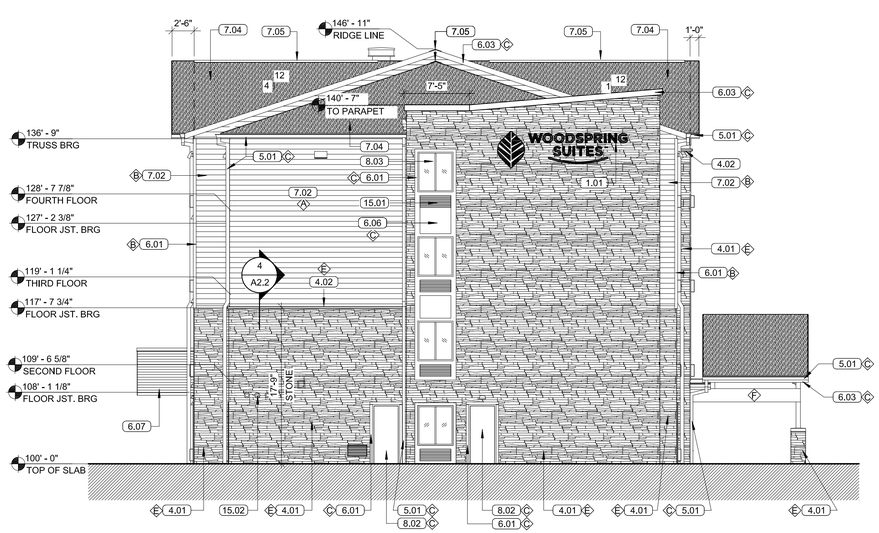
5 SILL FLASHING
3" = 1'-0"



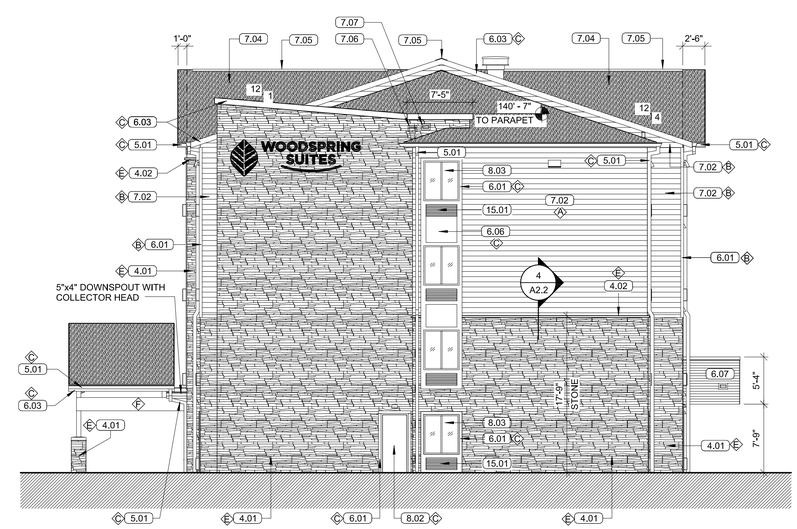
4 SILL DETAIL
1" = 1'-0"



3 JOINT DETAIL
1" = 1'-0"



2 LEFT SIDE ELEVATION
1/8" = 1'-0"



1 RIGHT SIDE ELEVATION
1/8" = 1'-0"

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CERTIFICATION

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Project No. HPWS03

Sheet Title
EXTERIOR ELEVATIONS VS.2

Sheet No.
A2.2

Cement Board Lap Siding
Select Ceadarmill Texture
Color - Primied for Paint

Painted Siding
Sherwin-Williams
SW 6202 Cast Iron

Painted Siding
Sherwin-Williams
SW 7021 Simple White

Painted Siding
Sherwin-Williams
SW 7036 Accessible Beige

Stain for Shiplap Siding (above), Front Canopy, Wood Truss, Columns & Beams
Sherwin-Williams
SW 3512 Cider Mill

Cultured Stone by Borel
Style - Cobblefield
Color - Texas Cream

Painted Cement Board Trim
Sherwin-Williams
SW 7048 Urbane Bronze

Tamko Shingles
Heritage Series
Color - Weathered Wood

HOLLADAY PROPERTIES
Building Solutions Since 1952

WOODSPRING SUITES
AN EXTENDED STAY HOTEL

Proposed Exterior Finishes

Prepared for:
The Village of Tinley Park
Planning Department

Date: 04.26.16

Tinley Park

HOLLADAY PROPERTIES
Building Solutions Since 1952

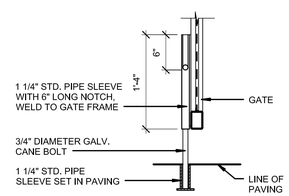
Front Elevation

Rear Elevation

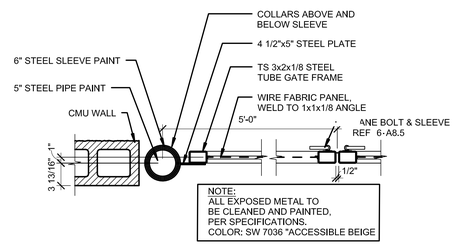
Left Elevation

Right Elevation

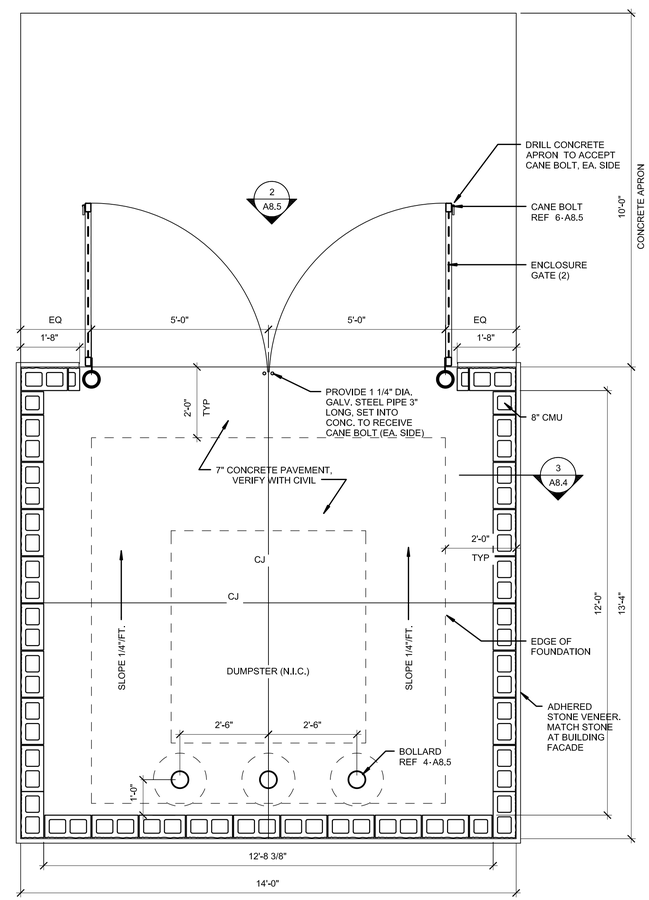
WoodSpring Suites
Exterior Elevations



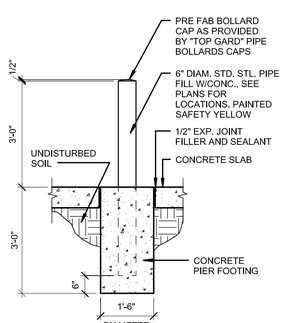
6 LATCH DETAIL
1" = 1'-0"



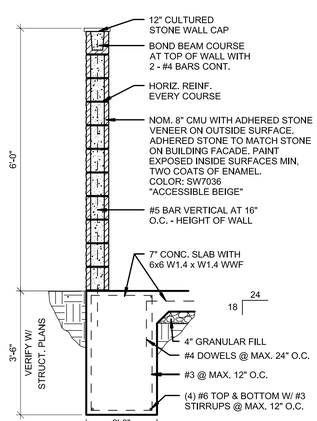
5 SECTION THROUGH GATE
1" = 1'-0"



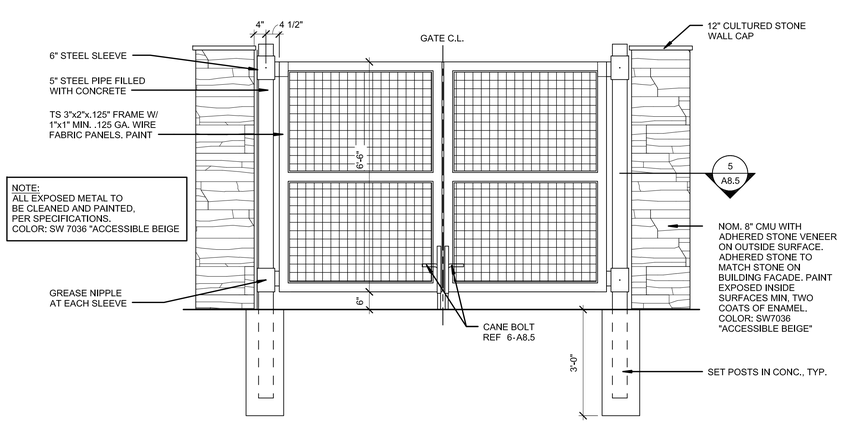
1 TRASH ENCLOSURE PLAN
1/2" = 1'-0"



4 PIPE BOLLARD
1/2" = 1'-0"



3 TRASH ENCLOSURE WALL SECTION
1/2" = 1'-0"



2 TRASH ENCLOSURE GATE ELEVATION
1/2" = 1'-0"

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Sheet Title
TRASH ENCLOSURE & DETAILS

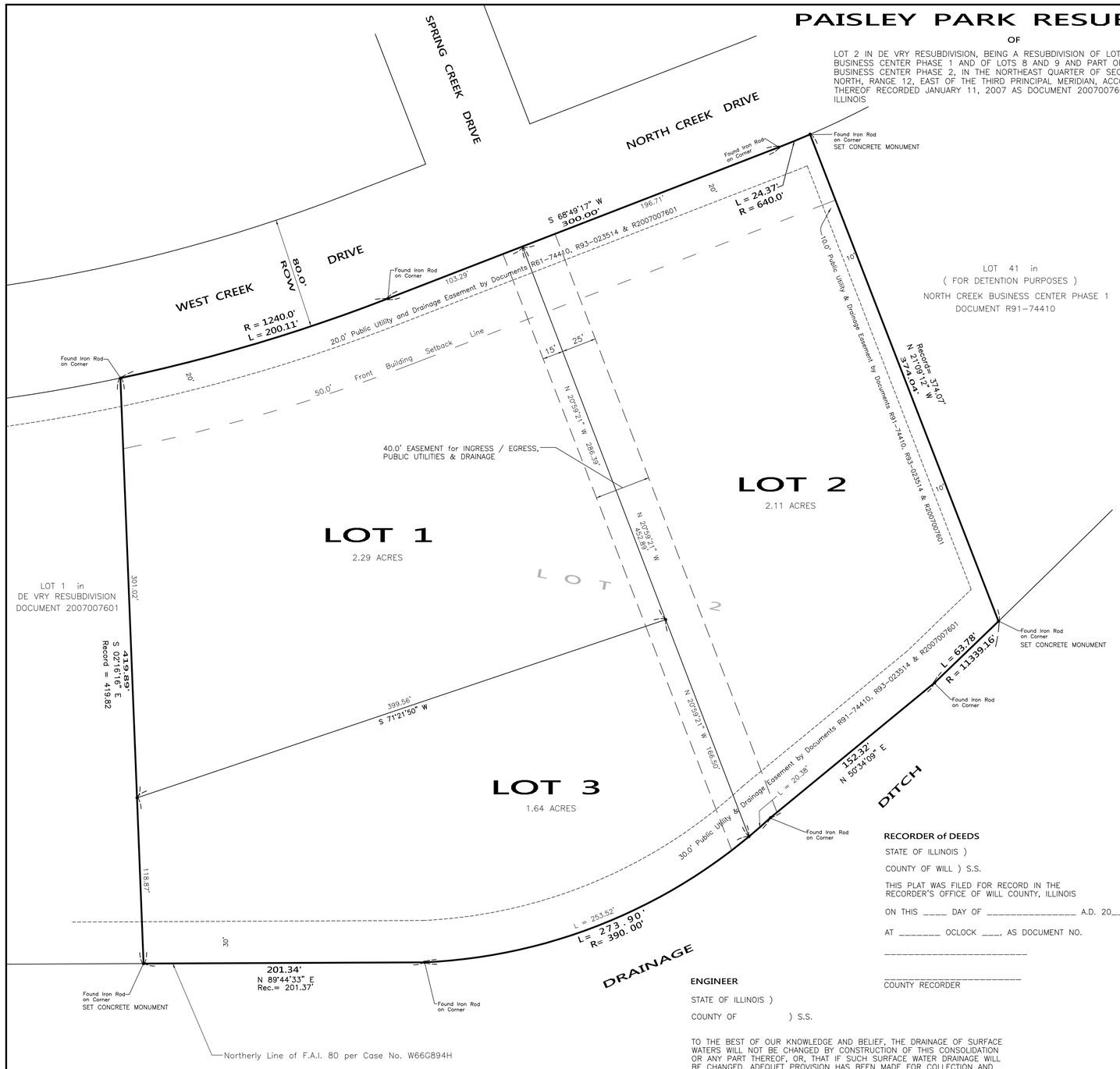
Sheet No.
A8.5

PAISLEY PARK RESUBDIVISION

PARCEL NO. 09-01-205-028-0000

OF

LOT 2 IN DE VRY RESUBDIVISION, BEING A RESUBDIVISION OF LOT 10 IN NORTH CREEK BUSINESS CENTER PHASE 1 AND OF LOTS 8 AND 9 AND PART OF LOT 7 IN NORTH CREEK BUSINESS CENTER PHASE 2, IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 11, 2007 AS DOCUMENT 2007007601, IN WILL COUNTY, ILLINOIS



EASEMENT PROVISIONS

A permanent non-exclusive easement is hereby reserved for and granted to the Village of Tinley Park, Illinois, AT & T, Commonwealth Edison Company, Northern Illinois Gas Company and all public utility and other companies of any kind operating under franchise granting them rights from said village and to their successors and assigns, in, upon, across, under and through the areas labeled "Public Utilities and Drainage Easement" (P.U.& D.E.) as well as those areas dedicated herein for streets or where otherwise noted. Such Easements shall exist for the purpose of installing, constructing, inspecting, operating, replacing, renewing, altering, enlarging, removing, repairing, cleaning and maintaining sanitary sewers, water mains, electrical, cable television, communication, gas, telephone or other utility lines and appurtenances and such other installations and service connections as may be required to furnish water, public utility and sanitary sewer services to adjacent and other areas, and such appurtenances and additions thereto including manholes, hydrants, pipes, pipelines to carry treated effluent, service connections, catch basins, and, without limitations, such other installations may be required to furnish sanitary sewer and water service as the Village may deem necessary, together with the right of access across the real estate platted hereon for the necessary personnel and equipment to do any or all of the above work.

