



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

July 21, 2022 – 7:00 P.M.
Council Chambers
Village Hall – 16250 S. Oak Park Avenue

Regular Meeting Called to Order

Pledge of Allegiance

Roll Call Taken

Communications

Approval of Minutes: Minutes of the July 7, 2022 Regular Meeting

ITEM #1 WORKSHOP/PUBLIC HEARING – TINLEY PARK PLAZA (BRIXMOR) PHASE 2, 16039-16199 HARLEM AVENUE – SPECIAL USE FOR PUD DEVIATION AND SITE PLAN/ARCHITECTURAL APPROVAL

**Requested by Petitioner to continue to August 4, 2022 regular meeting.*

Consider recommending that the Village Board grant Andrew Balzar of Brixmor Property Group, on behalf of Centrol/IA Tinley Park Plaza, LLC (property owner) a Special Use for a Substantial Deviation from the Planned Unit Development for Phase 2 of the redevelopment of Tinley Park Plaza located at 16039-16199 Harlem Avenue in the B-2 PD (Community Shopping, Tinley Park Plaza) zoning district.

ITEM #2 PUBLIC HEARING – MARCOTTE DUPLEX CONVERSION, 6627 173RD PLACE – VARIATIONS AND FINAL PLAT APPROVAL

**Requested by Petitioner to continue to August 4, 2022 regular meeting.*

Consider recommending that the Village Board grant Jason Marcotte (property owner) a Variation from Section V.B.Schedule II of the Zoning Ordinance (Lot, Yard & Bulk Regulations) to permit a reduced side yard setback and a reduced front yard setback, as well as a Variation from Section VIII (Parking) at 6627 173rd Place in the R-6 (Medium-Density Residential) zoning district. The Variation will allow for consolidation of two lots that allow for building additions and conversion of the existing structure from a single-family detached home to a duplex. A Plat of Consolidation is also requested.

ITEM #3 PUBLIC HEARING – OTTEN'S SEAFOOD, 7313 DUVAN DRIVE – VARIATIONS AND SITE PLAN/ARCHITECTURAL APPROVAL

Consider recommending that the Village Board grant Variations from the Zoning Ordinance to permit masonry below the required minimum 75% of face brick and to contain more than 15% of an alternate building material on the front façade located at 7313 Duvan Drive in the MU-1 (Mixed Use Duvan Drive Overlay) Zoning District. The request will also include Site Plan Architectural approval.

**ITEM #4 PUBLIC HEARING – TOP HOSPITALITY LLC D/B/A MARRIOTT
COURTYARD & RESIDENCE INN, 9551 & 9555 183RD STREET**

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

Receive Comments from the Public

Good of the Order

Adjourn Meeting



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

July 7, 2022

The meeting of the Plan Commission, Village of Tinley Park, Illinois, was held in the Council Chambers located in the Village Hall of Tinley Park, 16250 Oak Park Avenue, Tinley Park, IL on July 7, 2022.

CALL TO ORDER – CHAIRMAN GARRETT GRAY called to order the Regular Meeting of the Plan Commission for July 7, 2022 at **7:03 p.m.**

Kimberly Clarke, Community Development Director called the roll.

Present and responding to roll call were the following:

Chairman Garrett Gray
Terry Hamilton
Eduardo Mani
Ken Shaw
Brian Tibbetts
Kurt Truxal

Absent Plan Commissioners:

Andrae Marak
James Gaskill

Village Officials and Staff:

Kimberly Clarke, Community Development Director
Lori Kosmatka, Associate Planner

Petitioners:

Mary Mucci, on behalf of Kyna Simpson
Kyna Simpson, on behalf of International Foundations Education Inc
(participated electronically)
Chirag Patel, on behalf of SD Hospitality
Keith Hlad, on behalf of Integrity Signs

Members of the Public:

None

COMMUNICATIONS-

APPROVAL OF THE MINUTES

CHAIRMAN GRAY Requested a motion to approve the minutes of the June 16, 2022 Plan Commission Meeting.

Motion made by COMMISSIONER SHAW; Seconded by COMMISSIONER TRUXAL.
The motion carried by way of voice vote; Unanimous

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JULY 7, 2022 REGULAR MEETING

ITEM #1 WORKSHOP/PUBLIC HEARING – TINLEY PARK PLAZA (BRIXMOR) PHASE 2, 16039-16199 HARLEM AVENUE – SPECIAL USE FOR PUD DEVIATION AND SITE PLAN/ARCHITECTURAL APPROVAL
**Requested by Petitioner to continued to August 4, 2022 regular meeting.*

Consider recommending that the Village Board grant Andrew Balzar of Brixmor Property Group, on behalf of Centrol/IA Tinley Park Plaza, LLC (property owner) a Special Use for a Substantial Deviation from the Planned Unit Development for Phase 2 of the redevelopment of Tinley Park Plaza located at 16039-16199 Harlem Avenue in the B-2 PD (Community Shopping, Tinley Park Plaza) zoning district.

Present and responding to roll call were the following:

Chairman Garrett Gray
Terry Hamilton
Kurt Truxal
Eduardo Mani
Brian Tibbetts
Angela Gatto

Absent Plan Commissioners: Andrae Marak
James Gaskill

Village Officials and Staff: Kimberly Clarke, Community Development Director
Lori Kosmatka, Associate Planner

Petitioners: None

Members of the Public: None

CHAIRMAN GRAY introduced item #1 then requested a motion to continue to the public hearing.

COMMISSIONER GATTO made a motion to continue the public hearing. Motion seconded by COMMISSIONER MANI

Motion carried by way of unanimous voice vote.

CHAIRMAN GRAY stated that he received notification that the petitioner wants to move the public hearing to the August 4, 2022 Plan Commission meeting.

CHAIRMAN GRAY requested a motion to move the public hearing to the August 4, 2022 meeting.

Motion made by COMMISSIONER TRUXAL; Seconded by COMMISSIONER TIBBETTS.

Motion carried by way of unanimous voice vote.

CHAIRMAN GRAY noted that Item #1 was officially moved to August 4, 2022.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JULY 7, 2022 REGULAR MEETING

ITEM #2 PUBLIC HEARING – MARCOTTE DUPLEX CONVERSION, 6627 173RD PLACE – VARIATIONS AND FINAL PLAT APPROVAL
**Requested by Petitioner to continued to July 21, 2022 regular meeting.*

Consider recommending that the Village Board grant Jason Marcotte (property owner) a Variation from Section V.B.Schedule II of the Zoning Ordinance (Lot, Yard & Bulk Regulations) to permit a reduced side yard setback and a reduced front yard setback, as well as a Variation from Section VIII (Parking) at 6627 173rd Place in the R-6 (Medium-Density Residential) zoning district. The Variation will allow for consolidation of two lots that allow for building additions and conversion of the existing structure from a single-family detached home to a duplex. A Plat of Consolidation is also requested.

Present and responding to roll call were the following:

Chairman Garrett Gray
Terry Hamilton
Kurt Truxal
Eduardo Mani
Brian Tibbetts
Angela Gatto

Absent Plan Commissioners: Andrae Marak
James Gaskill

Village Officials and Staff: Kimberly Clarke, Community Development Director
Lori Kosmatka, Associate Planner

Petitioners: None

Members of the Public: None

CHAIRMAN GRAY introduced item #2 then requested a motion to continue to the public hearing.

COMMISSIONER GATTO made a motion to continue the public hearing. Second by COMMISSIONER SHAW.

Motion passed by way of unanimous voice vote.

CHAIRMAN GRAY stated that he received notification that the petitioner wants to move the public hearing to the July 21, 2022 Plan Commission meeting.

CHAIRMAN GRAY requested a motion to move the public hearing to the July 21, 2022 meeting.

COMMISSIONER MANI made a motion to continue the public hearing to July 21, 2022-. Second by COMMISSIONER GATTO.

Motion passed by way of unanimous voice vote.

CHAIRMAN GRAY informed that the public hearing was officially moved to July 21, 2022.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JULY 7, 2022 REGULAR MEETING

ITEM #3 PUBLIC HEARING – INTERNATIONAL FOUNDATIONS EDUCATION INC., 7012 171ST STREET - SPECIAL USE PERMIT

Consider recommending that the Village Board grant International Foundations Education Inc. a Special Use for a Day or Child Care Center at 7012 171st Street in the B-3 (General Business & Commercial) Zoning District.

Present Plan Commissioners: Chairman Garrett Gray
Angela Gatto
Terry Hamilton
Eduardo Mani
Ken Shaw
Brian Tibbetts
Kurt Truxal

Absent Plan Commissioners: James Gaskill
Andrae Marak

Village Officials and Staff: Kimberly Clarke, Community Development Director
Lori Kosmatka, Associate Planner

Petitioners: Mary Mucci, on behalf of Kyna Simpson
Kyna Simpson, on behalf of International Foundations Education Inc
(participated electronically)

Members of the Public: None

CHAIRMAN GRAY introduced Item #3 then requested a motion to open the public hearing.

COMMISSIONER GATTO made a motion to open the public hearing. Seconded by COMMISSIONER SHAW. CHAIRMAN GRAY requested a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried.

CHAIRMAN GRAY stated that he received certification that proper notice was posted in accordance with state statutes and anyone wishing to speak could do so after the staff presentation.

Lori Kosmatka, Associate Planner, presented the staff report.

CHAIRMAN GRAY asked if anyone from the Petitioner's team wish to speak.

Kyna Simpson thanked the Commission for this opportunity, and did not have anything further to state.

CHAIRMAN GRAY asked the Commissioners for their comments.

COMMISSIONERS GATTO, MANI, TRUXAL, HAMILTON, AND TIBBETTS had no comment.

COMMISSIONER SHAW asked if there is proper egress in the basement. He understands this likely goes through building department review.

Lori Kosmatka responded that through the change of use process is for new businesses. Building, fire, and life safety were already reviewed for the property and comments were provided to the Petitioner who may be able to comment.

COMMISSIONER SHAW noted he didn't need a specific answer.

CHAIRMAN GRAY stated that he thinks that the proposed use looks good. He asked for clarification on the condition of the special use.

Lori Kosmatka, stated staff has recommended two conditions one for ADA parking the other is that the petitioner will manage parking.

CHAIRMAN GRAY asked if anyone from the public wished to speak. Hearing none, he entertained a motion to close the public hearing.

Motion to close the public hearing made by COMMISSIONER SHAW, seconded by COMMISSIONER TIBBETTS. CHAIRMAN GRAY requested a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried.

CHAIRMAN GRAY asked staff to present the standards.

Lori Kosmatka, Associate Planner presented the standards.

CHAIRMAN GRAY entertained a motion for this item.

There was one motion for this item.

Motion 1-Special Use Permit

COMMISSIONER GATTO made a motion to recommend that the Village Board grant a Special Use Permit to the Petitioner, International Foundations Education Inc. a Special Use Permit to operate a Day or Childcare Center at 7012 171st Street in the B-3 (General Business & Commercial) Zoning District, according to the submitted plans and adopt the Findings of Fact as listed in the July 7, 2022 Staff Report with the following conditions:

1. The property owner shall manage parking, drop-offs, pick-ups, and visitations on-site to avoid any stacking issues or blockage of roadways.
2. Provide one accessible parking space with access aisle which will meet Illinois Accessibility Code requirements.

Motion seconded by COMMISSIONER MANI. Vote taken by Roll Call; all in favor (5-0). CHAIRMAN GRAY declared the motion carried.

CHAIRMAN GRAY noted this item is anticipated to go to Village Board on July 19, 2022.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JULY 7, 2022 REGULAR MEETING

ITEM #4 PUBLIC HEARING – SD HOSPITALITY LLC D/B/A HOLIDAY INN, 18320 NORTH CREEK DRIVE – SPECIAL USE FOR A SUBSTANTIAL DEVIATION TO THE PUD AND SITE PLAN/ARCHITECTURAL APPROVAL

Consider recommending that the Village Board grant SD Hospitality LLC a Substantial Deviation from the Planned Unit Development with an Exception from the Zoning Ordinance to permit an additional signage and building lighting at 18320 North Creek Drive in the ORI PD (Office and Restricted Industrial, North Creek PUD).

Present Plan Commissioners: Chairman Garrett Gray
Angela Gatto
Terry Hamilton
Eduardo Mani
Ken Shaw
Brian Tibbetts
Kurt Truxal

Absent Plan Commissioners: James Gaskill
Andrae Marak

Village Officials and Staff: Kimberly Clarke, Community Development Director
Lori Kosmatka, Associate Planner

Petitioners: Chirag Patel, on behalf of SD Hospitality
Keith Hlad, on behalf of Integrity Signs

Members of the Public: None

CHAIRMAN GRAY introduced Item #4 then requested a motion to open the public hearing.

COMMISSIONER GATTO made a motion to open the public hearing. Seconded by COMMISSIONER TIBBETTS. CHAIRMAN GRAY requested a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried.

CHAIRMAN GRAY stated that he has received notification that notice of the public hearing was posted in accordance with state statutes. Anyone wishing to speak will be sworn in and can do so after the staff presentation.

Lori Kosmatka, Associate Planner, presented the staff report.

CHAIRMAN GRAY asked if anyone from the Petitioner's team wish to speak.

The Petitioner team declined to speak.

CHAIRMAN GRAY asked the Commissioners for their comments.

COMMISSIONER TIBBETTS and MANI had no comment.

COMMISSIONER Truxal asked for clarification on the sign size.

Lori Kosmatka, clarified that the proper size is 460 inches.

COMMISSIONER SHAW stated that he had no questions. He noted that he liked the proposed monogram signage. The proposal is tasteful. He knows the green uplighting is not part of the request, but he likes it.

CHAIRMAN GRAY liked the examples shown. The accents are sharp and aesthetically pleasing.

COMMISSIONER GATTO said it looks great.

CHAIRMAN GRAY expressed similar sentiments to COMMISSIONER SHAW.

CHAIRMAN GRAY asked if anyone from the Petitioner's team wish to speak. Hearing none, he asked if anyone from the public wishes to speak on this item. Seeing none, he entertained a motion to close the public hearing.

Motion to close the public hearing made by COMMISSIONER GATTO, seconded by COMMISSIONER MANI. CHAIRMAN GRAY requested a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried.

CHAIRMAN GRAY asked staff to present the standards.

Lori Kosmatka presented the standards.

There were two motions for this item.

CHAIRMAN GRAY entertained a motion for a Special Use for a Substantial Deviation.

Motion 1 - Special Use for Substantial Deviation to the PUD:

COMMISSIONER SHAW made a motion to recommend that the Village Board grant a Special Use Permit for a Substantial Deviation from the North Creek Planned Unit Development with an Exception to the Village Zoning Ordinance to the Petitioner SD Hospitality LLC to permit additional signage and a building light bar at 18320 North Creek Drive in the ORI PD (Office and Restricted Industrial, North Creek PUD) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed in the July 7, 2022 Staff Report.

Motion seconded by COMMISSIONER GATTO. Vote taken by Roll Call; all in favor (7-0). CHAIRMAN GRAY declared the motion carried.

CHAIRMAN GRAY entertained a motion for Site Plan & Architectural Approval.

Motion 2 - Site Plan/Architectural Approval:

COMMISSIONER TRUXAL made a motion to grant the Petitioner SD Hospitality LLC Site Plan and Architectural Approval for additional signage and a building light bar at 18320 North Creek Drive in the ORI PD (Office and Restricted Industrial, North Creek PUD) zoning district, in accordance with the plans submitted in the July 7, 2022 Staff Report.

Motion seconded by COMMISSIONER SHAW. Vote taken by Roll Call; all in favor (7-0). CHAIRMAN GRAY declared the motion carried.

CHAIRMAN GRAY noted this item is anticipated to go to Village Board on July 19, 2022.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE JULY 7, 2022 REGULAR MEETING
ITEM #5 WORKSHOP – TOP HOSPITALITY LLC D/B/A MARRIOTT COURTYARD & RESIDENCE INN, 9551 & 9555 183RD STREET

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

Present and responding to roll call were the following:

Chairman Garrett Gray
Terry Hamilton
Kurt Truxal
Eduardo Mani
Brian Tibbetts

Absent Plan Commissioners:

Andrae Marak
James Gaskill

Village Officials and Staff:

Kimberly Clarke, Community Development Director
Lori Kosmatka, Associate Planner

Petitioners:

Members of the Public:

CHAIRMAN GRAY presented Item #5.

Lori Kosmatka, Associate Planner presented the staff report.

Petitioner stated that they are working on the signage plan and will get that to staff as soon as possible.

CHAIRMAN GRAY asked if that would be a shared sign.

Petitioner responded, yes that is for ground and mounted signage.

CHAIRMAN GRAY requests that questions from the COMMISSIONERS focus on the open items presented by staff.

COMMISSIONER TRUXAL stated that he would go along with staff recommendations for the open items. He noted that stucco is a definite no due to climate

COMMISSIONER HAMILTON noted a concern about an oversaturation of extended stays referencing the hotels that are located in the area.

Kimberly Clarke, Community Development Director clarified that those hotels are not extended stays. If they were to convert to extended stays then they would have to appear in front of the commission to request a special use.

CHAIRMAN GRAY noted that Marriott's Policy is not supportive of permanent stays.

Kimberly Clarke, noted that with the zoning change, the village acknowledges long-term contracts and those will be acceptable under the code changes so long as they have supporting documentation.

CHAIRMAN GRAY echoed similar sentiments as staff.

COMMISSIONER TIBBETTS noted a concern about an extended stay having a bar on the property. He stated that he feels it will lead to security issues. It was also noted that the basketball court enclosure should be redesigned. Echoing other commissioners, he agrees with all open items.

CHAIRMAN GRAY asked if eating and dining options would be available to both residence and courtyard guests.

Petitioner responded that the courtyard is the property that will have a bar and restaurant, not the residence inn.

CHAIRMAN GRAY asked if anyone could patronize the restaurant if not a guest.

Petitioner responded that it is preferred that guests dine with the restaurant but they won't turn anyone away. It was also noted that it is not common that outside patrons will come to a hotel to dine.

CHAIRMAN GRAY noted concerns about the basketball court and asked the petitioner if they have looked into other options.

Petitioner responded that they have.

COMMISSIONER SHAW noted that he likes the attention to sidewalks in the urban overlay districts. It was also mentioned that there was some concern about the width of the entryways.

Kimberly Clarke, Community Development Director noted that the entryways are wider to account for a wider turning radius but the lanes are standard size.

CHAIRMAN GRAY mentioned the need for the wide apron to allow for fire trucks to enter the property.

COMMISSIONER SHAW noted that he is okay with the basketball court so long as there is a demand for it. It was also expressed that it is an overreach for the government to regulate the recreational activity of a private property including the exclusion of a lounge in the extended stay. Mr. Shaw continued by asking what are the factors that caused the project to turn into a phased development instead of the original plan and what are the consequences of not completing the project as agreed.

Kimberly Clarke, spoke to the comment regarding phasing noting that staff is currently working on ways to hold the developer accountable to the agreement to complete all phases. However, it is the position of the developer that they intend to complete both buildings.

COMMISSIONER SHAW notes that that is helpful information.

CHAIRMAN SHAW asked with the phasing will all sitework commence at one time.

Petitioner stated that all site work will be done at the same time leaving the site ready for the next building.

COMMISSIONER SHAW noted that he is okay with a modification to the masonry requirement. It was also asked if the 5-acre hotel requirement is strictly adhered to with all projects in the village considering there is a desire for a boutique hotel in the downtown area.

Kimberly Clarke, responded that for the potential downtown property, the 5-acre requirement would not be an expectation for that development. Mrs. Clarke noted that the history of this requirement was to discourage the development of unwanted lodging such as motels.

COMMISSIONER MANI shared similar concerns presented by other COMMISSIONERS.

COMMISSIONER GATTO noted that she agrees with staff recommendations.

CHAIRMAN GRAY asked for clarification regarding the site plan and parking.

Lori Kosmatka noted that there are some changes that will be necessary in the final submittal due to considerations with staff spaces amongst other things. (1:33:40)

CHAIRMAN GRAY asked the petitioner what was the plan for wetland mitigation since it is planned for a portion of parking.

Petitioner responded that there is a plan in place and they have worked with Army Corps of Engineers for the wetland mitigation.

COMMISSIONER SHAW and CHAIRMAN GRAY noted that they are happy to see the project is moving forward.

Kimberly Clarke noted that the project will go before the Economic and Commercial Commission for a tax reclassification on July 11th. Labor Advisory Committee on July 14th then the intent is to have the public hearing at Plan Commission culminating in a village board meeting and an annexation agreement.

GOOD OF THE ORDER

Kimberly Clarke, Community Development Director noted that Dan Ritter welcomed a new baby boy to the family. In addition to this, Kudos to Lori for stepping up in Dan's Absence.

Loyola has their second floor poured; Banging Gavel is moving forward, steel going in; Smoothie King is moving forward preparing for slab pour; Staff has spoken with owner of old Durbin's building to attract new tenant; Magnuson we are awaiting resubmittal, they have inquired about moving forward with site work; Starbucks on Harlem coming along well, glass to come in the very near future.

COMMISSIONER SHAW asked if the space was just for Starbucks

Kimberly Clarke noted that it is multi-tenant with several prospective tenants. Appearing to be three tenants in total.

Hilltap Grove, moving along having some roofing issues; Dunkin Donuts on 80th Ave has construction fences up, permits issued; Ascend is in for building permits, proposing slight changes to the initial plan.

Lori Kosmatka, Associate Planner noted that the architect spoke with her proposing that they will consider staining the existing brick and extend the canopy to save on costs.

COMMISSIONER SHAW asked if those changes are subject to just an administrative review.

Kimberly Clarke, noted that the special use is primarily tied to the use, but since it is a sensitive use, it may need to go in front of the Village Board.

Delta Sonic prepping for renovations.

Kimberly Clarke mentioned next meeting is set for July 21, 2022. Expecting to see the Marriott team, Otten Seafood, and the continued case from this evening.

CHAIRMAN GRAY noted that there was an issue with the emails.

Kimberly Clarke noted that the issues have come from the conversion to O365. There will be a greater discussion about whether the emails are needed.

COMMISSIONER SHAW made a motion to adjourn. Seconded by COMMISSIONER TRUXAL

Motion carried; Unanimous voice vote.

Meeting Adjourned at 8:59pm

PLAN COMMISSION STAFF REPORT

July 21, 2022 Public Hearing

Petitioner

Magnus Ottenborn on
behalf of
Otten's Seafood

Property Location

7313 Duvan Drive

PIN

27-36-204-024-0000

Zoning

MU-1 Mixed Use Duvan
Drive Overlay

Approvals Sought

Site Plan/Arch. Approval
Variation

Project Planner

Lori Kosmatka
Associate Planner

Otten's Seafood – Variations for Masonry, Alternate Building Materials

7313 Duvan Drive



EXECUTIVE SUMMARY

The Petitioner, Magnus Ottenborn on behalf of Otten's Seafood, is requesting Variations from Section V.C.7.F.2. and Section V.C.7.G. of the Zoning Ordinance to allow the front façade to be below the required minimum 75% of face brick masonry and to contain more than 15% of the façade with an alternate building material on the property at 7313 Duvan Drive in the MU-1 (Mixed Use Duvan Drive Overlay) Zoning District.

The Village Board adopted code changes that moved the masonry requirements from the Building Code to the Zoning Ordinance in December 2019. The commercial masonry requirements were revised to maintain high architectural standards, but to allow for some additional flexibility and remain competitive with developers.

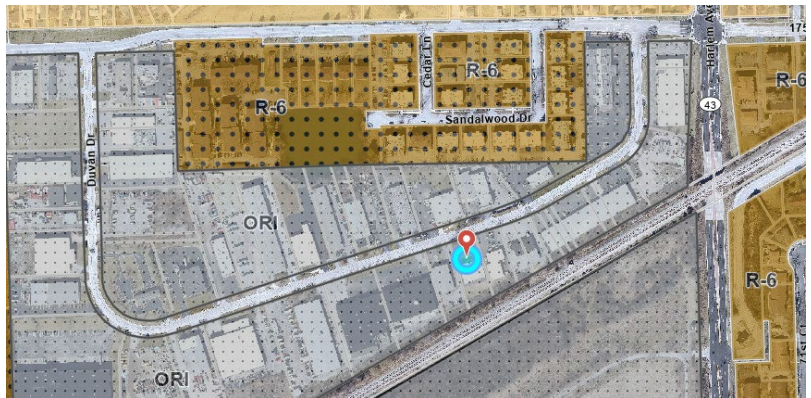
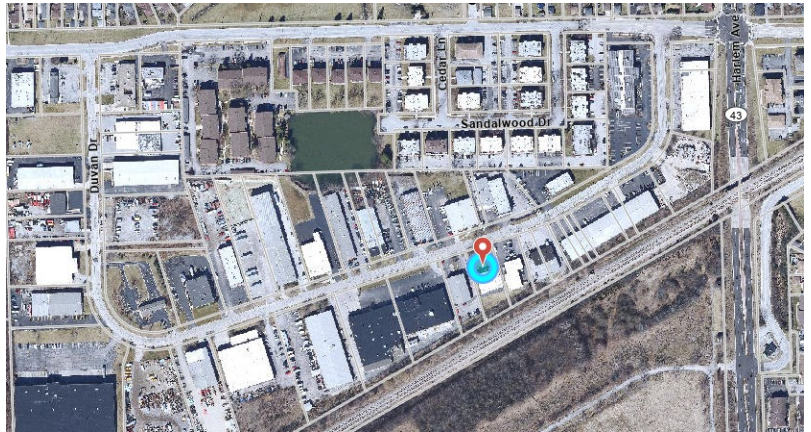
The Petitioner purchased the property in 2019, and in 2020 installed wood cladding on a portion of the front façade without a building permit. If a permit was submitted, the owner would have been informed that Variations and Site Plan/Architectural approvals were required. The Petitioner notes the wood cladding is a light, decorative treatment intended to improve the aesthetics of the property and surrounding neighborhood. The cladding is only located on a portion of original brick façade, and the Petitioner states the original shape of the building would not be affected if the cladding were removed. The façade changes do not greatly change the overall look of the Duvan Drive industrial park.

EXISTING SITE & HISTORY

The subject property is located at 7313 Duvan Drive within the Duvan industrial park, Duvan Drive was developed within the Tinley Park Industrial Park Subdivision, platted in 1972.

The subject property is a 25,058 sq. ft. lot with 100 ft. of frontage to Duvan Drive. The lot has a one story brick building with a primary entrance and loading dock facing Duvan Drive. The building was constructed with all brick façade in 1975. with decorative arch reliefs on the façade, some of which are still visible, and with a 32 foot long by eight foot deep semi-enclosure in front of a portion of the building's 73 foot front façade. The semi-enclosure is an open-air extension of walls which serves as a type of courtyard with landscaping, and has three openings that align with the front door and two flanking windows.

In 2019, the Petitioner Magnus Ottenborn purchased the property for his seafood and meat purveyor business. In 2020, he installed wood cladding over the brick on portions of the front façade without knowledge that Variations and Site Plan/Architectural approvals were required.



The properties to the north, east, and west within the Duvan Industrial Park are all zoned MU-1 as the Mixed Use Duvan Drive Overlay District and located in the same subdivision. All the properties along Duvan Drive have existing commercial properties located on them, apart from a vacant lot at 17516 Duvan Drive. The “U” shape of Duvan Drive surrounds Whispering Cove and Sandelewood multifamily residential development which are in the R-6 Zoning District to the north of Duvan Drive. Immediately south of the subject property is the former state mental health facility within the ORI Zoning District.

CODE BACKGROUND & ZONING

The Village Board adopted code changes that moved the masonry requirements from the Building Code to the Zoning Ordinance in December 2019. The commercial masonry requirements were revised to maintain high architectural standards, while allowing for some additional flexibility for newer materials (precast concrete, fiber cement board, etc.), and to remain competitive with commercial developers, particularly with larger industrial buildings. Residential masonry requirements were maintained at the previously existing level, which requires face brick, stone, or similar masonry products to be installed on the first floor of all residential buildings.

Previously, all “masonry waivers” went to the Community Development Committee since it was under the purview of the Comprehensive Building Code. Since masonry and exterior architectural requirements are now located in the Zoning Ordinance, a Variation of the masonry requirements is reviewed by the Plan Commission depending on the circumstance. The Commercial Masonry Requirements are in Zoning Code Section V.C.7.F.2.:

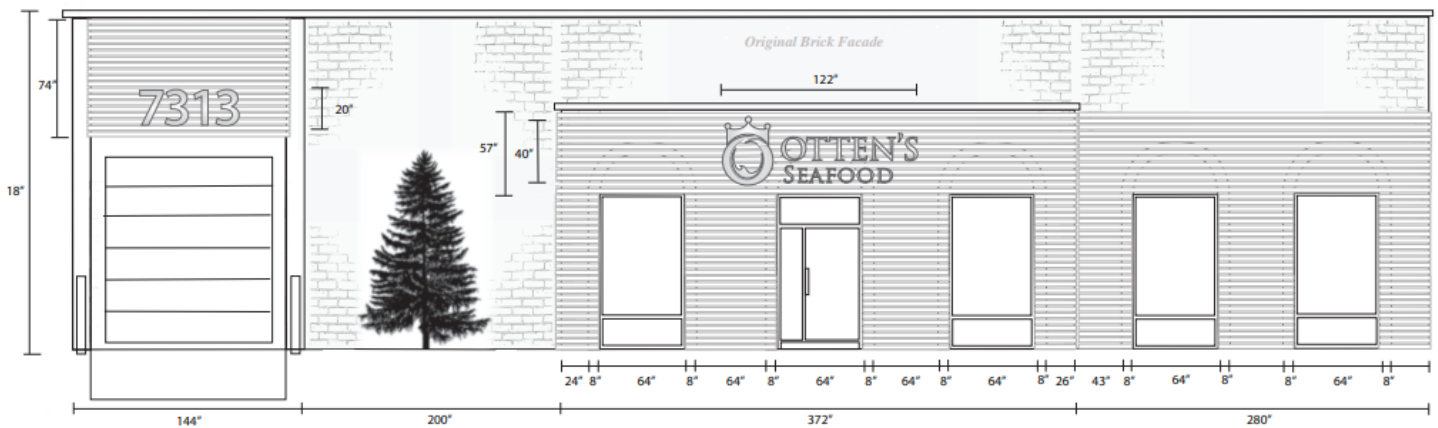
Structures measuring greater than 3,000 square feet but no more than 40,000 square feet must be constructed with at least 75% of each façade with face brick; as an option, 25% of the area required to be constructed with face brick may be constructed of decorative stone. The area not constructed with face brick or decorative stone must be constructed of an approved masonry material as defined herein.

Additionally, the Zoning Ordinance provides for a maximum of 15% of alternate building materials to be used. These materials may include architectural steel, stone, glass exposed aggregate panels, extruded or architecturally finished concrete, cast in place concrete, wood and engineered wood, EIFS, stucco, or Dryvit, fiber cement siding, cedar shingle, or equivalent/better materials or any combination of the above. The Alternate Building Materials Requirements are in Zoning Code Section V.C.7.GI:

The following alternate building materials may be used for architectural treatments, decorations or architectural accents provided they do not constitute more than 15% of any facade: . . . (6) Wood and engineered wood.

VARIATION REQUEST

The Petitioner is proposing to seek Variation and Site Plan/Architectural Approvals as part of the necessary zoning entitlement for changes that have been made to the building's façade.



Architectural Elevation and Photo of Front Facade (per Petitioner)

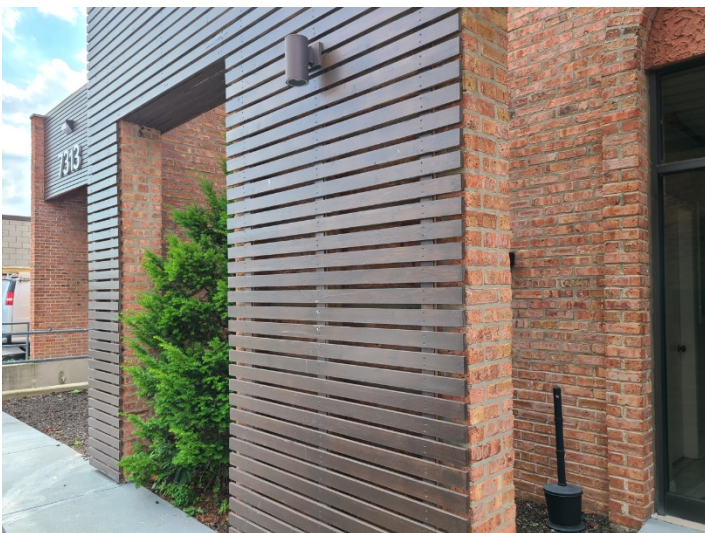
The Petitioner installed cladding consisting of wooden slats on a portion of the front façade and signage. The Petitioner states he was unaware that Variations and Site Plan/Architectural approvals were required prior to changing the façade nor did he contact the Village to see if a permit was required for such work. The Variations required are:

- Masonry Variation from Section V.C.7.F.2. of the Zoning Ordinance to allow the front façade to have less than 75% of face brick
- Alternative Building Material Variation from Section V.C.7.G. of the Zoning Ordinance to allow the front façade to contain more than 15% of an alternate building material

He notes the façade change is an aesthetic improvement to the property and the varied appearance of the Duvan Drive neighborhood, and that the wood cladding is a light, decorative treatment. He states he chose this modern and clean appearance to help keep in demands of customers in the industry. The cladding treatment is only on portions of the front façade. The cladding is dark brown 1" x 2 ½" slats secured to the building via weatherproof concrete anchors every two feet. Some of the cladding is directly attached to the brick wall. Other areas with varied relief of the brick arches have vertical wood members (2"x6"s or less) between the cladding and brick for a flat and streamlined appearance of the cladding.



Cladding Profile and Front Entry



Semi-enclosure courtyard area



The outer semi-enclosure has full cladding on the front (outer north elevation) as well as partial cladding on the upper part of the reverse of that enclosure (within the courtyard). The narrow undersides of the three openings also have cladding. Partial cladding on the front (north) elevation is also on the to the right of the semi-enclosure and to the

left above the overhead door. The Petitioner's architectural drawings contain narrative notes that state if the cladding is removed, the original shape and arches of the building will not be affected.

The traditional Standards for a Variation are difficult to apply in regards to Variations that concern architectural design. It is useful to look at the context to the neighborhood. The three most relevant standards used are listed below:

- a. Compatible Architecture – Is the new structure and proposed materials compatible with neighboring properties and the surrounding neighborhood's existing housing stock?
- b. Proposed Building Materials – Are the proposed materials of high-quality and durability? Do the proposed materials negatively affect the homes attractiveness or future marketability?
- c. Cohesive Building Design – Do the proposed materials compliment the style and design of the home, or do they detract compared to alternative materials? Do the proposed exterior materials compliment the architectural design and create natural breaks within the façade to transition between materials?

The standard the Village's Community Development Committee has traditionally used is to review masonry Variations in context with the existing neighborhood's architecture. This ensures the character and quality of materials within a neighborhood does not degrade over time and that buildings fit in with the existing neighborhood. It is important that the proposed architecture/building materials are not so incongruent with the existing architecture/building material that it devalues existing property. The goal should be that the new design is compatible with the neighborhood, enhances rather than detracts, and will maintain value over time.

Surrounding Properties

The commercial buildings on Duvan Drive are largely constructed of differing colors of brick or CMU blocks, and have some metal along side facades. Many of the buildings are older construction however, some of the buildings have well maintained exteriors, others have some weathered aging and discoloration of materials. The Sandlewood multifamily residences north of Duvan Drive have varied shades of brown brick with dark brown shingled awnings over balconies. The Commission may wish to discuss whether they are trying to maintain the quantity of brick per the original character of the neighborhood or whether they wish to incorporate some alternative building materials that convey a slightly more modern aesthetic.



(Left) Properties Across Street and Abutting; (Right) Other Older Duvan Drive Properties

ARCHITECTURE

The lot has a one story brick building with a primary entrance and loading dock facing Duvan Drive. The building was constructed with all brick façade in 1975 with decorative arch reliefs on the façade, some of which are still visible, and with a 32 foot long by eight foot deep semi-enclosure in front of a portion of the building's 73 foot front façade. The semi-enclosure is an open-air extension of walls which serves as a type of courtyard with landscaping, and has three openings that align with the front door and two flanking windows.



Photo Prior To Purchase (per Petitioner)

The building is a rectangular one-story brown masonry brick building with aluminum framed windows on the north (front) and west facades. Aside from the building's semi-enclosed courtyard feature and originally installed decorative arches, the brick building previously did not have any other notable architectural treatments.

The front façade's overall appearance now is a mix of original brick and wood cladding. The installed wood cladding appears scaled to the building and has a low profile. Three of the original arches along the flat front façade remain. They are at the front door and flanking windows remain. Two additional arches also remain on the right side of the building around windows.

STANDARDS FOR SITE PLAN APPROVAL

Section III.U.6. of the Zoning Ordinance requires that the conditions listed below must be met and reviewed for Site Plan and Architectural approval. Specific findings are not required but all standards shall be considered to have been met upon review from the Plan Commission.

Architectural

- a. Building Materials: The size of the structure will dictate the required building materials (Section V.C. Supplementary District Regulations). Where tilt-up or pre-cast masonry walls (with face or thin brick inlay) are allowed vertical articulation, features are encouraged to mask the joint lines. Concrete panels must incorporate architectural finishes that comply with “Building Articulation” (Section III.U.5.h.) standards. Cast in place concrete may be used as an accent alternate building material (no greater than 15% per façade) provided there is sufficient articulation and detail to diminish it’s the appearance if used on large, blank walls.
- b. Cohesive Building Design: Buildings must be built with approved materials and provide architectural interest on all sides of the structure. Whatever an architectural style is chosen, a consistent style of architectural composition and building materials are to be applied on all building facades.
- c. Compatible Architecture: All construction, whether it be new or part of an addition or renovation of an existing structure, must be compatible with the character of the site, adjacent structures and streetscape. Avoid architecture or building materials that significantly diverge from adjacent architecture. Maintain the rhythm of the block in terms of scale, massing and setback. Where a development includes outlots they shall be designed with compatible consistent architecture with the primary building(s). Site lighting, landscaping and architecture shall reflect a consistent design statement throughout the development.
- d. Color: Color choices shall consider the context of the surrounding area and shall not be used for purposes of “attention getting” or branding of the proposed use. Color choices shall be harmonious with the surrounding buildings; excessively bright or brilliant colors are to be avoided except to be used on a minor scale for accents.
- e. Sustainable architectural design: The overall design must meet the needs of the current use without compromising the ability of future uses. Do not let the current use dictate an architecture so unique that it limits its potential for other uses (i.e. Medieval Times).
- f. Defined Entry: Entrance shall be readily identifiable from public right-of-way or parking fields. The entry can be clearly defined by using unique architecture, a canopy, overhang or some other type of weather protection, some form of roof element or enhanced landscaping.
- g. Roof: For buildings 10,000 sf or less a pitched roof is required or a parapet that extends the full exterior of the building. For buildings with a continuous roof line of 100 feet or more, a change of at least five feet in height must be made for every 75 feet.
- h. Building Articulation: Large expanses of walls void of color, material or texture variation are to be avoided. The use of material and color changes, articulation of details around doors, windows, plate lines, the provision of architectural details such as “belly-bands” (decorative cladding that runs horizontally around the building), the use of recessed design elements, exposed expansion joints, reveals, change in texture, or other methods of visual relief are encouraged as a means to minimize the oppressiveness of large expanses of walls and break down the overall scale of the building into intermediate scaled parts. On commercial buildings, facades greater than 100 feet must include some form of articulation of the façade through the use of recesses or projections of at least 6 inches for at least 20% of the length of the façade. For industrial buildings efforts to break up the long façade shall be accomplished through a change in building material, color or vertical breaks of three feet or more every 250 feet.
- i. Screen Mechanicals: All mechanical devices shall be screened from all public views.

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

Site Design

- a. Building/parking location: Buildings shall be located in a position of prominence with parking located to the rear or side of the main structure when possible. Parking areas shall be designed so as to provide continuous circulation avoiding dead-end parking aisles. Drive-through facilities shall be located to the rear or side of the structure and not dominate the aesthetics of the building. Architecture for canopies of drive-through areas shall be consistent with the architecture of the main structure.
- b. Loading Areas: Loading docks shall be located at the rear or side of buildings whenever possible and screened from view from public rights-of-way.
- c. Outdoor Storage: Outdoor storage areas shall be located at the rear of the site in accordance with Section III.O.1. (Open Storage). No open storage is allowed in front or corner side yards and are not permitted to occupy areas designated for parking, driveways or walkways.
- d. Interior Circulation: Shared parking and cross access easements are encouraged with adjacent properties of similar use. Where possible visitor/employee traffic shall be separate from truck or equipment traffic.
- e. Pedestrian Access: Public and interior sidewalks shall be provided to encourage pedestrian traffic. Bicycle use shall be encouraged by providing dedicated bikeways and parking. Where pedestrians or bicycles must cross vehicle pathways a cross walk shall be provided that is distinguished by a different pavement material or color.

STANDARDS FOR A VARIATION

Section X.G.4. of the Zoning Ordinance states the Plan Commission shall not recommend a Variation of the regulations of the Zoning Ordinance unless it shall have made Findings of Fact, based upon the evidence presented for each of the Standards for Variations listed below. The Plan Commission must provide findings for the first three standards; the remaining standards are provided to help the Plan Commission further analyze the request. Staff prepared draft responses for the Findings of Fact below, which indicate support for the request. If the Plan Commission wishes to recommend denial, alternative findings will need to be indicated.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
 - ***While the property can yield a reasonable return if permitted to be used only under the conditions allowed, the design style of the structure is compromised if the code requirements were to be met.***
2. The plight of the owner is due to unique circumstances.
 - ***The building is older construction dating to 1975, within an established neighborhood dating to 1972. The proposed design helps update and modernize the building's front appearance. The design is compatible with the surrounding neighborhood's existing exterior materials and architecture.***
3. The Variation, if granted, will not alter the essential character of the locality.
 - ***The existing neighborhood's exterior building materials are largely constructed of differing colors of brick or CMU blocks, with some metal. Overall, the neighborhood has older construction with a varied appearance. The proposed wood cladding is over a portion of the front façade, allowing for the original brick to also be part of the design. The cladding is low profile in design with clean lines that visually helps improve the overall aesthetic of the Duvan Drive neighborhood. The character of the Duvan Drive neighborhood is not harmed by the reduction in the masonry nor the application of wood as an alternative building material.***
4. Additionally, the Plan Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence:
 - a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
 - b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
 - c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
 - d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
 - e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
 - f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or

endanger the public safety, or substantially diminish or impair property values within the neighborhood.

MOTIONS TO CONSIDER

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

Site Plan/Architectural Approval:

"...make a motion to grant the Petitioner, Magnus Ottenborn on behalf of Otten's Seafood, Site Plan and Architectural Approval for the proposed changes at 7313 Duvan Drive in the MU-1 (Mixed Use Duvan Drive Overlay) Zoning District."

Variation:

"...make a motion to recommend that the Village Board grant a Variation to the Petitioner Magnus Ottenborn on behalf of Otten's Seafood Variations from Sections V.C.7.F.2. and Section V.C.7.G. of the Zoning Ordinance to allow the front building façade to be below the required minimum 75% of face brick masonry and to contain more than 15% of the façade with an alternate building material on the property at 7313 Duvan Drive in the MU-1 (Mixed Use Duvan Drive Overlay) Zoning District. "

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
	Application (Redacted)	Applicant	6/15/22
	Applicant's Response to Standards	Applicant	n/a 6/15/22
	Narrative and Photos	Applicant	
	Plat of Survey	JNT Land Surveying	9/12/19
	Façade Elevation Drawing Without Cladding	n/a	n/a Rec'd 6/24/22
	Façade Elevation Drawing With Cladding	n/a	n/a Rec'd 6/24/22
	Side View Drawing of Cladding Detail	Art Dose	n/a Rec'd 6/24/22



FL-2022-06-00364

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

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

REQUEST INFORMATION

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

- ☐ Special Use for: _____
- ☐ Planned Unit Development (PUD) ☐ Concept ☐ Preliminary ☐ Final ☐ Deviation
- ☒ Variation ☐ Residential ☒ Commercial for Facade
- ☐ Annexation
- ☐ Rezoning (Map Amendment) From _____ to _____
- ☐ Plat (Subdivision, Consolidation, Public Easement) ☐ Preliminary ☐ Final
- ☐ Site Plan
- ☐ Landscape Change Approval
- ☐ Other: _____

PROJECT & PROPERTY INFORMATION

Project Name: Facade Cladding

Project Description: Partial cladding of facade

Project Address: 7313 Duvan Dr Property Index No. (PIN): _____

Zoning District: _____ Lot Dimensions & Area: 125 X 125

Estimated Project Cost: \$ _____

OWNER OF RECORD INFORMATION

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

Name of Owner: Magnus Ottenborn Company: Otten's Seafood

Street Address: _____ City, State & Zip: _____

E-Mail Address: _____ Phone Number: _____

APPLICANT INFORMATION

☒ Same as Owner of Record

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

Name of Applicant: _____ Company: _____

Relation To Project: _____

Street Address: _____ City, State & Zip: _____

E-Mail Address: _____ Phone Number: _____

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

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

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

Property Owner Signature: _____

Property Owner Name (Print): _____

Acknowledgements

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

Property Owner Signature: _____

Property Owner Name (Print): _____

Applicant Signature:
(if other than Owner)

Applicant's Name (Print): _____

Date: _____

06/15/2022

STANDARDS AND CRITERIA FOR A VARIATION

Section X.G.1 of the Village of Tinley Park Zoning Ordinance requires that the Zoning Board of Appeals determine compliance with the following standards and criteria. In order for a variance to be approved, the Petitioner must respond to all the following statements and questions related to the Standards with factual evidence and information to support the requested Variation. If additional space is required, you may provide the responses on a separate document or page.

- A. Describe the difficulty that you have in conforming with the current regulations and restrictions relating to your property, and describe how this hardship is not caused by any persons presently having an interest in the property. (Please note that a mere inconvenience is insufficient to grant a Variation). For example, does the shape or size of the lot, slope, or the neighboring surroundings cause a severe problem in completing the project in conformance with the applicable Ordinance requirement?**

interior renovations were needed to adapt to the seafood industry. Facade needed update to represent industry standards of clean, quality and fresh imports. This updates were necessary for us to conduct business among our clientele and not lose business to our competitors. Variances did not affected neighboring properties.

- B. Describe any difficulties or hardships that current zoning regulations and restrictions would have in decreasing your property value compared to neighboring properties.**

Exterior aspect of the property did not represented industry standards, therefore we were losing business

- C. Describe how the above difficulty or hardship was created.**

Property seem abandoned, out of shape and dated when it was aquired. The former property housed a traditional toy manufacturer. Property had no exterior updatd for over 30 years. It needed updates to host new type of business and for it to thrive.

- D. Describe the reasons this Variance request is unique to this property only and is not applicable, in general, to other properties within the same Zoning District.**

We run a seafood / meat company and the exterior aspect of the former facade was not representative of the industry standards. When we started loosing business to our competitors based on company perception the need to renovate was imminent to survive.

- E. Explain how this Variance would not be regarded as an attempt at financial gain, but only because of personal necessity. For example, the intent of the Variance is to accommodate related living for an elderly relative as opposed to adding an additional income source.**

The intent is to modernize part of the facade and meet industry standards so we can keep our doors open. Perception standards of cleaning and freshness have been abismal in our industry specially due to pandemic.

- F. Describe how granting this Variance request will not be detrimental to the public welfare or injurious to other properties or improvements in the neighborhood in which the property is located.**

The work done was the smallest amount possible to reflect the looks and standards of our industry. The original structure was preserved underneath to avoid construction movilizatons, it does not impact welfare or cause any type of injury to any neighbor property.

- G. Explain how granting this Variance will not alter the essential charter of the neighborhood or locality.**

it does not alter anything to the industrial park were we are located, If anything it shows initiative to keep the businesses in our industrial park good looking and up to date.

H. Describe how the requested Variance will not:

- 1. Impair an adequate supply of light and air to adjacent properties.**

Partial wood cladding affixed to our own facade. It does not impair any light or air to adjacent properties

- 2. Substantially increase the congestion of the public streets.**

Facade update does not increase congestion of public streets

- 3. Increase the danger of fire.**

It will not increase any danger of fire since it is a small portion of our own facade

- 4. Impair natural drainage or create drainage problems on adjacent property.**

It is on our facade so it has no impact on drainage.

- 5. Endanger the public safety.**

Partial cladding secured to our own facade, does not impact public safety.

- 6. Substantially diminish or impair property values within the neighborhood.**

Since this is a face lift it will add value to the whole neighborhood.

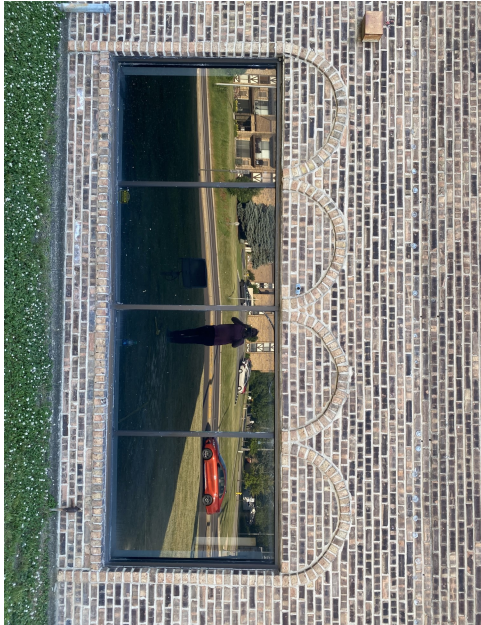
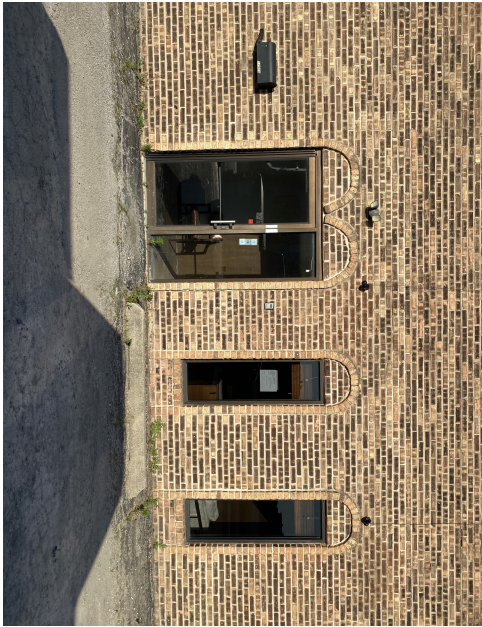
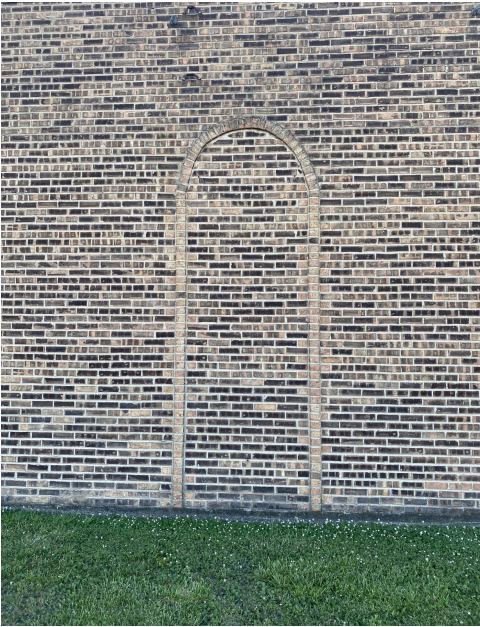


05/23/2022

To whom it may concern.

As seen on the photos from the buildings on Duvan Drive, They are all very different in looks and materials. So we believe that our facade facelift will not change the unity look of the industrial park.



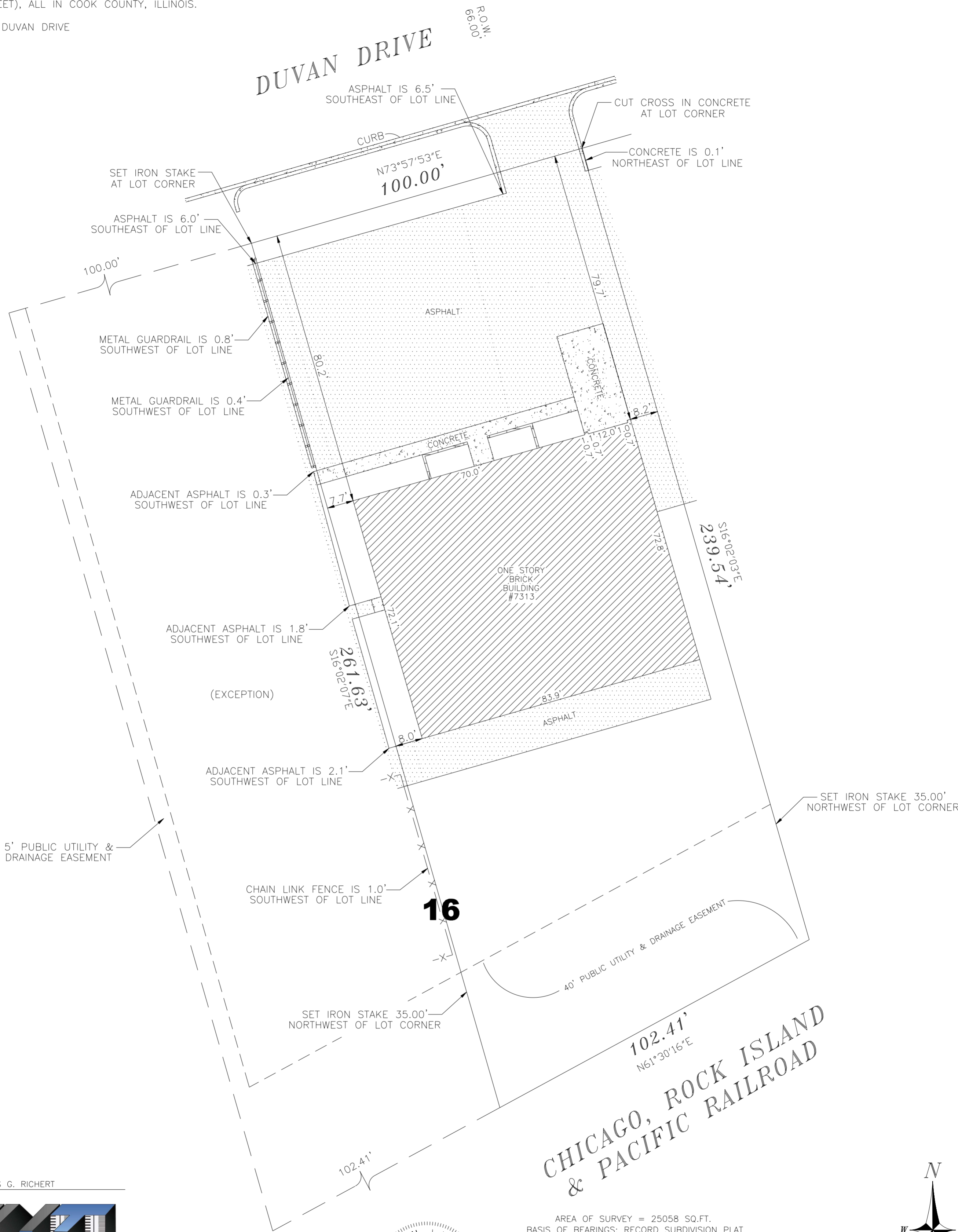


PLAT OF SURVEY

OF

LOT 16 (EXCEPTING THEREFROM THE WESTERLY 1/2 THEREOF) IN TINLEY INDUSTRIAL PARK, BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD (EXCEPTING THEREFROM THE WEST 1543.6 FEET OF THE EAST 2009.6 FEET OF THE NORTH 496.65 FEET), ALL IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 7313 DUVAN DRIVE



CLIENT: JAMES G. RICHERT



15935 S. BELL ROAD (708) 645-1136
HOMER GLEN, IL. 60491 FAX (708) 645-1138
WWW.JNTLANDSURVEY.COM

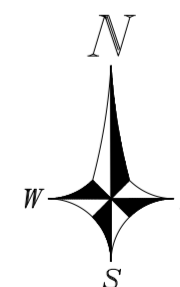
NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCE.



PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION
LICENSE NO.
184.004450
EXPIRES 4/30/21

THIS PROFESSIONAL SERVICE
CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS
FOR A BOUNDARY SURVEY.
LICENSE EXPIRES 11/30/20

AREA OF SURVEY = 25058 SQ.FT.
BASIS OF BEARINGS: RECORD SUBDIVISION PLAT



STATE OF ILLINOIS } S. S.
COUNTY OF WILL }

FIELD WORK COMPLETED ON 10TH DAY OF SEPTEMBER, 2019.

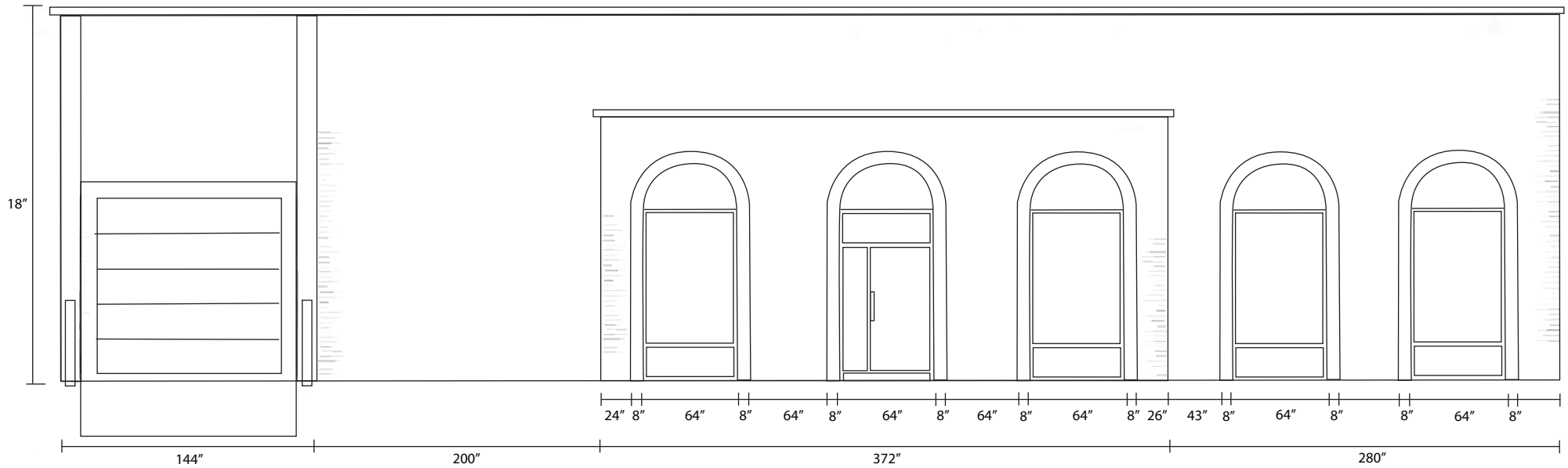
JNT LAND SURVEYING SERVICES INCORPORATED HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

Dated this 12TH Day of SEPTEMBER, 2019.

IPLS No. 3354

Customer	Address
<i>Business name : Otten's Seafood</i> <i>Orderd by: Magnus Ottenborn</i> <i>Contact Number 312 -833 4585</i>	<i>7313 Duvan Drive</i> <i>Tinley Park IL.</i> <i>60477</i>

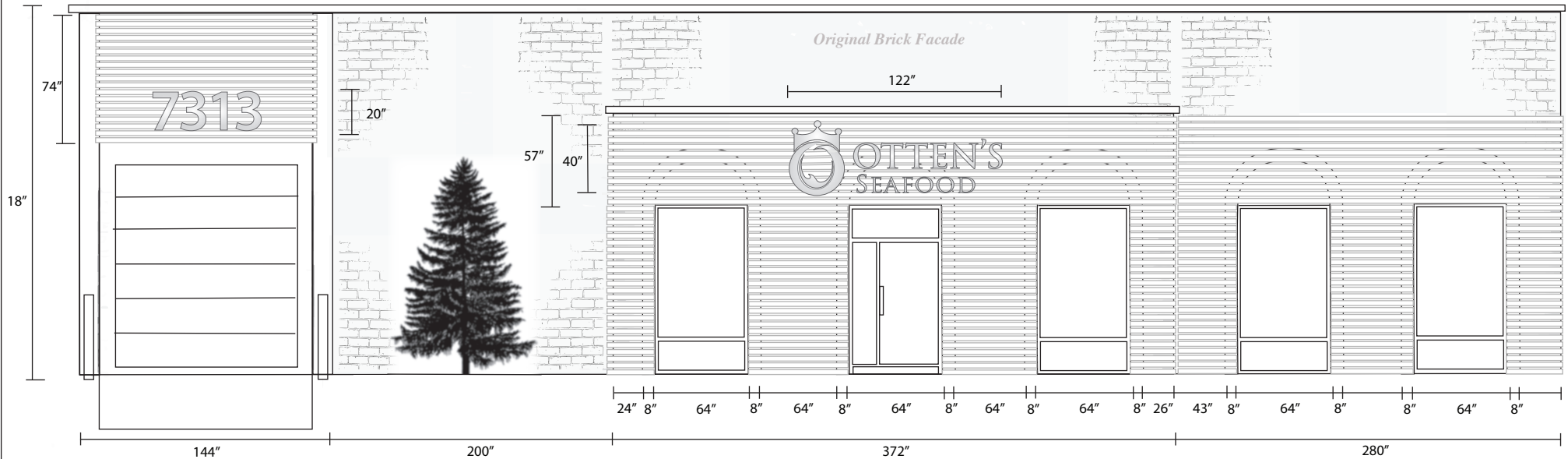
Original Facade
North Elevation



Description
<p><i>The property consists of a masonry and brick building built in the year 1975.</i></p> <p><i>Dimensions: North and South Facades 83 1/2 feet East and West Facades 73 feet, Height of building 18 feet.</i></p> <p><i>Building presents Brick arches at North facade and aluminum framed glass windows at North and West facades, masonry and brick no windows at East and South facade</i></p> <p><i>Property has a main entrance glass door at North Facade, and back Metal Doors at East West and South Facades .</i></p> <p><i>Property exhibits an overhead 10 feet high door with ramp and and a smaller 8 1/2 feet high door with no ramp.</i></p> <p><i>Original Plans by Duane E linden Architects and Land Planners of Lansing IL.</i></p> <p><i>Plans approved by Village of Tinley Park 05/13/75</i></p> <p><i>Bulding Contruction Boca Type 3C</i></p>

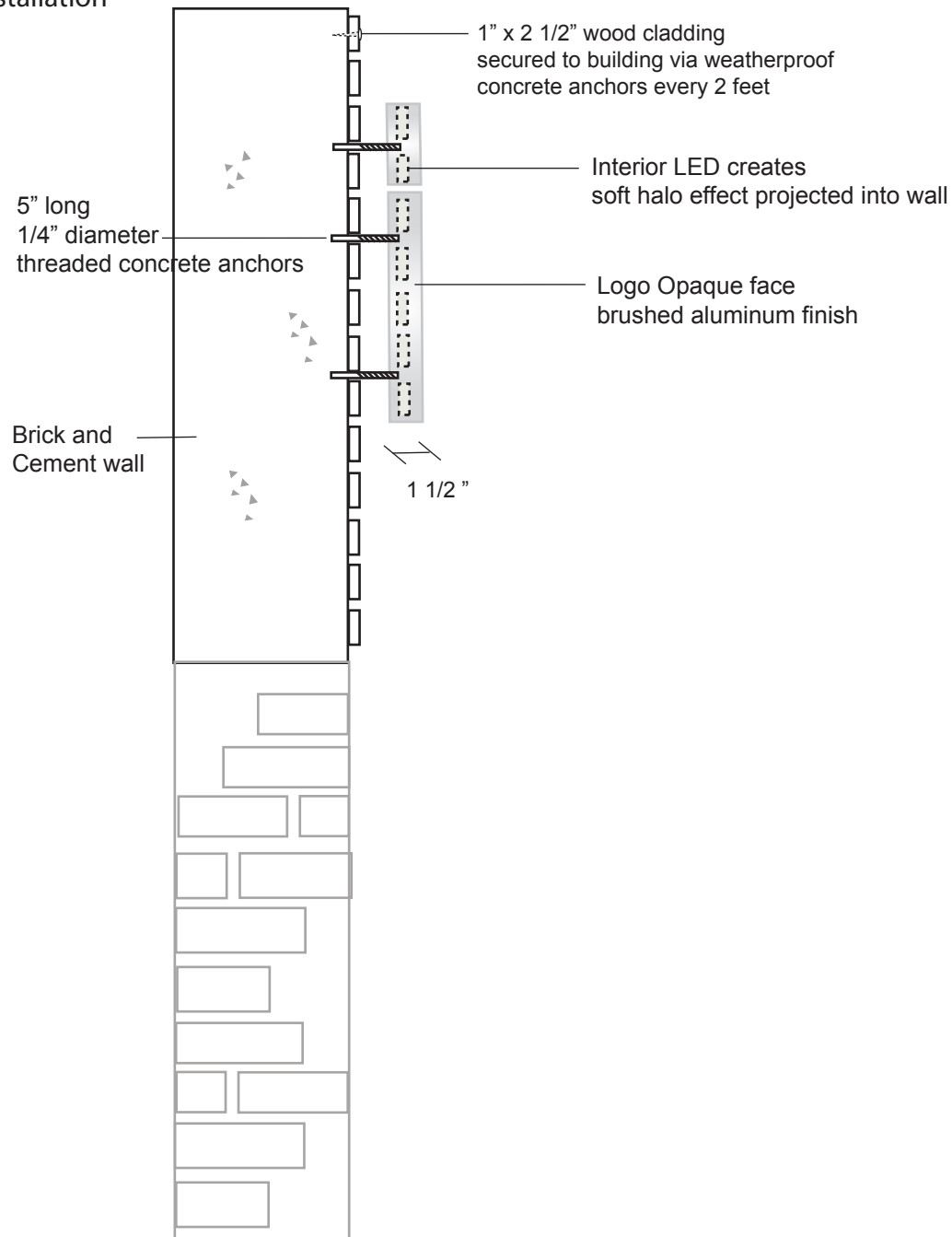
Customer	Address
Business name : Otten's Seafood Orderd by: Magnus Ottenborn Contact Number 312 -833 4585	7313 Duvan Drive Tinley Park IL. 60477

*Upgraded Facade
North Elevation*



Description
<p>The property built in the year 1975 received a light upgrade to keep up with demands of Industry.</p> <p>Customer represents a Scandinavian Seafood purveyor and needed to reflect cleanliness and simplicity to make this business appropriate to its industry</p> <p>Upgrade presents 1" x 2 1/2" wood cladding secured with anchors to existing brick arches at North Facade</p> <p>The original shape of building or masonry was not affected, cladding is light and a simply decorative method to keep up with demands of Industry for this customer</p> <p>It must be noted that if wood cladding is to be removed at a future time, original shape and arches of building will not be affected.</p> <p>A brushed aluminum letters with business name and address was affixed to brick via long anchors in the spaces between the decorative cladding.</p> <p>Business name brushed letters have indirect back light that creates a halo effect to help suppliers find the location when deliveries at early AM before sun is up.</p> <p>The reflected upgrades are a minimal essential to keep this customer in business in this location given the former conditions of the building.</p>

Elevation Detail wall installation



ART
DOSE

Ottens Seafood

Approved By: _____

Date: _____

Exterior Illuminated Sign Side view

Material:

40" x 122" Aluminum manufactured
reversed Channel with bright white
LED

Copy:

Font: As shown
Size: As Shown
Depth:
LOGO - 4 "
OTTENS - 4"
SEAFOOD- 2"

Color

Background: Brick
Copy Brushed Aluminum Gloss

Installation:

standoffs from wall to create halo effect

PLAN COMMISSION STAFF REPORT

July 21, 2022 – Public Hearing

Petitioner

Top Hospitality LLC

Property Location

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

PIN

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

Zoning

Current: Unincorporated
Cook County (C-4)

Proposed: B-3, General
Business & Commercial

Approvals Sought

Site Plan Approval
Special Use Permit
Variations
Plat Approval
Rezoning (Upon
Annexation)

Project Planner

Daniel Ritter, AICP
Planning Manager

Lori Kosmatka,
Associate Planner

Marriott Hotels: Courtyard and Residence Inn

9551 & 9555 183rd Street



EXECUTIVE SUMMARY

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

The project had previously received preliminary reviews and Plan Commission review in April 2020, however due to the COVID pandemic, the project was delayed and pulled prior to receiving Village Board approvals). The majority of the development remains the same as previously reviewed, except that the project phasing is revised, utility connection locations have changed, and a Special Use Permit is now required for Extended Stay Hotels.

The Courtyard hotel includes an 83,722 sq. ft. four story building with 125 guest rooms, a banquet hall, meeting rooms, exterior patio, fitness center, indoor pool, lounge with dining area and bar. The Residence Inn hotel is marketed towards extended-stay guests and includes an 87,875 sq. ft. four story building with 118 guest rooms, fitness center, dining room, meeting room, lounge room, indoor pool, outdoor basketball court, and exterior patio. In addition, there is a proposed shared stormwater detention pond and existing wetland area on the site.

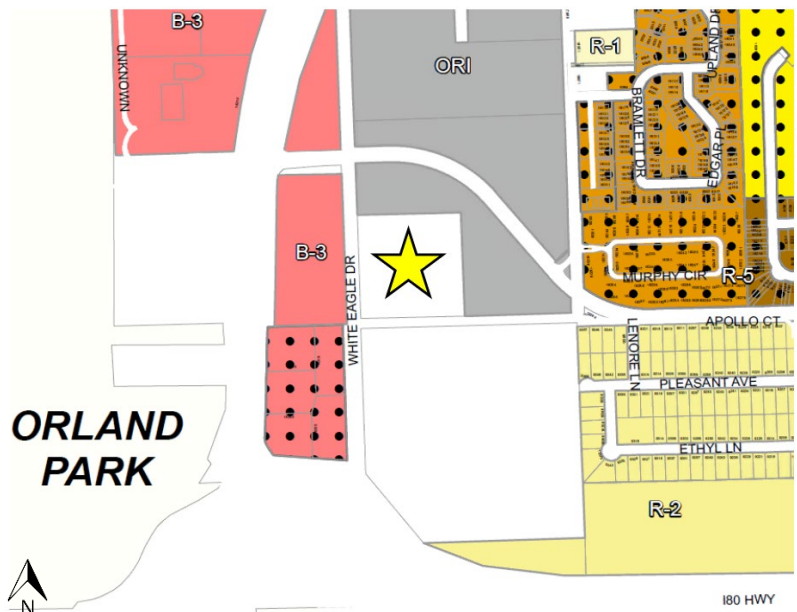
Changes to the July 7th, 2022 Workshop Staff report are in red.

EXISTING SITE & ZONING

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

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

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



PROPOSED USE

The Petitioner plans to develop two Marriott brand hotels on the subject property: Courtyard and Residence Inn. The Courtyard hotel includes an 83,722 sq. ft. four story building with 125 guest rooms, a banquet hall, meeting rooms, exterior patio, fitness center, indoor pool, lounge with dining area and bar. The Residence Inn hotel is marketed towards extended-stay guests and includes an 87,875 sq. ft. four story building with 118 guest rooms, fitness center,

dining room, meeting room, lounge room, indoor pool, outdoor basketball court, and exterior patio. The amenities, including the dining and bars, are only open to hotel guests.

Phasing

In the previous 2020 proposal, construction of the two sites had been anticipated to happen simultaneously. However, the current proposal requests a revised phasing plan. The Residence Inn (Extended Stay) hotel is proposed to be constructed prior to the Courtyard hotel. The Petitioner's narrative notes the phasing. The first phase (Residence Inn) is desired to begin October 2022, with a construction timeline of around 18 months. The second phase (Courtyard) is desired to begin May 2024.

The Petitioner has supplied a revised submittal which includes a phasing plan illustrating three phases. The Petitioner does not have a timeline yet for the third phase which is anticipated to be used as a restaurant, office, or other commercial use.

SPECIAL USE PERMIT

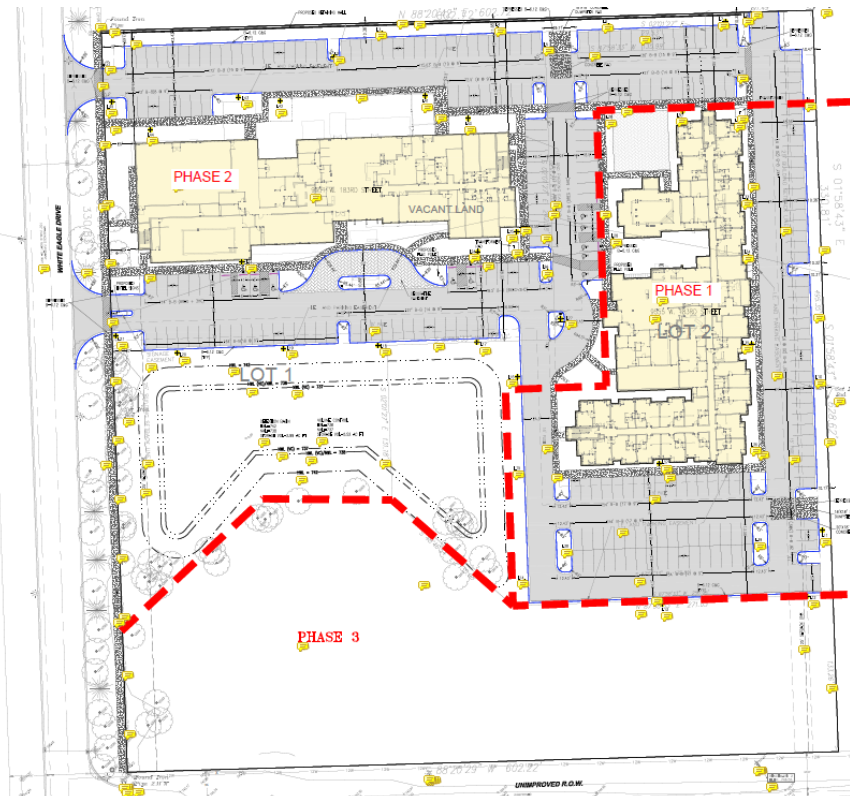
The proposed Residence Inn hotel is proposed to be an Extended Stay type of hotel. Extended Stays require a Special Use Permit per text amendment approval earlier in 2022 in all situations where hotels are currently allowed as a Permitted or Special Use.

The Zoning Ordinance defines Extended Stay as:

HOTEL, EXTENDED STAY: A Hotel containing guest rooms for lodging, offered to the public for compensation, which are advertised, designed, intended or routinely utilized for weekly or monthly occupancy, or in which at least 30% of all guest rooms have facilities for the refrigeration and preparation of food by guests, such as a refrigerator and a cooktop/stove (or a refrigerator, a microwave, and a dishwasher or kitchenette sink), a cook-top/stove or microwave, and a dishwasher or sink, and a self-serve laundry facility is available for guests use.

Extended Stays are a sub-market of hotels that focuses on guests who stay for longer periods (anywhere from 3 days to many months). The extended stay hotel market has grown substantially in recent years. An extended stay hotel can function very differently than traditional hotels in terms of its amenities, operations, and effects on the local economy. They can also bring challenges to areas that are not designed for them if they begin to function as a multi-family residential use rather than temporary lodging for visitors.

These longer stays may be for several reasons including temporary work locations, work training, temporary housing during disasters or home renovations, visiting relatives for extended periods, and many other reasons. While longer guest stays have always been a part of the hotel industry, hotels catering to this specific sub-market are more of a recent trend. Extended stay hotels typically offer fewer traditional hotel amenities (pools, fitness center, meeting rooms, bars/restaurants, etc.) and fewer or limited hotel services (breakfast, 24/7 front desk staffing, daily room cleaning, etc.) However, extended stays do offer a larger average room size and typically have small kitchen area with a stove, microwave cabinets, and a full-sized refrigerator. They come fully furnished typically with seating and work areas that allow for a more comfortable long-term stay. Extended stay hotels typically offer cheaper daily rates for



long-term guests than many traditional hotels. However, they also maintain allowances for daily and short-term stays for leisure guests that may prefer a larger room or a cheaper rate without typical hotel services.

In each situation an extended stay hotel use is reviewed based on the Standards for a Special Use (Section X.J.5. of the Zoning Ordinance) to ensure it is operated safely, functions appropriately as a hotel, and does not negatively affect neighboring properties or the Village's economy.

Concerns with extended stay hotels from a land use perspective include that they can begin to function less as a commercial hotel use for temporary visitors and more as a multi-family residential building. In this regard, their preferred locations, site design, parking needs, walkability, access to public services, effects on the local economy, and many other items differ greatly. Public safety concerns are noted as well since they typically do not run thorough background checks, require registering of vehicles, or may not have staff always present on site. Any potential negative effects of an extended stay hotel can be compounded when located near each other or have a large number of rooms in one community.

Currently the Village only has one Extended Stay property – Woodspring Suites at 18636 West Creek Drive.

Marriott's Residence Inn extended stay hotel is identified as a quality hotel product line with corporate management structure in place. Additionally, the Petitioner states Marriott does not allow for lengthy/permanent residence at its locations, and pursuant to Village goals, will require registration of all cars on the premises and include 24/7 staff.

Open Item #1: Discuss the proposed Special Use Permit request for an Extended Stay.

VARIATIONS

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

Lot & Building

1. A Variation from Section V.B. Schedule I (Schedule of Permitted Uses) to permit a hotel use on a 3.13 acre lot, instead of the required minimum of 5 acres.
2. A Variation from Section V.B. Schedule II (Schedule of District Requirements) to permit a four story and approximately 55' 10" tall building (Residence Inn) and a four story 54' 9.5" tall building (Courtyard) instead of the permitted maximum of three stories and 35 feet.
3. A Variation from Section VIII Table 2 (Parking Lot Dimension Guidelines) to permit a 24' drive aisle instead of the permitted minimum of 26'.
4. A Variation from Section V.C.7.F. and Section V.C.7.G. to permit both hotel buildings to utilize greater than 15% of a non-masonry material (fiber cement board and stucco) on the building exteriors.
5. A 46 space Variation from Section VIII.A.10. (Number of Parking Spaces Required) to permit the Courtyard to have 129 parking spaces instead of the 175 parking spaces required.
6. A 19 space Variation from Section VIII.A.10. (Number of Parking Spaces Required) to permit the Residence Inn to have 124 parking spaces instead of the 143 parking spaces required.

Urban Design Overlay District (UDOD)

7. A Variation from Section V.D.2.D.(2) to permit the Residence Inn (Lot 2) to have a front yard setback ranging from 40.45' to 274.92' instead of the permitted 20' maximum.
8. A Variation from Section V.D.2.D.(2) to permit the Courtyard (Lot 1) to have a front yard building setback of 25 feet instead of the permitted 20' maximum.
9. A Variation from Section V.D.2.B.(2).a. to permit parking to be located in the front yard on the Residence Inn (Lot 2).
10. A Variation from Section V.D.2.B.(2).a. to permit parking to be located in the front yard on the Courtyard (Lot 1).

11. A Variation from Section V.D.2.C.(2).f. to permit two curb cuts on the Courtyard (Lot 1) instead of the permitted maximum of one.

Signage

12. A Variation from Section IX.M.2. to permit an off-site sign for Lot 2 to be located on Lot 1 with an approved signage easement
13. A Variation from Section IX.D.2.c. to permit a freestanding sign to be setback five feet from the property line instead of the required ten foot minimum.

FINAL PLAT OF SUBDIVISION

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

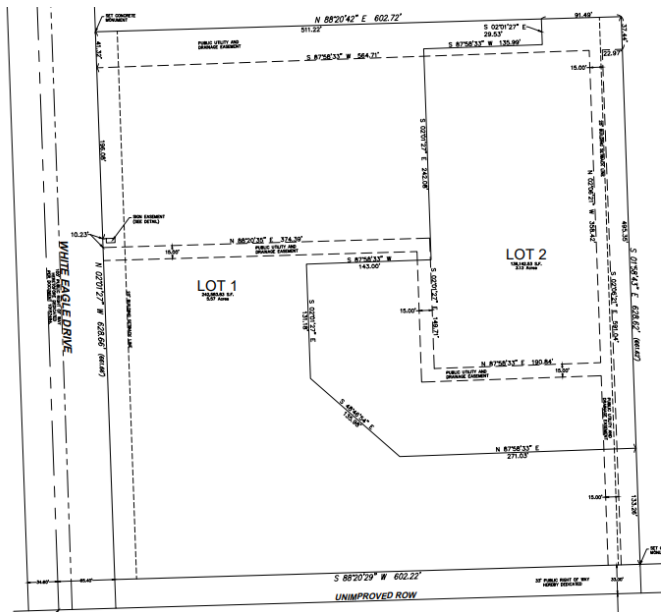
The design of the lots is unique because the Residence Inn/Lot 2 will not have direct access to the adjacent White Eagle Drive right-of-way and will have permanent access through a cross-access (ingress/egress) easement with the Courtyard/Lot 1. The Zoning Code specifically allows for properties with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

Additionally, the desire to divide the detention pond location made it even more difficult to have a separate right-of-way frontage for the Residence Inn/Lot 2. The lot configuration was designed to roughly divide the parking lots and detention pond based on the supply needed for each site. The shared ownership of the pond ensures responsibility for maintenance by both owners since covenants or a property owner's association (POA) can be changed in the future.

The Final Plat of Subdivision includes cross-parking allowances, public utility and drainage easements, and a sign easement location and language.

The Petitioner notes they have now mitigated the wetlands to allow for an eventual third lot for anticipated use as a restaurant, office, or other commercial use. The third lot is not part of the current zoning entitlement request. The Petitioner will need additional zoning entitlement to request a resubdivision in the future to create a new lot for that use.

The Petitioner has confirmed the sign easement will be for the Residence Inn sign face on a single shared ground sign located in the area of the boulevard's entry median. Also, the sign easement will be 5 ft. feet setback

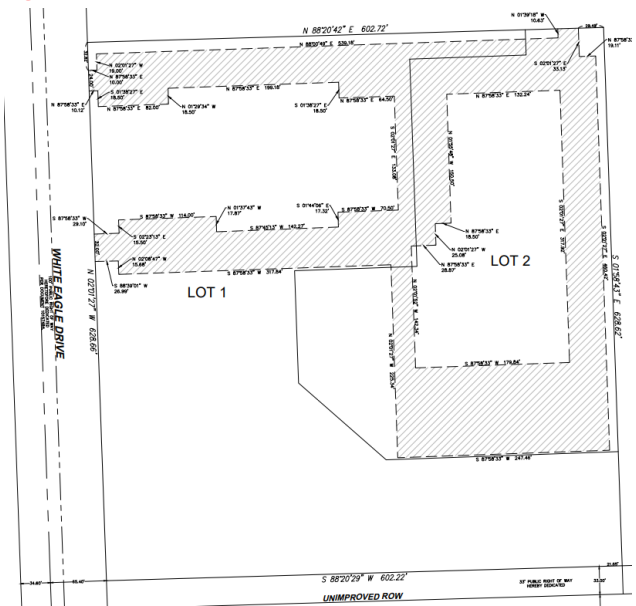


from the west property line, not 4 ft. The Petitioner is revising the Final Plat of Subdivision to indicate the correct location of the sign easement.