No permanent buildings or fences shall be erected on said easements, but the premises may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses and rights.

The right is also hereby granted to the Village to cut down, trim or remove any trees, shrubs or other plants that interfere with the operation of or access to such utility installations in, on, upon, across, over under or through said Easements.

Where said Utility Easements are also used for electric, telephone, cable television or gas distribution systems or components, such other utility installations shall be subject to the prior approval of the Village of Tinley Park when there is reasonable possibility of interference of gravity or subsurface flow in any drainage ways or water mains or sanitary sewers or stabilization of vegetative groundcover.

ENGINEER

STATE OF ILLINOIS)

COUNTY OF) S.S.

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY CONSTRUCTION OF THIS CONSOLIDATION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUET PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH SUCH SUBDIVISION HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE CONSOLIDATION.

_____ OWNER

_____ NAME

_____ DATE

_____ PROFESSIONAL ENGINEER

_____ NAME

_____ FIRM

_____ DATE

RECORDER of DEEDS

STATE OF ILLINOIS)

COUNTY OF WILL) S.S.

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS

ON THIS _____ DAY OF _____ A.D. 20__,

AT _____ OCLOCK ___, AS DOCUMENT NO.

_____

_____ COUNTY RECORDER

PLAN COMMISSION

STATE OF ILLINOIS)) S.S.
COUNTY OF WILL)

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF TINLEY PARK, WILL COUNTY, ILLINOIS, THIS _____ DAY OF _____ 20__.

_____
CHAIRMAN

VILLAGE BOARD

STATE OF ILLINOIS)) S.S.
COUNTY OF WILL)

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, WILL COUNTY, ILLINOIS.

THIS _____ DAY OF _____, 20__.

SIGNED:_____
MAYOR

ATTEST:_____
VILLAGE CLERK

VILLAGE CLERK

STATE OF ILLINOIS)) S.S.
COUNTY OF WILL)

I,_____,

DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE PROPERTY INCLUDED IN THE PLAT HEREON DRAWN.

THIS _____ DAY OF _____, 20__

_____
VILLAGE CLERK

COUNTY CLERK

STATE OF ILLINOIS)) S.S.
COUNTY OF WILL)

I _____,

DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT TAXES, NO UNPAID FORFEITED TAXES, NO CURRENT GENERAL TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT JOLIET, ILLINOIS.

ILLINOIS THIS _____ DAY OF _____, 20__.

_____
COUNTY CLERK

SUPERVISOR of ASSESSMENTS

STATE OF ILLINOIS)
) S.S.
COUNTY OF WILL)

I, _____, SUPERVISOR OF ASSESSMENTS, DO CERTIFY THAT I HAVE CHECKED THE PERMANENT INDEX NUMBERS SHOWN ON THIS PLAT AND FIND SAID NUMBERS TO BE TRUE AND CORRECT.

DATED THIS _____ DAY OF _____, 20__.

_____
SUPERISOR OF ASSESSMENTS

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40ft.

OWNER

STATE OF ILLINOIS)) S.S.
COUNTY OF)

THIS IS TO CERTIFY THAT CORPORATE CORRIDORS OFFICE, LLC. IS THE OWNER OF THE LAND HEREIN DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE PLATTED AND RECORDED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED AT _____, _____,

THIS_____ DAY OF _____, A.D.20__.

BY: _____
NAME and TITLE

ATTEST: _____
NAME and TITLE

NOTARY

STATE OF ILLINOIS)
COUNTY OF) S.S.

I,_____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

_____ AND _____ , PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH AND HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON SHOWN.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20__.

AT_____, ILLINOIS.

_____
NOTARY PUBLIC

SURVEYOR

STATE OF ILLINOIS)) S.S.
COUNTY OF DU PAGE)

THIS IS TO CERTIFY THAT I, MICHAEL L. KRISCH, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE USES AND PURPOSES THEREIN SET FORTH THE PROPERTY DESCIBED IN THE ABOVE CAPTION AND AS SHOWN BY THE ANNEXED PLAT, WHICH IS A REPRESENTATION OF SAID SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, SCALE OF PLAT IS THIRTY (40) FEET PER ONE (1) INCH.

I FURTHER CERTIFY THAT THE LANDS DESCRIBED ABOVE LIE WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF TINLEY PARK, WILL COUNTY, ILLINOIS, WHICH HAS AUTHORIZED A COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS GRANTED BY THE STATE OF ILLINOIS ACCORDING TO ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

I FURTHER CERTIFY THAT NO PORTION OF THE PLATTED LANDS FALL IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO AND DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON FLOOD INSURANCE RATE MAP, 17197C0216F, EFFECTIVE DATE NOV. 6, 2000.

GIVEN UNDER MY HAND AND SEAL THIS 25TH DAY OF APRIL A.D. 2016.
AT DOWNERS GROVE, ILLINOIS.

Michael L Krisch

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2501
LICENSE EXPIRES NOVEMBER 30, 2016

MICHAEL L. KRISCH PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS No.35-2501 DOWNERS GROVE, IL

Symbols Legend

	Sanitary Sewer Manhole
	Storm Sewer Manhole
	Catch Basin
	Curb Inlet
	Fire Hydrant
	Water Valve In Vault
	Water Valve
	B-Box
	Sign
	Street Sign
	Gas Valve
	Landscape Light / Post
	Light Pole
	Electric Transformer
	Utility Pedestal
	Telephone Manhole
	Electric Handhole
	Traffic Signal Pole
	Pole Anchor
	Utility Pole w/ Overhead Wire Direction
—S—	Storm Sewer
—S—	Sanitary Sewer
—W—	Watermain
—G—	G-Gasmain
—E—	E-Underground Electric Line
—T—	T-Underground Telephone Line
—TV—	TV-Underground Cable Television
—FO—	FO-Underground Fiber Optic Line
—FM—	FM-Force Main Sewer

Prepared for: CORPORATE CORRIDORS OFFICE, LLC
9850 W. 190TH STREET, SUITE B
MOKENA, IL. 60448

No.	Date	Revision Description	By:
1	7/07/16	Lot Configuration & Ease.	MLK

KRISCH LAND SURVEYING, LLC
PROFESSIONAL DESIGN FIRM LICENSE No. 184-006866
P.O.Box 929 • Plainfield, IL 60544 • Phone: 630.627.5589 Fax: 630.627.5594
SURVEYING - CONSULTING - CONSTRUCTION LAYOUT

Scale: 1" = 40' | Drawn: MLK | Chk'd: | GDK File# 16-013 | CAD File: 16-013-Sub

Email: m.krisch@gdkls.com

SITE MAP

WOODSPRING SUITES

ADDRESS: TINLEY PARK, IL

DRAWN BY: C2C

DATE: 04/19/2016

REVISED:

PAGE: 1

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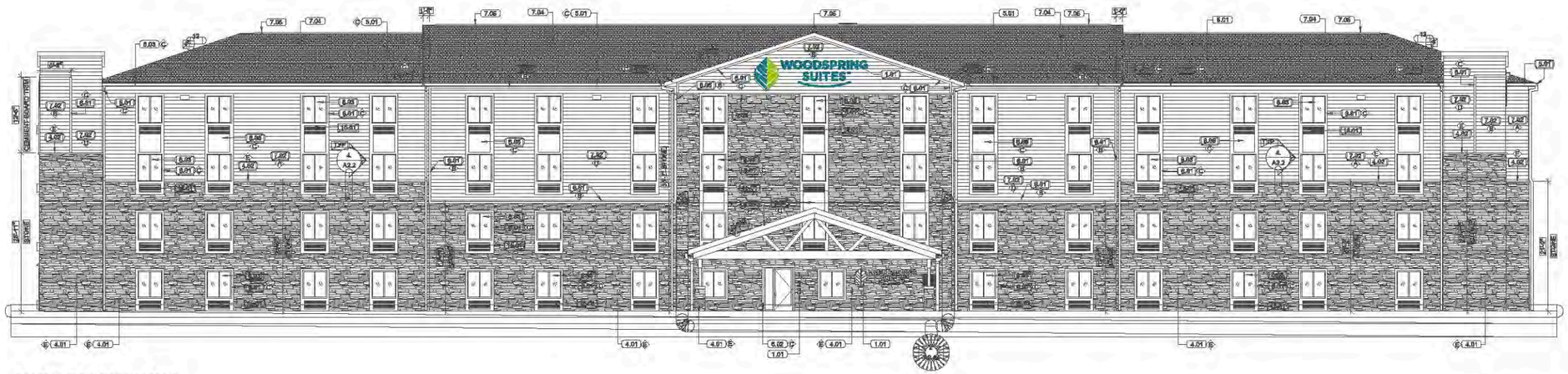
YOUR IMAGE. OUR PRIORITY.

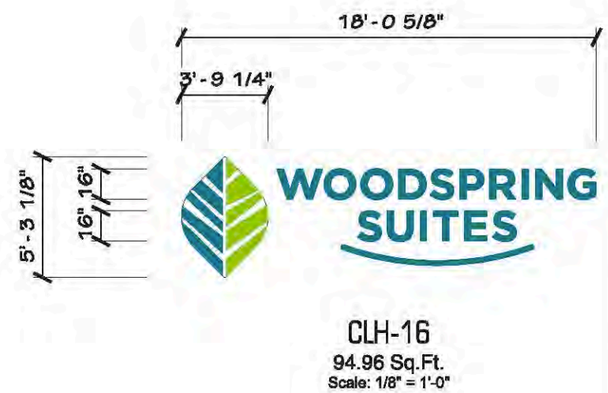
2855 International Parkway
Virginia Beach, VA 23452

SIGN 01

PROPOSED



FRONT ELEVATION



SIGN DETAILS:

Sign Type: CLH-16

Description: Channel Letters Horizontal

Restoration SOW: N/A

Electrical SOW: To be provided to sign location by others

Landscaping SOW: N/A

Comments:
Proposed - 94.96 sq.ft.

WOODSPRING SUITES

ADDRESS: TINLEY PARK, IL

DRAWN BY: C2C

DATE: 04/19/2016

REVISED:

PAGE: 2

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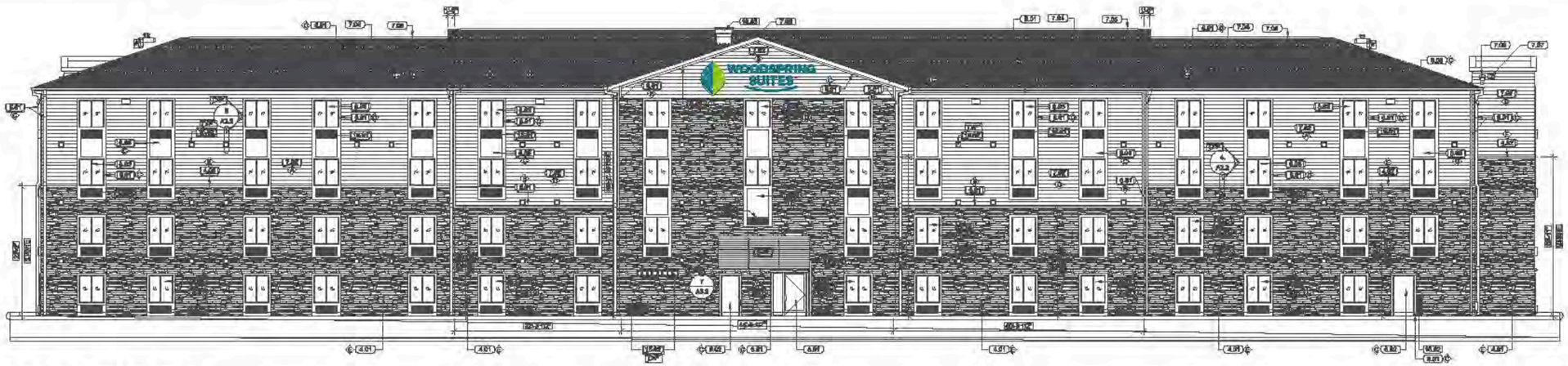
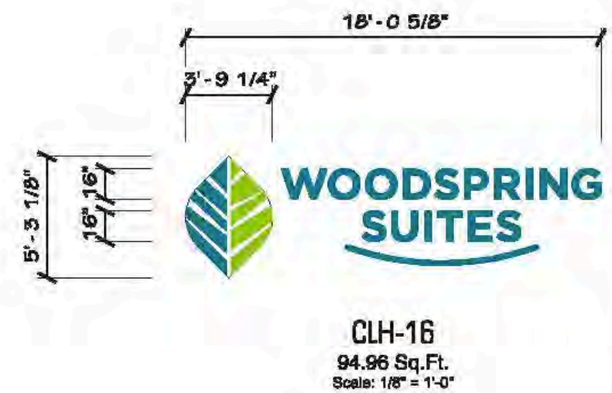
Virginia Beach, VA 23452

SIGN 02

PROPOSED



REAR ELEVATION



SIGN DETAILS:

Sign Type: CLH-16

Description: Channel Letters Horizontal

Restoration SOW: N/A

Electrical SOW: To be provided to sign location by others

Landscaping SOW: N/A

Comments:
Proposed - 94.96 sq.ft.

WOODSPRING SUITES

ADDRESS: TINLEY PARK, IL

DRAWN BY: C2C

DATE: 04/19/2016

REVISED:

PAGE: 3

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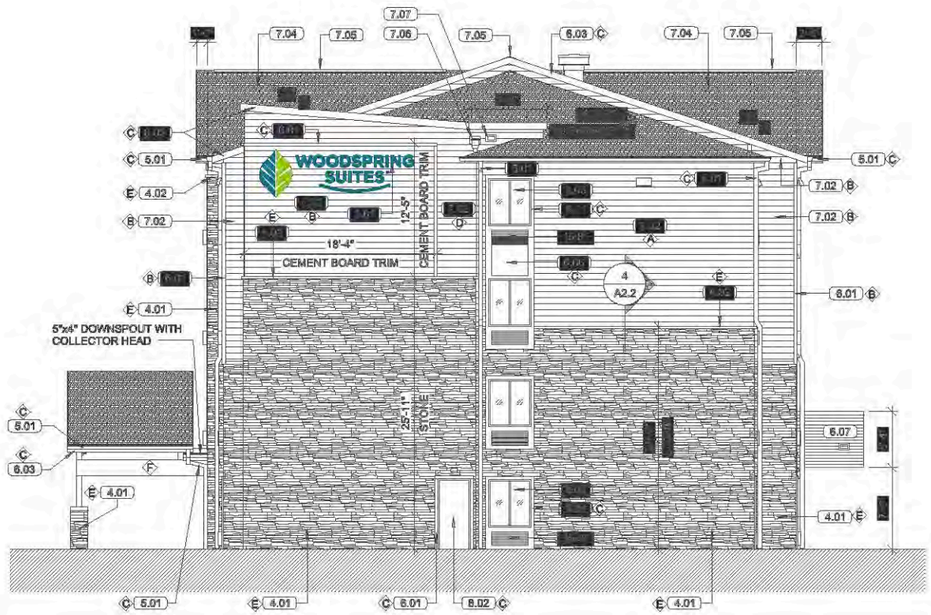
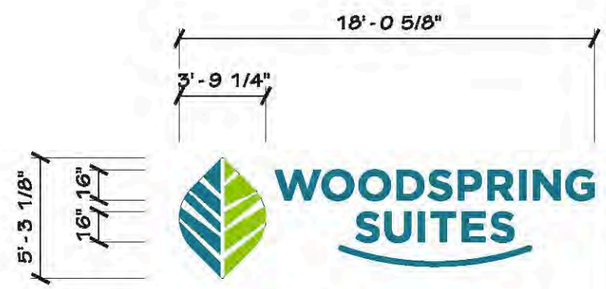
2655 International Parkway
Virginia Beach, VA 23452

SIGN 03

PROPOSED



RIGHT SIDE ELEVATION



CLH-16
94.96 Sq.Ft.
Scale: 1/8" = 1'-0"

SIGN DETAILS:

Sign Type: CLH-16

Description: Channel Letters Horizontal

Restoration SOW: N/A

Electrical SOW: To be provided to sign location by others

Landscaping SOW: N/A

Comments:
Proposed - 94.96 sq.ft.

WOODSPRING SUITES

ADDRESS: TINLEY PARK, IL

DRAWN BY: C2C

DATE: 04/19/2016

REVISED:

PAGE: 4

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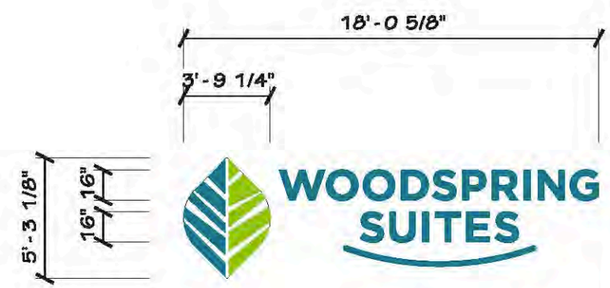
2655 International Parkway
Virginia Beach, VA 23452

SIGN 04

PROPOSED

LEFT SIDE ELEVATION



CLH-16
94.96 Sq.Ft.
Scale: 1/8" = 1'-0"

SIGN DETAILS:

Sign Type: CLH-16

Description: Channel Letters Horizontal

Restoration SOW: N/A

Electrical SOW: To be provided to sign location by others

Landscaping SOW: N/A

Comments:
Proposed - 94.96 sq.ft.

WOODSPRING SUITES

ADDRESS: TINLEY PARK, IL

DRAWN BY: C2C

DATE: 04/19/2016

REVISED:

PAGE: 5

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2655 International Parkway
Virginia Beach, VA 23452

SIGN 05

PROPOSED

SIGN DETAILS:

Sign Type: M-50 w/ Brick Base

Description: Custom Monument Sign

Restoration SOW: N/A

Electrical SOW: To be provided to sign location by others

Landscaping SOW: N/A

Comments:
Proposed - 62.41 sq.ft.

WOODSPRING SUITES

ADDRESS: TINLEY PARK, IL

DATE: 07/19/2016

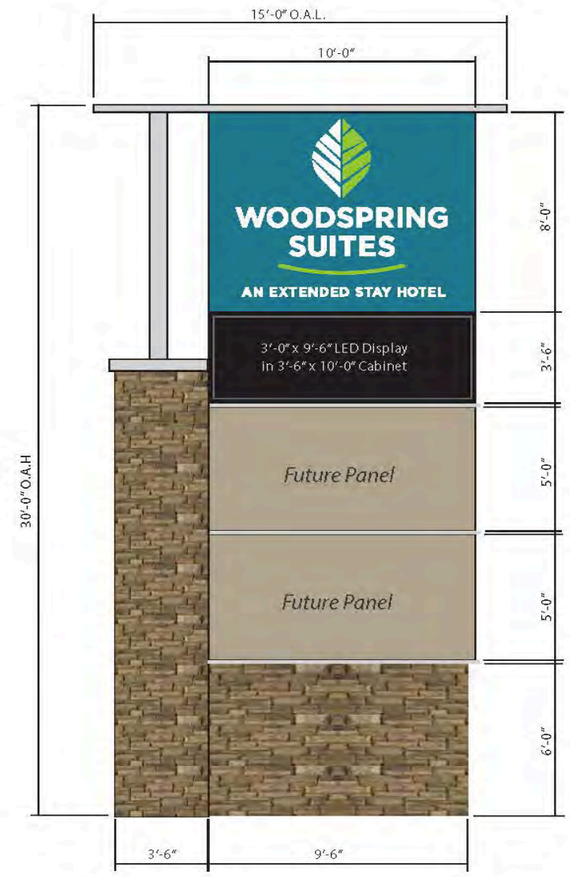
REVISED:

DRAWN BY: RPK

PAGE: 6

SIGN 06

PROPOSED



PR-25 Custom
Total: 215 sq. ft.

SIGN DETAILS:

Sign Type: PR-25-Custom

Description: Custom Pylon w/ Multiple Cabinets

Restoration SOW: N/A

Electrical SOW: To be provided to sign location by others

Landscaping SOW: N/A

Comments:
Proposed - 215 sq.ft. / combined area of all cabinets

WOODSPRING SUITES

ADDRESS: TINLEY PARK, IL

DATE: 04/19/2016

REVISED:

DRAWN BY: RPK

PAGE: 7

WOODSPRING SUITES
AN EXTENDED STAY HOTEL

Site Selection Criteria Package

SITE SUMMARY

Report Author	

Site Name	**New Store**	***Nearest WoodSpring Suites***	
Market	Chicago, IL	Romeoville, IL (Chicago)	
Trade Area	TA 2	Distance to VP (mi)	18.2

SITE DECISION SYSTEMS (SDS)	
Site Specific Heat Score	8.5

	Preferred	Actual
POPULATION		
1-Mile Population	5,000	2,433
3-Mile Population	50,000	68,752
5-Mile Population	100,000	183,162
EMPLOYERS		
Total Local Employees [manual entry]	-	
Employers with 150+ local employees	20	47
Employer Dispersion Score (150+ employees)	-	286.7°
TRAFFIC FLOW		
Minimum Traffic Volume at Site	60,000	104,200
Recorded At (Intersection/Street)	-	I- 80 & Harlem Ave
Year Recorded	-	2010
MARKET INCOME		
1-Mile Median Income	-	$75,027
Market Median Income	-	$68,304
Difference, 1-Mile vs Market	+/- 5%	9.0%

KEY PERFORMANCE INDICATOR REPORT	Value	Grade
Businesses, Count (15 min)	11,961	A
Business Dispersion	304.8°	A
Key Industries (10 min)	14.3%	C
Traffic Count, Near	104,000	A
Population, Non-Instit (10 min)	196,141	A
Families With Children (5 min)	24.9%	A
Non-Vacant Housing (10 min)	95.4%	A
Non-Poverty Households (5 min)	93.3%	A
Median Housing Value (5 min)	$244,574	A
Males Age 35-54 (5 min)	13.3%	A
KPI Site Grade (overall)		**A**

CURRENT EXTENDED-STAY PRESENCE

WOODSPRING SUITES MARKET COMPARISONS		[manual entry]	
Distance (mi)	*Hotel Name*	*Sign Rate*	*Owned By*
18.2	Romeoville, IL (Chicago)		n/a

NEAREST EXTENDED-STAY COMPETITION (within 10-miles)		[manual entry]	[manual entry]
Distance (mi)	*Hotel Name*	*Weekly Rate*	*Check-In Date*

The content contained herein is for illustrative purposes only and should not be relied on as the basis for pursuing this property. The data used in these documents was compiled using reasonable care and during a period in time but WoodSpring Suites does not guarantee or warranty the accuracy or completeness of the information provided. Please refer to page 2 for additional details.

Consumer Profile Report

For Market: West Creek Drive Tinley Park, IL
Market Definition: Store: New Store, Custom Trade Area
Date Mkt Def Created: 9/6/2016

	1 Mile		2 Miles		3 Miles		5 Miles		5 Minutes		10 Minutes	
	#	%	#	%	#	%	#	%	#	%	#	%
Market Stats												
Population	2,433	---	28,050	---	68,752	---	183,162	---	23,201	---	165,508	---
5 Year Projected Pop	2,334	---	27,893	---	68,558	---	182,725	---	22,995	---	165,087	---
Pop Growth (%)	-4.1%	---	-0.6%	---	-0.3%	---	-0.2%	---	-0.9%	---	-0.3%	---
Households	1,044	---	10,532	---	25,072	---	67,186	---	9,132	---	60,173	---
5 Year Projected HHs	996	---	10,419	---	24,928	---	66,973	---	9,010	---	59,963	---
HH Growth (%)	-4.6%	---	-1.1%	---	-0.6%	---	-0.3%	---	-1.3%	---	-0.3%	---
Census Stats												
2000 Population	1,511	---	22,646	---	59,145	---	162,248	---	20,047	---	146,820	---
2010 Population	2,546	---	28,162	---	68,701	---	182,150	---	23,297	---	164,793	---
Pop Growth (%)	68.5%	---	24.4%	---	16.2%	---	12.3%	---	16.2%	---	12.2%	---
2000 Households	598	---	8,092	---	20,333	---	56,669	---	7,443	---	50,650	---
2010 Households	1,091	---	10,579	---	24,990	---	66,733	---	9,150	---	59,837	---
HH Growth (%)	82.4%	---	30.7%	---	22.9%	---	17.8%	---	22.9%	---	18.1%	---
Total Population by Age												
Average Age	43.5		39.8		39.6		40.6		40.1		40.1	
19 yrs & under	511	21.0%	6,270	22.4%	15,337	22.3%	39,276	21.4%	5,119	22.1%	36,189	21.9%
20 to 24 yrs	175	7.2%	2,878	10.3%	7,225	10.5%	19,753	10.8%	2,230	9.6%	18,054	10.9%
25 to 34 yrs	246	10.1%	3,212	11.5%	7,934	11.5%	20,556	11.2%	2,807	12.1%	18,857	11.4%
35 to 44 yrs	297	12.2%	3,364	12.0%	8,287	12.1%	20,504	11.2%	2,877	12.4%	18,946	11.4%
45 to 54 yrs	321	13.2%	4,137	14.7%	9,955	14.5%	26,048	14.2%	3,320	14.3%	23,444	14.2%
55 to 64 yrs	341	14.0%	4,049	14.4%	10,207	14.8%	27,590	15.1%	3,260	14.1%	24,464	14.8%
65 to 74 yrs	295	12.1%	2,525	9.0%	6,213	9.0%	18,035	9.8%	2,128	9.2%	15,710	9.5%
75 to 84 yrs	174	7.2%	1,157	4.1%	2,606	3.8%	8,269	4.5%	1,013	4.4%	7,126	4.3%
85 + yrs	73	3.0%	458	1.6%	987	1.4%	3,131	1.7%	446	1.9%	2,718	1.6%
Population Bases												
20-34 yrs	421	17.3%	6,090	21.7%	15,160	22.0%	40,309	22.0%	5,038	21.7%	36,911	22.3%
45-64 yrs	661	27.2%	8,186	29.2%	20,162	29.3%	53,638	29.3%	6,581	28.4%	47,908	28.9%
16 yrs +	1,976	81.2%	22,549	80.4%	55,314	80.5%	148,944	81.3%	18,677	80.5%	133,928	80.9%
25 yrs +	1,747	71.8%	18,902	67.4%	46,190	67.2%	124,132	67.8%	15,852	68.3%	111,265	67.2%
65 yrs +	542	22.3%	4,139	14.8%	9,806	14.3%	29,434	16.1%	3,587	15.5%	25,554	15.4%
75 yrs +	247	10.2%	1,614	5.8%	3,593	5.2%	11,399	6.2%	1,459	6.3%	9,844	5.9%
85 yrs +	73	3.0%	458	1.6%	987	1.4%	3,131	1.7%	446	1.9%	2,718	1.6%