ANNEXATION & REZONING

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

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



Proposed Final Plat of Subdivision (two drawings; second drawing's hatching indicates Cross Access & Parking Easement)

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

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

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

There are many properties that have been approved in the Village for Variations (or exceptions if part of a PUD) from the Zoning Code's height limitations such as office buildings, hotels, condominiums, and apartments. Variation requests to allow for additional height have been reviewed in regards to the surrounding area's development pattern

and neighboring uses. The property is nearby to two existing three-story hotels, a tall radio tower, and does not have any immediately adjacent single-family residential homes.

Urban Design Overlay District (UDOD) - The site is located within the UDOD, which was designed to promote walkability, lesser front yard setbacks, and overall a more urbanized look. The majority of the UDOD requirements are difficult to apply to the proposed development primarily due to the unique lot design and lack of a true front yard on the Residence Inn site. The unique lot design with shared access and frontage along White Eagle Drive was chosen due to the large building footprint, existing site topography, and the existing wetland encumbrance. However, staff has worked with the Petitioner to ensure that the spirit of the UDOD is met where possible. As a result, the Courtyard hotel is positioned near the White Eagle Drive frontage, an interconnected public and private sidewalk system is proposed, and future cross-access to the neighboring undeveloped properties is proposed.

The Site Plan does not indicate specific building setbacks for each façade to the lot lines. Previously, the Plan Commission did not express concern for the proposed Variations in height due, lot size, or UDOD requirements. In the 2020 review, as requested, staff confirmed the closest residential structure (Heritage Club Villas) to the hotels will be approximately 808 ft. from the Residence Inn building.

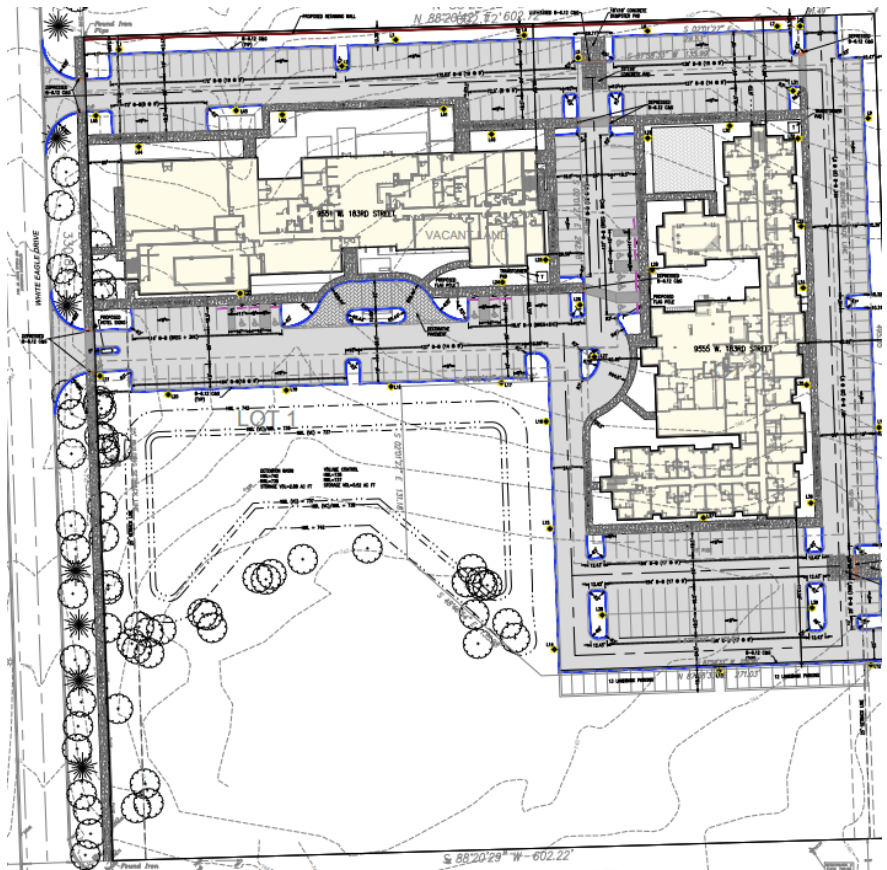
Open Item #2: Revise plans to indicate all proposed structure setbacks.

The Petitioner provided an updated Site Plan showing all property building setbacks, with the exception of the maximum front yard setback for the Residence Inn. The Petitioner is revising the Site Plan to include this.

SITE PLAN

The site plan includes the two hotel buildings, drop off canopies, parking, walkways, landscaping, outdoor patios, and dumpster encloses. In addition, there is a shared stormwater detention pond. The Petitioner has noted that the wetland at the southwest corner of the site has been mitigated. The Petitioner has provided an updated site plan (see image to right). The Petitioner is further revising the site plan to better show the proposed lot line separating Lots 1 and 2 and the maximum front yard setback for the Residence Inn.

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



Above: Updated Site Plan

Future cross-access has also been established to the vacant lot that wraps around the subject property to the north and east. The cross-access points are proposed at the northeast and southeast corners. If cross-access is not established in the future, the drive aisle connections can be converted to parking stalls.

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

A boulevard entrance with a separate median (island) separating the drive aisles will draw attention to the driveway as the main entrance and increase the attractiveness of the site overall. A single shared monument sign will be located on the median (island).



Above: Updated Fire truck auto turn template

Traffic control signage and striping are shown on the preliminary engineering plans. The Petitioner will coordinate with Village Engineering to ensure the plans include stop bars and are overall in accordance with MUTCD requirements.

Drive Aisle Width - The current proposal shows all drive aisles as 24 feet in width instead of the minimum 26 feet requirement. The Petitioner has noted that it is difficult to pick up enough space for the 26 feet drive aisle width without eliminating landscape bufferyard, reducing parking stall lengths or needing to install a retaining wall on the detention pond. Staff is supportive of a reduction to a 24 feet drive aisle width. The Petitioner has provided an updated fire truck autoturn analysis.

Open Item #3: Discuss staff's suggestion of a boulevard entrance at the main (south) driveway. Coordinate drawing submittal. Revise the primary entrance aisle to the hotels to be a minimum of 26 feet in width.

Open Item #4: Discuss the Variation request to reduce the minimum drive aisle width to 24 feet from a minimum of 26 feet.

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

Basketball Court / Putting Green

Open Item #5: Discuss proposed outdoor basketball court location, appearance, and possible alternatives.

The Petitioner previously proposed a basketball court or open games area of approximately 42 ft. x 50 ft. at the northwest corner of the Residence Inn as an on-site outdoor activity as required by the hotel brand. Staff noted concerns with the basketball court's location. Due to the design and proposed location, it is expected that balls will bounce out of the enclosure and have the potential to cause vehicle damage or injure other guests. Staff also had concerns about the appearance of the basketball enclosure in regards to the building's architectural design. The wall will cover some windows and architectural features potentially detracting from the building's architectural design. In the 2020 consideration, Staff had recommended that the Petitioner look at the feasibility of a different location, permitting the activity to be indoors, or utilizing a different type of activity that might have less of a negative visual impact such as a putting green, bocce ball, badminton, bags, etc. The Petitioner now proposes a putting green with a code compliant ornamental fence.

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

Engineering – Overall site engineering is preliminary and will require revisions based upon final comments from the Village Engineer, MWRD, and U.S. Army Corps of Engineers.

The Petitioner is revising the engineering plans.

Site Plan and Plat approvals will need to be conditioned to be subject to engineering approvals from the Village Engineer, MWRD, and the U.S. Army Corps of Engineers.

LANDSCAPE

The Village Landscape Architect reviewed the landscape plans. The full landscaping analysis from the Village's consultant is shown below in Table A. The consultant expressed they have largely met the intent of the code and added landscaping where possible. The largest deficiency is in regards to parking lot landscaping. This requirement can be difficult to meet on smaller parking lots that don't have room for large rows of landscaping and trees.

Below are staff's suggestions for landscape revisions:

1. To meet the 5,151 sq. ft. interior landscaping deficit (from 15,515 sq. ft. required as 15% of the 103,435 sq. ft. parking lot area), additional landscaping could be added between the 'stockpile' fence /parking lot, or along the south side of the parking lot that is just north of the detention / wetland complex.
2. Add additional islands/bufferyard space at the two driveway entrances to comply with the 15 foot bufferyard requirement. This allows for more attractive entrances and additional space for the ground signs to be located. Meeting this requirement will result in a reduction of six proposed parking stalls.
3. There appears to be room for missing plantings to be accommodated on the east bufferyard. The south bufferyard is deficient, however, there is an existing wetland which will help provide buffering.
4. Add canopy trees to the two internal islands located between the hotel buildings.
5. Add shrubs around the proposed open games area.

The Petitioner is revising Landscape Plans per Village staff suggestions per the Plan Commission Workshop staff report. The Petitioner has confirmed the Landscaping Plans will comply with landscape code requirements.

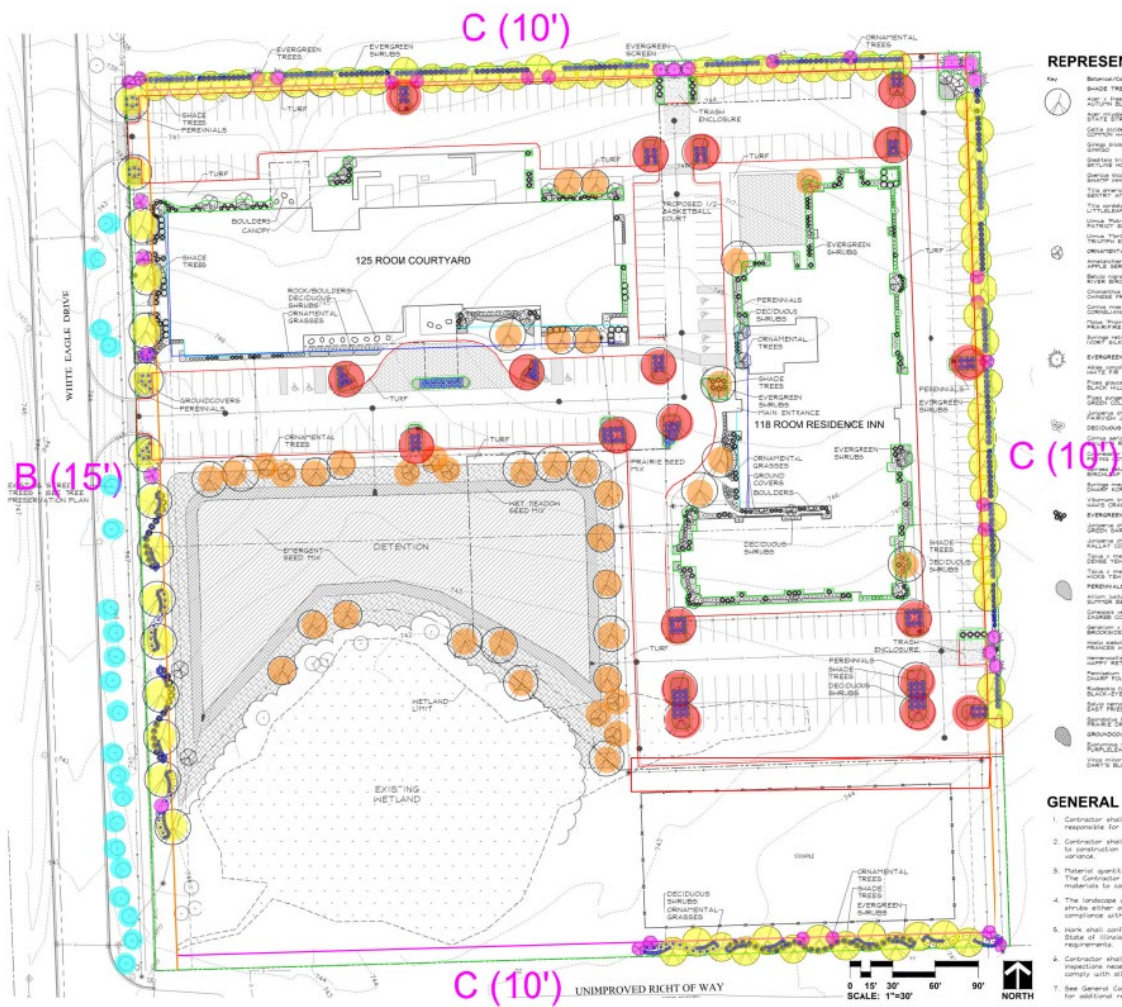


Table A

Please review the landscape requirements noted on the previous page. Deficiencies must be addressed in a revised Landscape Plan. Please note the following abbreviations: CT = Canopy Tree, US = Understory Tree, SH = Shrub, T = Tree.

BUFFERYARD REQUIREMENTS							
Bufferyard Location	Required Width	Proposed Width	Length	Required Plantings	Proposed Plantings	Deficit	Comments
North ("C" Bufferyard)	10'	10'	575'	29 CT 12 US 115 SH	27 CT 12 US 119 SH	-2 CT - +4 SH	
East ("C" Bufferyard)	10'	10'	628'	32 CT 13 US 126 SH	21 CT 11 US 98 SH	-11 CT -2 US -28 SH	
South ("C" Bufferyard)	10'	10'	575'	29 CT 12 US 115 SH	13 CT 5 US 104 SH	-16 CT -7 US -11 SH	
West ("B" Bufferyard)	15'	15'	628'	18 CT 5 US 88 SH	15 CT 7 US 133 SH	0 +2 US +45 SH	

INTERIOR LOT LANDSCAPING REQUIREMENTS				
Location	Requirement	Proposed	Deficit	Comments
Foundation	Landscape coverage along 70% of building foundation that faces public right-of-way or major interior access lanes; 10' wide landscaped area	78%	-	
Interior	38 canopy trees (378,726 s.f. of lot area)	38	-	Credit given to 9 ornamental trees.

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

PARKING LOT LANDSCAPING STANDARDS				
Location	Requirement	Provided	Deficit	Comments
Parking Lot	15% of parking lot area to be landscaped or 15,515 square feet	10,364 square feet	-5,151 square feet	103,435 s.f. of parking lot shown on landscape plan. Credit was given to foundation plantings not facing public R.O.W.
Parking Lot	Screening of adjacent properties and streets.	All parking lots screened.	-	
Parking Lot Islands	1 CT and 1 SH per 200 square feet (21 CT and 21 SH required)	19 CT 152 SH	-2 CT +131 SH	

ARCHITECTURE

The Petitioner has provided the 2022 updated architectural renderings for both the Courtyard and the Residence Inn:

Courtyard:



Residence Inn:



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



Above: Examples of fiber cement panels proposed on the Courtyard.

The Petitioner shall confirm the percentage of exterior building materials. Staff recommends a minimum of 50% face brick, but the remaining portion of the structure has proposed non-masonry materials exceeding the maximum 15% requirement. The alternative materials utilized are fiber cement board (was noted as 43% of the exterior in 2020) for the Residence Inn and stucco (noted as 41% of the exterior in 2020) for the Courtyard. Fiber cement board is an alternative to masonry previously supported due to its durability, quality, and modern appearance.






The Petitioner will be utilizing fiber cement board panels on the Courtyard hotel. The panels will be flush-mounted similar to the images on the right. The panels will be 18 inches in height and uniform in color. Fiber cement board requires a Variation from the masonry requirements but is considered a high-quality and durable substitute according to the Village's Building Manager.


~~Open Item #6: Discuss Variation to permit non-masonry materials to be utilized on greater than 15% of the building. Discuss staff's suggestion to utilize fiber cement board or another high-quality and durable material to replace stucco on the Courtyard building.~~

The Petitioner notes the architectural drawings do not currently include percentage of exterior building materials per façade, as required by code, but rather is a cumulative percentage of all facades per hotel. The Courtyard has a cumulative brick percentage of 61% and 39% Nichiha panels. Residence Inn has a cumulative brick percentage of 57% and Hardie plank siding of 42%.

LEGEND - EXTERIOR FINISHES				
MARK	MATERIAL-BRAND	COLOR	MATERIAL-IMAGE	%
NH1	NICHIHA	SW-7666 FLEUR DE SEL		39%
SC-2	STUCCO	SW 6719 GECKO		1%
BR-1	GLEN-GREY BRICK	VINTAGEWOOD IN BARK COLOR		61%
MT-1	METAL	COLOR : EGGSHELL PATTERN		00%
WD-1	WOODEN	WOODEN PLANK		00%

Courtyard Exterior Finishes

EXTERIOR FINISH LEGEND				
MARK	MATERIAL-BRAND	MATERIAL & FINISH	IMAGE	%
BR-01	GLEN-GERY BRICK	BLACK BEAUTY		57%
SD-01	HARDIE PLANK SIDING	PEARL GREY		18%
SD-02	HARDIE PLANK SIDING	BOOTHBAY BLUE		9%
SD-03	JAMES HARDIE-PLANK SIDING	SW-7666 FLEUR DE SEL		1%
SD-05	HARDIE PLANK SIDING	SW 7643 PUSSY WILLOW		14%

EXTERIOR FINISH LEGEND				
MARK	MATERIAL-BRAND	MATERIAL & FINISH	IMAGE	%
SH-06	SHINGLES	WEATHERED WOOD		1%

Residence Inn Exterior Finishes

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

The architecture includes many of the suggestions discussed by staff in 2020 and recommended by Plan Commission. The architectural changes from the original 2020 proposal include the following which shall be confirmed by the Petitioner:

- Wrapped the glass on the south front façade stair towers and added additional glazing above main roof line.
- Stair tower wall has been bumped out slightly to add depth and articulation to the façade.
- Added a tower of brick above entry and extends above main roof line. This breaks up the long front façade and adds an architectural element at the entry way.
- Brick was brought up one floor on the west elevation facing White Eagle Drive.
- Added a modern but more decorative cornice at top of all parapet walls
- Brick color was different (lighter) on the 3D rendering and has been adjusted in the renderings.

~~Open Item #7: Discuss the overall architectural design of each hotel in regards to Architectural Design standards. Discuss staff's recommendation for changes in building material and additional articulation above the first floor of the Courtyard building.~~



Courtyard - North, South, West, East Elevations



Residence Inn - West, North, East, South Elevations



Example: Courtyard Kansas City Olathe – Olathe, KS

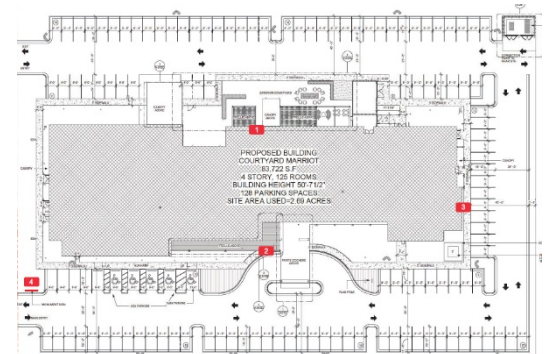


SIGNAGE

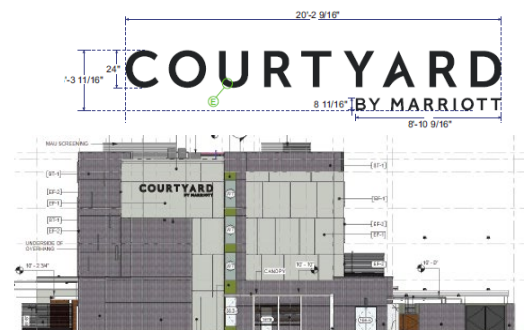
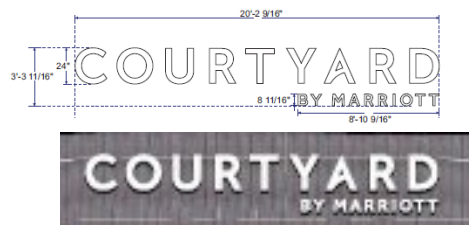
Sign Plans:

The Petitioner has provided an updated sign plan and details for Courtyard.

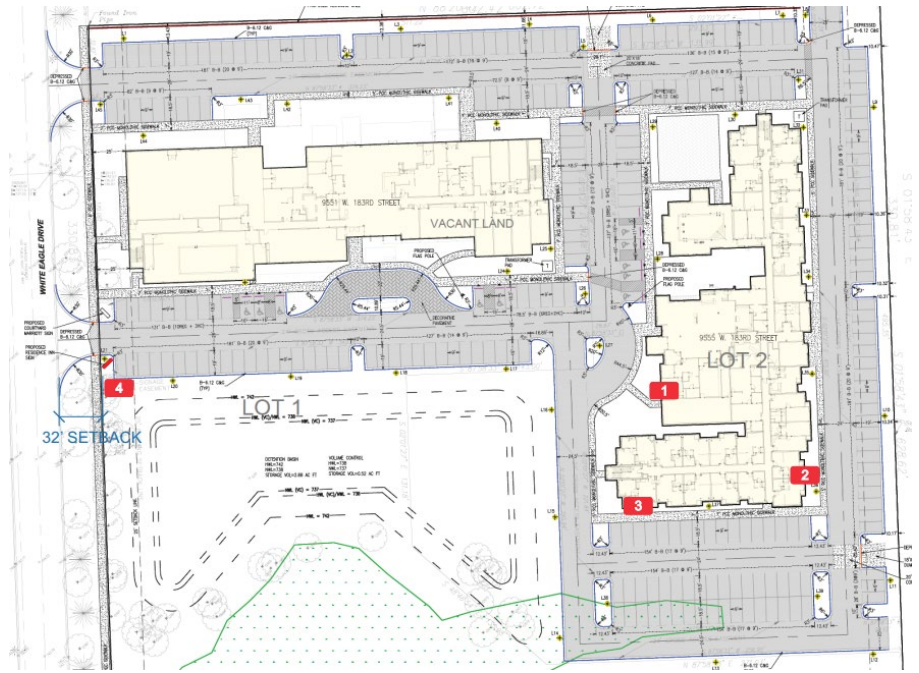
Wall Signs – Wall Signs are proposed on the north, east, and south elevations. Wall signs are proposed on the east, south, and west elevations of the Residence Inn hotel. The wall signs will each be individually mounted aluminum channel letters.



Updated Courtyard Sign Plan



Updated Courtyard Signage (Top) East, (Bottom): North and South.



Residence Inn Elevations with Signage

Ground/Freestanding Sign(s) – The Petitioner previously indicated drawings that showed two ground signs flanking the south drive entrance from White Eagle Drive, for each of the hotels with aluminum facing detailed for the Residence Inn ground sign, complying with size and height Zoning Code requirements. The Petitioner has requested a Variation for the Residence Inn's ground sign to be located off-site, on Lot 1 (Courtyard lot). The Plat of Subdivision indicates a sign easement, and is reflected on the Site Plan. The Petitioner now proposes a single shared monument (ground) sign on Lot 1 with two faces for Residence Inn and Courtyard to be located five feet from the property line setback. The Petitioner has confirmed that the size and height requirements will comply with the Zoning Code. Additionally, the sign will have a solid brick base matching the brick on each building.

The off-site sign face for the Residence Inn will require a Variation (which will also be permitted for in the Annexation Agreement). Off-site signage is typically prohibited primarily to prevent billboards and off-site advertising. However, the proposed development's layout is unique in regards to its shared access and frontage. The Lot 2 (Residence Inn) sign face will be located within an easement on Lot 1. The easement will ensure that Lot 2 has rights to a ground sign face on the shared monument (ground) sign. A condition could be included in the approval that clarifies that the location of the off-site sign face will substitute for the permitted on-site sign and that no additional ground sign is permitted.



The required setback for ground signs is ten feet from a property line. The ground sign will be located within the center of the boulevard entrance in the median (island). The entrance design creates a more attractive and eye-catching main entrance as well as avoid vehicle visibility concerns in regards to the ground signs. If the ten foot setback requirement cannot be met, the setback must maintain a minimum of five feet to avoid any visibility and safety concerns. Staff does not have concerns with the visibility.

~~**Open Item #8: Discuss the quantity, location, and setbacks of proposed ground signs and Variation for ground sign setbacks.**~~

~~**Open Item #9: Discuss the Variation for an off-site sign to allow the location of the Lot 2/Residence Inn ground sign to be placed on the Lot 1/Courtyard site near the shared main entrance.**~~

The Petitioner has stated that the ground signage will consist of a single, shared monument ground sign to be located at the center of the boulevard driveway entry to the development. In order to allow for the sign facing on the Residence Inn, the Petitioner will continue to request the off-site sign variation, five foot sign setback variation, and shall have the sign easement located in the correct location on the Plat of Subdivision.

PARKING

The Zoning Code requires one parking space per hotel room plus one parking space for each employee that may be on-site at any time. There are 125 rooms at the Courtyard and 118 rooms at the Residence Inn. In 2020, the Petitioner indicated a maximum number of ten employees at the Courtyard and six employees at the Residence Inn. The updated 2022 narrative now notes that the Courtyard and Residence Inn will each separately have 25 employees.

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

The Petitioner indicated at that time that the majority of events they will have in the banquet room are corporate and held in the afternoon when the hotel has less parking demand. Additionally, the shared parking between the hotels allows for some additional flexibility in demand between the properties. The parking supply meets Marriott's corporate requirements and they do not believe additional parking will be required from what has been provided. However, to ensure there are no future parking issues, staff recommends a parking lot extension south of the Residence Inn to be designed as a "land bank". Staff recommends the parking Variation be conditioned that if parking issues are determined to be occurring, the parking expansion will need to be constructed at that time by the owner of the Courtyard property.

The Site Plan (sheet SP1) has a separating lot line which breaks down a proposed 129 parking spaces for Courtyard and 124 for Residence Inn. The Site Plan also now shows 25 landbank parking spaces. The Petitioner has also confirmed that the area of the Banquet Room at the code requirement of 1 per 200 sq. ft. will equate to requiring 25 parking spaces. The Banquet Room was looked at as a hotel amenity, but applies to additionally requiring its own parking per the Zoning Code.

Required Parking for Marriott Hotels		
“Motels, Hotels, and Inns”	One (1) space for each unit, and one (1) space for each employee, plus required parking spaces for bar, restaurant, or affiliated use.	
Banquet Use	One (1) space per 200 square feet (with shared parking opportunities)	
Proposed Parking for Marriott Hotels		
	Courtyard	Residence Inn
TOTAL REQUIRED	125 Rooms + 1 Space per Employees + 25 Banquet. Banquet and Employee count to be confirmed.	118 Rooms + 1 Space per Employee. Employee count to be confirmed.
TOTAL PROVIDED	125 Rooms, 25 Employees, and 25 Banquet parking spaces confirmed.	118 Rooms, and 25 Employees confirmed.
	129 parking spaces confirmed	124 parking spaces confirmed
	25 land bank parking spaces confirmed.	

~~Open Item #10: Coordinate parking on all drawing submittals. Provide confirmed employee counts for Courtyard and Residence Inn properties. Confirm banquet use area and include in parking requirements. Discuss the request for a parking Variation. Consider a condition that if parking issues were to arise in the future, the land banked parking to the south of the Residence Inn shall be constructed at that time.~~

Staff recommends a condition that if parking issues arise in the future, the land banked parking to the south of the Residence Inn shall be constructed at that time.

LIGHTING

A photometric plan was submitted for parking lot, walkway, and building-mounted lighting. Off-site light spillage appears to be minimal. Parking lots, walkways, steps, entrances, and exits all appear to be adequately lit for safety and security purposes. Parking lot lights however are proposed to be mounted at a height of 30 feet. The Zoning Ordinance requires that parking lights be mounted at no higher than 25 feet. Foot candles at the property line also must not exceed 2.0 foot candles. Lighting proposed appears to exceed 2.0 foot candles at the northeast and

northwest of the property. The Petitioner will need to revise the photometrics to be in compliance with the Zoning Ordinance.

The Petitioner is revising the Lighting/Photometric Plans to comply with lighting code requirements.



SUMMARY OF REMAINING OPEN ITEMS/DISCUSSION POINTS

Staff identified the following open items that may require further input or discussion at the Public Hearing:

1. Discuss Variation to permit non-masonry materials to be utilized on greater than 15% of the building. Discuss staff's suggestion to utilize fiber cement board or another high-quality and durable material to replace stucco on the Courtyard building.
2. Discuss the overall architectural design of each hotel in regards to Architectural Design standards. Discuss staff's recommendation for changes in building material and additional articulation above the first floor of the courtyard building.
3. Discuss the request for a 31 parking stall Variation to permit the Courtyard to have 129 parking spaces instead of the 160 spaces required. The Variation would be conditioned that if parking issues were to occur in the future, the land banked parking to the south of the Residence Inn shall be constructed.

STANDARDS FOR REZONING APPROVAL

The Zoning Code does not establish any specific criteria that must be met in order for the Village Board to approve a rezoning request. Likewise, Illinois Statutes does not provide any specific criteria. Historically, Illinois courts have used eight factors enunciated in two court cases. The following “LaSalle Standards” have been supplied for the Commission to consider. Staff has provided the following draft Findings for the Commission’s review. The Commission may adopt the Findings as provided or make modifications per testimony provided at the hearing.

- a. The existing uses and zoning of nearby property;
 - *The B-3 zoning district will allow the Subject Property to serve as an extension of the existing B-3 designation for the hotel properties and undeveloped property along the LaGrange Road corridor. The expansion of 183rd Street and realignment of LaGrange Rd/Rt. 45 created increased opportunities for commercial development with valuable commercial frontage near the I-80 LaGrange Road exit.*
- b. The extent to which property values are diminished by the particular zoning;
 - *The area along LaGrange Road are transitioning to commercial uses due to the proximity to I-80. The development will develop vacant farmland and increase the value of the subject property, and likely surrounding properties as well.*
- c. The extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public;
 - *The project will contribute directly to the economic development of the community by providing lodging for visitors, providing additional jobs, and providing additional property and hotel/motel taxes where the existing vacant property is generating minimal tax revenue. The hotels will help to fill the needed hotel room demand with a well-known hotel brand.*
- d. The relative gain to the public as compared to the hardship imposed on the individual property owner;
 - *Hardships of neighboring property owners have not been identified. Lighting, dumpster locations, landscaping, cross-access, and overall site layout were designed to avoid any issues with the neighboring properties. The project will contribute directly to the economic development of the community.*
- e. The suitability of the property for the zoned purpose;
 - *The proposed use as hotels is suitable for the subject property due to the availability of high traffic volumes and available access points. The use is a permitted use subject to the approval of a hotel lot size Variation.*
- f. The length of time the property has been vacant as zoned, compared to development in the vicinity of the property;
 - *The lot has remained vacant under Cook County’s C-4 (General Commercial) zoning and has never been developed. The existing floodplain makes the lot difficult to develop.*
- g. The public need for the proposed use; and
 - *There is a demand for additional hotel rooms in the area due to the location off of I-80 (east-west) expressway and near various entertainment options.*
- h. The thoroughness with which the municipality has planned and zoned its land use.
 - *The property is identified as Office and Restricted Industrial (ORI) in the 2000 comprehensive plan. Since that time, 183rd Street has been extended and LaGrange Rd/Rt. 45 has been expanded and realigned. These changes have created increased opportunities for commercial development with valuable commercial frontage near the I-80 LaGrange Road exit. The corporate office market is currently struggling for growth; therefore the Village will need to continue to analyze the ORI zoning in this area.*

STANDARDS FOR A VARIATION

Section X.G.4. of the Zoning Ordinance states the Plan Commission shall not recommend a Variation of the regulations of the Zoning Ordinance unless it shall have made Findings of Fact, based upon the evidence presented for each of the Standards for Variations listed below. The Plan Commission must provide findings for the first three standards; the remaining standards are provided to help the Plan Commission further analyze the request. Staff has prepared the following draft responses to the Findings of Fact for consideration. The Commission may adopt the Findings as provided or make modifications per testimony provided at the hearing. Due to the number of Variations (10) staff have aggregated the Findings where possible. The full list of Variations can be found in Motion 2 below.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
 - *The property is difficult to develop with the building footprints, natural drainage patterns, and an existing jurisdictional wetland located on the site. The lot configuration is unique in that there is shared driveway access and single road frontage that results in many of the Variations being requested. The Variations allow for a unique site and development that benefits the Village economically and are difficult to meet all requirements.*
2. The plight of the owner is due to unique circumstances.
 - *The property location, single road frontage, drainage topography, existing wetland, and building footprints offer a challenging situation for the development of the parcel. The exterior masonry Variation allows the petitioner to utilize unique and attractive design elements that meet Marriott's corporate design standards and remains visually appealing.*
3. The Variation, if granted, will not alter the essential character of the locality.
 - *The Variations allow for the development to create a unique and high-quality site design with two hotels. The development continues the uses and development trend started with the County Inn & Suites/Hilton Garden Inn development to the west. The Variations allow for a site layout similar to other development along LaGrange Road. The reduced drive aisle width is a standard width in many other municipalities and is not expected to be noticeable to the public.*
4. Additionally, the Plan Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence:
 - a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
 - b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
 - c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
 - d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
 - e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
 - f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or

endanger the public safety, or substantially diminish or impair property values within the neighborhood.

STANDARDS FOR A SPECIAL USE

Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request. Findings of Fact have been drafted by staff and outlined below for Plan Commission consideration.

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 extended stay brand is identified as a quality hotel product line with corporate management structure in place. Marriott does not allow for lengthy/permanent residence. The property will require registration of all cars on the premises and include 24/7 staff. .***
- 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 extended stay hotel is located in a neighborhood among other hotel developments and thus will not be injurious to the other properties nor substantially diminish and impair their values. .***
- 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 extended stay is part of a two-hotel proposed development. The surrounding neighborhood consists of some undeveloped land as well as developments compatible to hotel use. Thus it will not impede the normal and orderly development.***
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - ***The extended stay will provide adequate utilities, access roads, drainage, and other necessary facilities.***
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
 - ***The site will be accessed via two entry points along White Eagle, and will be shared by the extended stay as well as the traditional Courtyard hotel within the development.***
- 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 extended stay will comply with all other applicable Zoning regulations. .***
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.

- ***The extended stay will contribute directly and indirectly to the economic development of the community as a whole. The use will provide additional jobs for residents. Furthermore, employees and guests may patronize local businesses in the community.***

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 Petitioner. 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.

STANDARDS FOR SITE PLAN AND ARCHITECTURAL APPROVAL

Section III.T.2. of the Zoning Ordinance requires that the conditions listed below must be met and reviewed for Site Plan approval and Architectural Review approval. Specific findings are not required, however the proposed site plan and building design must meet these standards.

Architectural

- a. **Building Materials:** The size of the structure will dictate the required building materials (Section V.C. Supplementary District Regulations). Where tilt-up or pre-cast masonry walls (with face or thin brick inlay) are allowed vertical articulation, features are encouraged to mask the joint lines. Concrete panels must incorporate architectural finishes that comply with "Building Articulation" (Section III.U.5.h.) standards. Cast in place concrete may be used as an accent alternate building material (no greater than 15% per façade) provided there is sufficient articulation and detail to diminish it's the appearance if used on large, blank walls.
- b. **Cohesive Building Design:** Buildings must be built with approved materials and provide architectural interest on all sides of the structure. Whatever an architectural style is chosen, a consistent style of architectural composition and building materials are to be applied on all building facades.
- c. **Compatible Architecture:** All construction, whether it be new or part of an addition or renovation of an existing structure, must be compatible with the character of the site, adjacent structures and streetscape. Avoid architecture or building materials that significantly diverge from adjacent architecture. Maintain the rhythm of the block in terms of scale, massing and setback. Where a development includes outlots they shall be designed with compatible consistent architecture with the primary building(s). Site lighting, landscaping and architecture shall reflect a consistent design statement throughout the development.
- d. **Color:** Color choices shall consider the context of the surrounding area and shall not be used for purposes of "attention getting" or branding of the proposed use. Color choices shall be harmonious with the surrounding buildings; excessively bright or brilliant colors are to be avoided except to be used on a minor scale for accents.
- e. **Sustainable architectural design:** The overall design must meet the needs of the current use without compromising the ability of future uses. Do not let the current use dictate an architecture so unique that it limits its potential for other uses (i.e. Medieval Times).
- f. **Defined Entry:** Entrance shall be readily identifiable from public right-of-way or parking fields. The entry can be clearly defined by using unique architecture, a canopy, overhang or some other type of weather protection, some form of roof element or enhanced landscaping.

- g. Roof: For buildings 10,000 sf or less a pitched roof is required or a parapet that extends the full exterior of the building. For buildings with a continuous roof line of 100 feet or more, a change of at least five feet in height must be made for every 75 feet.
- h. Building Articulation: Large expanses of walls void of color, material or texture variation are to be avoided. The use of material and color changes, articulation of details around doors, windows, plate lines, the provision of architectural details such as “belly-bands” (decorative cladding that runs horizontally around the building), the use of recessed design elements, exposed expansion joints, reveals, change in texture, or other methods of visual relief are encouraged as a means to minimize the oppressiveness of large expanses of walls and break down the overall scale of the building into intermediate scaled parts. On commercial buildings, facades greater than 100 feet must include some form of articulation of the façade through the use of recesses or projections of at least 6 inches for at least 20% of the length of the façade. For industrial buildings efforts to break up the long façade shall be accomplished through a change in building material, color or vertical breaks of three feet or more every 250 feet.
- i. Screen Mechanicals: All mechanical devices shall be screened from all public views.
- j. Trash Enclosures: Trash enclosures must be screened on three sides by a masonry wall consistent with the architecture and building material of the building it serves. Gates must be kept closed at all times and constructed of a durable material such as wood or steel. They shall not be located in the front or corner side yard and shall be set behind the front building façade.

Site Design

- a. Building/parking location: Buildings shall be located in a position of prominence with parking located to the rear or side of the main structure when possible. Parking areas shall be designed so as to provide continuous circulation avoiding dead-end parking aisles. Drive-through facilities shall be located to the rear or side of the structure and not dominate the aesthetics of the building. Architecture for canopies of drive-through areas shall be consistent with the architecture of the main structure.
- b. Loading Areas: Loading docks shall be located at the rear or side of buildings whenever possible and screened from view from public rights-of-way.
- c. Outdoor Storage: Outdoor storage areas shall be located at the rear of the site in accordance with Section III.O.1. (Open Storage). No open storage is allowed in front or corner side yards and are not permitted to occupy areas designated for parking, driveways or walkways.
- d. Interior Circulation: Shared parking and cross access easements are encouraged with adjacent properties of similar use. Where possible visitor/employee traffic shall be separate from truck or equipment traffic.
- e. Pedestrian Access: Public and interior sidewalks shall be provided to encourage pedestrian traffic. Bicycle use shall be encouraged by providing dedicated bikeways and parking. Where pedestrians or bicycles must cross vehicle pathways a cross walk shall be provided that is distinguished by a different pavement material or color.

MOTIONS TO CONSIDER

If the Plan Commission wishes to take action on the Petitioner's requests, the appropriate wording of the motions are listed below. The protocol for the writing of a motion is to write it in the affirmative. By making a motion in the affirmative, it does not indicate a specific recommendation in support or against the plan.

Motion 1 (Map Amendment/Rezoning):

"...make a motion to recommend that the Village Board grant the Petitioner, Top Hospitality LLC, a Rezoning (Map Amendment) of the properties located at 9551 & 9555 183rd Street (off of White Eagle Drive, South of 183rd Street) upon annexation to the B-3 (General Business & Commercial) zoning district and adopt the Findings of Fact submitted by the applicant and as proposed by Village Staff in the Staff Report."

Motion 2 (Variations):

"...make a motion to recommend that the Village Board grant the following Variations to the Petitioner, Top Hospitality LLC, at the properties located at 9551 & 9555 183rd Street (off of White Eagle Drive, South of 183rd Street) in the B-3 (General Business & Commercial) Zoning District, in accordance with the plans submitted and listed herein and adopt Findings of Fact as proposed by Village Staff in the Staff Report.

- 1. A 1.87 acre Variation from Section V.B. Schedule I (Schedule of Permitted Uses) to permit a hotel use on a 3.13 acre lot, instead of the required minimum of 5 acres (Residence Inn – Lot 2).*
- 2. A height Variation from Section V.B. Schedule II (Schedule of District Requirements) to permit a four story and approximately 55 ft. 10 in. tall building (Residence Inn) and a four story 54 ft. 9.5 in. tall building (Courtyard) instead of the permitted maximum of three stories and 35 ft.*
- 3. A two ft. Variation from Section VIII Table 2 (Parking Lot Dimension Guidelines) to permit a 24 ft. drive aisle instead of the permitted minimum of 26 ft.*
- 4. A Variation from Section V.C.7.F. and Section V.C.7.G. to permit both hotel buildings to utilize fiber cement board siding and panels to comply with the masonry requirements beyond face brick instead of the maximum of 15% of the building exteriors.*
- 5. A 19 space Variation from Section VIII.A.10. (Number of Parking Spaces Required) to permit the Residence Inn to have 124 parking spaces instead of the 143 parking spaces required.*
- 6. A 46 space Variation from Section VIII.A.10. (Number of Parking Spaces Required) to permit the Courtyard to have 129 parking spaces instead of the 175 parking spaces required.*
- 7. A front yard setback Variation from Section V.D.2.D.(2) to permit the Residence Inn (Lot 2) to have a front yard setback ranging from 42.5' to 274.92' instead of the permitted 20' maximum.*
- 8. A front yard setback Variation from Section V.D.2.D.(2) to permit the Courtyard (Lot 1) to have a front yard setback of 25' instead of the permitted 20' maximum.*
- 9. A Variation from Section V.D.2.B.(2).a. to permit parking to be located in the front yard on the Residence Inn (Lot 2).*
- 10. A Variation from Section V.D.2.B.(2).a. to permit parking to be located in the front yard on the Residence Inn (Lot 1).*
- 11. A Variation from Section V.D.2.C.(2).f. to permit two curb cuts on the Courtyard (Lot 1) instead of the permitted maximum of one.*

12. A Variation from Section IX.M.2. to permit an off-site sign for Lot 2 to be located on the single shared ground sign on Lot 1 with an approved signage easement
13. A Variation from Section IX.D.2.c. to permit a freestanding sign to be setback five feet from the property line instead of the required ten foot minimum.

Subject to the following Conditions:

1. The off-site sign for Lot 2 as part of the shared ground sign shall constitute the only ground sign permitted for that lot.
2. An area land banked for parking, as indicate in the plans, shall be constructed by the owner of the Lot 1 (Courtyard) if it is determined that the proposed parking is not sufficient to accommodate the hotel or banquet uses.
3. A minimum of 50% face brick shall be utilized on both hotel exteriors, as indicated in the architectural plans.

Motion 3 (Site Plan):

“...make a motion to grant the Petitioner, Top Hospitality LLC, Site Plan Approval to construct two hotels at 9551 & 9555 183rd Street in the B-3 (General Business & Commercial) Zoning District, in accordance with the plans submitted and listed herein and subject to the following conditions:

1. Directional signage and striping is required on the final plans at the hotel drop-off entrances.
2. The outdoor putting green shall utilize either no fencing or an open-style fence such as an aluminum wrought iron design. No chain-link fencing shall be utilized.
3. Site Plan Approval is subject to approval of the Rezoning and Variations by the Village Board.
4. The Final Plat approval is subject to Final Engineering Plan approval by the Village Engineer, MWRD, and the U.S. Army Corp of Engineers.

[any conditions that the Commission would like to add]

Motion 4 (Final Plat):

“...make a motion to recommend that the Village Board grant approval to the Petitioner, Top Hospitality LLC, Final Plat of Subdivision for the New Horizon Subdivision in accordance with the Final Plat submitted and dated June 9, 2022, subject to the following conditions:

1. The Final Plat's sign easement location shall be revised to be five feet from west property line, and coordinated to be in the area of the boulevard entry's median.
2. The Final Plat approval is subject to Final Engineering Plan approval by the Village Engineer, MWRD, and the U.S. Army Corp of Engineers.”

[any conditions that the Commissioners would like to add]

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
	Application Information with Narrative	Narrative: Liston & Tsantilis	7/15/22
	Project New Horizon (presentation)	Petitioner	n/a
	Phasing Plan	Advantage	7/5/22
	Annexation Plat	JH Land Surveying and Advantage	6/9/22
	Subdivision Plat	JH Land Surveying and Advantage	6/9/22
	Survey	V3	4/20/18
	Site Plan	Advantage	1/22/20 Rec'd 7/15/22
	Zoning Analysis Table	Base4 Arch	3/19/20
	Landscape Drawings	Gary R. Weber Assoc.	11/1/19
	Lighting/Photometric Drawings	Neville Engineering	10/26/19
	Lighting/Photometric Drawings	Base4 Arch	3/19/20
	Preliminary Engineering and Improvements Drawings	Advantage	2/27/20
	Residence Inn Cover & Elevations (6 sheets)	Base4 Arch	2/4/20
	Residence Inn Signage	Cummings	6/3/22
	Courtyard Rendering & Elevations (3 sheets)	Base4 Arch	12/13/19
	Courtyard Signage	Cummings	6/23/22
	Ground Mounted Sign (rendering, 1 sheet)	Petitioner	n/a Recd 7/14/22
	Auto Turn – Fire Truck	Advantage	7/5/22
	Auto Turn – Box Truck	Advantage	7/5/22
	Previous 4/16/2020 Plan Commission Staff Report	Village Staff	4/16/20



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

VILLAGE OF TINLEY PARK, ILLINOIS PLANNING AND ZONING GENERAL APPLICATION

REQUEST INFORMATION

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

- ☒ **Special Use for:** Extended Stay Hotel in B-3 Zoning (Residence Inn)
- ☐ **Planned Unit Development (PUD)** ☐ **Concept** ☐ **Preliminary** ☐ **Final** ☐ **Deviation**
- ☒ **Variation** ☐ **Residential** ☒ **Commercial** for Multiple - See enclosed.
- ☒ **Annexation**
- ☒ **Rezoning (Map Amendment)** From Unincorp. C-4 to B-3
- ☒ **Plat (Subdivision, Consolidation, Public Easement)** ☐ **Preliminary** ☒ **Final**
- ☒ **Site Plan**
- ☐ **Landscape Change Approval**
- ☐ **Other:** _____

PROJECT & PROPERTY INFORMATION

Project Name: Marriott Hotels - Tinley Park

Project Description: Annexation, Rezoning & Construction of a Courtyard Hotel & Residence Inn

Project Address: 9551 & 9555 183rd Street **Property Index No. (PIN):** 27-34-300-013/-014

Zoning District: C4, General Commercial **Lot Dimensions & Area:** ~8.7 Acres (~9.15 w/ ROW)

Estimated Project Cost: \$ Total: 36,000,000 (Approx.) Hard: \$19,240,000 (Approx.)

OWNER OF RECORD INFORMATION

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

Name of Owner: Top Hospitality LLC **Company:** NexGen Hotels

Street Address: _____ **City, State & Zip:** _____

E-Mail Address: _____ **Phone Number:** _____

APPLICANT INFORMATION

☒ **Same as Owner of Record**

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

Name of Applicant: Top Hospitality LLC **Company:** NexGen Hotels

Relation To Project: Petitioner/Owner

Street Address: _____ **City, State & Zip:** _____


E-Mail Address: _____ **Phone Number:** _____



VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

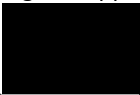
It is required that the property owner or his designated representative be present at all requests made to the Plan Commission and Zoning Board of Appeals. During the course of a meeting, questions may arise regarding the overall project, the property, property improvements, special conditions attached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

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

Property Owner Signature: _____

Property Owner Name (Print): Top Hospitality LLC (Hardik Patel)

Acknowledgements

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

Property Owner Signature: _____

Property Owner Name (Print): Top Hospitality LLC (Hardik Patel)

Applicant Signature:
(If other than Owner) N/A

Applicant's Name (Print): Top Hospitality LLC

Date: 6/3/22



33 NORTH LASALLE STREET, 28TH FLOOR CHICAGO, ILLINOIS 60602
BRIAN P. LISTON (312) 580-1594 PETER TSANTILIS (312) 604-3808 FACSIMILE (312) 580-1592

July 15, 2022

VIA MAIL & EMAIL

Village of Tinley Park
Mayor Michael W. Glotz
c/o Kimberly Clarke, Daniel Ritter & Lori Kosmatka
16250 S. Oak Park Avenue
Tinley Park, IL 60477

RE: Matter(s) #: 42133-001 & 42133-001
Property Address: 9551 & 9555 183rd Street (9599 94th Ave.)
Unincorporated Cook County
Township: Orland
PIN(s): 27-34-300-013/-014

Kimberly & Daniel:

Top Hospitality LLC (the "Owner" and "Applicant") is the owner of the property located at 9551 & 9555 183rd Street (9599 94th Ave.) (PINs: 27-34-300-013/-014) located in unincorporated Cook County. The Applicant is requesting several items necessary to annex, zone & construct two (2) new Marriott Hotels:

- Annexation of the Subject Property into the Village of Tinley Park
- Rezoning of the newly annexed land to B-3 (General Business and Commercial)
- Site Plan/Architectural/Landscaping Plan Approval
- Plat of Resubdivision Approval
- Plat of Annexation Approval
- Special Use to Allow for Extended Stay Hotels in B-3 (Residence Inn)
- Variations to:
 - Permit a hotel use on the 3.13 acre lot (Residence Inn)
 - Permit a four story and approximately 55' 10" tall building (Residence Inn) and a four story 54' 9.5" tall building (Courtyard)
 - Permit a 24' drive aisle
 - Permit both hotel buildings to utilize greater than 15% of a non-masonry material on the building exteriors
 - Permit a reduction in Parking spaces from 175 to 129 for the Courtyard project.
 - Permit a reduction in Parking spaces from 143 to 124 for the Residence Inn project (with potential to add 25 additional land bank spaces)
 - Permit the Residence Inn (Lot 2) to have a front yard setback ranging from 40.45' to 274.92'.
 - Permit the Courtyard to have a front yard setback of 25'
 - Permit parking to be located in the front yard of Lot 1 (Courtyard)
 - Permit parking to be located in the front yard of Lot 2 (Residence Inn)
 - Permit two curb cuts on the Courtyard (Lot 1) instead of the permitted maximum of one.
 - Permit an off-site sign for Lot 2 to be located on Lot 1 with an approved signage easement, and;
 - Permit a freestanding sign to be setback five feet from the property line

The Subject Property currently consists of two vacant parcels totaling approximately 8.7 acres in size. The property is located in unincorporated Cook County and zoned C-4, General Commercial and has historically been used for farming purposes. The site is also located within the Urban Design Overlay District (UDOD), which promotes walkability, decreased front yard setbacks, and overall, a more urbanized look. The site is also encumbered with an existing wetland to the South-West regulated by the U.S. Army Corps of Engineers. The annexation will include the adjacent unimproved IDOT right-of-way previously planned for the 183rd Street extension and will result in the annexation of a total of 9.15 acres.

The property is surrounded by the WLS radio tower site to the South (also unincorporated), vacant land parcels to the North and East which are zoned ORI (Office and Restricted Industrial), and a vacant parcel zoned B-3 (General Business & Commercial) to the West. The property is nearby the I-80 LaGrange Road north bound exit. Currently existing to the southwest is a Planned Unit Development (PUD) that includes two (2) hotels (Hilton Garden Inn and Country Inn & Suites) and multiple stand-alone restaurants. The area along LaGrange Road is transitioning to commercial uses due to the proximity to I-80, and this development would continue this trend.

The Applicant is proposing to develop two Marriott brand hotels at the Subject Property. The first phase of the project is set to begin around October 2022 with the construction of the proposed 87,875 square foot, four (4) story Residence Inn on a 3.13-acre site including 118 rooms. Timeline for construction of said Inn is expected to be around 18 months. The Residence inn is marketed towards extended stay guests and includes a fitness center, dining room, meeting room, exterior patio, putting green and an indoor pool. Related to the construction of the Residence Inn, the Applicant is requesting a variation to reduce the lot size necessary to construct a hotel from 5 Acres to approximately 3.13 Acres, a variation in height, a variation in parking from spaces from 175 to 129, a front-yard setback ranging from 40.45' to 274.92', drive aisle width, usage of greater than 15% of non-masonry exterior material, and to permit parking in the front of the Lot 2 (Please see enclosed Standards for Variations).

The Second phase of the project is set to begin around May of 2024 with the construction of an 83,722 square foot Courtyard Hotel on a 5.57 Acre site, including 125 guest rooms, a banquet hall, dining/bar area, etc. The Applicant is requesting variations related to this development as well, including: the same variation in height, building material and drive aisle as the Residence Inn, as well as a variation to allow for a front yard setback of 25', a reduction in required parking spaces from 143 to 124, a second curb cut in the front yard, and signage setbacks/easements. In the event that project becomes over-parked, the Applicant can potentially add 25 additional land bank spaces. Each hotel is expected to have approximately 15 full-time employees and 10 part-time employees.

The Applicant is also proposing that the two existing lots be re-subdivided through approval of a Final Plat of Subdivision to accommodate the two proposed hotels. The design of the lots is unique because the Residence Inn/Lot 2 will not have direct access to the adjacent White Eagle Drive right-of-way and will have permanent access through a cross-access (ingress/egress) easement with the Courtyard/Lot 1. The requested zoning easements for cross-access, cross-parking, signage and public utilities have been added. The Applicant eventually hopes to mitigate the existing wetland through the U.S. Army Corps of Engineers in to allow for a third lot for use as a restaurant, office, or other commercial use. The land is not currently developable due to the wetland encumbrance and has been included as part of Lot 1. Lastly, the Applicant is submitting a Special Use Application in advance of the revised zoning ordinance to allow for the proposed Residence Inn to operate as an extended stay hotel. Marriott does not allow for lengthy/permanent residence at its locations, and pursuant to Village goals for the revision, require registration of all cars on the premises and include 24/7 staff.

For additional information regarding project details, please see the enclosed applications, variation special use & rezoning standards, 7b applications, site plans, plats, etc. The Applicant requests that the Village of Tinley Park approve of the proposed site plan, resubdivision, annexation, special use rezoning and variations to allow for the development and completion of the proposed project. Should you need any additional documentation or have any questions or concerns, do not hesitate to contact me at (312) 604-3898.

Best Regards



Encl.

Prepared by:

Paul R. Buikema
Buikema Law Group, LLC
15 Salt Creek Lane, Ste. 103
Hinsdale, Illinois 60521

After Recording Mail To:

Ronak Desai
Parikh Law Group, LLC
150 S. Wacker Dr., Ste. 2600
Chicago, Illinois 60606

Mail Tax Bills To:

Top Hospitality LLC
502 Pratt Avenue N
Schaumburg, Illinois 60193

This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 14th day of May, 2018, between **JOHN MARK CO.**, an Illinois not-for-profit corporation ("**Grantor**"), having an address of 3801 Eagle Nest Drive, Crete, Illinois 60417 and **TOP HOSPITALITY LLC**, an Illinois limited liability company ("**Grantee**"), having an address of 502 Pratt Ave. N, Schaumburg, Illinois 60193. WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt of which is hereby acknowledged, by these presents does GRANT, SELL, BARGAIN AND CONVEY unto Grantee, FOREVER, the real estate described on Exhibit A attached hereto and made a part hereof ("**Property**"), situated in the County of DuPage and State of Illinois.


Together with all and singular the hereditaments and appurtenances belonging thereto, or in any way appertaining thereto, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either at law or in equity of, in and to the Property, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the Property, with the hereditaments and appurtenances, unto Grantee, forever.

And Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee and its successors that it has not made, done, executed or suffered any act or thing whereby the Property or any part thereof, now or at any time hereafter, shall be imperiled, charged or encumbered in any manner, and Grantor WILL WARRANT AND DEFEND, the title of the Property against all persons lawfully claiming the same from or through Grantor, as a result of any such act or thing, subject only to those matters described on Exhibit B attached hereto and made a part hereof.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed, the day and year first above written.

JOHN MARK CO., an Illinois not-for-profit corporation

By: 
Name: James Bakke
Title: Authorized Agent
Executive Director

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT James Bakke as Authorized Agent of John Mark Co., an Illinois not-for-profit corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the instrument as his free and voluntary act and as the free and voluntary act of the Company for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 14TH day of MAY, 2018.

Karen L. Feldy
Notary Public

My commission expires on

5/22/2021

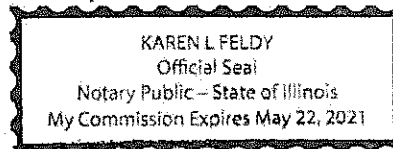


EXHIBIT A

LEGAL DESCRIPTION

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 18300 96th Avenue, Tinley Park, Illinois 60477
PIN: Part of 27-34-300-002-0000

EXHIBIT B

Permitted Exceptions

1. Real Estate Taxes for the second installment of 2017 and subsequent years.
2. Rights of way for drainage tiles, ditches, feeders and laterals, if any.

[Permitted Exceptions Continued on Next Page.]

3. Dedication by Jacob Mager to the people of the state of Illinois dated September 21, 1928 and recorded September 28, 1928 as document number 10157484 for use of public highway of that part of the west 1/2 of the southwest 1/4 of section 34 described as follows: commencing at the northwest corner of the southwest 1/4 of section 34, thence south along the west line of section 27

feet for a point of Beginning; thence east along the north line of Mager's property 66.2 feet more or less to a point on the easterly right of way line of the proposed route no. 51; thence southerly along right of way line which forms an angle of 89 degrees, 40 minutes to the right with the last described line 2596.3 feet; thence westerly along said proposed right of way line which forms an angle of 90 degrees 10 minutes to the right with the last described line a distance of 65.4 feet more or less to property line of Mager and Lauffer line; thence northerly along said line 2596.5 feet to the point of beginning

(For further particulars, see record.)

4. Grant made by Jacob R. Mager to Charles A. Monroe and assigns to the public service company of northern Illinois on November 27, 1911 and recorded August 28, 1912 in bank 12061 page 386 as document number 5033193 of the right, permission and authority to lay and maintain gas mains and to erect, maintain and renew poles in and upon and along so much of the north and south highway as is adjoining to the west part of section 34 to string and maintain wires, cables and other necessary equipment per by means of such line or lines for the transforming of electric current to the used for light; telephone or other communication or purposes; together with right to trim trees, bushes and saplings growing on or extending over so much of the highway as is upon and adjoining to said line.

(For further particulars, See Record.)

5. Grant by Jacob H. Mager to Charles a. Monroe and assigns to the public service company of northern Illinois on November 27, 1911 and recorded August 26, 1912 in book 12063 page 141 as document number 5033215 of the right, permission and authority to lay and maintain gas mains and to erect, maintain and renew poles in and upon and renew poles in and upon and along the highway known as three roads to Trinn and maintain wires, cables, and other necessary equipment and to operate by means of such lines or lines for the transforming of electric current to be used for light, power, telephone or other communication or purpose together with right to trim trees, bushes and saplings, growing on or extending over so much of the highway as is upon and adjoining to said line.

(For further particulars, See Record.)

6. Grant made by Jacob H. Mager and Friedericke Mager to Illinois bell telephone company dated March 25, 1938 and recorded May 4, 1938 as document number 12154422 the right, permission and authority to construct, reconstruct, operate and maintain lines of telephone and telegraph, consisting of such poles, wires, cables, anchors, guys, conduits, manholes and other fixtures as the grantees May from time to time require upon, along and under the public roads, streets and highways on the or adjoining the property which first

parties own or in which first parties have any interest in the southwest 1/4 of section 34, township 46 north, range 13 east of the third principal meridian, with the right to permit the attachment of and carry in conduit, wires and cables of any Othe companies and with further right to overhang said property with cross arms, wires and other equipment and to trim now and hereafter any trees on or adjoining said property so as to keep the wires and cables cleared at Lease 36 inches, said sum being received in full payment therefor on and along the north side of 183rd street east of 96th avenue

(For further particulars, See Record.)

7. Grant recorded October 31, 1960 as document number 18003994 made by William C. Brook and Mabel M. Brook, his wife to northern Illinois gas company, an Illinois corporation, hereby giving and granting to said northern Illinois gas company, its successors and assigns the right to lay, maintain operate, renew and remove a gas main and others necessary gas facilities together with right of access thereto for said purposes in, upon, under, along and across the north 10 feet of the south 48 feet of the west 1/2 of the southwest 1/4 of section 34-36 12 east of the third principal meridian, in Cook county, Illinois

(For further particulars, See Record.)

8. Rights of the public, the state of Illinois and the municipality in and to that part of land falling in 183rd street.

Issued By: Buikema Law Group, LLC
15 Salt Creek Lane, Suite 103
Hinsdale, IL 60521

SCHEDULE A

Address Reference: 18300 96th Ave, Tinley Park, IL 60477

Date of Policy	Amount of Insurance
<i>date of may</i>	\$700,000.00

1. Name of Insured:

Top Hospitality LLC, an Illinois limited liability company

2. The estate or interest in the Land that is insured by this policy is:

Fee Simple

3. Title is vested in:

Top Hospitality LLC, an Illinois limited liability company

4. The Land referred to in this policy is described as follows:

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

END OF SCHEDULE A

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ALTA Owner's Policy (06/17/2006)



SCHEDULE B EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses that arise by reason of:

1. **General Exceptions**
2. **Rights or claims of parties in possession not shown by Public Records.**
3. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.**
4. **Easements, or claims of easements, not shown by the Public Records.**
5. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
6. **Taxes or special assessments which are not shown as existing liens by the Public Records.**

7.

1. Taxes for the year(s) 2017
2017 taxes are not yet due or payable.

- 1A. Note: 2016 first installment was due March 1, 2017
Note: 2016 final installment was due August 1, 2017

Perm tax#	Pcl	Year	1st Inst	Stat
<u>27-34-300-002-0000</u>	1 of 1	2017	\$123.27	Paid

8. Dedication by Jacob Mager to the people of the state of Illinois dated September 21, 1928 and recorded September 28, 1928 as document number 10157484 for use of public highway of that part of the west 1/2 of the southwest 1/4 of section 34 described as follows: commencing at the northwest corner of the southwest 1/4 of section 34, thence south along the west line of section 27

feet for a point of Beginning; thence east along the north line of Mager'S property 66.2 feet more or less to a point on the easterly right of way line of the proposed route no. 51; thence southerly along right of way line which forms an angle of 89 degrees, 40 minutes to the right with the last described line 2596.3 feet; thence westerly along said proposed right of way line which forms an angle of 90 degrees 10 minutes to the right with the last described line a distance of 65.4 feet more or less to property line of Meger and Lauffer line; thence northerly along said line 2596.5 feet to the point of beginning

(For further particulars, see record.)

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ALTA Owner's Policy (06/17/2006)



SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

9. Grant made by Jacob R. Mager to Charles A. Monroe and assigns to the public service company of northern Illinois on November 27, 1911 and recorded August 28, 1912 in bank 12061 page 386 as document number 5033193 of the right, permission and authority to lay and maintain gas mains and to erect, maintain and renew poles in and upon and along so much of the north and south highway as is adjoining to the west part of section 34 to string and maintain wires, cables and other necessary equipment per by means of such line or lines for the transforming of electric current to the used for light; telephone or other communication or purposes; together with right to trim trees, bushes and saplings growing on or extending over so much of the highway as is upon and adjoining to said line.
- (For further particulars, See Record.)
10. Grant by Jacob H. Mager to Charles a. Monroe and assigns to the public service company of northern Illinois on November 27, 1911 and recorded August 26, 1912 in book 12063 page 141 as document number 5033215 of the right, permission and authority to lay and maintain gas mains and to erect, maintain and renew poles in and upon and renew poles in and upon and along the highway known as three roads to Trinn and maintain wires, cables, and other necessary equipment and to operate by means of such lines or lines for the transforming of electric current to be used for light, power, telephone or other communication or purpose together with right to trim trees, bushes and saplings, growing on or extending over so much of the highway as is upon and adjoining to said line.
- (For further particulars, See Record.)
11. Grant made by Jacob H. Mager and Friedericke Mager to Illinois bell telephone company dated March 25, 1938 and recorded May 4, 1938 as document number 12154422 the right, permission and authority to construct, reconstruct, operate and maintain lines of telephone and telegraph, consisting of such poles, wires, cables, anchors, guys, conduits, manholes and other fixtures as the grantees May from time to time require upon, along and under the public roads, streets and highways on the or adjoining the property which first parties own or in which first parties have any interest in the southwest 1/4 of section 34, township 46 north, range 13 east of the third principal meridian, with the right to permit the attachment of and carry in conduit, wires and cables of any Othe companies and with further right to overhang said property with cross arms, wires and other equipment and to trim now and hereafter any trees on or adjoining said property so as to keep the wires and cables cleared at Lease 36 inches, said sum being received in full payment therefor on and along the north side of 183rd street east of 96th avenue
- (For further particulars, See Record.)

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ALTA Owner's Policy (06/17/2006)



SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

12. Grant recorded October 31, 1960 as document number 18003994 made by William C. Brook and Mabel M. Brook, his wife to northern Illinois gas company, an Illinois corporation, hereby giving and granting to said northern Illinois gas company, its successors and assigns the right to lay, maintain operate, renew and remove a gas main and others necessary gas facilities together with right of access thereto for said purposes in, upon, under, along and across the north 10 feet of the south 48 feet of the west 1/2 of the southwest 1/4 of section 34-36 12 east of the third principal meridian, in Cook county, Illinois
- (For further particulars, See Record.)
13. Rights of the public, the state of Illinois and the municipality in and to that part of land falling in 183rd street.
14. Rights of the Public, The State of Illinois and the municipality in and to that part of the land, if any, taken or used for road purposes.
15. Rights of way for drainage tiles, ditches, feeders and laterals, if any.

END OF SCHEDULE B

Title Insurance Agent:

Buikema Law Group, LLC
15 Salt Creek Lane, Suite 103
Hinsdale, IL 60521
Phone: (630)537-0955
Fax:

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ALTA Owner's Policy (06/17/2006)



ENDORSEMENT - SE 287

POLICY MODIFICATION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Attached to Policy Number:

17NW7130373CS

General Exception number(s) 1-5 of Schedule B of this policy are hereby deleted.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Chicago Title Insurance Company

Dated:

Prepared by:
Paul R. Buikema
Buikema Law Group, LLC
15 Salt Creek Lane, Ste. 103
Hinsdale, Illinois 60521

After Recording Mail To:
Jayal Amin
Amin Law Offices, Ltd.
1900 E. Golf Road
Suite 1120
Schaumburg, Illinois 60173

Doc# 1917933216 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/28/2019 11:53 AM Pg: 1 of 8

Dec ID 20190601606764
ST/CO Stamp 0-584-704-096 ST Tax \$500.00 CO Tax \$250.00

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Mail Tax Bills To:

Top Hospitality LLC

502 Pratt Ave. N

Schaumburg, Illinois 60193

2730 University Blvd.
Houston, TX 77005

19NW7137981 CS
19/1

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 24th day of June, 2019, between JOHN MARK CO., an Illinois not-for-profit corporation ("Grantor"), having an address of 3801 Eagle Nest Drive, Crete, Illinois 60417 and TOP HOSPITALITY LLC, an Illinois limited liability company ("Grantee"), having an address of 502 Pratt Ave. N, Schaumburg, Illinois 60193. WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt of which is hereby acknowledged, by these presents does GRANT, SELL, BARGAIN AND CONVEY unto Grantee, FOREVER, the real estate described on Exhibit A attached hereto and made a part hereof ("Property"), situated in the County of DuPage and State of Illinois.

Together with all and singular the hereditaments and appurtenances belonging thereto, or in any way appertaining thereto, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either at law or in equity of, in and to the Property, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the Property, with the hereditaments and appurtenances, unto Grantee, forever.

And Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee and its successors that it has not made, done, executed or suffered any act or thing whereby the Property or any part thereof, now or at any time hereafter, shall be imperiled, charged or encumbered in any manner, and Grantor WILL WARRANT AND DEFEND, the title of the Property against all persons lawfully claiming the same from or through Grantor, as a result of any such act or thing, subject only to those matters described on Exhibit B attached hereto and made a part hereof.

Prepared by:

Paul R. Buikema
Buikema Law Group, LLC
15 Salt Creek Lane, Ste. 103
Hinsdale, Illinois 60521

After Recording Mail To:

Jayal Amin
Amin Law Offices, Ltd.
1900 E. Golf Road
Suite 1120
Schaumburg, Illinois 60173

This space reserved for Recorder's use only.

Mail Tax Bills To:

Top Hospitality LLC
~~502 Pratt Avenue N~~ 2730 University Blvd.
Schaumburg, Illinois 60193 Houston, TX 77005

19NW 7137981 CS
1981

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 24th day of June, 2019, between **JOHN MARK CO.**, an Illinois not-for-profit corporation ("**Grantor**"), having an address of 3801 Eagle Nest Drive, Crete, Illinois 60417 and **TOP HOSPITALITY LLC**, an Illinois limited liability company ("**Grantee**"), having an address of 502 Pratt Ave. N, Schaumburg, Illinois 60193. WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt of which is hereby acknowledged, by these presents does GRANT, SELL, BARGAIN AND CONVEY unto Grantee, FOREVER, the real estate described on Exhibit A attached hereto and made a part hereof ("**Property**"), situated in the County of DuPage and State of Illinois.


Together with all and singular the hereditaments and appurtenances belonging thereto, or in any way appertaining thereto, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either at law or in equity of, in and to the Property, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the Property, with the hereditaments and appurtenances, unto Grantee, forever.

And Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee and its successors that it has not made, done, executed or suffered any act or thing whereby the Property or any part thereof, now or at any time hereafter, shall be imperiled, charged or encumbered in any manner, and Grantor WILL WARRANT AND DEFEND, the title of the Property against all persons lawfully claiming the same from or through Grantor, as a result of any such act or thing, subject only to those matters described on Exhibit B attached hereto and made a part hereof.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed, the day and year first above written.

JOHN MARK CO., an Illinois not-for-profit corporation

By: 
Name: James Bakke
Title: Authorized Agent

STATE OF ILLINOIS)
) SS.
COUNTY OF ~~DEPAGE~~ ^{WILL})

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT James Bakke as Authorized Agent of John Mark Co., an Illinois not-for-profit corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the instrument as his free and voluntary act and as the free and voluntary act of the Company for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 24th day of June, 2019.

Kathy L. Matson
Notary Public

My commission expires on

6/18/2022



EXHIBIT A

Legal Description

THE SOUTH HALF OF THE SOUTHWEST 1/4 OF THE SOUTHWEST ¼ OF THE SOUTHEWEST ¼ OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 18300 96th Avenue, Tinley Park, Illinois 60477
PIN: Part of 27-34-300-002-0000



REAL ESTATE TRANSFER TAX		25-Jun-2019
		COUNTY: 250.00
		ILLINOIS: 500.00
		TOTAL: 750.00
27-34-300-002-0000	20190601606764	0-584-704-096

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real Estate Taxes for the second installment of 2018 and subsequent years.
2. Dedication by Jacob Mager to the people of the state of Illinois dated September 21, 1928 and recorded September 28, 1928 as document number 10157484 for use of public highway of that part of the west 1/2 of the southwest 1/4 of section 34 described as follows: commencing at the northwest corner of the southwest 1/4 of section 34, thence south along the west line of section 27 feet for a point of Beginning; thence east along the north line of Mager's property 66.2 feet more or less to a point on the easterly right of way line of the proposed route no. 51; thence southerly along right of way line which forms an angle of 89 degrees, 40 minutes to the right with the last described line 2596.3 feet; thence westerly along said proposed right of way line which forms an angle of 90 degrees 10 minutes to the right with the last described line a distance of 65.4 feet more or less to property line of Mager and Lauffer line; thence northerly along said line 2596.5 feet to the point of beginning. (For further particulars, see record.)
3. Grant made by Jacob R. Mager to Charles A. Monroe and assigns to the public service company of northern Illinois on November 27, 1911 and recorded August 28, 1912 in bank 12061 page 386 as document number 5033193 of the right, permission and authority to lay and maintain gas mains and to erect, maintain and renew poles in and upon and along so much of the north and south highway as is adjoining to the west part of section 34 to string and maintain wires, cables and other necessary equipment per by means of such line or lines for the transforming of electric current to the used for light; telephone or other communication or purposes; together with right to trim trees, bushes and saplings growing on or extending over so much of the highway as is upon and adjoining to said line. (For further particulars, See Record.)
4. Grant by Jacob H. Mager to Charles a. Monroe and assigns to the public service company of northern Illinois on November 27, 1911 and recorded August 26, 1912 in book 12063 page 141 as document number 5033215 of the right, permission and authority to lay and maintain gas mains and to erect, maintain and renew poles in and upon and renew poles in and upon and along the highway known as three roads to Trim and maintain wires, cables, and other necessary equipment and to operate by means of such lines or lines for the transforming of electric current to be used for light, power, telephone or other communication or purpose together with right to trim trees, bushes and saplings, growing on or extending over so much of the highway as is upon and adjoining to said line. (For further particulars, See Record.)
5. Grant made by Jacob H. Mager and Friedericke Mager to Illinois bell telephone company dated March 25, 1938 and recorded May 4, 1938 as document number 12154422 the right, permission and authority to construct, reconstruct, operate and maintain lines of telephone and telegraph, consisting of such poles, wires, cables, anchors, guys, conduits, manholes and other fixtures as the grantees May from time to time require upon, along and under the public roads, streets and highways on the or adjoining the property which first parties own or in which first parties have any interest in the southwest 1/4 of section 34, township 46 north, range 13 east of the third principal meridian, with the right to permit the attachment of and carry in conduit, wires and cables of any Other companies and with further right to overhang

said property with cross arms, wires and other equipment and to trim now and hereafter any trees on or adjoining said property so as to keep the wires and cables cleared at least 36 inches, said sum being received in full payment therefore on and along the north side of 183rd street east of 96th avenue (For further particulars, See Record.)

6. Grant recorded October 31, 1960 as document number 18003994 made by William C. Brook and Mabel M. Brook, his wife to northern Illinois gas company, an Illinois corporation, hereby giving and granting to said northern Illinois gas company, its successors and assigns the right to lay, maintain operate, renew and remove a gas main and others necessary gas facilities together with right of access thereto for said purposes in, upon, under, along and across the north 10 feet of the south 48 feet of the west 1/2 of the southwest 1/4 of section 34-36 12 east of the third principal meridian, in Cook county, Illinois (For further particulars, See Record.)
7. Rights of the public, the state of Illinois and the municipality in and to that part of land falling in 183rd street.
8. Rights of the public, the state of Illinois and the municipality in and to that part of land, if any, taken or used for road purposes.
9. Rights of way for drainage tiles, ditches, feeders and laterals, if any.

PLAT ACT AFFIDAVIT - METES AND BOUNDS DESCRIPTIONS

STATE OF ILLINOIS)

Will) SS

COUNTY OF ~~DUPAGE~~)

James Bakke, as Authorized Agent of John Mark Co., an Illinois not-for-profit corporation, being duly sworn on oath, states that the address of the affiant is 3801 Eagle Nest Drive, Crete, Illinois 60417, and further states that (please check the appropriate box):

☐ That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or

☒ That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons: (please circle the appropriate number)

1. ☒ X The division or subdivision of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;
10. The preparation of a plat for wind energy devices under Section 10-620 of the Property Tax Code.

PLAT ACT AFFIDAVIT - METES AND BOUNDS DESCRIPTIONS

Affiant further states that he makes this affidavit for the purpose of inducing the County Recorder of COOK COUNTY ILLINOIS to accept the attached deed for recording.

JOHN MARK CO., an Illinois not-for-profit corporation

Date: June 24, 2019

By: _____

Name: James Bakke

Title: Authorized Agent

SUBSCRIBED AND SWORN TO BEFORE ME
this 24th day of June 2019.

Kathy L. Matson
Notary Public

My Commission Expires: 6/18/2022



VILLAGE OF TINLEY PARK, ILLINOIS SPECIAL USE ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

A complete application consists of the following items submitted in a comprehensive package. If materials are submitted separately or are incomplete they may not be accepted and may delay the review and hearing dates until a complete application package is received. The following information is being provided in order to assist applicants with the process of requesting a **Special Use** permit from the terms of the Zoning Ordinance (Section 5-B). This information is a summary of the application submittal requirements and may be modified based upon the particular nature and scope of the specific request.

Depending upon meeting schedules, legal notification requirements, and the specific type and scope of the request, this process generally takes between 45 to 60 days from the date of submission of a complete application package. Please schedule a pre-application meeting with Planning Department staff to review the feasibility of the proposal, discuss applicable Ordinance requirements, discuss submittal requirements, and receive some preliminary feedback on any concept plans prior to making a submittal.

☐ General Application form is complete and is signed by the property owner(s) and applicant (if applicable).

☐ Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied as well. All beneficiaries of a property must be disclosed.

☐ A written project narrative detailing the general nature and specific aspects of the proposal being requested. Details on any employee numbers, parking requirements, property changes, existing uses/tenants, hours of operation or any other business operations should be indicated. Any additional requests such as Site Plan approval or a Variation should be indicated in the narrative as well.

☐ A Plat of Survey of the property that is prepared by a registered land surveyor and has all up-to-date structures and property improvements indicated.

☐ Site Plan and/or Interior layout plans that indicate how the property and site will be utilized.

☐ Responses to all Standards for a Special Use on the following page (can be submitted separately along with the narrative, but all standards must be addressed).

☐ \$500 Special Use hearing fee.

STANDARDS AND CRITERIA FOR A SPECIAL USE

Section X.J. of the Village of Tinley Park Zoning Ordinance requires that no Special Use be recommended by the Plan Commission unless the Commission finds that all of the following statements, A-G listed below, are true and supported by facts. Petitioners must respond to and confirm each and every one of the following findings by providing the facts supporting such findings. The statements made on this sheet will be made part of the official public record, will be discussed in detail during the public meetings and will be provided to any interested party requesting a copy. Please provide factual evidence that the proposed Special Use meets the statements below. If additional space is required, you may provide the responses on a separate document or page.

- A. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.**

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

- C. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.**

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

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

- F. That the Special Use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission.**

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

Standards for Special Use:

***An Ordinance Pertaining to Extended Stay Hotels in Certain Zoning Districts is being heard and reviewed this month and will be in place prior to construction of the Subject Property.**

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 Applicant is requesting a special use to operate an Extended Stay Marriott Residence Inn at the Subject Property subsequent to/during the Annexation and Rezoning process.

Concerns with extended stay hotels from a land use perspective include that they can begin to function less as a commercial hotel use for temporary visitors and more as a multi-family residential building. In this regard, their preferred locations, site design, parking needs, walkability, access to public services, effects on the local economy, and many other items differ greatly.

Public safety concerns are noted as well since they typically do not run thorough background checks, require registering of vehicles, or may not have staff always present on site. Any potential negative effects of an extended stay hotel can be compounded when located near each other or have a large number of rooms in one community.

The project in question will function more like a traditional extended stay hotel and will work synergistically with the traditional Courtyard Hotel. Marriott's business structure does not and will not allow for permanent lodging at any of its associated properties, including extended stay hotels and will actively take measures to prevent such. Additionally, the Residence Inn functions more as an 'upscale' lodging as compared to something like an Extended Stay America project, and the daily/weekly rates would be far in excess of what a local resident could realistically find in the area. The average length of stay in Marriott's Residence Inn is approximately 4 – 5 days, there is always staff on site 24/7, and every guest will need to register for a parking pass. Additionally, allowing individuals to remain for long periods of time actually harms the developer as the longer an individual stays at the property, the harder it becomes to evict if it comes to that.

The area along LaGrange Road is transitioning to commercial uses due to the proximity to I-80 is in need of both short term and long-term lodging for travelers, making the dual hotel plan at the Subject Site an ideal project for the area. The property is largely surrounded by vacant farmland, and thus permanently residing in the area would be extremely difficult due to the walkability, access to public services, etc. The infrastructure and hotel plans are specifically tailored to non-permanent residences. The developer has years of experience with extended stay hotels in a number of different municipalities and plans to bring that expertise to the Village.

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 should not affect the use or enjoyment of surrounding properties as the new ordinance attempts limit certain 'negative' activities that could potentially occur at the site, such as permanent residence, non-registered vehicles, and other safety concerns. If anything, the revision of the code may increase the property values in the neighborhood over the long run as its designed to things like crime which would certainly impair the use and property values of surrounding property.

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 establishment of the special use should not impede any orderly or future development in the surrounding district mainly because of the lack of development in the area. Even prior to the ordinance revision, an extended stay hotel which allows for very long/permanent stays would be averse to the Village's goals and likely would not pass site plan review. The revised ordinance puts in strict requirements that should limit the amount of non-conforming applications and give potential developers a clearer idea of what is allowed in the district and what qualifies as an extended stay hotel.

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

The Applicant has worked extensively with Village staff, Engineering, and the Army Core of Engineers to develop adequate utilities for the two buildings and the possibility of remediating the wetland area to provide for an additional lot for development.

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

The Final Plat of Subdivision has been updated to include cross-parking allowances, revised public utility and drainage easements, and a revised sign easement location and language.

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 Subject Property is currently located in unincorporated Cook County, C-4 Zoning, however upon annexation the property will be zoned B-3. The special use for the project conforms to the applicable regulations and goals in the B-3 district (which includes temporary lodging) and assists in furthering the Village's goal of preventing/limiting the number permanent and potentially unsafe lodging.

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

The recent revision is relatively narrow in scope, and application of it at the Subject Site likely won't have much bearing on economic development in the Village. Its possible the area will continue its commercial expansion and other developers may see the successful project, in turn bring more business to the area. The revision and application to the Subject Site may prevent certain types of extended use hotels from looking at the area, but this would be in line with the Village's intent behind the revision.

THE VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

ORDINANCE

NO. _____

**AN ORDINANCE APPROVING A TEXT AMENDMENT TO THE VILLAGE OF
TINLEY PARK ZONING ORDINANCE DEFINING AND PERTAINING TO
EXTENDED STAY HOTELS IN CERTAIN ZONING DISTRICTS**

**MICHAEL W. GLOTZ, PRESIDENT
NANCY M. O'CONNOR, VILLAGE CLERK**

**WILLIAM P. BRADY
WILLIAM A. BRENNAN
DIANE M. GALANTE
DENNIS P. MAHONEY
MICHAEL G. MUELLER
COLLEN M. SULLIVAN
Board of Trustees**

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Tinley Park
Peterson, Johnson, & Murray Chicago, LLC, Village Attorneys
200 W. Adams, Suite 2125 Chicago, IL 60606

VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A TEXT AMENDMENT TO THE VILLAGE OF
TINLEY PARK ZONING ORDINANCE DEFINING AND PERTAINING TO
EXTENDED STAY HOTELS IN CERTAIN ZONING DISTRICTS**

WHEREAS, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Tinley Park, Cook and Will Counties, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

WHEREAS, the Village of Tinley Park (“Village”) desires to amend (“Amendments”) its Zoning Ordinance to define and regulate extended stay hotels; and

WHEREAS, the proposed Amendments have been referred to the Plan Commission of the Village and have been processed in accordance with the Village of Tinley Park Ordinance; and

WHEREAS, the Plan Commission held a public hearing on the proposed Amendments on June 2, 2022, at which time all persons were afforded an opportunity to be heard; and

WHEREAS, the Plan Commission **voted** in favor to recommend said Amendments to the Tinley Park Zoning Ordinance; and

WHEREAS, the Plan Commission of this Village has filed its report of findings and recommendations that the proposed Amendments be granted with this President and Board of Trustees, and this Board of Trustees has duly considered said report of findings and recommendations; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interest of the Village of Tinley Park and its residents to approve said Amendments to the Tinley Park Zoning Ordinance; and

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, STATE AS FOLLOWS:

SECTION 1: That the report and findings and recommendations of the Plan Commission of this Village are herein incorporated by reference as the findings of this Board of Trustees, as completely, as if fully recited herein at length.

SECTION 2: That Section II “Rules and Definitions” Subsection B “Definitions” is hereby amended by adding the following underlined language:

BOARDING HOUSE: A Boarding House is a dwelling where meals, or lodging and meals, are provided for compensation to three (3) or more persons by pre-arrangement for definite periods of not less than one (1) week. A Boarding House is to be distinguished from a Hotel, Extended Stay Hotel, Motel, or a Convalescent or Nursing Home.

DWELLING: A Dwelling is a building, or portion thereof, designed or used exclusively for residential purposes, including single-family, two-family, multiple-family, and group home dwellings, but not including Hotels, Extended Stay Motels, Motels, Boarding, or Lodging Houses.

HOTEL, EXTENDED STAY: A Hotel containing guest rooms for lodging, offered to the public for compensation, which are advertised, designed, intended or routinely utilized for weekly or monthly occupancy, or in which at least 30% of all guest rooms have facilities for the refrigeration and preparation of food by guests, such as a refrigerator and a cooktop/stove (or a refrigerator, a microwave, and a dishwasher or kitchenette sink), a cook-top/stove or microwave, and a dishwasher or sink, and a self-serve laundry facility is available for guests use.

HOTEL, MOTEL, OR MOTOR INN: ~~A Hotel, Motel, or Motor Inn is an establishment containing lodging accommodations designed for use by transients, travelers, or temporary guests. Facilities provided may include maid service, laundering of linens used on the premise, telephone and secretarial or desk services, meeting rooms, and restaurants, including the sale of alcoholic beverages means any public or private space or structure, including but not limited to, any inn, hostelry, tourist home, motel, bed, and breakfast, lodging house or motel rooming house offering space for sleeping or overnight accommodations in exchange for rent. Hotel includes the parking lot and other common areas of the hotel. Hotel does not include living accommodations provided at any governmental or nonprofit institution in connection with the functions of that institution.~~

SECTION 3: That Section V “District Regulations” Subsection B “Schedules of Regulations, Schedule I – Schedule of Permitted Uses (By Use Type)”, “Other Uses” is hereby amended by adding the following underlined language:

OTHER USES	R-1 thru R-7	B-1	B-2	B-3	B-4	B-5	ORI	M-1	MU-1
<u>Hotel, Extended Stay</u>	<u>X</u>	<u>X</u>	<u>S</u>	<u>Sⁿ</u>	<u>X</u>	<u>X</u>	<u>S</u>	<u>S</u>	<u>X</u>

ⁿ Hotel, motel, ~~or motor inn~~, or extended stay hotel is to be on a lot no less than five (5) acres in area.

SECTION 4: That Section V.B. Schedule I (Schedule of Permitted Uses-By District) is hereby amended by adding a certain term under the heading “B-2 Community Shopping” in alphabetical order to read as follows: “Hotel, Extended Stay” with a “S” to denote a Special Use.

SECTION 5: That Section V.B. Schedule I (Schedule of Permitted Uses-By District) is hereby amended by adding a certain term under the heading “ORI Office and Restricted Industrial” in alphabetical order to read as follows: “Hotel, Extended Stay” with a “S” to denote a Special Use.

SECTION 6: That Section V.B. Schedule I (Schedule of Permitted Uses-By District) is hereby amended by adding a certain term under the heading “M-1 General Manufacturing” in alphabetical order to read as follows: “Hotel, Extended Stay” with a “S” to denote a Special Use.

SECTION 7: That Section VIII “Off-Street Parking and Loading”, Subsection 10 “Number of Parking Spaces Required” table of required parking spaces is hereby amended by adding the following underlined language:

Uses	Minimum Required Off-Street Parking Spaces
Hotels, motels, inns, and <u>extended stay hotels</u>	One (1) space for each unit, and one (1) space for each employee, plus required parking spaces for bar, restaurant, or affiliated use.

SECTION 8: Any policy, resolution, or ordinance of the Village that conflicts with the provisions of this Ordinance shall be and is hereby repealed to the extent of such conflict.

SECTION 9: That this Ordinance shall be in full force and effect from and after its adoption and approval.

SECTION 10: That the Village Clerk is hereby ordered and directed to publish this Ordinance in pamphlet form, and this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED THIS 21st day of June 2022.

AYES:

NAYS:

ABSENT:

APPROVED THIS 21st day of June 2022.

VILLAGE PRESIDENT

ATTEST:

VILLAGE CLERK

STATE OF ILLINOIS)
COUNTY OF COOK) SS
COUNTY OF WILL)

CERTIFICATE

I, NANCY M. O’CONNOR, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of **Ordinance No. _____**, “AN ORDINANCE APPROVING A TEXT AMENDMENT TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE DEFINING AND PERTAINING TO EXTENDED STAY HOTELS IN CERTAIN ZONING DISTRICTS,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on June 21, 2022.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 21st day of June 2022.

NANCY M. O’CONNOR, VILLAGE CLERK

VILLAGE OF TINLEY PARK, ILLINOIS VARIATION ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

A complete application consists of the following items submitted in a comprehensive package. If materials are submitted separately or are incomplete they will not be accepted and may delay the review and hearing dates until a complete application package is received. The following information is being provided in order to assist applicants with the process of requesting a **Variation** from the terms of the Zoning Ordinance. This information is a summary of the application submittal requirements and may be modified based upon the particular nature and scope of the specific request.

Depending upon meeting schedules, legal notification requirements, and the specific type and scope of the request, this process generally takes between 45 to 60 days from the date of submission of a complete application package. Please schedule a pre-application meeting with Planning Department staff to review the feasibility of the proposal, discuss applicable Ordinance requirements, discuss submittal requirements and receive preliminary feedback on any concept ideas or plans prior to making a submittal.

- ☐ General Application form is complete and is signed by the property owner(s) and applicant (if applicable).
- ☐ Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied as well. All beneficiaries of a property must be disclosed.
- ☐ A written project narrative detailing the specific variation(s) from code requirements that are being requested, the reasoning for requiring the variation, the general nature and specific aspects of the proposal being requested. Any additional requests such as a Special Use or Site Plan approval should be indicated in the narrative as well.
- ☐ A Plat of Survey of the property that is prepared by a registered land surveyor and has all up-to-date structures and property improvements indicated. All proposed improvements shall be indicated on the survey and be appropriately scaled with all setbacks and dimensions clearly indicated.
- ☐ Any applicable site plan, engineering/grading plans, exterior elevations or interior layout plans that indicate the full scope of the project and the Standards for a Variation.
- ☐ Responses to all Standards for a Variation on the following page (can be submitted separately along with the narrative, but all standards must be covered).
- ☐ Residential Variation Hearing Fee - \$250 + \$75 per additional Variation
Commercial Variation Hearing Fee - \$500 + \$75 per additional Variation

STANDARDS AND CRITERIA FOR A VARIATION

Section X.G.1 of the Village of Tinley Park Zoning Ordinance requires that the Zoning Board of Appeals determine compliance with the following standards and criteria. In order for a variance to be approved, the Petitioner must respond to all the following statements and questions related to the Standards with factual evidence and information to support the requested Variation. If additional space is required, you may provide the responses on a separate document or page.

- A. Describe the difficulty that you have in conforming with the current regulations and restrictions relating to your property, and describe how this hardship is not caused by any persons presently having an interest in the property. (Please note that a mere inconvenience is insufficient to grant a Variation). For example, does the shape or size of the lot, slope, or the neighboring surroundings cause a severe problem in completing the project in conformance with the applicable Ordinance requirement?**
- B. Describe any difficulties or hardships that current zoning regulations and restrictions would have in decreasing your property value compared to neighboring properties.**
- C. Describe how the above difficulty or hardship was created.**
- D. Describe the reasons this Variance request is unique to this property only and is not applicable, in general, to other properties within the same Zoning District.**
- E. Explain how this Variance would not be regarded as an attempt at financial gain, but only because of personal necessity. For example, the intent of the Variance is to accommodate related living for an elderly relative as opposed to adding an additional income source.**
- F. Describe how granting this Variance request will not be detrimental to the public welfare or injurious to other properties or improvements in the neighborhood in which the property is located.**
- G. Explain how granting this Variance will not alter the essential character of the neighborhood or locality.**

H. Describe how the requested Variance will not:

- 1. Impair an adequate supply of light and air to adjacent properties.**
- 2. Substantially increase the congestion of the public streets.**
- 3. Increase the danger of fire.**
- 4. Impair natural drainage or create drainage problems on adjacent property.**
- 5. Endanger the public safety.**
- 6. Substantially diminish or impair property values within the neighborhood.**

Standards for Variations (Lot & Building):

A.

The property is difficult to develop with the building footprints, natural drainage patterns, and an existing jurisdictional wetland located on the site. The lot configuration is unique in that there is shared driveway access and single road frontage that results in many of the Variations being requested.

The property consists of two vacant parcels totaling 8.7 acres in size. The property is currently located in unincorporated Cook County and zoned C4, General, and requests a B-3 zoning designation upon Annexation. South of the subject site is the WLS radio tower site that is also located in unincorporated Cook County (C-4 Zoning District). To the north and east of the property is a parcel zoned ORI (Office and Restricted Industrial); west is a vacant parcel zoned B-3 (General Business & Commercial).

The B-3 zoning district is generally described to “accommodate a wide range of specialized commercial uses, including highway-oriented services and commercial types of establishments to serve the needs of motorists.” The B-3 zoning district allows for hotels as a permitted use on lots over five acres in size. The five acre size limit was approved in 1997 to promote the development of larger, full service hotels. This area limitation is not a recognized limitation in the marketplace.

Since 1997, the Hotel market has evolved to require much less land. Zoning the property B-3 will allow it to serve as an extension of the B-3 designation for the existing hotel properties and undeveloped property along the LaGrange Road corridor. The expansion of 183rd Street and realignment of LaGrange Rd/Rt.45 created increased opportunities for commercial development with valuable commercial frontage near the I-80 LaGrange Road exit.

The project involves two (2) lots for two (2) separate buildings. Lot 1 measures over 5 Acres, and Lot two 2 measures just over three (3) Acres. Having related site developments will allow the developer to provide for any easements and/or utilities necessary for the proper functioning of both sites. There’s also a small portion of the southwest corner of the site encumbered with an existing wetland regulated by the U.S. Army Corps of Engineers, rendering the land unusable.

B.

The area along LaGrange Road is transitioning to commercial uses due to the proximity to I-80. The Subject Property is currently located in unincorporated Cook County and zoned C4, General and would be infeasible without annexation and rezoning of the land (lot restrictions/height restrictions/etc.). The property location, single road frontage, drainage topography, existing wetland, and building footprints offer a challenging situation for the development of the parcel. The exterior masonry Variation allows the petitioner to utilize unique and attractive design elements that meet Marriott’s corporate design standards and remains visually appealing.

The current specifications would require variations/special uses/etc. specifically from the County of Cook. This process will likely take longer and result in the Village receiving little to no property tax revenue.

Without the rezoning, the property will remain designated as Class 1-00 vacant land and produce less than \$40,000 in property taxes annually (for an 8.7 acre site). Nearby sites mentioned above are zoned B-3 or ORI in the Village, both of which would allow for this type of project – without the annexation and zoning, developers will be put at a competitive disadvantage as compared to surrounding properties and may be unable to construct and/or lease the proposed facilities.

C.

The hardship was mainly created by the outdated 1997 amendment requiring 5 acres of land (to promote development of larger, full-service hotels) and by the way the municipalities' borders were originally established. Since 1997, the Hotel market has evolved to require much less land. Zoning the property B-3 will allow it to serve as an extension of the B-3 designation for the existing hotel properties and undeveloped property along the LaGrange Road corridor.

D.

This variance requests are unique as the property is not currently located within the boundaries of Tinley Park. The Subject site is located near the South-West corner of the municipal boundaries, and as such much of the surrounding land is vacant/farmland. The area is sparsely populated (and separated) compared to the rest of the municipality and thus many of the concerns for B-3 district. However, the area along LaGrange Road is transitioning to commercial uses due to the proximity to I-80, and has seen recent comparable developments such as the County Inn & Suites/Hilton Garden Inn development to the West

E.

These variances should not be regarded as an attempt at financial gain, but rather as an attempt to best situate the project within the current zoning parameters; said variations allow for a site layout similar to other development along LaGrange Road. The variances on lot size, building height, parking spaces and drive aisle are due primarily to parameters of the site, including natural drainage patterns and multiple existing jurisdictional overlays. As indicated above, part of the site is unusable wetland which limits the scope of what can be constructed. The variance on height is due in part to the smaller lot size; with the smaller lot size, the proposed facility must be taller to allow for proper functioning and synergy across the two (2) facilities. The reduced drive aisle width is a standard width in many other municipalities and is not expected to be noticeable to the public.

F.

These variances will not be detrimental to the public welfare or injurious to other properties/improvements in the neighborhood as the area along LaGrange Road is transitioning to commercial uses due to the proximity to I-80. The facility will be similar to those that have been successfully constructed to the West and will contribute directly to the economic development of the community by providing lodging for visitors, providing additional jobs, and providing additional property

and hotel/motel taxes where the existing vacant property is generating minimal tax revenue. Many of the variation requests deal with a zoning legislation from the 1990's (such as height, setback, parking, etc.). Large scale hotels are now able to operate with less actual land, and have generally evolved to include additional stories. Due to the changing nature of travel, the amount of parking spaces required has also decreased with the emergence of ride-sharing and shift towards public transit. The Petitioner will be utilizing fiber cement board panels on the Courtyard hotel. The panels will be flush mounted, 18 inches in height and uniform in color. Fiber cement board requires a Variation from the masonry requirements but has previously been considered a high quality and durable substitute according to the Village.

The project will contribute directly to the economic development of the community by providing lodging for visitors, providing additional jobs, and providing additional property and hotel/motel taxes where the existing vacant property is generating minimal tax revenue. The hotels will help to fill the needed hotel room demand with a well-known hotel brand.

G.

The Variations allow for the development to create a unique and high-quality site design with two hotels. The development continues the uses and development trend started with the County Inn & Suites/Hilton Garden Inn development to the west. The Variations allow for a site layout similar to other development along LaGrange Road. The reduced drive aisle width is a standard width in many other municipalities and is not expected to be noticeable to the public.

H

(1)

The proposed development is not far enough away from adjacent properties to impair the supply of light and air, and the Applicant will ensure any lights are not injurious to neighbors.

(2)

The current site is surrounded by vacant land parcels and thus has very little traffic. With the similar development to the South-West, the infrastructure for additional traffic is already underway. Although development of the new Hotel will likely increase the visitors to the area (increasing Village revenue), the Applicant will work with IDOT and the Village on additional infrastructure and plans to further reduce congestion.

(3)

The site is currently far removed from any development in the area and is sectioned off by 183rd and White Eagle Road. The chance for fires is less likely to occur in a wetland area, and would need to travel a significant distance before reaching development.

(4)

There's a small portion of the southwest corner of the site encumbered with an existing wetland regulated by the U.S. Army Corps of Engineers – the Applicant will work with the Army Corps of Engineers and the Village to ensure the project does not impair natural drainage nor create new drainage problems. The property is surrounded almost primarily by raw land, and thus construction and

usage of the proposed facility will not disturb surrounding property. Any disturbance would be similar to or less than the existing Hotels to the West.

(5)

There's currently little to no public activity at the site; the area is largely undeveloped and does not include ingress or egress to the site. The closest developments are the hotels to the South-West of White Eagle Drive and residential developments North- East of 183rd and S. 94th Avenue. The Applicant will ensure proper safety measures and precautions are taken during the development of the site.

(6)

The facility will be similar to those that have been successfully constructed to the West and will contribute directly to the economic development of the community by providing lodging for visitors, providing additional jobs, and providing additional property and hotel/motel taxes where the existing vacant property is generating minimal tax revenue. The area along LaGrange Road is transitioning to commercial uses due to the proximity to I-80, and the hotel will help to fill the needed hotel room demand with a well-known hotel brand.

VILLAGE OF TINLEY PARK, ILLINOIS REZONING (MAP AMENDMENT) ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

A complete application consists of the following items submitted in a comprehensive package. If materials are submitted separately or are incomplete they may not be accepted and may delay the review and meeting dates until a complete application package is received. The following information is being provided in order to assist applicants with the process of requesting a **Map Amendment for Rezoning** from the terms of the Zoning Ordinance. This information is a summary of the application submittal requirements and may be modified based upon the particular nature and scope of the specific request.

Depending upon meeting schedules, legal notification requirements, and the specific type and scope of the request, this process generally takes between 45 to 60 days from the date of submission of a complete application package. Please schedule a pre-application meeting with Planning Department staff to review the feasibility of the proposal, discuss applicable Ordinance requirements, discuss submittal requirements, and receive some preliminary feedback on any concept ideas or plans prior to making a submittal.

☐ General Application form is complete and is signed by the property owner(s) and applicant (if applicable).

☐ Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied as well. All beneficiaries of a property must be disclosed.

☐ Response to LaSalle Factors/Criteria listed below.

☐ A written project narrative detailing the general nature and specific aspects of the proposal being requested. Details should include the existing zoning designation, the proposed designation and the intended future use and function of the site. The narrative should describe how the rezoning conforms to the Village's Comprehensive Plan as well as how it works with adjacent and nearby existing and proposed land uses. Any additional requests such as a Site Plan approval, Special Use permit or Variation should be indicated in the narrative as well.

☐ A Plat of Survey of the property, including the legal description, that is prepared by a registered land surveyor and has all up-to-date structures and property improvements indicated.

☐ It is standard practice and policy that zoning is not changed without specific plans for development that can be attached to the zoning change. Site Plan or interior layout plans that indicate how the property and site will be utilized and developed should be submitted and it is likely site plan approval will be required at the same time.

☐ \$750 Map Amendment/Rezoning hearing fee.

LASALLE FACTORS/CRITERIA FOR REZONING (MAP AMENDMENT)

The Zoning Code does not establish any specific criteria that must be met in order for the Village Board to approve a rezoning request. Likewise, Illinois Statutes does not provide any specific criteria. Historically, Illinois courts have used eight factors enunciated in two court cases, LaSalle Bank of Chicago v. Count of Cook (1957) and Sinclair Pipeline v. Village of Richton Park (1960), when evaluating the validity of zoning changes. The so-called “LaSalle factors” are listed below. Village staff and officials will take these factors into consideration when evaluating and deciding rezoning requests. The petitioner should prepare their own responses to the “LaSalle Factors” with factual evidence to defend the requested rezoning. If additional space is required, you may provide the responses on a separate document or page.

- A. The existing uses and zoning of nearby property;**

- B. The extent to which property values are diminished by the particular zoning;**

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

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

- E. The suitability of the property for the zoned purpose;**

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

- G. The public need for the proposed use; and**

- H. The thoroughness with which the municipality has planned and zoned its land use.**

Standard for Rezoning

A.

The B 3 zoning district will allow the Subject Property to serve as an extension of the existing B 3 designation for the hotel properties and undeveloped property along the LaGrange Road corridor. The expansion of 183rd Street and realignment of LaGrange Rd/Rt 45 created increased opportunities for commercial development with valuable commercial frontage near the I-80 LaGrange Road exit.

B.

The area along LaGrange Road is transitioning to commercial uses due to the proximity to I-80. The development will develop vacant farmland and increase the value of the subject property, surrounding properties, and spur further development along the LaGrange Road corridor. Currently the property generates only approximately \$37,248 in annual property taxes, of which Tinley Park receives none. After annexation, construction and stabilization, the Subject Property is estimated to produce approximately \$700,000 in annual taxes with the class 7b, of which the Village will receive around 13.5%.

C.

The project will contribute directly to the economic development of the community by providing lodging for visitors, providing additional jobs, and providing additional property and hotel/motel taxes where the existing vacant property is generating minimal tax revenue (\$37,248 per year). The closest residential structure is over 800 ft. away from where the Residence Inn building will sit, and the hotels will help to fill the needed hotel room demand with a well-known hotel brand.

D.

Hardships of neighboring property owners have not been identified. Lighting, dumpster locations, landscaping, cross-access, and overall site layout were designed to avoid any issues with the neighboring properties. Surrounding property owners should benefit from the project as its going to create hundreds of temporary and permanent jobs, each of which will frequent local establishments, buy local groceries, gas, and otherwise attract additional individuals to the area. According the estimated employee impact chart, 100 full time employees would be expected to spend over \$400,000 in local revenue per year.

E.

The proposed use as hotel is suitable for the subject property for several reasons. The site has the availability of high traffic volumes and available access points and the use is a permitted subject to the

approval of variations included in this packet. The property is also located over 800 ft away from any other residential structure. Due to its location, the Subject Site The area around the Subject Site is quickly modernizing/commercializing and has already attracted nearby hotel development to the South-West.

F.

The lot has remained vacant under Cook County's C 4 (General Commercial) zoning and has never been developed. The existing floodplain makes the lot difficult to develop.

G.

The expansion of 183rd Street and realignment of LaGrange Rd/Rt 45 created increased opportunities for commercial development with valuable commercial frontage near the I-80 LaGrange Road exit. There is a demand for additional hotel rooms in the area due to the location off of I 80 (east west) expressway and near various entertainment options.

H.

The property is identified as Office and Restricted Industrial (ORI) in the 2000 comprehensive plan. Since that time, 183rd Street has been extended and LaGrange Rd /Rt 45 has been expanded and realigned. These changes have created increased opportunities for commercial development with valuable commercial frontage near the I-80 LaGrange Road exit. The corporate office market is currently struggling for growth, therefore the Village will need to continue to analyze the ORI zoning in this area.

VILLAGE OF TINLEY PARK, ILLINOIS SITE PLAN ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

A complete application consists of the following items submitted in a comprehensive package. If materials are submitted separately or are incomplete they may not be accepted and may delay the review or meeting dates until a complete application package is received. The following information is being provided in order to assist applicants with the process of requesting **Site Plan** approval. This information is a summary of the application submittal requirements and may be modified based upon the particular nature and scope of the specific request.

Depending upon meeting schedules, legal notification requirements, and the specific type and scope of the request, this process generally takes between 45 to 60 days from the date of submission of a complete application package. Please schedule a pre-application meeting with Planning Department staff to review the feasibility of the proposal, discuss applicable Ordinance requirements, discuss submittal requirements, and receive some preliminary feedback.

- ☐ General Application form is complete and is signed by the property owner(s) and applicant (if applicable).
- ☐ Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied. All beneficiaries of a property must be disclosed.
- ☐ A written project narrative detailing the general nature and specific aspects of the proposal being requested. Details on existing conditions, any parking requirements, property changes, landscaping, building design, proposed uses/tenants, public improvements or any other site design details should be described. Any additional requests such as a Special Use or Variation should be indicated in the narrative as well.
- ☐ A Plat of Survey of the property that is prepared by a registered land surveyor and has all up-to-date structures and property improvements indicated.
- ☐ Plans and Surveys including all details listed on the Site Plan checklist (next page).
- ☐ Submit all applications, plans and documents stated above electronically via email/USB drive/ShareFile upload to Community Development Staff (Note: Village email attachment size is limited to 10MB. Please utilize ShareFile if your submission exceeds 10MB). Staff may also request up to three (3) paper copy of full-size Arch D (24" x 36") plans.
- ☐ Site Plan Fee: Site Plan Review (Non-Residential & Multi-Family) - \$500 New/First Approval, \$300 Amendment
- ☐ Engineering Review Fees: Administrative Fee - \$250 (0-5 acres), \$50 (5.01-40 acres), \$2,000 + \$20/acre over 40 acres. (40.01+ acres) and Concept/Preliminary Review Fee - \$300 (0-2 acres), \$600 (2.01-4 acres), \$900 (4.01-9 acres), \$1,500 (9.01 acres+)

Required Plan Submittal Items	Applicant Submitted	Village Received
1. Site Plan Approval Application	<input type="checkbox"/>	<input type="checkbox"/>
2. Complete list and contact information for all project staff and design professionals (Architect, Engineer, Landscape Architect, etc.)	<input type="checkbox"/>	<input type="checkbox"/>
3. Plat of Survey , including: a. Existing conditions and dimensions; b. Legal Description; c. Surveyor information; and d. Date of completion.	<input type="checkbox"/>	<input type="checkbox"/>
4. Site Plan , including: a. Fully-dimensioned property boundaries; b. All building elements and physical improvements; c. Setbacks from all property lines; d. Identification as to whether all elements are "Existing" or "Proposed"; e. Dimensioned parking spaces and drive aisles per Section VIII of the Zoning Ordinance; f. Dimensioned sidewalks (within rights-of-way and interior to the site); g. Trash enclosure location and screening/gate materials; h. Loading spaces as required by Section VIII of the Zoning Ordinance; i. Fire hydrant locations as required by the Village Fire Prevention Bureau; j. Lighting standard locations; and k. Ground signs with setbacks noted.	<input type="checkbox"/>	<input type="checkbox"/>
5. Zoning Analysis Table a. Showing existing, proposed, and required zoning conditions for all Lot and Bulk Regulations of the Zoning Ordinance, including but not limited to: i. Land area in acres and square feet (exclusive of rights-of-way); ii. Building area in square feet (including a breakdown by use for parking calculation); iii. Setbacks; iv. Floor Area Ratio (FAR); v. Lot coverage; vi. Height of all buildings and structures (see definition of height in Zoning Ordinance); vii. Percentage of greenspace; and viii. Parking spaces (with calculations).	<input type="checkbox"/>	<input type="checkbox"/>
6. Landscape Plan , including: a. Bufferyards (please include a table indicating required and proposed plant units); b. Parking lot landscape islands; c. Screening/fencing locations; d. Berms (if proposed); e. Plant lists, including: i. Latin and common names ii. Number of each planting material to be provided iii. Size at planting	<input type="checkbox"/>	<input type="checkbox"/>
7. Photometric Plan , including: a. Location of light fixtures; b. A cut sheet of light fixtures with indication of cut-offs or shielding; and c. Indicating lighting levels in foot-candles at the following locations: i. Interior of the subject property; ii. At the property lines (contact staff about maximum light levels); and iii. Ten (10) feet beyond the property lines.	<input type="checkbox"/>	<input type="checkbox"/>

8. Floor Plans , including: a. Preliminary floor plan layout of all buildings; b. Labels for the type of use of the area; and c. Labels for square footage of the area and types of uses.	<input type="checkbox"/>	<input type="checkbox"/>
9. Preliminary Engineering Plans , including but not limited to: a. Drainage and water flow patterns or routes; b. On-site detention; c. Existing and proposed roadway configurations (adjacent public streets and interior roadways/driveways); d. Utility connections and locations; e. Future roadway or access connections (if necessary); and f. Cross access easement(s).	<input type="checkbox"/>	<input type="checkbox"/>
10. Signage Plans , including: a. Dimensioned color elevations of ground, wall and directional signage b. A diagram showing the location of the proposed signage with setbacks from property lines and internal drive aisles or parking lots; and c. Include description of sign materials and method of illumination.	<input type="checkbox"/>	<input type="checkbox"/>
11. Elevations and Renderings a. Building elevations showing all four sides of all buildings. i. Elevations should be fully-dimensioned including height, width, and depth of all major building elements and components, and identify all building materials; and b. Color renderings or 3D model of site. c. Elevation of trash enclosure area with building materials identified (if applicable).	<input type="checkbox"/>	<input type="checkbox"/>
12. Building Material Samples <i>(may be submitted after initial Staff Review, but prior to placement on a Plan Commission agenda)</i> a. Samples of proposed materials including, but not limited to: i. Wall materials such as bricks, stone, and siding; ii. Roofing; iii. Light fixtures; and iv. Windows, moldings, shutters, and awnings. b. Provide final information on all building materials with vendor, color, and sizes, where relevant, in a table format.	<input type="checkbox"/>	<input type="checkbox"/>
13. Preliminary Plat(s) <i>(if applicable)</i>	<input type="checkbox"/>	<input type="checkbox"/>

The above information is intended as an outline of the Submission Requirements for Site Plan Approval and is neither mutually exclusive nor inclusive. The Village's Zoning Ordinance, Landscape Ordinance, Building Codes, and Subdivision Regulations can be found online at the Village website at <http://www.tinleypark.org>. Questions about Site Plan Approval and other Planning processes may be directed to the Planning Department at:

Village of Tinley Park
Planning Department
16250 S. Oak Park Avenue
Tinley Park, IL 60477
Phone: (708) 444-5100
Email: planning@tinleypark.org

List & Contact Information for All Project Staff and Design Professionals

Civil Engineer:

Advantage Consulting Engineers
80 Main Street, Suite 17
Lemont, IL 60439
847-260-4758
patel@asceng.us

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E: robb@base-4.com
W: www.base-4.com

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mrogers@ltlawchicago.com

TOP HOSPITALITY



PROJECT: NEW HORIZON
EXPERIENCE THE NEXT LEVEL

We believe in providing experiences that have lasting effects.

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

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

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

EXPERIENCE THE NEXT LEVEL.

JOIN US.



| EXECUTIVE SUMMARY

The Property

The Numbers

The Return

The Timeline

The Location

| THE BRAND

Courtyard by Marriott

Residence Inn by Marriott

| THE TEAM

Overview

Key Strengths

COURTYARD[®]

BY MARRIOTT

ADDRESS	183 rd & 96 th (La Grange) Avenue, Tinley Park, IL
TARGET OPEN	Q 1 2021
# OF KEYS	125
MEETING/EVENT SPACE	4,000 sqft.
FOOD & BEVERAGE	Bistro Bar & Restaurant
HOTEL AMENITIES	Business Center, Fitness Center, Pool
RETAIL	Shop
CONSTRUCTION	TBD
DEVELOPMENT	TOP HOSPITALITY
MANAGEMENT	TOP HOSPITALITY
OWNERSHIP	Fee Simple

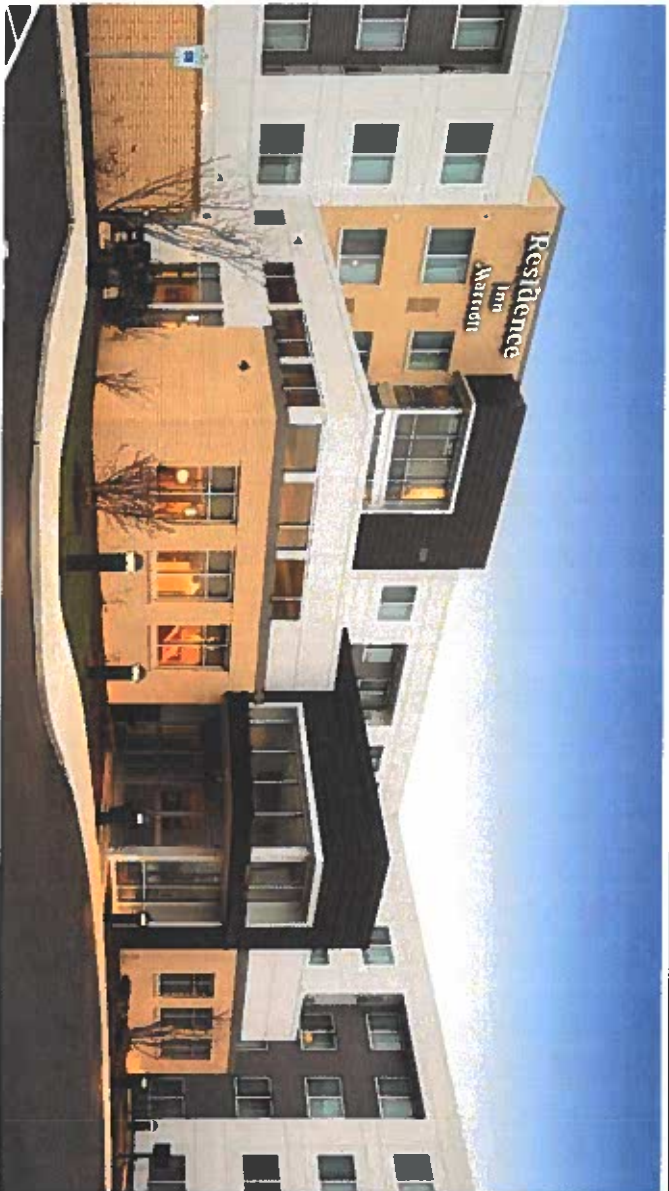


MARRIOTT
BONVOY

Residence INN[®]

BY MARRIOTT

ADDRESS	183 rd & 96 th (La Grange) Avenue, Tinley Park, IL
TARGET OPEN	Q 2 2021
# OF KEYS	118
MEETING/EVENT SPACE	500 sqft.
FOOD & BEVERAGE	Lobby Bar
HOTEL AMENITIES	Business Center, Fitness Center, Pool
RETAIL	Shop
CONSTRUCTION	TBD
DEVELOPMENT	TOP Hospitality
MANAGEMENT	TOP HOSPITALITY
OWNERSHIP	Fee Simple



COURTYARD[®]

BY MARRIOTT

key count

125

gross square footage

84,000

DEVELOPMENT BUDGET

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

Residence INN[®]

BY MARRIOTT

key count

118

gross square footage

85,000

DEVELOPMENT BUDGET

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

COURTYARD®

BY MARRIOTT

3-YEAR PRO FORMA	YEAR 1	YEAR 2	YEAR 3
Occupancy	72.30 %	75.60 %	76.60 %
ADR	\$129.67	\$137.92	\$137.92
RevPAR	\$93.75	\$101.10	\$108.41
Number of Rooms	125	125	125
Days in Period	365	365	365
Available Rooms	45,625	45,625	45,625
Occupied Rooms	32,987	34,493	35,862

REVENUE			
Rooms	\$ 4,277,424	\$ 4,612,749	\$ 4,946,087
F&B	\$ 744,912	\$ 880,912	\$ 1,000,100
Telecommunications	\$ 5,405	\$ 6,780	\$ 8,970
Other	\$ 12,278	\$ 14,567	\$ 15,679
TOTAL	\$ 5,040,019	\$ 5,515,008	\$ 5,970,836

DEPARTMENTAL EXPENSES			
Rooms	\$ 983,808	\$ 1,060,932	\$ 1,137,600
F&B	\$ 501,692	\$ 591,230	\$ 690,989
Telecommunications	\$ 6,756	\$ 7,540	\$ 8,190
TOTAL	\$ 1,492,256	\$ 1,669,702	\$ 1,836,779

GROSS OPERATING PROFIT	\$ 4,056,212	\$ 4,454,076	\$ 4,833,236
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UNDISTRIBUTED OPERATING EXPENSES			
Admin & General	\$ 299,420	\$ 348,000	\$ 350,890
Management Fees	\$ 151,201	\$ 165,450	\$ 179,125
Franchise Fees	\$ 554,402	\$ 606,651	\$ 656,792
Sales & Marketing	\$ 160,456	\$ 120,890	\$ 125,890
Utility Costs	\$ 256,645	\$ 276,765	\$ 296,765
Property Operation & Maintenance	\$ 171,097	\$ 184,510	\$ 197,843
TOTAL	\$ 1,693,221	\$ 1,702,266	\$ 1,807,306

HOUSE PROFIT	\$ 2,462,991	\$ 2,751,810	\$ 3,025,930
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FIXED EXPENSES			
Insurance	\$ 43,980	\$ 43,980	\$ 45,980
Property Taxes	\$ 250,790	\$ 265,790	\$ 270,000
FF&E Replacement	\$ 201,601	\$ 220,600	\$ 238,833
Loan Payment	\$ 669,300	\$ 669,300	\$ 669,300
TOTAL	\$ 1,166,671	\$ 1,199,670	\$ 1,224,113

NET OPERATING INCOME	\$ 1,297,320	\$ 1,552,139	\$ 1,801,817
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Residence IN.

BY MARRIOTT

3-YEAR PRO FORMA	YEAR 1	YEAR 2	YEAR 3
Occupancy	73.60 %	76.60 %	78.60 %
ADR	\$129.67	\$135.73	\$141.92
RevPAR	\$95.44	\$103.97	\$111.55
Number of Rooms	118	118	118
Days in Period	365	365	365
Available Rooms	43,070	43,070	43,070
Occupied Rooms	31,700	32,992	33,854

REVENUE			
Rooms	\$ 4,110,539	\$ 4,478,004	\$ 4,804,560
F&B	\$ 0	\$ 0	\$ 0
Telecommunications	\$ 4,405	\$ 5,780	\$ 6,970
Other	\$ 12,278	\$ 14,567	\$ 15,679
TOTAL	\$ 4,127,222	\$ 4,498,351	\$ 4,827,209

DEPARTMENTAL EXPENSES			
Rooms	\$ 822,108	\$ 895,601	\$ 960,912
F&B	\$ 4,500	\$ 5,000	\$ 7,000
Telecommunications	\$ 6,756	\$ 7,540	\$ 8,190
TOTAL	\$ 833,364	\$ 908,141	\$ 976,102

GROSS OPERATING PROFIT	\$ 3,305,114	\$ 3,602,750	\$ 3,866,297
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UNDISTRIBUTED OPERATING EXPENSES			
Admin & General	\$ 205,527	\$ 223,900	\$ 240,228
Management Fees	\$ 123,817	\$ 134,951	\$ 144,816
Franchise Fees	\$ 453,994	\$ 494,819	\$ 530,993
Sales & Marketing	\$ 123,316	\$ 134,340	\$ 144,137
Utility Costs	\$ 246,632	\$ 268,680	\$ 288,274
Property Operation & Maintenance	\$ 123,316	\$ 134,340	\$ 144,137
TOTAL	\$ 1,276,603	\$ 1,391,030	\$ 1,492,584

HOUSE PROFIT	\$ 2,028,511	\$ 2,211,720	\$ 2,373,712
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FIXED EXPENSES			
Insurance	\$ 50,980	\$ 51,980	\$ 52,980
Property Taxes	\$ 250,790	\$ 265,790	\$ 270,000
FF&E Replacement	\$ 165,089	\$ 179,934	\$ 193,088
Loan Payment	\$ 663,300	\$ 663,300	\$ 663,300
TOTAL	\$ 1,130,169	\$ 1,181,004	\$ 1,179,368

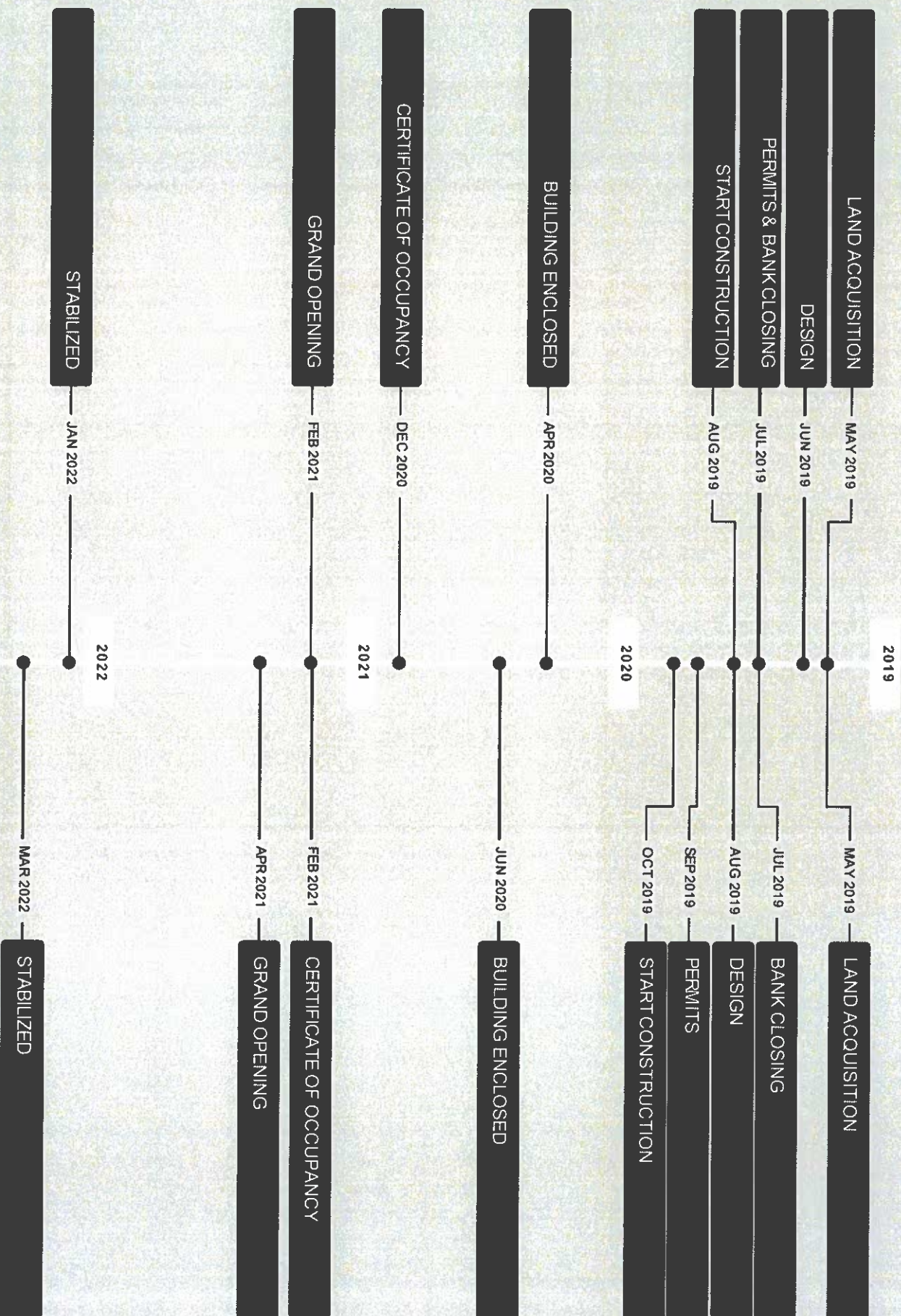
NET OPERATING INCOME	\$ 898,353	\$ 1,050,716	\$ 1,194,344
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COURTYARD[®]

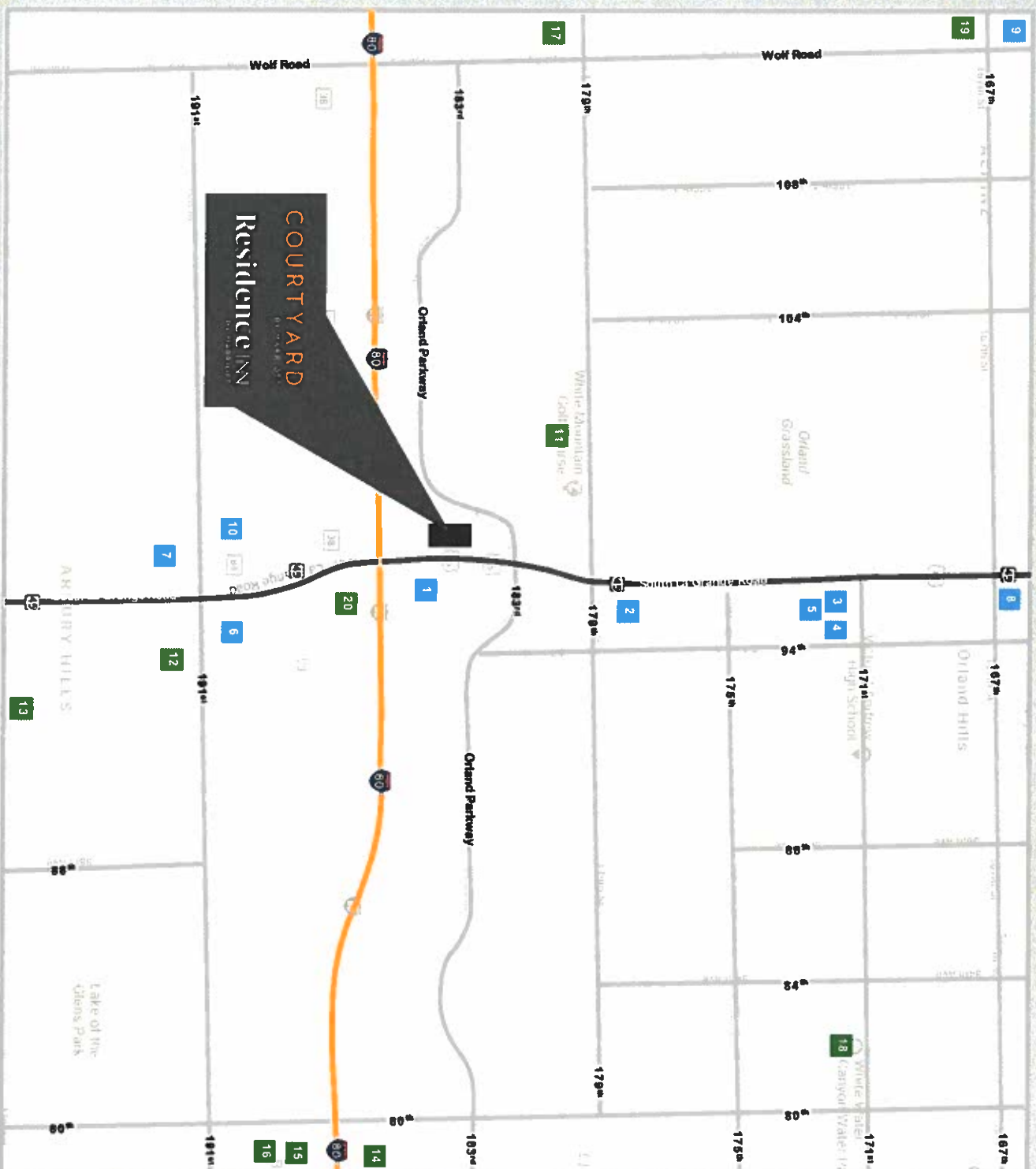
BY MARRIOTT

Residence IN[®]

BY MARRIOTT



TINLEY PARK, IL



RESTAURANTS

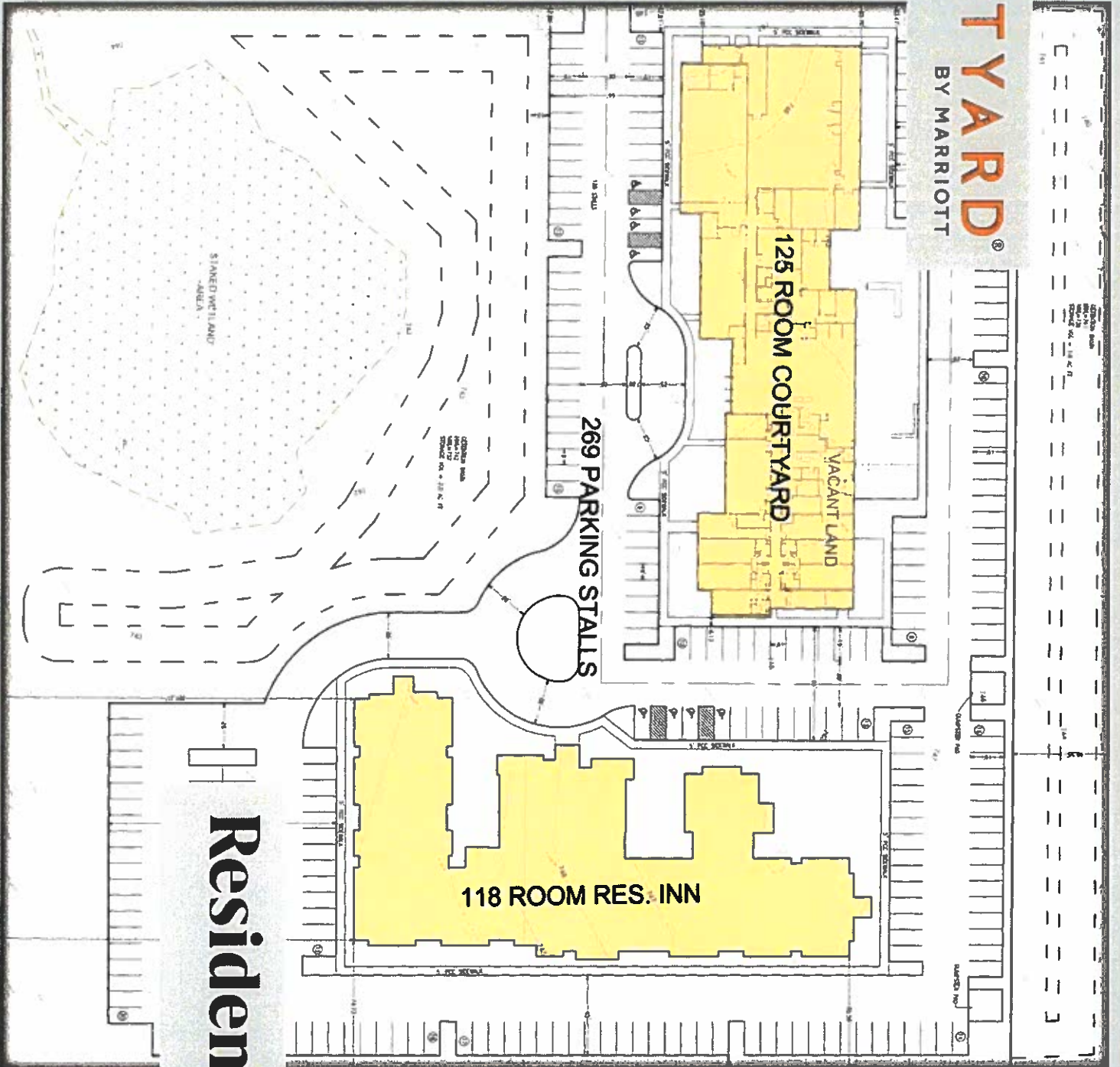
- 1 Texas Roadhouse
- 2 Saigon Restaurant
- 3 Lou Malnati's Pizzeria
- 4 Tribes Alehouse & Grill
- 5 Frankie's Ristorante
- 6 DOC's Smokehouse & Craft Beer
- 7 Mr. Benny's Steak & Lobster
- 8 Ottimo
- 9 Q Restaurant
- 10 Legends Bar & Grill

BANQUETS & ATTRACTIONS

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

COURTYARD®

BY MARRIOTT



Residence INN.
BY MARRIOTT

COURTYARD

BY MARRIOTT

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

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

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

FRANCHISE HOTEL PERFORMANCE*

Average Occupancy Rate:



Average Daily Room Rate: \$138.31



Average RevPAR: \$101.54

Average RevPAR Index: 110.2



Loyal Customer Base:



Marriott Rewards® Member Paid Nights represent 55.9% of total Courtyard Nights



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



EXTERIOR

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



LOBBY

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



GUEST ROOMS

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



OTHER AMENITIES

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



SOCIALIZE



DINE + DRINK



RELAX



BUSINESS CENTER



FITNESS & POOL



WIFI CONNECT

Residence INN

BY MARRIOTT

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

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

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

② franchise hotel performance*

Average Occupancy Rate: 79.3% 1.1

Average Extended Stay Occupancy: 70.3% 1.1

Average Daily Room Rate: \$144.00

Average RevPAR: \$114.25

Average Extended Stay RevPAR: \$56.41

Average RevPAR Index: 119.3

Loyal Customer Base:

Marriott Rewards® Member Paid Nights represent 60.5% of total Residence Inn Nights

Lower Cost Bookings:

Marriott's channels generate 69.8% of Residence Inn's reservations



guest suite

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

public areas

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

other amenities

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





- Spacious studio, one and two bedroom suites
- Fully equipped in-suite kitchens with full-sized refrigerator, stove, microwave and coffee maker
- Free grocery delivery

LIVE

- Convenient 24-hour market
- Dry cleaning and on-site laundry
- Complimentary Paul Mitchell® products

- Free Wi-Fi in all suites and lobbies
- Private meeting spaces for events and family gatherings

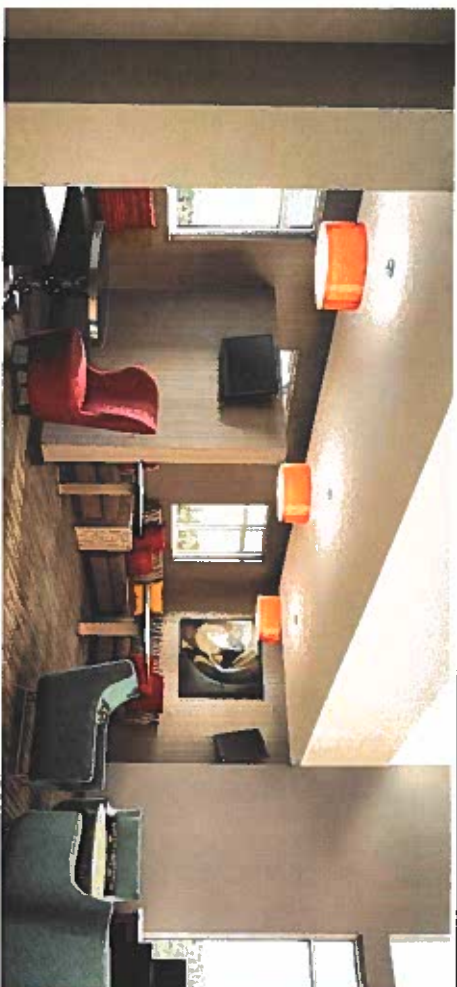
WORK

- Business center services including free Wi-Fi and access to computers, printers, and fax

RELAX

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

*Additional fees apply, see your hotel for details



Key Strengths



**Enormous
project management &
hospitality experience**



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



**Contacts & relationships
across the hotel sector
& building divisions**



**Negotiating experience with
contractors, franchisor,
partners & vendors**

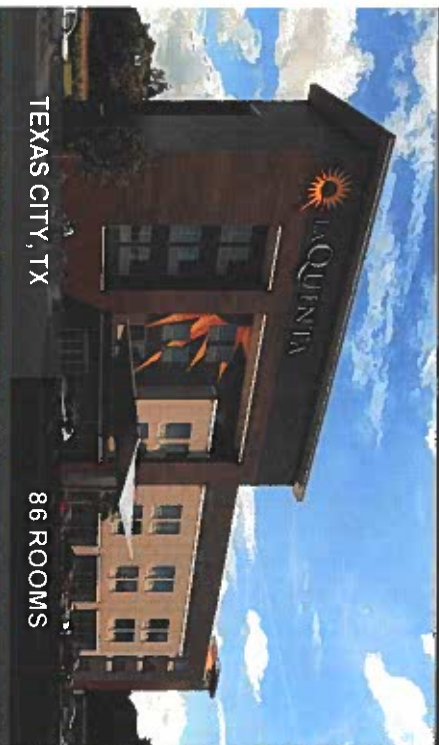


**Extensive knowledge of
product, equipment & current
market trends**



**Extensive development
experience in hospitality
sector within multiple brands**

Under Development & Construction

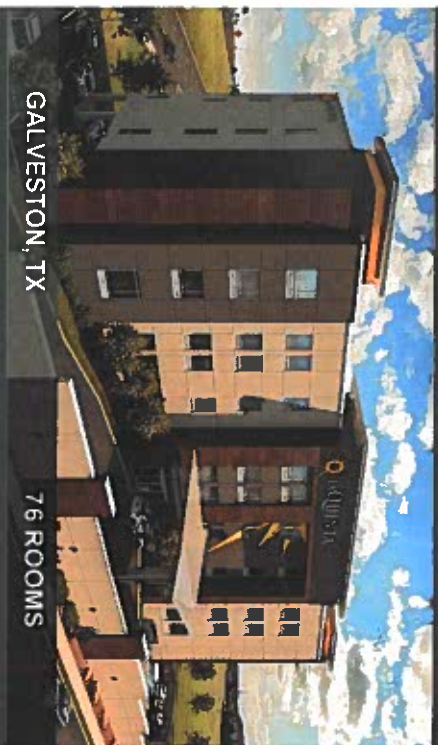


TEXAS CITY, TX

86 ROOMS

LaQuinta Del Sol

OPENING 2019



GALVESTON, TX

76 ROOMS

LaQuinta Inn & Suites

OPENING 2020



WAUKEGAN, IL

102 ROOMS

Home2 Suites by Hilton

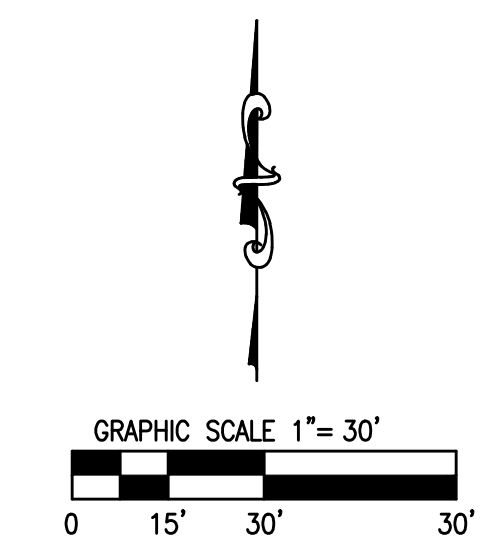
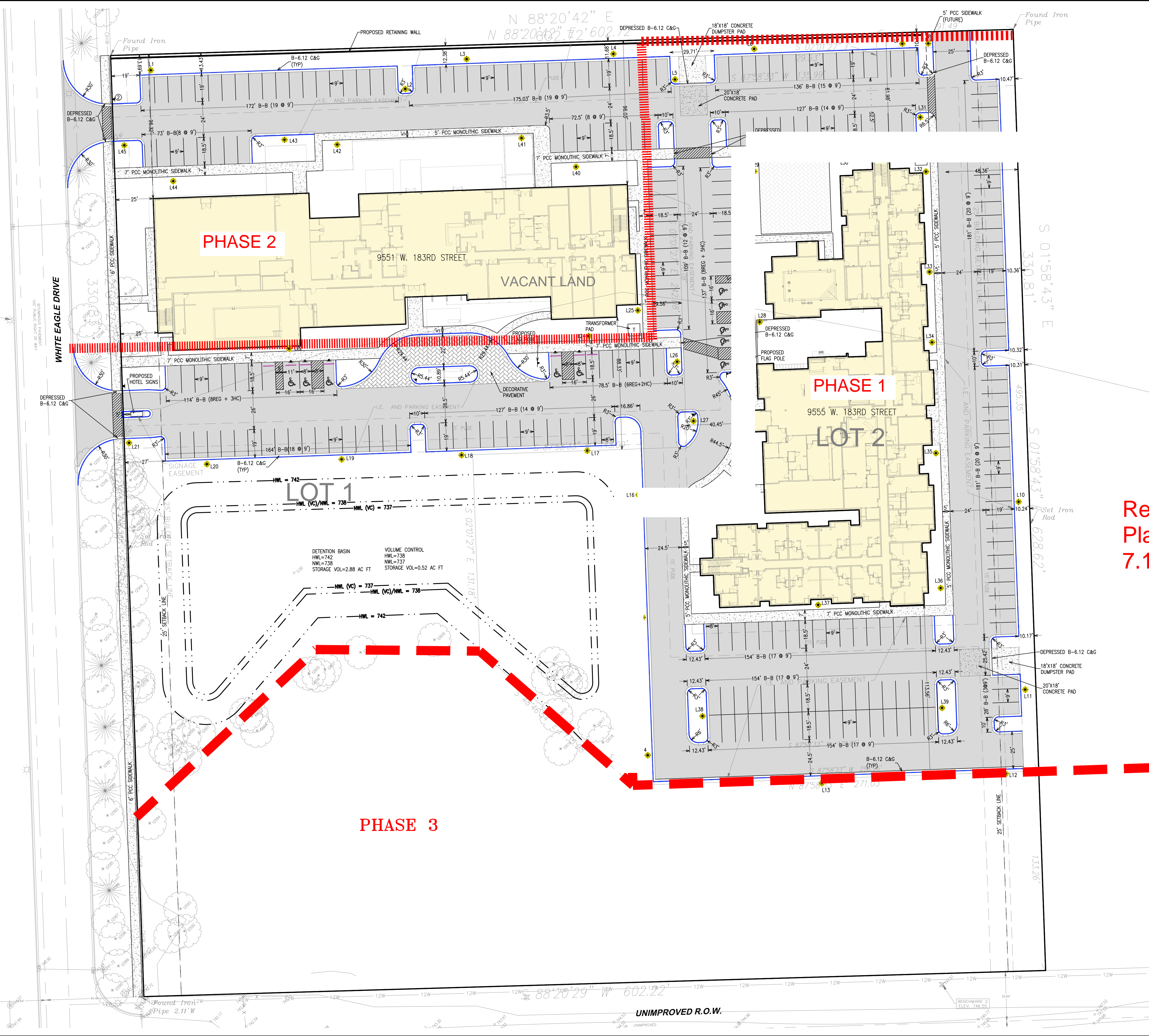
OPENING 2021

Budget
Courtyard Marriott - Tinley Park

Budget
Residence Inn - Marriott - Tinley Park

Item	Amount	Item	Amount
Land	\$1,200,000	Land	\$1,800,000
Architect and Interior Design	\$250,000	Architect and Interior Design	\$250,000
Development Fee	\$500,000	Development Fee	\$500,000
Marriott Lisence Fee	\$75,000	Marriott Lisence Fee	\$75,000
Construction Permits	\$200,000	Construction Permits	\$175,000
IEPA Permit	\$125,000	IEPA Permit	\$125,000
Civil Engineer	\$60,000	Civil Engineer	\$60,000
Testing and Survey	\$20,000	Testing and Survey	\$20,000
Hard Constrcution Cost	\$9,100,000	Hard Constrcution Cost	\$9,000,000
FF&E	\$1,900,000	FF&E	\$2,400,000
Exterior Signage	\$125,000	Exterior Signage	\$125,000
Interior Signage	\$45,000	Interior Signage	\$45,000
Door Locks	\$75,000	Door Locks	\$60,000
Landsacping	\$50,000	Landsacping	\$50,000
OS&E	\$200,000	OS&E	\$200,000
Laundry Equipment	\$75,000	Laundry Equipment	\$75,000
Kitchen/Bar Equipment	\$175,000	Kitchen/Bar Equipment	\$50,000
PMS	\$75,000	PMS	\$75,000
POS	\$35,000	POS	\$35,000
Banquet	\$100,000	Banquet	\$0
IT - Wifi/phones/security	\$250,000	IT - Wifi/phones/security	\$250,000
Tvs	\$120,000	Tvs	\$120,000
TV provider	\$50,000	TV provider	\$50,000
Pre Opening	\$250,000	Pre Opening	\$150,000
Interest	\$500,000	Interest	\$500,000
Contingency	\$500,000	Contingency	\$500,000
Total	\$16,055,000	Total	\$16,690,000

Total Project Cost	\$32,745,000
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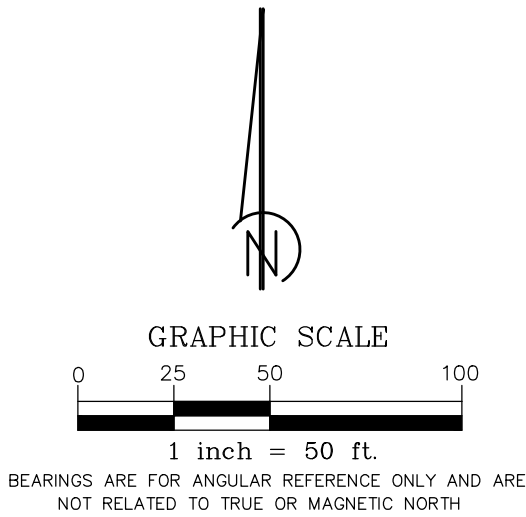


Revised Phasing
Plan dated
7.13.2022

PHASING PLAN		ADVANTAGE CONSULTING ENGINEERS		TOP HOSPITALITY, LLC.	
NEW HORIZON HOTELS		CONSULTING ENGINEERS		2730 UNIVERSITY BLVD.	
TINLEY PARK, IL		80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439		HOUSTON, TEXAS 77005	
		630-520-2467		PHONE: 312-404-6735	
		WWW.ACEPIUS.COM			
		NO.		DATE	
		REMARKS		JULY 05, 2022	
				JOB: 18-036	
				SHEET: PH1	
				1 OF 1	

LEGEND

- N North
S South
E East
W West
° Degrees
' Feet/Minutes
" Inches/Seconds
--- Village Limits



LAND AREA:

398,599.13 SF± OR 9.15 ACRES±

PLAT OF ANNEXATION

TO THE VILLAGE OF TINLEY PARK

PINS: 27-34-300-013-0000; 27-34-300-014-0000

ADDRESS: 18300 96TH AVENUE, TINLEY PARK, ILLINOIS 60477

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. EXCEPT THAT PART DEDICATED FOR RIGHT OF WAY PER DOCUMENT NUMBER 10157484.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND THIS PLAT PREPARED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS _____ DAY OF _____, 2022.

OWNER _____

ADDRESS _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

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

THAT _____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC _____

VILLAGE BOARD OF TRUSTEES

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

APPROVED AND ACCEPTED BY THE BOARD OF TRUSTEES OF THE VILLAGE TINLEY PARK, COOK COUNTY, ILLINOIS.

DATED THIS ____ DAY OF _____, 2022.

VILLAGE PRESIDENT _____

ATTEST: VILLAGE CLERK _____

LAND SURVEYOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS.

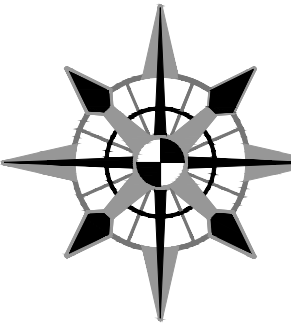
THIS IS TO CERTIFY THAT I, JAMES L. HARPOLE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED HEREIN AND AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY. I FURTHER CERTIFY THAT THE SAID PROPERTY WAS SURVEYED WITHIN THE LAST 18 MONTHS. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE VILLAGE BOARD RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPILED WITH IN THE PREPARATION OF THIS PLAT.

I FURTHER CERTIFY THAT THIS SITE FALLS WITHIN ZONE X AS DEFINED BY FLOOD INSURANCE RATE MAP, PANEL NUMBER 17031C0706J HAVING AN EFFECTIVE DATE OF 08/19/2008.

DATED THIS _____, DAY OF _____, 2022.

JAMES L. HARPOLE, ILLINOIS PROFESSIONAL
LAND SURVEYOR NO. 3190

JLH LAND
SURVEYING INC.
Illinois Professional Design Firm No. 184.007120
910 Geneva Street, Shorewood, Illinois 60404
815.729.4000 www.jlhsurvey.com



ADVANTAGE
CONSULTING ENGINEERS
8100 N. JEFFERSON STREET, SUITE 101, JEFFERSON, ILLINOIS 60155
www.advantageeng.com

PREPARED FOR:
TOP HOSPITALITY LLC
2730 UNIVERSITY BLVD
HOUSTON, TX 77005
PHONE: 312.404.6735

DATE	BY	REVISIONS
10/21/19	JLH	VILLAGE COMMENTS
12/12/19	JLH	VILLAGE COMMENTS
06/09/22	JLH	VILLAGE COMMENTS

PLAT OF ANNEXATION
18300 96TH AVENUE
TINLEY PARK, ILLINOIS 60477

PROJ. MGR.: JLH
DRAWN BY: JLH
CHECKED BY: SR
DATE: 07/24/19
SCALE: 1"=50'

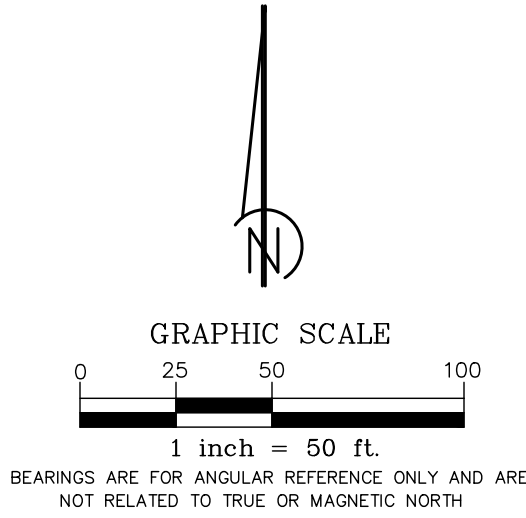
SHEET

1 OF 1

18-632-123

LEGEND
N North
S South
E East
W West
° Degrees
' Feet/Minutes
" Inches/Seconds
ROW Right of Way

PINS:
27-34-300-013-0000
27-34-300-014-0000



LAND AREA:
378,726.36 SF± OR 8.7 ACRES±

NOTES:

1. THE BASIS OF BEARINGS IS THE WEST LINE OF SECTION 34-36-12.
2. EASEMENTS ARE FOR PUBLIC UTILITY AND DRAINAGE UNLESS OTHERWISE NOTED.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND THIS PLAT PREPARED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS _____ DAY OF _____, 2022.

OWNER _____

ADDRESS _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

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

THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC _____

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

THE UNDERSIGNED HEREBY CERTIFIES THAT, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THIS CONSOLIDATION OR THAT, IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION WILL BE MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS THAT THE OWNER HAS RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO ELIMINATE THE LIKELIHOOD OF DAMAGE TO ADJOINING PROPERTY OWNERS BECAUSE OF THIS CONSOLIDATION. THE EXISTING OVERLAND FLOW ROUTES WILL CONFORM TO THE ORIGINAL SUBDIVISION GRADING PLAN AND ACCEPTED ENGINEERING DESIGN, SHOULD AND PONDING OCCUR ON-SITE. IT WILL BE OUR RESPONSIBILITY TO ADDRESS AS PER ALL REQUIREMENTS OF THE VILLAGES' CODES, ORDINANCES AND REGULATIONS RELATED TO STORMWATER MANAGEMENT, SOIL EROSION CONTROL AND SITE GRADING.

DATED THIS _____ DAY OF _____, 2022.

OWNER _____ ENGINEER _____

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF TINLEY PARK, COOK COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____, 2022.

VILLAGE ENGINEER _____

VILLAGE BOARD OF TRUSTEES

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

APPROVED AND ACCEPTED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____, 2022.

VILLAGE PRESIDENT _____

ATTEST: VILLAGE CLERK _____

COOK COUNTY RECORDERS' OFFICE

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDERS OFFICE OF WILL COUNTY AFORESAID ON THE _____ DAY OF _____, A.D., 2022, AT _____ O'CLOCK _____ M.

COOK COUNTY RECORDER _____

LOCATION MAP - NOT TO SCALE



CROSS ACCESS AND PARKING EASEMENT PROVISIONS

A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR VEHICULAR ACCESS AND PARKING IS HEREBY GRANTED OVER AND ACROSS THE PORTIONS OF LOTS 1 AND 2 AS MARKED AND IDENTIFIED AS "CROSS ACCESS AND PARKING EASEMENT" ON THIS PLAT.

THE OWNER(S) OF LOTS 1 AND 2 SHALL, AT ITS (THEIR) SOLE EXPENSE, KEEP AND MAINTAIN THE "CROSS ACCESS AND PARKING EASEMENT" IN GOOD ORDER AND REPAIR, AND IMPROVED WITH A CONTINUOUS IMPERVIOUS MATERIAL (SUCH AS CONCRETE OR ASPHALT) OF SUFFICIENT BEARING STRENGTH SO AS TO ACCOMMODATE VEHICLE TRAFFIC.

NO OBSTRUCTIONS OR BARRIERS SHALL BE ERECTED ON OR ABOUT "CROSS ACCESS AND PARKING EASEMENT" IN ESTABLISHING AND/OR MAINTAINING THE GRADE LEVEL OF THE IMPERVIOUS SURFACE OF THE "CROSS ACCESS AND PARKING EASEMENT" AREA. MAINTENANCE SHALL BE DEEMED TO INCLUDE (BUT NOT BE LIMITED TO) THE REPAIR OF POTHoles AND CRACKS, KEEPING THE SURFACE OF THE EASEMENT AREA FREE OF SNOW AND ICE, AND PROVIDING SURFACE STRIPING FOR THE COORDINATED MOVEMENT AND CIRCULATION OF VEHICLES THROUGH THE EASEMENT AREA.

PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS

A NON-EXCLUSIVE PERPETUAL EASEMENT IS HEREBY RESERVED FOR AND GRANTED OVER ALL LOTS OF THE PROPERTY DEPICTED HEREON (HEREINAFTER "EASEMENT") TO THE VILLAGE OF TINLEY PARK, ILLINOIS, AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE OR AGREEMENT FROM THE VILLAGE OF TINLEY PARK, INCLUDING, BUT NOT LIMITED TO, ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS, NICOR GAS COMPANY, AND THEIR SUCCESSORS AND ASSIGNS, AND TO OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION, OVER THE PROPERTY, EXCEPTING THEREFROM ANY BUILDINGS (OTHER THAN UTILITY METERS ATTACHED THERETO) ORIGINALLY PLANNED AND/OR CONSTRUCTED WITH THE DEVELOPMENT AS SHOWN HEREON, FOR THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING BUT NOT LIMITED TO THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, INSTALL, REPAIR, INSPECT, REMOVE, EXCHANGE, TEST, REPLACE, MAINTAIN AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, COMMUNITY ANTENNA TELEVISION SYSTEMS, WATER, STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE, OVER, UPON, UNDER AND THROUGH SAID EASEMENT, AND FOR THE RIGHT TO READ, EXAMINE, INSPECT, INSTALL, OPERATE, MAINTAIN, EXCHANGE, REMOVE, REPAIR, TEST, AND/OR REPLACE VILALGE OWNED UTILITY EQUIPMENT AND METERS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE GRANTORS PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

THE RIGHT IS ALSO GRANTED TO THE VILLAGE AND ITS AGENTS TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT WHICH INTERFERE WITH THE REASONABLE USE OF SAID EASEMENT. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

ALL CONSTRUCTION OR OTHER WORK PERFORMED BY ANY PERSON OR ENTITY WITHIN THE EASEMENT HEREBY GRANTED SHALL BE PERFORMED IN ACCORDANCE WITH THE VARIOUS REQUIREMENTS OF THE ORDINANCES, CODE, AND REGULATIONS OF THE VILLAGE OF TINLEY PARK AND ALL OTHER APPLICABLE LAW.

SIGN EASEMENT PROVISIONS

A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER, ACROSS AND UPON THE PERIMETER DRIVEWAY, PARKING AREAS AND LANDSCAPED AREA FOR THE PURPOSE OF PROVIDING THE LOT 2 OWNER AND THEIR RESPECTIVE AGENTS REPRESENTING INGRESS AND EGRESS TO, FROM AND BETWEEN THE MONUMENT SIGN FOR PURPOSES OF INSTALLING, CONSTRUCTING, UTILIZING, OPERATING, MAINTAINING, REPAIRING, RECONSTRUCTING, REMOVING, REPLACING AND RENEWING A PROPOSE MONUMENT SIGN AND ASSOCIATED LANDSCAPING. THE MONUMENT SIGN SHALL BE PLACED WITHIN THE BOUNDARY OF THE "MONUMENT SIGN EASEMENT" AS DEFINED ON THIS PLAT OF SUBDIVISION.

LAND SURVEYOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS.

THIS IS TO CERTIFY THAT I, JAMES L. HARPOLE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED HEREIN AND AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY. I FURTHER CERTIFY THAT THE SAID PROPERTY WAS SURVEYED WITHIN THE LAST 18 MONTHS. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE VILLAGE BOARD RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPILED WITH IN THE PREPARATION OF THIS PLAT.

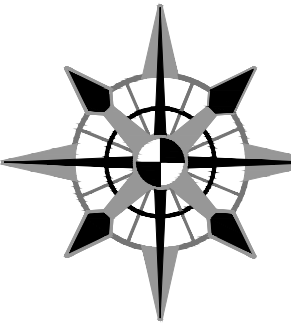
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. EXCEPT THAT PART DEDICATED FOR RIGHT OF WAY PER DOCUMENT NUMBER 10157484.

I FURTHER CERTIFY THAT THIS SITE FALLS WITHIN ZONE X AS DEFINED BY FLOOD INSURANCE RATE MAP, PANEL NUMBER 17031C07060 HAVING AN EFFECTIVE DATE OF 08/19/2008.

DATED THIS _____ DAY OF _____, 2022.

JAMES L. HARPOLE, ILLINOIS PROFESSIONAL
LAND SURVEYOR NO. 3190

JLH LAND
SURVEYING INC.
Illinois Professional Design Firm No. 184.007120
910 Geneva Street, Shorewood, Illinois 60404
815.729.4000 www.jlhsurvey.com



ADVANTAGE
CONSULTING ENGINEERS
8100A STREET, SUITE 13, EVANSTON, ILLINOIS 60201
847.764.4569
www.aecq.us

PREPARED FOR:
TOP HOSPITALITY LLC
2730 UNIVERSITY BLVD
HOUSTON, TX 77005
PHONE: 312.404.6735

REVISIONS	BY	DATE	DESCRIPTION
1	JLH	10/21/19	VILLAGE COMMENTS
2	JLH	10/22/19	CROSS ACCESS EASEMENT
3	JLH	12/12/19	VILLAGE COMMENTS
4	JLH	02/19/20	REVISED EASEMENTS
5	JLH	02/19/20	REVISED EASEMENTS
6	JLH	02/27/20	SIGN EASEMENT PROVISIONS
7	JLH	06/09/22	VILLAGE COMMENTS

PRELIMINARY PLAT OF SUBDIVISION
18300 96TH AVENUE
TINLEY PARK, ILLINOIS 60477

PROJ. MGR.: JLH
DRAWN BY: JLH
CHECKED BY: SR
DATE: _____
SCALE: VARIES

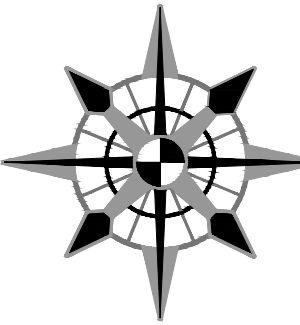
SHEET
1 OF 2
18-632-123

LEGEND
N North
S South
E East
W West
° Degrees
' Feet/Minutes
" Inches/Seconds
ROW Right of Way

NEW HORIZON SUBDIVISION

BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

JLH LAND
SURVEYING INC.
Illinois Professional Design Firm No. 184.007120
910 Geneva Street, Shorewood, Illinois 60404
815.729.4000 www.jlhsurvey.com



NOTES:

1. THE BASIS OF BEARINGS IS THE WEST
LINE OF SECTION 34-36-12.



CROSS ACCESS AND PARKING EASEMENT

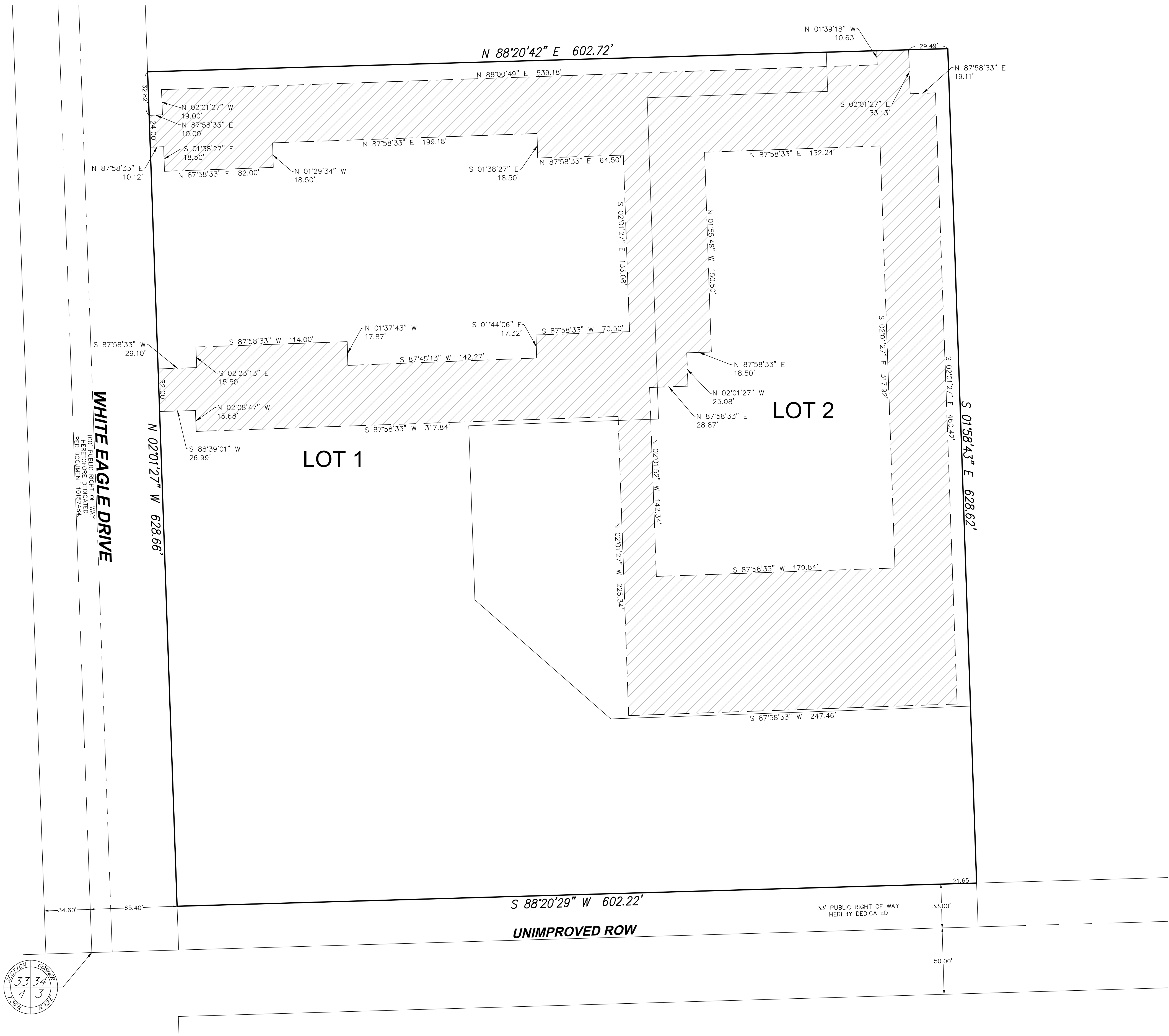


GRAPHIC SCALE



1 inch = 40 ft.