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Consumer Profile Report

For Market: West Creek Drive Tinley Park, IL
Market Definition: Store: New Store, Custom Trade Area
Date Mkt Def Created: 9/6/2016

	1 Mile		2 Miles		3 Miles		5 Miles		5 Minutes		10 Minutes	
	#	%	#	%	#	%	#	%	#	%	#	%
Population by Race												
White	1,575	64.7%	22,774	81.2%	54,930	79.9%	126,789	69.2%	18,650	80.4%	109,494	66.2%
Hispanic	156	6.4%	1,989	7.1%	4,823	7.0%	12,558	6.9%	1,821	7.8%	11,504	7.0%
African American	538	22.1%	1,794	6.4%	5,804	8.4%	35,585	19.4%	1,611	6.9%	37,320	22.5%
Asian	116	4.8%	1,129	4.0%	2,351	3.4%	5,690	3.1%	828	3.6%	4,868	2.9%
Ancestry												
American Indian (ancestry)	3	0.1%	29	0.1%	67	0.1%	203	0.1%	26	0.1%	190	0.1%
Hawaiin (ancestry)	0	0.0%	4	0.0%	8	0.0%	31	0.0%	4	0.0%	31	0.0%
Household Income												
Per Capita Income	$37,419	---	$34,229	---	$33,595	---	$32,928	---	$33,522	---	$31,743	---
Average HH Income	$87,186	---	$91,158	---	$92,122	---	$89,769	---	$85,167	---	$87,309	---
Median HH Income	$71,762	---	$77,523	---	$78,613	---	$75,246	---	$72,581	---	$72,414	---
Less than $25K	165	15.8%	1,383	13.1%	3,091	12.3%	9,000	13.4%	1,357	14.9%	8,846	14.7%
$25K to $34.9K	78	7.5%	594	5.6%	1,449	5.8%	4,749	7.1%	539	5.9%	4,420	7.3%
$35K to $49.9K	72	6.9%	843	8.0%	2,511	10.0%	7,562	11.3%	874	9.6%	6,669	11.1%
$50K to $74.9K	233	22.3%	2,245	21.3%	4,789	19.1%	12,164	18.1%	1,970	21.6%	11,232	18.7%
$75K to $99.9K	125	12.0%	1,696	16.1%	4,173	16.6%	10,364	15.4%	1,460	16.0%	9,087	15.1%
$100K to $149.9K	228	21.8%	2,101	19.9%	5,208	20.8%	13,671	20.3%	1,689	18.5%	11,686	19.4%
$150K to $199.9K	89	8.5%	1,215	11.5%	2,839	11.3%	6,884	10.2%	911	10.0%	6,077	10.1%
$200K +	54	5.2%	455	4.3%	1,013	4.0%	2,794	4.2%	333	3.6%	2,157	3.6%
Education	1,747		18,902		46,190		124,132		15,852		111,265	
Less than 9th Grade	64	3.7%	474	2.5%	1,088	2.4%	2,977	2.4%	433	2.7%	2,649	2.4%
Some HS, No Diploma	54	3.1%	556	2.9%	1,491	3.2%	4,569	3.7%	481	3.0%	4,774	4.3%
HS Grad (or Equivalent)	401	23.0%	4,863	25.7%	12,204	26.4%	33,369	26.9%	4,209	26.6%	30,871	27.7%
Some College, No Degree	396	22.7%	4,378	23.2%	11,049	23.9%	29,686	23.9%	3,719	23.5%	27,621	24.8%
Associate Degree	111	6.3%	1,553	8.2%	3,990	8.6%	10,917	8.8%	1,375	8.7%	9,732	8.7%
Bachelor Degree	517	29.6%	4,878	25.8%	10,868	23.5%	27,574	22.2%	3,996	25.2%	23,087	20.8%
Graduates Degree	156	8.9%	1,853	9.8%	4,626	10.0%	12,025	9.7%	1,388	8.8%	10,146	9.1%

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Consumer Profile Report

For Market: West Creek Drive Tinley Park, IL
Market Definition: Store: New Store, Custom Trade Area
Date Mkt Def Created: 9/6/2016

	1 Mile		2 Miles		3 Miles		5 Miles		5 Minutes		10 Minutes	
	#	%	#	%	#	%	#	%	#	%	#	%
Employment (Pop 16+)	1,976		22,549		55,314		148,944		18,677		133,928	
Armed Services	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Civilian	1,317	66.6%	15,865	70.4%	39,230	70.9%	102,284	68.7%	13,129	70.3%	91,992	68.7%
Employed	1,245	63.0%	15,172	67.3%	37,162	67.2%	95,558	64.2%	12,510	67.0%	85,544	63.9%
Unemployed	72	3.6%	693	3.1%	2,068	3.7%	6,726	4.5%	620	3.3%	6,448	4.8%
Not in Labor Force	659	33.4%	6,684	29.6%	16,084	29.1%	46,660	31.3%	5,547	29.7%	41,936	31.3%
Daytime Population	1,245		15,172		37,162		95,558		12,510		85,544	
White Collar	985	79.1%	10,482	69.1%	25,397	68.3%	66,173	69.2%	8,556	68.4%	58,037	67.8%
Blue Collar	260	20.9%	4,690	30.9%	11,766	31.7%	29,385	30.8%	3,954	31.6%	27,507	32.2%
Family Structure	638		7,450		18,444		49,096		6,068		44,052	
Single - Male	7	1.1%	297	4.0%	576	3.1%	1,489	3.0%	277	4.6%	1,340	3.0%
Single - Female	55	8.5%	454	6.1%	1,366	7.4%	4,496	9.2%	384	6.3%	4,227	9.6%
Single Parent - Male	8	1.3%	220	3.0%	391	2.1%	998	2.0%	244	4.0%	928	2.1%
Single Parent - Female	53	8.2%	609	8.2%	1,398	7.6%	3,771	7.7%	513	8.5%	3,897	8.8%
Married w/ Children	201	31.5%	2,662	35.7%	6,674	36.2%	15,986	32.6%	2,067	34.1%	13,893	31.5%
Married w/out Children	315	49.4%	3,207	43.0%	8,038	43.6%	22,357	45.5%	2,583	42.6%	19,767	44.9%
Household Size												
1 Person	375	35.9%	2,746	26.1%	5,787	23.1%	15,784	23.5%	2,697	29.5%	14,056	23.4%
2 People	334	31.9%	3,147	29.9%	7,534	30.0%	20,731	30.9%	2,744	30.0%	18,210	30.3%
3 People	133	12.7%	1,696	16.1%	4,353	17.4%	11,469	17.1%	1,429	15.7%	10,346	17.2%
4 to 6 People	186	17.8%	2,776	26.4%	6,989	27.9%	17,987	26.8%	2,127	23.3%	16,381	27.2%
7+ People	17	1.6%	168	1.6%	410	1.6%	1,216	1.8%	135	1.5%	1,179	2.0%
Home Ownership	1,044		10,532		25,072		67,186		9,132		60,173	
Owners	918	87.9%	8,979	85.2%	21,854	87.2%	57,949	86.3%	7,390	80.9%	51,407	85.4%
Renters	126	12.1%	1,554	14.8%	3,218	12.8%	9,237	13.7%	1,742	19.1%	8,767	14.6%
Components of Change												
Births	24	1.0%	328	1.2%	816	1.2%	2,120	1.2%	272	1.2%	1,947	1.2%
Deaths	30	1.2%	240	0.9%	561	0.8%	1,641	0.9%	210	0.9%	1,439	0.9%
Migration	26	1.1%	-73	-0.3%	-324	-0.5%	-540	-0.3%	-73	-0.3%	-578	-0.3%

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----------Reserved for Recording Data----------

This instrument was prepared by
and after recording return to:

DECLARATION OF EASEMENT [ACCESS AND MONUMENT SIGN]

THIS DECLARATION OF EASEMENT [MONUMENT SIGN] ("**Declaration**") is made as of _____, 2016 ("**Effective Date**"), by _____ ("**Declarant**").

RECITALS

A. Declarant is the owner of the tract of land legally described as "**Lot 1**" on Exhibit A attached hereto and made a part hereof, and depicted on the site plan attached hereto and made a part hereof as Exhibit B.

B. Lot 2 Owner is the owner of that certain tract of land legally described as "**Lot 2**" on Exhibit A, and depicted on Exhibit B attached hereto and made a part hereof (said tract together with the buildings and improvements thereon, if any, are sometimes hereinafter collectively referred to as "**Lot 2**").

C. Lot 3 Owner is the owner of that certain tract of land legally described as "**Lot 3**" on Exhibit A, and depicted on Exhibit B attached hereto and made a part hereof (said tract together with the buildings and improvements thereon, if any, are sometimes hereinafter collectively referred to as "**Lot 3**").

D. Lot 1, Lot 2 and Lot 3 together with the buildings and improvements thereon, if any, are sometimes hereinafter collectively referred to as the "**Lots**," and individually referred to as a "**Lot**").

E. Declarant desires for a monument sign to be constructed and maintained along West Creek Drive that will mutually benefit businesses on all Lots. Signage that is constructed will be mutually agreed upon and conform to the design and dimensions approved by the Village of Tinley Park.

F. Declarant desires to declare and grant nonexclusive easements appurtenant to Lot 2 and Lot 3 over, across, upon, under and through Lot 1 for the purposes of installing, constructing, utilizing, operating, maintaining, repairing, restoring, reconstructing, removing, replacing and renewing a proposed monument sign and associated landscaping forming part of Lot 1 Owner's proposed development of Lot 1.

NOW, THEREFORE, to facilitate the economic and related development of each Lot, Declarant does hereby declare that each of the following easements, covenants, conditions and restrictions shall exist at all times hereafter and be binding upon, and inure to the benefit of, each Lot.

1. **EASEMENT DECLARATIONS AND GRANTS**.

(a) Access. Subject to the conditions and limitations hereinafter set forth, Declarant hereby declares and grants for the benefit of Lot 2, a nonexclusive easement appurtenant to Lot 1 over, across and upon the perimeter driveways and parking areas, sidewalks, walkways, trailways, and driveways to be located within Lot 1, as the same may exist from time to time, for the purpose of providing the owner from time to time of Lot 2 and their respective agents and representatives ingress and egress to, from and between the proposed Monument sign for purposes of installing, constructing, utilizing, operating, maintaining, repairing, restoring, reconstructing, removing, replacing and renewing a proposed monument sign and associated landscaping. Declarant further declares and grants for the benefit of Lot 3, a nonexclusive easement appurtenant to Lot 1 over, across and upon the perimeter driveways and parking areas, sidewalks, walkways, trailways, and driveways to be located within Lot 1, as the same may exist from time to time, for the purpose of providing the owner from time to time of Lot 3 and their respective agents and representatives ingress and egress to, from and between the proposed Monument Sign for purposes of utilizing the proposed monument sign.

(b) West Creek Monument Sign. Subject to the conditions and limitations hereinafter set forth, Declarant hereby declares and grants for the benefit of Lot 2 and Lot 3, a nonexclusive easement appurtenant to Lot 1 for the purpose of providing the owner from time to time of Lot 2 and Lot 3 and their respective agents, contractors and representatives the ability to install, construct, utilize, operate, maintain, repair, restore, reconstruct, remove, replace and renew a proposed monument sign and associated landscaping.

(c) Initial Construction. Lot 2 and Lot 3 owners shall each pay, 25% and Declarant 50%, of costs relating to the initial construction of the proposed monument sign and associated landscaping.