BEARINGS ARE FOR ANGULAR REFERENCE ONLY AND ARE
NOT RELATED TO TRUE OR MAGNETIC NORTH



PRELIMINARY PLAT OF SUBDIVISION

18300 96TH AVENUE

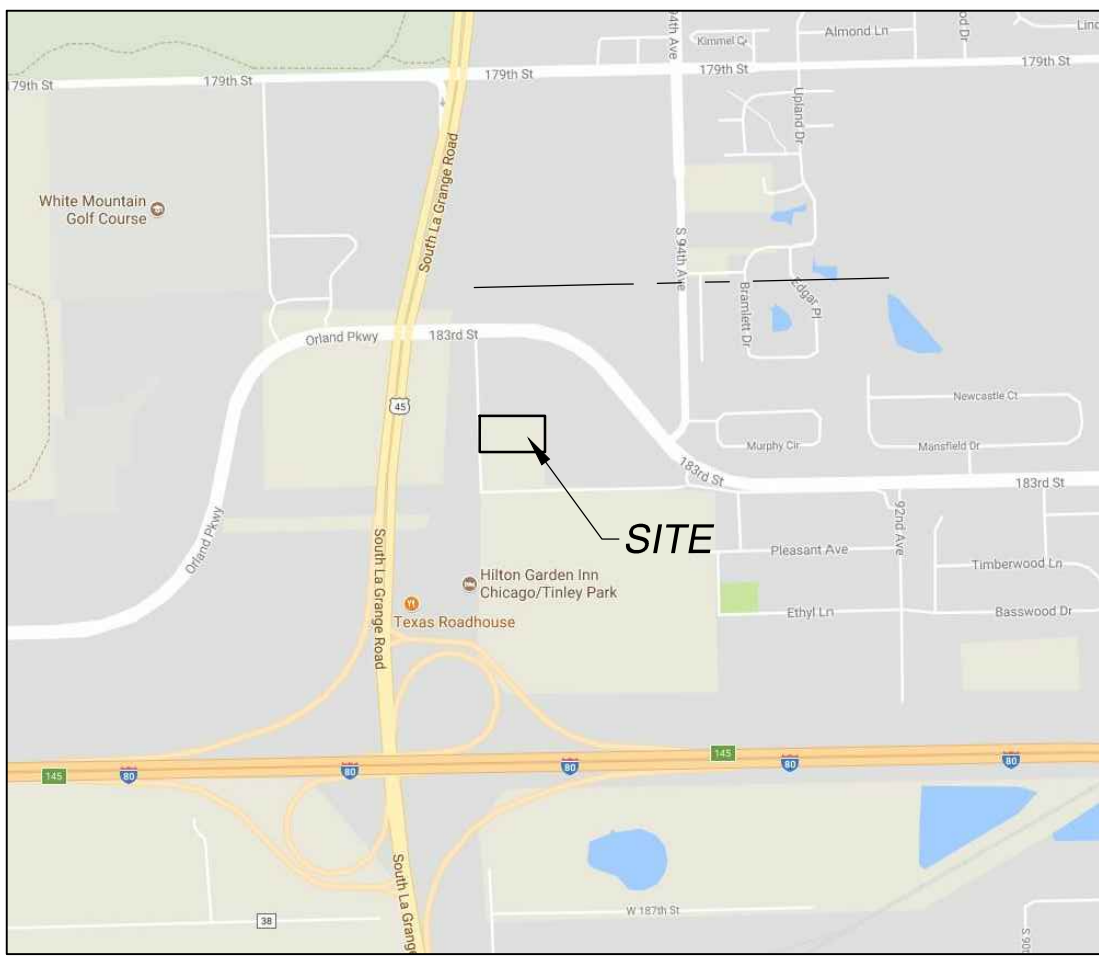
TINLEY PARK, ILLINOIS 60477

SHEET

2 OF 2

18-632-123

Survey



VICINITY MAP
NOT TO SCALE

FLOOD HAZARD NOTE

THIS PROPERTY IS IN AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF COOK COUNTY COUNTY, ILLINOIS & INCORPORATED AREAS (COMMUNITY PANEL NO. 17031C0711J - NOT PRINTED)

UTILITY ATLAS NOTES:

J.U.L.I.E. DESIGN STAGE REQUEST
DIG NUMBER X3050697 RECEIVED 11/01/17.

CONTACTS PROVIDED BY J.U.L.I.E. & LISTED BELOW WERE CONTACTED BY V3 VIA FAX, REQUESTING UTILITY ATLAS INFORMATION ON 11/01/17.

CONTACTS

ATT/DISTRIBUTION

COMCAST

NICOR GAS

TINLEY PARK, VILLAGE OF

USIC LOCATING SERVICES

RESPONSE

RESPONDED "NO AT&T CABLE IN THIS AREA"

RESPONDED WITH ATLAS

RESPONDED WITH ATLAS

RESPONDED "NO CONFLICT"

NO RESPONSE

GENERAL NOTES

- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.
- DO NOT SCALE DIMENSIONS FROM THIS PLAT.
- THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
- MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS OF THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES.
- UNDERGROUND UTILITY LINES SHOWN HEREON ARE BASED ON FIELD LOCATED STRUCTURES IN COORDINATION WITH ATLAS INFORMATION PROVIDED BY UTILITY COMPANIES THROUGH J.U.L.I.E.'S DESIGN STAGE PROCESS. SEE "UTILITY ATLAS NOTES" HEREON FOR SPECIFICS.
- THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW. AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
- OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
- CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
- PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
- RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN. HEIGHTS AND BUILDING RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION OR IN THE TITLE COMMITMENT HAS BEEN SHOWN. THIS PROPERTY IS SUBJECT TO SETBACKS AS ESTABLISHED PURSUANT TO COOK COUNTY ZONING ORDINANCES AS AMENDED. IN REFERENCE TO TABLE A ITEM 6, THERE MAY BE A NEED FOR AN INTERPRETATION OF A RESTRICTION, THE SURVEYOR CANNOT MAKE A CERTIFICATION ON THE BASIS OF AN INTERPRETATION.
- THIS PROPERTY IS ZONED C-4 (GENERAL COMMERCIAL) PER COOK COUNTY, ILLINOIS DEPARTMENT OF BUILDING AND ZONING WEBSITE. SEE COOK COUNTY ZONING ORDINANCE FOR SPECIFICS.
- THERE ARE NO NEW RIGHT OF WAY CHANGES THAT THE SURVEYOR IS AWARE OF.
- AN OUTDATED CHICAGO TITLE INSURANCE COMMITMENT ORDER NO. 1410 008296091 OF WITH EFFECTIVE DATE OF JULY 22, 2005 WAS PROVIDED FOR SURVEYORS USE AT THE TIME OF PREPARATION OF THIS SURVEY. THEREFORE ADDITIONAL EASEMENT AND / OR SETBACK LINES MAY EXIST THAT THE SURVEYOR IS NOT AWARE AND MAY NOT BE SHOWN HEREON.

ALTA/NSPS LAND TITLE SURVEY OF UNDEVELOPED LOT TINLEY PARK, ILLINOIS

(PART OF PROPERTY KNOWN AS: 18300 96TH AVE, TINLEY PARK, ILLINOIS)

LEGAL DESCRIPTION

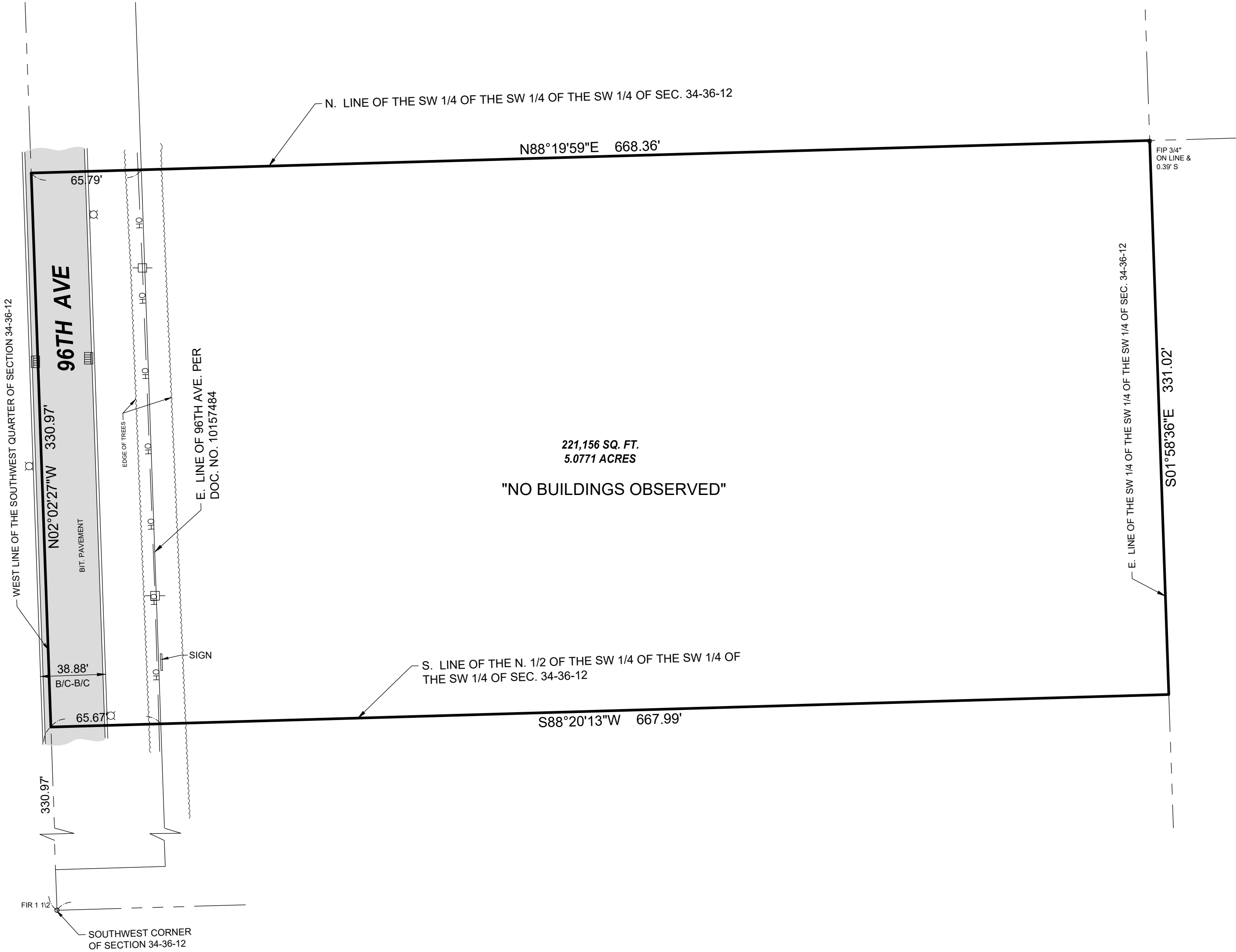
THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA

221,156 SQ. FT.
5.0771 ACRES

PARKING STALLS

NONE



ZONING INFORMATION

ZONING DESIGNATION IS C-4 (GENERAL COMMERCIAL DISTRICT) AS TAKEN FROM THE COUNTY'S WEBSITE (https://secure.cookcountyl.gov/b_z/zoning_info.php) AND NOT PROVIDED BY THE INSURER PURSUANT TO THE ALTA REQUIREMENTS. FOR DETAILS SEE THE MUNICIPALITY'S ZONING ORDINANCE.

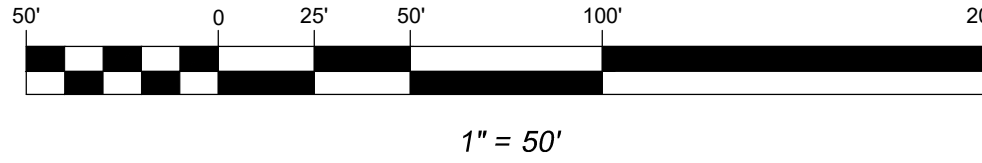
ZONING REQUIREMENTS:
(TAKEN FROM: <https://www.cookcountyl.gov/service/zoning-ordinance-administration>)

DISTRICT*	C1	C2	C3	C4	C5	C6	C7	C8
DISTRICT TYPE	RESTRICTED BUSINESS	RESTRICTED OFFICE	GENERAL SERVICE	GENERAL COMMERCIAL	COMMERCIAL TRANSITION	AUTOMOTIVE SERVICE	OFFICE/ RESEARCH PARK	INTENSIVE COMMERCIAL
Maximum Lot Area					25,000 Sq. Ft.			
Minimum Lot Width* (Consult Text for Lot Areas)					80 Feet		300 Feet	
Yard Requirements:								
Front	30 Feet	30 Feet	30 Feet	30 Feet	30 Feet	30 Feet	100 Feet	30 Feet
Interior Side							50 Feet	
Corner Side	30 Feet	30 Feet	30 Feet	30 Feet	30 Feet	30 Feet	100 Feet	30 Feet
Rear							50 Feet	
Transitional	Equal to adjacent District or 30 Ft. (SEE TEXT)	SAME AS C1 (SEE TEXT)	SAME AS C1 (SEE TEXT)	SAME AS C1 (SEE TEXT)	SAME AS C1 (SEE TEXT)	SAME AS C1 (SEE TEXT)	50 Feet (SEE TEXT)	SAME AS C1 (SEE TEXT)
Floor Area Ratio:	1.20	1.20	1.20	1.20	0.40	1.20	1.00	1.20
Maximum Lot Coverage:					40%		30%	

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2007) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT LATITUDE 41-33-27.76314 N LONGITUDE 87-51-03.57965 W ELLIPSOIDAL HEIGHT: 637.484 SFT GROUND SCALE FACTOR 1.0000355037 ALL MEASUREMENTS ARE ON THE GROUND.

GRAPHIC SCALE



LEGEND

CABLE TV PEDESTAL	PAINTED GAS LINE	HEADWALL
TRAFFIC LIGHT POLE	GAS VALVE	CURB INLET
TRAFFIC CONTROL BOX	GAS METER	STORM INLET
TRAFFIC LIGHT	GAS VALVE VAULT	FLARED END SECTION
TELEPHONE PEDESTAL	PIPELINE MARKER	CLEANOUT
TELEPHONE MANHOLE	MONITORING WELL	SANITARY MANHOLE
PAINTED TELEPHONE LINE	POST INDICATOR VALVE	HOSE BIB
FIBER OPTIC CABLE LINE	WELL HEAD	B-BOX
ANCHOR	FLAGPOLE	HYDRANT
GUY POLE	MAILBOX	WATER VALVE VAULT
TELEPHONE POLE	SIGN	PAINTED WATER LINE
POWER POLE	POST	SPRINKLER HEAD
LIGHT STANDARD	PUBLIC PAY TELEPHONE	WATER METER
ELECTRIC MANHOLE	PARKING METER	FOUND DISK IN CONCRETE
ELECTRIC PEDESTAL	WETLAND MARKER	FOUND ROW MARKER
ELECTRIC TRANSFORMER PAD	BASKETBALL HOOP	FOUND IRON ROD
ELECTRIC METER	AIR CONDITIONER PADUNIT	FOUND RAILROAD SPIKE
HANDHOLE	DECIDUOUS TREE	FOUND PK NAIL
ELECTRICAL JUNCTION BOX	W/ TRUNK SIZE	FOUND IRON PIPE
ELECTRIC VAULT	NON-DECIDUOUS TREE	FOUND IRON BAR
ELECTRIC SERVICE OUTLET BOX	W/ TRUNK SIZE	FOUND BRASS MONUMENT
PAINTED ELECTRIC LINE	BUSH	FOUND CROSS NOTCH
TRANSFORMER PAD	SOIL BORING HOLE	SET PK NAIL
	W/ NUMBER	SET IRON PIPE
		SET MONUMENT
		SET TRAVERSE POINT
		SET CONCRETE MONUMENT

ABBREVIATIONS

PROPERTY LINE	782.82	EXISTING TOP OF CURB ELEVATION
EXISTING RIGHT-OF-WAY LINE	782.12	EXISTING FLOW LINE ELEVATION
PROPOSED RIGHT-OF-WAY LINE		
LOT LINE		
CENTERLINE		
EXISTING EASEMENT LINE		
PROPOSED EASEMENT LINE		
BUILDING SETBACK LINE		
SECTION LINE		
DIVISIONAL SECTION LINE		
EXISTING FENCELINE (CHAIN LINK)		
EXISTING FENCELINE (WOOD)		
EXISTING FENCELINE (WIRE)		
RAILROAD TRACKS		
UNDERGROUND CABLE TV		
UNDERGROUND CABLE TV (ATLAS INFO.)		
UNDERGROUND FIBER OPTIC CABLE (ATLAS)		
UNDERGROUND ELECTRIC		
UNDERGROUND ELECTRIC (ATLAS INFO.)		
UNDERGROUND TELEPHONE		
UNDERGROUND TELEPHONE (ATLAS INFO.)		
GAS MAIN		
GAS MAIN (ATLAS INFO.)		
WATER MAIN		
WATER MAIN (ATLAS INFO.)		
WATER SERVICE (ATLAS INFO.)		
SANITARY SEWER		
SANITARY SEWER (ATLAS INFO.)		
STORM SEWER		
STORM SEWER (ATLAS INFO.)		
EDGE OF WATER		
OVERHEAD WIRES		
CURB		
DEPRESSED CURB		
EXISTING CONTOUR LINE		
UNPAVED ROAD		
CONCRETE		
WETLANDS		
EXISTING BUILDING		
MARSH AREA		
DETECTABLE WARNING PAD		

SURVEYOR'S CERTIFICATE

STATE OF INDIANA)
COUNTY OF LAKE)

TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 8, 9 AND 11 OF TABLE A THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

THE FIELD WORK WAS COMPLETED ON APRIL 20, 2018.

DATED THIS 25TH DAY OF APRIL, A.D., 2018.

ANTHONY J. STRICKLAND

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3437

MY LICENSE EXPIRES ON NOVEMBER 30, 2018.

V3 COMPANIES OF ILLINOIS, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902

THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2019.

astrickland@v3co.com



Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
BUIKEMA LAW GROUP, LLC
15 SALT CREEK LANE, SUITE 103
HINSDALE, IL 60521
630-244-6500

REVISIONS							
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION		

ALTA/NSPS LAND TITLE SURVEY

UNDEVELOPED LOT, TINLEY PARK, ILLINOIS

DRAFTING COMPLETED: 04/24/18

FIELD WORK COMPLETED: 04/20/18

DRAWN BY: SPK

CHECKED BY: AJS

PROJECT MANAGER: AJS

SCALE: 1" = 50'

Project No:

17289

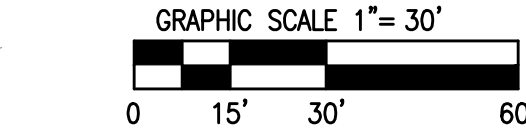
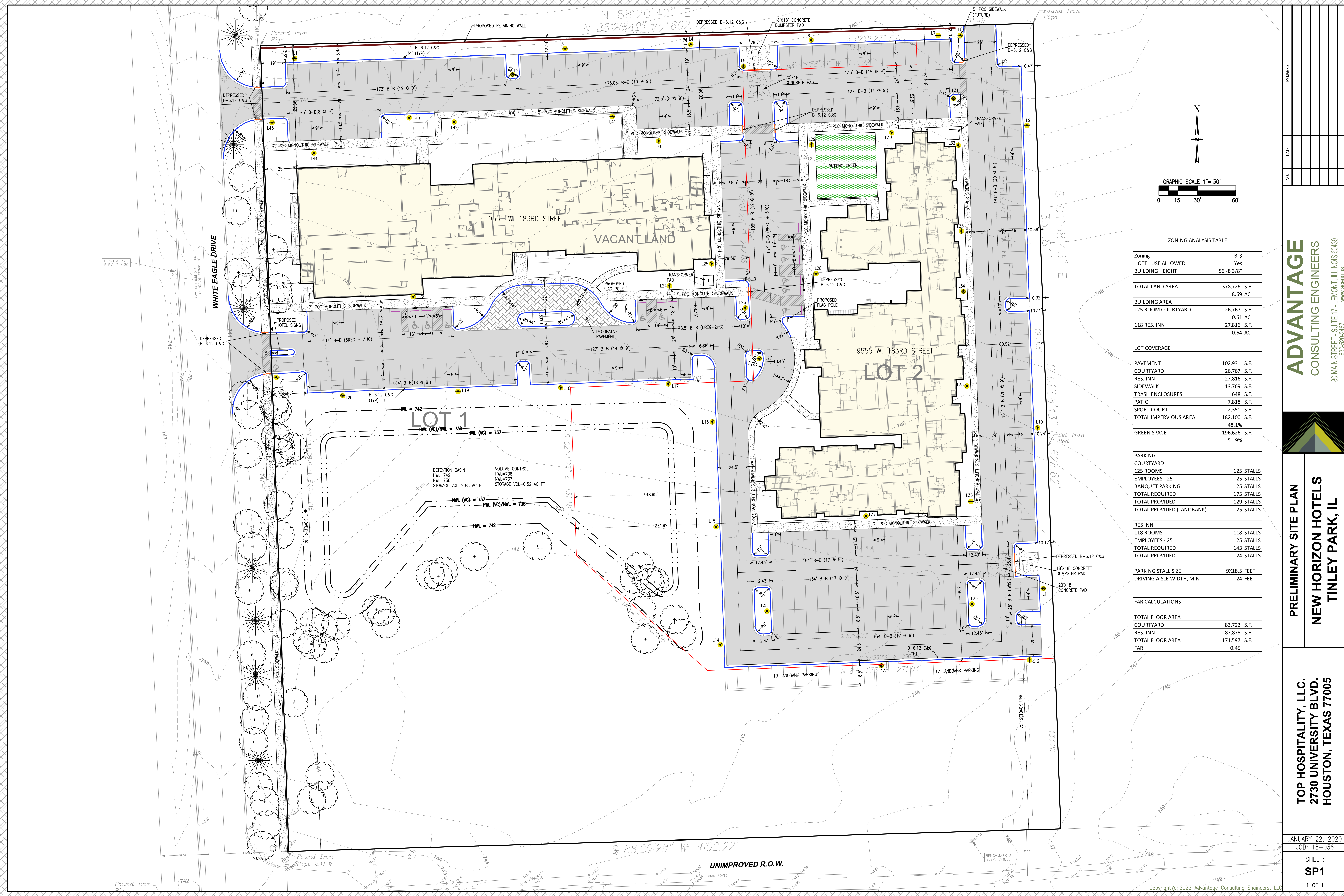
Group No:

VP01.2

SHEET NO.

1 of 1

Site Plan



ZONING ANALYSIS TABLE	
Zoning	B-3
HOTEL USE ALLOWED	Yes
BUILDING HEIGHT	56'-8 3/8"
TOTAL LAND AREA	378,726 S.F. 8.69 AC
BUILDING AREA	26,767 S.F. 0.61 AC
125 ROOM COURTYARD	26,767 S.F. 0.61 AC
118 RES. INN	27,816 S.F. 0.64 AC
LOT COVERAGE	
PAVEMENT	102,931 S.F.
COURTYARD	26,767 S.F.
RES. INN	27,816 S.F.
SIDEWALK	13,769 S.F.
TRASH ENCLOSURES	648 S.F.
PATIO	7,818 S.F.
SPORT COURT	2,351 S.F.
TOTAL IMPERVIOUS AREA	182,100 S.F. 48.1%
GREEN SPACE	196,626 S.F. 51.9%
PARKING	
COURTYARD	
125 ROOMS	125 STALLS
EMPLOYEES - 25	25 STALLS
BANQUET PARKING	25 STALLS
TOTAL REQUIRED	175 STALLS
TOTAL PROVIDED	129 STALLS
TOTAL PROVIDED (LANDBANK)	25 STALLS
RES INN	
118 ROOMS	118 STALLS
EMPLOYEES - 25	25 STALLS
TOTAL REQUIRED	143 STALLS
TOTAL PROVIDED	124 STALLS
PARKING STALL SIZE	9X18.5 FEET
DRIVING AISLE WIDTH, MIN	24 FEET
FAR CALCULATIONS	
TOTAL FLOOR AREA	
COURTYARD	83,722 S.F.
RES. INN	87,875 S.F.
TOTAL FLOOR AREA	171,597 S.F.
FAR	0.45

ADVANTAGE
CONSULTING ENGINEERS

80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
630-500-2467
WWW.ADVANTAGE-IL.COM

PRELIMINARY SITE PLAN
NEW HORIZON HOTELS
TINLEY PARK, IL

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

JANUARY 22, 2020
JOB: 18-036

SHEET:
SP1
1 OF 1

Zoning Analysis Table

CODE SUMMARY- 2012 INTERNATIONAL BUILDING CODE

PROJECT INFO	
PROJECT ADDRESS:	
MARRIOTT, NEW HORIZON HOTELS 9555 183RD STREET, TINLEY PARK, ILLINOIS 60477	
CONSTRUCTION SUMMARY:	
NEW CONSTRUCTION 4 STORY STRUCTURAL STEEL & PLANK HOTEL	
CODE DATA	
APPLICABLE CODES	
BUILDING CODE:	2012 INTERNATIONAL BUILDING CODE
ACCESSIBILITY CODE:	2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
ELECTRIC CODE:	2011 NATIONAL ELECTRICAL CODE (NFPA 70)
PLUMBING CODE:	2014 ILLINOIS STATE PLUMBING CODE
MECHANICAL CODE:	2010 INTERNATIONAL MECHANICAL CODE
FIRE CODE:	2012 INTERNATIONAL FIRE CODE INCLUDING APPENDIX B & D
FUEL GAS CODE:	2012 INTERNATIONAL FUEL GAS CODE INCLUDING APPENDIX A
ENERGY CONSERVATION CODE:	2012 INTERNATIONAL ENERGY CONSERVATION CODE

CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION

MAIN OCCUPANCY: R-1

GROUP R-1:	RESIDENTIAL	HOTEL ROOMS
------------	-------------	-------------

OTHER OCCUPANCIES

GROUP A-2:	ASSEMBLY	LOBBY/Lounge/BREAKROOM
GROUP A-3:	FITNESS	FITNESS ROOM
GROUP B:	BUSINESS	OFFICE AREAS
GROUP S-1:	STORAGE	STORAGE

CHAPTER 4: SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

SECTION 420 GROUPS I-1, R-1, R-2, R-3

420.1 General.
Occupancies in Groups I-1, R-1, R-2 and R-3 shall comply with the provisions of Sections 420.1 through 420.5 and other applicable provisions of this code.

420.2 Separation walls.
Walls separating dwelling units in the same building, walls separating sleeping units in the same building and walls separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as fire partitions in accordance with Section 706.

420.3 Horizontal separation.
Floor assemblies separating dwelling units in the same buildings, floor assemblies separating sleeping units in the same building and floor assemblies separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as horizontal assemblies in accordance with Section 711.

420.4 Smoke barriers in Group I-1, Condition 2.
Smoke barriers shall be provided in Group I-1, Condition 2, to subdivide every story used by persons receiving care, treatment or sleeping and to provide other stories with an occupant load of 50 or more persons, into no fewer than two smoke compartments. Such stories shall be divided into smoke compartments with an area of not more than 22,500 square feet (2092 m2) and the distance of travel from any point in a smoke compartment to a smoke barrier door shall not exceed 200 feet (60.96). The smoke barrier shall be in accordance with section 709.

420.4.1 Refuge area.
Refuge areas shall be provided within each smoke compartment. The size of the refuge area shall accommodate the occupants and care recipients from the adjoining smoke compartments. Where a smoke compartment is adjoined by two or more smoke compartments, the minimum area of the refuge area shall accommodate the largest occupant load of the adjoining compartments. The size of the refuge area shall provide the following :
1. Not less than 15 net square feet (1.4 m2) for each care recipient.
2. Not less than 6 net square feet]] [36 m2) for other occupants.
Areas or spaces permitted to be included in the calculation of the refuge area are corridors, lounge or dining areas and other low hazard areas.

(F) 420.5 Automatic sprinkler System.
Group R occupancies shall be equipped throughout with an automatic sprinkler system in accordance with section 903.2.8. Group I-1 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with section 903.2.8. Quick-Response or Residential automatic sprinkler shall be installed in accordance with section 903.3.2.

(F) 420.6 Fire alarm systems and smoke alarms.
Fire alarm systems and smoke alarm shall be provided in Group I-1, R-1, R-2 and R4 occupancies in accordance with sections 907.2.6, 907.2.8, 907.2.9 and 907.2.10, respectively. Single- or multiple- station smoke alarms shall be provided in Groups I-1,R-1, R-2 and R-4 in accordance with section 907.2.11.

CHAPTER 6: TYPES OF CONSTRUCTION

CONSTRUCTION TYPE:

TABLE 601: FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

ELEMENT	RATING
STRUCTURAL FRAME	0
BEARING WALLS EXTERIOR	2
BEARING WALLS INTERIOR	0
NON-BEARING WALLS & PARTITIONS EXTERIOR	0
NON-BEARING WALLS & PARTITIONS INTERIOR	0
FLOOR CONSTRUCTION	0
ROOF CONSTRUCTION	0

SECTION 601 EXCEPTION A STATES THAT APPROVED AUTOMATIC SPRINKLER SYSTEM CANNOT BE USED FOR A REDUCTION IN RATING IF IT HAS ALREADY BEEN USED FOR AN AREA INCREASE OR AN ALLOWABLE HEIGHT INCREASE. IT ALSO STATES THAT IT CANNOT BE USED FOR A REDUCTION IN BEARING WALLS

CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS

NO. OF STORIES: 4

BUILDING HEIGHT: 43'-8" TO ROOF DECK

ACTUAL BUILDING HEIGHT
BUILDING HEIGHT= 43'-8"
TALLEST PARAPET = 12'-2"
55'-10" TOTAL BUILDING HEIGHT

TABLE 504: ALLOWABLE BUILDING HEIGHT

TYPE (III B) CONSTRUCTION	
GROUP R-1:	HEIGHT
	(4) STORIES, 55 FEET
ALLOWABLE BUILDING HEIGHT: 75'-0"	

TABLE 504: ALLOWABLE BUILDING AREA

GROSS BUILDING AREA:

GROSS AREA	
LEVEL	AREA
1ST FLOOR	27,816 SF
2ND FLOOR	20,030 SF
3RD FLOOR	20,030 SF
4TH FLOOR	20,030 SF
TOTAL: 4	87,906 SF

TYPE (IIB) CONSTRUCTION

GROUP R-1:	AREA	+ 200%
	16,000	FOR SPRINKLER
= 48,000		

SECTION 506: BUILDING AREA MODIFICATIONS

506.1 General: The areas listed by Table 503 shall be permitted to be increased due to frontage (f) an automatic sprinkler sustem protection (ls) in accordance with the following

Aa = (At - [At x lf] + [At x ls])
lf = [F/P-0.25]W/30
ls = 3

CHAPTER 7: FIRE AND SMOKE PROTECTION FEATURES

713.4 Fire-resistance rating.
Shaft enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more, and not less than 1 hour where connecting less than four stories. The number of stories connected by the shaft enclosure shall include any basements but not any mezzanines. Shaft enclosures shall have a fire-resistance rating not less than the floor assembly penetrated, but need not exceed 2 hours. Shaft enclosures shall meet the requirements of Section 703.2.1.

718.3 Draftstopping in floors.
In combustible construction, Draftstopping shall be installed to subdivide floor/ceiling assemblies in the locations prescribed in Sections 718.3.2 through 718.3.3.

Exceptions:
1. Draftstopping is not required in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

CHAPTER 9: FIRE PROTECTION SYSTEMS

AN APPROVED AUTOMATIC SPRINKLERED SYSTEM IS SPECIFIED FOR THIS PROJECT

STANDPIPES WILL BE USED

SECTION 903: AUTOMATIC SPRINKLER SYSTEMS

AUTOMATIC SPRINKLER SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION 903

903.2.11.4 DUCTS CONVEYING HAZARDOUS EXHAUSTS
WHERE REQUIRED BY THE INTERNATIONAL MECHANICAL CODE, AUTOMATIC SPRINKLERS SHALL BE PROVIDED IN DUCTS CONVEYING HAZARDOUS EXHAUST, OR FLAMMABLE OR COMBUSTIBLE MATERIALS.
EXCEPTION: DUCTS IN WHICH THE LARGEST CROSS-SECTIONAL DIAMETER OF THE DUCT IS LESS THAN 10 INCHES.

SECTION 906 PORTABLE FIRE EXTINGUISHERS

906.1 Where required.
Portable fire extinguishers shall be installed in the following locations.
1. In Group A, B, E, F, H, I, M, R-1, R-2, R-4 and S occupancies.

906.1 GENERAL
PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN OCCUPANCIES AND LOCATIONS AS REQUIRED BY THE INTERNATIONAL FIRE CODE.

906.4 Cooking grease fires.
Fire extinguishers provided for the protection of cooking grease fires shall be of an approved type compatible with the automatic fire-extinguishing system agent and in accordance with Section 904.11.5 of the International Fire Code.

SECTION 907 FIRE ALARM AND DETECTION SYSTEMS

907.2.8 Group R-1.
Fire alarm systems and smoke alarms shall be installed in Group R-1 occupancies as required in Sections 907.2.8.1 through 907.2.8.3.

CHAPTER 10: MEANS OF EGRESS

SECTION 1004: OCCUPANT LOAD

MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT			
GROUP R-1:	RESIDENTIAL(HOTEL)	200 SF GROSS	
GROUP A:	ASSEMBLY UNCONCENTRATED	15 SF NET	
	POOL	50 SF GROSS	
	KITCHEN	100 SF GROSS	
GROUP B:	BUSINESS	100 SF GROSS	
GROUP S-2:	STORAGE	300 SF GROSS	

SECTION 1005: EGRESS WIDTH

1005.3.1 Stairways
The capacity, in inches (mm), of means of egress stairways shall be calculated by multiplying the occupant load served by such stairway by a means of egress capacity factor of 0.3 inch (7.6 mm) per occupant. Where stairways serve more than one story, only the occupant load of each story considered individually shall be used in calculating the required capacity of the stairways serving that story.

OCCUPANT LOAD-1ST FLOOR				
AREA	OCCUPANT LOAD FACTOR	OCCUPANT LOAD	EGRESS CAPACITY FACTOR	EGRESS WIDTH REQUIRED
A-2				
0 SF	15	0	0.2	0
A-3				
1391 SF		14	0.2	3
B				
2872 SF		18		4
R-1				
0 SF	200	0	0.2	0
S-1				
0 SF	300	0	0.2	0
4263 SF		32		6

1ST FLOOR SEATING OCCUPANT LOAD				
AREA	OCCUPANT LOAD FACTOR	OCCUPANT LOAD	EGRESS CAPACITY FACTOR	EGRESS WIDTH REQUIRED
BAR/ BENCH SEATING				
13'-5" L.F	1 PERSON/ 18"	9	0.2	2
BOOTH SEATING				
40'-4" L.F	1 PERSON/ 24"	20	0.2	4
TOTAL SEATING		536		107

EGRESS WIDTH REQUIRED: 536 X 0.2 = 107"
EGRESS WIDTH PROVIDED: (36" X 5 EXISTS) = 180"

OCCUPANCY LOAD-TYPICAL FLOOR				
AREA	OCCUPANT LOAD FACTOR	OCCUPANT LOAD	EGRESS CAPACITY FACTOR	EGRESS WIDTH REQUIRED
R-1				
19313 SF	200	97	0.2	19
19313 SF		97		19

EGRESS WIDTH REQUIRED: 97 X 0.2 = 19"
EGRESS WIDTH PROVIDED: (36" X 2 EXISTS) = 72"

PROVIDE EGRESS ILLUMINATION PER SECTION 1006

SECTION 1013: EXIT SIGNS

PROVIDE EXIT SIGNS PER SECTION 1011

SECTION 1017: EXIT ACCESS TRAVEL DISTANCE

TABLE 1017.2: EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	WITH SPRINKLER SYSTEM
R-1	200 FT

CHAPTER 10: MEANS OF EGRESS

SECTION 1006: NUMBER OF EXITS AND EXIT ACCESS DOORWAYS

TABLE 1006.3.1: MINIMUM NUMBER OF EXITS FOR OCCUPANT LOAD
TOTAL OCCUPANTS: 501 - 1,000

TOTAL EXITS REQUIRED:	1ST FLOOR	2ND - 5TH FLOOR
TOTAL EXITS PROVIDED:	3	2

CHAPTER 29 - PLUMBING FIXTURES

CHAPTER 29 - PLUMBING SYSTEMS

TABLE 2902: MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

CLASSIFICATION	OCCUPANCY	WATER CLOSET	LAVATORIES	DRINKING FOUNTAINS	OTHER
ASSEMBLY (A-2)	A	1 PER 75	1 PER 200	1 PER 500	1 SERVICE SINK
BUSINESS (B)	B	1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50	1 per 40 for the first 80 and 1 per 80 for the remainder exceeding 80	1 PER 100	1 SERVICE SINK
RESIDENTIAL (R-1)	R	1 per sleeping unit	1 per sleeping unit		1 SERVICE SINK
STORAGE (S-1/S-2)	S-1/S-2	1 per 100	1 per 100	1 PER 1,000	1 SERVICE SINK

CALCULATIONS

ASSEMBLY 319 OCCUPANTS - (159 MALE / 159 FEMALE)

WATER CLOSETS

MALE : 2.1 REQUIRED
FEMALE : 2.1 REQUIRED

LAVATORIES

MALE : 0.8 REQUIRED
FEMALE : 0.8 REQUIRED

DRINKING FOUNTAINS

1 REQUIRED

SERVICE SINK

1 REQUIRED

ASSEMBLY(A-3)

89 OCCUPANTS - (44 MALE / 45 FEMALE)

WATER CLOSETS

MALE : 0.35 REQUIRED
FEMALE : 0.59 REQUIRED

LAVATORIES

MALE : 0.22 REQUIRED
FEMALE : 0.22 REQUIRED

DRINKING FOUNTAINS

1 REQUIRED

SERVICE SINK

1 REQUIRED

RESIDENTIAL

1 PER GUESTROOM

BUSINESS 13 OCCUPANTS - (14 MALE / 13 FEMALE)

WATER CLOSETS

MALE : 0.5 REQUIRED
FEMALE : 0.5 REQUIRED

LAVATORIES

MALE : 0.34 REQUIRED
FEMALE : 0.34 REQUIRED

DRINKING FOUNTAINS

1 REQUIRED

SERVICE SINK

1 REQUIRED

STORAGE (S-1/S-2)

5 OCCUPANTS - (2 MALE / 3 FEMALE)

WATER CLOSETS

MALE : 0.02 REQUIRED
FEMALE : 0.02 REQUIRED

LAVATORIES

MALE : 0.02 REQUIRED
FEMALE : 0.02 REQUIRED

DRINKING FOUNTAINS

1 REQUIRED

SERVICE SINK

1 REQUIRED

TOTALS REQUIRED

WATER CLOSETS
MALE : 70 REQ'D = 3 PROVIDED (INCLUDES 1 URINAL)

FEMALE : 13 REQ'D = 2 PROVIDED

LAVATORIES

MALE : 48 REQ'D = 2 PROVIDED

FEMALE : 48 REQ'D = 3PROVIDED

DRINKING FOUNTAINS
1 REQ'D = 1 PROVIDED

SERVICE SINK

1 REQ'D = 1 PROVIDED

ENERGY CODE INFORMATION

REFERENCED ENERGY CODE: APPLICABLE CODE		SLAB-ON-GRADE FLOORS	
CHAPTER 3: GENERAL REQUIREMENTS		UNHEATED SLABS	
(C) 301.1 CLIMATE ZONE: COOK COUNTY, ILLINOIS		HEATED SLABS	
CHAPTER 4: COMMERCIAL ENERGY EFFICIENCY		OPAQUE DOORS	
TABLE C402.1.3: OPAQUE THERMAL ENVELOPE INSULATION REQUIREMENTS		NONSWINGING	
ROOFS		TABLE C402.4: BUILDING ENVELOPE FENESTRATION REQUIREMENTS	
INSUL ENTIRELY ABOVE DECK		FIXED FENESTRATION	
METAL BUILDING		OPERABLE FENESTRATION	
ATTIC AND OTHER		ENTRANCE DOORS	
WALLS ABOVE GRADE		SHGC	
MASS		PROJECTION FACTOR	
METAL BUILDING		SKYLIGHTS	
METAL FRAMED		U-FACTOR	
WALLS BELOW GRADE		FLOORS	
BELOW GRADE WALLS		MASS	
JOIST/FRAMING		R-30	



BASE4

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

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

Seal:



DATE : 2020.02.04

Owner:

TOP
Hospitality

143 WHEELING ROAD
WHEELING, ILLINOIS 60090
312.404.6735

Residence INN
BY MARRIOTT

9555 83RD STREET,
TINLEY PARK, ILLINOIS

PROTOTYPE VERSION: DESIGN
GUIDELINE DRAWINGS - GEN 9,
REVISION DATE: 2019.04.29

ISSUE NO.	DELTA	ISSUE DATE	DESCRIPTION
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1	/A0	2020.03.19	ISSUED FOR PERMIT
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CURRENT ISSUE

ISSUED FOR PERMIT

CURRENT ISSUE DATE
2020.03.19

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SD

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RB/CM

PROJECT NO.
B4-157-1901

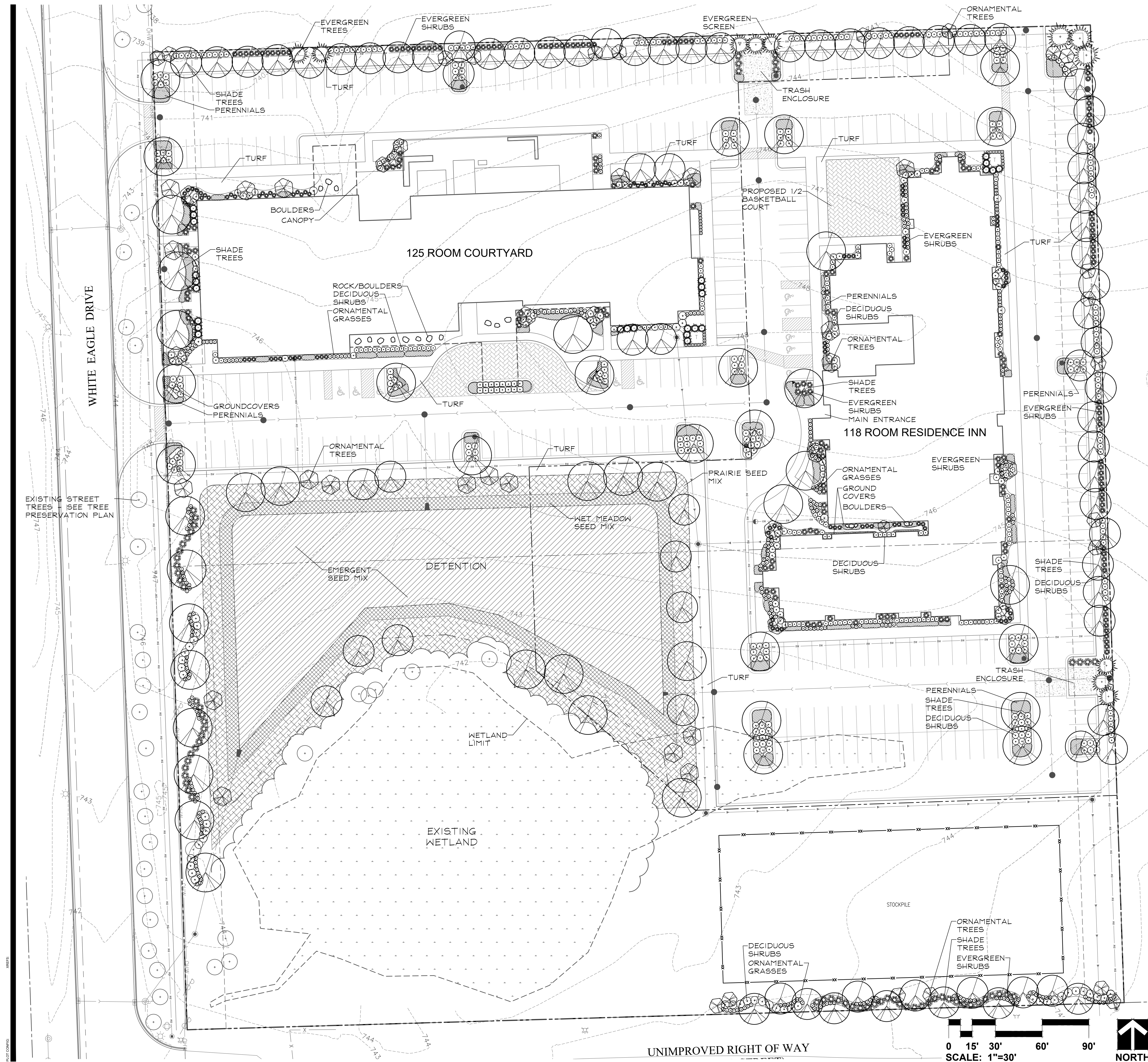
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CODE SUMMARY

DRAWINGS NO.

G-003

Landscaping Plan

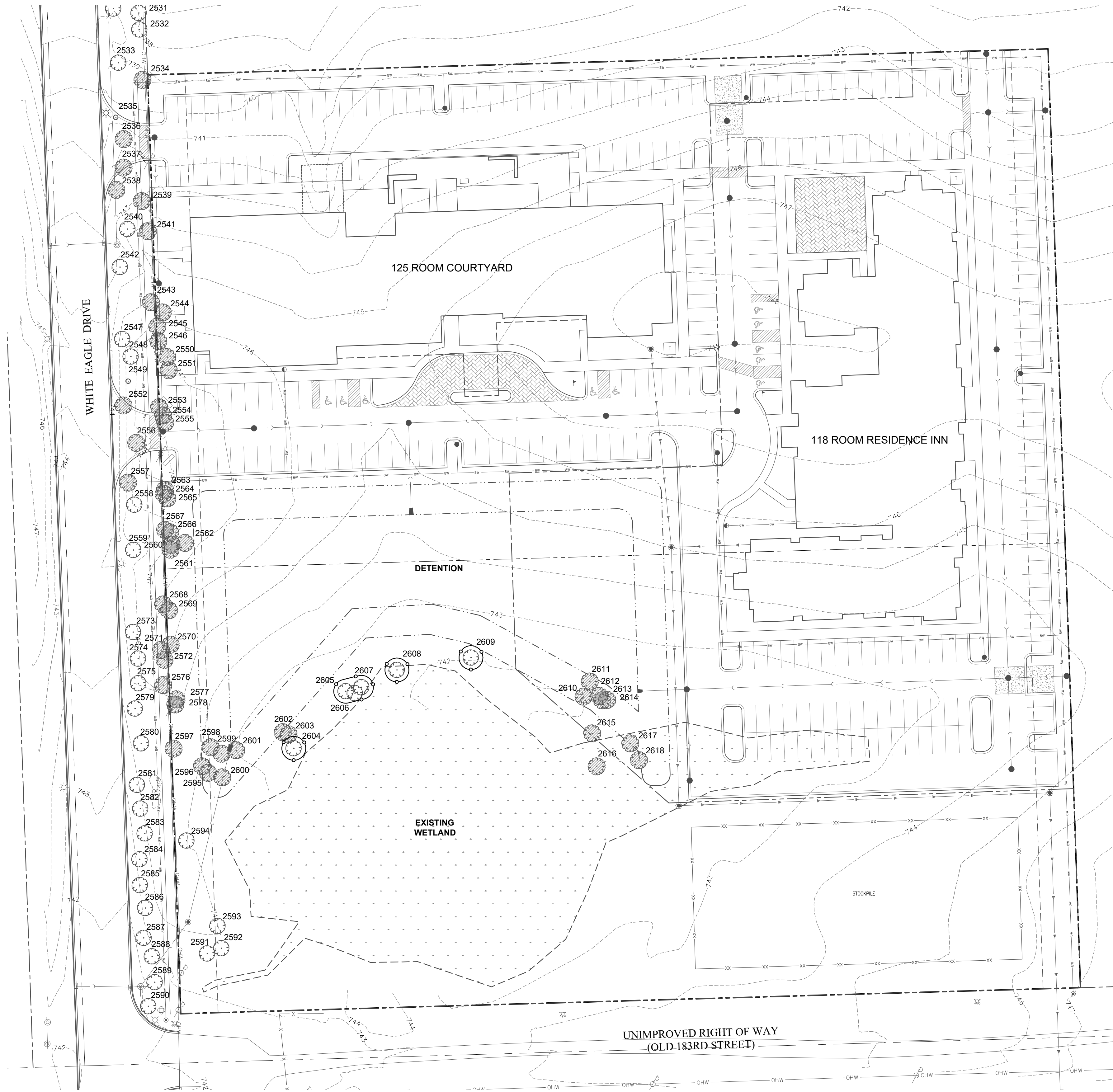


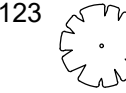
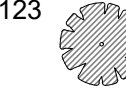
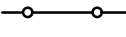
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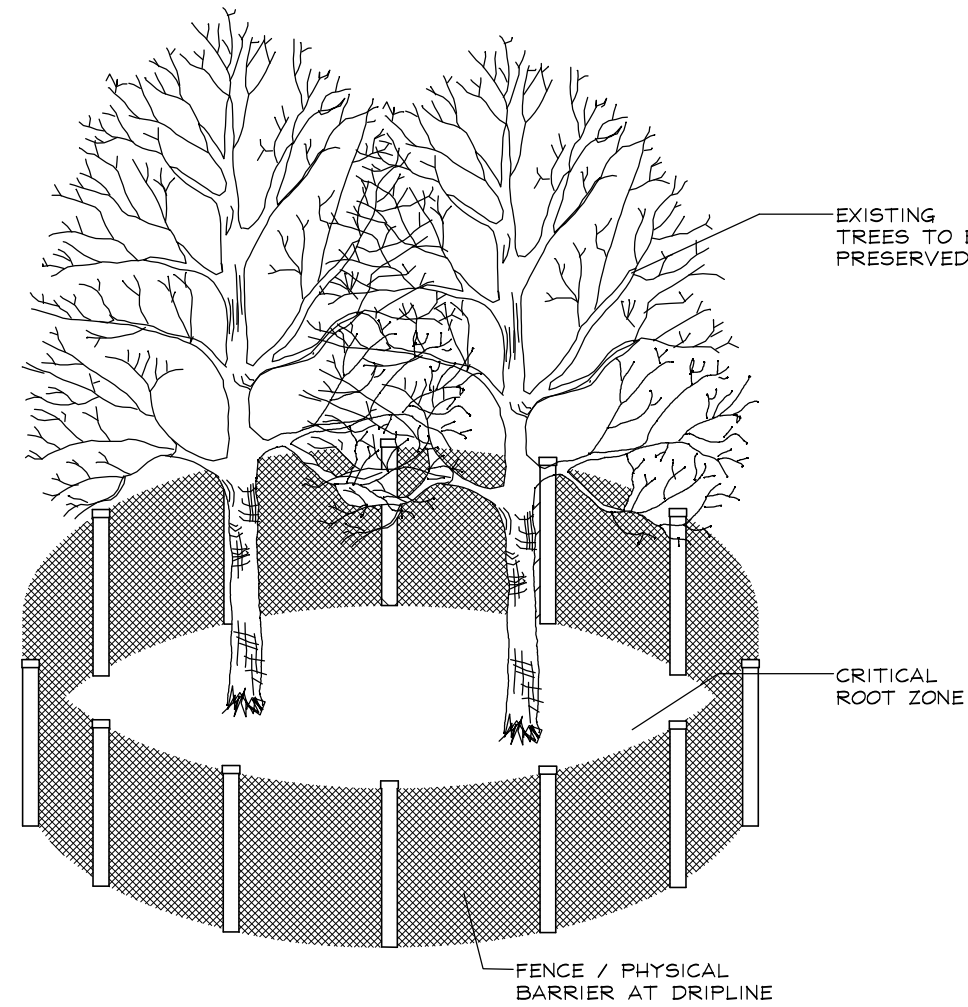
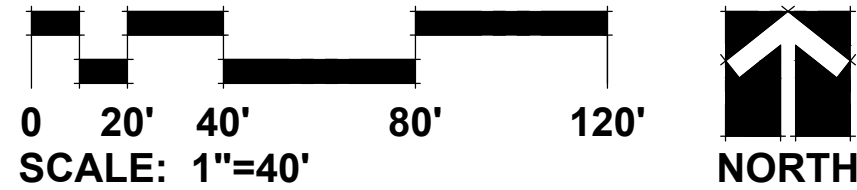
Key	Botanical/Common Name	Size	Remarks
	SHADE TREES		
	Acer x freemanii	2 1/2" Cal.	
	AUTUMN BLAZE MAPLE		
	Acer miyabei 'Morton'	2 1/2" Cal.	
	STATE STREET MAPLE		
	Celtis occidentalis	2 1/2" Cal.	
	COMMON HACKBERRY		
	Ginkgo biloba	2 1/2" Cal.	Male only
	GINKGO		
	Gleditsia triacanthos 'inermis' 'Skyline'	2 1/2" Cal.	
	SKYLINE HONEYLOCUST		
	Quercus bicolor	2 1/2" Cal.	
	SWAMP WHITE OAK		
	Tilia americana 'McSentry'	2 1/2" Cal.	
	SENTRY AMERICAN LINDEN		
	Tilia cordata 'Greenspire'	2 1/2" Cal.	
	LITTLELEAF LINDEN		
	Ulmus 'Patriot'	2 1/2" Cal.	
	PATRIOT ELM		
	Ulmus 'Morton Glossy'	2 1/2" Cal.	
	TRIUMPH ELM		
	ORNAMENTAL TREES		
	Amelanchier grandiflora	6' Tall	Multi-Stem
	APPLE SERVICEBERRY		
	Betula nigra	6' Tall	Multi-Stem
	RIVER BIRCH		
	Chionanthus retusus	6' Tall	Multi-Stem
	CHINESE FRINGETREE		
	Cornus mas	6' Tall	Multi-Stem
	CORNELIANCHERRY DOGWOOD		
	Malus 'Prairifire'	6' Tall	Multi-Stem
	RAIRIFIRE CRABAPPLE		
	Syringa reticulata 'Ivory Silk'	6' Tall	Multi-Stem
	IVORY SILK JAPANESE TREE LILAC		
	EVERGREEN TREES		
	Abies concolor	6' Tall	
	WHITE FIR		
	Picea glauca 'Densata'	6' Tall	
	BLACK HILLS SPRUCE		
	Picea pungens	6' Tall	
	GREEN COLORADO SPRUCE		
	Juniperus chinensis 'Fairview'	6' Tall	
	FAIRVIEW JUNIPER		
	DECIDUOUS SHRUBS		
	Cornus sericea 'Bailey'	36" Tall	5' O.C.
	BAILEY'S REDTIG DOGWOOD		
	Calceaster acutifolia	36" Tall	4' O.C.
	PEKING COTONEASTER		
	Spiraea betulifolia 'Tor'	24" Tall	3' O.C.
	BIRCHLEAF SPIREA		
	Syringa meyeri 'Palibin'	24" Tall	4' O.C.
	DWARF KOREAN LILAC		
	Viburnum trilobum 'Hah's'	36" Tall	4' O.C.
	HAH'S CRANBERRYBUSH VIBURNUM		
	EVERGREEN SHRUBS		
	Juniperus chinensis v. sargentii 'Viridis'	24" Wide	5' O.C.
	GREEN SARGENT JUNIPER		
	Juniperus chinensis 'Kallay's Compact'	24" Wide	4' O.C.
	KALLAY COMPACT PFITZER JUNIPER		
	Taxus x media 'Densiformis'	24" Wide	4' O.C.
	DENSE YEW		
	Taxus x media 'Hicksii'	24" Wide	5' O.C.
	HICKS YEW		
	PERENNIALS AND ORNAMENTAL GRASSES		
	Allium lusitanicum 'Summer Beauty'	#1	18" O.C.
	SUMMER BEAUTY ONION		
	Coreopsis verticillata 'Zagreb'	#1	18" O.C.
	ZAGREB COREOPSIS		
	Geranium x 'Brookside'	#1	18" O.C.
	BROOKSIDE GERANIUM		
	Hosta sieboldiana 'Frances Williams'	#1	24" O.C.
	FRANCES WILLIAMS HOSTA		
	Hemerocallis 'Happy Returns'	#1	18" O.C.
	HAPPY RETURNS DAYLILY		
	Pennisetum alopecuroides 'Hamel'	#2	24" O.C.
	DWARF FOUNTAIN GRASS		
	Rudbeckia fulgida 'Goldsturm'	#1	18" O.C.
	BLACK-EYED SUSAN		
	Salvia nemorosa 'East Friesland'	#1	18" O.C.
	EAST FRIESLAND SALVIA		
	Sporobolus heterolepis	#1	18" O.C.
	PRAIRIE DROPSIDE		
	GROUNDCOVERS		
	Euonymus fortunei var. 'Coloratus'	#SP4	12" O.C.
	PURPLELEAF WINTERCREEPER		
	Vinca minor 'Dart's Blue'	#SP4	12" O.C.
	DART'S BLUE PERIWINKLE		

GENERAL NOTES

- Contractor shall verify underground utility lines and is responsible for any damage.
- Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
- Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
- The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
- Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
- Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
- See General Conditions and Specifications for landscape work for additional requirements.



- LEGEND**
- 123  **TREE TO BE PRESERVED**
- 123  **TREE TO BE REMOVED**
-  **TREE PROTECTION FENCE**



TREE PRESERVATION DETAIL
(NOT TO SCALE)
SEE NOTES

TREE INVENTORY

TAG NO.	BOTANICAL NAME	COMMON NAME	SIZE (dbh in inches, conifer in ft high)	HEALTH/STRUCTURE	NOTES	PRESERVE/REMOVE
2530	<i>Picea pungens</i>	Colorado Blue Spruce	15' high	Good		Preserve
2531	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	8,8,4,4,4,3	Poor; dead limb, insect damage	With thorns	Preserve
2532	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	8,8	Fair; dead wood	With thorns	Preserve
2533	<i>Picea pungens</i>	Colorado Blue Spruce	20' high	Good		Preserve
2534	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	8,10,6,5	Poor; cavity, low dead wood	With thorns	Remove
2535	<i>Pyrus calleryana</i>	Pear	7	Good		Preserve
2536	<i>Malus sp.</i>	Crabapple	6	Fair; shrub-like growth, dead wood		Remove
2537	<i>Malus sp.</i>	Crabapple	6	Fair; shrub-like growth, dead wood		Remove
2538	<i>Picea pungens</i>	Colorado Blue Spruce	20' high	Good		Remove
2539	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	8	Fair; slight lean	With thorns	Remove
2540	<i>Malus sp.</i>	Crabapple	5,4	Good		Preserve
2541	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	10,10,5,5,5,4	Poor; cavity, dead limbs	With thorns	Remove
2542	<i>Pyrus calleryana</i>	Pear	5	Fair; trunk scar		Preserve
2543	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	7	Fair; dead wood, overgrown	With thorns	Remove
2544	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	6,4	Fair; dead wood	With thorns	Remove
2545	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	10	Poor; strong lean, overgrown, dead wood	With thorns	Remove
2546	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	8,7,6	Poor; dead leader, cavity, dead wood	With thorns	Remove
2547	<i>Pyrus calleryana</i>	Pear	7	Good		Preserve
2548	<i>Pyrus calleryana</i>	Pear	6	Fair; trunk damage		Preserve
2549	<i>Picea pungens</i>	Colorado Blue Spruce	15' high	Good		Preserve
2550	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	8	Fair; lean	With thorns	Remove
2551	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	7	Fair; lean	With thorns	Remove
2552	<i>Pyrus calleryana</i>	Pear	10	Good		Remove
2553	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	8	Fair; overgrown	With thorns	Remove
2554	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	8	Fair; overgrown	With thorns	Remove
2555	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	8	Fair; overgrown	With thorns	Remove
2556	<i>Picea pungens</i>	Colorado Blue Spruce	20' high	Fair; browning		Remove
2557	<i>Pyrus calleryana</i>	Pear	8	Good		Preserve
2558	<i>Pyrus calleryana</i>	Pear	7	Good		Preserve
2559	<i>Pyrus calleryana</i>	Pear	10	Good		Preserve
2560	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	6	Fair; dead wood	With thorns	Remove
2561	<i>Ulmus americana</i>	American Elm	6	Poor; crown damage		Remove
2562	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	10	Fair; overgrown, dead wood	With thorns	Remove
2563	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	6	Fair; dead wood	With thorns	Remove
2564	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	6	Fair; dead wood	With thorns	Remove
2565	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	6	Fair; dead wood	With thorns	Remove
2566	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	6	Fair; dead wood	With thorns	Remove
2567	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	6	Fair; dead wood	With thorns	Remove
2568	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	7	Fair; broken limb, cavity	With thorns	Remove
2569	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	9	Poor; dead limbs, leaning, cavity	With thorns	Remove
2570	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	7	Fair; dead wood	With thorns	Remove
2571	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	9	Fair; fused leaders, dead wood	With thorns	Remove
2572	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	5,4	Fair; dead wood	With thorns	Remove
2573	<i>Pyrus calleryana</i>	Pear	10	Good		Preserve
2574	<i>Picea pungens</i>	Colorado Blue Spruce	15' high	Fair; browning		Preserve
2575	<i>Abies concolor</i>	White Fir	15' high	Fair; browning		Preserve
2576	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	11,7,8,5,8	Poor; leaning, dead leader, dead wood	With thorns	Remove
2577	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	7	Fair; dead wood	With thorns	Remove
2578	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	6	Fair; dead wood	With thorns	Remove
2579	<i>Pyrus calleryana</i>	Pear	10	Good		Preserve
2580	<i>Abies concolor</i>	White Fir	20' high	Fair; browning		Preserve
2581	<i>Pyrus calleryana</i>	Pear	11	Good		Preserve
2582	<i>Picea pungens</i>	Colorado Blue Spruce	20' high	Good		Preserve
2583	<i>Pyrus calleryana</i>	Pear	10	Good		Preserve
2584	<i>Pyrus calleryana</i>	Pear	11	Good		Preserve
2585	<i>Malus sp.</i>	Crabapple	6	Fair; dead wood		Preserve
2586	<i>Abies concolor</i>	White Fir	20' high	Good		Preserve
2587	<i>Pyrus calleryana</i>	Pear	7	Good		Preserve
2588	<i>Malus sp.</i>	Crabapple	3	Poor; shrub-like, dead wood		Preserve
2589	<i>Malus sp.</i>	Crabapple	3,4	Poor; shrub-like, dead wood		Preserve
2590	<i>Pyrus calleryana</i>	Pear	9	Good		Preserve
2591	<i>Ulmus americana</i>	American Elm	7	Good		Preserve
2592	<i>Ulmus americana</i>	American Elm	8,9	Good		Preserve
2593	<i>Populus deltoides</i>	Eastern Cottonwood	9	Good		Preserve
2594	<i>Ulmus americana</i>	American Elm	10	Fair; dead wood		Preserve
2595	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	6	Fair; overgrown, dead wood	With thorns	Remove
2596	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	6	Fair; overgrown, dead wood	With thorns	Remove
2597	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	7	Fair; overgrown, dead wood	With thorns	Remove
2598	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	6	Good		Remove
2599	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	6	Poor; excessive dead wood	With thorns	Remove
2600	<i>Ulmus americana</i>	American Elm	6	Good		Remove
2601	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	8	Fair; dead wood	With thorns	Remove
2602	<i>Ulmus americana</i>	American Elm	7	Fair; dead wood		Remove
2603	<i>Ulmus americana</i>	American Elm	7	Fair; dead wood		Remove
2604	<i>Ulmus americana</i>	American Elm	8	Good		Preserve
2605	<i>Populus deltoides</i>	Eastern Cottonwood	8	Fair; dead wood		Preserve
2606	<i>Populus deltoides</i>	Eastern Cottonwood	9	Good		Preserve
2607	<i>Populus deltoides</i>	Eastern Cottonwood	8	Good	close to VL line	Preserve
2608	<i>Populus deltoides</i>	Eastern Cottonwood	9	Good	on VL line	Preserve
2609	<i>Populus deltoides</i>	Eastern Cottonwood	10	Fair; dead wood	outside VL line	Preserve
2610	<i>Populus deltoides</i>	Eastern Cottonwood	10	Good		Remove
2611	<i>Populus deltoides</i>	Eastern Cottonwood	9	Fair; slight lean		Remove
2612	<i>Populus deltoides</i>	Eastern Cottonwood	18	Fair; dead wood	possibly inside VL line	Remove
2613	<i>Populus deltoides</i>	Eastern Cottonwood	10	Fair; dead wood		Remove
2614	<i>Populus deltoides</i>	Eastern Cottonwood	9	Fair; dead wood		Remove
2615	<i>Ulmus americana</i>	American Elm	10	Fair; dead wood		Remove
2616	<i>Populus deltoides</i>	Eastern Cottonwood	28	Fair; dead wood	possibly inside VL line	Remove
2617	<i>Ulmus americana</i>	American Elm	11	Fair; dead wood		Remove
2618	<i>Populus deltoides</i>	Eastern Cottonwood	10	Fair; dead wood		Remove

TREE PRESERVATION NOTES

- 48" high snow fence or wood barriers shall extend to the dripline of the tree or tree mass whenever possible, shall be installed before construction begins, and should not be removed until the completion of construction.
- All accidental damage to existing trees that are to be preserved shall be promptly treated as required in accordance with recognized horticultural practices and the instructions of the professional Arborist, Landscape Architect or Horticulturist.
- Broken or badly bruised branches shall be removed with a clean cut. If recommended by the professional Arborist, Landscape Architect or Horticulturist.
- Care shall be exercised by the contractors to protect all overhead limbs and branches from damage by contact with material, machinery or equipment and by damage from engine exhaust.
- Contractors shall protect trees and vegetation against spills or discharge of fuels, lubricating oils, hydraulic fluids, anti-freeze and coolants, calcium chloride, lime and all other similar hydrocarbons, organic chemicals, and other materials which can be harmful.
- When underground utilities are proposed within 5' of a preserved tree trunk, they must be augered if possible.



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NEW HORIZON TINLEY PARK, ILLINOIS TREE INVENTORY / PRESERVATION PLAN

1 11.01.2019
REVISIONS

DATE 8.1.2019
PROJECT NO. AC1830
DRAWN KEK/TRC
CHECKED GFB/JCT
SHEET NO.

2 OF 3



LANDSCAPE WORK PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for:

1. The establishment of trees, shrubs, perennial, annual, native, and lawn areas as shown on Landscape Plan;
2. The provision of post-planting management as specified herein;
3. Any remedial operations necessary in conformance with the plans as specified in this document;
4. Permits which may be required.

1.2 QUALITY ASSURANCE

A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.

B. Quality Control Procedures:

1. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.
2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material. Landscape Architect shall secure approval from the City of Batavia for substitutions by submitting an excerpt of the appropriate plan sheet or replacement plan sheet proposing the substitution to the City of Batavia for review.
3. Analysis and Standards: Package standard products with manufacturer's certified analysis.

1.3 SUBMITTALS

A. Planting Schedule

Submit three (3) copies of the proposed planting schedule showing dates for each type of planting

B. Maintenance Instruction - Landscape Work

Submit two (2) copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year. Submit prior to expiration of required maintenance periods.

Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be provided ten (10) days prior to request for inspection for final acceptance. Landscape Architect shall receive copies of all instructions when issued.

C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.

D. Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.

E. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or City upon request.

1.4 JOB CONDITIONS

A. Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.

B. Utilities: Review underground utility location maps and plans; notify local utility location service; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.

C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

1.5 GUARANTEES

A. Guarantee seeded and soded areas through the specified maintenance period and until final acceptance.

B. Guarantee trees, shrubs, groundcover and perennials for a period of one year after date of acceptance against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Installer's control.

C. Native Planting Area Performance Criteria

1st Full Growing Season: 90% of cover crop shall be established. There shall be no bare areas greater than two (2) square feet in seeded areas. At least 25% of vegetation coverage shall be native, non-invasive species. At least 50% of the emergent species, if planted as plugs shall be alive and apparent.

2nd Full Growing Season: All areas with the exception of emergent zones shall exhibit full vegetative cover. At least 50% of the vegetation coverage shall be native, non-invasive species.

3rd Full Growing Season: At least 75% of vegetation coverage shall be native, non-invasive species. Non-native species shall constitute no more than 25% relative arial coverage of the planted area. Non-native/invasive species for this project shall include but are not limited to the following: Ambrosia artemisiifolia (Cut-leaved Tassel), Ambrosia artemisiifolia (Common Tassel), Lythrum salicaria (Purple Loosestrife), Melilotus sp. (Sweet Clover), Phalaris arundinacea (Reed Canary Grass), Pteris aquilina (Maui Fern), Polygonum cuspidatum (Fallopia japonica) (Japanese Knotweed), Rhamnus cathartica (Frangula (Common & Glossy Buckthorn)), Typha sp. (Broadleaf, Narrowleaf, and Hybrid Cattail).

At least 90% of all woody vegetation planted within the boundaries of naturalized basins shall be alive and in healthy condition at the end of each growing season.

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 LAWN SOD

Provide strongly rooted sod, not less than two (2) years old and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant) and in three (3) inch wide x 4' long. Provide sod composed of a 5-way blend of Kentucky Bluegrass such as: Midnight, Allure, Viva, Washington, Liberty.

2.2 LAWN SEED MIXTURE

Grass Seed: Provide fresh, clean, new crop seed complying with the tolerance for purity and germination established by the Official Seed Analysts of North America. Provide seed of the grass species, proportions and maximum percentage of weed seed, as specified.

- A. Lawn Seed Mixture - 5 lbs./1,000 sq. ft.
50% Kentucky Bluegrass 98/05
15% Cutter Perennial Ryegrass
10% Spartan Hard Fescue
10% Edge Perennial Ryegrass
10% Express Perennial Ryegrass
5% Perennial Creeping Red Fescue

- B. Temporary Lawn Seed Mixture - 5 lbs./1,000 sq.ft.
40% Kentucky Bluegrass 98/05
40% Perennial Ryegrass
20% Annual Ryegrass

2.3 NATIVE PLANTING MIXTURES

Provide fresh, clean, new crop of the species and proportions as specified. Native seed and live plant material shall be obtained from a reputable supplier (approved by Landscape Architect) that has collected from sources east of the Mississippi River within the same EPA Level III Ecoregion as the project site (Central Corn Belt Plains). Any material sourced from outside this ecoregion must be approved by the Landscape Architect prior to installation.

It is the sole responsibility of the Native Landscape Contractor to provide approved seed that meets industry-standard PLS requirements.

A. Temporary Cover Crop

Cover crops shall be installed in all planting areas containing dry mesic, mesic, and wet mesic soils to, stabilize soils, and combat weed pressure during the germination and establishment of the native seeding area.

For spring plantings use Seed Oats at the specified rate below:

Botanical Name	Common Name	lbs./AC.
Avena sativa	Seed Oats	30.0 lbs.

For fall or dormant plantings, use Regreen at the specified rates below:

Botanical Name	Common Name	lbs./AC.
Triticum aestivum	Regreen	10.0 lbs.

B. Emergent Plantings - Stormwater Basin Bottoms in areas with 6" water depth

Botanical Name	Common Name	lbs./AC.	Plugs/AC
Acorus calamus	Sweet Flag	0.500	494
Alisma subcordatum	Water Plantain	1.250	
Eleocharis obtusa	Blunt Spike Rush	0.375	
Eleocharis palustris	Marsh Spike Rush	0.375	
Glyceria grandis	Reed Mann Grass	0.375	
Hibiscus laevis	Rose Mallow	0.250	
Iris virginica shrevei	Blue Flag	0.500	494
Juncus effusus	Common Rush	0.500	
Leersia oryzoides	Rice Cut Grass	1.250	494
Pontederia Cordata	Pickersweed	0.250	494
Sagittaria latifolia	Common Arrowhead	1.250	494
Sagittaria arifolia	Hardstem Bulrush	0.250	988
Sagittaria pungens	Chairmakers Rush	0.250	
Sagittaria validis	Great Bulrush	0.250	988
Sagittaria eurycarpum	Bur Reed	1.000	988
Total:		8.125	5434

Note: If emergent zone is permanently flooded seeding will be impossible and live plugs shall be installed at the specified rate. Plugs are specified at a standard 38 cell flat and shall measure 2.25" x 5" with a volume of 11.30 inches. Substitution of plug size must be approved by the Landscape Architect prior to installation.

C. Wet Meadow Seed Mixture - Lower slopes of basin

Botanical Name	Common Name	lbs./AC.
Grasses and Sedges		
Carex bebbii	Bebbs Oval Sedge	0.250
Carex bicknellii	Bicknells Sedge	0.125
Carex brevior	Plains Oval Sedge	0.250
Carex cristatella	Crested Oval Sedge	0.060
Carex molesta	Field Oval Sedge	0.250
Carex normalis	Spreading Oval Sedge	0.015
Carex scoparia	Painted Broom Sedge	0.190
Carex stipula	Common Fox Sedge	0.060
Carex vulpinoidea	Brown Fox Sedge	0.250
Elymus virginicus	Virginia Wild Rye	3.000
Glyceria striata	Fowl mann grass	0.130
Juncus dudleyi	Dudleys Rush	0.020
Juncus torreyi	Torreys Rush	0.031
Phalaris virginica	Switch Grass	3.000
Sagittaria arifolia	Dark Green Rush	0.060
Sagittaria cyperinus	Wool Grass	0.030
Total Grasses and Sedges:		8.036

Wildflowers/Broadleaves		
Asclepias incarnata	Swamp Milkweed	0.125
Bidens cernua	Nodding Bur Marigold	0.190
Boltonia asteroides	False Aster	0.031
Chamaecrista fasciculata	Partridge pea	0.188
Euthamia graminifolia	Grassleaved Goldenrod	0.300
Eupatorium perfoliatum	Common Boneset	0.015
Elymus canadensis	Shesseeued	0.063
Iris virginica shrevei	Blue Flag	1.000
Loebelia siphilitica	Great Blue Lobelia	0.031
Minimus ringens	Minkey Flower	0.031
Symphyotrichum novae-angliae	New England Aster	0.250
Pycnanthemum virginianum	Common Mountain Mint	0.063
Rudbeckia fulgida var.sulivantii	Shouy Black-Eyed Susan	0.250
Zizia aurea	Golden Alexanders	0.500
Total Wildflowers/Broadleaves:		3.037
Total Wet Meadow Seed Mixture:		11.073

D. Low Profile Prairie With Flowers Seed Mixture - Upper Basin Slopes

Botanical Name	Common Name	lbs./AC.
Grasses		
Bouteloua curtipendula	Side Oats Grama	8.000
Panicum virgatum	Prairie Switch Grass	0.125
Elymus trachycaus	Slender Wheatgrass	2.000
Elymus canadensis	Prairie Wild Rye	1.000
Schizachyrium scoparium	Little Blue Stem	6.000
Total Grasses:		17.125

Wildflowers/Broadleaves		
Allium cernuum	Nodding Wild Onion	0.190
Amorpha canescens	Lead Plant	0.125
Asclepias tuberosa	Butterflyweed	0.500
Asclepias canadensis	Whorled Milkweed	0.063
Astragalus canadensis	Canada Milk Vetch	0.063
Ceanothus palmata	Prairie Ceanothus	0.025
Echinacea pallida	Pale Purple Coneflower	0.063
Echinacea purpurea	Purple Coneflower	0.500
Eryngium yuccifolium	Rattlesnake Master	0.125
Lepidosaphis capitata	Round-Headed Bush Clover	0.125
Liatris aspera	Rough Blazing Star	0.250
Liatris pycnostachya	Prairie Blazing Star	0.188
Monarda fistulosa	Prairie Bergamot	0.063
Panicum intermedium	Wild Quinine	0.016
Pentstemon digitalis	Foxglove Beardtongue	0.125
Petalostemum candidum	White Prairie Clover	0.125
Petalostemum purpureum	Purple Prairie Clover	0.156
Potentilla arguta	Prairie Cinquefoil	0.031
Pycnanthemum tenuifolium	Slender Mt. Mint	0.031
Yellow Coneflower	Yellow Coneflower	0.125
Rudbeckia fulgida var.sulivantii	Shouy Black-Eyed Susan	0.500
Rudbeckia hirta	Black-Eyed Susan	0.500
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	0.063
Symphyotrichum laeve	Smooth Blue Aster	0.063
Tradescantia virginiana	Spiderwort	0.063
Verbena stricta	Hoary Vervain	0.125
Zizia aurea	Golden Alexanders	0.500
Total Wildflowers/Broadleaves:		4.051
Total Lo Pro Prairie Seed Mixture:		21.176

2.4 GROUNDCOVERS, PERENNIALS AND ANNUALS

Provide plants established and well-rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size shown or listed.

2.5 TREES AND SHRUBS

- A. Name and Variety: Provide nursery grown plant material true to name and variety.
- B. Quality: Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" and as further specified.
- C. Deciduous Trees: Provide trees of height and caliper listed on shown and with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees except where special forms are shown or listed. Provide balled and burlapped (B&B) deciduous trees.
- D. Deciduous Shrubs: Provide shrubs of the height shown or listed and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required. Provide balled and burlapped (B&B) deciduous shrubs.
- E. Coniferous Evergreen: Provide evergreens of the sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types. Provide quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown. Provide balled and burlapped (B&B) evergreen trees and containerized shrubs.
- F. Inspection: All plants shall be subject to inspection and review at the place of growth or upon delivery and conformity to specification requirements as to quality, right of inspection and rejection upon delivery at the site or during the progress of the work for size and condition of balls or roots, diseases, insects and latent defects or injuries. Rejected plants shall be removed immediately from the site.

2.6 PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of clean uncompacted topsoil (stockpiled at site) for all planting pits, perennial, annual and groundcover areas. Topsoil shall be conditioned based on any recommendations resulting from the soil test in I.3.C.

2.7 EROSION CONTROL

A. Erosion Control Blanket: North American Green S150, or equivalent approved equal.

B. Shoreline Erosion Control Blanket: North American Green SC150, or approved equal. To be installed per manufacturer's recommendations.

2.8 MULCH

Provide mulch consisting of shredded hardwood. Provide sample to Landscape Architect for approval prior to ordering materials.

LANDSCAPE WORK PART 3 - EXECUTION

3.1 PLANTING SCHEDULE

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscape Architect.

3.2 PLANTINGS

A. Sodding New Lawns

1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site, do not turn over into soil being prepared for lawns.
2. Till to a depth of not less than 6"; apply soil amendments as needed; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.
3. Soded areas shall receive an application of commercial fertilizer at the rate of 10 lbs. per 1,000 sq. ft. and shall have an analysis of 16-8-8.
4. Lay sod within 24 hours from time of stripping.
5. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work silted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent grass.
6. Water sod thoroughly with a fine spray immediately after planting.

B. Seeding New Lawns

1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.
2. Till to a depth of not less than 6"; apply soil amendments; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.
3. Seeded lawn areas shall receive an application of commercial fertilizer at the rate of 5 lbs. per 1,000 sq. ft. and shall be 6-24-24. Fertilizer shall be uniformly spread and mixed into the soil to a depth of 1" inches.
4. Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage.
5. Sow seed using a spreader or seeding machine. Do not seed when wind velocity exceeds five (5) miles per hour. Distribute seed evenly over entire area by sowing equal quantity in two directions at right angles to each other.
6. Sow not less than specified rate.
7. Rake lawn seed lightly into top 1" of soil, roll lightly and water with a fine spray.

C. Seeding Native Areas

1. The period for planting prairie seed shall be from April 1 to June 15 or September 15 to just before the first frost. Seeding outside of these timeframes must be approved by the landscape architect.
2. The General Contractor and Native Landscape Contractor shall be responsible for performing all work necessary to achieve and maintain an acceptable seedbed prior to seeding. All areas must be properly prepared before seeding begins. Equipment having low unit pressure ground contact shall be utilized within the planting areas.
3. If present, compacted soils shall be disked or raked prior to seeding. Remedial measures for the aschippia may, at the direction of the Wetland Consultant, involve ripping from 12 to 18 inches of the soil horizon prior to disking.
4. Prior to seeding, planting areas shall have at least twelve inches of clean un-compacted topsoil. Clumps, clods, stones over 2" diameter, roots and other extraneous matter shall be removed and disposed of legally off-site.
5. Granular mycorrhizal inoculant shall be installed with the seed mix at a rate of 40lbs/acre. Inoculant can be banded under seed, worked into seed or added into spray tanks. Native areas shall not receive fertilizer.
6. Contractor shall be solely responsible for the proper handling and storage of the seed according to the best seed handling and storage practices, including fungicide treatments and stratification considerations. Owner shall make no compensation for damage to the seed because of improper storage, cleaning, threshing, or screening operations.
7. Except where site conditions preclude their use, seeding shall be performed using a Truax drill, Truax Trillion seeder, or comparable equipment designed specifically for installation of native seed. For areas where site conditions preclude the use of specialized equipment, seed may be installed through hand broadcasting and followed by light raking. Hand broadcast seed shall be spread at twice the specified rate. Other methods of seed installation may be used with prior approval from the Landscape Architect.
8. Prior to starting work, all seeding equipment shall be calibrated and adjusted to sow seeds at the proper seed rate. In general, the optimum seeding depth is 0.25 inch below the soil surface. Areas where the seed has not been incorporated into the soil to the proper depths will not be accepted, and no compensation for materials or labor for the rejected work will be made by the Owner.
9. Seeding and soil tracking/firming shall not be done during periods of rain, severe drought, high winds, excessive moisture, frozen ground, or other conditions that preclude satisfactory results.
10. Wet mesic and emergent areas shall be planted, and seed allowed to germinate (if possible), prior to flooding with significant amounts of water. Any areas of significant permanent water located within the planting area will receive live plugs in lieu of seed.
11. After the seeding operation is completed, install erosion control blanket per manufacturer's specifications.
12. Emergent plugs shall be planted in natural groupings within designed areas containing saturated soils or shallow inundation. Plants within groupings shall be planted at 2 foot centers.
13. Emergent plugs shall not be planted less than the specified rate and shall be protected with goose enclosures surrounding all natural groupings of plugs.

E. Groundcover and Perennial Beds

Groundcover, perennials, and annuals shall be planted in continuous beds of planting soil mixture a minimum of 8" deep. Install per spacing indicated on plan.

F. Trees and Shrubs

1. Set balled and burlapped (B&B) stock plumb and in center of pit or trench with top of ball at an elevation that will keep the root flare exposed upon backfill and mulching. Remove burlap from top and sides of balls; retain on bottoms. When set, place additional topsoil backfill around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.
2. Dish top of backfill to allow for mulching. Provide additional backfill berm around edge of excavations to form shallow saucer to collect water.
3. Mulch pits, trenches and planted areas. Provide not less than 2" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Maintain exposed root flare at all times.
4. Prune only injured or dead branches from flowering trees, if any. Protect central leader of trees during pruning operations. Prune shrubs to retain natural character in accordance with standard horticultural practices.
5. Remove and replace excessively pruned or ill-formed stock resulting from improper pruning.
6. The Contractor shall be wholly responsible for assuring that all trees are planted in a vertical and plumb position and remain so throughout the life of this contract and guarantee period. Trees may or may not be staked and guyed depending upon the individual preference of the Contractor; however, any bracing procedure(s) must be approved by the Owner prior to its installation.

3.3 INITIAL MAINTENANCE

A. Begin maintenance immediately after planting, continuing until final acceptance. A minimum of thirty (30) days.

- B. Maintain planted and seeded areas by watering, rolling/regrading, replanting and implementing erosion control as required to establish vegetation free of eroded or bare areas.
- C. Native Planting areas are to be mowed only once per spring during the initial three-year establishment period.

3.4 NATIVE LANDSCAPED AREAS CONTINUED MONITORING & MAINTENANCE

A. Monitoring

The Owner's Environmental Specialist shall inspect the plantings and provide a copy of the planting locations, species, and quantities for verification.

The Owner's Environmental Specialist shall inspect the plantings at least twice per year during the three-year term of the establishment to determine compliance with the minimum annual performance criteria (See I.5C Guarantees). A monitoring report will be provided to the Army Corps of Engineers (ACE) by January 31st following each inspection.

B. Maintenance:

First Season

With the exception of the emergent area, native seeding areas should be mowed to a height of 6" to control annual nonnative and invasive species early in the growing season. Mowing, including weed whipping, should be conducted during prior to used seed production. Mowing height and timing may need to be adjusted per target species. Small quantities of undesirable plant species, shall be controlled by hand pulling prior to the development and maturity of the plant. Hand removal shall include the removal of all above-ground and below-ground stems, roots and flower masses prior to development of seeds. Herbicide should be applied as necessary by a trained and licensed operator that is competent in the identification of native and nonnative herbaceous plants. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Second Season

Control of undesirable plant species during the second growing season shall consist primarily of precise herbicide application. Mowing and weed whipping shall be conducted as needed during the early growing season and as needed to a height of 6 to 8 inches to prevent annual weeds from producing seed. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Third Season

Seasonal mowing and herbicide will continue as above but should be reduced over time. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

C. Long Term Wetland and Prairie Management/Maintenance

A final compliance report and Long-Term Operation and Maintenance Plan shall be submitted by the Developer/Owner's Environmental Specialist no less than 60 days prior to the expiration of any landscape Cash Bond or Letter of Credit posted for the native areas. Final acceptance and release shall be determined by the County or Municipality upon inspection of the site to verify compliance.

The Long-Term Operation and Maintenance Plan shall be written to include guidelines and schedules for mowing, application of herbicide, debris/litter removal and inspection schedule for storm structures and sediment removal.

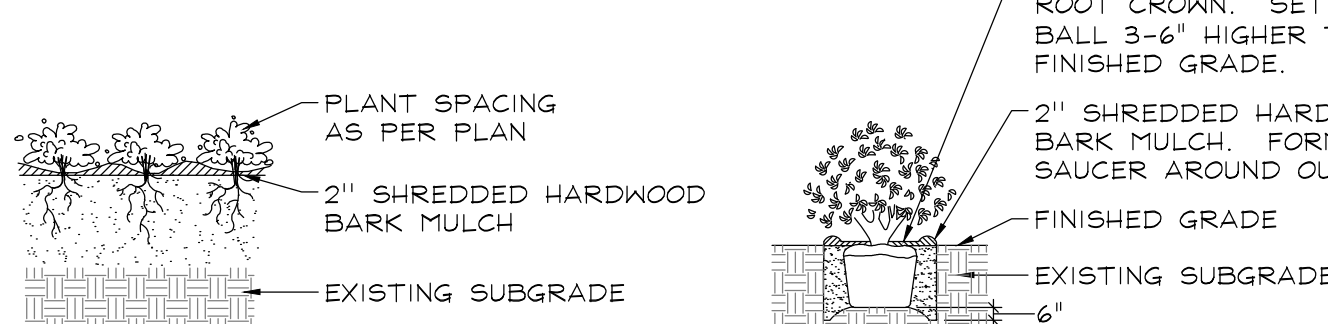
3.5 CLEAN UP AND PROTECTION

- A. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.
- B. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape Architect.

3.6 INSPECTION AND ACCEPTANCE

- A. The Landscape Architect reserves the right to inspect seeds, plants, trees and shrubs either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality and mix proportion.
- B. Supply written affidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source.
- C. Notify the Landscape Architect within five (5) days after completing initial and/or supplemental plantings in each area.
- D. When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Owner will be responsible for maintenance.

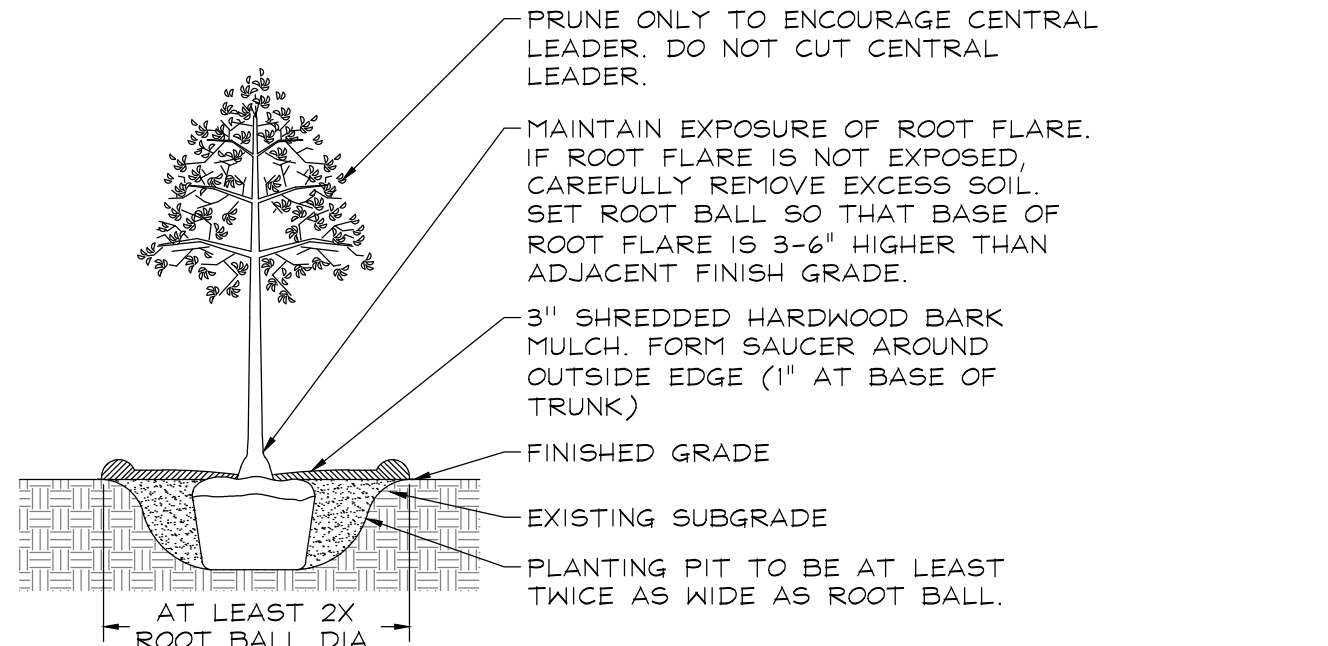
PLANTING DETAILS



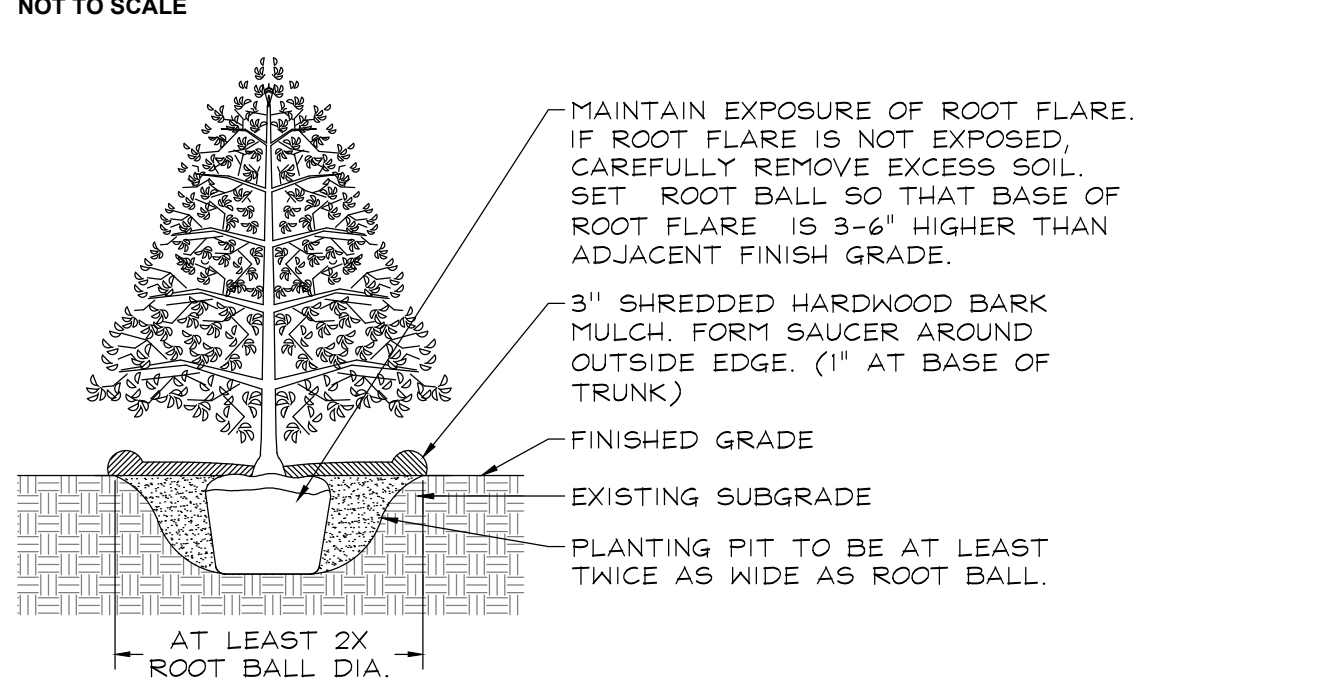
PERENNIALS AND GROUNDCOVERS
NOT TO SCALE



DECIDUOUS AND EVERGREEN SHRUBS
NOT TO SCALE



DECIDUOUS TREES
NOT TO SCALE



EVERGREEN TREES
NOT TO SCALE

GRWA

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ADVANTAGE CONSULTING
ENGINEERS
80 MAIN STREET, SUITE 17
LEMON, ILLINOIS 60439

Lighting/Photometric

(Updates to come)



NEVILLE

ENGINEERING SERVICE, INC.

24020 W. RIVERWALK CT., SUITE 122
PLAINFIELD, IL 60586
815-782-5222



Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #4	+	2.2 fc	7.1 fc	0.3 fc	23.7:1	7.3:1
east property line	+	0.2 fc	0.9 fc	0.0 fc	N/A	N/A
north property line	+	0.2 fc	0.7 fc	0.0 fc	N/A	N/A
west property line	+	0.1 fc	0.5 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	A		2	DSX0 LED P2 30K RCCO	DSX0 LED P2 30K RCCO MVOLT	LED	1	3402	0.95	49	
	B		0	DSX0 LED P2 30K T4M	DSX0 LED P2 30K T4M MVOLT	LED	1	5458	0.95	196	
	C		3	DSX0 LED P2 30K LCCO	DSX0 LED P2 30K LCCO MVOLT	LED	1	3402	0.95	49	
	D		0	DSX0 LED P2 30K TSM	DSX0 LED P2 30K TSM MVOLT with housiesd shield	LED	1	4175	0.95	98	
	E		36	DSX0 LED P3 30K TTFM MVOLT HS	DSX0 LED P3 30K TTFM MVOLT with housiesd shield	LED	1	6122	0.95	71	
	F		0	VP-S-24L-55-3K7-FR	SMALL VIPER	X-70-CRI	1	5804	1	54	
	G		8	VP-S-48L-110-3K7-4		X-70-CRI	1	11828	1	108	



HOTEL SITE
TINLEY PARK, IL

Designer

John Neville

Date

10/26/2019

Scale

Not to Scale

Drawing No.

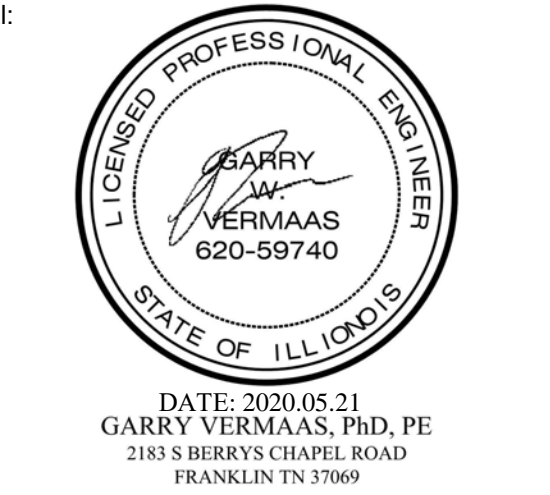
Summary



BASE4

BASE4
2901 CLINT MOORE ROAD, #114
BOCA RATON, FLORIDA 33496
888.901.8008 www.base4.com
RICARDO J. MUNIZ-GUILLET, AIA
5453 NW 106TH DR
CORAL SPRINGS, FL 33076

MEP ENGINEER
GARRY VERMAAS PHD, PE
2183 S BERRY'S CHAPEL ROAD
FRANKLIN, TN 37069



Owner:
TOP Hospitality
143 WHEELING ROAD
WHEELING, ILLINOIS 60090
312.404.6735

Residence INN
BY MARRIOTT

9555 83RD STREET,
TINLEY PARK, ILLINOIS

PROTOTYPE VERSION: DESIGN
GUIDELINE DRAWINGS - GEN 9,
REVISION DATE: 2019.04.29

ISSUE NO.	DELTA	ISSUE DATE	DESCRIPTION
1	L0	2020.03.19	ISSUED FOR PERMIT

CURRENT ISSUE

ISSUED FOR PERMIT

CURRENT ISSUE DATE
2020.03.19

DRAWN BY
MSM

CHECKED BY
GWV

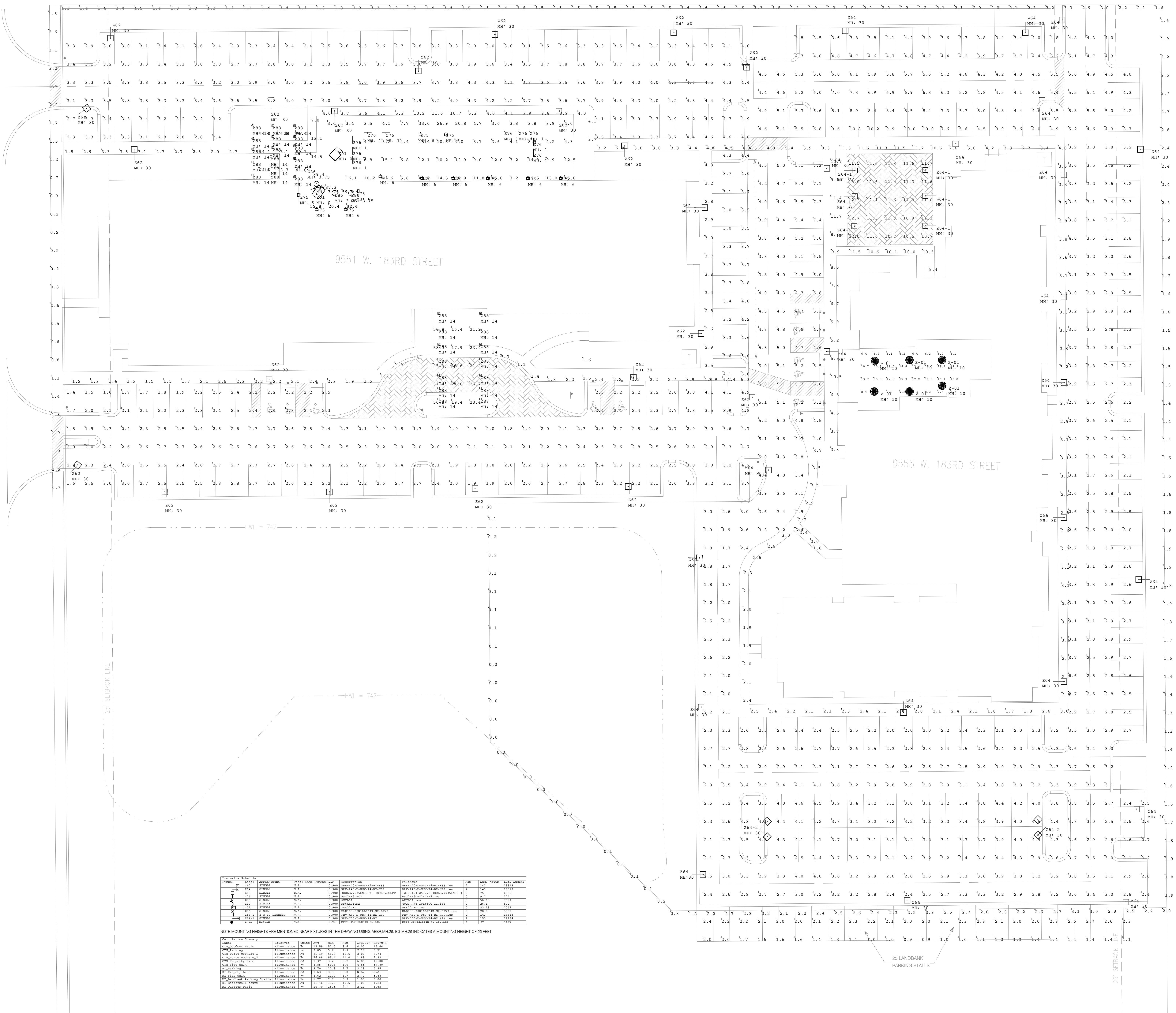
PROJECT NO.
B4-157-1901

SHEET NAME


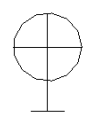

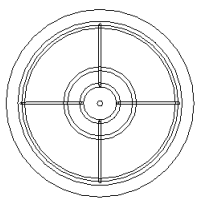

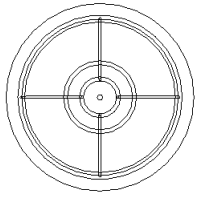

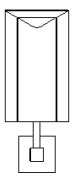

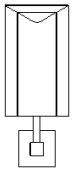

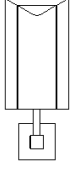

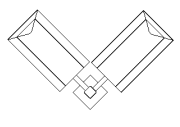



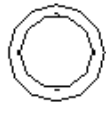
**SITE
PHOTOMETRICS
PLAN**

DRAWINGS NO.

LT-200B



Luminaire Schedule											
Symbol	Label	Acronym	Symbol	Total Lamp Lumens	LP	Description	Filename	Area	Low	High	Low
	262	FLUORESC	N.A.	0.000	10.0	10.0	FWP-AD3-D-00V-74-85-85		2	143	1813
	264	FLUORESC	N.A.	0.000	10.0	10.0	FWP-AD3-D-00V-74-85-85	lwp	2	143	1813
	266	FLUORESC	N.A.	0.000	10.0	10.0	4500K(1)50W x 4 4500K(1)50W x 4	lwp	2	143	1813
	268	FLUORESC	N.A.	0.000	10.0	10.0	R60-X50-D-40-75-100	lwp	0	9	274
	270	FLUORESC	N.A.	0.000	10.0	10.0	ACRCA				
	272	FLUORESC	N.A.	0.000	10.0	10.0	FWP-AD3-D-00V-74-85-85	lwp	2	143	1813
	274	FLUORESC	N.A.	0.000	10.0	10.0	FWP-AD3-D-00V-74-85-85	lwp	2	143	1813
	276	FLUORESC	N.A.	0.000	10.0	10.0	FWP-AD3-D-00V-74-85-85	lwp	2	143	1813
	278	FLUORESC	N.A.	0.000	10.0	10.0	FWP-AD3-D-00V-74-85-85	lwp	2	143	1813
	280	FLUORESC	N.A.	0.000	10.0	10.0	FWP-AD3-D-00V-74-85-85	lwp	2	143	1813
	282	FLUORESC	N.A.	0.000	10.0	10.0	FWP-AD3-D-00V-74-85-85	lwp	2	143	1813
	284	FLUORESC	N.A.	0.000	10.0	10.0	FWP-AD3-D-00V-74-85-85	lwp	2	143	1813
	286	FLUORESC	N.A.	0.000	10.0	10.0	FWP-AD3-D-00V-74-85-85	lwp	2	143	1813
	288	FLUORESC	N.A.	0.000	10.0	10.0	FWP-AD3-D-00V-74-85-85	lwp	2	143	1813
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	292	FLUORESC	N.A.	0.000	10.0	10.0	FWP-AD3-D-00V-74-85-85	lwp	2	143	1813
	294	FLUORESC	N.A.	0.000	10.0	10.0	FWP-AD3-D-00V-74-85-85	lwp	2	143	1813
	296	FLUORESC	N.A.	0.000	10.0	10.0	FWP-AD3-D-00V-74-85-85	lwp	2	143	1813
	298	FLUORESC	N.A.	0.000	10.0	10.0	FWP-AD3-D-00V-74-85-85	lwp	2	143	1813
	300	FLUORESC	N.A.	0.000	10.0	10.0	FWP-AD3-D-00V-74-85-85	lwp	2	143	1813
	302	FLUORESC	N.A.	0.000	10.0	10.0	FWP-AD3-D-00V-74-85-85	lwp	2	143	1813
	304	FLUORESC	N.A.	0.000	10.0	10.0	FWP-AD3-D-00V-74-85-85	lwp	2	143	1813
	306	FLUORESC	N.A.	0.000	10.0	10.0	FWP-AD3-D-00V-74-85-85	lwp	2	143	1813
	308	FLUORESC	N.A.	0.000	10.0	10.0	FWP-AD3-D-00V-74-85-85	lwp	2	143	1813
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	464	FLUORESC	N.A.	0.000	10.0	10.0	FWP-AD3-D-00V-74-85-85	lwp	2	143	1813
	466	FLUORESC	N.A.	0.000	10.0	10.0	FWP-AD3-D-00V-74-85-85	lwp	2	143	1813
	468	FLUORESC	N.A.	0.000	10.0	10.0	FWP-AD3-D-00V-74-85-85	lwp	2	143	1813
	470	FLUORESC	N.A.	0.000	10.0	10.0	FWP-AD3-D-00V-74-85-85	lwp	2	143	1813
	472	FLUORESC	N.A.	0.000	10.0	10.0	FWP-AD3-D-00V-74-85-85	lwp	2	143	1813
	474	FLUORESC	N.A.	0.000	10.0	10.0	FWP-AD3-D-00V-74-85-85	lwp	2	143	1813
	476	FLUORESC	N.A.	0.000	10.0	10.0	FWP-AD3-D-00V-74-85-85	lwp	2	143	1813
	478	FLUORESC	N.A.	0.000	10.0	10.0	FWP-AD3-D-00V-74-85-85	lwp	2	143	1813

LIGHTING FIXTURE SCHEDULE- PART 5												
LEGEND PRESENTATION	LEGEND	TYPE MARK	MANUFACTURER	CATALOG NUMBER	WATTS	MOUNTING	FINISH	LAMP TYPE	VOLTAGE	DESCRIPTION	LOCATIONS	REMARK
		Z05/E	KITCHLER LIGHTING	49623BKTLED	17	WALL	TEXTURED BLACK	LED	120 V	7.5"W x 15.00"H AMBER VALLYE COLLECTION LED FIXTURE, 875 DELIVERED LUMENS, 3000K, 90 CRI	BUILDING EXTERIOR WALL	
		Z42	LUKAS LIGHTING	CL914	30	STEM	WHITE	LED	120 V	3 FT EXTERIOR PENDANT, 800 DELIVERED LUMENS, 3000K	EXTERIOR	#GE LED10DA19/830 ORDER CODE-69119
		Z43	LUKAS LIGHTING	CLK913	30	STEM	WHITE	LED	120 V	4 FT EXTERIOR PENDANT, 800 DELIVERED LUMENS, 3000K	EXTERIOR	#GE LED10DA19/830 ORDER CODE-69119
		Z62	EATON-LUMARK	PRV A40-D-UNV-T4-SA-DP	143	POLE Z63	DARK PLATINUM	LED	208 V	EXTERIOR PREVAIL SITE LUMINAIRE WITH STANDARD ARM, 15157 DELIVERED LUMENS, 4000K, 70 CRI	SITE AREA	Z63:EATON -LUMARK, SSS-5-A-25-S-L-M-1. DESCRIPTION: 25' POLE 5" SQUARE
		Z64	EATON-LUMARK	PRV A40-D-UNV-T4-SA-DP	143	POLE Z63	DARK PLATINUM	LED	208 V	EXTERIOR PREVAIL SITE LUMINAIRE WITH STANDARD ARM, 15157 DELIVERED LUMENS, 4000K, 70 CRI	SITE AREA	Z63:EATON -LUMARK, SSS-5-A-25-S-L-M-1. DESCRIPTION: 25' POLE 5" SQUARE
		Z64-1	EATON-LUMARK	PRV-C60-D-UNV-T4-DP	153	POLE Z63	DARK PLATINUM	LED	208 V	EXTERIOR PREVAIL SITE LUMINAIRE WITH STANDARD ARM, 19984 DELIVERED LUMENS, 4000K, 70 CRI	SITE AREA	
		Z64-2	EATON-LUMARK	PRV A40-D-UNV-T4-SA-DP	286	POLE Z63	DARK PLATINUM	LED	208 V	EXTERIOR PREVAIL SITE LUMINAIRE WITH STANDARD ARM, 30,314 DELIVERED LUMENS, 4000K, 70 CRI	SITE AREA	
		Z91	EATON-PORTFOLIO	LD6B10D010-IEMBODEU6B10 20840-6BM1LIEHS6A-HB26	11	RECESSED	SPECULAR CEAR	LED	120 V	6" DOWNLIGHT, 1254 DELIVERED LUMENS, 4000K, 80 CRI	EXTERIOR SIDE ENTRANCE, SLOPED CANOPY	
		Z-01	PHILIPS LUMEC	MPTC-35W32LED4K-G2-LE2	37	POLE	BLACK	LED	120 V	URBANSCAPE LED POST LUMINAIRE, 3462 DELIVERED LUMENS, 4000K	OUTDOOR PATIO	

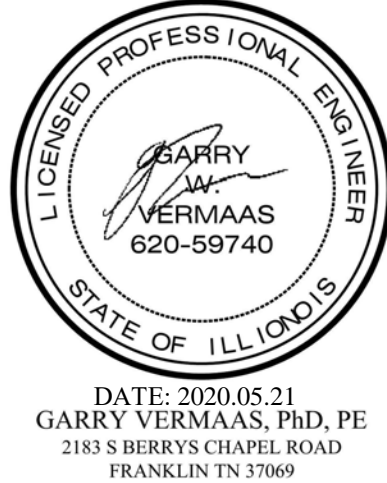
NOTE:
1. CONTRACTOR SHALL REFER FIXTURE SCHEDULE AND BRAND STANDARD FOR THE SELECTION OF LIGHTING FIXTURE MODEL NO AND MAKE. CONTRACTOR SHALL SUBMIT LIGHTING PACKAGE ALONG WITH LIGHTING CONTROL SCHEME AS PER CODE AND BRAND STANDARD TO CLIENT/ENGG. REVIEW BEFORE TO ORDER.
2. CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR EXTERIOR FIXTURES.
3. CONTRACTOR SHALL CO-ORDINATE WITH OWNER/ARCH FOR DECORATIVE FIXTURES SELECTION.
4. ALL THE LIGHTING FIXTURES IN POOL AREA SHOULD CONTAINS VAPOUR PROOF LAMPS.
5. CONTRACTOR SHALL VERIFY THE FINAL COUNT OF LIGHT FIXTURES PRIOR BID/PURCHASE/INSTALLATION. THE FINAL COUNT IS THE RESPONSIBILITY OF THE GC AND PROCUREMENT GROUPS.



BASE4

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2901 CLINT MOORE ROAD, #114
BOCA RATON, FLORIDA 33496
888.901.8008 www.base-4.com
RICARDO J. MUNIZ-GUILLET, AIA
5453 NW 106TH DR
CORAL SPRINGS, FL 33076
MEP ENGINEER
GARRY VERMAAS PhD, PE
2183 S BERRY'S CHAPEL ROAD
FRANKLIN, TN 37069

Seal:



Owner:

TOP Hospitality

143 WHEELING ROAD
WHEELING, ILLINOIS 60090
312.404.6735

Residence INN
BY MARRIOTT

9555 83RD STREET,
TINLEY PARK, ILLINOIS

PROTOTYPE VERSION: DESIGN
GUIDELINE DRAWINGS - GEN 9,
REVISION DATE: 2019.04.29

ISSUE NO.	DELTA	ISSUE DATE	DESCRIPTION
1	L0	2020.03.19	ISSUED FOR PERMIT

CURRENT ISSUE

ISSUED FOR PERMIT

CURRENT ISSUE DATE
2020.03.19

DRAWN BY
MSM

CHECKED BY
GWV

PROJECT NO.
B4-157-1901

SHEET NAME

**LIGHTING FIXTURE
SCHEDULE- PART 5**

DRAWINGS NO.

LT-002E

Engineering & Improvements

FINAL SITE IMPROVEMENT PLANS

FOR

NEW HORIZON HOTELS

9551 & 9555 183RD STREET
TINLEY PARK, ILLINOIS

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

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

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

TOP HOSPITALITY, LLC
2370 UNIVERSITY BOULEVARD
HOUSTON, TX 77005

P: (312) 404-6735

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

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

ELEVATION:
DESCRIPTION: SEE SHEET EX1 FOR
BENCHMARK INFORMATION

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

LOCATION MAP

N.T.S.

[illegible][illegible]

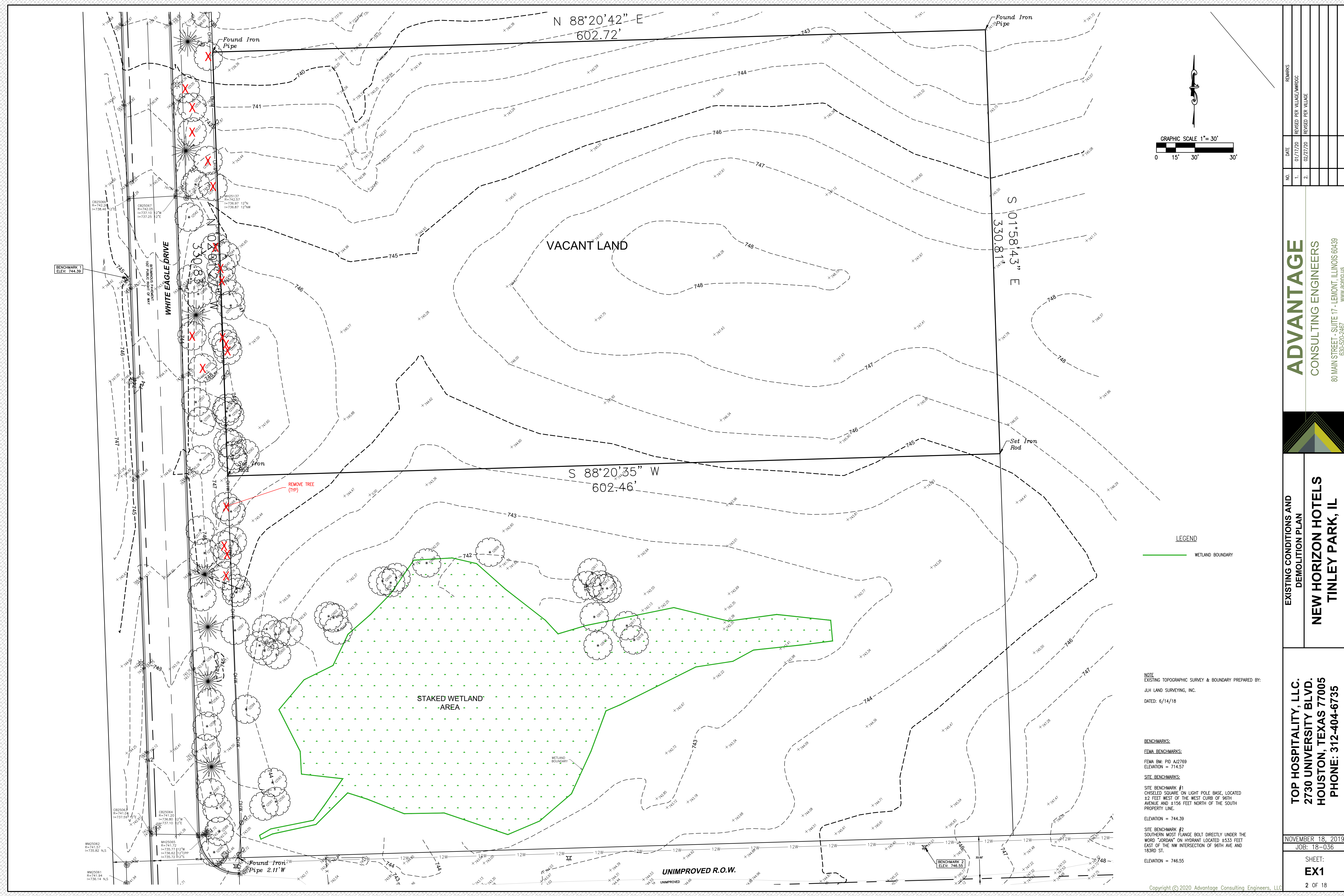
ENGINEER
WILLIAM J. ZALEWSKI, P.E.
BILLZ@ACENG.US

03/30/2021
DATE

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

PROFESSIONAL DESIGN FIRM NO.: 184-007386
EXPIRATION DATE: 4/30/2023

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

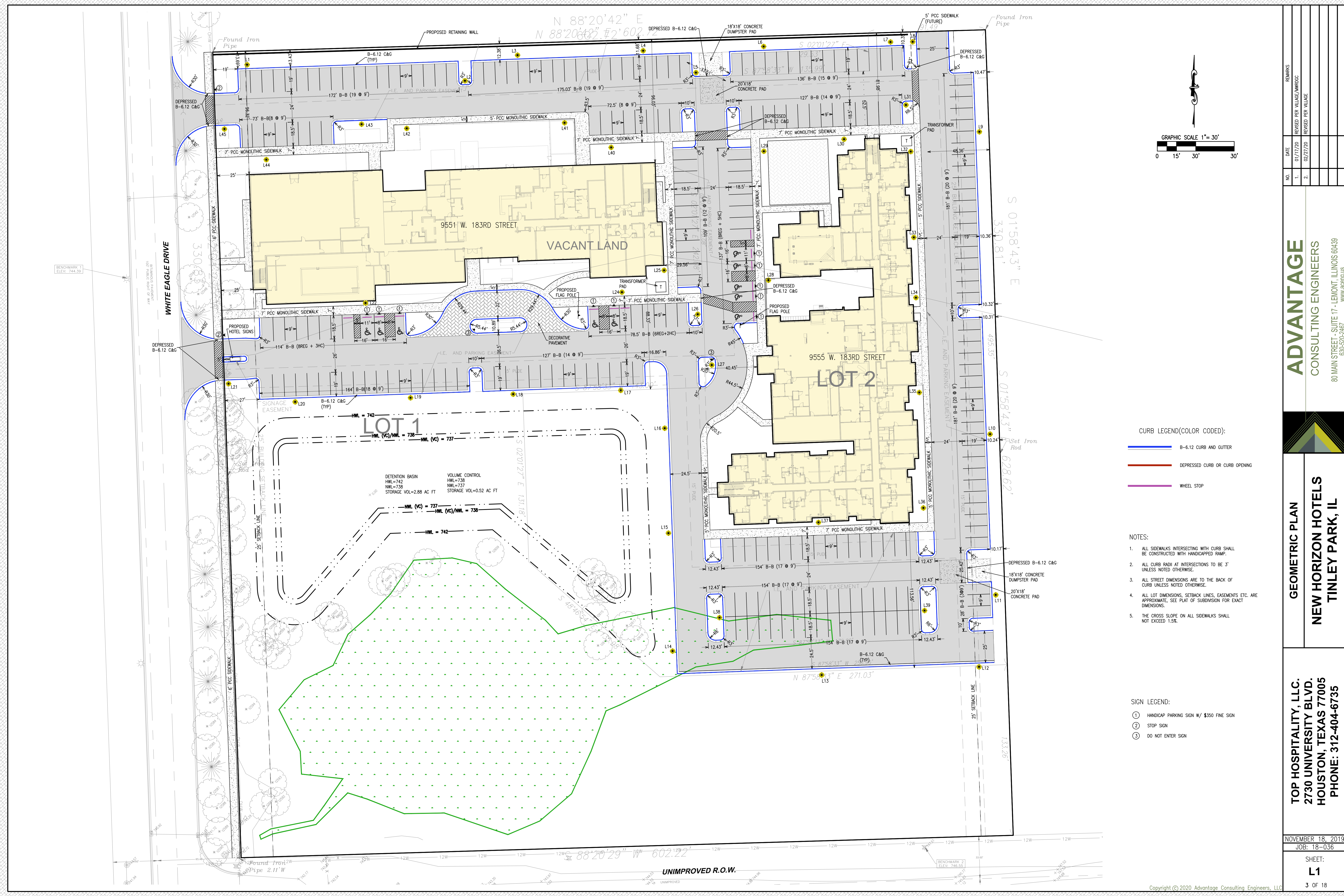


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80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
630-520-2467
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EXISTING CONDITIONS AND
DEMOLITION PLAN
NEW HORIZON HOTELS
TINLEY PARK, IL

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

NOVEMBER 18, 2019
JOB: 18-036
SHEET:
EX1
2 OF 18



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GEOMETRIC PLAN
NEW HORIZON HOTELS
TINLEY PARK, IL

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NOVEMBER 18, 2019
JOB: 18-036
SHEET:
L1
3 OF 18

CURB LEGEND(COLOR CODED):

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

NOTES:

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

SIGN LEGEND:

- HANDICAP PARKING SIGN W/ \$350 FINE SIGN
- STOP SIGN
- DO NOT ENTER SIGN



- NOTES:
1. ALL ELEVATIONS SHOWN AT CURB ARE TOP OF THE CURB ELEVATION.
 2. DRIVEWAY SLOPES SHALL BE BETWEEN 2% AND 8%. THE DRIVEWAY SLOPES ARE SHOWN FOR EACH BUILDING. IF THE DRIVEWAY LOCATION IS ALTERED, THE SLOPE SHALL BE CHECKED FOR SLOPE LIMITS.
 3. ALL ELEVATIONS SHOWN ON GRADING PLANS ARE FINISHED GRADE ELEVATIONS.
 4. REFER TO SHEET T51 FOR TYPICAL LOT GRADING SECTIONS AND OTHER DETAILS.
 5. BUILDING PADS SHOWN ARE APPROXIMATE. FINAL FOUNDATION FOOTPRINTS WILL BE DETERMINED BY THE BUILDER.
 6. OVERLAND FLOW ROUTE.
 7. OVERLAND FLOW ROUTE VIA PIPE.
 8. THE CROSS SLOPES ON ALL SIDEWALKS SHALL NOT EXCEED 1.5%.

DETENTION POND

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

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GRADING PLAN
NEW HORIZON HOTELS
TINLEY PARK, IL

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HOUSTON, TEXAS 77005
PHONE: 312-404-6735

REMARKS
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REVISED PER VILLAGE

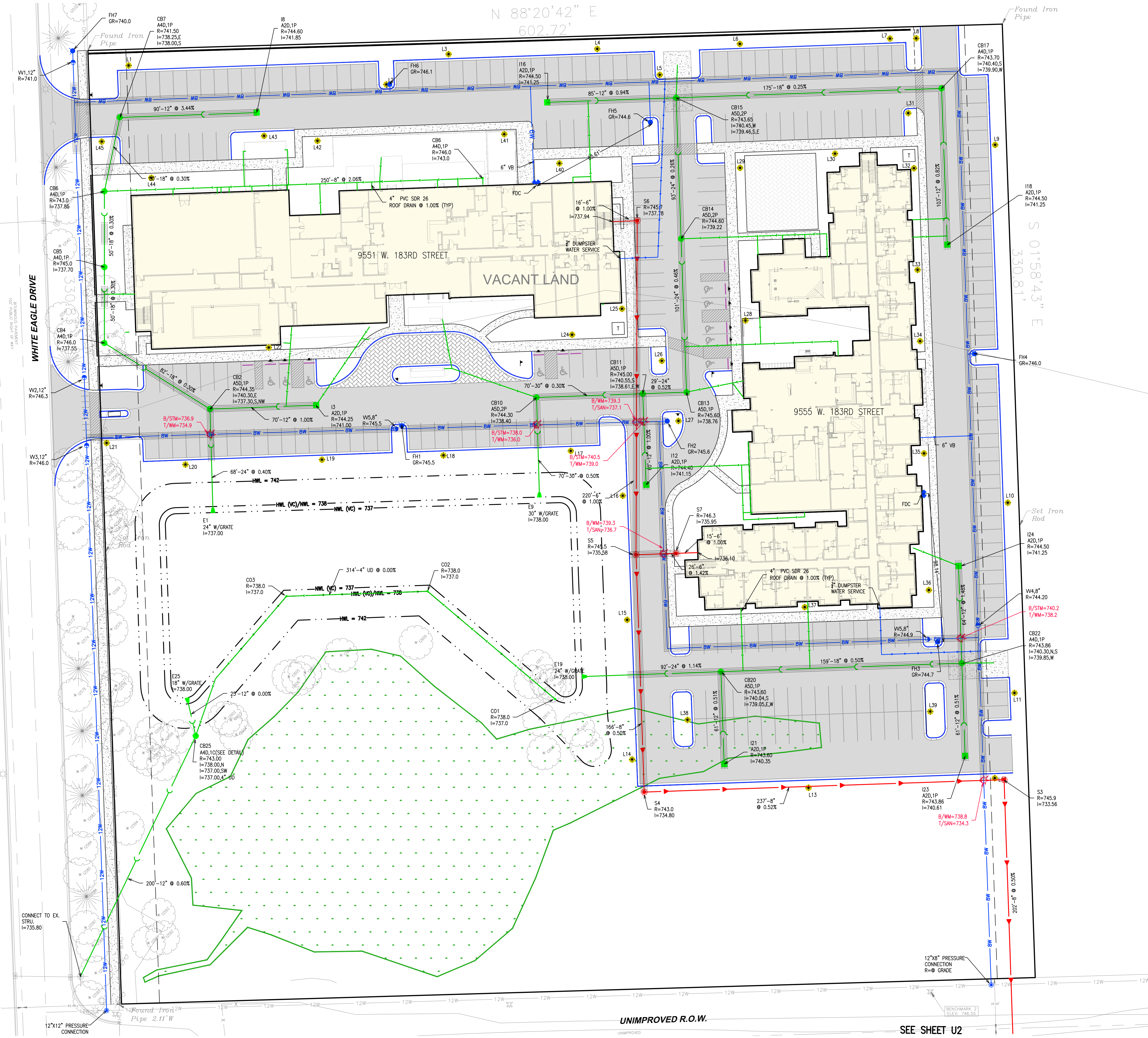
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02/27/20

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2.

NOVEMBER 18, 2019
JOB: 18-036

SHEET:
G1

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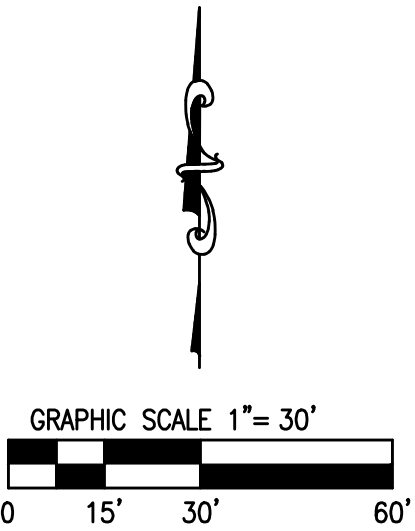
- NOTES FOR OVERALL UTILITY PLAN, ALL UTILITY SHEETS, AND PLAN AND PROFILE SHEETS:
- ALL 12" AND 15" STORM SEWERS SHALL BE RCP CL V, ALL OTHER STORM SEWERS TO BE RCP CL IV UNLESS NOTED OTHERWISE.
 - ALL SANITARY SEWER SHALL BE PVC SDR 26 UNLESS NOTED OTHERWISE.
 - ALL WATER MAIN SHALL BE D.I.P. CLASS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

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UTILITY PLAN
NEW HORIZON HOTELS
TINLEY PARK, IL

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

NOVEMBER 18, 2019
JOB: 18-036
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U1
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12"X8" PRESSURE
CONNECTION
R=0 GRADE

BENCHMARK 2
FILE: 746.55



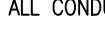

S2
R=0 GRADE
I=732.55

347'-8" @ 0.50%

S1
R=0 GRADE -
I=730.81

347'-8" @ 1.04%

CONNECT TO
EXIST. MH
(WATER TIGHT CONNECTION
PER ASTM C-923)
I=727.20

- NOTES FOR OVERALL UTILITY PLAN, ALL UTILITY SHEETS,
AND PLAN AND PROFILE SHEETS:
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 10.  = TRENCH BACKFILL
 11.  1-6" PVC SCH 40 CONDUIT F
 12.  3-4" PVC SCH 40 CONDUIT FOR COMED, AMERITECH, CABLES
 13. ALL CONDUITS SHALL BE 30" BELOW FINISHED GRADE.
 14.  PIPE CROSSING
 15. THE POOL MAIN DRAIN SHALL DISCHARGE INTO THE STORM SYSTEM, AND THE POOL BACKWASH FLOW SHALL DISCHARGE INTO THE SANITARY SEWER SYSTEM.

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NO.	DATE	REMARKS
1.	01/17/20	REVISED PER VILLAGE/MWDGC
2.	02/27/20	REVISED PER VILLAGE

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UTILITY PLAN

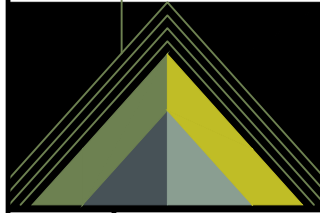
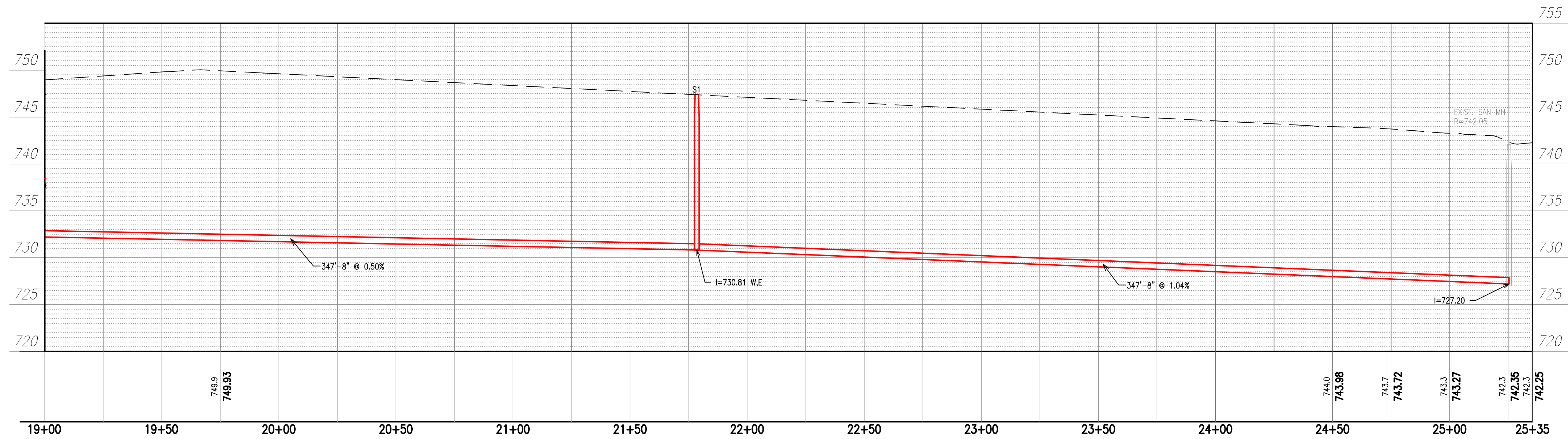
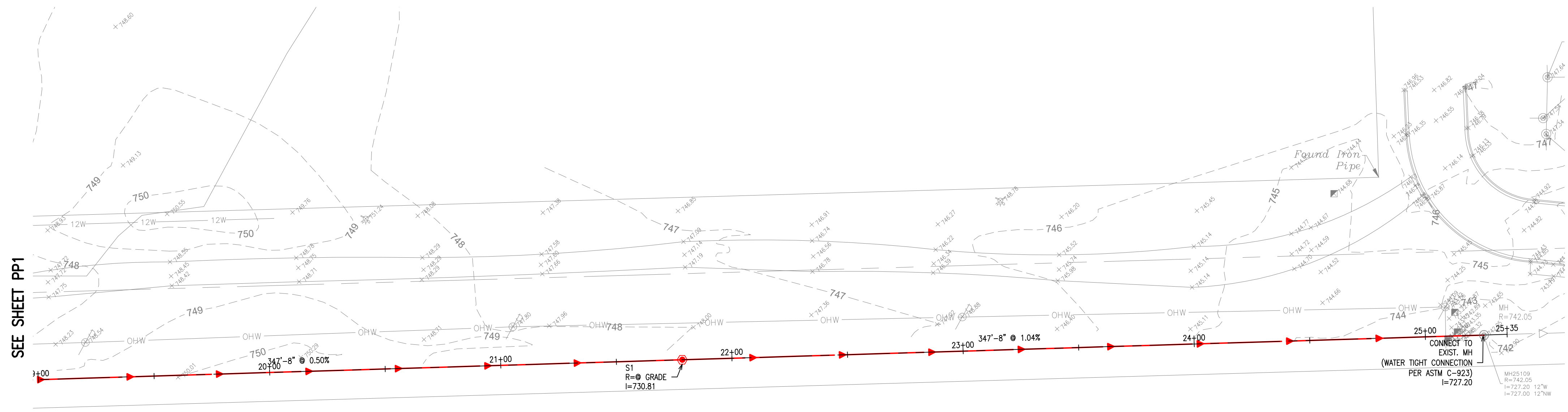
**NEW HORIZON HOTELS
TINLEY PARK, IL**

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

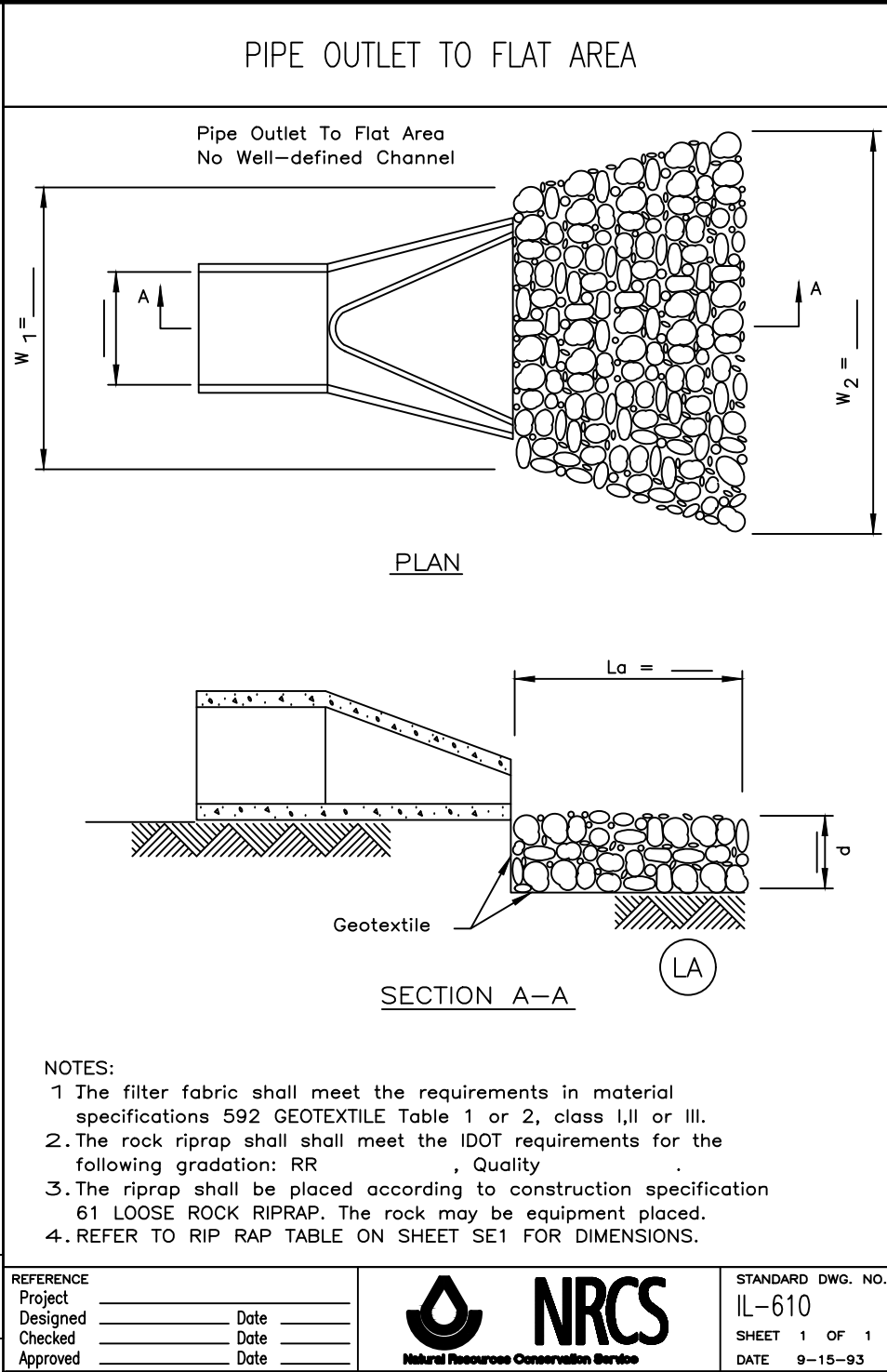
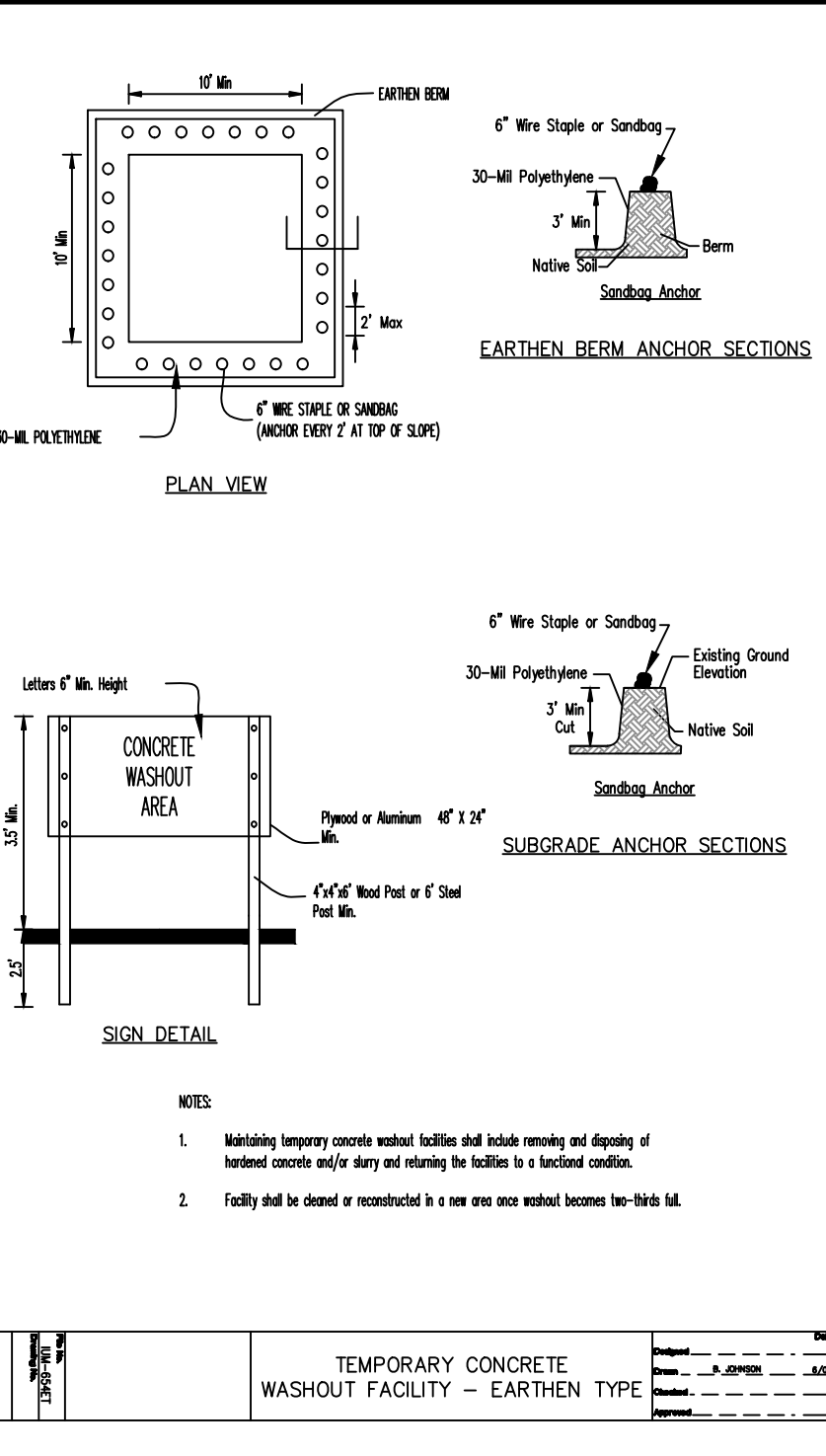
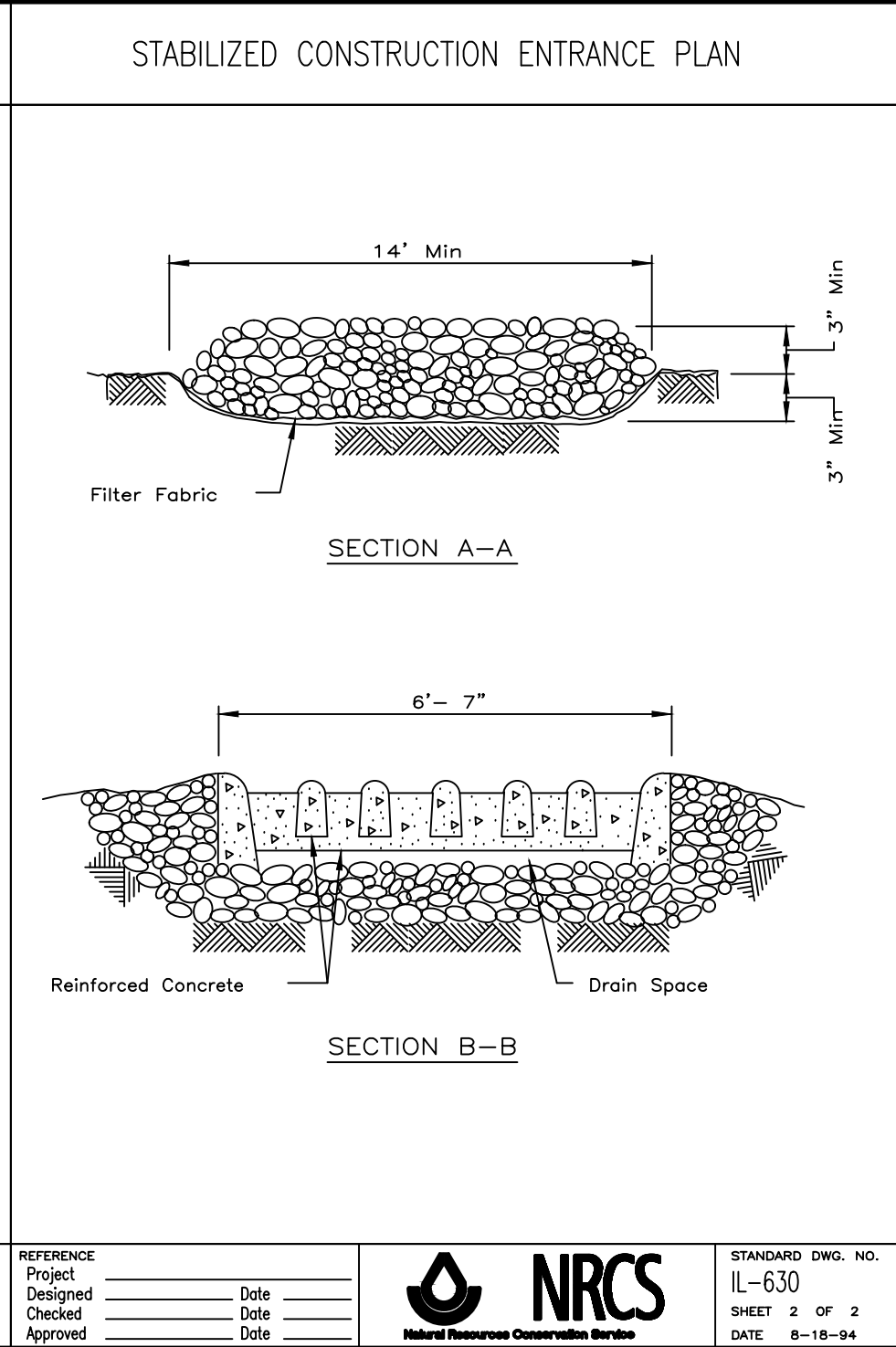
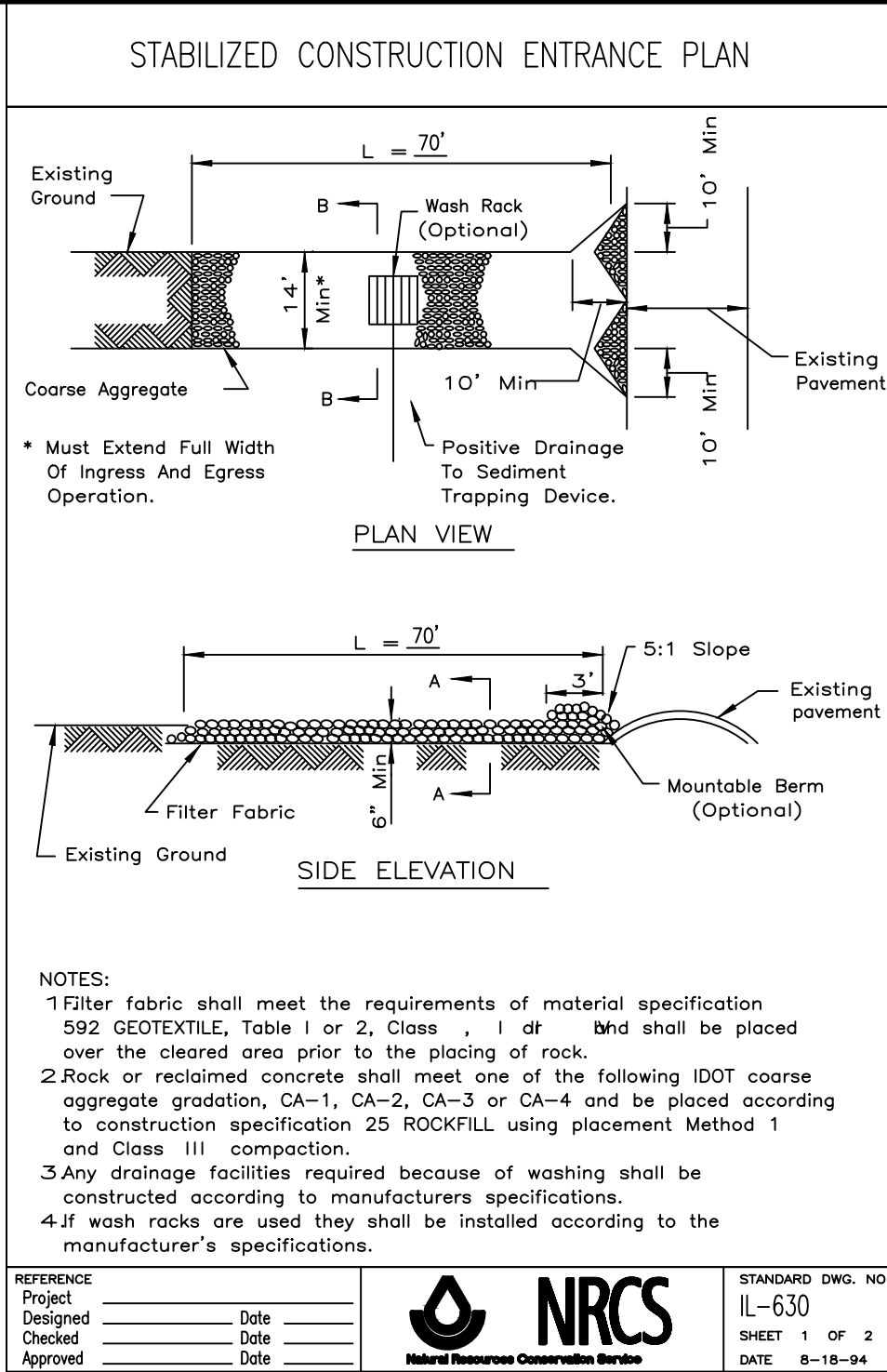
NOVEMBER 18, 2019
JOB: 18-036

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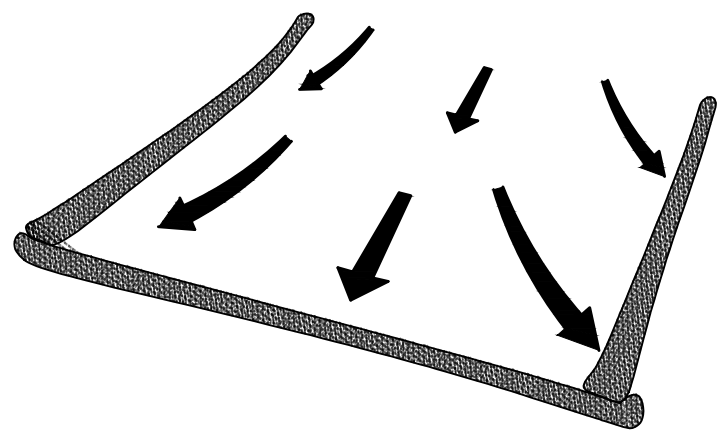
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NO.	DATE	REMARKS
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2.	02/27/20	REVISED PER VILLAGE

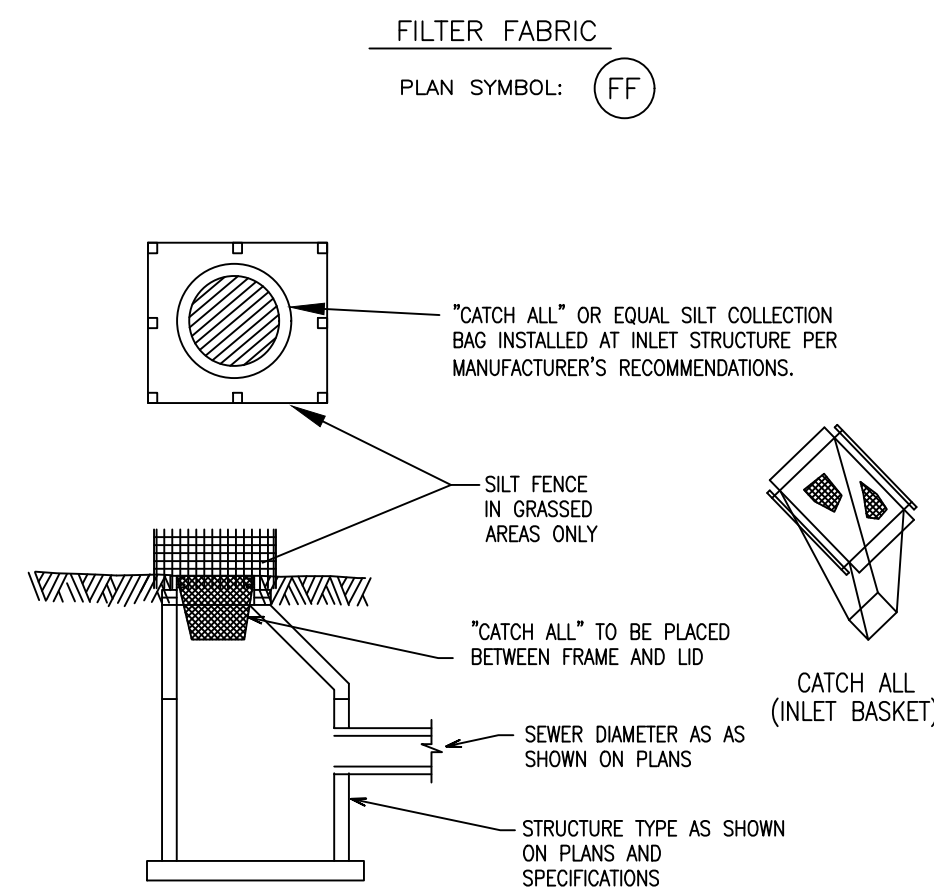
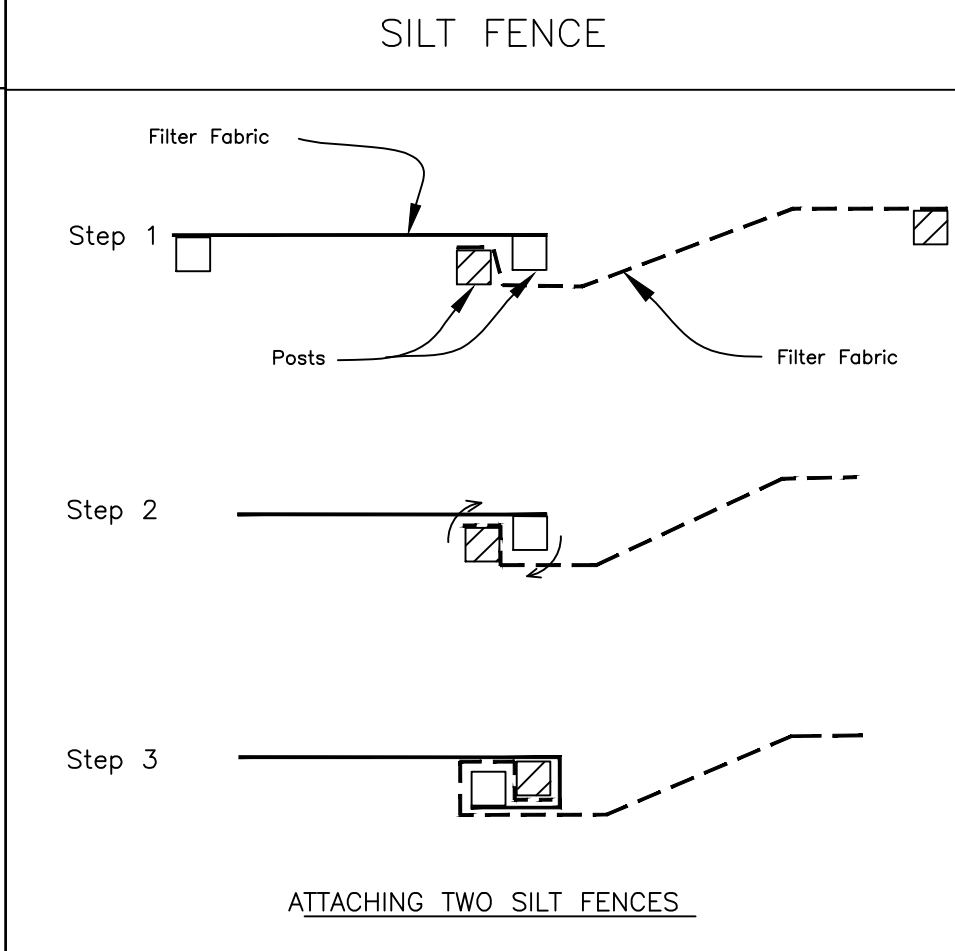
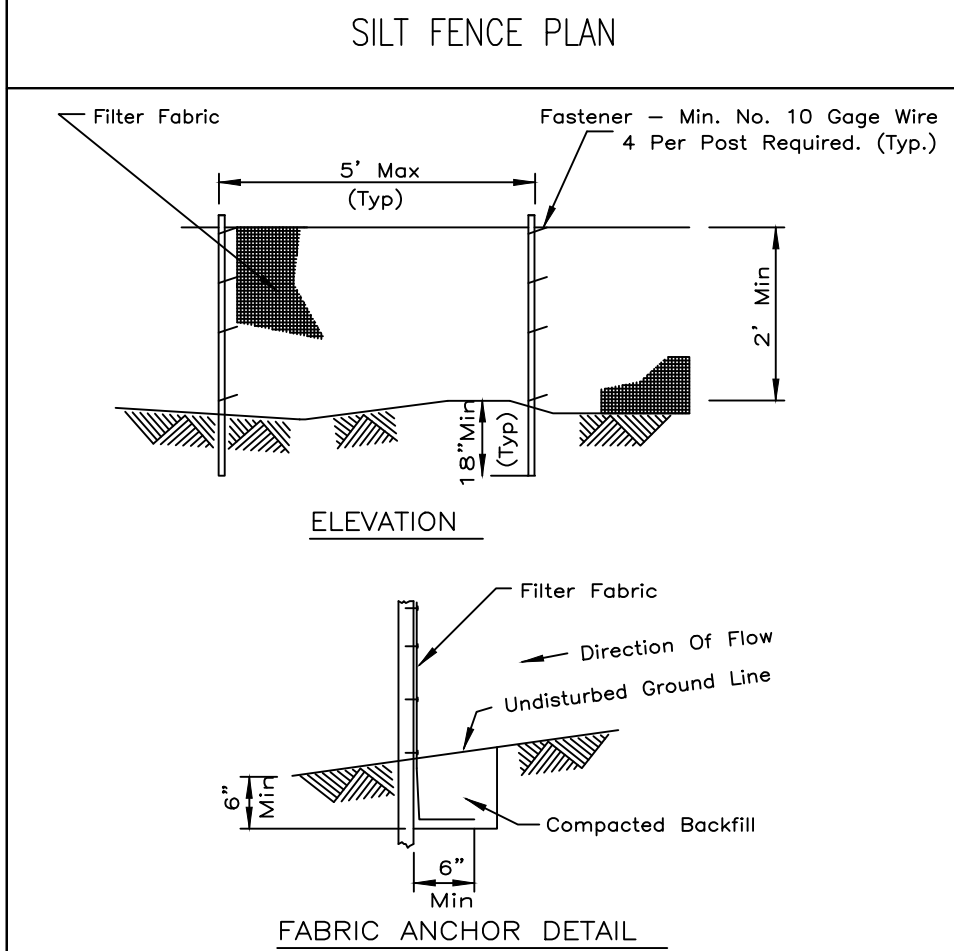


SILTORM PERIMETER CONTROL SPECIFICATIONS



PERIMETER CONTROL:

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



SILTORM INSTALLATION SPECIFICATIONS

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

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

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

SILTORM INSTALLATION ON A SLOPE SHALL BE PLACED ALONG OR ON THE GROUND CONTOUR, WHERE POSSIBLE. SILTORM APPLIED TO THE TOE OF A SLOPE SHOULD BE PLACED 10 FEET AWAY FROM THE TOE IN ORDER TO PROVIDE SPACE FOR SEDIMENT STORAGE. MAXIMUM DRAINAGE AREA SHALL BE 1/2 ACRE PER 100 LF OF SILTORM.

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

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

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

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

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

SILTORM DITCH CHECK DAM ESTIMATED QUANTITIES

LENGTH (FT)	V - DITCH (1)		TRAPEZOIDAL DITCH (2)			
	24" SILTORM (INSTALLED HEIGHT 19")	12" SILTORM (INSTALLED HEIGHT 19")	18" SILTORM (INSTALLED HEIGHT 29")	24" SILTORM (INSTALLED HEIGHT 19")	12" SILTORM (INSTALLED HEIGHT 19")	18" SILTORM (INSTALLED HEIGHT 29")
20	60	48	24	72	60	

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

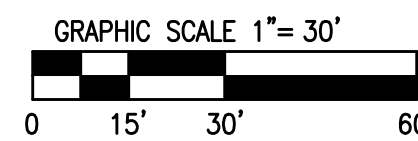
(2) ESTIMATED QUANTITIES BASED ON A 4 FT BOTTOM WIDTH, 4 FT DEPTH, AND 4:1 SIDE SLOPES. QUANTITIES WILL VARY BASED ON ACTUAL DITCH CONFIGURATION

DITCH CHECK:

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

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

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



- EROSION CONTROL LEGEND
- SE STABILIZED CONSTRUCTION ENTRANCE
 - DT DUST CONTROL
 - PV PAVING
 - PS PERMANENT SEEDING
 - CW CONCRETE WASHOUT
 - FF INLET PROTECTION
 - LA LINED APRON
 - XX SILT FENCE OR SILTWORM

REMARKS	
DATE	01/17/20
NO.	1.
NO.	2.