(d) Panel Installation and Maintenance. Declarant, owner of Lot 2 and Owner of Lot 3 will each be responsible for all costs associated with the installation and maintenance of the individual panel on the slot as assigned in Exhibit C attached hereto. All other operation and maintenance costs will be split as described in Section C "Initial Construction" and Section E "Monument Sign Operation and Maintenance"

(e) Monument Sign Operation and Maintenance.

(i) Declarant shall, subject to reimbursement herein, operate and maintain the monument sign and associated landscaping. Maintenance of the monument sign and associated landscaping shall be subject to Declarants sole management and control. Declarant may promulgate such reasonable rules and regulations for the I-80 sign and landscaping maintenance and use as Declarant deems appropriate and Lot 1 and Lot 2 Owners shall be bound thereby.

(ii) Lot 2 and Lot 3 owners shall each pay, 25% of related Sign Operation and Maintenance Expenses (as herein defined) in quarterly installments upon receipt of an invoice from Declarant. **"Sign Operation and Maintenance Expenses"** shall mean and include all expenses incurred or committed to be incurred with respect to the maintenance, power supply, cleaning, repair, operation, use, maintenance, renewal, restoration, and replacement of the West Creek Drive Monument Sign and associated landscape improvements as actually spent by Declarant on a quarterly basis.

(iii) Declarant shall, at the request of Lot 2 and/or Lot 3 owners make available to Lot 2 and/or Lot 3 owners for its inspection and examination all of the books and records that relate to the determination of Lot 2 and/or Lot 3 owner's liability for its proportionate share of Sign Operation and Maintenance Expenses. Declarant also agrees to make such books and records available to an independent certified accountant selected by Lot 1 and/or Lot 2 owners, for review and audit, at Lot 2 and/or Lot 3 owners sole

cost and expense. If such audit reveals an error in any such amount or adjustment, an appropriate adjustment shall be made based upon such audit.

2. **DURATION**. The easements, covenants, conditions and restrictions herein contained shall be perpetual, shall create mutual benefits and covenants running with the land and shall be binding upon any owner, tenant, or occupant of the Lots and their respective heirs, personal representatives, successors and assigns.

3. **INDEMNIFICATION**. The Declarant agrees to defend, indemnify and hold harmless Lot 2 and Lot 3 owners from and against all claims, damages, liabilities and expenses (including reasonable attorneys fees, court costs and expenses) which are incurred by Declarant arising from or relating to exercise of the easement rights granted herein, except to the extent caused by willful or negligent acts of the Declarant or to the extent covered by insurance. Declarant shall tender defense of any claim subject to the foregoing indemnity to the owner of Lot 2 and/or Lot 3 in sufficient time to avoid prejudice, and such owner shall be entitled to defend the same with counsel of its selection and reasonably acceptable to Declarant.

4. **NOT A PUBLIC DEDICATION**. Nothing herein contained shall be deemed to be a grant or dedication of the Access and West Creek Drive Monument Sign Easement Area or any portion of the Project to the general public or for the general public or for any public purposes whatsoever, it being the intention of Declarant that this Declaration shall be strictly limited to and for the purposes herein expressed.

5. **PARTIAL INVALIDITY**. Should any one or more of the provisions of this Declaration be determined to be invalid, unlawful or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions hereof shall not in any way be affected or impaired unless as a result the purpose and intent of this Declaration shall thereby be substantially and essentially impaired. Under said circumstances, Declarant shall diligently proceed to revise this Declaration in order to rememorialize such purpose and intent.

6. **RIGHTS RESERVED**. The easement herein granted is and shall be expressly subject to any easements and right-of-way already existing or created by Declarant in, over, upon and across Lot 1, and Declarant reserves and retains the right to convey similar rights-of-way and easements to such other persons or entities as Declarant may deem proper for any purpose which does not materially interfere with or prevent the use by the owner of Lot 2 and/or Lot 3 of the easement herein granted. Declarant reserves and shall continue to enjoy the use of Lot 1 for any purpose which does not interfere with or prevent the use by the owner of Lot 2 and/or Lot 3 of the easement herein granted, including the right to locate and relocate buildings, driveways, parking areas and other improvements to be located upon Lot 1.

7. **NOTICE.** All notices and demands herein required or permitted shall be in writing and shall be sent by United States Certified Mail return receipt requested, personal delivery, recognized overnight courier (guaranteeing next day delivery) or facsimile with proof of transmission. Any notice to Declarant shall be delivered to _____, Attn: _____, Facsimile No.: _____, with a copy to: _____. Any notice to Lot 1 Owner shall be delivered to _____, Attn: _____, Facsimile No.: _____, with a copy to: _____. Any notice to Lot 2 Owner shall be delivered to _____, Attn: _____, Facsimile No.: _____, with a copy to: _____. All notices shall be deemed given two (2) business days following deposit in the United States mail with respect to a certified mail, one (1) business day following deposit if delivered to an overnight courier guaranteeing next day delivery (with receipt) or on same day if sent by personal delivery or telecopy (with proof of transmission), or on the first date of any rejection. Attorneys for the owner of a Lot shall be authorized to give notices for such owner. Declarant may change its address for the service of notice by giving written notice of such change to the owners of the other Tracts in the manner above specified.

8. **MISCELLANEOUS**. Any consent or approval required of Declarant hereunder may be given by the person(s) or entity(s) holding beneficial ownership in Declarant. All rights and responsibilities reserved to Declarant hereunder may be exercised by the owner of Lot 1; if there is more than one (1) owner of Lot 1, such owners shall designate a single owner to act as Declarant. Declarant may transfer the rights and responsibilities reserved to it hereunder to any other person(s) or legal entity (provided such person(s) or legal entity will be the owner of Lot 1) by written instrument recorded in the Office of the Recorder of Deeds of Will County, Illinois, but only if such instrument specifically gives the transferee the right to enforce the provisions of this Declaration. Mere purchase of Lot 1 or any portion thereof shall confer no right to enforce the aforesaid provisions. Wherever a transfer occurs in the ownership of any Lot, the transferor shall have no further liability for breach of covenant occurring thereafter. Each Lot owner agrees to look solely to the interest of any other Lot owner in its respective Lot for the recovery of any judgment from such owner, it being agreed that the owner of any such Lot and its partners, directors, officers, members, managers or shareholders shall never be personally liable for such judgment. In the event any Lot is subdivided after the Effective Date, the benefits and burdens created hereby shall benefit and be binding upon any lot(s) created by such subdivision, and all references herein to any such Lot shall mean and refer to the lot(s) created by such subdivision, and all rights and obligations of the Lot owner shall be deemed to be the rights and obligations of the owner(s) of any tract created by such subdivision. Declarant shall have the unilateral right to amend this Declaration by recording an executed amendment in the Office of the Recorder of Deeds of Will County, Illinois, unless such amendment would materially and adversely affect any Lot not owned by Declarant, in which case any such amendment shall require the consent of the Lot owner so materially and adversely affected thereby, and if Declarant desires to so amend this Declaration, then the owner(s) of the Lot(s) (and the holder(s) of any recorded mortgage, deed of trust, ground lease, "synthetic" lease, master lease, security interest or other security document of like nature encumbering such Lot(s)) affected thereby shall, within fifteen (15) days after written from Declarant, execute and deliver such instruments as may be reasonably requested by Declarant to evidence such amendment to this Declaration, and if such owner(s) (or such holder(s)) has failed to so execute such instruments within said 15-day period, then such owner(s) (or such holder(s)) irrevocably constitutes and appoints Declarant as such owner'(s) (or holder'(s)) agent and attorney-in-fact to execute and deliver such instruments, which appointment includes full power of substitution and shall be deemed coupled with an interest.

9. **EXHIBITS**. The following exhibits are made a part hereof, with the same force and effect as if specifically set forth herein:

Exhibit A Legal Description
Exhibit B Site Plan

[Signature Page Follows]

IN WITNESS WHEREOF, Declarant has executed this Declaration as of the Effective Date.

_____
_____

By:_____
Name:_____
Its:_____

STATE OF _____)
) ss.
COUNTY OF _____)

I, _____, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT _____, the _____ of _____, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such _____, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

Given under my hand and notarial seal this ___ day of _____, 2016.

_____
Notary Public
My Commission Expires:_____

EXHIBIT A

Legal Description

LOT 1

LOT 1 IN PAISLEY PARK RESUBDIVISION, BEING A RESUBDIVISION OF LOT 2 IN DEVRY RESUBDIVISION, BEING A RESUBDIVISION OF LOT 10 IN NORTH CREEK BUSINESS CENTER PHASE 1 AND OF LOTS 8 AND 9 AND PART OF LOT 7 IN NORTH CREEK BUSINESS CENTER PHASE 2, IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPLE MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 11, 2007 AS DOCUMENT 2007007601, IN WILL COUNTY, ILLINOIS

LOT 2

LOT 2 IN PAISLEY PARK RESUBDIVISION, BEING A RESUBDIVISION OF LOT 2 IN DEVRY RESUBDIVISION, BEING A RESUBDIVISION OF LOT 10 IN NORTH CREEK BUSINESS CENTER PHASE 1 AND OF LOTS 8 AND 9 AND PART OF LOT 7 IN NORTH CREEK BUSINESS CENTER PHASE 2, IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPLE MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 11, 2007 AS DOCUMENT 2007007601, IN WILL COUNTY, ILLINOIS

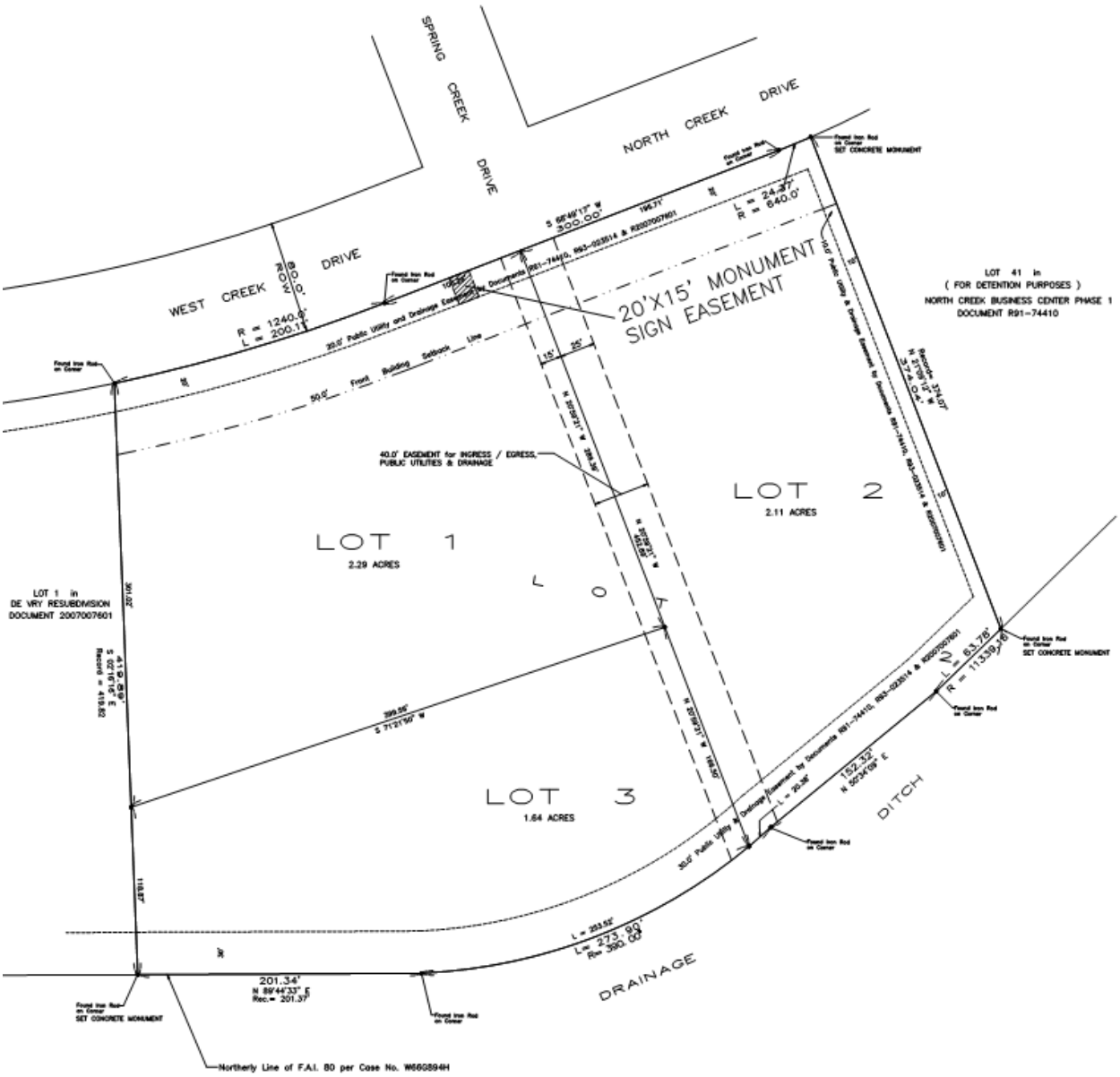
LOT 3

LOT 3 IN PAISLEY PARK RESUBDIVISION, BEING A RESUBDIVISION OF LOT 2 IN DEVRY RESUBDIVISION, BEING A RESUBDIVISION OF LOT 10 IN NORTH CREEK BUSINESS CENTER PHASE 1 AND OF LOTS 8 AND 9 AND PART OF LOT 7 IN NORTH CREEK BUSINESS CENTER PHASE 2, IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPLE MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 11, 2007 AS DOCUMENT 2007007601, IN WILL COUNTY, ILLINOIS

Permanent Index Nos.: _____
_____
_____

EXHIBIT B

Site Plan



564006/00314/22954294/1

----------Reserved for Recording Data----------

This instrument was prepared by
and after recording return to:

DECLARATION OF EASEMENT [ACCESS AND I-80 SIGN]

THIS DECLARATION OF EASEMENT [I-80 SIGN] ("**Declaration**") is made as of _____, 2016 ("**Effective Date**"), by _____ ("**Declarant**").