ADVANTAGE

CONSULTING ENGINEERS

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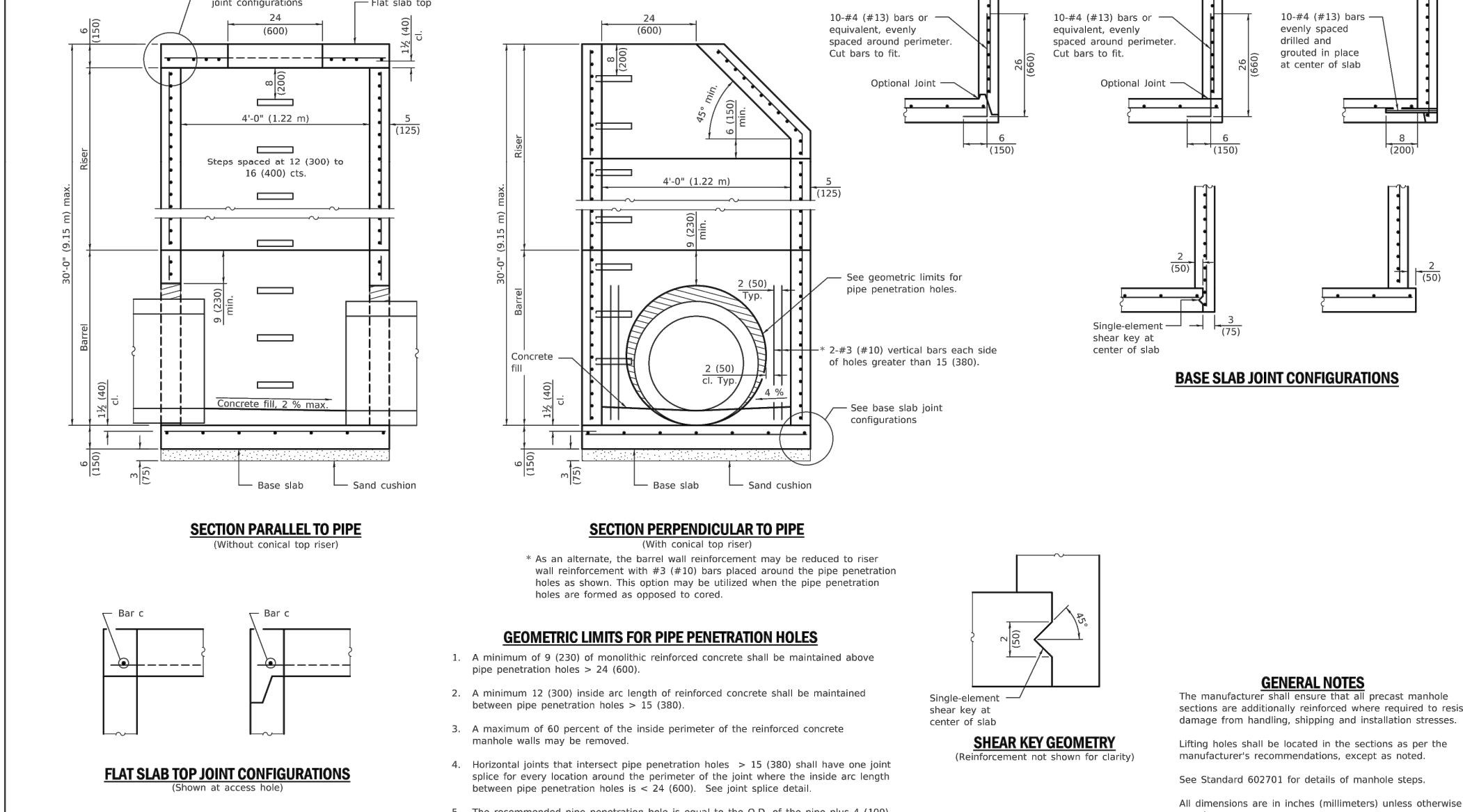
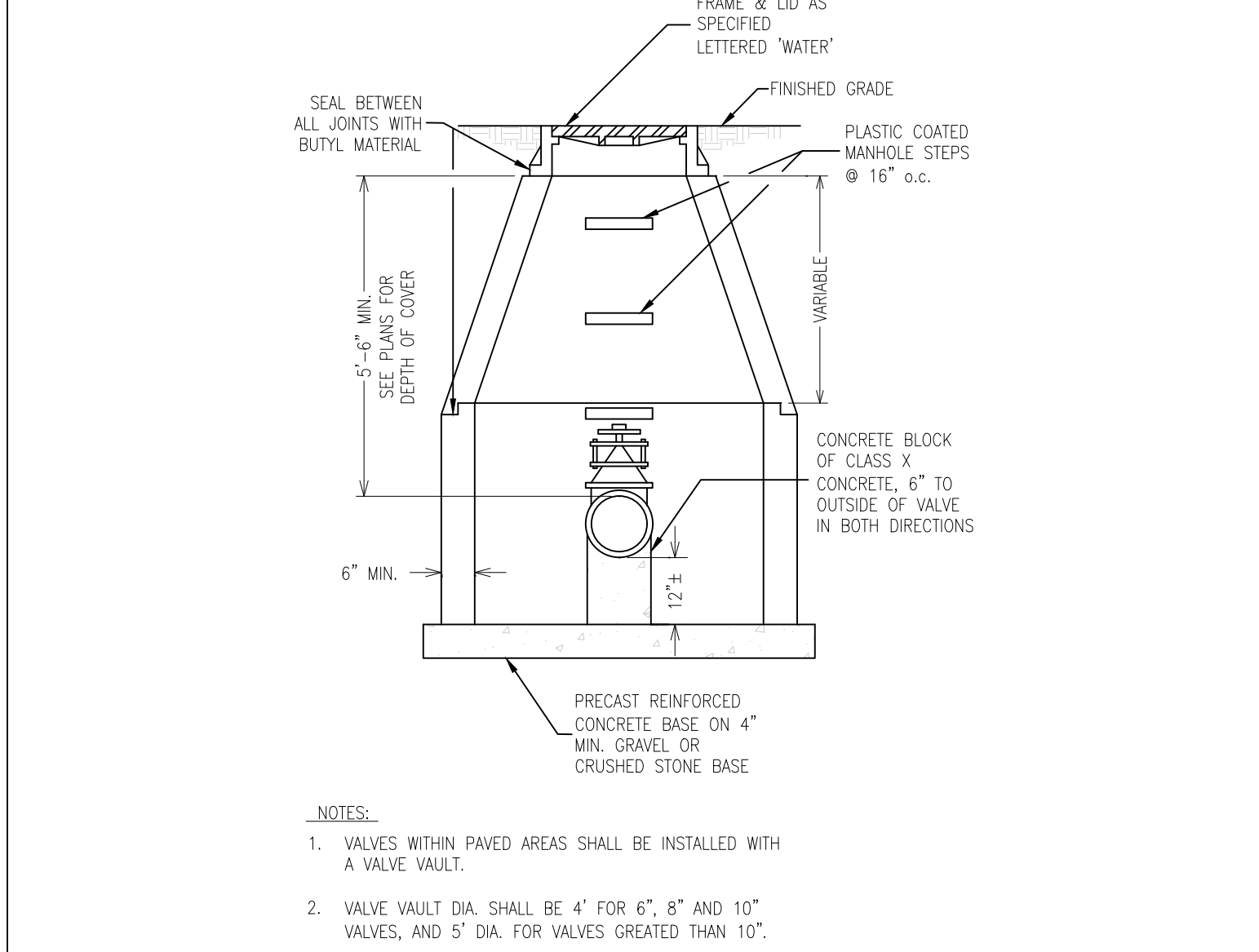
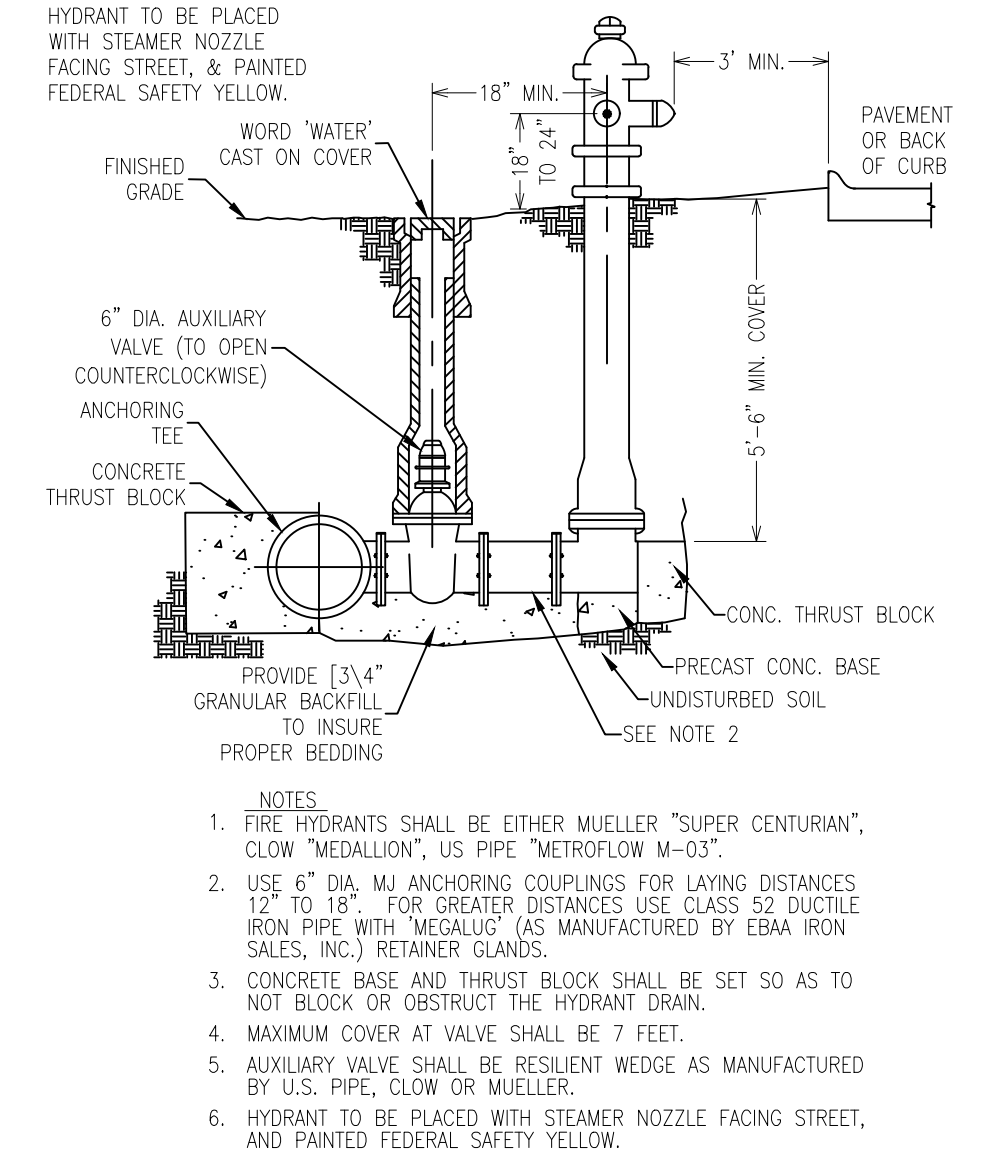
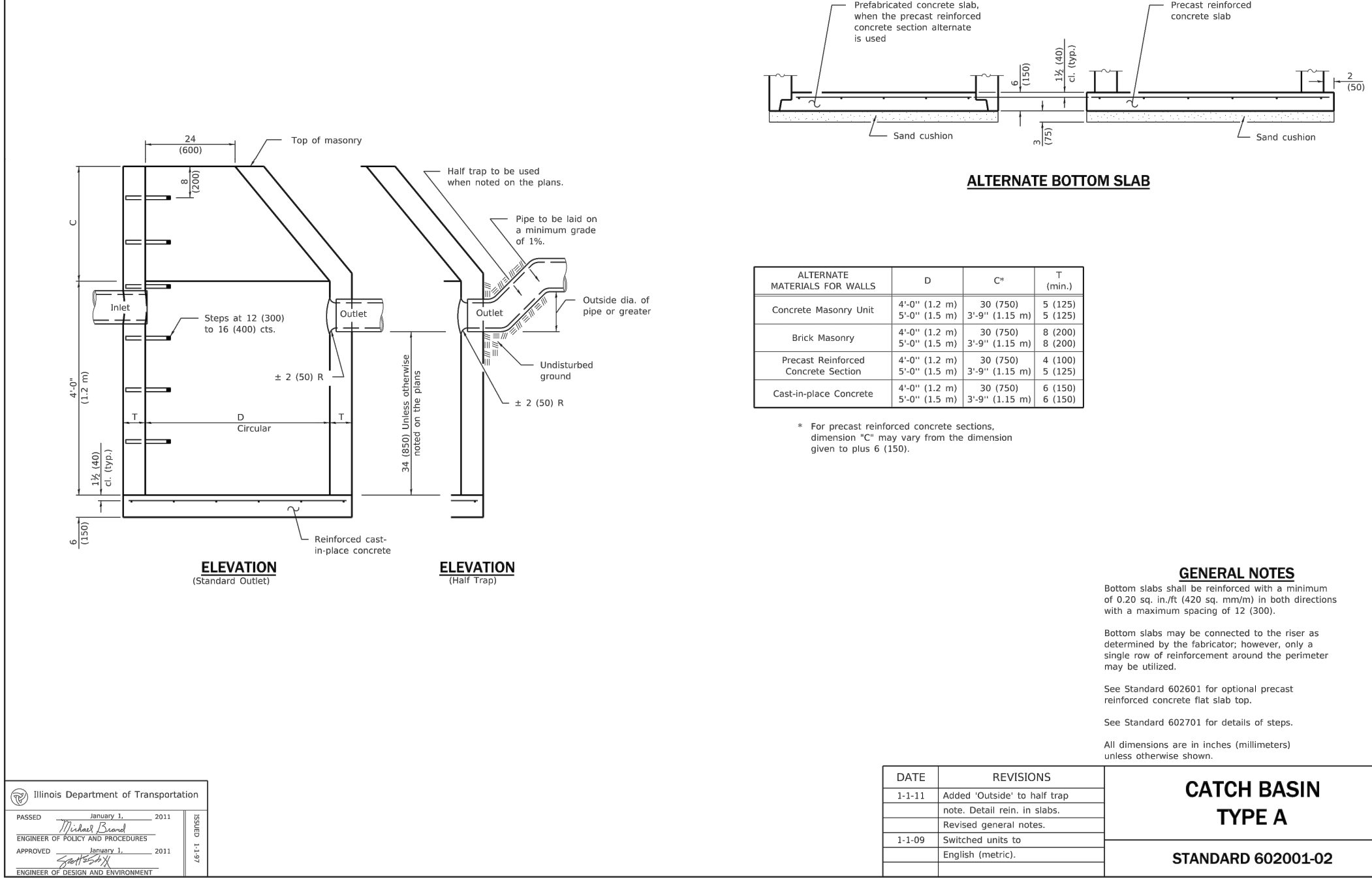
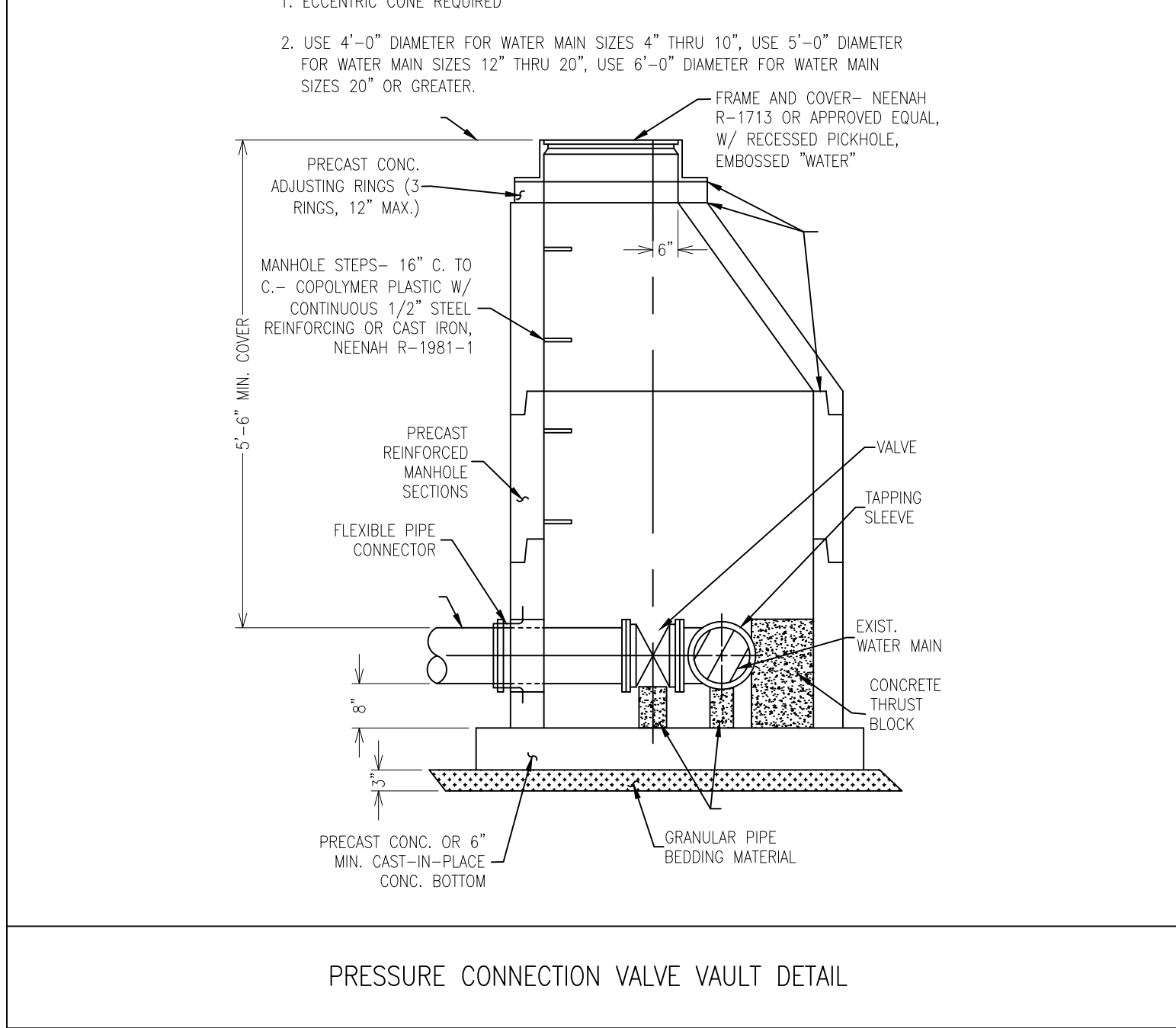
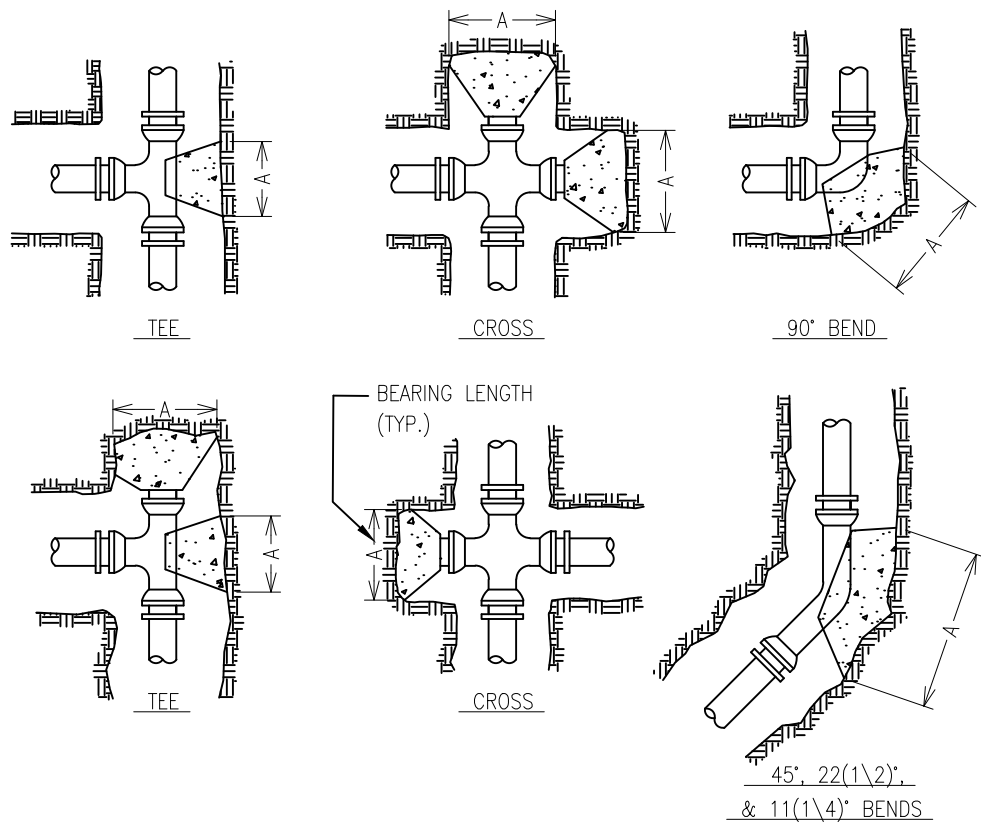
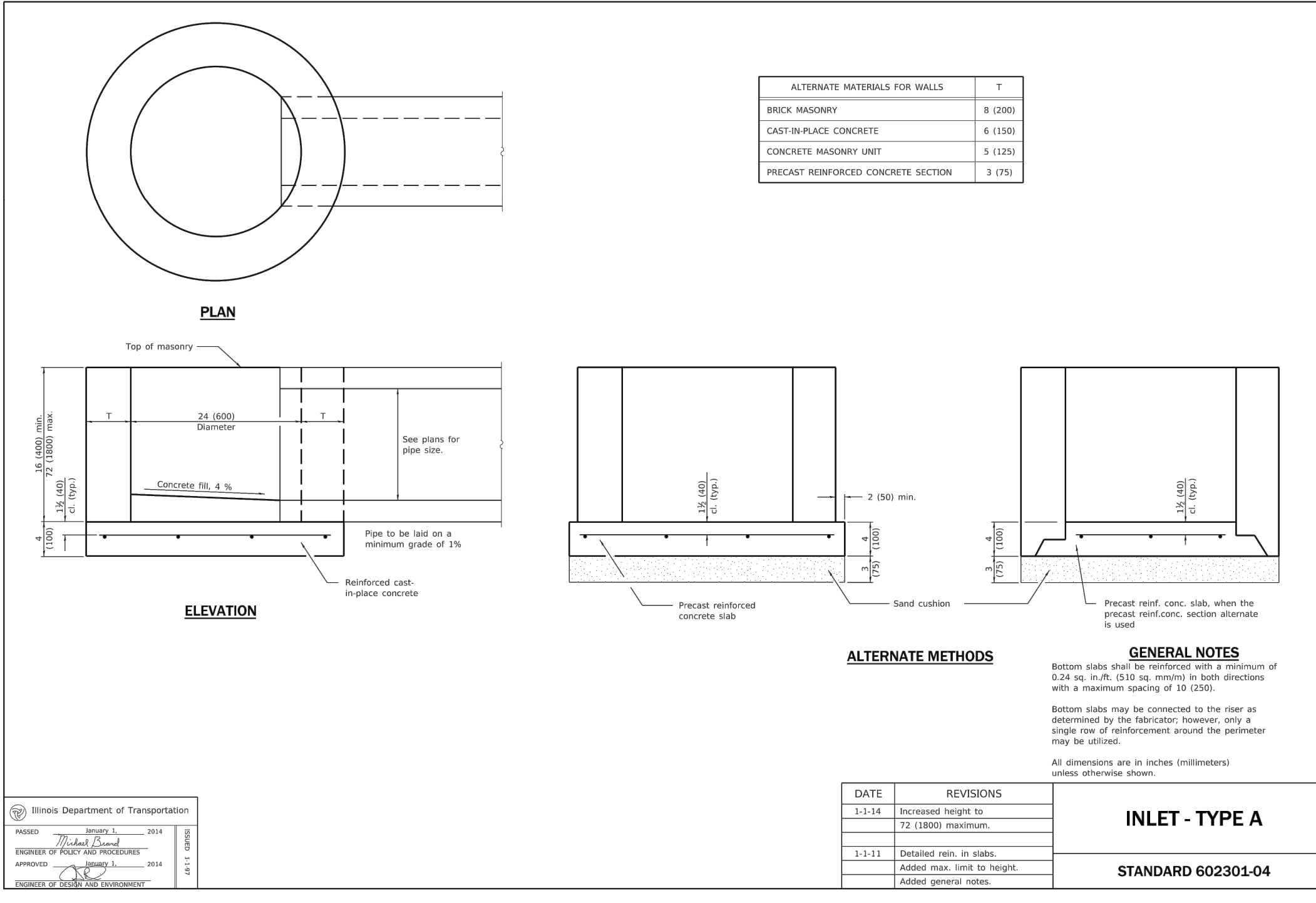
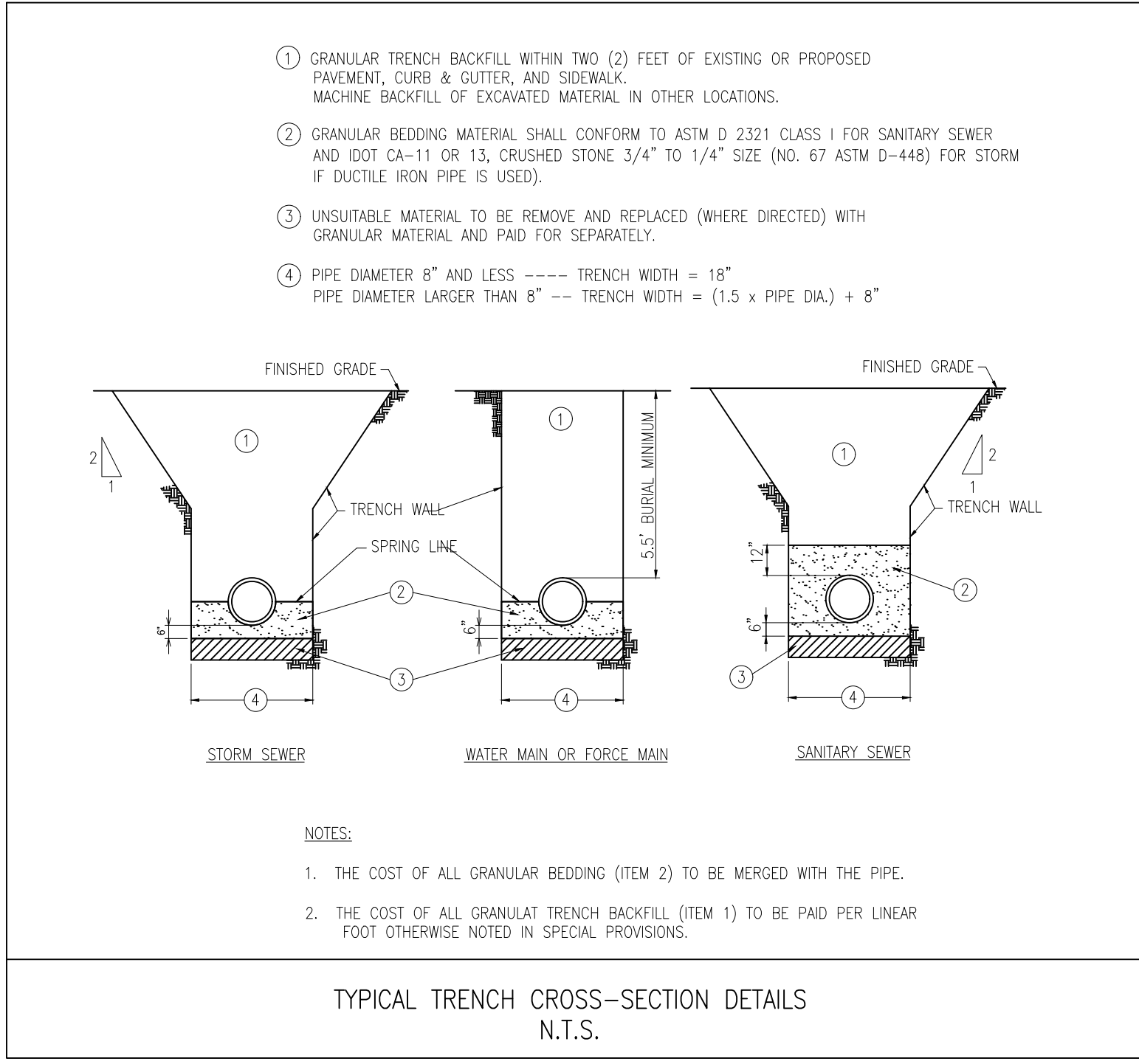
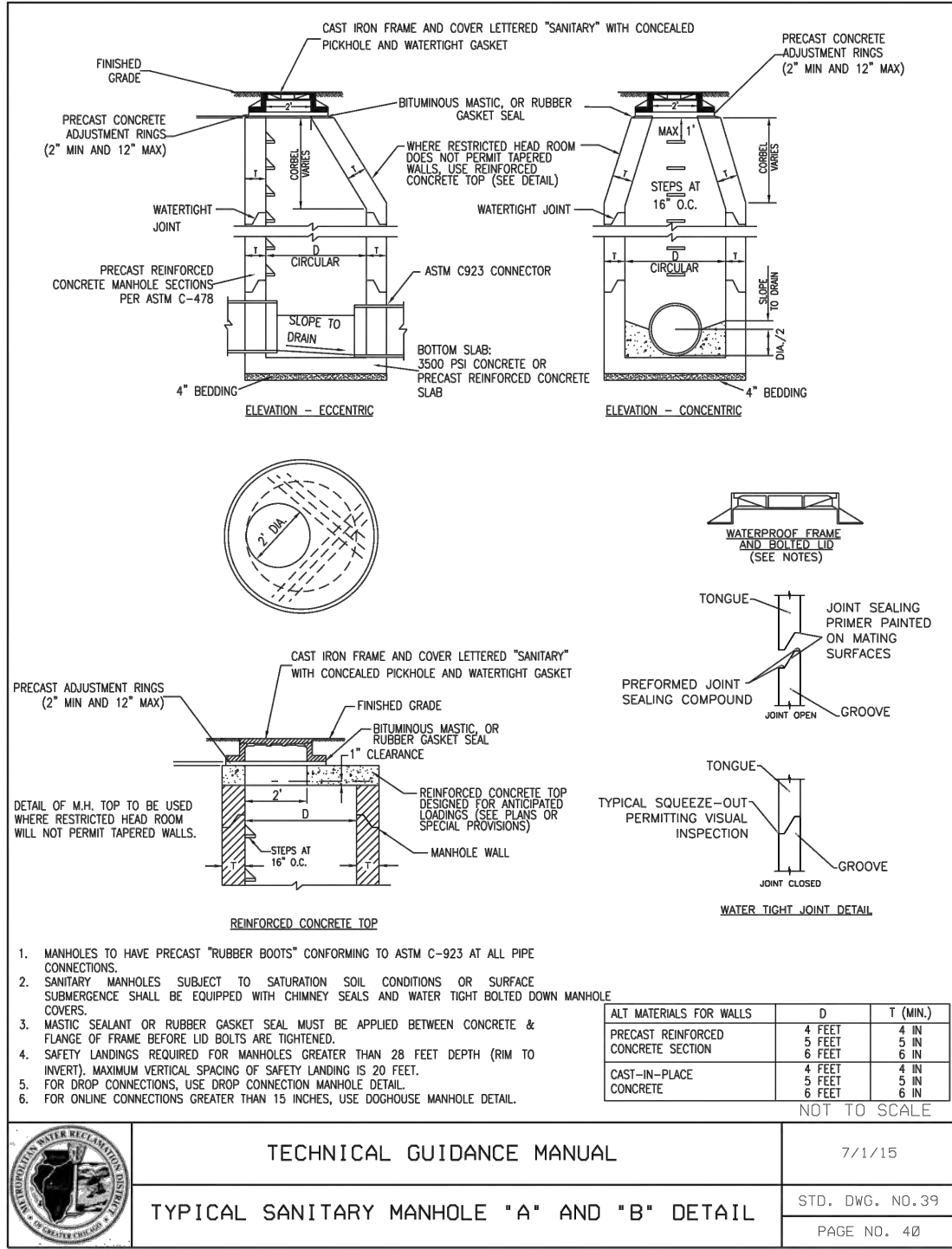
SOIL EROSION AND
SEDIMENT CONTROL PLAN

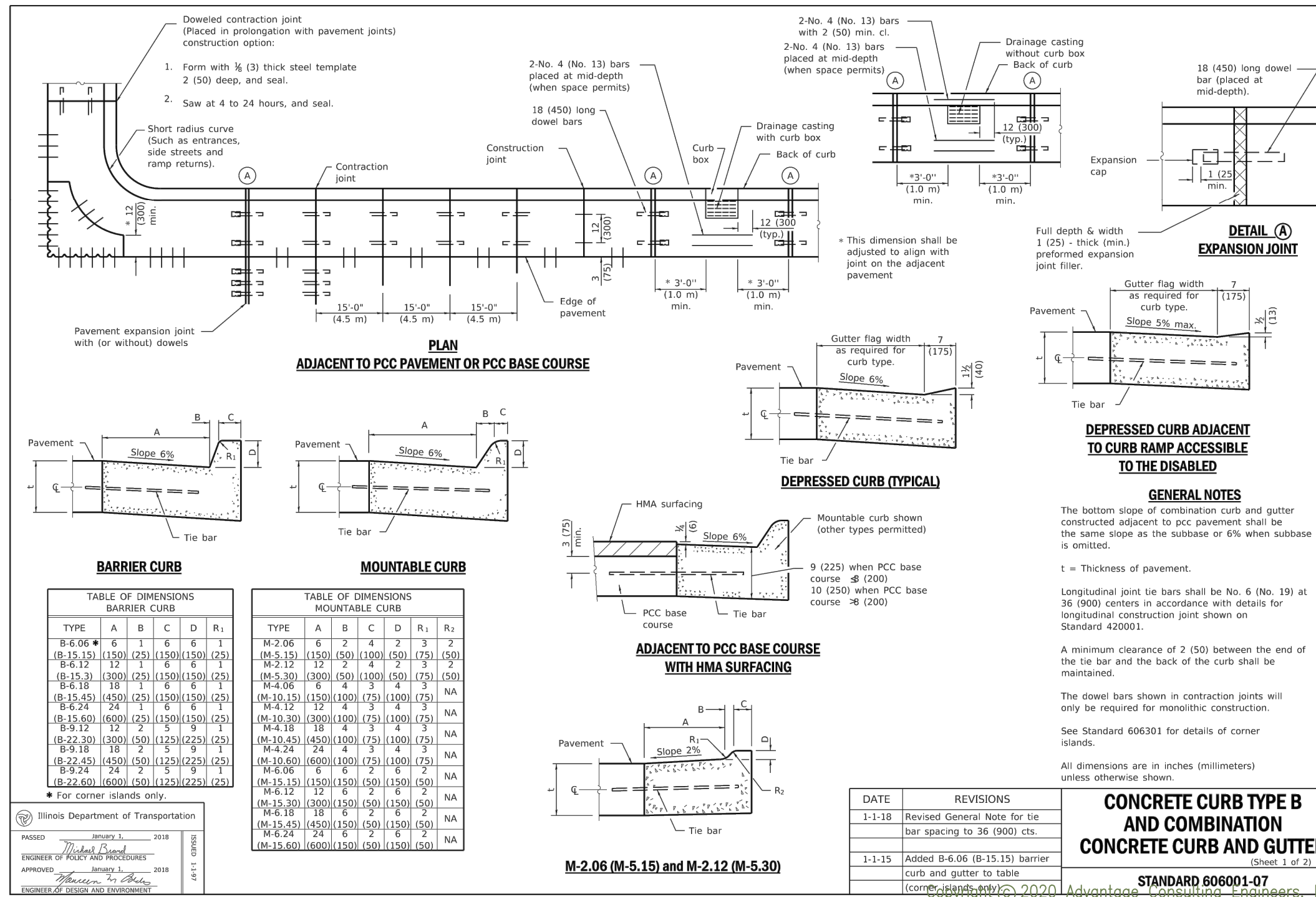
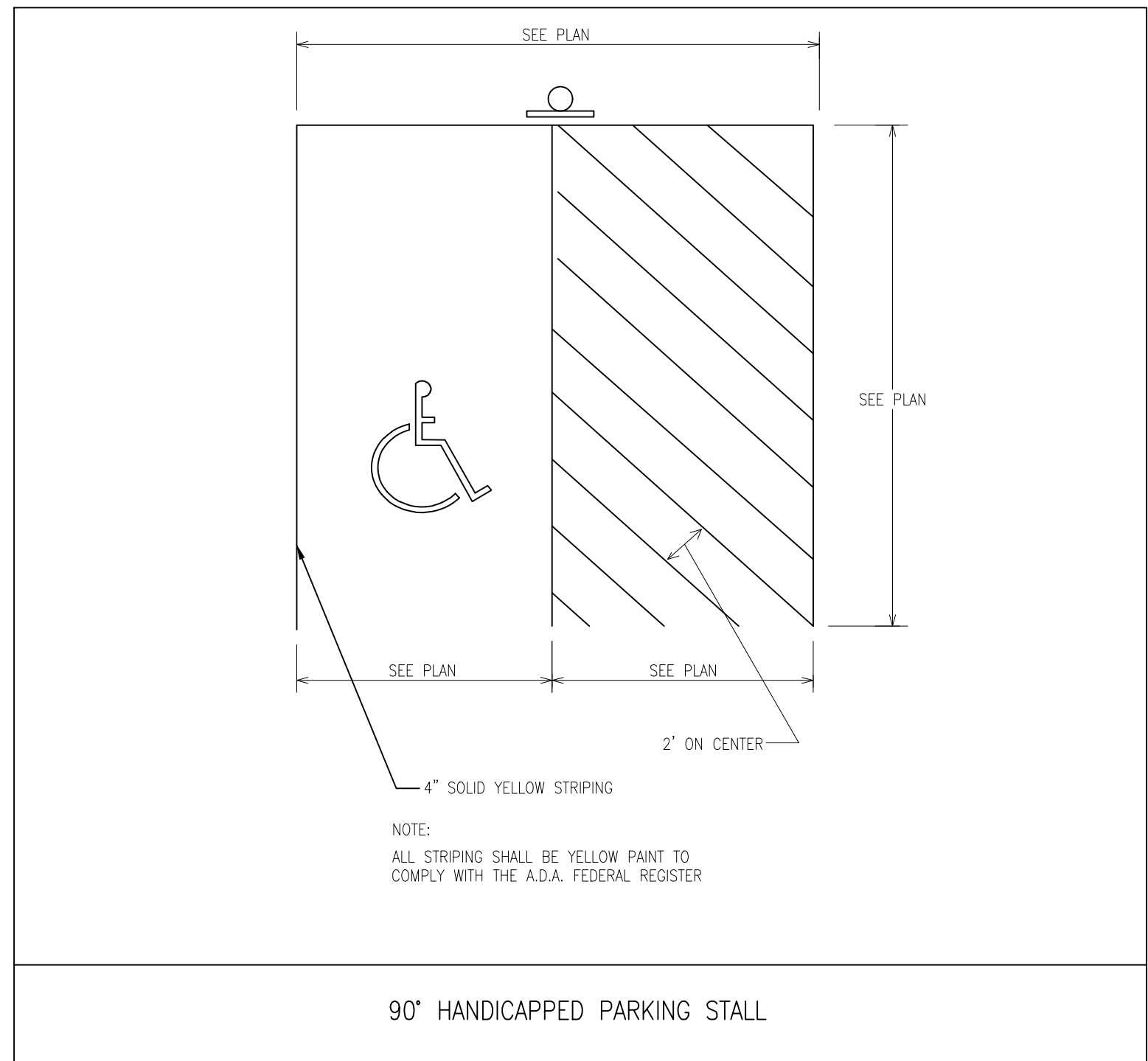
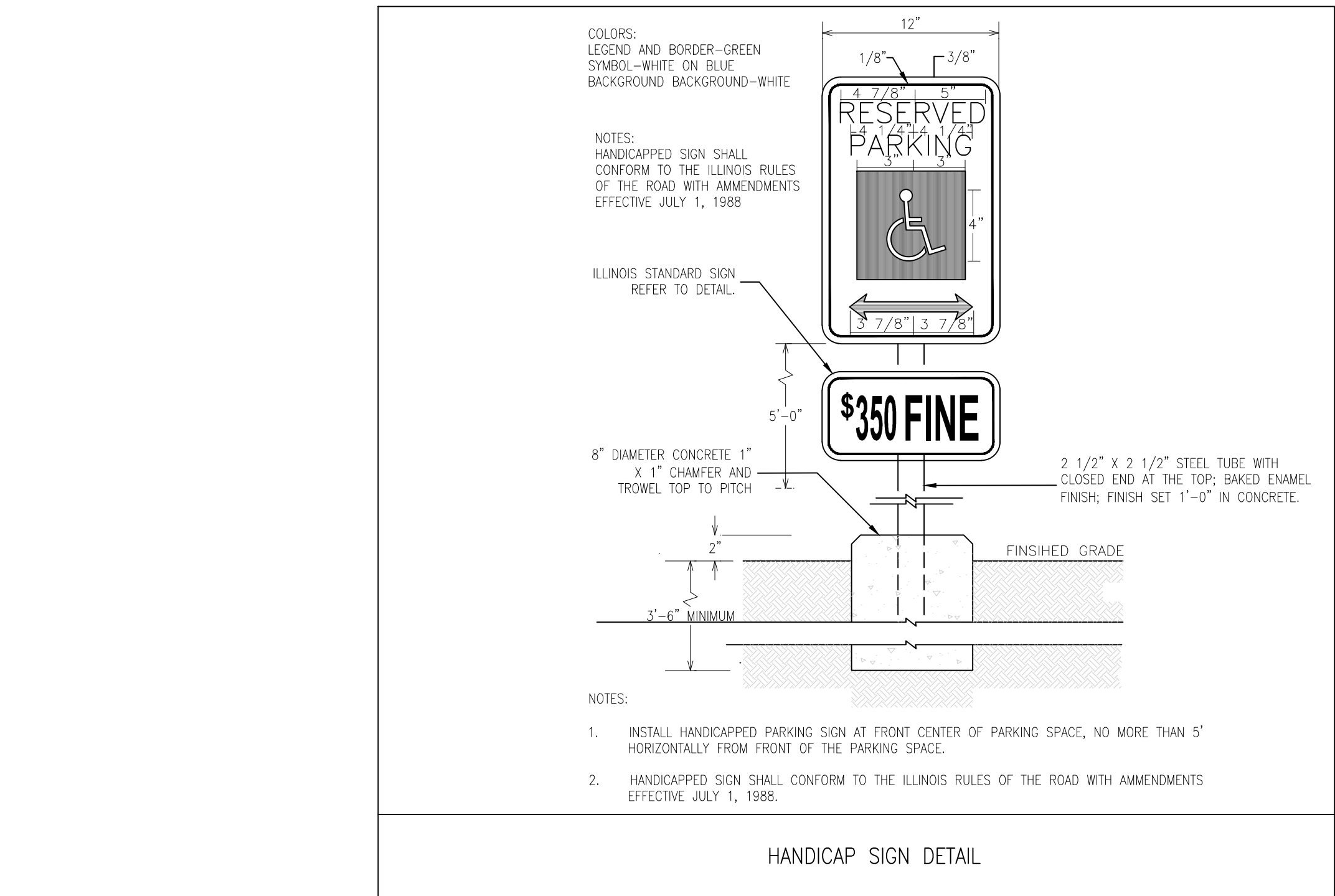
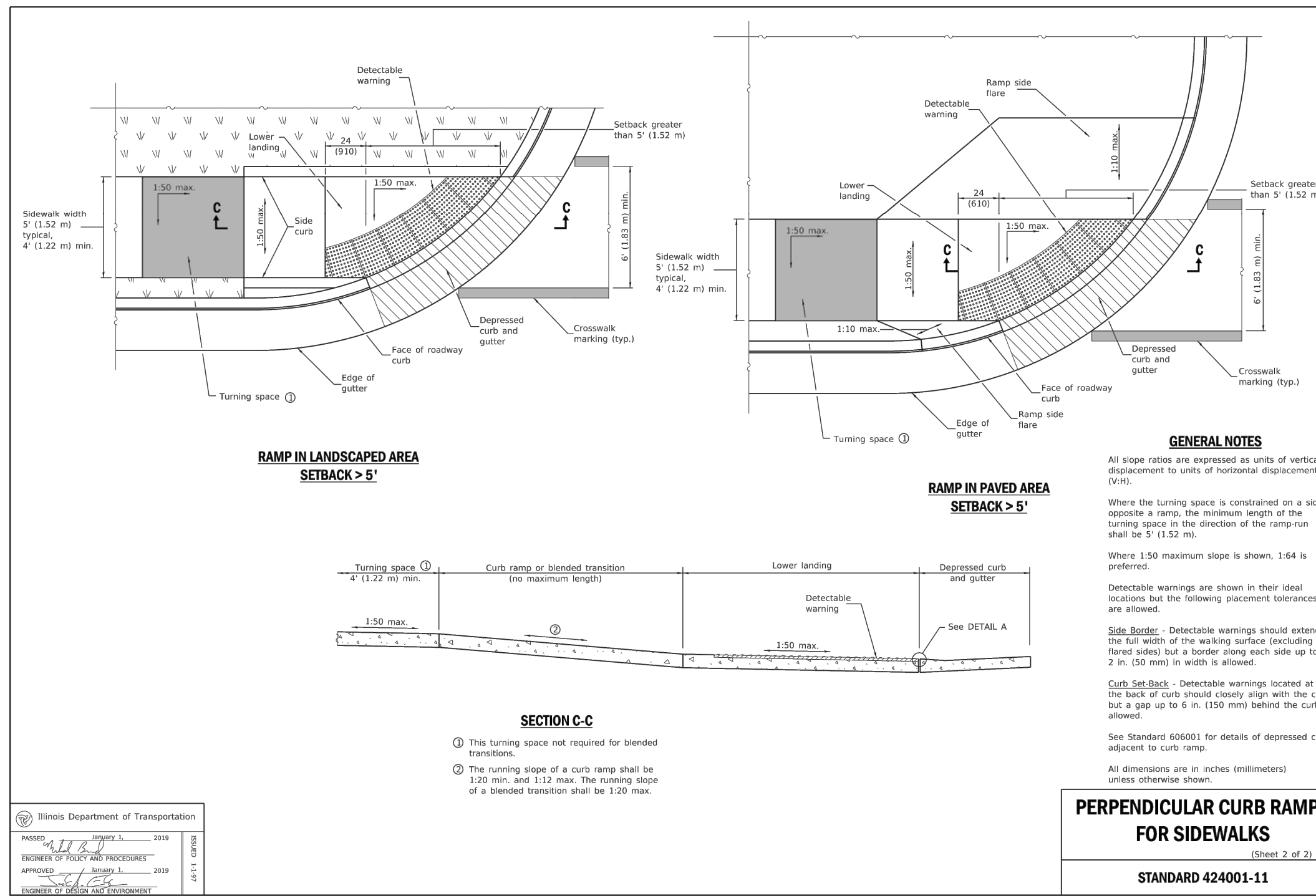
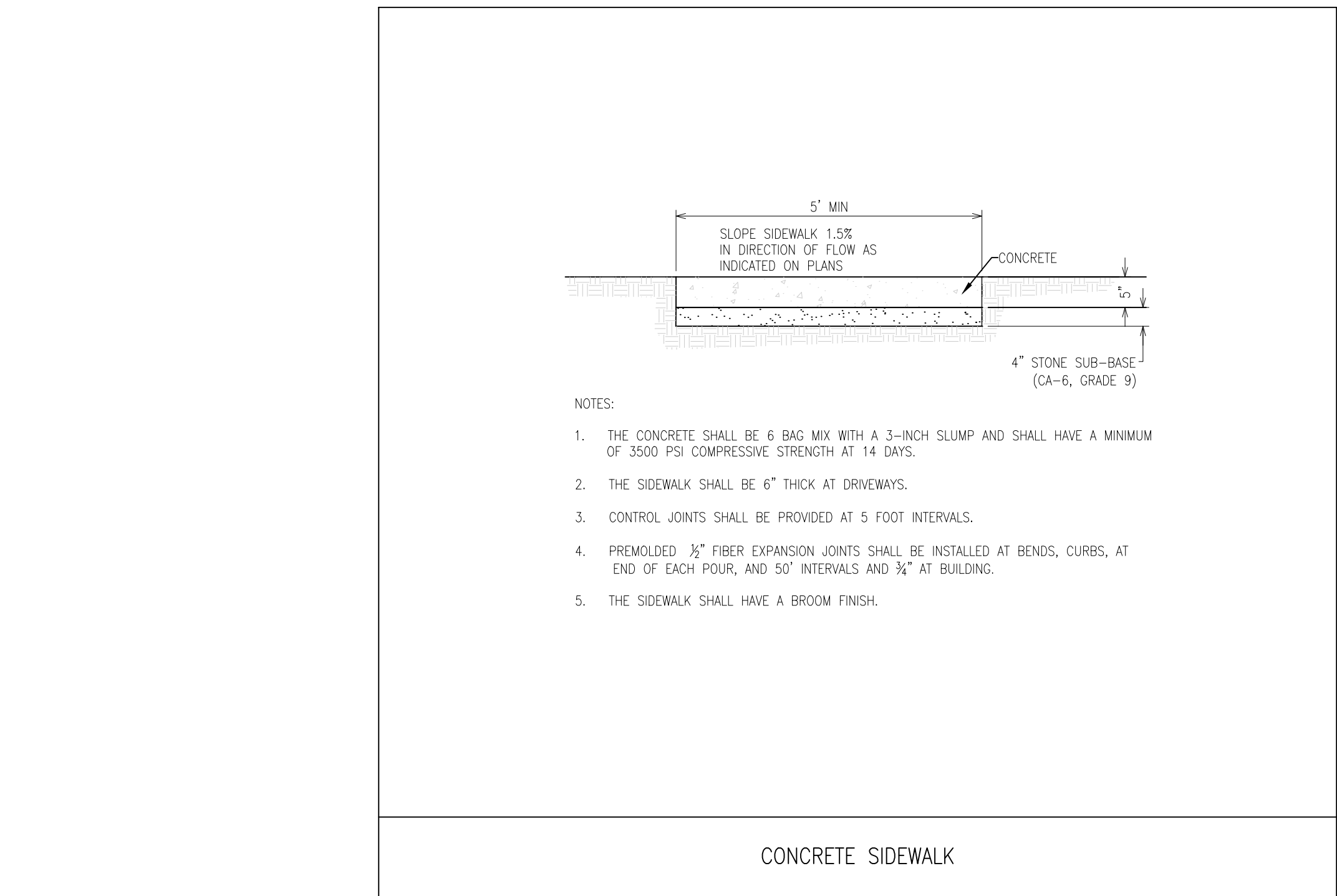
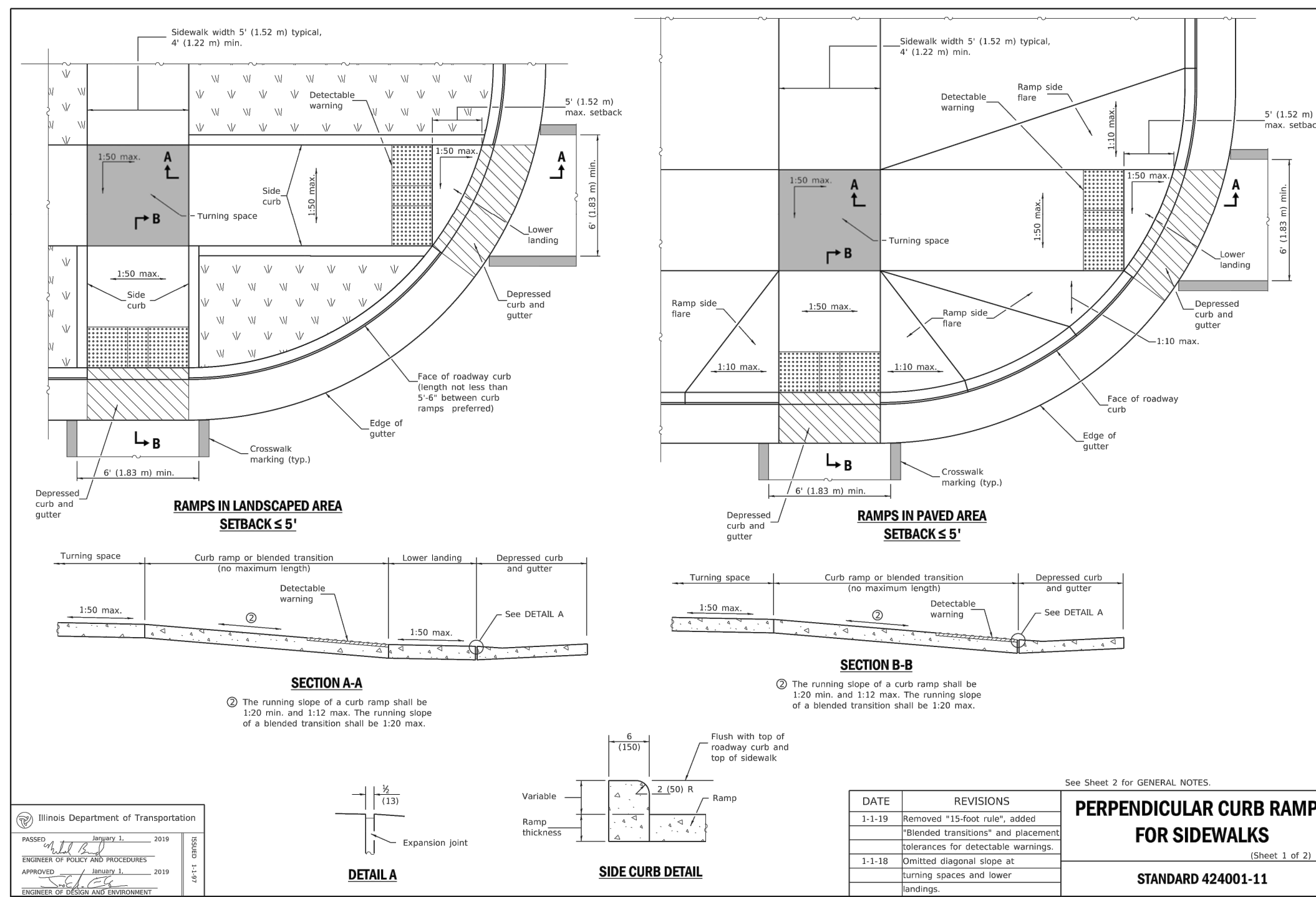
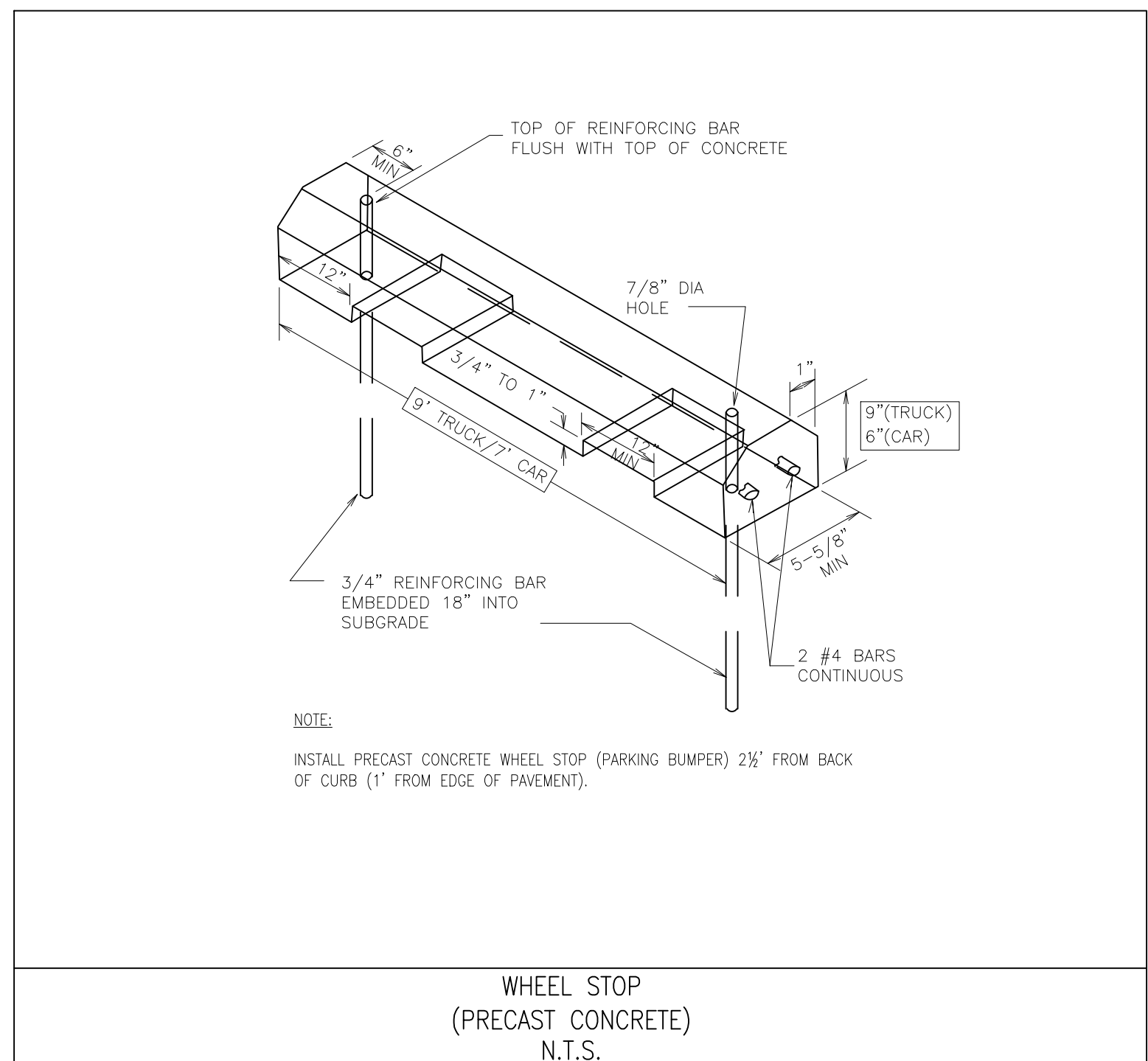
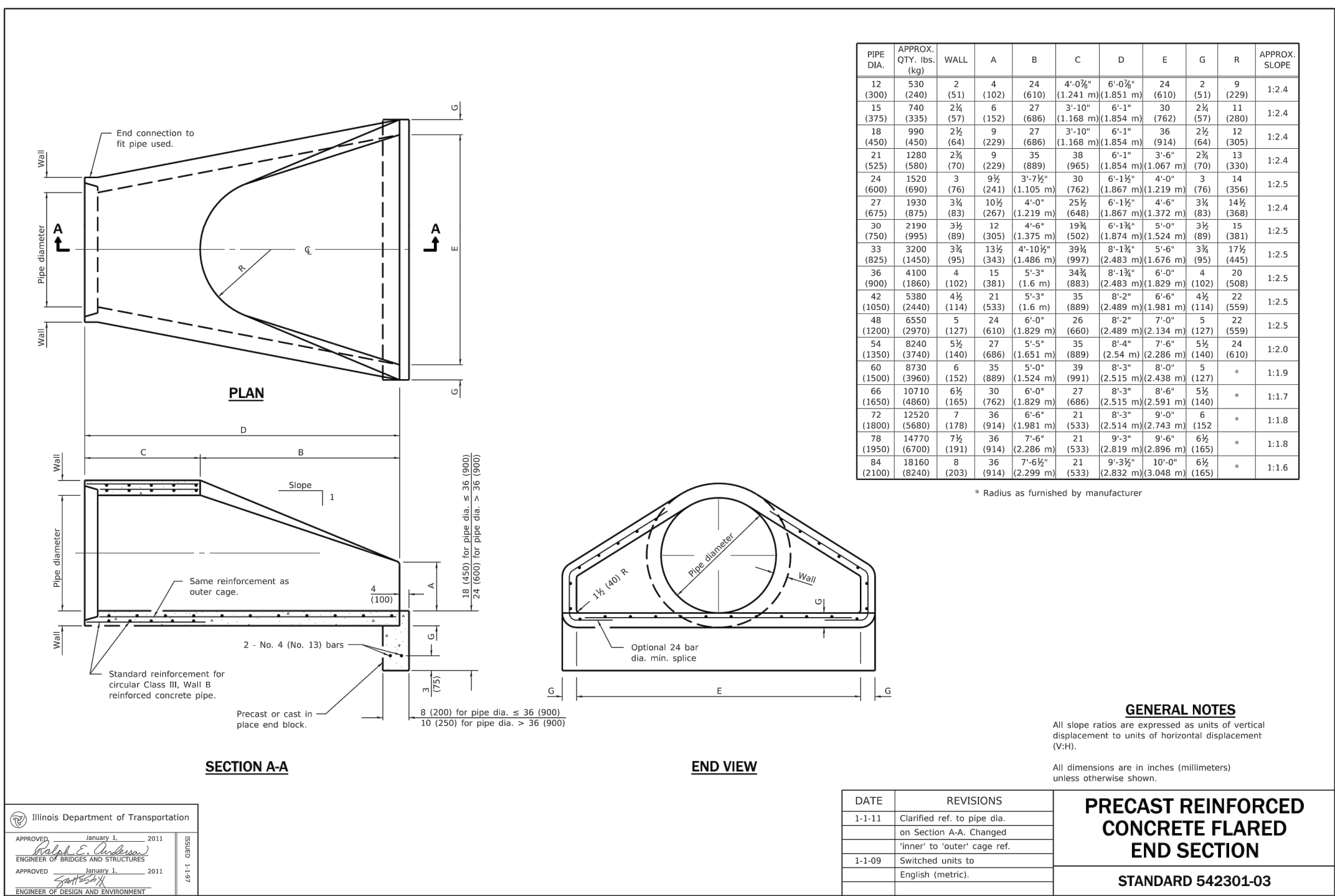
NEW HORIZON HOTELS
TINLEY PARK, IL

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

NOVEMBER 18, 2019
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MWRD TYPICAL GENERAL NOTES			EARTHWORK			SANITARY SEWER			WATER MAIN																																														
<p>A. REFERENCE SPECIFICATIONS</p> <p>1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:</p> <ul style="list-style-type: none">STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (DOT S3) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;VILLAGE OF TINLEY PARK MUNICIPAL CODE;THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION. <p>B. NOTIFICATIONS</p> <p>1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4058).</p> <p>2. THE VILLAGE OF TINLEY PARK ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.</p> <p>3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROXIMITY DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.I.L.I.E. AT 1-800-892-0123.</p> <p>C. GENERAL NOTES</p> <p>1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS 1.1578.</p> <p>2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.</p> <p>3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.</p> <p>4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.</p> <p>5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.</p> <p>6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.</p> <p>7. MATERIAL AND CONSTRUCTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.</p> <p>8. UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.</p> <p>9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.</p> <p>10. RECORD DRAWINGS MUST BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ADJUSTMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.</p> <p>D. SANITARY SEWER</p> <p>1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.</p> <p>2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.</p> <p>3. RESEARCHING ANY UNLINED WATER MAINS AND SEWERS FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.</p> <p>4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).</p> <p>5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.</p> <p>6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.</p> <p>7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:</p> <table><tr><th>PIPE MATERIAL</th><th>PIPE SPECIFICATIONS</th><th>JOINT SPECIFICATIONS</th></tr><tr><td>VITRIFIED CLAY PIPE</td><td>ASTM C-700</td><td>ASTM C-425</td></tr><tr><td>REINFORCED CONCRETE SEWER PIPE</td><td>ASTM C-403</td><td>ASTM C-443</td></tr><tr><td>CAST IRON SOIL PIPE</td><td>ASTM A-74</td><td>ASTM C-564</td></tr><tr><td>DUCTILE IRON PIPE</td><td>ANSI A21.51</td><td>ANSI A21.11</td></tr><tr><td>POLYVINYL CHLORIDE (PVC) PIPE</td><td>ASTM D-3034</td><td>ASTM D-3212</td></tr><tr><td>8-INCH TO 15-INCH DIAMETER SDR 26</td><td>ASTM D-3034</td><td>ASTM D-3212</td></tr><tr><td>18-INCH TO 27-INCH DIAMETER F-707/46</td><td>ASTM D-3350</td><td>ASTM D-3261-F-2620(HEAT FUSION)</td></tr><tr><td>HIGH DENSITY POLYETHYLENE (HDPE)</td><td>ASTM D-3035</td><td>ASTM D-3212-F-477(GASKETED)</td></tr><tr><td>WATER MAIN QUALITY PVC</td><td>ASTM D-2241</td><td>ASTM D-3139</td></tr><tr><td>4-INCH TO 36-INCH</td><td>AWWA C900</td><td>ASTM D-3139</td></tr><tr><td>4-INCH TO 12-INCH</td><td>AWWA C905</td><td>ASTM D-3139</td></tr><tr><td>14-INCH TO 48-INCH</td><td></td><td></td></tr></table> <p>THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.</p> <table><tr><th>PIPE MATERIAL</th><th>PIPE SPECIFICATIONS</th><th>JOINT SPECIFICATIONS</th></tr><tr><td>POLYPROPYLENE (PP) PIPE</td><td>ASTM F-2736</td><td>ASTM D-3212-F-477</td></tr><tr><td>12-INCH TO 24-INCH DOUBLE WALL</td><td>ASTM F-2764</td><td>ASTM D-3212-F-477</td></tr><tr><td>30-INCH TO 60-INCH TRIPLE WALL</td><td></td><td></td></tr></table> <p>8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE 1/4" TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO 1/4 THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES. MATERIAL SHALL BE CLASS 4-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.</p> <p>9. NON-SHANK FLEXIBLE JOINT CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.</p> <p>10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATER-TIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED MANHOLE AND WATER-TIGHT LID CAST INTO THE LID.</p> <p>11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:</p> <ol style="list-style-type: none">A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBBIE SADDLE OR HUB-TEE SADDLE.REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE. <p>12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY AND WATER MAINS SHALL BE MAINTAINED UNLESS THE SEWER IS LAID IN A SEPARATE TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.</p> <p>13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.</p> <p>14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST READY TO BE CONNECTED TO THE SEWER.</p> <p>15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A PRE-CAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE-LESS RUBBER GASKET TYPE JOINTS.</p> <p>16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.</p> <p>17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TIES ARE NOT ALLOWED. PIPES ARE NOT ALLOWED TO BE CONNECTED TO A SANITARY OR COMBINED SEWER. DRAIN TIES ALLOWED IN COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED. AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCASED WITHIN THE PROJECT AREA SHALL BE REMOVED. DRAIN TIES SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.</p> <p>18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCE SHALL BE PERFORMED. IN THE EVENT OF A SEWER BACKUP, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.</p> <p>E. SOIL EROSION AND SEDIMENT CONTROL</p> <p>1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.</p> <p>2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.</p> <p>3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.</p> <p>4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.</p> <p>5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED AT A MINIMUM:</p> <ol style="list-style-type: none">UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION. <p>6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION, IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.</p> <p>7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE, SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.</p> <p>8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.</p> <p>9. TEMPORARY WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.</p> <p>10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.</p> <p>11. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATION OR NON-VEGETATIVE MEASURES WITHIN SEVEN (7) DAYS.</p> <p>12. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).</p> <p>13. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.</p> <p>14. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.</p> <p>15. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.</p> <p>16. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.</p> <p>17. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.</p> <p>18. IF DETERMINING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DETERMINING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DETERMINING ACTIVITIES.</p> <p>19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRENCH Dewatering AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMANS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH Dewatering, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE Dewatering INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.</p> <p>20. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.</p> <p>21. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.</p> <p>22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.</p> <p>23. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.</p>			PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS	VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425	REINFORCED CONCRETE SEWER PIPE	ASTM C-403	ASTM C-443	CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564	DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11	POLYVINYL CHLORIDE (PVC) PIPE	ASTM D-3034	ASTM D-3212	8-INCH TO 15-INCH DIAMETER SDR 26	ASTM D-3034	ASTM D-3212	18-INCH TO 27-INCH DIAMETER F-707/46	ASTM D-3350	ASTM D-3261-F-2620(HEAT FUSION)	HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3035	ASTM D-3212-F-477(GASKETED)	WATER MAIN QUALITY PVC	ASTM D-2241	ASTM D-3139	4-INCH TO 36-INCH	AWWA C900	ASTM D-3139	4-INCH TO 12-INCH	AWWA C905	ASTM D-3139	14-INCH TO 48-INCH			PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS	POLYPROPYLENE (PP) PIPE	ASTM F-2736	ASTM D-3212-F-477	12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2764	ASTM D-3212-F-477	30-INCH TO 60-INCH TRIPLE WALL			<p>1. TOPSOIL EXCAVATION</p> <p>EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION BELOW STRUCTURALLY UNSUITABLE MATERIALS OR COMPACTED EARTH FILL MATERIAL, AND CUT AREAS OF THE NON-STRUCTURAL ZONES. TOPSOIL MAY NOT HAVE TO BE REMOVED IF FILL IS TO BE PLACED IN NON-STRUCTURAL FILL AREAS SUCH AS REAR YARDS.</p> <p>PLACEMENT OF EXCAVATED MATERIAL FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED, AND FILL IN THE AREAS NOT REQUIRING STRUCTURAL FILL ARE TO BE APPROVED BY OWNER PRIOR TO PLACEMENT.</p> <p>EXCESS MATERIALS, IF NOT UTILIZED AS FILL OR IF NOT TO BE STOCKPILED FOR FUTURE LANDSCAPING, SHALL BE COMPLETELY REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF OFF-SITE BY THE CONTRACTOR.</p> <p>TOPSOIL RESPREAD SHALL INCLUDE HAULING AND SPREADING A MINIMUM OF 6" OF TOPSOIL OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR DIRECTED BY THE OWNER.</p> <p>MODERATE COMPACTION IS REQUIRED IN NON-STRUCTURAL FILL AREAS.</p> <p>2. EARTH EXCAVATION</p> <p>EXCAVATION OF EARTH AND OTHER MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET +/- OF THE PLANE SUBGRADE ELEVATIONS. THE +/- TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" AS PART OF THE FINE GRADING OPERATION.</p> <p>PLACEMENT OF THE EARTH AND OTHER SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLANE SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET +/- OF THE PLANE SUBGRADE ELEVATIONS. THE +/- TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIAL SHALL EXCEED EIGHT (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION. EARTH MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL, TO WITHIN PLANE SUBGRADE ELEVATION, IN AREAS REQUIRING STRUCTURAL FILL. HOWEVER, THE EARTH MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS. THE STRUCTURAL SUBGRADE AREA SHALL EXTEND TO THE ZONE OF INFLUENCE IN ALL FILL AREAS.</p> <p>COMPACTION OF THE EARTH AND OTHER SUITABLE MATERIALS, SHALL BE TO AT LEAST 95% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AND BUILDING PAD AREAS, SIDEWALK, ETC., 90% TO 95% OF THE MODIFIED PROCTOR DRY DENSITY IS REQUIRED IN NON-STRUCTURAL FILL AREAS.</p> <p>THE CONTRACTOR SHALL USE CARE IN GRADING NEAR TREES, SHRUBS, AND BUSHES WHICH ARE TO REMAIN SO AS NOT TO CAUSE INJURY TO ROOTS OR TRUNKS.</p> <p>THE CONTRACTOR SHALL USE CARE IN GRADING OR EXCAVATING NEAR ALL EXISTING ITEMS WHICH ARE TO BE REMAIN. ANY DAMAGE DONE TO THESE EXISTING ITEMS BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED AT HIS OWN EXPENSE.</p> <p>3. UNSUITABLE MATERIAL</p> <p>UNSUITABLE MATERIAL SHALL BE CONSIDERED AS MATERIAL WHICH IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT OR BUILDING CONSTRUCTION, AND IF IT IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION IT SHALL BE REMOVED AND REPLACED WITH SELECT GRANULAR MATERIAL APPROVED BY THE SOILS ENGINEER. THE DECISION TO REMOVE SAID MATERIAL, AND TO WHAT EXTENT, SHALL BE MADE BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.</p> <p>4. THE GRADING CONTRACTOR SHALL:</p> <p>MAINTAIN POSITIVE DRAINAGE AT ALL TIMES DURING THE COURSE OF CONSTRUCTION, AND PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.</p> <p>SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED FOR ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.</p> <p>SCAFFOLD AND COMPACT TO THE DEGREE SPECIFIED THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL, IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.</p> <p>POUR WATER AS DIRECTED BY SOILS ENGINEER TO DRY MATERIAL TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.</p> <p>BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL.</p> <p>BE RESPONSIBLE FOR IMPLEMENTATION OF THE "SOIL EROSION AND SEDIMENTATION CONTROL MEASURES" AS DESCRIBED IN THESE PLANS. ALL CONTRACTORS SHALL COMPLY WITH SWPPP AND NPDES REQUIREMENTS.</p> <p>USE LIME STABILIZATION IN THE SUBGRADE MATERIAL IF REQUIRED BY THE SOILS ENGINEER.</p> <p>5. TESTING AND FINAL ACCEPTANCE</p> <p>THE CONTRACTOR SHALL PROVIDE AS A MINIMUM, A TANDEM AXLE TRUCK LOADED TO 14 TONS FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE WITNESSED AND APPROVED BY GRA REPRESENTATIVE AND OWNER.</p> <p>ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL APPROVED BY THE SOILS CONSULTANT, AND PROOF ROLLING SHALL BE PERFORMED UNTIL THE SUBGRADE IS APPROVED BY THE GRA REPRESENTATIVE AND OWNER.</p> <p>THE WORK AREAS SHALL BE POSITIVELY DRAINED DURING CONSTRUCTION. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION AND TRAFFIC.</p> <p>6. DRAIN TILES</p> <p>ANY DRAIN TILES ENCOUNTERED SHALL BE MARKED. ANY DRAIN TILES THAT ARE DAMAGED SHALL BE REPAIRED OR ROUTED FOR POSITIVE DRAINAGE TO AVOID ANY POTENTIAL DRAINAGE ISSUE FOR THE UPSTREAM PROPERTY OWNERS.</p>	<p>1. UNLESS NOTED OTHERWISE, ALL SANITARY SEWER SHALL BE RING TITE PVC (POLYVINYL CHLORIDE) PLASTIC PIPE. ALL PIPE SHALL CONFORM TO ASTM D-3034 WITH ELASTOMERIC RUBBER RING GASKET JOINTS CONFORMING TO ASTM D3212. THE STANDARD DIMENSION RATIO (SDR) FOR PIPE SHALL BE 26, WHERE SHOWN. PVC SDR 21 SANITARY SEWER SHALL BE RING TITE PVC (POLYVINYL CHLORIDE) PLASTIC PIPE CONFORMING TO ASTM D-2241 WITH ELASTOMERIC RUBBER RING GASKET JOINTS CONFORMING TO ASTM D3339. THE PVC DITB SANITARY SEWER SHALL CONFORM TO AWWA C900/C905 WITH RUBBER GASKET JOINTS CONFORMING TO AWWA C900/C905.</p> <p>2. CONNECTING SEWER PIPE OF DISSIMILAR MATERIAL IS NOT ALLOWED.</p> <p>3. ALL FLOOR DRAINS SHALL CONNECT TO THE SANITARY SEWER. CONNECTIONS TO EXISTING SANITARY SEWER SYSTEM SHALL NOT BE DONE UNTIL AUTHORIZED BY THE MUNICIPALITY AND/OR AUTHORIZED AGENCY.</p> <p>4. ALL UNSUITABLE MATERIAL SHALL BE REMOVED BELOW THE PROPOSED SANITARY SEWER AND REPLACED WITH COMPACTED CRUSHED GRAVEL CONFORMING TO DOT GRADATION CA-6 AND INSTALLED PER ASTM D-2321, CLASS I.</p> <p>5. COST FOR BEDDING SHALL BE MERGED WITH THE UNIT PRICE BID FOR THE SEWER.</p> <p>6. BEDDING SHALL CONSIST OF A MINIMUM OF 4" OF COMPACTED CRUSHED GRAVEL OR STONE FOR ALL SANITARY SEWERS. SANITARY SEWERS SHALL HAVE TAMPED CRUSHED GRAVEL OR STONE COVER ABOVE THE TOP OF THE PIPE TO A MINIMUM OF 1/2 FOR SANITARY SEWER PIPE. THE BEDDING AND TRENCH BACKFILL MATERIAL SHALL CONFORM TO DOT GRADATION CA-6 AND INSTALLED PER ASTM D-2321 CLASS I.</p> <p>7. WATER MAINS SHALL BE SEPARATED FROM SANITARY SEWERS AND STORM SEWERS IN ACCORDANCE WITH IEPA REQUIREMENTS AS SPECIFIED IN "WATER MAIN" SECTION.</p> <p>8. NO WATER LINE SHALL BE PLACED IN THE SAME TRENCH AS A SEWER LINE.</p> <p>9. THE TESTING OF PIPES' STRAIGHTNESS, AND FIELD TESTING SHALL BE IN ACCORDANCE WITH DEVELOPMENT CODE OF THE MUNICIPALITY.</p> <p>10. SANITARY SEWER MANHOLES SHALL BE 4'-0" I.D. PRECAST REINFORCE CONCRETE RINGS OR MONOLITHIC CONCRETE CONFORMING TO ASTM D478 AND SHALL HAVE AN ECCENTRIC COLE INSTALLED TO LINE UP WITH THE MANHOLE STEPS. ALL MANHOLE STEPS SHALL BE CAST IRON NEEHAW R-1981-I AT 16" O.C.</p> <p>11. ALL SANITARY SEWER MANHOLE LIDS SHALL BE NEEHAW R-1772 OR APPROVED EQUAL. THE LIDS SHALL HAVE RECESSED (CONCEALED) PICK HOLE AND BE SELF SEALING WITH "O" RING GASKET. THE LIDS SHALL HAVE THE WORD "SANITARY" AND THE MUNICIPALITY OR SANITARY DISTRICT NAME EMBOSSED ON THE LID.</p> <p>12. ALL MANHOLE JOINTS SHALL BE SEALED WITH BUTYL ROPE JOINTS. NO MORE THAN EIGHT INCHES (8") OF PRECAST CONCRETE ADJUSTING RINGS SHALL BE USED TO ADJUST FRAME ELEVATIONS. ALL PIPE OPENINGS SHALL BE PRECAST WITH RESILIENT RUBBER WATER TIGHT SLEEVES PER ASTM C-923. THE BOTTOM OF MANHOLE SHALL HAVE A CONCRETE BENCH POURED TO FACILITATE SMOOTH FLOWS.</p> <p>13. DROP MANHOLE ASSEMBLIES SHALL BE PROVIDED AT THE JUNCTION OF SANITARY SEWERS WHERE THE DIFFERENCE IN INVERT GRADES EXCEEDS ONE FOOT (1') OR AT LOCATIONS SHOWN ON THE PLANS. THE ENTIRE EXTERIOR DROP ASSEMBLY SHALL BE CAST IN CONCRETE MONOLITHICALLY WITH THE MANHOLE BARREL</p>
PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS																																																					
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425																																																					
REINFORCED CONCRETE SEWER PIPE	ASTM C-403	ASTM C-443																																																					
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REMARKS

REVISOR PER VILLAGE/WR/DC

DESIGNED PER VILLAGE

DATE

01/17/20

02/27/20

NO.

1.

2.

ADVANTAGE

CONSULTING ENGINEERS

80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439

630-520-2467

WWW.ADVANTAGE-ILL.COM

DETAILS

NEW HORIZON HOTELS

TINLEY PARK, IL

TOP HOSPITALITY, LLC.

2730 UNIVERSITY BLVD.

HOUSTON, TEXAS 77005

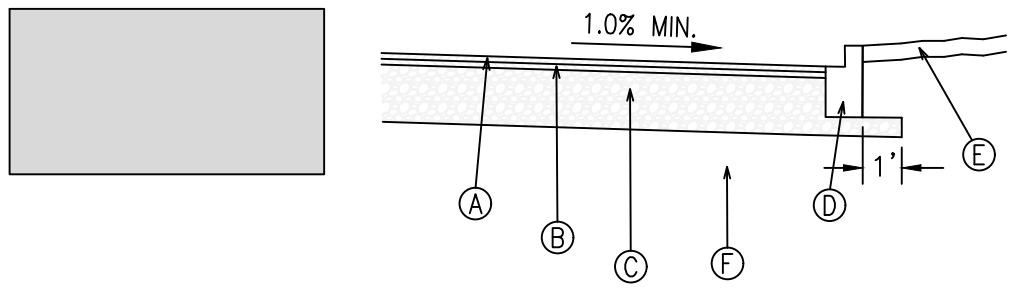
PHONE: 312-404-6735

NOVEMBER 18, 2019

JOB: 18-036

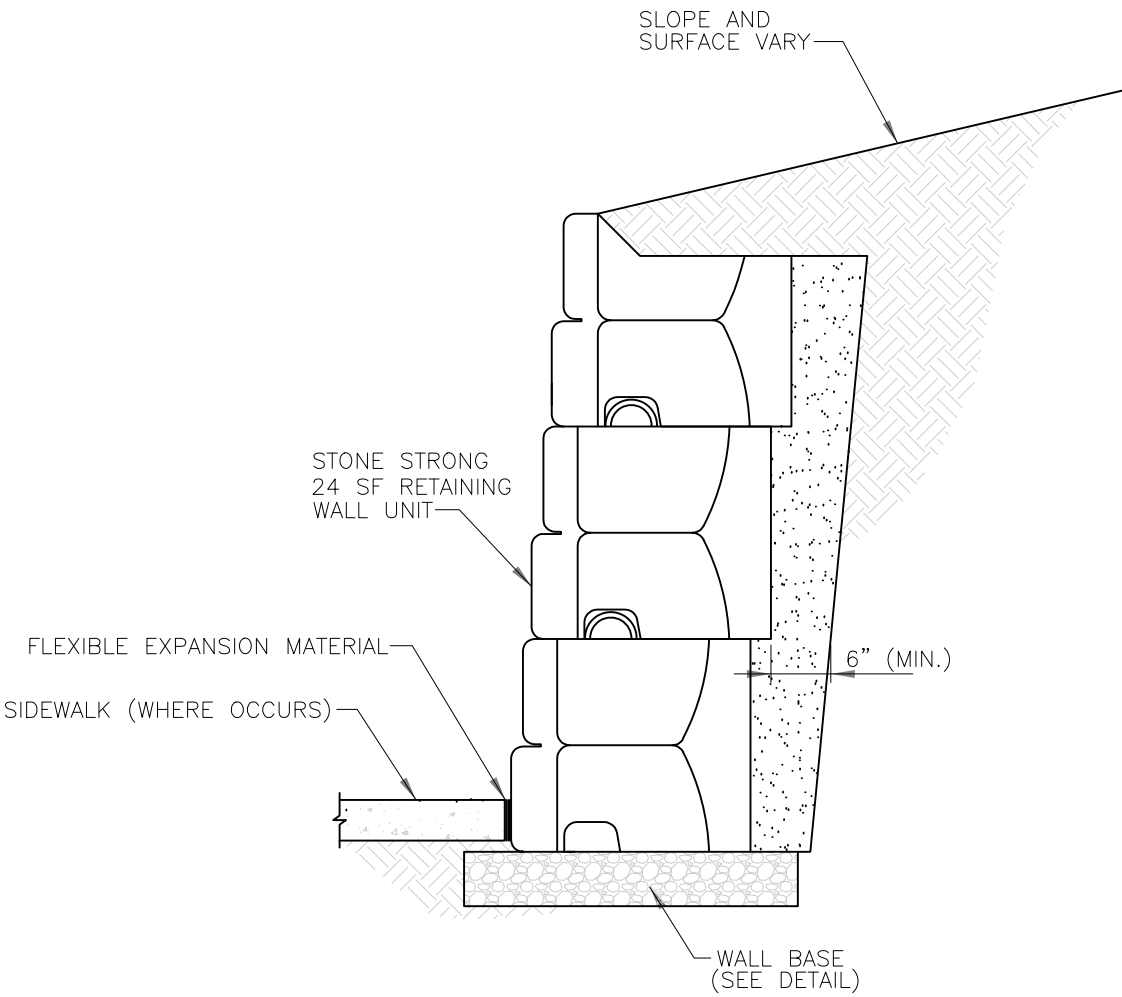
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14 OF 18

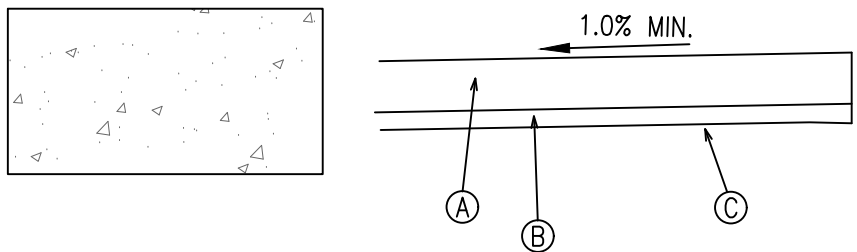


- A 2.0" BITUMINOUS CONCRETE SURFACE COURSE, HOT MIX ASPHALT, MIX. C, NSO
B 3.0" BITUMINOUS CONCRETE BINDER COURSE, HOT MIX ASPHALT, IL 19, NSO
C 10" CA-6(GRADE 8) COMPACTED GRAVEL BASE
D CONC. CURB & GUTTER, TYPE B-6.12 WITH 4" CA-6 GRAVEL SUB-BASE
E 6" TOP SOIL AND SEEDING
F COMPACTED SUBGRADE

ASPHALT PAVEMENT SECTION
N.T.S.

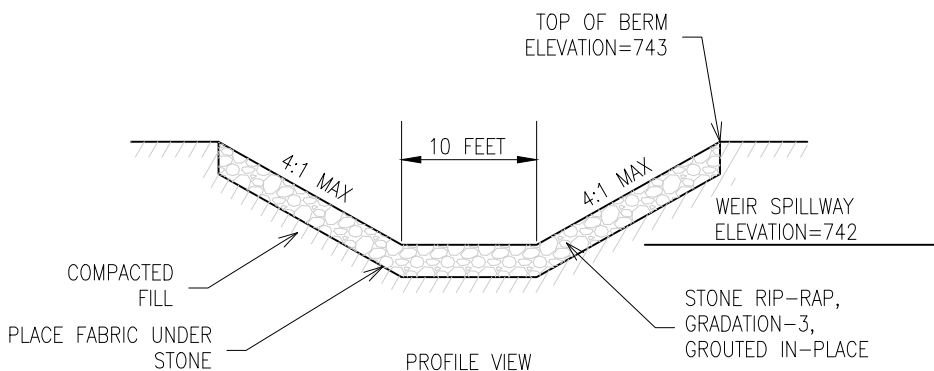
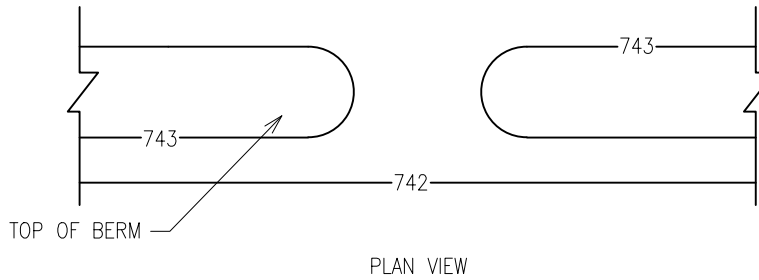


GRAVITY WALL CROSS SECTION
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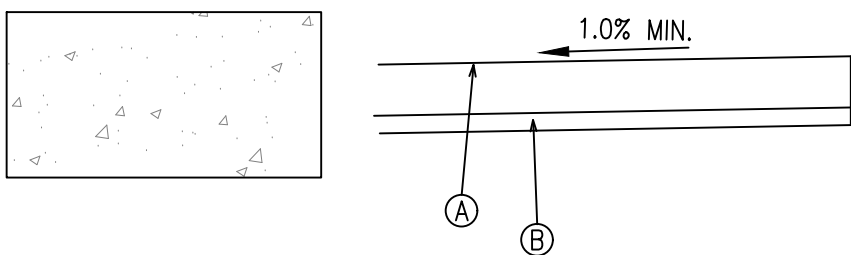


- A 8" PORTLAND CEMENT CONCRETE PAVEMENT W/6X6 WWF
B 4" CRUSHED AGGREGATE SUB-BASE, TY. B.
C COMPACTED SUB GRADE

CONCRETE DRIVEWAY SECTION
N.T.S.

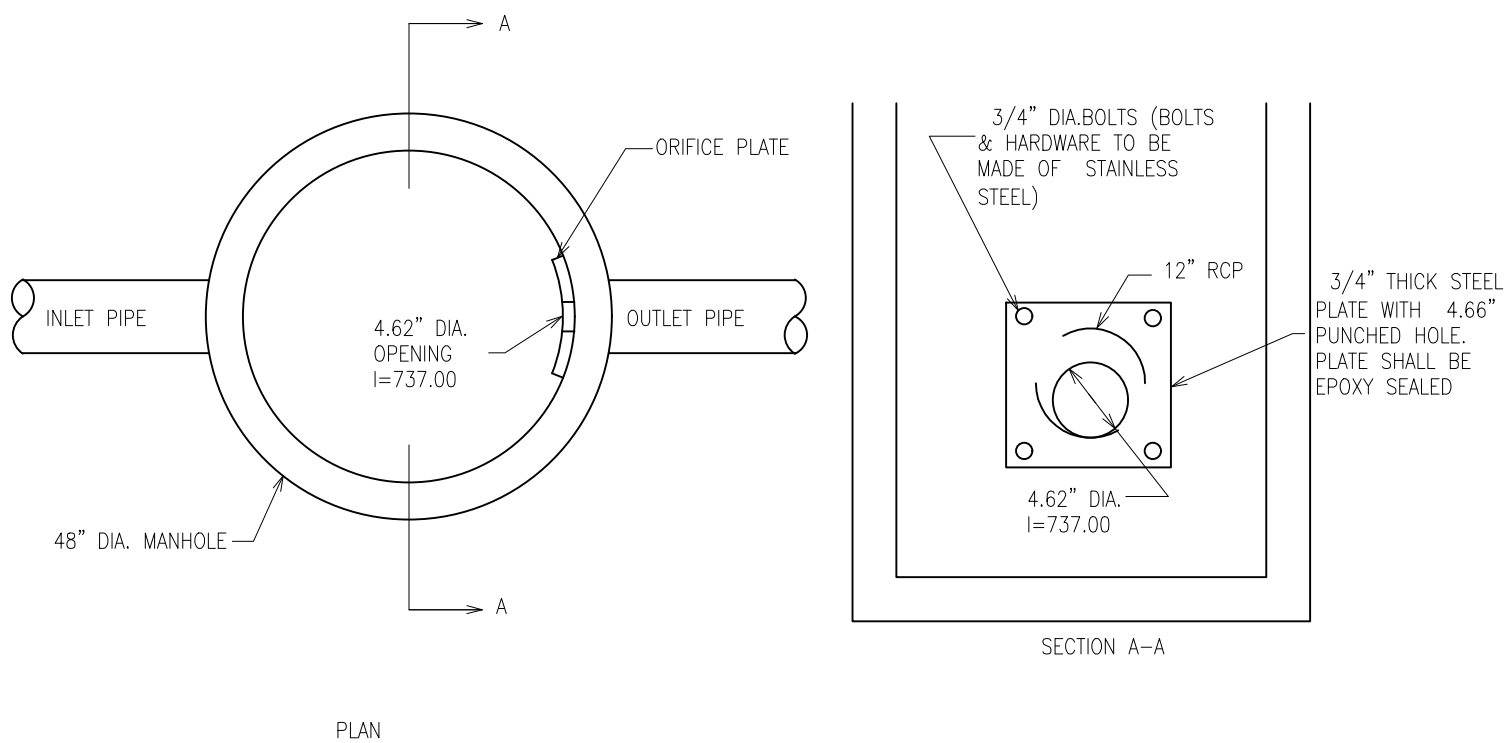


OVERFLOW WEIR



- A 10" PORTLAND CEMENT CONCRETE PAVEMENT W/6X6 WWF
B 4" CRUSHED AGGREGATE SUB-BASE, TY. B.