RECITALS

A. Declarant is the owner of the tract of land legally described as "**Lot 3**" on Exhibit A attached hereto and made a part hereof, and depicted on the site plan attached hereto and made a part hereof as Exhibit B.

B. Lot 1 Owner is the owner of that certain tract of land legally described as "**Lot 1**" on Exhibit A, and depicted on Exhibit B attached hereto and made a part hereof (said tract together with the buildings and improvements thereon, if any, are sometimes hereinafter collectively referred to as "**Lot 1**").

C. Lot 2 Owner is the owner of that certain tract of land legally described as "**Lot 2**" on Exhibit A, and depicted on Exhibit B attached hereto and made a part hereof (said tract together with the buildings and improvements thereon, if any, are sometimes hereinafter collectively referred to as "**Lot 2**").

D. Lot 1, Lot 2 and Lot 3 together with the buildings and improvements thereon, if any, are sometimes hereinafter collectively referred to as the "**Lots**," and individually referred to as a "**Lot**").

E. Declarant desires for a pylon sign to be constructed and maintained along I-80 that will mutually benefit businesses on all Lots. Signage that is constructed will be mutually agreed upon and conform to the design and dimensions approved by the Village of Tinley Park.

F. Declarant desires to declare and grant nonexclusive easements appurtenant to Lot 1 and Lot 2 over, across, upon, under and through Lot 3 for the purposes of installing, constructing, utilizing, operating, maintaining, repairing, restoring, reconstructing, removing, replacing and renewing a proposed pylon sign and associated landscaping forming part of Lot 1 Owner's proposed development of Lot 1.

NOW, THEREFORE, to facilitate the economic and related development of each Lot, Declarant does hereby declare that each of the following easements, covenants, conditions and restrictions shall exist at all times hereafter and be binding upon, and inure to the benefit of, each Lot.

1. **EASEMENT DECLARATIONS AND GRANTS**.

(a) Access. Subject to the conditions and limitations hereinafter set forth, Declarant hereby declares and grants for the benefit of Lot 1, a nonexclusive easement appurtenant to Lot 3 over, across and upon the perimeter driveways and parking areas, sidewalks, walkways, trailways, and driveways to be located within Lot 3, as the same may exist from time to time, for the purpose of providing the owner from time to time of Lot 1 and their respective agents and representatives ingress and egress to, from and between the proposed I-80 Sign for purposes of installing, constructing, utilizing, operating, maintaining, repairing, restoring, reconstructing, removing, replacing and renewing a proposed pylon sign and associated landscaping. Declarant further declares and grants for the benefit of Lot 2, a nonexclusive easement appurtenant to Lot 3 over, across and upon the perimeter driveways and parking areas, sidewalks, walkways, trailways, and driveways to be located within Lot 3, as the same may exist from time to time, for the purpose of providing the owner from time to time of Lot 2 and their respective agents and representatives ingress and egress to, from and between the proposed I-80 Sign for purposes of utilizing the proposed pylon sign.

(b) I-80 Sign. Subject to the conditions and limitations hereinafter set forth, Declarant hereby declares and grants for the benefit of Lot 1, a nonexclusive easement appurtenant to Lot 3 for the purpose of providing the owner from time to time of Lot 1 and their respective agents, contractors and representatives the ability to install, construct, utilize, operate, maintain, repair, restore, reconstruct, remove, replace and renew a proposed pylon sign and associated landscaping.

(c) Initial Construction. Declarant and Lot 2 owner shall each pay, 25% and Lot 3 Owner 50%, of costs relating to the initial construction of the proposed pylon sign and associated landscaping.

(d) Panel Installation and Maintenance. Declarant, owner of Lot 1 and Owner of Lot 2 will each be responsible for all costs associated with the installation and maintenance of the individual panel on the slot as assigned in Exhibit C attached hereto. All other operation and maintenance costs will be split as described in Section C "Initial Construction" and Section E "I-80 Sign Operation and Maintenance"

(e) I-80 Sign Operation and Maintenance.

(i) Lot 1 owner shall, subject to reimbursement herein, operate and maintain the I-80 sign and associated landscaping. Maintenance of the I-80 sign and associated landscaping shall be subject to Lot 1 owner's sole management and control. Lot 1 owner may promulgate such reasonable rules and regulations for the I-80 sign and landscaping maintenance and Declarant and Lot 2 Owner shall be bound thereby.

(ii) Declarant and Lot 2 owner shall each pay, 25% of related Sign Operation and Maintenance Expenses (as herein defined) in quarterly installments upon receipt of an invoice from Lot 1 Owner. **"Sign Operation and Maintenance Expenses"** shall mean and include all expenses incurred or committed to be incurred with respect to the maintenance, power supply, cleaning, repair, operation, use, maintenance, renewal, restoration, and replacement of the I-80 sign and associated landscape improvements as actually spent by Lot 1 Owner on a quarterly basis.

(iii) Lot 1 owner shall, at the request of Declarant and/or Lot 2 owner make available to Declarant and/or Lot 2 owner for its inspection and examination all of the books and records that relate to the determination of Declarants and/or Lot 2 owner's liability for its proportionate share of Sign Operation and Maintenance Expenses. Lot 1 owner also agrees to make such books and records available to an independent certified accountant selected by Declarant and/or Lot 2 owner, for review and audit, at Declarant's and/or Lot 2 owners sole cost and expense. If such audit reveals an error in any such amount or adjustment, an appropriate adjustment shall be made based upon such audit.

2. **DURATION**. The easements, covenants, conditions and restrictions herein contained shall be perpetual, shall create mutual benefits and covenants running with the land and shall be binding upon any owner, tenant, or occupant of the Lots and their respective heirs, personal representatives, successors and assigns.

3. **INDEMNIFICATION**. The owner of Lot 1 agrees to defend, indemnify and hold harmless Declarant from and against all claims, damages, liabilities and expenses (including reasonable attorneys fees, court costs and expenses) which are incurred by Declarant arising from or relating to exercise of the easement rights granted herein, except to the extent caused by willful or negligent acts of the Declarant or to the extent covered by insurance. Declarant shall tender defense of any claim subject to the foregoing indemnity to the owner of Lot 1 in sufficient time to avoid prejudice, and such owner shall be entitled to defend the same with counsel of its selection and reasonably acceptable to Declarant.

4. **NOT A PUBLIC DEDICATION**. Nothing herein contained shall be deemed to be a grant or dedication of the Access and I-80 Sign Easement Area or any portion of the Project to the general public or for the general public or for any public purposes whatsoever, it being the intention of Declarant that this Declaration shall be strictly limited to and for the purposes herein expressed.

5. **PARTIAL INVALIDITY**. Should any one or more of the provisions of this Declaration be determined to be invalid, unlawful or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions hereof shall not in any way be affected or impaired unless as a result the purpose and intent of this Declaration shall thereby be substantially and essentially impaired. Under said circumstances, Declarant shall diligently proceed to revise this Declaration in order to rememorialize such purpose and intent.

6. **RIGHTS RESERVED**. The easement herein granted is and shall be expressly subject to any easements and right-of-way already existing or created by Declarant in, over, upon and across Lot 3, and Declarant reserves and retains the right to convey similar rights-of-way and easements to such other persons or entities as Declarant may deem proper for any purpose which does not materially interfere with or prevent the use by the owner of Lot 1 and/or Lot 2 of the easement herein granted. Declarant reserves and shall continue to enjoy the use of Lot 3 for any purpose which does not interfere with or prevent the use by the owner of Lot 1 and/or Lot 2 of the easement herein granted, including the right to locate and relocate buildings, driveways, parking areas and other improvements to be located upon Lot 3.

7. **NOTICE.** All notices and demands herein required or permitted shall be in writing and shall be sent by United States Certified Mail return receipt requested, personal delivery, recognized overnight courier (guaranteeing next day delivery) or facsimile with proof of transmission. Any notice to Declarant shall be delivered to _____, Attn: _____, Facsimile No.: _____, with a copy to: _____. Any notice to Lot 1 Owner shall be delivered to _____, Attn: _____, Facsimile No.: _____, with a copy to: _____. Any notice to Lot 2 Owner shall be delivered to _____, Attn: _____, Facsimile No.: _____, with a copy to: _____. All notices shall be deemed given two (2) business days following deposit in the United States mail with respect to a certified mail, one (1) business day following deposit if delivered to an overnight courier guaranteeing next day delivery (with receipt) or on same day if sent by personal delivery or telecopy (with proof of transmission), or on the first date of any rejection. Attorneys for the owner of a Lot shall be authorized to give notices for such owner. Declarant may change its address for the service of notice by giving written notice of such change to the owners of the other Tracts in the manner above specified.

8. **MISCELLANEOUS**. Any consent or approval required of Declarant hereunder may be given by the person(s) or entity(s) holding beneficial ownership in Declarant. All rights and responsibilities reserved to Declarant hereunder may be exercised by the owner of Lot 3; if there is more than one (1) owner of Lot 3, such owners shall designate a single owner to act as Declarant. Declarant may transfer the rights and responsibilities reserved to it hereunder to any other person(s) or legal entity

(provided such person(s) or legal entity will be the owner of Lot 3) by written instrument recorded in the Office of the Recorder of Deeds of Will County, Illinois, but only if such instrument specifically gives the transferee the right to enforce the provisions of this Declaration. Mere purchase of Lot 3 or any portion thereof shall confer no right to enforce the aforesaid provisions. Wherever a transfer occurs in the ownership of any Lot, the transferor shall have no further liability for breach of covenant occurring thereafter. Each Lot owner agrees to look solely to the interest of any other Lot owner in its respective Lot for the recovery of any judgment from such owner, it being agreed that the owner of any such Lot and its partners, directors, officers, members, managers or shareholders shall never be personally liable for such judgment. In the event any Lot is subdivided after the Effective Date, the benefits and burdens created hereby shall benefit and be binding upon any lot(s) created by such subdivision, and all references herein to any such Lot shall mean and refer to the lot(s) created by such subdivision, and all rights and obligations of the Lot owner shall be deemed to be the rights and obligations of the owner(s) of any tract created by such subdivision. Declarant shall have the unilateral right to amend this Declaration by recording an executed amendment in the Office of the Recorder of Deeds of Will County, Illinois, unless such amendment would materially and adversely affect any Lot not owned by Declarant, in which case any such amendment shall require the consent of the Lot owner so materially and adversely affected thereby, and if Declarant desires to so amend this Declaration, then the owner(s) of the Lot(s) (and the holder(s) of any recorded mortgage, deed of trust, ground lease, "synthetic" lease, master lease, security interest or other security document of like nature encumbering such Lot(s)) affected thereby shall, within fifteen (15) days after written from Declarant, execute and deliver such instruments as may be reasonably requested by Declarant to evidence such amendment to this Declaration, and if such owner(s) (or such holder(s)) has failed to so execute such instruments within said 15-day period, then such owner(s) (or such holder(s)) irrevocably constitutes and appoints Declarant as such owner'(s) (or holder'(s)) agent and attorney-in-fact to execute and deliver such instruments, which appointment includes full power of substitution and shall be deemed coupled with an interest.

9. **EXHIBITS**. The following exhibits are made a part hereof, with the same force and effect as if specifically set forth herein:

Exhibit A Legal Description
Exhibit B Site Plan

[Signature Page Follows]

IN WITNESS WHEREOF, Declarant has executed this Declaration as of the Effective Date.

_____
_____

By:_____
Name:_____
Its:_____

STATE OF _____)
) ss.
COUNTY OF _____)

I, _____, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT _____, the _____ of _____, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such _____, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

Given under my hand and notarial seal this ___ day of _____, 2016.