DUMPSTER PAD SECTION
N.T.S.



RESTRICTOR DETAIL

REMARKS		DATE	NO.
REVISED PER VILLAGE/WMRDC		01/17/20	1.
REVISED PER VILLAGE		02/27/20	2.
REVISED PER WMRDC		12/21/20	4.

ADVANTAGE
CONSULTING ENGINEERS
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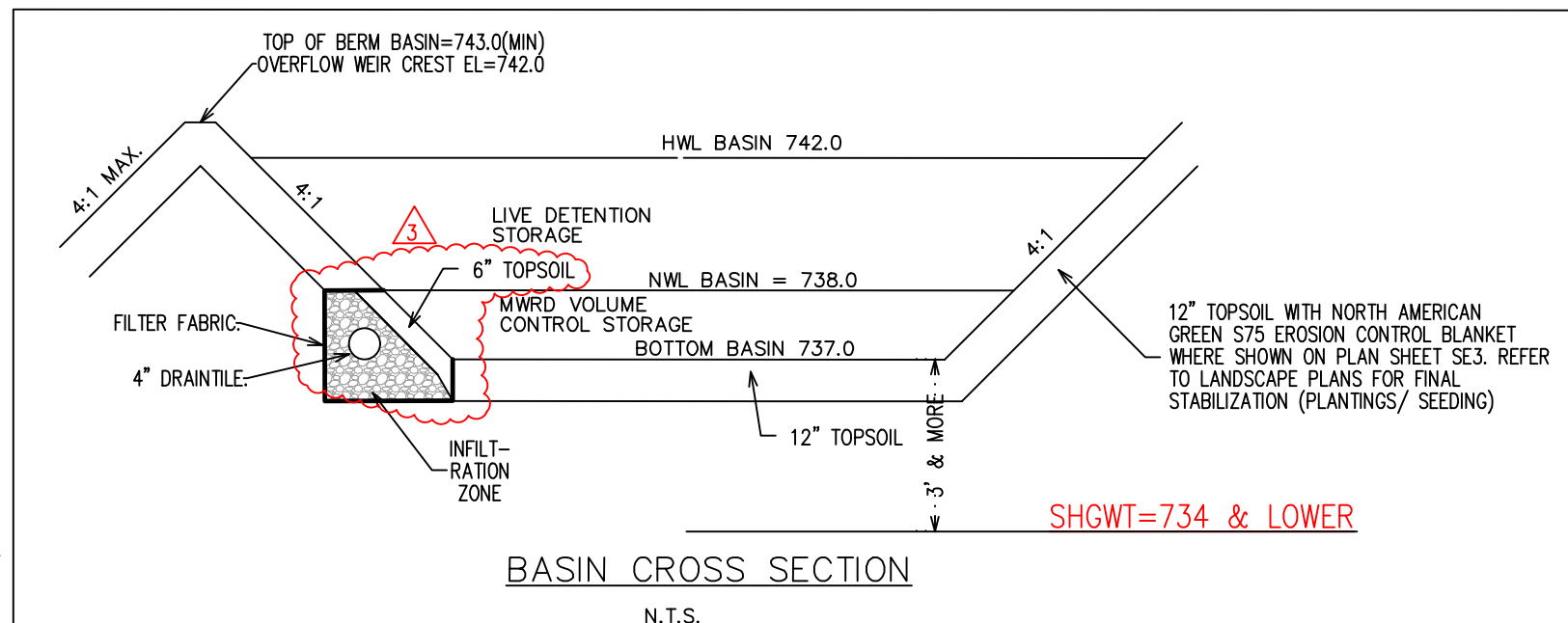
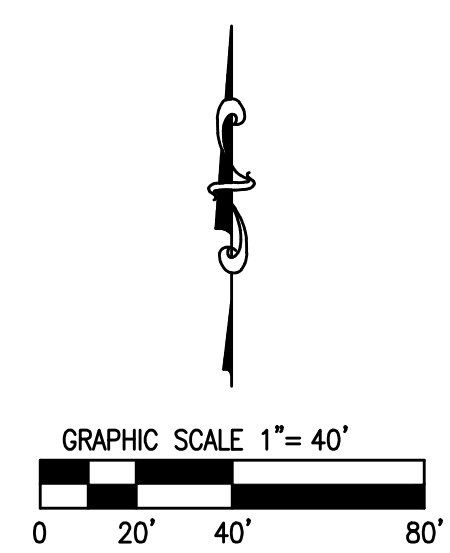
DETAILS
NEW HORIZON HOTELS
TINLEY PARK, IL

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

NOVEMBER 18, 2019
JOB: 18-036

SHEET:
D3

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MWRD SUMMARY	
LEGEND	
	IMPERVIOUS AREA
	PERVIOUS AREA
	UNRESTRICTED AREA
	VOLUME CONTROL AREA
	OFFSITE AREA
	DRAINAGE AREA BOUNDARY
DETENTION AND RETENTION SUMMARY:	
BASIN:	
BASIN BOTTOM= 737.0	
HWL= 738.0	
HWL= 742.0	
TAILWATER ELEVATION=N/A	
DETENTION VOLUME PROVIDED = 2.88 AC-FT	
DETENTION VOLUME REQUIRED = 2.88 AC-FT	
VOLUME CONTROL PROVIDED= 0.48 AC-FT	
VOLUME CONTROL REQUIRED= 0.52 AC-FT	
SUMMARY:	
TOTAL PROPERTY OWNERSHIP = 8.69 AC.	
TOTAL DEVELOPMENT AREA = 7.21 AC + 1.48 AC (U/S AREA) = 8.69 AC	
AREA TRIBUTARY TO BASIN = 8.47 AC.	
PROPOSED PERVIOUS AREA = 1.72 AC.	
PROPOSED IMPERVIOUS AREA = 5.70 AC.	
UPSTREAM AREA = 1.06 AC. BYPASS THROUGH OVERFLOW WEIR	
HWL AREA = 1.05 AC.	
UNRESTRICTED AREA = 0.22 AC.	

REMARKS

DATE

NO.

1. 01/17/20

2. 02/27/20

3. 12/21/20

4. 12/21/20

REVISED PER VILLAGE/MWRDC

REVISED PER VILLAGE

REVISED PER MWRDC

REVISED PER MWRDC

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CONSULTING ENGINEERS

80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439

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DRAINAGE AREA EXHIBIT

NEW HORIZON HOTELS

TINLEY PARK, IL

TOP HOSPITALITY, LLC.

2730 UNIVERSITY BLVD.

HOUSTON, TEXAS 77005

PHONE: 312-404-6735

NOVEMBER 18, 2019

JOB: 18-036

SHEET: DR1

16 OF 18

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

LEGAL DESCRIPTION:

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART DEDICATED FOR RIGHT OF WAY PER DOCUMENT NUMBER 10157484.

And

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART DEDICATED FOR RIGHT OF WAY PER DOCUMENT NUMBER 10157484.

EXAMPLE MAINTENANCE PLAN FOR X DEVELOPMENT

The Owner of the NEW HORIZON HOTELS, with facilities as shown on this exhibit (Exhibit R), shall assume responsibility for the following perpetual maintenance activities:

- General
Regular inspections and routine maintenance of general areas shall be performed on a monthly or as-needed basis. Specific items of concern include:
 - Litter and debris shall be controlled
 - Landscape areas shall be maintained with regular mowing and restored with appropriate seeding/vegetation as necessary.
 - Accumulated sediment shall be disposed of properly, along with any wastes generated during maintenance operations
 - Rip-rap areas shall be repaired with the addition of new riprap, as necessary, of similar size and shape
 - Roads shall be swept, vacuumed and/or washed on a regular basis

- Storm Management Facilities
All components of the storm water management facilities shall be checked monthly between March and November and maintained as necessary to ensure proper performance. It is critical that all inflows and outflows to the detention facility are clean and performing as designed. In addition, the design volume of the detention facility shall also be maintained. Inspections for the following specific items should be conducted monthly between March and November:

- Side Slopes/Embankments/Emergency Overflow Structure
- Inspect embankments for settlement and erosion
 - Remove woody growth from the embankment
 - Any breaks, hire Registered Professional Engineer for design resolution
 - Seed and sod any eroded areas
 - Sign of piping (leakage) or seepage, repair
 - Stabilize emergency overflow structure if erosion observed
 - Remove obstructions blocking emergency overflow spillway

- Vegetated Areas
- Regular mowing to control vegetation, no cutting of negative vegetation
 - Need for planting, reseeding or sodding. Supplement alternative native vegetation if a significant portion has not been established (50% of the surface area). Reseed with alternative grass species if original grass cover has not successfully established.
 - Evidence of grazing, motorbikes, or other vehicles, repair
 - Check for invasive vegetation, remove where possible
 - All vegetation must be maintained per the approved planting plan

- Outlet Control Structure
- Inspect restrictor and remove debris if clogged or discharge reduced
 - Remove accumulated sediment at outlet
 - Scour and erosion at outlet, repair and reseed
 - Any ice damage to outlet of pipe, repair if necessary
 - Condition of trash tracks, remove debris
 - Outlet channel conditions downstream Access for Maintenance Equipment
 - Remove any obstructions placed in maintenance easements

- Safety Features
- Access controls to hazardous areas
 - Fences
 - Loose or damaged posts
 - Loose or broken wires
 - Condition of gates
 - Signs

- Detention Volume
- Inspect all storm water detention facilities to ensure that the constructed volume for detention is maintained. No sediment, topsoil, or other dumping into the facility shall be allowed. Specific locations in the storm water management system, designed to accumulate sediment, shall be dredged as necessary to prevent sediment from reaching the invert of any gravity outlet pipe.

- Volume Control Facility
Routine inspections and maintenance of volume control facilities shall be performed by the Owner on a yearly or as-needed basis. Specific items of concern include:
 - Facility shall be inspected yearly using the monitoring well to verify the system is functioning properly.
 - Surface of permeable pavement shall be cleaned with low-pressure power washer.
 - Accumulated sediment from surface shall be vacuumed out and disposed of properly.
 - Appropriate signage shall be repaired if damaged or illegible.

- Storm water Collection System
The Owner shall perform monthly inspections of all components of the stormwater collection system. The monthly inspection shall occur between March and November and include the following specific areas of concern:

- Storm Sewers/Manholes
- Remove accumulated leaves and other debris from gates
 - Reset covers/lids on as-needed basis
 - Remove accumulated sediment from manhole bottom when 50% of sump is filled

- Storm Sewers/Culverts
- Visually inspect pipes by removing manhole lids, make repairs as necessary
 - Storm sewers and culverts shall be checked for siltation deposits at inlets, outlets, and within the conduit, clean out as necessary
 - Restore rip rap at outfalls if erosion observed
 - Restore rip rap at outfalls
 - Replant and reseed any eroded areas

- Overland Flow Routes (Ditches/Swoles)
- Annual visual inspections shall be performed that verify the design capacity of the overland flow routes is maintained. The slope and cross-sectional area of the ditch/swale shall be verified during this inspection.
 - Remove any obstructions that have been placed in the drainage path
 - Seed and sod any eroded areas
 - Restore rip rap as necessary
 - Regrade to provide positive drainage as necessary
 - Regular mowing to control vegetation

- Vegetated Areas
Need for planting, reseeding, or sodding. Supplement alternative native vegetation if a significant portion has not been established (50% of the surface area after second growing season). Reseed with alternative native grass species if original grass cover has not successfully established.
- Evidence of grazing, motorbikes, or other vehicles, repair.
- Check for invasive vegetation, remove when possible.
- Regular mowing to control vegetation; it is recommended that native vegetation remain uncut.
- Dead or damaged non-native grassy areas - repair with seeding with fertilization or seeding with mulch.
- Compensatory storage area shall be reseeded with appropriate vegetation according to the approved planting plan.

- Qualified Sewer Construction
Performed manhole inspections once every five years; make repairs as necessary.
- Perform sewer inspections once every five years; make repairs as necessary.
- Perform regular cleaning so that each sewer segment is cleaned once every 5 years.
- Remove any obstructions placed in maintenance easements that may impede maintenance equipment access.

ADVANTAGE
CONSULTING ENGINEERS

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630-520-2467 WWW.ADVANTAGE-ILL.COM

EXHIBIT R
NEW HORIZON HOTELS
TINLEY PARK, IL

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

NOVEMBER 18, 2019
JOB: 18-036

SHEET:
DR2

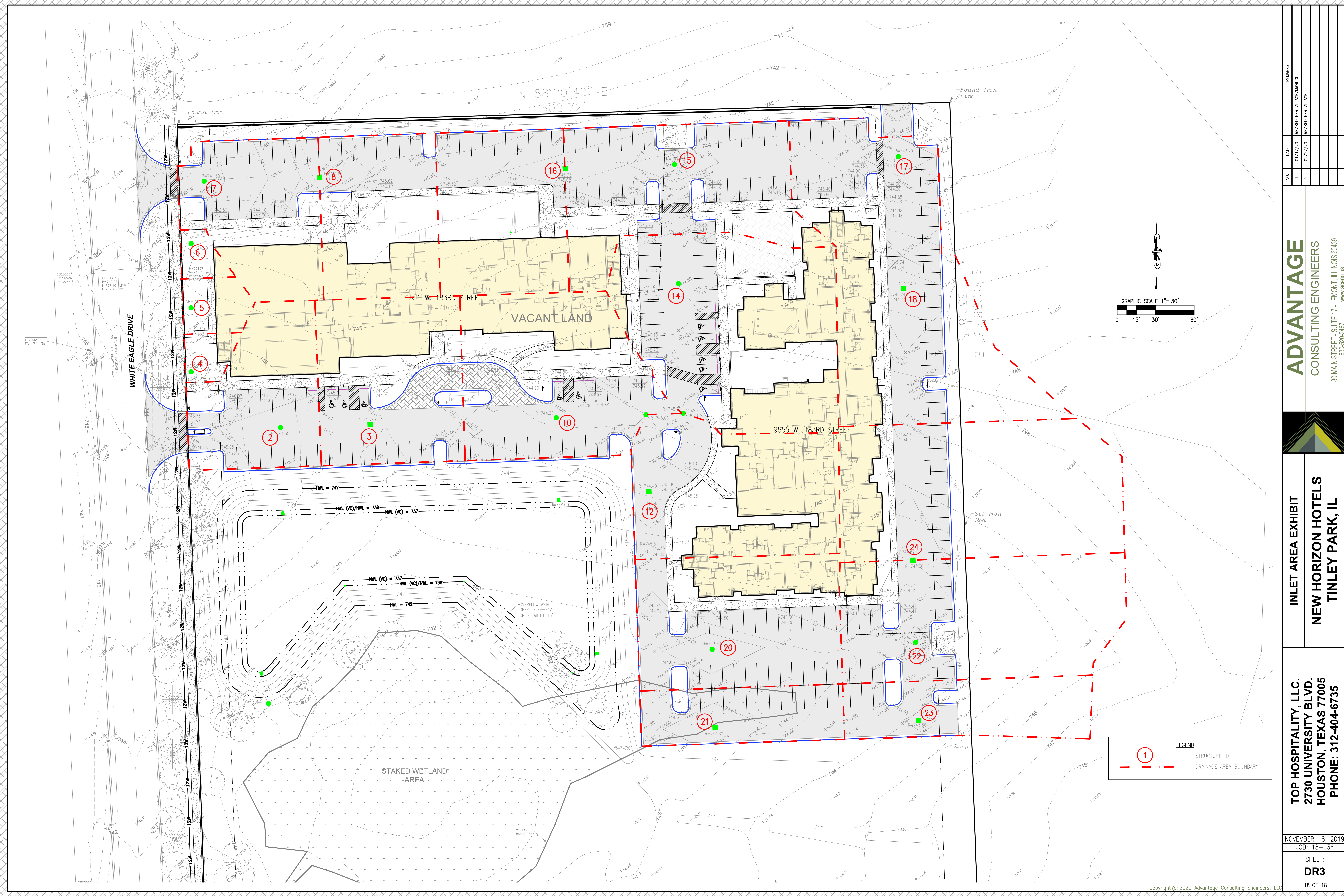
17 OF 18

PROPERTY LOCATION: SECTION 34, TOWNSHIP 36N, RANGE 12E
PROPERTY ADDRESS: 9551-9555 WEST 183RD STREET, TINLEY PARK, IL
TOTAL CONTIGUOUS OWNERSHIP: 8.69 ACRES
PROJECT AREA: 8.69 ACRES

OWNER WILL OWN AND MAINTAIN ALL
STORM SEWERS, DETENTION BASIN AND
SANITARY SEWERS

STORM WATER VOLUME SUMMARY:

DETENTION VOLUME REQUIRED:	2.88 AC FT
DETENTION VOLUME PROVIDED:	2.88 AC FT
VOLUME CONTROL REQUIRED:	0.48 AC FT
VOLUME CONTROL PROVIDED:	0.52 AC FT



ADVANTAGE
CONSULTING ENGINEERS
80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
630-520-5467
WWW.ACEPIUS.COM

INLET AREA EXHIBIT
NEW HORIZON HOTELS
TINLEY PARK, IL

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

NOVEMBER 18, 2019
JOB: 18-036

SHEET:
DR3
18 OF 18

NO.	DATE	REMARKS	
		REVISED PER VILLAGE/WMRSC	REVISED PER VILLAGE
1.	01/17/20		
2.	02/27/20		

LEGEND
① STRUCTURE ID
--- DRAINAGE AREA BOUNDARY

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





Residence INN

BY MARRIOTT

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

MARRIOTT PROJECT NO: 12605 RIBM Tinley Park

TINLEY PARK, ILLINOIS

PROJECT NO: B4-157-1901

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



BASE4

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

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

Seal:



DATE : 2020.02.04

Owner:

**TOP
Hospitality**

143 WHEELING ROAD
WHEELING, ILLINOIS 60090
312.404.8735

Residence INN
BY MARRIOTT

8605 69RD STREET
TINLEY PARK, ILLINOIS

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

ISSUE NO.	DELTA	ISSUE DATE	DESCRIPTION
01		2020.02.04	ISSUED FOR PERMIT

CURRENT ISSUE

ISSUED FOR PERMIT

CURRENT ISSUE DATE:
2020.02.04

DRAWN BY: SD

CHECKED BY: RB/CM

PROJECT NO: B4-157-1901

SHEET NAME

TITLE SHEET

DRAWINGS NO.

G-000



BASE4

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BOCA RATON, FLORIDA 33496
588.501.8008 www.base4.com

RICARDO J. MUNIZ-GUILLET, AIA
5453 NW 108TH DR
CORAL SPRINGS, FL 33078



DATE - 2020.02.04

Owner:

TOP
Hospitality

143 WHEELING ROAD
WHEELING, ILLINOIS 60090
312.404.6735

Residence INN
BY MARRIOTT

8888 69RD STREET
TINLEY PARK, ILLINOIS

PROTOTYPE VERSION DESIGN
CONSULTING DRAWINGS - 20% PL
REVISION DATE: 2019.04.29

ISSUE NO.	DATE	DESCRIPTION
1	2020.02.04	ISSUED FOR PERMIT

CURRENT ISSUE

ISSUED FOR PERMIT

CURRENT ISSUE DATE
2020.02.04

DRAWN BY
SD

CHECKED BY
RBM/CM

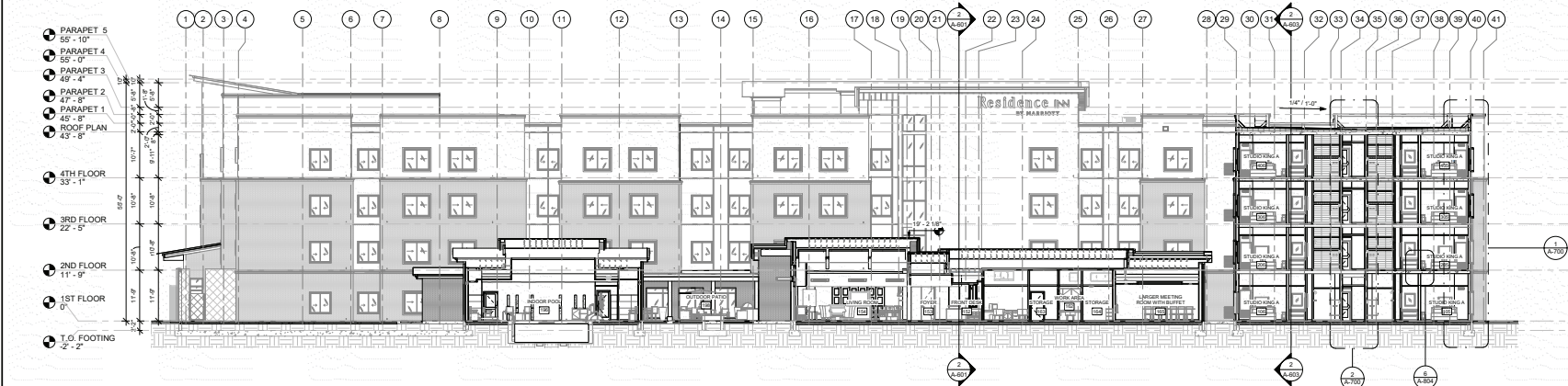
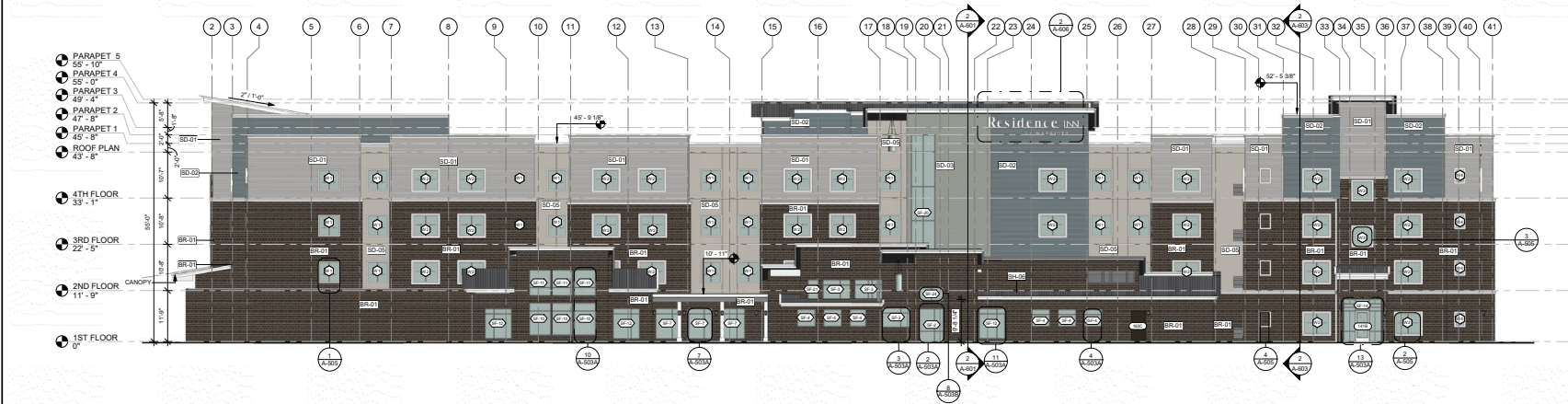
PROJECT NO.
B4-157-1901

SHEET NAME

EXTERIOR
ELEVATION &
BUILDING
SECTION-1

DRAWINGS NO.

A-600



GENERAL ELEVATION NOTES

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

GENERAL SIGNAGE NOTES

1. ALL SIGNAGE INDICATED FOR ILLUSTRATIVE PURPOSES ONLY. LOCATION, SIZE, ETC. TO BE DETERMINED ON AN INDIVIDUAL PROJECT BASIS.
2. MINIMUM 3/4\"/>

ENERGY CODE INFORMATION

- REFERENCED ENERGY CODE: APPLICABLE CODE
CHAPTER 3: GENERAL REQUIREMENTS
(C) 2011 CLIMATE ZONE: COOK COUNTY, ILLINOIS
CHAPTER 4: COMMERCIAL ENERGY EFFICIENCY
TABLE C402.1.3 OPAQUE THERMAL ENVELOPE
INSULATION REQUIREMENTS
- ROOFS
R-30 U
METAL BUILDING
R-19 + R-11 LS
R-30
WALLS ABOVE GRADE
R-11.4 U
METAL BUILDING
R-13 + R-13U
R-13 + R-17.5U
WALLS BELOW GRADE
R-7.5 U
BELOW GRADE WALLS
R-10 U
MASS
R-30
JOIST FRAMING
- SLAB ON GRADE FLOORS
UNHEATED SLABS
R-10 for 3\"/>

EXTERIOR FINISH LEGEND

MARK	MATERIAL-BRAND	MATERIAL & FINISH	IMAGE	%
BR-01	GLEN-GERY BROCK	BLACK BEAUTY		35%
SD-01	HARDIE PLANK SIDING	PEARL GREY		35%
SD-02	HARDIE PLANK SIDING	BOOTHBAY BLUE		2%
SD-03	JAMES HARDIE PLANK SIDING	SW-786 FLEUR DE BEL		1%
SD-05	HARDIE PLANK SIDING	SW-7843 PUSSEY WILLOW		14%

EXTERIOR FINISH LEGEND

MARK	MATERIAL-BRAND	MATERIAL & FINISH	IMAGE	%
SH-06	SHINGLES	WEATHERED WOOD		1%



BASE4

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BOCA RATON, FLORIDA 33496
588.501.8008 www.base4.com

RICARDO J MUNIZ-GUILLET, AIA
5453 NW 108TH DR
CORAL SPRINGS, FL 33078



DATE - 2020.02.04

Owner:

TOP
Hospitality

143 WHEELING ROAD
WHEELING, ILLINOIS 60090
312.404.8735

Residence INN
BY HARRIOTT

8935 69RD STREET
TINLEY PARK, ILLINOIS

PROTOTYPE VERSION, DESIGN
CONSULTING DRAWING - 2019.16
REVISION DATE: 2019.04.29

ISSUE NO.	DATE	DESCRIPTION
01	2020.02.04	ISSUED FOR PERMIT

CURRENT ISSUE

ISSUED FOR PERMIT

CURRENT ISSUE DATE
2020.02.04

DRAWN BY
SD

CHECKED BY
RJB/CM

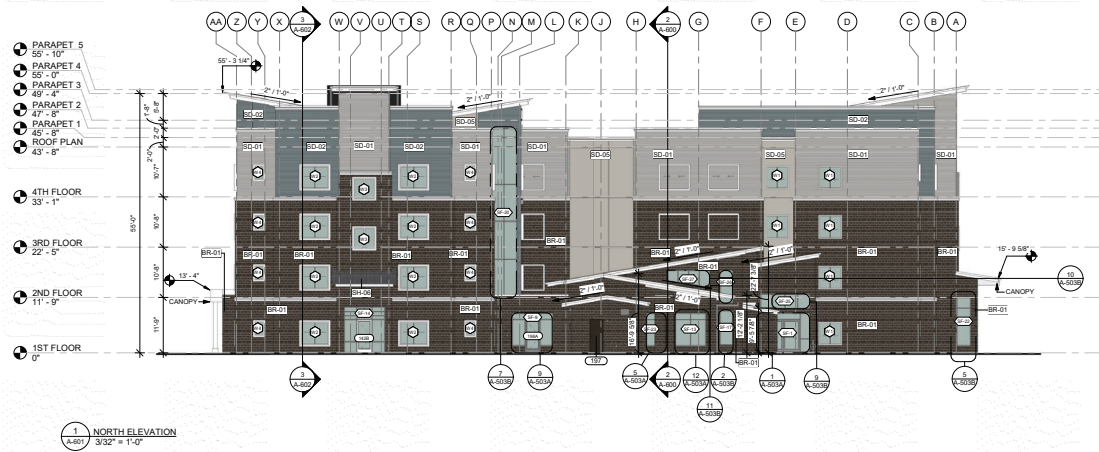
PROJECT NO.
B4-157-1901

SHEET NAME

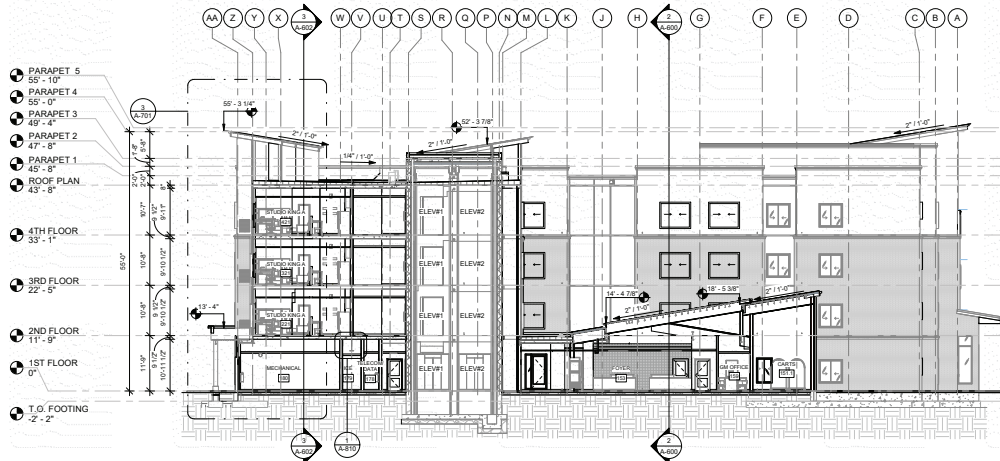
EXTERIOR
ELEVATION &
BUILDING
SECTION-2

DRAWINGS NO.

A-601



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



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

GENERAL ELEVATION NOTES

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

GENERAL SIGNAGE NOTES

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

ENERGY CODE INFORMATION

- REFERENCED ENERGY CODE: APPLICABLE CODE
CHAPTER 3: GENERAL REQUIREMENTS
(C) 301 CLIMATE ZONE: COOK COUNTY, ILLINOIS
CHAPTER 4: COMMERCIAL ENERGY EFFICIENCY
TABLE C402.1.3 OPAQUE THERMAL ENVELOPE
INSULATION REQUIREMENTS
- ROOFS
R-10 for 2" below
R-15 for 2" below
R-17.5
- WALLS ABOVE GRADE
R-11.4 G
R-13 + R-13G
R-15 + R-17.5G
- WALLS BELOW GRADE
R-7.5 G
R-10 G
R-10 G
- VERTICAL FENESTRATION
FIXED FENESTRATION
U-0.38
U-0.45
U-0.77
- SHGC
U-0.64 N / U-0.64 SEW
U-0.50
U-0.40

EXTERIOR FINISH LEGEND

MARK	MATERIAL-BRAND	MATERIAL & FINISH	IMAGE	%
BR-01	GLEN-ZERY BROCK	BLACK BEAUTY		25%
SD-01	HARDIE PLANK SIDING	PEARL GREY		15%
SD-02	HARDIE PLANK SIDING	BOOTHBAY BLUE		3%
SD-03	JAMES HARDIE-PLANK SIDING	SW-766 FLEUR DE SEL		1%
SD-05	HARDIE PLANK SIDING	SW-763 PUSSEY WILLOW		14%

EXTERIOR FINISH LEGEND

MARK	MATERIAL-BRAND	MATERIAL & FINISH	IMAGE	%
SH-06	SHINGLES	WEATHERED WOOD		1%



BASE4

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888.901.8008 www.base4.com

RICARDO J. MUNIZ-GUILLET, AIA
5453 NW 108TH DR
CORAL SPRINGS, FL 33078



DATE - 2020.02.04

Owner:

TOP
Hospitality

143 WHEELING ROAD
WHEELING, ILLINOIS 60090
312.404.6735

Residence INN
BY HARRIOTT

8608 69RD STREET
TINLEY PARK, ILLINOIS

PROTOTYPE VERSION DESIGN
DATE: 02/02/2020
REVISION DATE: 02/02/2020

ISSUE NO.	DELTA	ISSUE DATE	DESCRIPTION
1	0202.02.04	ISSUED FOR PERMIT	

CURRENT ISSUE

ISSUED FOR PERMIT

CURRENT ISSUE DATE

2020.02.04

DRAWN BY

SD

CHECKED BY

RB/CM

PROJECT NO.

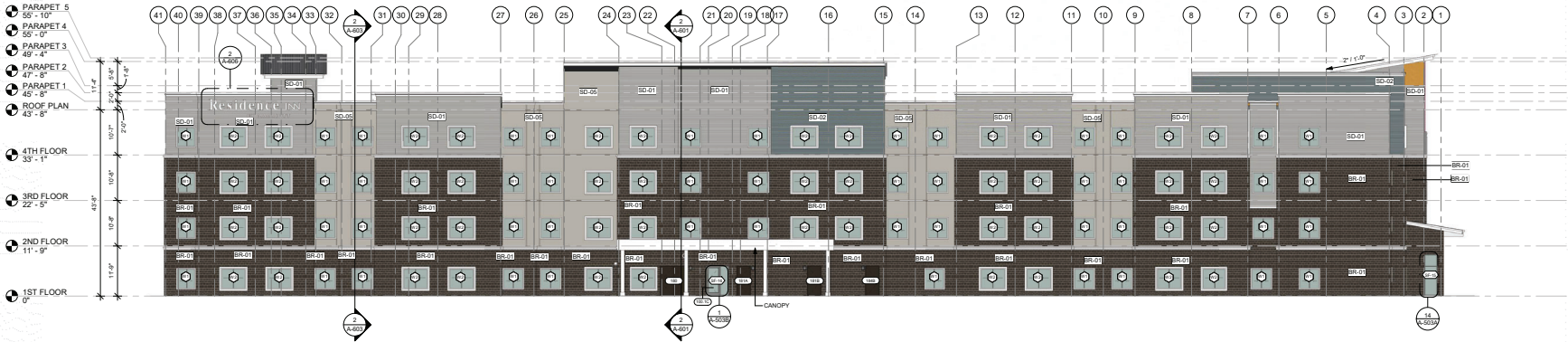
B4-157-1901

SHEET NAME

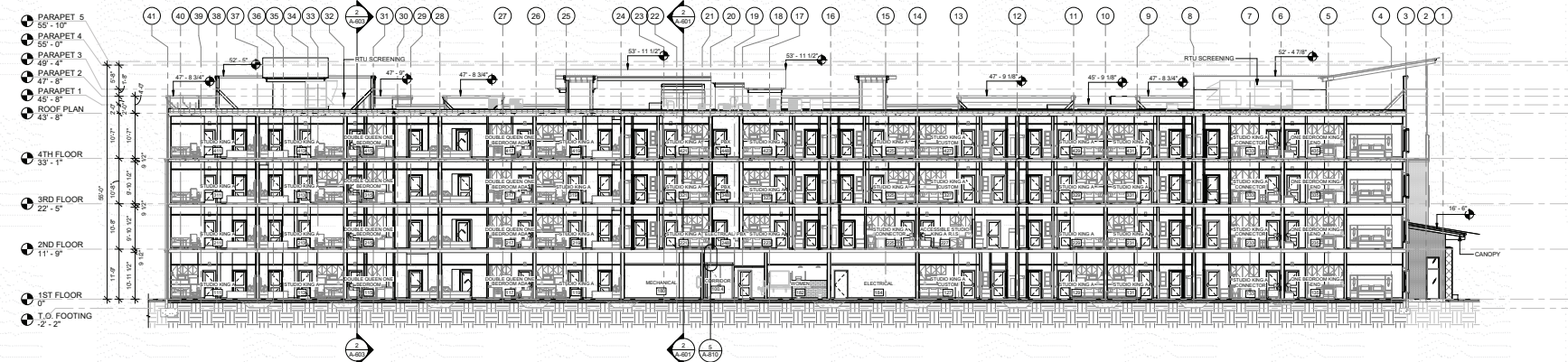
EXTERIOR
ELEVATION &
BUILDING
SECTION-3

DRAWINGS NO.

A-602



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



3 BUILDING SECTION #1
1/8" = 1'-0"

GENERAL ELEVATION NOTES

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

GENERAL SIGNAGE NOTES

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

ENERGY CODE INFORMATION

- REFERENCED ENERGY CODE: APPLICABLE CODE CHAPTER 3: GENERAL REQUIREMENTS (C) 301 CLIMATE ZONE: COOK COUNTY, ILLINOIS
- TABLE C402.1.3 OPAQUE THERMAL ENVELOPE NONSCREENING
- ROOFS: INSUL. ENTIRELY ABOVE DECK
- WALLS ABOVE GRADE: METAL BUILDING, METAL FRAMED
- WALLS BELOW GRADE: BELOW GRADE WALLS, MAINT.
- JOIST FRAMING
- TABLE C402.4 BUILDING ENVELOPE PENETRATION REQUIREMENTS
- FIXED PENETRATION: U-0.38, U-0.45, U-0.77
- ENTRANCE DOORS: SW-786 FLEUR DE BEL
- PROJECTION FACTOR: U-0.64 N / U-0.64 SEW
- SPYURITE: U-0.50, U-0.40
- U-FACTOR: U-0.50, U-0.40

EXTERIOR FINISH LEGEND

MARK	MATERIAL-BRAND	MATERIAL & FINISH	IMAGE	%
BR-01	OLEN-ZERY BROCK	BLACK BEAUTY		1%
SD-01	HARDIE PLANK SIDING	PEARL GREY		10%
SD-02	HARDIE PLANK SIDING	BOOTHBAY BLUE		9%
SD-03	JAMES HARDIE PLANK SIDING	SW-786 FLEUR DE BEL		1%
SD-05	HARDIE PLANK SIDING	SW-786 FLEUR DE BEL		14%

EXTERIOR FINISH LEGEND

MARK	MATERIAL-BRAND	MATERIAL & FINISH	IMAGE	%
SH-08	SHINGLES	WEATHERED WOOD		1%



BASE4

2901 CLINT MOORE ROAD, #114
BOCA RATON, FLORIDA 33496
588.501.5005 www.base4.com

RICARDO J MUNIZ-GUILLET, AIA
5453 NW 108TH DR
CORAL SPRINGS, FL 33078



DATE: 2020.02.04

Owner:

TOP
Hospitality

143 WHEELING ROAD
WHEELING, ILLINOIS 60090
312.404.6735

Residence INN
BY HARRIOTT

8005 69RD STREET
TINLEY PARK, ILLINOIS

PROTOTYPE VERSION DESIGN
DATE: 2019.04.29
REVISION DATE: 2019.04.29

ISSUE NO.	DATE	DESCRIPTION
1	2020.02.04	ISSUED FOR PERMIT

CURRENT ISSUE

ISSUED FOR PERMIT

CURRENT ISSUE DATE: 2020.02.04

DRAWN BY: SD

CHECKED BY: RB/CM

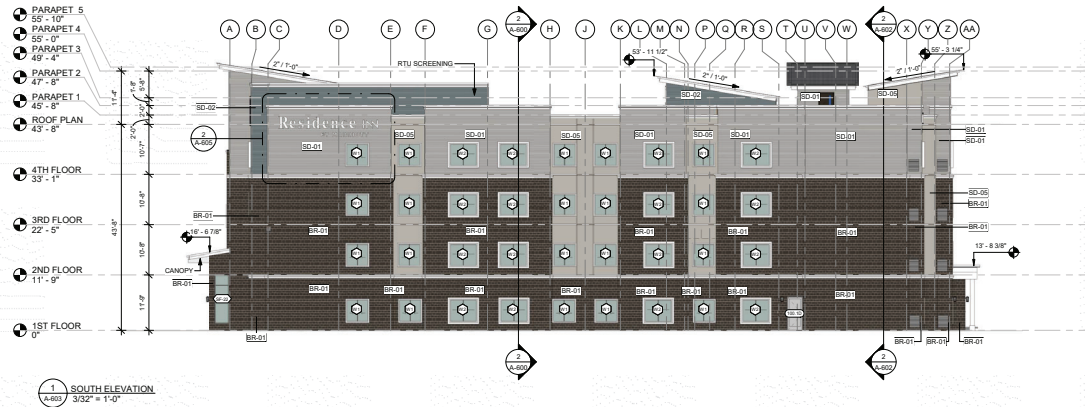
PROJECT NO: B4-157-1901

SHEET NAME

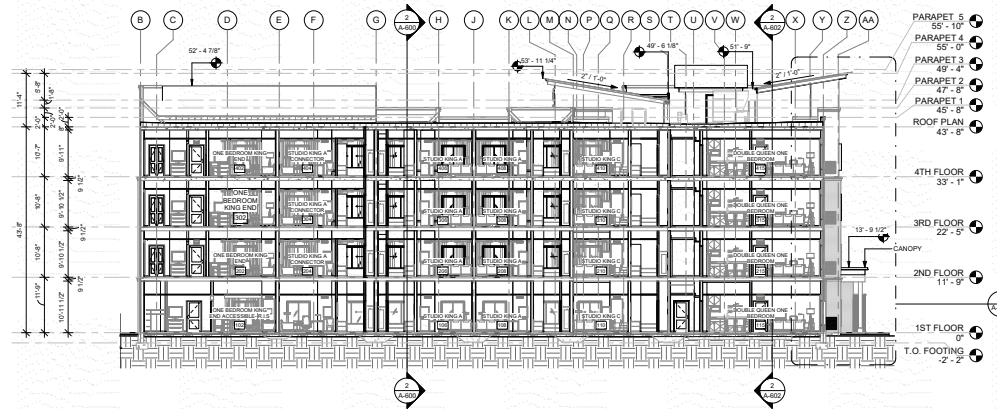
EXTERIOR
ELEVATION &
BUILDING
SECTION-4

DRAWINGS NO.

A-603



1 SOUTH ELEVATION
3/32" = 1'-0"



2 SECTION
3/32" = 1'-0"

GENERAL ELEVATION NOTES

- REVIEW ALL SIGHTLINES AROUND PROPERTY BEFORE LOCATING ROOFTOP EQUIPMENT. VERIFY ALL EQUIPMENT IS ADEQUATELY SCREENED.
- GC TO PROVIDE A MOCK WALL SHOWING A FULL WINDOW INSTALL WITH FLASHING GC CAN USE A PROPORTIONAL SCALED DOWN WINDOW IN LIEU OF FULL SIZE WINDOW.
- ALL EXTERIOR VENTS, GRILLS, MECHANICAL LOUVERS AND EXTERIOR YELLOW METAL DOORS TO BE FINISHED TO MATCH ADJACENT EXTERIOR MATERIAL.
- ALL BUILDING PERIMETERS TO BE CONSISTENT WITH THE APPROVED SITE PLAN. THE PLANNING DEPARTMENT DOES NOT REVIEW BUILDING PERMIT SET MATCH THOSE APPROVED DURING THE SITE PLAN REVIEW PROCESS. IF THE ELEVATIONS DO NOT MATCH THOSE IN THE SITE PLAN, IT WILL DELAY THE RESUBMISSION OF A CERTIFICATE OF OCCUPANCY AT THE END OF CONSTRUCTION, AND MAY NECESSITATE MODIFICATIONS TO THE CONSTRUCTED BUILDING.
- ALL VENT PIPES, ETC. EXTENDING ABOVE THE ROOF SURFACE MUST BE PAINTED A COLOR THAT BLENDS WITH THE ROOF COLOR.
- ARCHITECTURAL FINISH FLOOR ELEVATIONS REFER TO TOP OF FINISH FLOOR ASSEMBLY. SEE STRUCTURAL DWGS FOR TOP OF STRUCTURE AND BEARING HEIGHT ELEVATIONS.

GENERAL SIGNAGE NOTES

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

ENERGY CODE INFORMATION

- REFERENCED ENERGY CODE: APPLICABLE CODE
CHAPTER 3: GENERAL REQUIREMENTS
(1) 2011 CLIMATE ZONE: COOK COUNTY, ILLINOIS
CHAPTER 4: COMMERCIAL ENERGY EFFICIENCY
TABLE C402.1.3: OPAQUE THERMAL ENVELOPE INSULATION REQUIREMENTS
- ROOFS
INSUL. ENTIRELY ABOVE DECK
METAL BUILDING
R-10
R-19 + R-11 LS
R-38
- WALLS ABOVE GRADE
METAL FRAMED
R-11.4 G
R-13 + R-13U
R-15 + R-7.5U
- WALLS BELOW GRADE
BELOW GRADE WALLS
MASS
R-10 G
R-30
- DOOR FRAMING

EXTERIOR FINISH LEGEND

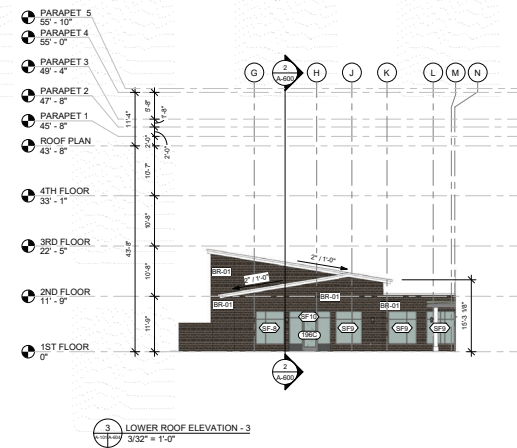
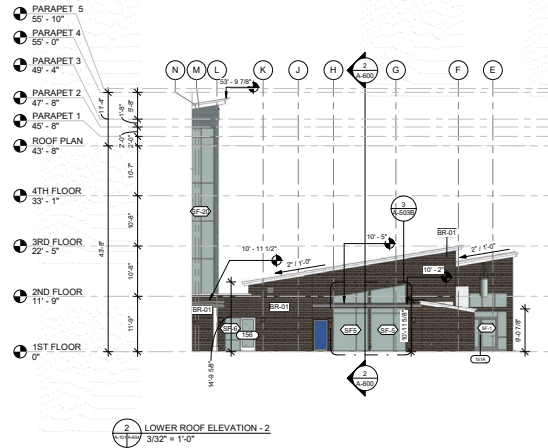
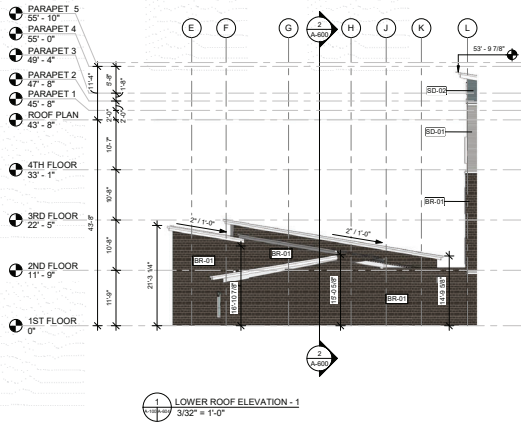
MARK	MATERIAL-BRAND	MATERIAL & FINISH	IMAGE	%
BR-01	GLENKERRY BRICK	BLACK BEAUTY		20%
SD-01	HARDE PLANK SIDING	PEARL GREY		8%
SD-02	HARDE PLANK SIDING	BOOTHBAY BLUE		9%
SD-03	JAMES HARDE PLANK SIDING	SW-7668 FLEUR DE SEL		1%
SD-05	HARDE PLANK SIDING	SW 7643 PUSSEY WILLOW		14%

EXTERIOR FINISH LEGEND

MARK	MATERIAL-BRAND	MATERIAL & FINISH	IMAGE	%
BR-01	GLENKERRY BRICK	BLACK BEAUTY		20%
SD-01	HARDE PLANK SIDING	PEARL GREY		8%
SD-02	HARDE PLANK SIDING	BOOTHBAY BLUE		9%
SD-03	JAMES HARDE PLANK SIDING	SW-7668 FLEUR DE SEL		1%
SD-05	HARDE PLANK SIDING	SW 7643 PUSSEY WILLOW		14%

EXTERIOR FINISH LEGEND

MARK	MATERIAL-BRAND	MATERIAL & FINISH	IMAGE	%
BR-01	GLENKERRY BRICK	BLACK BEAUTY		20%
SD-01	HARDE PLANK SIDING	PEARL GREY		8%
SD-02	HARDE PLANK SIDING	BOOTHBAY BLUE		9%
SD-03	JAMES HARDE PLANK SIDING	SW-7668 FLEUR DE SEL		1%
SD-05	HARDE PLANK SIDING	SW 7643 PUSSEY WILLOW		14%



GENERAL NOTES-SITE PLAN

1. ALL SITE PLAN INFORMATION IS BASED ON TOPOGRAPHIC SURVEY PREPARED BY CIVIL ENGINEER. SEE SHEET G-502 FOR CONTACT INFORMATION.
2. REFER TO CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION PERTAINING TO DRAINAGE DESIGN, CURB CUTS, PAVING, AND PARKING LOT DIMENSIONS.
3. CONTRACTOR SHALL COORDINATE, PRIOR TO THE COMMENCEMENT OF SITE WORK, THE FINISH FLOOR ELEVATION WITH THE CIVIL ENGINEER AND THE STRUCTURAL ENGINEER.
4. SHOULD FIELD CONDITIONS DIFFER FROM PLANS TO THE EXTENT UNNECESSARY COSTS ARE INCURRED OR DELAYS ARE ANTICIPATED, THE OWNER AND ARCHITECT SHALL BE CONSULTED. THE ARCHITECT, IN CONJUNCTION WITH THE OWNER, WILL DETERMINE THE RESOLUTION. PRIOR TO CONSTRUCTION GENERAL CONTRACTOR SHALL VERIFY ALL ITEMS SHOWN AS EXISTING ON THESE DRAWINGS AND NOTIFY THIS OFFICE OF ANY DISCREPANCIES.
5. CONTRACTOR MUST TAKE PRECAUTIONS TO PROTECT OWNER'S PROPERTY FROM CONSTRUCTION OPERATIONS. BOUNDARY OF CONTRACTOR'S WORK AND STORAGE AREAS WILL BE DEFINED BY MUTUAL AGREEMENT BY CONFERENCE.
7. LIMITS OF CONSTRUCTION TO BE AREA WITHIN PROPERTY LINE OR AS INDICATED WITH LIMIT LINES OF CONSTRUCTION.
8. G.C. TO FOLLOW THE MINIMUM REQUIREMENTS FOR PAYMENT DESIGN RECOMMENDATION SHALL AND PER CIVIL DRAWINGS AND SOIL REPORT.
9. GENERAL CONTRACTOR TO PROVIDE PAINTED STRIPING, WORKING, DIRECTIONAL ARROWS AND SYMBOLS IN ACCORDANCE WITH SPECIFICATIONS, NATIONAL AND LOCAL CODES.
10. ALL CONCRETE WALKS ARE 5'-0" WIDE AND TO HAVE NON-SLIP BROOM FINISH WITH 1/2" EXPANSION JOINT @ EVERY 20'-0" O.C.
11. ALL ACCESSIBLE ROUTES SHALL COMPLY WITH ADA GUIDELINES.
12. ALL EXTERIOR SIGNAGE SHALL BE AS DIRECTED BY OWNER (EXCEPT AS DETAILED WITHIN THESE CONSTRUCTION DOCUMENTS) AND IN COMPLIANCE WITH ADA GUIDELINES AND LOCAL CODES. GENERAL CONTRACTOR TO PROVIDE ELECTRICAL CONDUIT & POWER, SIGNAGE & FOUNDATION ARE O.F.D.I.
13. COORDINATE EXTERIOR UTILITY LOCATIONS W/ CIVIL ENGINEERING DWGS & WITH UTILITY COMPANIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
14. GENERAL CONTRACTOR TO ENSURE GAS METER PROTECTION WITH STEEL SCLARS AS REQUIRED BY LOCAL UTILITY JURISDICTION & CODE REQUIREMENTS.
15. ALL ROOF DRAINS TO BE INTO STORM DRAINAGE SYSTEM (SEE CIVIL).
16. REFER TO CIVIL ENGINEERING DRAWINGS FOR SITE CONSTRUCTION DETAILS, INCLUDING CURBS AND GUTTER DETAILS AND RAILS.
17. LANDSCAPE DESIGN IS NOT INCLUDED WITHIN THE SCOPE OF WORK REPRESENTED IN THESE DRAWINGS.
18. EACH ACCESSIBLE PARKING SPACE SHALL BE POSTED W/ PERMANENT SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND THE CAPTION PARKING BY DISABLED PERMIT ONLY AND ANY OTHER INFORMATION THAT MAY BE REQUIRED LOCALLY.

EXTERIOR FINISH LEGEND

MARK	MATERIAL-BRAND	MATERIAL & FINISH	IMAGE	%
BR-01	GLENGERY BRICK	BLACK BEAUTY		67%
SD-01	HARDE PLANK SIDING	PEARL GREY		18%
SD-02	HARDE PLANK SIDING	BOOTHBAY BLUE		9%
SD-03	JAMES HARGE-PLANK SIDING	SW-7668 FLEUR DE SEL		1%
SD-05	HARDE PLANK SIDING	SW 7643 PUSBY WILLOW		4%

EXTERIOR FINISH LEGEND

MARK	MATERIAL-BRAND	MATERIAL & FINISH	IMAGE	%
SH-05	SHINGLES	WEATHERED WOOD		1%



BASE4

BASE4
2901 CLINT MOORE ROAD, #114
BOCA RATON, FLORIDA 33496
588.501.8005 www.base4.com

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

Seal:



DATE : 2020.02.04

Owner:

**TOP
Hospitality**

143 WHEELING ROAD
WHEELING, ILLINOIS 60090
312.404.6735

Residence INN
BY MARRIOTT

8655 69RD STREET
TINLEY PARK, ILLINOIS

PROTOTYPE VERSION DESIGN
CONSULTING DRAWINGS - 2019.04.29

ISSUE NO.	DELTA	ISSUE DATE	DESCRIPTION
1	1	2020.02.04	ISSUED FOR PERMIT

CURRENT ISSUE

ISSUED FOR PERMIT

CURRENT ISSUE DATE
2020.02.04

DRAWN BY
SD

CHECKED BY
RB/CM

PROJECT NO.
B4-157-1901

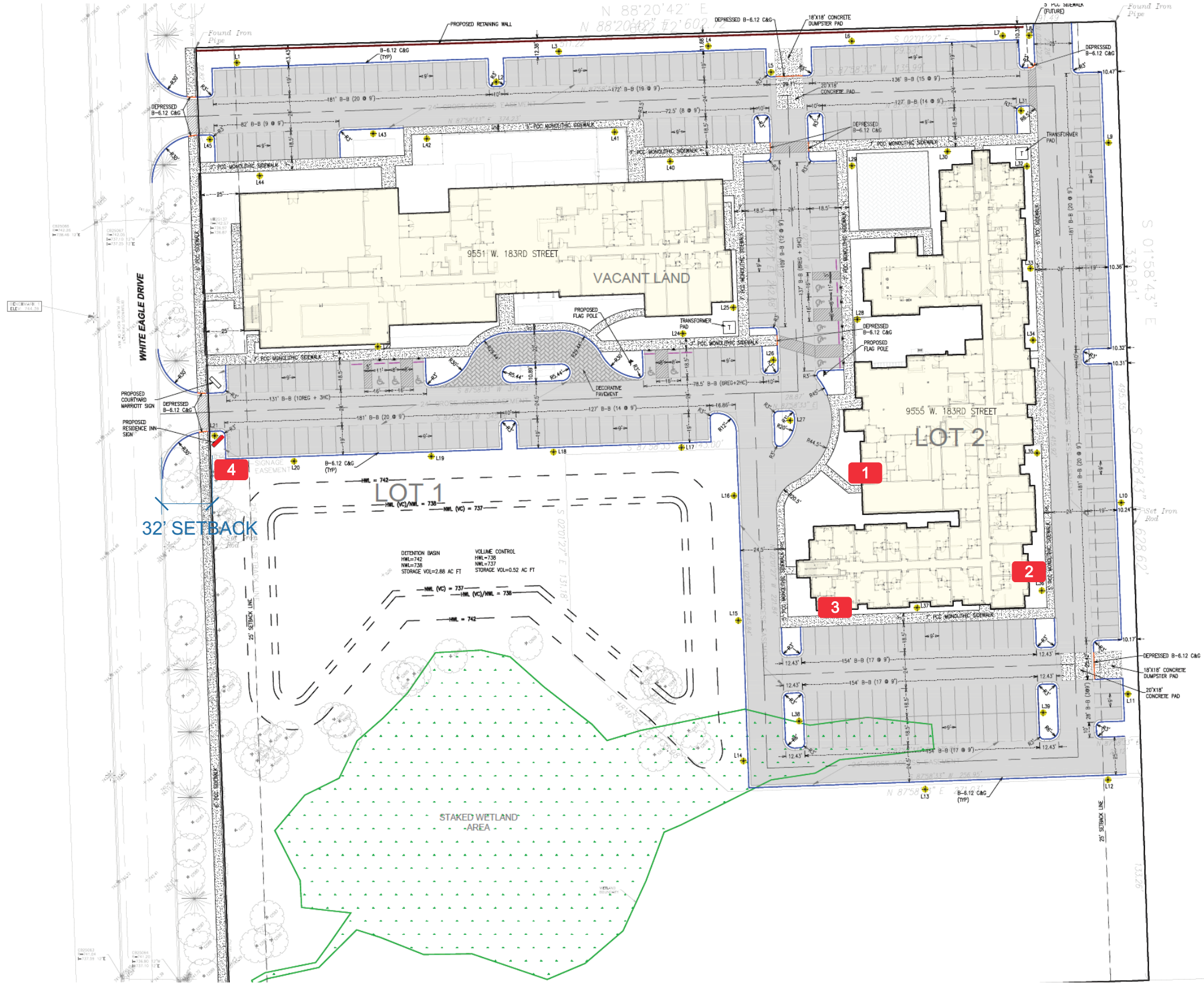
SHEET NAME

**EXTERIOR
ELEVATION**

DRAWINGS NO.

A-604

SITE PLAN



- 1 30-CL
- 2 30-CL
- 3 30-CL
- 4 MONUMENT



THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY CUMMINGS. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION UNLESS AUTHORIZED IN WRITING BY AN OFFICER OF CUMMINGS.

CUSTOMER APPROVAL:

DATE:

DATE

BY

Rev. #1

Rev. #2

Rev. #3

DATE

BY

Rev. #4

Rev. #5

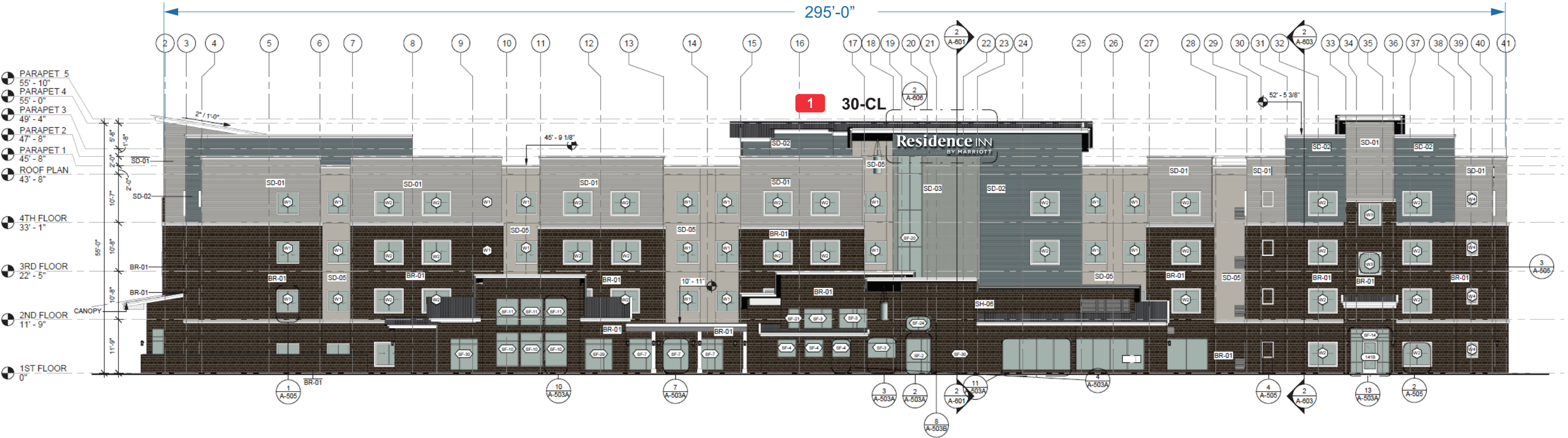
Rev. #6

Residence Inn
White Eagle Dr,
Tinley Park, IL 60487

DRAWING NO:
909091225.00

ARTIST: AAAJ DATE: 6-3-22

SHEET: 1 OF 6



THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY CUMMINGS. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION UNLESS AUTHORIZED IN WRITING BY AN OFFICER OF CUMMINGS.

CUSTOMER APPROVAL:

DATE: _____

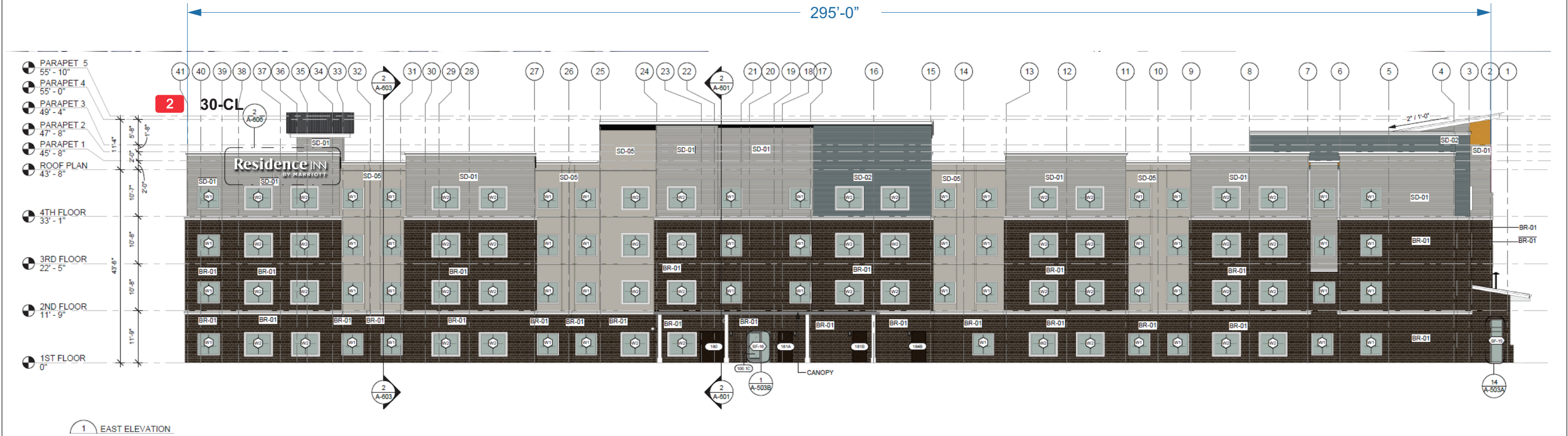
Rev. #	DATE	BY
Rev. #1	_____	_____
Rev. #2	_____	_____
Rev. #3	_____	_____

Rev. #	DATE	BY
Rev. #4	_____	_____
Rev. #5	_____	_____
Rev. #6	_____	_____

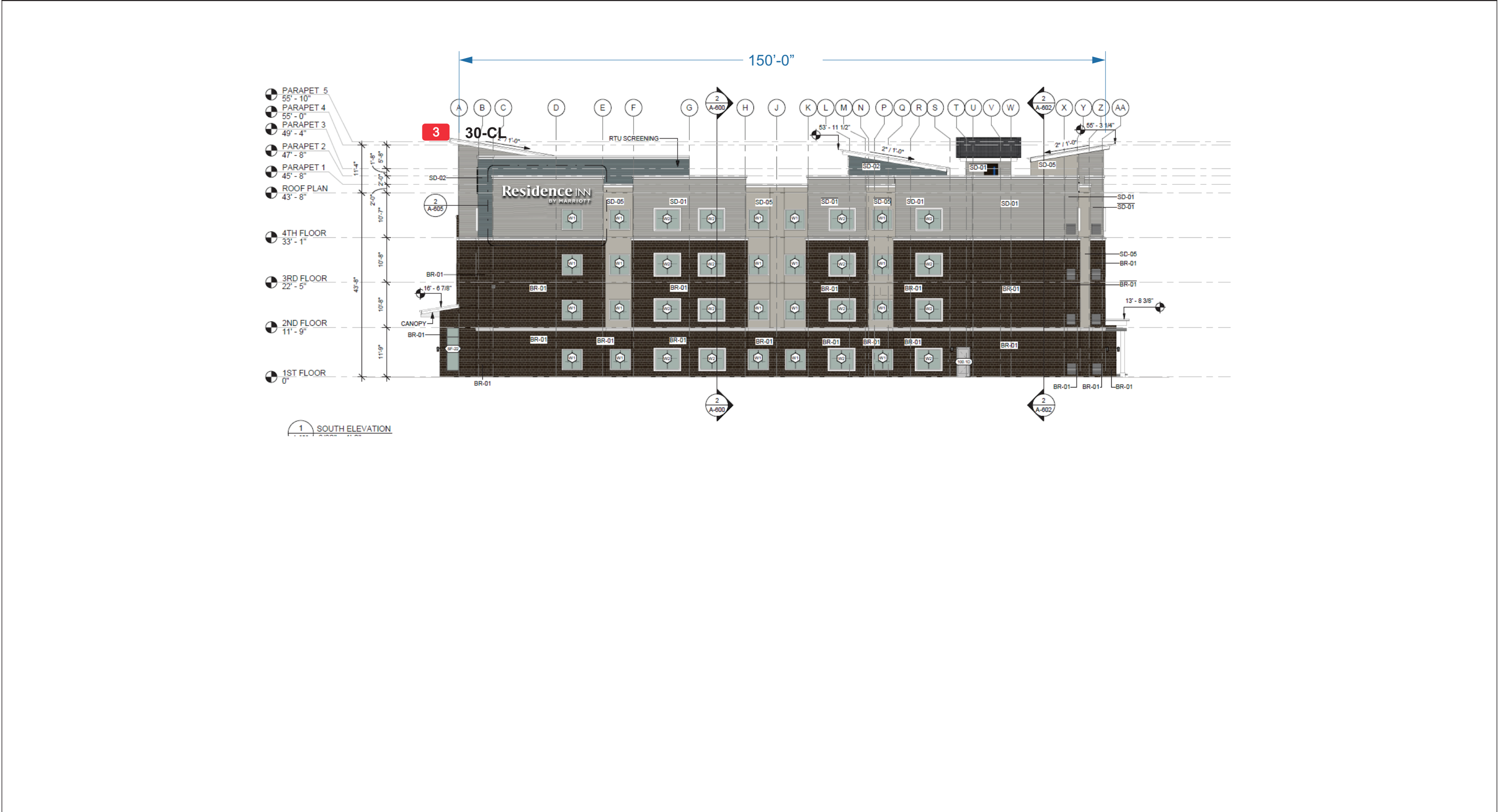
Residence Inn
White Eagle Dr,
Tinley Park, IL 60487

DRAWING NO:
909091225.00

ARTIST: AAAJ DATE: 6-3-22
SHEET: 2 OF 6



ELEVATIONS



Building Channel Letters

Channel Letter Specifications:

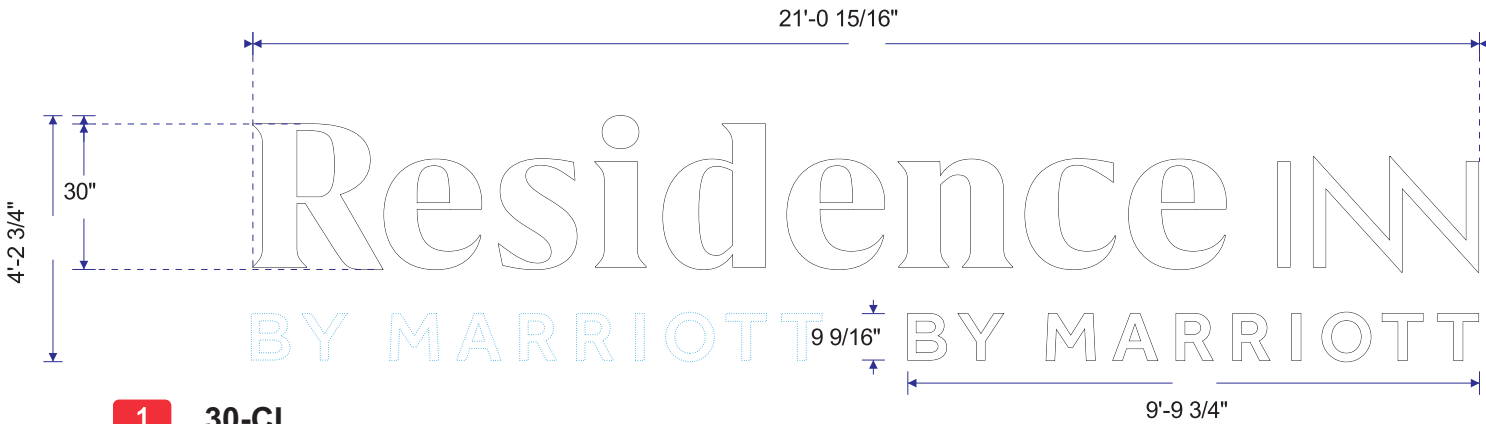
- Construction:
.050" aluminum channel letter with .063" with aluminum backs/
1.5-2.0mm aluminum channel letter cases
- Face Material:
3/16" 7328 white acrylic/ 3-4mm 30% translucent opal acrylic
- Trim Cap:
1" painted to match Pantone® 425 C Gray/ factor painted trim
cap to match Pantone® 425 C Gray
- Illumination:
GE 7100K White LED's as required
or Sloan Prism 24 6500K White LED's as required

Exterior Finish:
Paint to match Pantone® 425 C Gray/ powder coating RAL7012,
sating finish

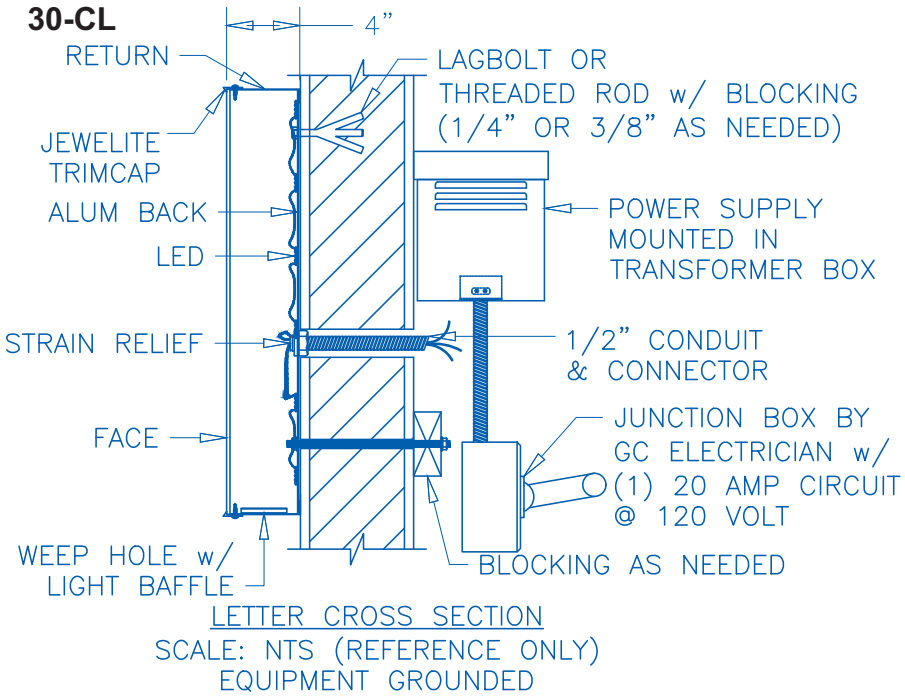
Interior Finish:
Paint reflective white/ powder coating RAL9003, glossy finish

Channel Letter Face Specifications:

- Face Material:
3/16" 7328 white acrylic/ 3-4mm 30% translucent opal acrylic
- For Channel Letters smaller than 24", the "By Marriott" size will be
the same as the 24" set.



- 1 30-CL
- 2 30-CL
- 3 30-CL



ELECTRICAL NOTES:

TOTAL AMPS – 2.2A
TOTAL CIRCUITS – 1 20A REQUIRED
VOLTS – 120V

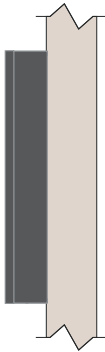
THIS SIGN WILL BE UL OR cUL LISTED AND IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. $\phi 1/4"$ DRAIN @ 4' ON CENTERS OR AS REQUIRED BY UL. MIN 12 MTW. PER UL REQUIREMENT, ALL ELECTRICAL COMPONENTS AND WIRING MUST BE FIXED & SUPPORTED A MINIMUM OF 1/2" ABOVE THE BOTTOM OF SIGN. WARNING LABELS TO BE VISIBLE DURING INSTALL/AVAILABLE AFTER INSTALLATION



Daytime Appearance



Nighttime Appearance



Side Profile



THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY CUMMINGS. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION UNLESS AUTHORIZED IN WRITING BY AN OFFICER OF CUMMINGS.

CUSTOMER APPROVAL:

DATE: _____

Rev. #	DATE	BY
Rev. #1	_____	_____
Rev. #2	_____	_____
Rev. #3	_____	_____

Rev. #	DATE	BY
Rev. #4	_____	_____
Rev. #5	_____	_____
Rev. #6	_____	_____

Residence Inn
White Eagle Dr,
Tinley Park, IL 60487

DRAWING NO: 909091225.00	
ARTIST: AAAJ	DATE: 6-3-22
SHEET: 5	OF 6



Monument Specifications:
Construction:
Aluminum tube frame with .125" aluminum shoe-box style faces

Face Construction:
Routed aluminum with backer panel/ fret-cut (routed) logo with acrylic back panel

Retainer:
Bleed face

Illumination:
GE 7100K White LED's as required
or Sloan PrismBeam 24V 6500K White LED's as required

Exterior Finish:
Paint Pantone® 425 C Gray, satin finish/ powder coating RAL7012, satin finish
Paint Pantone® 877 C Silver, satin finish/ powder coating RAL9006, satin finish

Interior Finish:
Paint reflective white/ powder coating RAL9003, glossy finish

Monument Face Specifications:
Face Construction:
Routed aluminum with backer panel/ fret-cut (routed) logo with acrylic back panel

Face Decoration:
Pantone® 425 C Gray, satin finish/ powder coating RAL7012, satin finish

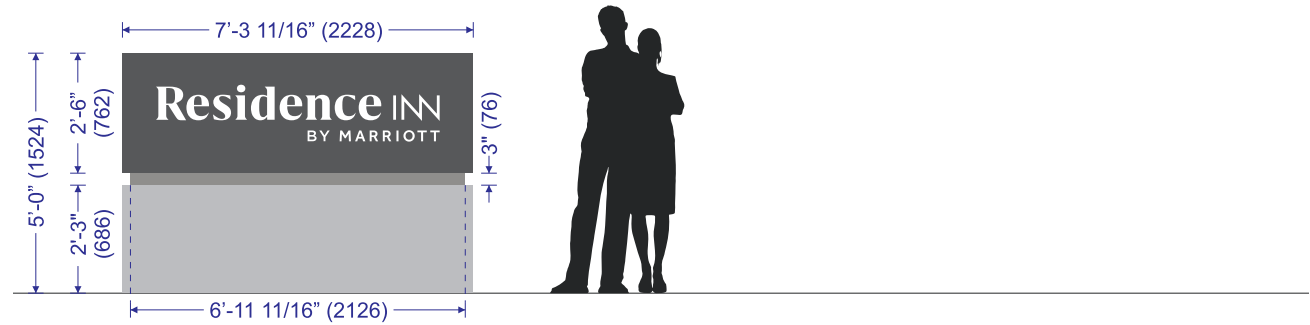
Backer Panel:
.118" white solar grade polycarbonate/ 3mm 30% translucent opal acrylic

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

Pole Cover Specifications:
* Preferred method to have monument base match building hard scape (stone, brick, etc., provided by general contractor)

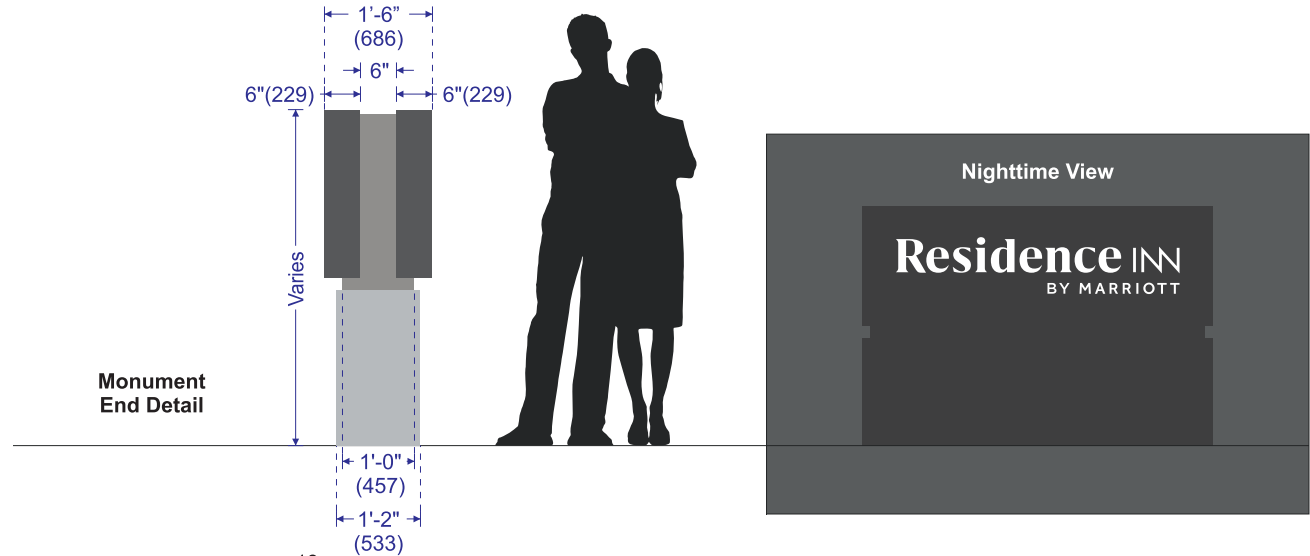
Construction:
Aluminum angle frame with .080" aluminum skins

Exterior Finish:
Paint Matthews 41342SP Brushed Aluminum, satin finish/ powder coating RAL9007, satin finish



Monument Elevations

4 MONUMENT





Contractors shall send all bidding questions and RFIs to the general contractor. The GC shall then forward inquiries to the appointed Base4 Construction Administration Project Manager, who will be introduced at the beginning of bidding and construction phase. Please reference the project number and project title in your email subject line to ensure that your request is forwarded to the proper team.

OWNER:
Kris Patel/ Krishna Gandhi (HOS Management)
kris.patel@hosmanagement.com/
krishna@hosmanagement.com
1000 Towne Center Blvd. Suite 503, Pooler,
GA 31322
T: 912.604.7824 / F: 912.344.4705

ARCHITECT CONTACT:
BASE4
Rick Muniz
+1 954.812.6650
rickm@base-4.com

STRUCTURAL CONTACT:
BASE4
Adam J Ginsburg, PE, SSECB
(561) 206-4469
adamg@base-4.com

MEP CONTACT:
BASE4
Garry Vermaas, PhD, PE
(615) 613-3605
garryv@base-4.com

CIVIL ENGINEER CONTACT:
Kevin M Berry, PE, LEED AP
(843) 881-0525
(843) 224-2250
berryk@earthsourceeng.com

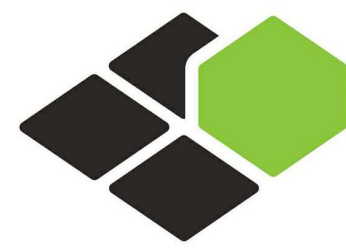
INTERIOR DESIGN CONTACT:
BASE4
Luci and Lindsey
lucil@base-4.com
lindseyb@base-4.com
1.888.901.8008
Savannah, Georgia, USA

REPI/GC CONTACT:
Wilkes Evans (Piedmont Construction Group)
478.405.8907 - O | 478.951.2881 - C |
478.314.3434 - D
107 Gateway Dr., Ste. B | Macon, GA 31210
wevans@piedmontconstructiongroup.com

COURTYARD

BY MARRIOTT

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



BASE⁴

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

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

Seal:



Owner:

**TOP
Hospitality**
143 Wheeling Road
Wheeling IL 60090
312 404 6735

COURTYARD

BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR 100%
FRANCHISE REVIEW**

CURRENT ISSUE DATE
2020.05.25

DRAWN BY
RC

CHECKED BY
RB/DDP

PROJECT NO.
B4-157-1801

SHEET NAME

TITLE SHEET

DRAWINGS NO.