_____
Notary Public
My Commission Expires:_____

EXHIBIT A

Legal Description

LOT 1

LOT 1 IN PAISLEY PARK RESUBDIVISION, BEING A RESUBDIVISION OF LOT 2 IN DEVRY RESUBDIVISION, BEING A RESUBDIVISION OF LOT 10 IN NORTH CREEK BUSINESS CENTER PHASE 1 AND OF LOTS 8 AND 9 AND PART OF LOT 7 IN NORTH CREEK BUSINESS CENTER PHASE 2, IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPLE MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 11, 2007 AS DOCUMENT 2007007601, IN WILL COUNTY, ILLINOIS

LOT 2

LOT 2 IN PAISLEY PARK RESUBDIVISION, BEING A RESUBDIVISION OF LOT 2 IN DEVRY RESUBDIVISION, BEING A RESUBDIVISION OF LOT 10 IN NORTH CREEK BUSINESS CENTER PHASE 1 AND OF LOTS 8 AND 9 AND PART OF LOT 7 IN NORTH CREEK BUSINESS CENTER PHASE 2, IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPLE MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 11, 2007 AS DOCUMENT 2007007601, IN WILL COUNTY, ILLINOIS

LOT 3

LOT 3 IN PAISLEY PARK RESUBDIVISION, BEING A RESUBDIVISION OF LOT 2 IN DEVRY RESUBDIVISION, BEING A RESUBDIVISION OF LOT 10 IN NORTH CREEK BUSINESS CENTER PHASE 1 AND OF LOTS 8 AND 9 AND PART OF LOT 7 IN NORTH CREEK BUSINESS CENTER PHASE 2, IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPLE MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 11, 2007 AS DOCUMENT 2007007601, IN WILL COUNTY, ILLINOIS

Permanent Index Nos.: _____
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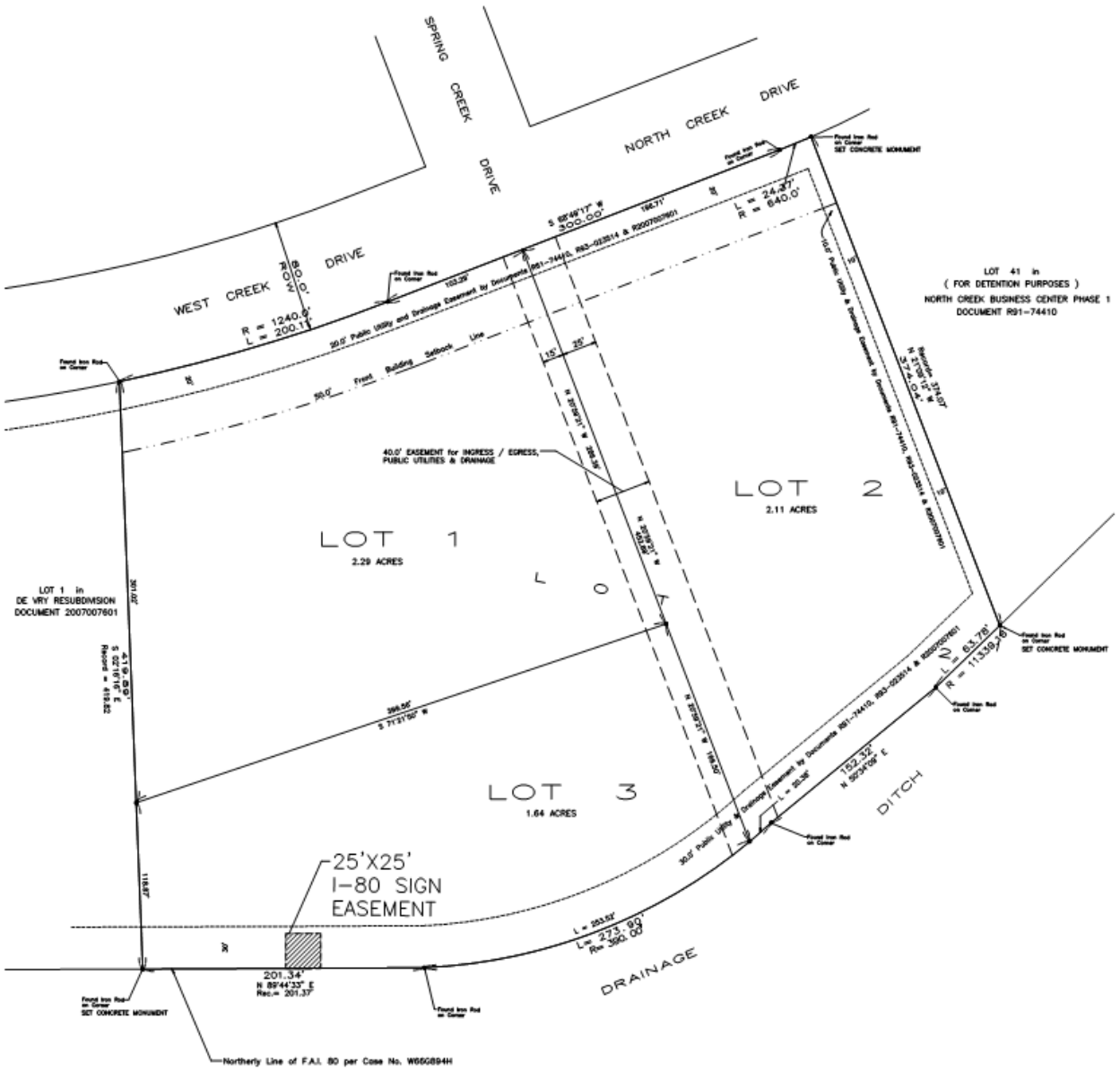
EXHIBIT B

Site Plan



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PLAN COMMISSION STAFF REPORT

September 15, 2016

Text Amendments to the Zoning Ordinance: Sign Regulations

Project Planner
Stephanie Kisler, AICP
Planner I

WORKSHOP MEMO

Staff would like to discuss potential Text Amendments to the Village's Sign Regulations (Section IX) and related Definitions (Section II) in order to improve clarification for some existing regulations as well as create new regulations for temporary signage and signage within the B-5 Automotive Service Zoning District.

We encourage the Plan Commission to review the current Sign Regulations within Section IX of the Zoning Ordinance and note any questions or comments about the current regulations. Additionally, Staff encourages the Plan Commission to view both permanent and temporary signs within Tinley Park and other communities to aid in discussing the importance of aesthetics versus visibility for advertisement. Please also pay attention to temporary signs and signs at automotive uses.

Important things to consider include:

- What wall signs do you think are attractive/unattractive? (take pictures if you can)
- What aspect of a wall sign makes it more or less attractive to you? Size? Location? Number of signs? Type of illumination (internal vs. spot lit?) Materials? Color (or number of different colors)? Type (channel letters or box sign)?
- What freestanding signs do you think are attractive/unattractive? (take pictures if you can)
- What aspect of a freestanding sign makes it more or less attractive to you? Size/height? Type of construction (pole vs. monument)? Type of illumination (internal vs. spot lit?) Materials? Color (or number of different colors)?
- What automotive dealership signs do you think are attractive/unattractive? (take pictures if you can)
- How important do you feel it is to be competitive with Orland Park signage regulations for automotive dealerships?
- What is your impression of temporary signs in Tinley Park? Are you supportive or concerned about the number or size of temporary signs? How do feel about inflatable temporary signs? (big balloons, gorillas)? What do you think is the appropriate size, location, and length of time for temporary signs? Should there be different regulations for temporary signs based on their location (downtown vs. 159th Street) or purposed (advertising an event vs. advertising a product)?

Staff will prepare a presentation to foster discussion on various potential changes to improve the Sign Regulations. If any Plan Commissioners wish to provide any images to discuss, please let us know and we can add them to the presentation.

PLAN COMMISSION STAFF REPORT

September 15, 2016

Text Amendments to the Zoning Ordinance: Fence Regulations

Project Planner
Stephanie Kisler, AICP
Planner I

WORKSHOP MEMO

Staff would like to discuss potential Text Amendments to the Village's Fence Regulations (Section III) and related Definitions (Section II) in order to improve regulations, especially for nonconforming lots and corner lots.

We encourage the Plan Commission to review the current Fence Regulations within Section III.H. of the Zoning Ordinance and note any questions or comments about the current regulations. Additionally, Staff encourages the Plan Commission to notice existing fences throughout Tinley Park and study whether the locations appear harmonious with neighboring properties.

Staff has also discussed potential improvements to the Village's fence regulations with the Zoning Board of Appeals (ZBA). The ZBA hears several variance requests for fences from residents on corner lots each year. Many of these requests share similar situational characteristics and the quantity of requests and approvals by the Village Board has prompted Staff to examine potential changes to the Zoning Ordinance to alleviate the need for a variance process in some instances.

Staff will prepare a presentation to foster discussion on various potential changes to improve the Fence Regulations. If any Plan Commissioners wish to provide any images to discuss, please let us know and we can add them to the presentation.

FENCE SCENARIOS TO ANALYZE

Staff would like the Plan Commission to study the attached scenarios and mark where a fence should be located on each property. Staff provided the ZBA with the same diagrams and is awaiting feedback from all ZBA members. This information will be used in conjunction with discussions in order to help develop improved locational regulations for fences.

Additionally, Staff has identified a short list of properties that may be interesting to examine when considering fence locations. Plan Commissioners may use the Village's GIS to look up aerials of the addresses provided below or type the addresses into sites like Google Maps or Bing to view aerial images.

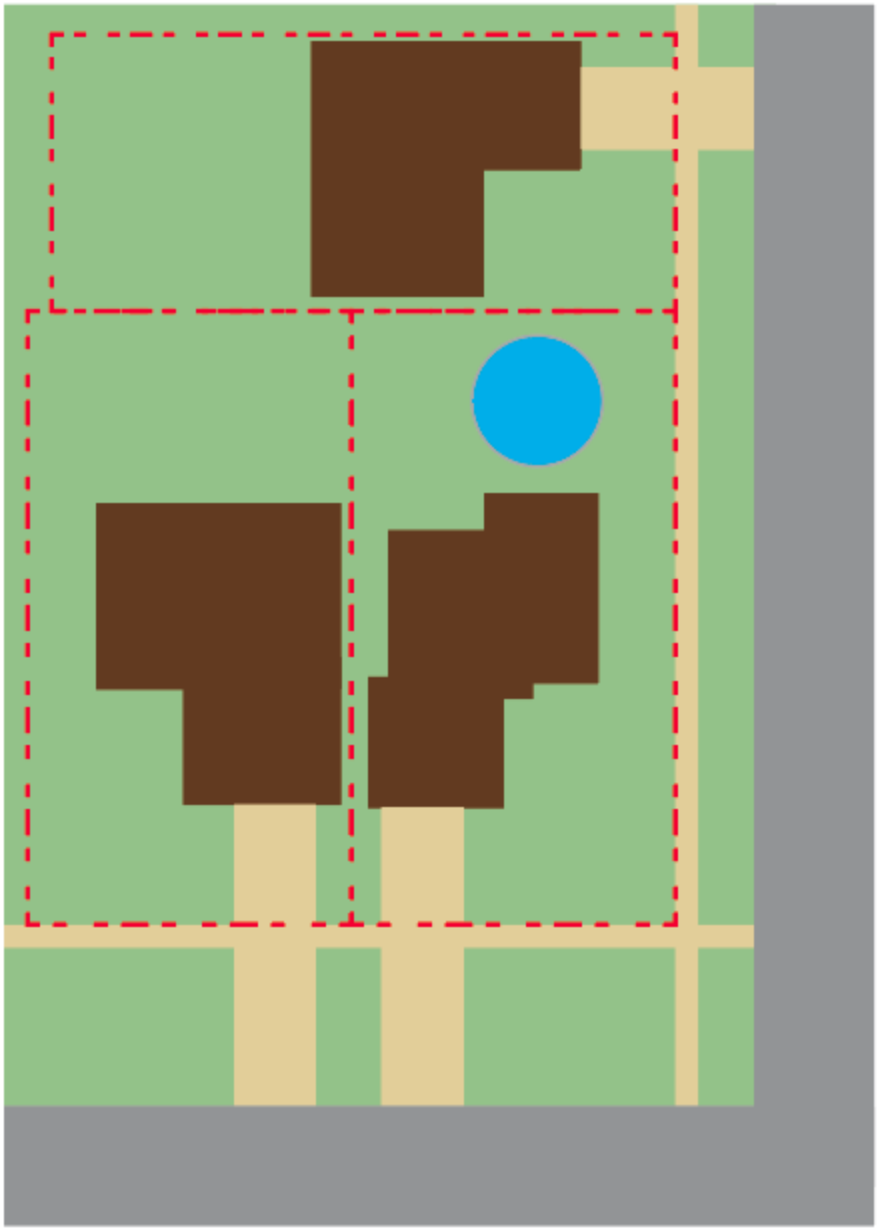
1. 6535 177th Street (pool and deck in front yard)
2. 17901 Highland Avenue (note how this house does not align well with the homes on Highland or 179th)
3. 6604 174th Place (really narrow lot with pool and garage encroachments in the front yard setback)
4. 6401 Honey Lane (odd corner lot with garage encroachment)
5. 16650 Beverly Avenue (fence goes out toward 167th)
6. 16341 Mark Lane (odd corner lot with pool encroachment)
7. 6500 166th Street (flag lot with house setback very far)
8. 7015 Brementowne Road (odd corner lot in cul-de-sac)
9. 8800 Clifton Lane (corner through lot; note how the lots are laid out in this area along Radcliffe and 88th)
10. 17636 Dover Court (cul-de-sac lot with rear yard that extends by an adjacent front yard area)
11. 17238 Valley Drive (corner lot with angled home)
12. 17331 Cambridge Place (corner of cul-de-sac)
13. 8025 Brookside Glen Drive (interior lot with add layout of lots around it)
14. 7907 Lakeview Terrace (adjacent to cul-de-sac)
15. 19619 Edgebrook Lane (corner lot that isn't aligned with lot to the east)
16. 8549 Brookside Glen Drive (corner lot along curved street)

The Village's GIS can be accessed at:
https://apps.gisconsortium.org/MapOfficePublic/Default.aspx?extent=1105823.654,1768404.918,1147379.209,1805071.585&map

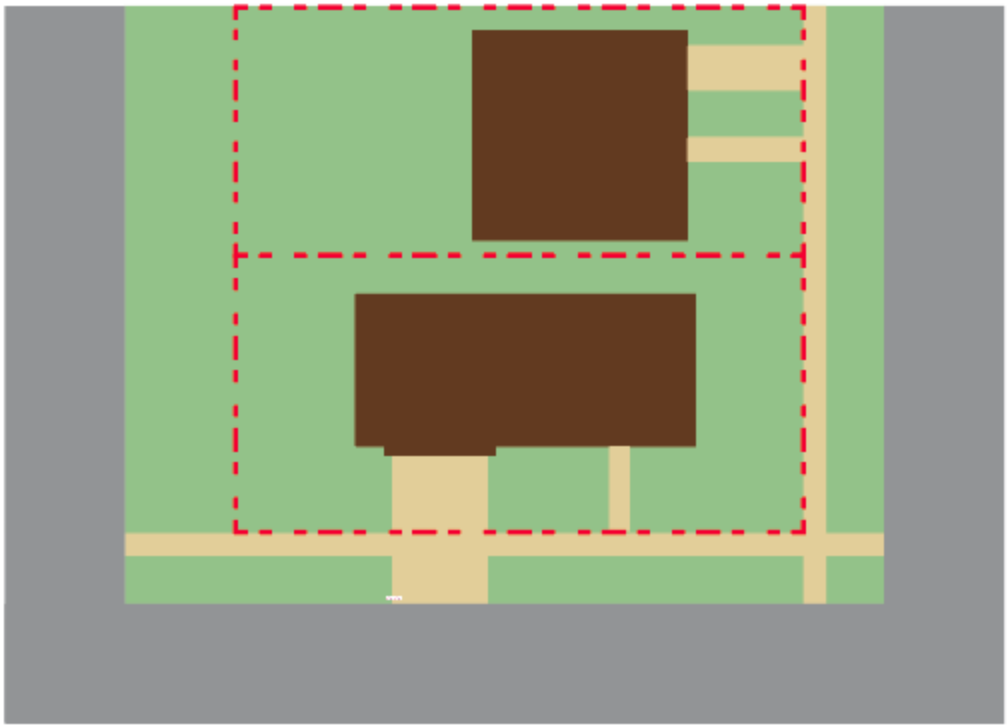
To see an aerial image, please click on "Photo" at the top right corner. Addresses can be typed in the "Find" box at the top left of the screen. If there are any issues with using the GIS program, please contact Staff.

Important things to consider include:

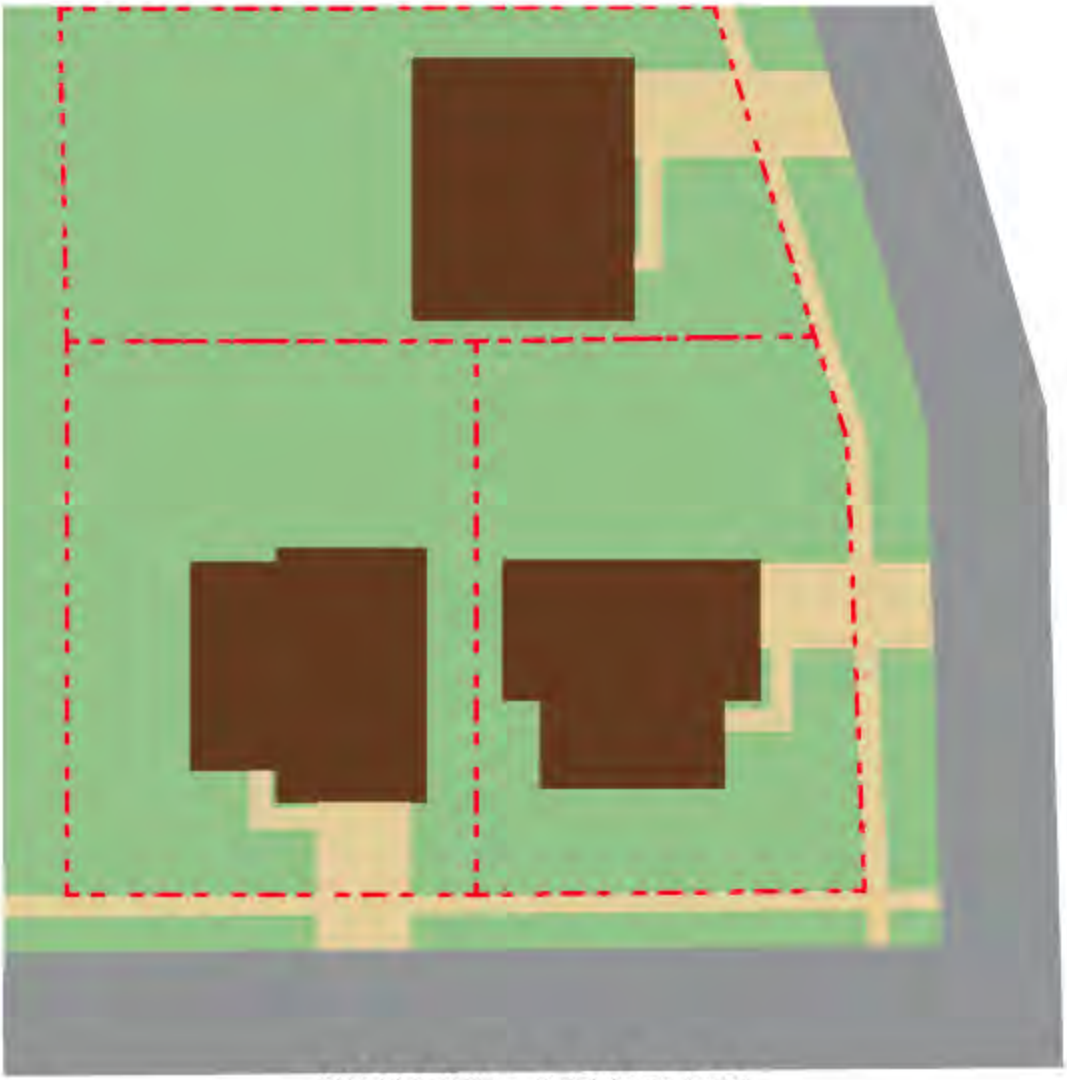
- Should fences be allowed to extend to the property line in the non-addressed front yard? (note: think of this as the yard perpendicular to the typical front yard that also abuts a street)
- Should corner lot fences be allowed at different setbacks if a different height of fence is used? A different type of fence? (think 4' tall open style vs. 6' tall privacy style)
- Should the adjacent street's speed limit affect the allowable location of a fence? (think of a fence along 171st Street vs. a corner lot within the heart of a residential subdivision)
- If a fence currently exists at a nonconforming location, should it be allowed to be replaced at the same location? What if there is not a permit on file?
- Should fences be allowed at the established building line regardless of the building setback? (think of an older home that was built at a 12' setback where 30' is the current requirement)
- Should fences be allowed in the front yard at all? What about a minimum setback requirement throughout the Village?
- In what cases should fence locations be able to be approved administratively? In what cases is it necessary to involve the ZBA or Village Board?
- Should certain fence materials be prohibited?
- Should certain major streets have requirements that all fences along that street must match? (think 80th Avenue and the different fences seen when traveling north and south)



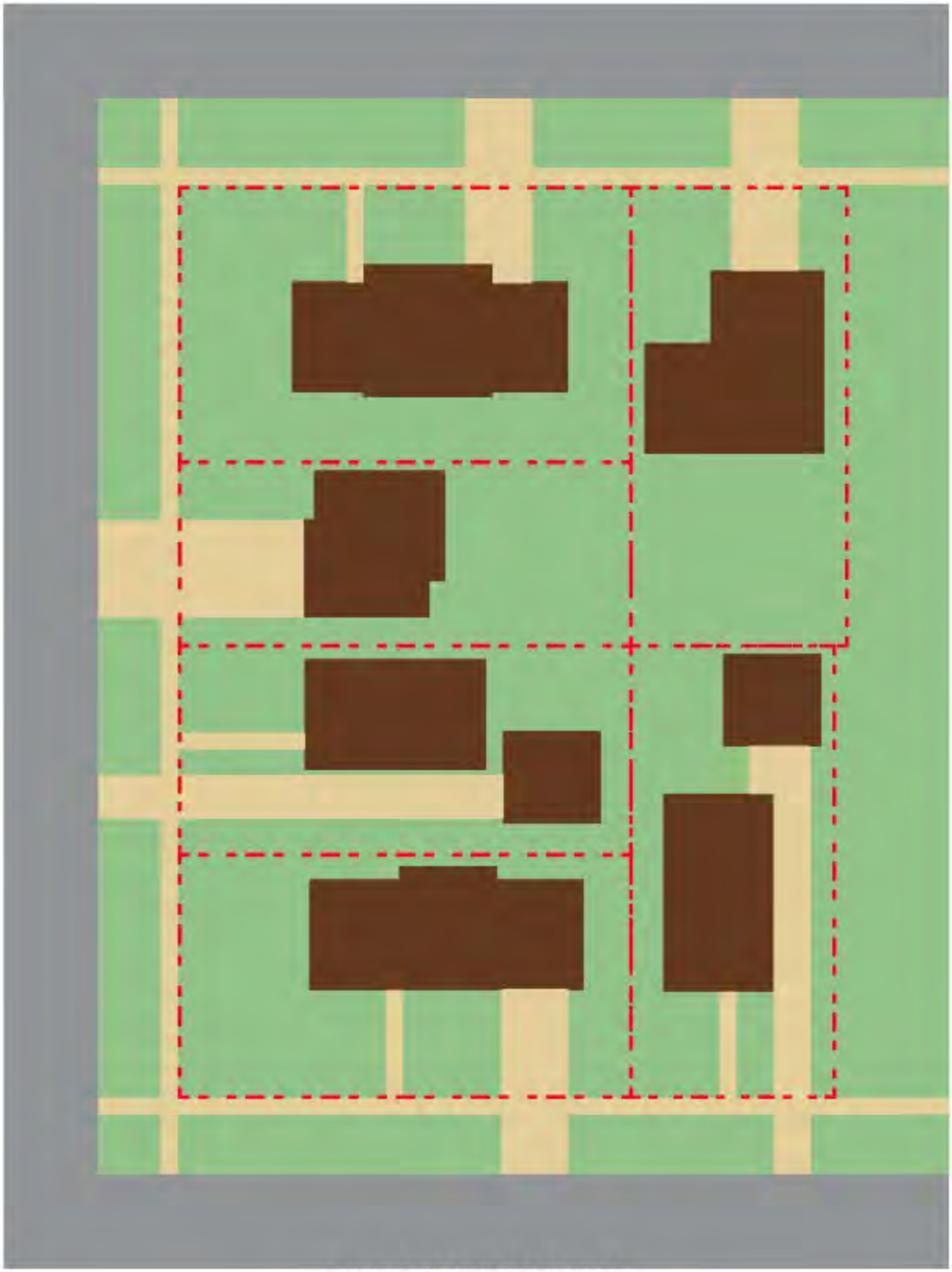
SNOUT HOUSE AND POOL ENCROACHMENT



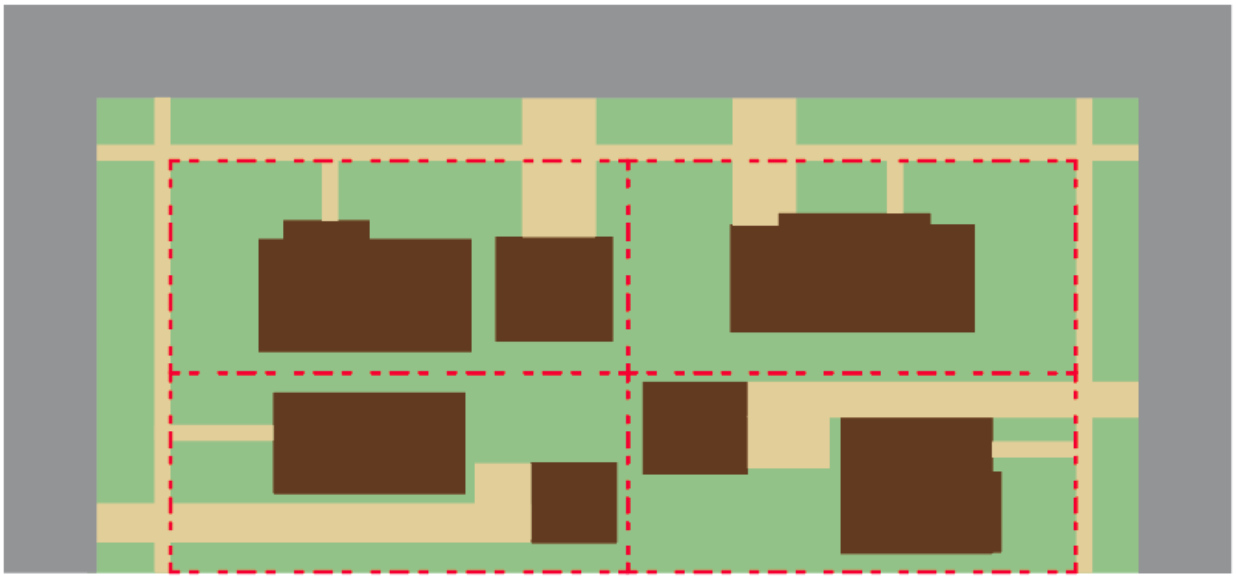
CORNER THROUGH LOT



UNALIGNED STRUCTURES



SKEWED ORIENTATION



DRIVEWAY LINE OF SIGHT