G-000

CHANNEL LETTER SPECIFICATIONS

Channel Letter Specifications:

Construction: .050" aluminum channel letter with .063" aluminum backs

Face Material: 3/16" 7328 white acrylic

Trim Cap: 1" paint to match Pantone® 426 C gray, satin finish

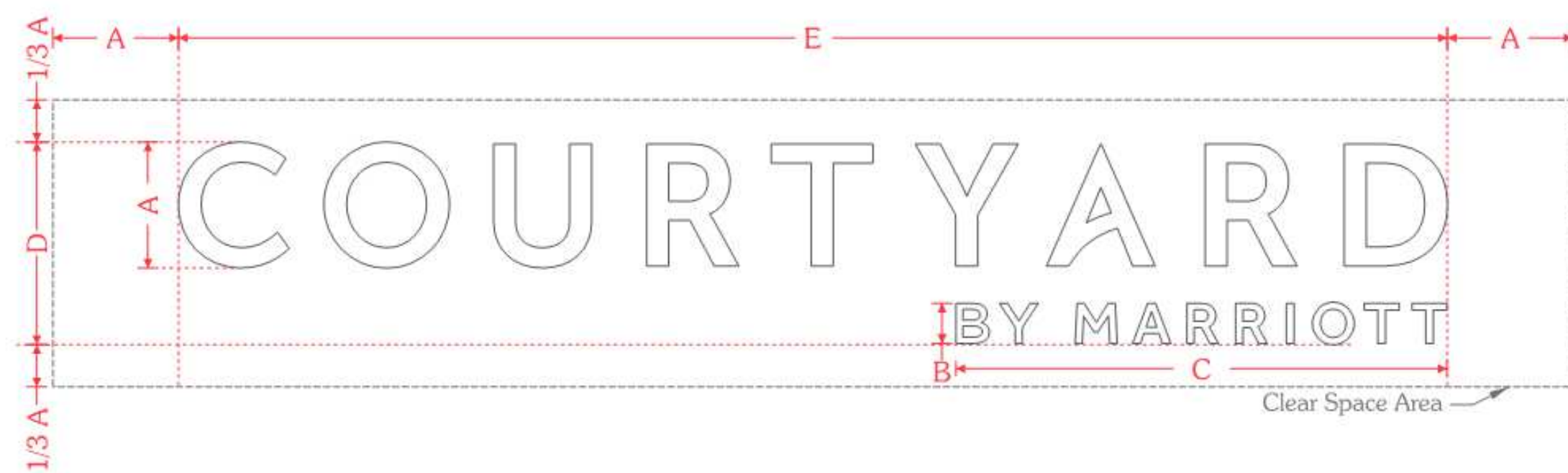
Illumination: GE White LED's as required

Exterior Finish: Paint to match Pantone® 426 C gray, satin finish

Interior Finish: Paint reflective white

Channel Letter Face Specifications:

Face Material: 3/16" 7328 white acrylic



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

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

LEGEND - EXTERIOR FINISHES

MARK	MATERIAL-BRAND	COLOR	MATERIAL-IMAGE	%
NH1	NICHHA	SW-7666 FLEUR DE SEL		39%
SC-2	STUCCO	SW 6719 GECKO		1%
BR-1	GLEN-GREY BRICK	VINTAGEWOOD IN BARK COLOR		61%
MT-1	METAL	COLOR ; EGGSHELL PATTERN		00%
WD-1	WOODEN	WOODEN PLANK		00%

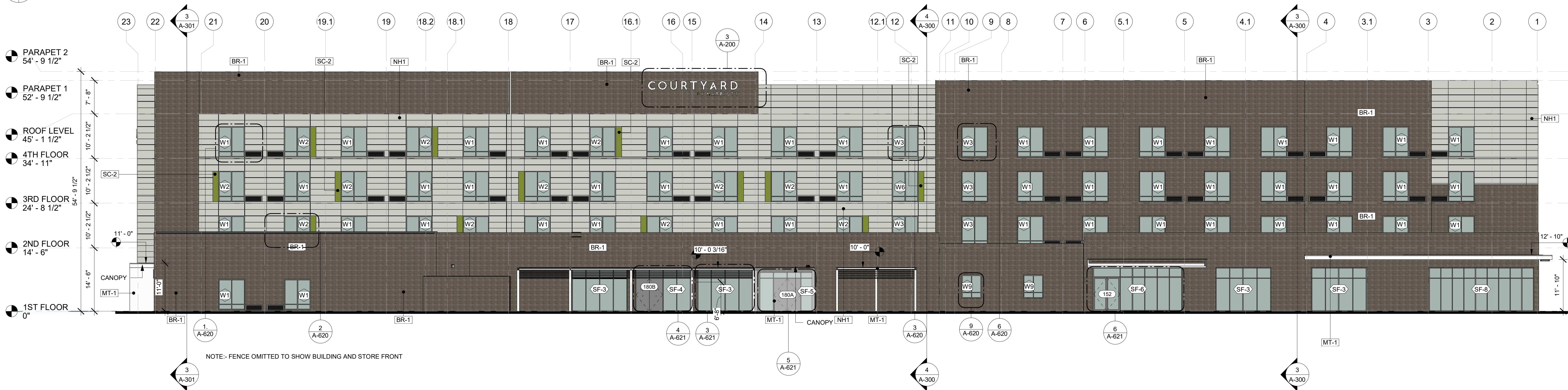
GENERAL SIGNAGE NOTES

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

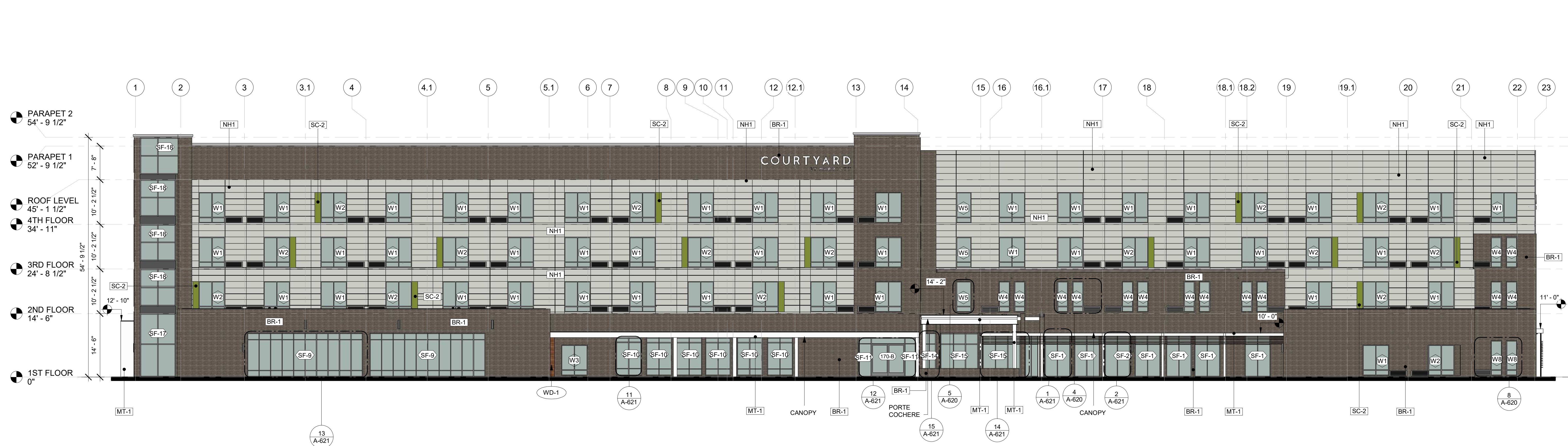
GENERAL ELEVATION NOTES

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

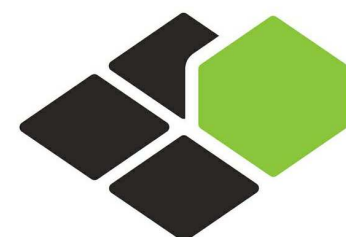
3 SIGNAGE
1 1/2" = 1'-0"



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



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



BASE4

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

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

Seal:



Owner:

TOP
Hospitality
143 Wheeling Road
Wheeling IL 60090
312 404 6735

COURTYARD
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

ISSUED FOR 100%
FRANCHISE REVIEW

CURRENT ISSUE DATE
2020.05.25

DRAWN BY
RC

CHECKED BY
RB/DDP

PROJECT NO.
B4-157-1801

SHEET NAME

EXTERIOR
ELEVATIONS-1

DRAWINGS NO.

A-200

CHANNEL LETTER SPECIFICATIONS

Channel Letter Specifications:

Construction: .050" aluminum channel letter with .063" aluminum backs

Face Material: 3/16" 7328 white acrylic

Trim Cap: 1" paint to match Pantone® 426 C gray, satin finish

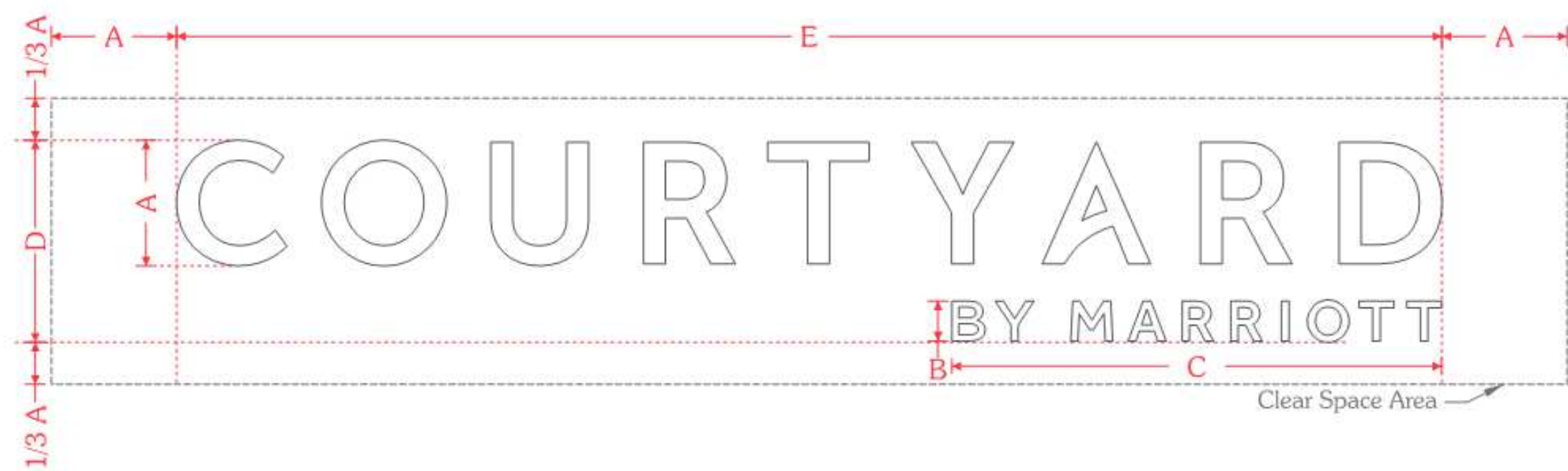
Illumination: GE White LED's as required

Exterior Finish: Paint to match Pantone® 426 C gray, satin finish

Interior Finish: Paint reflective white

Channel Letter Face Specifications:

Face Material: 3/16" 7328 white acrylic



Model #	A	B	C	D	E
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* Letter height determined by the height of the letter "C".

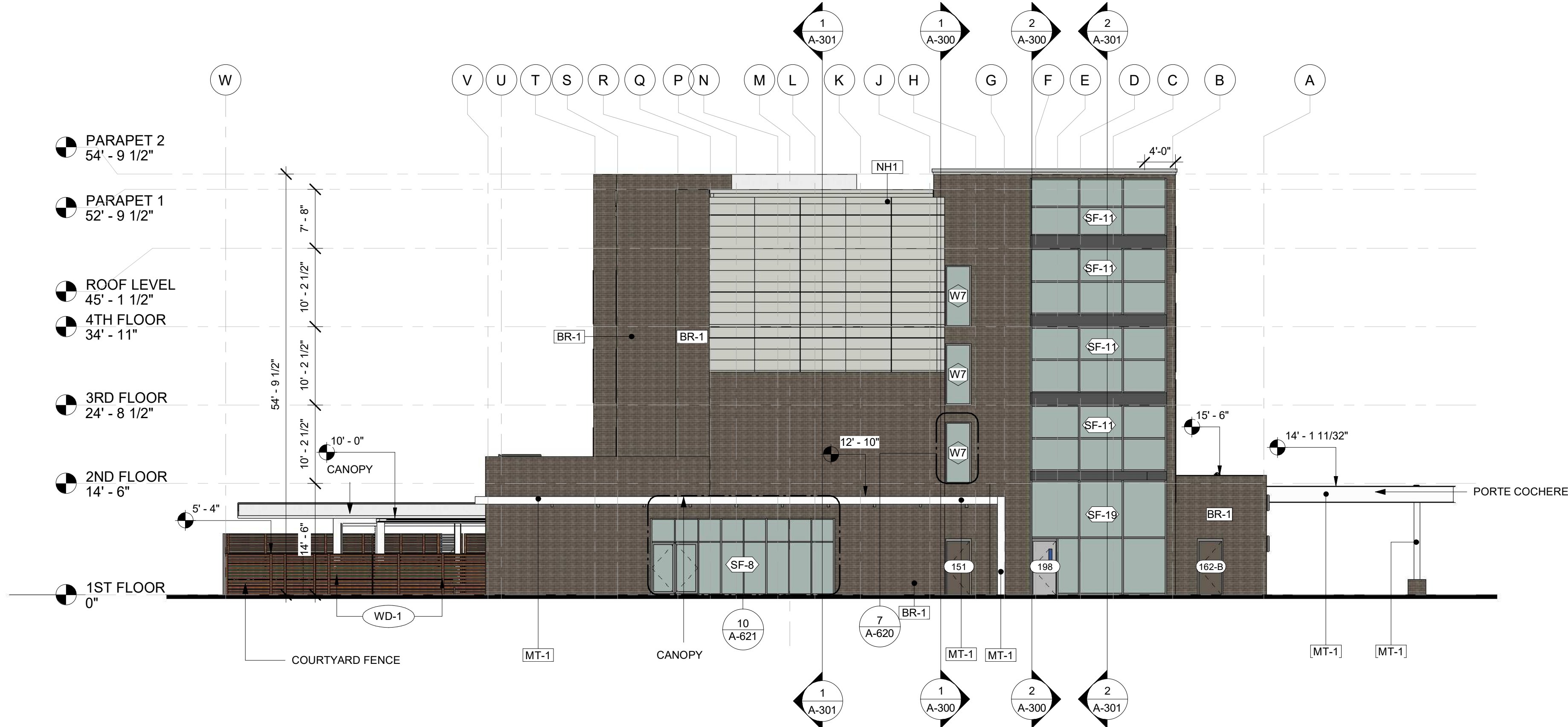
LEGEND - EXTERIOR FINISHES				
MARK	MATERIAL-BRAND	COLOR	MATERIAL-IMAGE	%
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SC-2	STUCCO	SW 6719 GECKO		1%
BR-1	GLEN-GREY BRICK	VINTAGEWOOD IN BARK COLOR		61%
MT-1	METAL	COLOR ; EGGSHELL PATTERN		00%
WD-1	WOODEN	WOODEN PLANK		00%

GENERAL ELEVATION NOTES

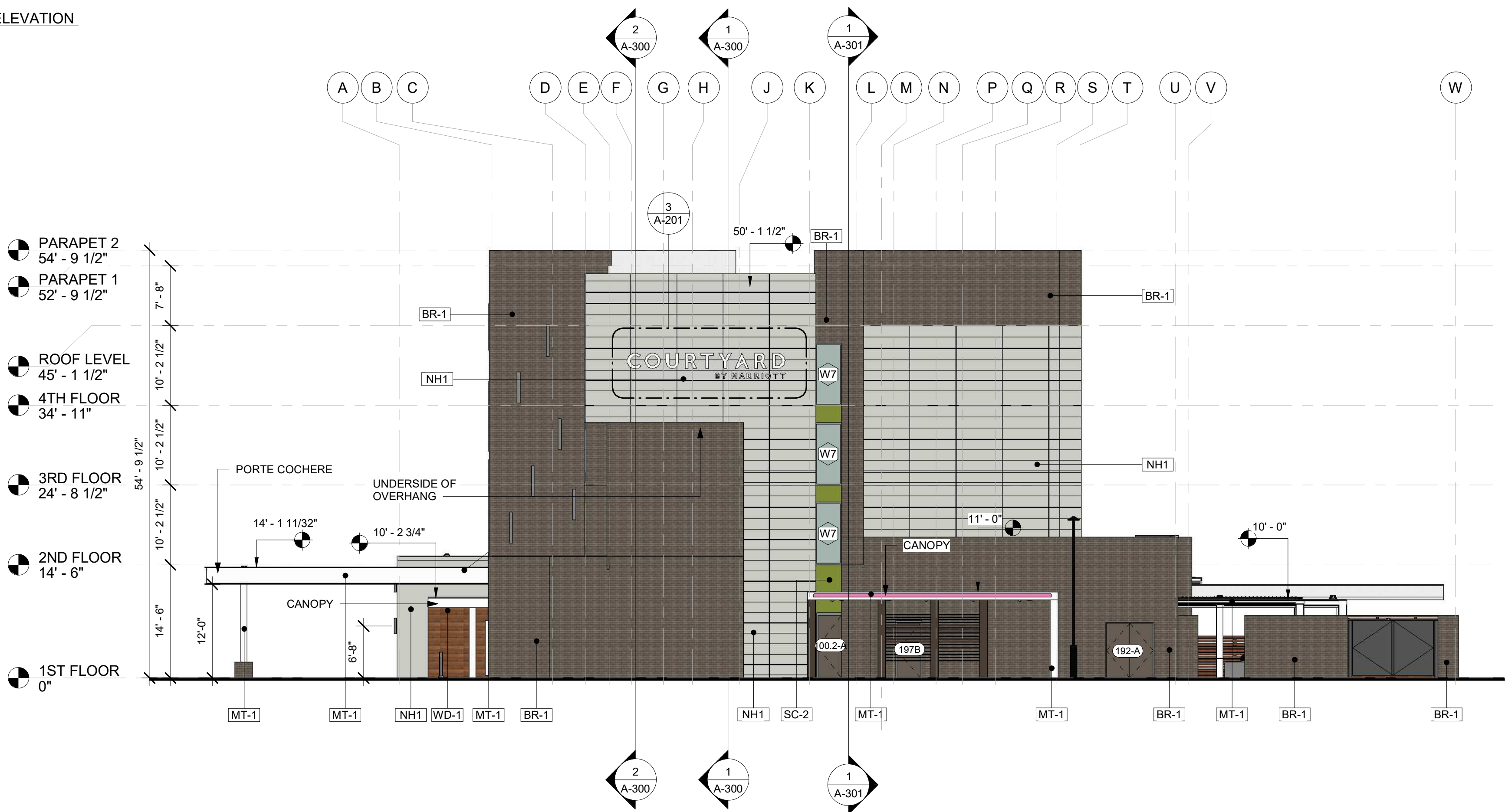
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- GC TO PROVIDE A MOCK WALL SHOWING A FULL WINDOW INSTALL WITH FLASHING GC CAN USE A PROPORTIONALLY SCALED DOWN WINDOW IN LIE OF FULL SIZE WINDOW.
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- ALL VENT PIPES, ETC. EXTENDING ABOVE THE ROOF SURFACE MUST BE PAINTED A COLOR THAT BLENDS WITH THE ROOF COLOR.
- ARCHITECTURAL FINISH FLOOR ELEVATIONS REFER TO TOP OF FINISH FLOOR ASSEMBLY. SEE STRUCTURAL DWGS FOR TOP OF STRUCTURE AND BEARING HEIGHT ELEVATIONS

GENERAL SIGNAGE NOTES

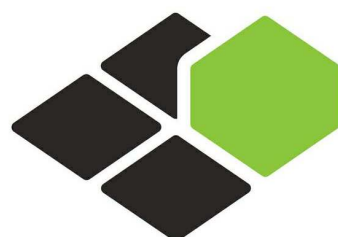
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- ELECTRICAL AND FINAL CONNECTION BY CONTRACTOR. ELECTRICAL REQUIREMENTS MAY BE OBTAINED FROM SIGN COMPANY.
- PERMANENT ACCESS DOORS TO INTERIOR OF ALL PARAPETS WHERE SIGNS ARE LOCATED TO BE PROVIDED BY CONTRACTOR. CONTRACTOR TO FURNISH AND CONNECT PRIMARY ELECTRICAL SERVICE INSIDE PARAPET WALL. PROVIDE WEATHER PROOF ACCESS DOORS AT ROOF LEVEL OR ANYWHERE EXTERIOR OR WET CONDITIONS MAY APPLY.
- GUESTROOMS OR PUBLIC SPACES WITH SIGNAGE ON EXTERIOR WALLS MUST HAVE ELECTRICAL PENETRATIONS AND/OR REMOTE TRANSFORMERS COORDINATED AND/OR INSTALLED PRIOR TO CLOSING UP THE WALL. PENETRATION LAYOUT MAY BE OBTAINED FROM SIGN COMPANY.



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



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



BASE4

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

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

Seal:



Owner:

TOP
Hospitality
143 Wheeling Road
Wheeling IL 60090
312 404 6735

COURTYARD
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN.6
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

ISSUED FOR 100%
FRANCHISE REVIEW

CURRENT ISSUE DATE
2020.05.25

DRAWN BY
RC

CHECKED BY
RB/DDP

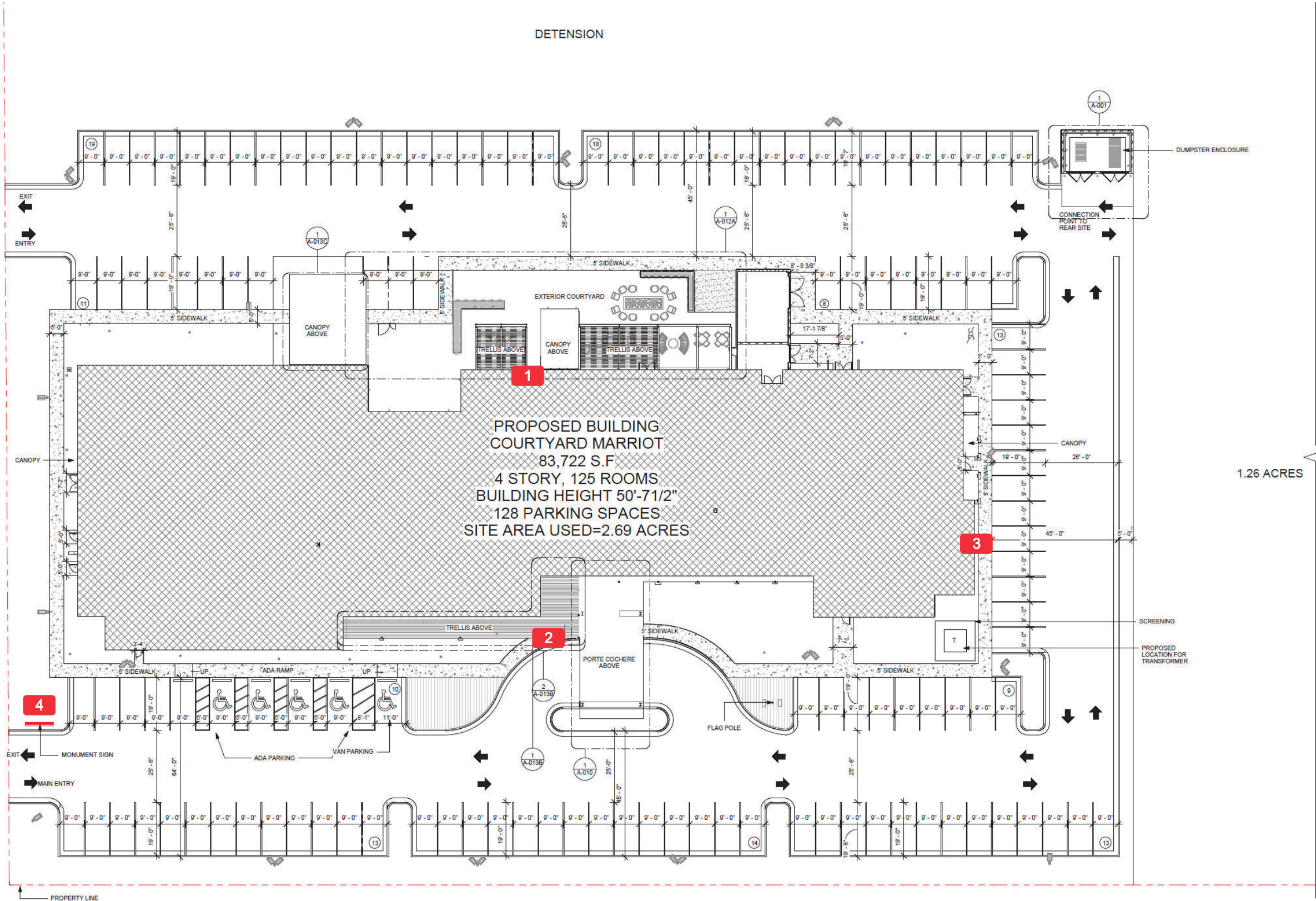
PROJECT NO.
B4-157-1801

SHEET NAME

EXTERIOR
ELEVATIONS-2

DRAWINGS NO.

A-201



- 1 C-24-CL
- 2 C-24-CL
- 3 C-24-CL
- 4 Monument



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BY

Rev. #4

Rev. #5

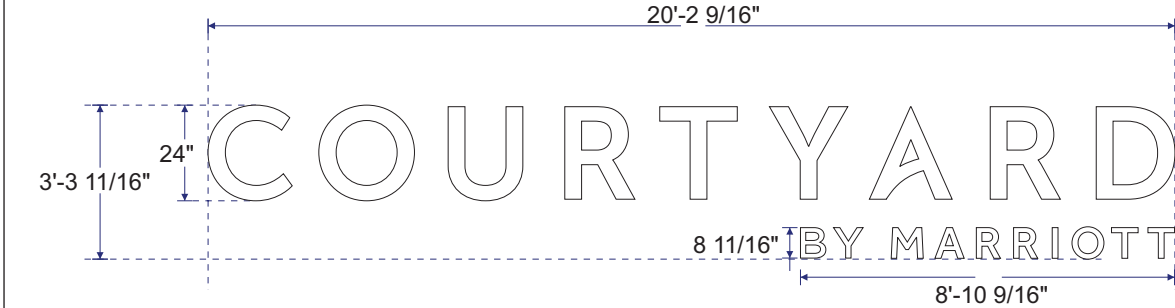
Rev. #6

COURTYARD
White Eagle Dr.
Tinley Park, IL 60487

DRAWING NO:
918701437.00

ARTIST: AAAJ DATE: 06-23-22

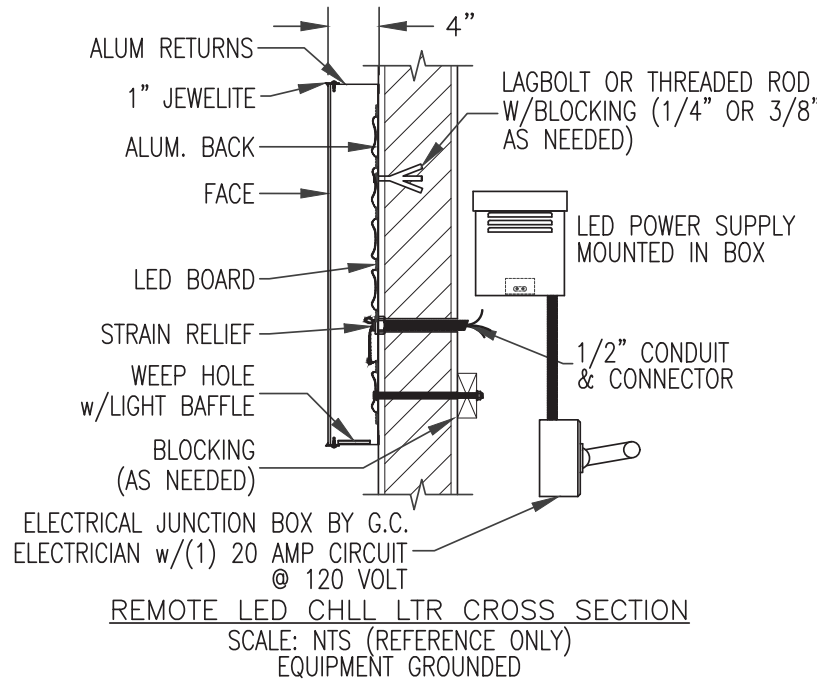
SHEET: 1 OF 5



1 C-24-CL



ELECTRICAL NOTES:
TOTAL AMPS — 1.1A
TOTAL CIRCUITS — 1 20A REQUIRED
VOLTS — 120V
THIS SIGN WILL BE UL OR CUL LISTED AND IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. $\phi 1/4"$ DRAIN @ 4" ON CENTERS OR AS REQUIRED BY UL. MIN 12 MTW. PER UL REQUIREMENT, ALL ELECTRICAL COMPONENTS AND WIRING MUST BE FIXED & SUPPORTED A MINIMUM OF 1/2" ABOVE THE BOTTOM OF SIGN. WARNING LABELS TO BE VISIBLE DURING INSTALL/AVAILABLE AFTER INSTALLATION



Channel Letter Specifications:

Construction:
.040" aluminum channel letter with .063" aluminum backs (U.S.C.A. only)/1.5-2.0 mm welded aluminum channel letters

Face Material:
3/16" 7328 white acrylic/4mm opal acrylic Plexiglas XT WN070

Trim Cap:
1" paint to match Pantone® 426 C gray/RAL9004, satin finish


Illumination:
GE 7100K White LED's as required or Sloan Prism 24 6500K White LED's as required

Exterior Finish:
Paint Pantone® 426 C gray/RAL9004, satin finish

Interior Finish:
Paint reflective white/RAL9003

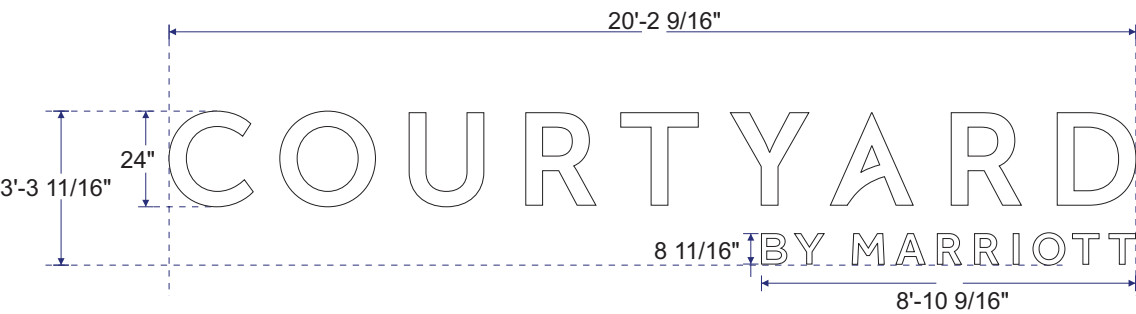
Channel Letter Face Specifications:

Face Material:
3/16" 7328 white acrylic/4mm Opal acrylic Plexiglas XT WN070

 <div>THIS DESIGN REMAINS OUR EXCLUSIVE PROPERTY AND CANNOT BE DUPLICATED WITHOUT WRITTEN CONSENT</div>	THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY CUMMINGS. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION UNLESS AUTHORIZED IN WRITING BY AN OFFICER OF CUMMINGS.	CUSTOMER APPROVAL: _____ DATE: _____	<table><tr><th>Rev. #</th><th>DATE</th><th>BY</th></tr><tr><td>Rev. #1</td><td>_____</td><td>_____</td></tr><tr><td>Rev. #2</td><td>_____</td><td>_____</td></tr><tr><td>Rev. #3</td><td>_____</td><td>_____</td></tr></table>	Rev. #	DATE	BY	Rev. #1	_____	_____	Rev. #2	_____	_____	Rev. #3	_____	_____	<table><tr><th>Rev. #</th><th>DATE</th><th>BY</th></tr><tr><td>Rev. #4</td><td>_____</td><td>_____</td></tr><tr><td>Rev. #5</td><td>_____</td><td>_____</td></tr><tr><td>Rev. #6</td><td>_____</td><td>_____</td></tr></table>	Rev. #	DATE	BY	Rev. #4	_____	_____	Rev. #5	_____	_____	Rev. #6	_____	_____	COURTYARD White Eagle Dr. Tinley Park, IL 60487	DRAWING NO: 918701437.00
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ARTIST: AAAJ DATE: 06-23-22																														
SHEET: 2 OF 5																														



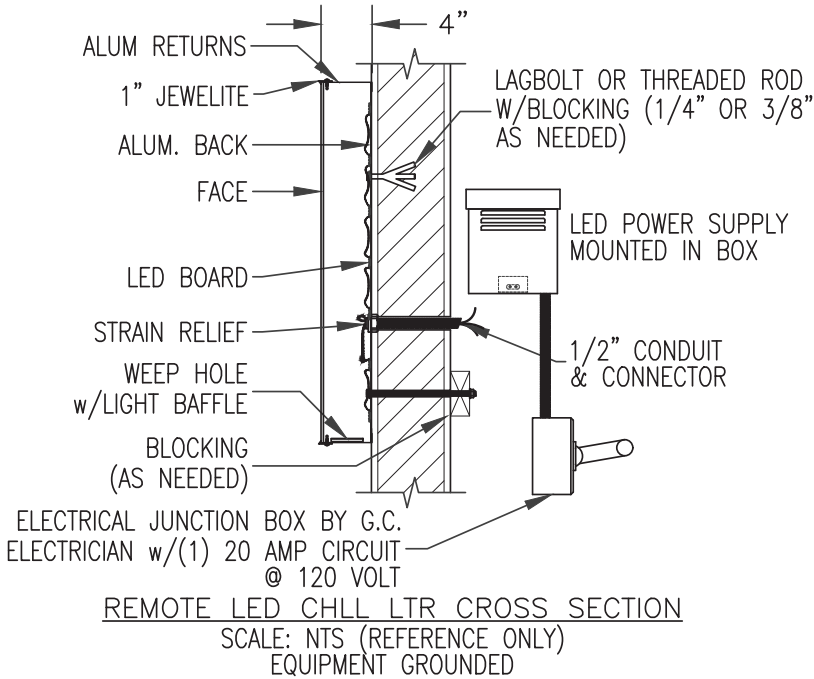
2 SOUTH SIDE ELEVATION



2 C-24-CL



ELECTRICAL NOTES:
TOTAL AMPS — 1.1A
TOTAL CIRCUITS — 1 20A REQUIRED
VOLTS — 120V
THIS SIGN WILL BE UL OR CUL LISTED AND IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. $\phi 1/4"$ DRAIN @ 4" ON CENTERS OR AS REQUIRED BY UL. MIN 12 MTW. PER UL REQUIREMENT, ALL ELECTRICAL COMPONENTS AND WIRING MUST BE FIXED & SUPPORTED A MINIMUM OF 1/2" ABOVE THE BOTTOM OF SIGN. WARNING LABELS TO BE VISIBLE DURING INSTALL/AVAILABLE AFTER INSTALLATION



Channel Letter Specifications:

Construction:
.040" aluminum channel letter with .063" aluminum backs (U.S.C.A. only)/1.5-2.0 mm welded aluminum channel letters

Face Material:
3/16" 7328 white acrylic/4mm opal acrylic Plexiglas XT WN070

Trim Cap:
1" paint to match Pantone® 426 C gray/RAL9004, satin finish

Illumination:
GE 7100K White LED's as required or Sloan Prism 24 6500K White LED's as required

Exterior Finish:
Paint Pantone® 426 C gray/RAL9004, satin finish

Interior Finish:
Paint reflective white/RAL9003

Channel Letter Face Specifications:

Face Material:
3/16" 7328 white acrylic/4mm Opal acrylic Plexiglas XT WN070



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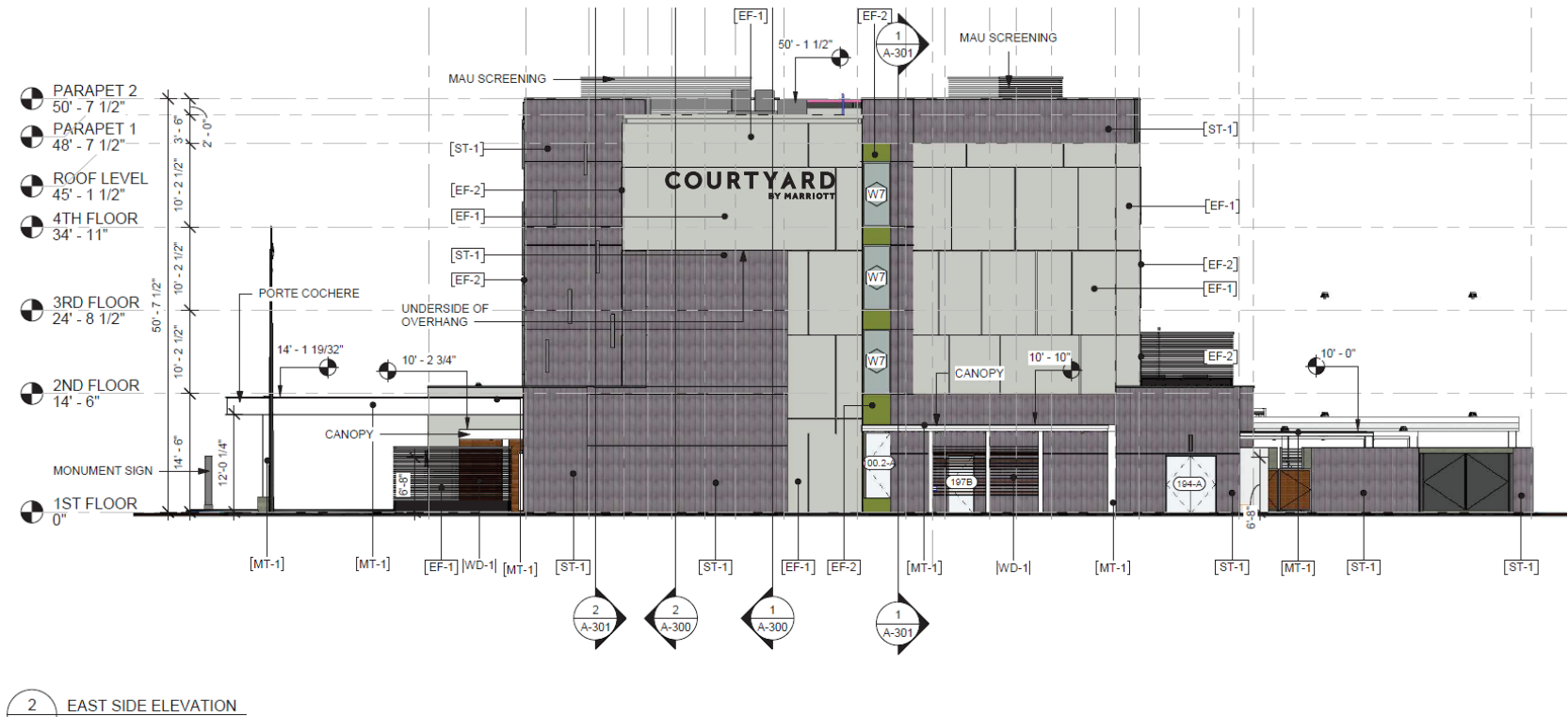
DATE BY
Rev. #1 _____
Rev. #2 _____
Rev. #3 _____

DATE BY
Rev. #4 _____
Rev. #5 _____
Rev. #6 _____

COURTYARD
White Eagle Dr.
Tinley Park, IL 60487

DRAWING NO:
918701437.00

ARTIST: AAAJ DATE: 06-23-22
SHEET: 3 OF 5



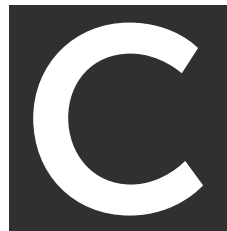
2 EAST SIDE ELEVATION



3 C-24-CL



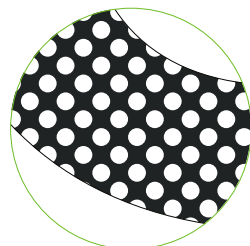
Daytime Appearance



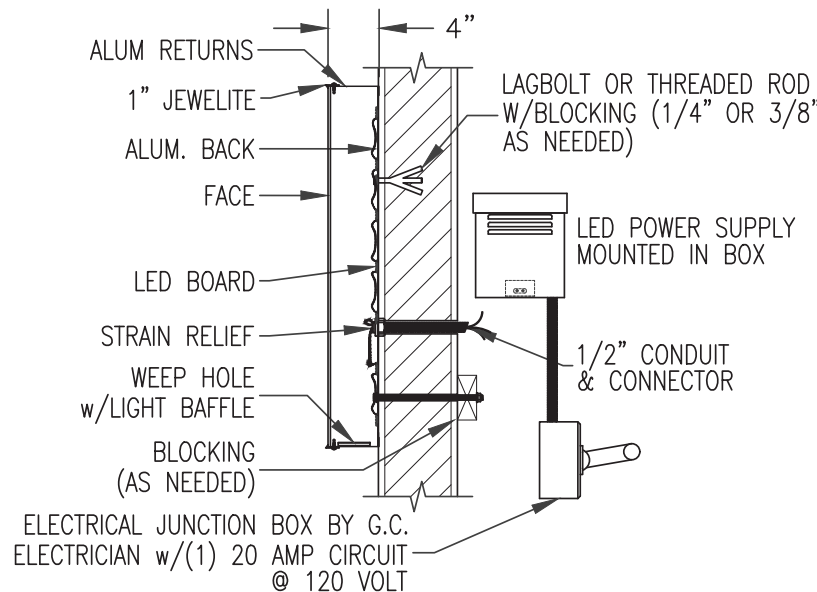
Nighttime Appearance



Side Profile



Detail E



REMOTE LED CHLL LTR CROSS SECTION
SCALE: NTS (REFERENCE ONLY)
EQUIPMENT GROUNDED

Channel Letter Specifications:

Construction:
.050" aluminum channel letter with .063" aluminum backs
(U.S.C.A. only)/1.5-2.0 mm welded aluminum channel letters

Face Material:
3/16" 2447 white acrylic/4mm opal acrylic Plexiglas XT WN070
or 3/16" Plaskolite 2406 white acrylic

Trim Cap:
1" paint to match Pantone® 426 C gray/RAL9004, satin finish

Illumination:
GE 7100K White LED's as required
or Sloan Prism 24 6500K White LED's as required

Exterior Finish:
Paint Pantone® 426 C gray/RAL9004, satin finish

Interior Finish:
Paint reflective white/RAL9003

Channel Letter Face Specifications:

Face Material:
3/16" 2447 white acrylic/4mm Opal acrylic Plexiglas XT WN070
or 3/16" Plaskolite 2406 white acrylic

Decoration:
3M DN00480 gray dual-color film applied to 1st surface/
Digital print Pantone 426 C onto 3M Dual Color 3635-210 White
Perforated vinyl film, double layer liquid lacquering

ELECTRICAL NOTES:
TOTAL AMPS — 1.1A
TOTAL CIRCUITS — 1 20A REQUIRED
VOLTS — 120V
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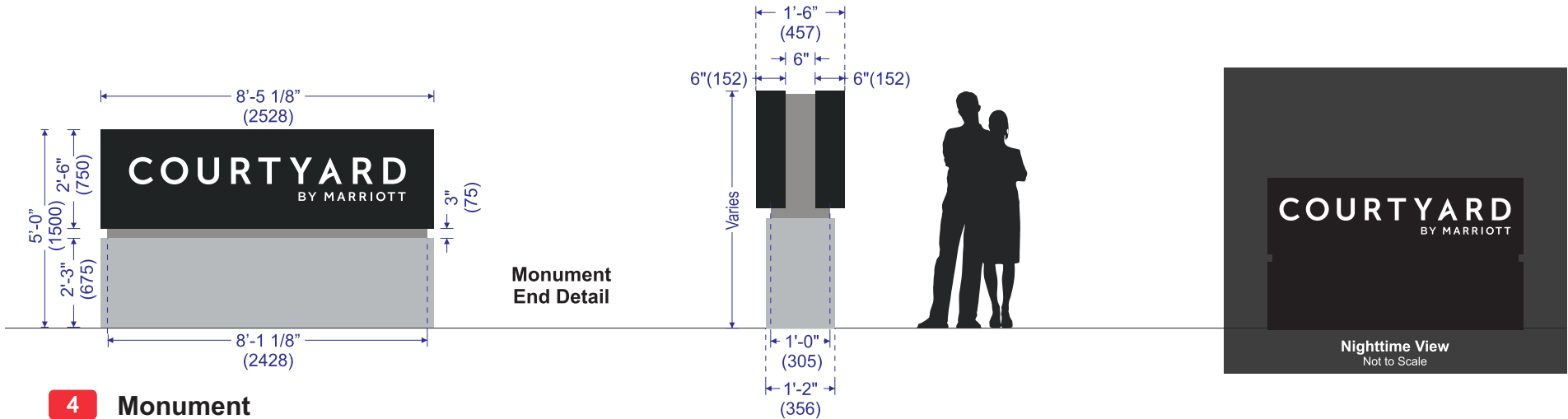
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Rev. #3		

Rev. #	DATE	BY
Rev. #4		
Rev. #5		
Rev. #6		

COURTYARD
White Eagle Dr.
Tinley Park, IL 60487

DRAWING NO:
918701437.00
ARTIST: AAAJ DATE: 06-23-22
SHEET: 4 OF 5



4 Monument

Monument Specifications:

Construction:
Aluminum tube frame with .125"/3mm aluminum shoe-box style faces; carbon steel structure to comply with local static requirements, hot-dip galvanized after welding; all fixations on the short sides, bent joint on large sizes between O and U letters

Face Construction:
Routed aluminum with backer panel

Retainer:
Bleed face

Illumination:
GE 7100K White LED's as required
or Sloan PrismBeam 24V 6500K White LED's as required

Exterior Finish:
Paint Pantone® 426 C gray/RAL9004, satin finish, and
Pantone® 877 C Silver/RAL9007, satin finish

Interior Finish:
Paint reflective white/RAL9003, glossy finish

Monument Face Specifications:

Face Construction:
Routed aluminum with backer panel

Face Decoration:
Paint Pantone® 426 C gray/RAL9004, satin finish

Backer Panel:
.118" white solar grade polycarbonate/4mm opal acrylic Plexiglas XT WN070
* "Courtyard" and "Marriott" to appear white during the day and illuminate white at nighttime.

Pole Cover Specifications:

* Preferred method to have monument base match building hard scape (stone, brick, etc., provided by general contractor)

Construction:
Aluminum angle frame with .080"/2mm aluminum skins

Exterior Finish:
Paint Matthews 41342SP Brushed Aluminum/RAL9006, satin finish



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Rev. #3	_____	_____

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Rev. #4	_____	_____
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COURTYARD
White Eagle Dr.
Tinley Park, IL 60487

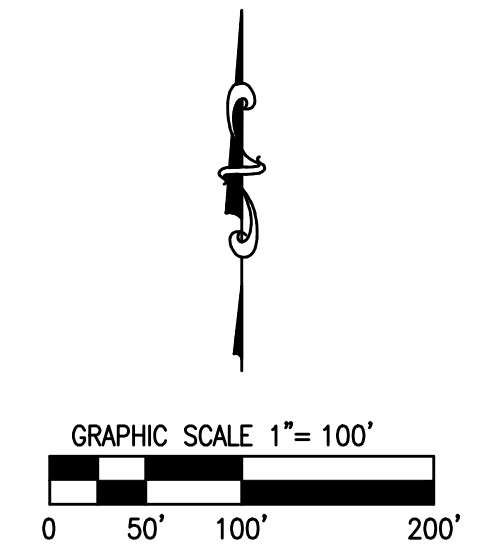
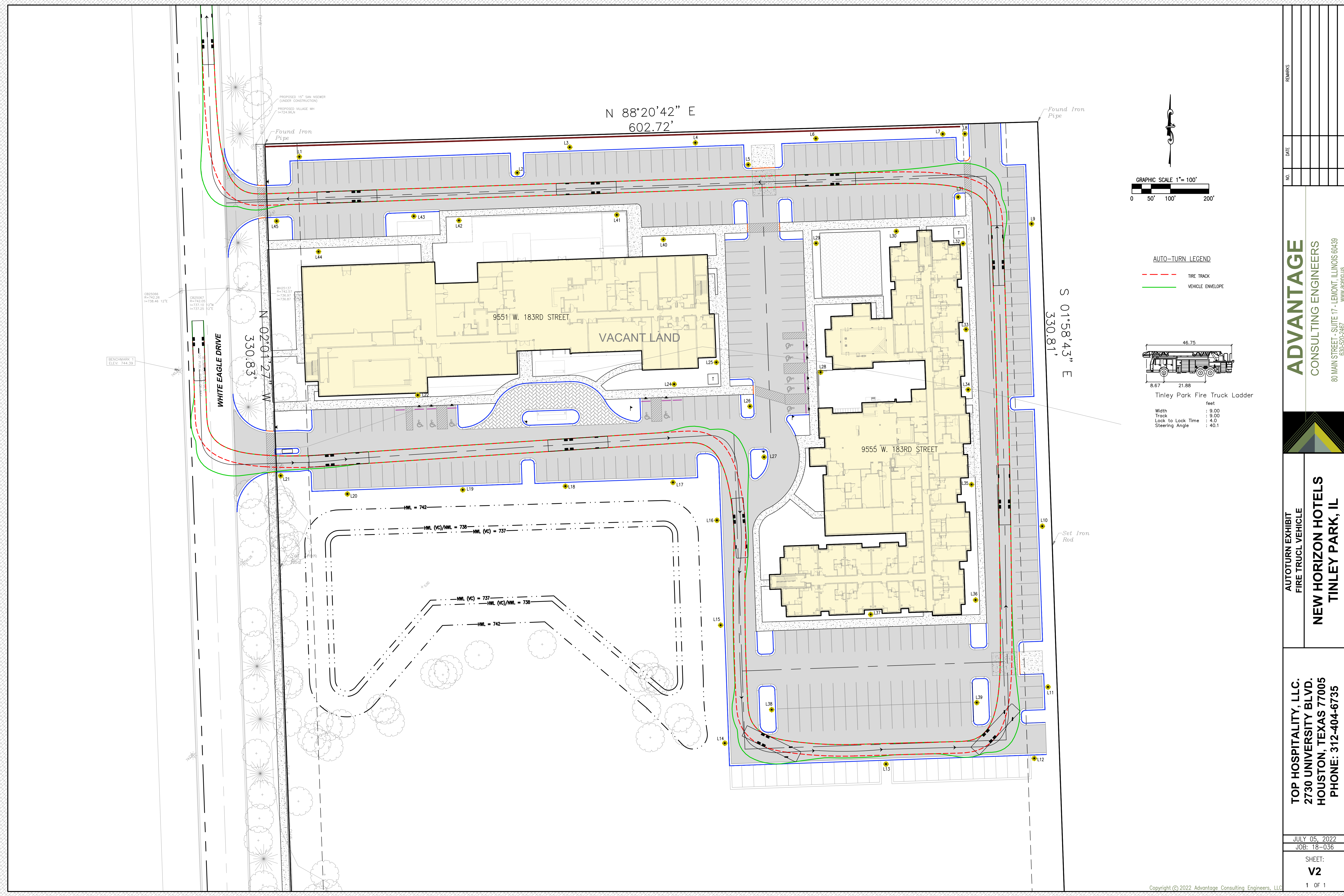
DRAWING NO:
918701437.00

ARTIST: AAAJ DATE: 06-23-22
SHEET: 5 OF 5

A photograph of a modern hotel sign for Residence Inn by Marriott Courtyard. The sign is composed of two stacked rectangular panels. The top panel is light gray and features the text 'Residence INN' in a large, white, serif font, with 'BY MARRIOTT' in a smaller, white, sans-serif font below it. The bottom panel is dark gray and features the text 'COURTYARD' in a large, white, serif font, with 'BY MARRIOTT' in a smaller, white, sans-serif font below it. The sign is set against a brick building with large windows. In the foreground, there is a green lawn and some small, conical evergreen shrubs. The overall scene is brightly lit, suggesting daytime.

Residence INN
BY MARRIOTT

COURTYARD
BY MARRIOTT



AUTO-TURN LEGEND

--- TIRE TRACK
--- VEHICLE ENVELOPE

Tinley Park Fire Truck Ladder

Width	feet
Track	: 9.00
Lock to Lock Time	: 4.0
Steering Angle	: 40.1

REMARKS	DATE	ADVANTAGE CONSULTING ENGINEERS 80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439 630-520-2467 WWW.ACEENGINEERS.COM
	NO.	
AUTOTURN EXHIBIT FIRE TRUCK VEHICLE		NEW HORIZON HOTELS TINLEY PARK, IL
TOP HOSPITALITY, LLC. 2730 UNIVERSITY BLVD. HOUSTON, TEXAS 77005 PHONE: 312-404-6735		
JULY 05, 2022 JOB: 18-036		SHEET: V2 1 OF 1
Copyright © 2022 Advantage Consulting Engineers, LLC		

PLAN COMMISSION STAFF REPORT

April 16, 2020 – Public Hearing

Marriott Hotels: Courtyard and Residence Inn

9551 & 9555 183rd Street

Petitioner

Top Hospitality LLC

Property Location

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

PIN

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

Zoning

Current: Unincorporated
Cook County (C-4)

Proposed: B-3, General
Business & Commercial

Approvals Sought

Site Plan Approval
Variations
Plat Approval
Rezoning (Upon
Annexation)

Project Planner

Daniel Ritter, AICP
Senior Planner



EXECUTIVE SUMMARY

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

The Courtyard hotel includes an **83,722 sq. ft.** four story building with 125 guest rooms, a banquet hall, meeting rooms, exterior patio, fitness center, indoor pool, lounge with dining area and bar. The Residence Inn hotel is marketed towards extended-stay guests and includes an **87,875 sq. ft.** four story building with 118 guest rooms, fitness center, dining room, meeting room, lounge room, indoor pool, outdoor basketball court, and exterior patio. In addition, there is a proposed shared stormwater detention pond and existing wetland area on the site.

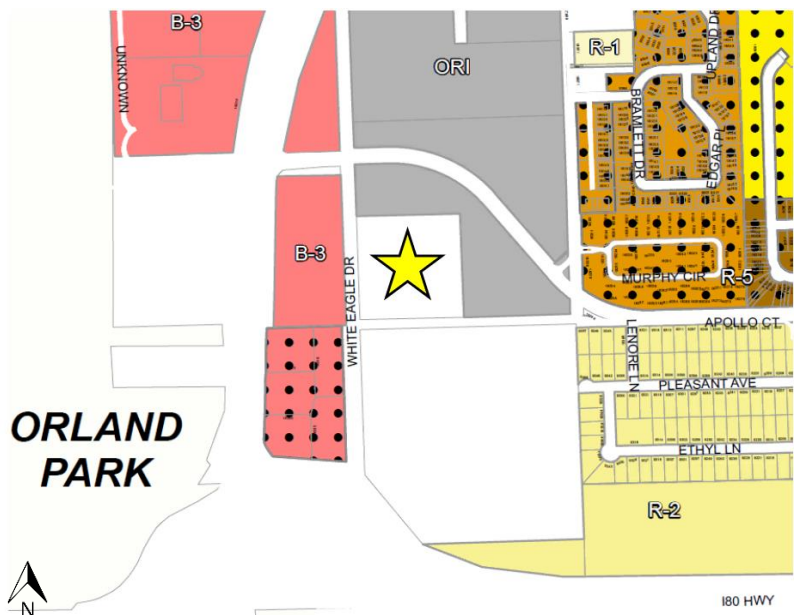
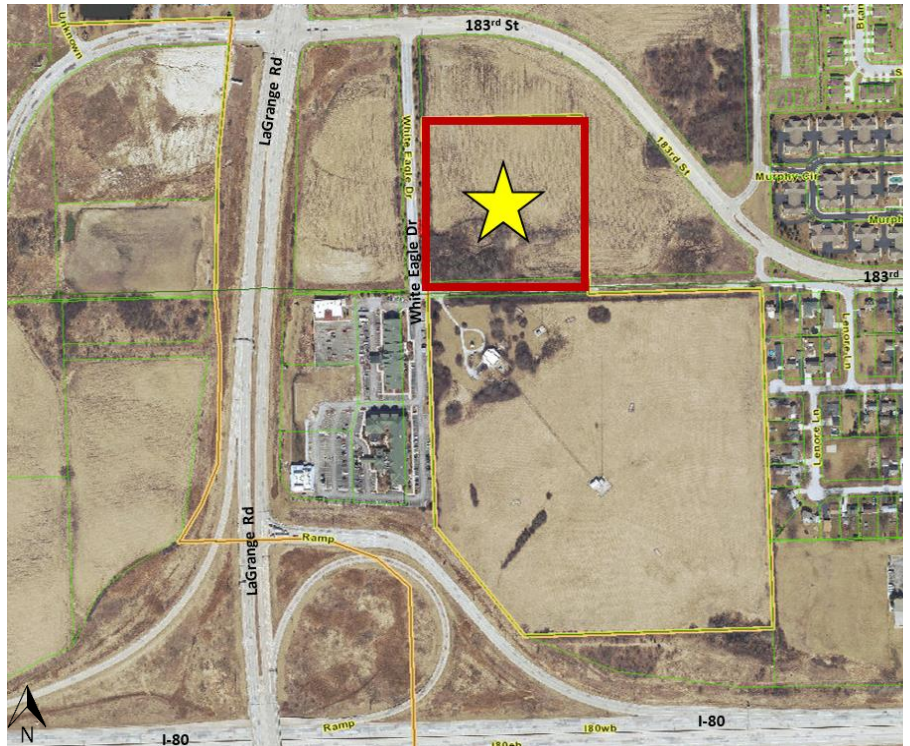
Amendments to the February 20, 2020 Plan Commission Workshop Staff Report are indicated in **Red**. All 3D renderings in the plans and staff report have not been updated. The Courtyard's elevation changes are the most significant change from the workshop and presented below.

EXISTING SITE & ZONING

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

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

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



PROPOSED USE

The Petitioner plans to develop two Marriott brand hotels on the subject property: Courtyard and Residence Inn. The Courtyard hotel includes an **83,722 sq. ft.** four story building with 125 guest rooms, a banquet hall, meeting rooms, exterior patio, fitness center, indoor pool, lounge with dining area and bar. The Residence Inn hotel is marketed towards extended-stay guests and includes an **87,875 sq. ft.** four story building with 118 guest rooms, fitness center, dining room, meeting room, lounge room, indoor pool, outdoor basketball court, and exterior patio. The amenities, including the dining and bars, are only open to hotel guests. Construction of the two sites will happen simultaneously and will not be phased.

VARIATIONS

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

Lot & Building

1. A Variation from Section V.B. Schedule I (Schedule of Permitted Uses) to permit a hotel use on a 3.13 acre lot, instead of the required minimum of 5 acres.
2. A Variation from Section V.B. Schedule II (Schedule of District Requirements) to permit a four story and approximately 55' 10" tall building (Residence Inn) and a four story 54' 9.5" tall building (Courtyard) instead of the permitted maximum of three stories and 35 feet.
3. A Variation from Section VIII Table 2 (Parking Lot Dimension Guidelines) to permit a 24' drive aisle instead of the permitted minimum of 26'.
4. A Variation from Section V.C.7.F. and Section V.C.7.G. to permit both hotel buildings to utilize greater than 15% of a non-masonry material (fiber cement board and stucco) on the building exteriors.
5. A 31 space Variation from Section VIII.A.10. (Number of Parking Spaces Required) to permit the Courtyard to have 129 parking spaces instead of the 160 parking spaces required.

Urban Design Overlay District (UDOD)

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

Signage

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

FINAL PLAT OF SUBDIVISION

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

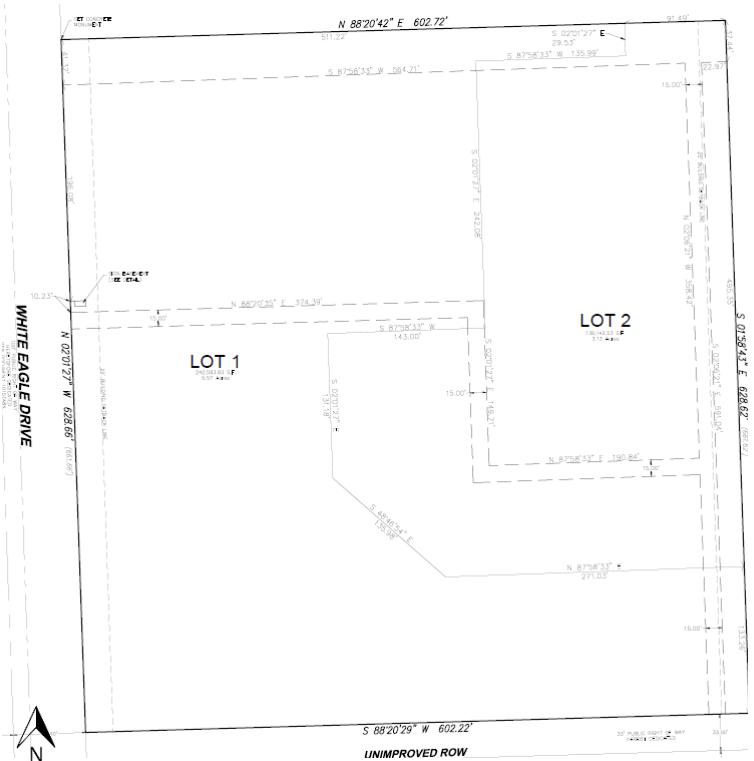
The design of the lots is unique because the Residence Inn/Lot 2 will not have direct access to the adjacent White Eagle Drive right-of-way and will have permanent access through a cross-access (ingress/egress) easement with the Courtyard/Lot 1. The Zoning Code specifically allows for properties with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

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

The Final Plat of Subdivision has been updated to include cross-parking allowances, revised public utility and drainage easements, and a revised sign easement location and language.

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

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



ANNEXATION & REZONING

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

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

The Comprehensive Plan designates the parcel as *Office/Restricted Industrial* however the Comprehensive Plan was approved in 2000, prior to the realignment of 183rd Street and prior to the area's initial development. The realignment of this 4-lane commercial corridor along with the realignment of LaGrange Rd/Rt. 45 created increased opportunities

for commercial development with valuable commercial frontage. The corporate office market is currently struggling for growth, therefore the Village will need to continue to analyze the ORI zoning in this area.

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

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

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

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

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

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

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

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

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

Plans were revised to indicate specific building setbacks. The Plan Commission did not express concern for the proposed Variations in height due, lot size, or UDOD requirements. As requested, staff confirmed the closest residential structure (Heritage Club Villas) to the hotels will be approximately 808 ft. from the Residence Inn building.

SITE PLAN

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

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

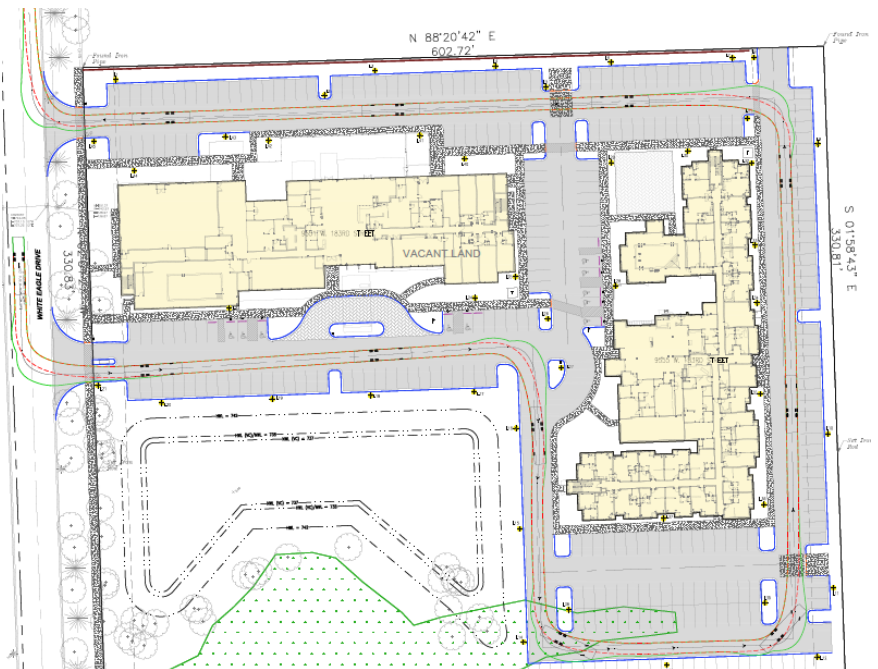
Future cross-access has also been established to the vacant lot that wraps around the subject property to the north and east. The cross-access points are proposed at the northeast and southeast corners. If cross-access is not established in the future, the drive aisle connections can be converted to parking stalls.

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

Staff has recommended that the Petitioner investigate adding a boulevard entrance with a center island separating the drive aisles. A boulevard entrance will draw attention to the driveway as the main entrance and increase the attractiveness of the site overall. This can also assist with installing a shared



Above: Proposed Site Plan (Updated)



Above: Fire truck auto turn template (Updated)

monument sign that complies with the required setbacks. Depending on the specific design of the entrance, the changes may result in a small reduction of parking spaces.

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

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

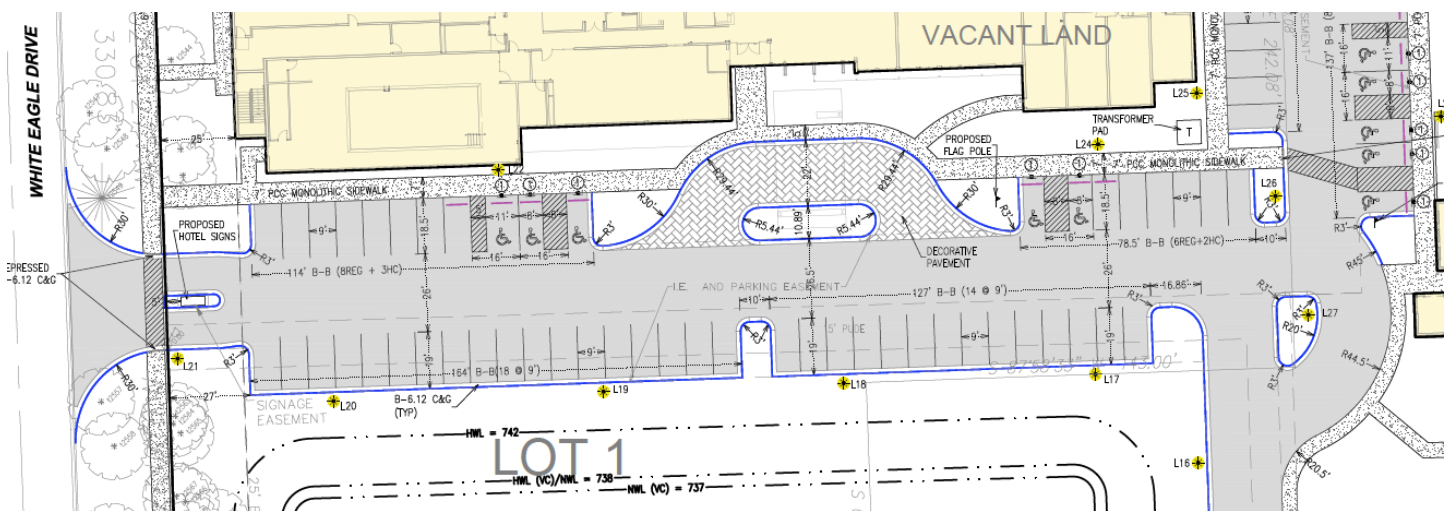
Open Item #8: Revise plans to indicate locations of traffic control signage and striping.

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

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

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

Plans have been revised with a boulevard entrance and the main entrance drive aisle has been expanded to 26 ft. in width (see image below). Other drive aisle widths remain at 24 ft. A revised autoturn template has been supplied showing proper turning radii for delivery and fire trucks. Traffic control signage and striping has been added to the preliminary engineering plans as well.



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

Basketball Court – An outdoor basketball court is proposed on the Residence Inn property at the northwest corner of the building. The court is proposed to allow for an on-site outdoor activity as required by the hotel brand. The half-court design is approximately 42 feet long by 50 feet wide. The court is proposed to be surrounded by an eight feet

high brick wall that matches the hotel and an eight foot high chain-link fence. The court is located between the parking lot and the hotel building.

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

The Petitioner will not be pursuing a basketball court and the area will be designed to accommodate an outdoor game area without any bouncing balls. The specific design for this area has not been specified. The area can either be left open or screened with an open wrought iron style fence. A recommended condition noting that the game area shall be revised and that it will utilize an open design fence that is not chain-link has been added to the site plan approval.

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

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

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

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

Site Plan and Plat approvals have been conditioned to be subject to engineering approvals from the Village Engineer, MWRD, and the U.S. Army Corps of Engineers.

LANDSCAPE

The proposed Landscape Plan is in general conformance with code requirements. Any deficiencies are offset by additional plantings in other areas of the site. The full landscaping analysis from the Village's consultant is shown below in Table A. The consultant expressed they have largely met the intent of the code and added landscaping where possible. The largest deficiency is in regards to interior parking lot landscaping. This requirement can be difficult to meet on smaller parking lots that don't have room for large rows of landscaping and trees. To comply with this interior landscaping code requirement, parking lot islands are required to be added in many of the proposed parking stalls; this may result in a need for the parking lot to be expanded. To meet the 3,970 sq. ft. interior landscaping deficit, 24 parking stalls will need to be converted to landscape islands. The location of the currently proposed islands combined with the bufferyard and foundational landscaping are designed to create an attractive and heavily landscaped site.

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

1. Add additional islands/bufferyard space at the two driveway entrances to comply with the 15 foot bufferyard requirement. This allows for more attractive entrances and additional space for the ground signs to be located. Meeting this requirement will result in a reduction of ~~six~~ proposed parking stalls.

2. Add canopy trees to the two internal islands located between the hotel buildings.
3. Add shrubs around the proposed basketball court wall and fence.

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

The Landscape Plan was revised per Plan Commission's suggestions to update the driveway bufferyard widths on the west property line. The increase to the bufferyard near the driveways resulted in a loss of 6 parking spaces from the previous proposal. Trees were unable to be added to the two internal islands due to conflicts with a light pole and flag pole. Landscaping has been proposed surrounding the exterior of the outdoor game area (previously the basketball court).

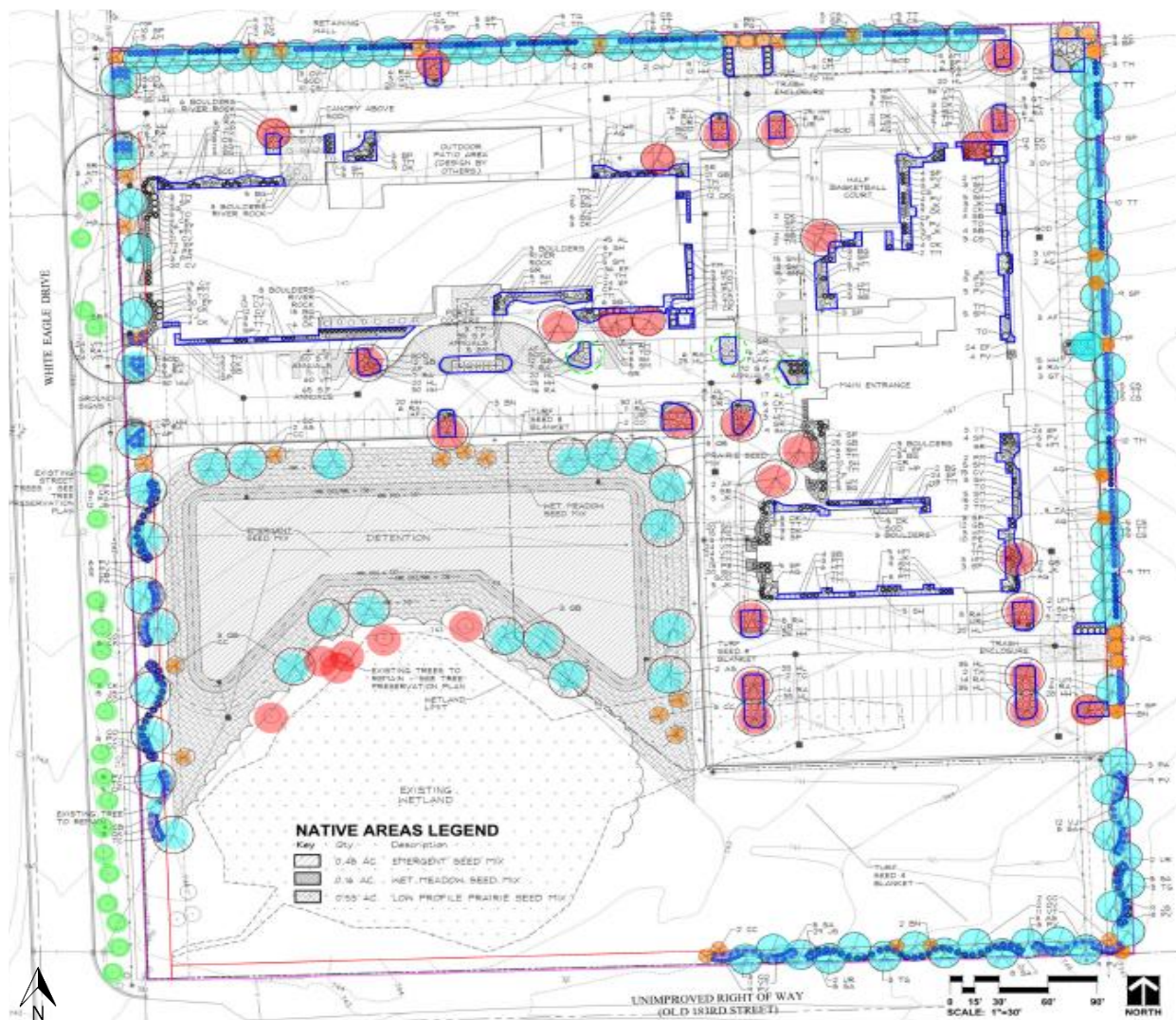


Table A

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

BUFFERYARD REQUIREMENTS							
Bufferyard Location	Required Width	Proposed Width	Length	Required Plantings	Proposed Plantings	Deficit	Comments
North ("C" Bufferyard)	10'	10'	575'	29 CT 12 US 115 SH	24 CT 12 US 117 SH	-5 CT - +3 SH	
East ("C" Bufferyard)	10'	10'	595'	30 CT 12 US 119 SH	29 CT 11 US 152 SH	-1 CT -1 US +33 SH	Ornamental grasses included in shrubs.
South ("C" Bufferyard)	10'	varies	575'	29 CT 12 US 115 SH	29 CT 12 US 99 SH	- - -16 SH	Included plantings around detention pond and ornamental grasses.
West ("B" Bufferyard)	15'	10'/15'	570'	16 CT 5 US 80 SH	16 CT 6 US 140 SH	- +1 US +60 SH	Ornamental grasses included in shrubs.
INTERIOR LOT LANDSCAPING REQUIREMENTS							
Location	Requirement		Proposed		Deficit		Comments
Foundation	Landscape coverage along 70% of building foundation that faces public right-of-way; 10' wide landscaped area		70%		-		
Interior	40 canopy trees		32		-8		Credit given to 6 trees to be preserved on north side of existing wetland.
PARKWAY STANDARDS							
Location	Requirement		Required Trees	Proposed Trees	Deficit	Comments	
Parkway	1 Tree per 25 Lineal Feet		21	21*	0	*Existing trees counted.	
PARKING LOT LANDSCAPING STANDARDS							
Location	Requirement		Provided		Deficit		Comments
Parking Lot	15% of parking lot area to be landscaped or 15,700 square feet		11,730 square feet		3,970 sq. ft.		104,685 s.f. of parking lot shown on landscape plan. Credit was given to foundation plantings not facing public R.O.W.
Parking Lot	Screening of adjacent properties and streets.		All lots screened.		-		
Parking Lot Islands	1 tree per 200 square feet (16 required)		2		-2 CT		Islands between 2 buildings can add trees.

ARCHITECTURE

Courtyard Before (Workshop):



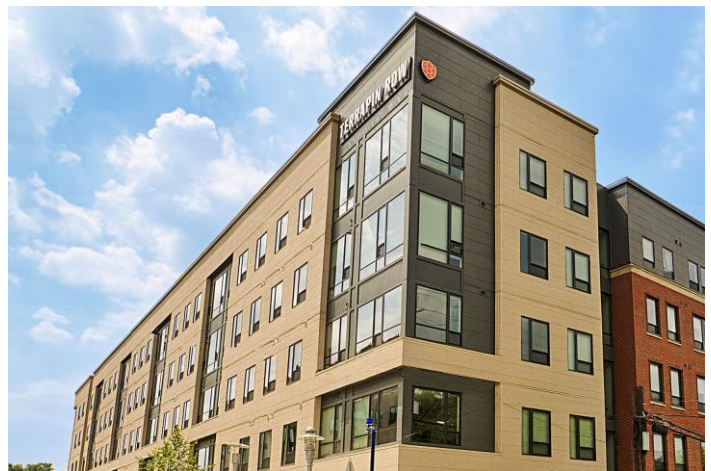
Courtyard After (Public Hearing):



Before (Workshop):



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



Above: Examples of fiber cement panels proposed on the Courtyard.

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

not been recently approved as a primary building material. The quality, durability, and appearance of a stucco/EIFS products lack in comparison to brick, stone, or fiber cement siding.

The Petitioner will be utilizing fiber cement board panels on the Courtyard hotel. The panels will be flush-mounted similar to the images on the right. The panels will be 18 inches in height and uniform in color. Fiber cement board requires a Variation from the masonry requirements but is considered a high-quality and durable substitute according to the Village's Building Manager.

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

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

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

The Revised architecture includes many of the suggestions discussed by staff and recommended by Plan Commission. The architectural changes include the following:

- Wrapped the glass on the south front façade stair towers and added additional glazing above main roof line.
- Stair tower wall has been bumped out slightly to add depth and articulation to the façade.
- Added a tower of brick above entry and extends above main roof line. This breaks up the long front façade and adds an architectural element at the entry way.
- Brick was brought up one floor on the west elevation facing White Eagle Drive.
- Added a modern but more decorative cornice at top of all parapet walls
- Brick color was different (lighter) on the 3D rendering and has been adjusted in the renderings.
- Building material samples will be provided for Commission review at the Public Hearing.

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



Above: Revised Courtyard Elevations.

Example: Courtyard Kansas City Olathe – Olathe, KS



SIGNAGE

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



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

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

The ground sign was revised to be a shared monument sign and placed in the boulevard entrance median. The sign has been adjusted to be setback five ft. from the property line. A Variation is required for the reduced setback but with the new setback and location, there are no longer staff concerns with visibility. The specific design of the shared monument sign has not been supplied yet, but will be in compliance with the height, size, and material requirements of the Zoning Code. A concept of the shared sign is shown in the 3D rendering for the Courtyard hotel.

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

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

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

PARKING

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

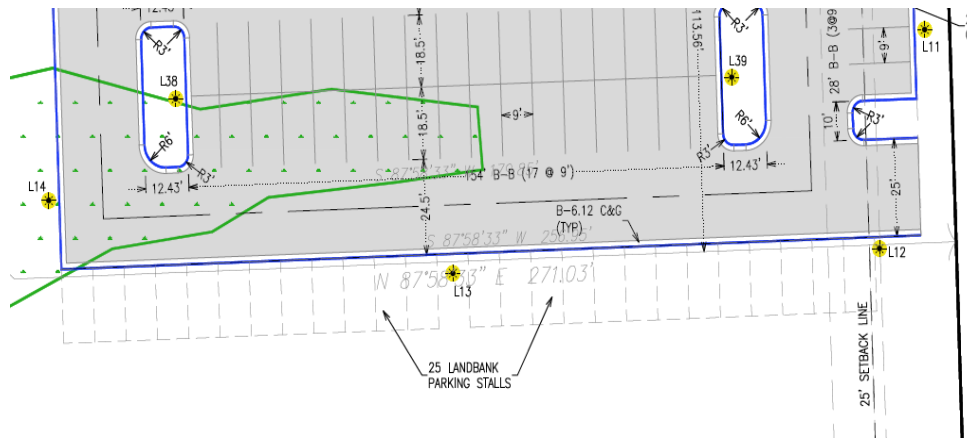
Changes proposed with the west landscaping bufferyard at the two driveway entrances may result in a reduction of up to four parking spaces. Staff has identified areas where the parking stalls may be able to be added. However, if the Courtyard site is reduced below 135 stalls, a parking variation may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

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

Previously, the Courtyard's banquet room was looked at as a hotel amenity. However, because the banquet room can be used for any type of event that would include guests not staying at the hotel, the use was determined to require its own parking. The Petitioner has indicated that the majority of events they will have in the banquet room are corporate and held in the afternoon when the hotel has less parking demand. Additionally the shared parking between the hotels allows for some additional flexibility in demand between the properties. The parking supply meets Marriott's corporate requirements and they do not believe additional parking will be required from what has been provided. However, to ensure there are no future parking issues, a parking lot extension south of the Residence Inn has been design and will be "land banked". The parking Variation will be conditioned that if parking issues are determined to be occurring, the parking expansion will need to be constructed at that time by the owner of the Courtyard property.

Required Parking for Marriott Hotels		
“Motels, Hotels, and Inns”	One (1) space for each unit, and one (1) space for each employee, plus required parking spaces for bar, restaurant, or affiliated use.	
Banquet Use	One (1) space per 200 square feet (with shared parking opportunities)	
Proposed Parking for Marriott Hotels		
	Courtyard	Residence Inn
TOTAL REQUIRED	125 Rooms + 10 Employees + 25 Banquet = 160 parking spaces	118 Rooms + 6 Employees Max = 124 parking spaces
TOTAL PROVIDED	129 parking spaces (includes 5 ADA)	124 parking spaces (includes 5 ADA)

Open Item #17: Discuss the request for a 31 parking stall Variation to permit the Courtyard to have 129 parking spaces instead of the 160 spaces required. The Variation has a recommended condition that if parking issues were to arise in the future, the land banked parking to the south of the Residence Inn shall be constructed at that time.



LIGHTING

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



SUMMARY OF REMAINING OPEN ITEMS/DISCUSSION POINTS

Staff identified the following open items that may require further input or discussion at the Public Hearing:

1. Discuss Variation to permit non-masonry materials to be utilized on greater than 15% of the building. Discuss staff's suggestion to utilize fiber cement board or another high-quality and durable material to replace stucco on the Courtyard building.
2. Discuss the overall architectural design of each hotel in regards to Architectural Design standards. Discuss staff's recommendation for changes in building material and additional articulation above the first floor of the courtyard building.
3. Discuss the request for a 31 parking stall Variation to permit the Courtyard to have 129 parking spaces instead of the 160 spaces required. The Variation would be conditioned that if parking issues were to occur in the future, the land banked parking to the south of the Residence Inn shall be constructed.

STANDARDS FOR REZONING APPROVAL

The Zoning Code does not establish any specific criteria that must be met in order for the Village Board to approve a rezoning request. Likewise, Illinois Statutes does not provide any specific criteria. Historically, Illinois courts have used eight factors enunciated in two court cases. The following “LaSalle Standards” have been supplied for the Commission to consider. Staff has provided the following draft Findings for the Commission’s review. The Commission may adopt the Findings as provided or make modifications per testimony provided at the hearing.

- a. The existing uses and zoning of nearby property;
 - *The B-3 zoning district will allow the Subject Property to serve as an extension of the existing B-3 designation for the hotel properties and undeveloped property along the LaGrange Road corridor. The expansion of 183rd Street and realignment of LaGrange Rd/Rt. 45 created increased opportunities for commercial development with valuable commercial frontage near the I-80 LaGrange Road exit.*
- b. The extent to which property values are diminished by the particular zoning;
 - *The area along LaGrange Road are transitioning to commercial uses due to the proximity to I-80. The development will develop vacant farmland and increase the value of the subject property, and likely surrounding properties as well.*
- c. The extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public;
 - *The project will contribute directly to the economic development of the community by providing lodging for visitors, providing additional jobs, and providing additional property and hotel/motel taxes where the existing vacant property is generating minimal tax revenue. The hotels will help to fill the needed hotel room demand with a well-known hotel brand.*
- d. The relative gain to the public as compared to the hardship imposed on the individual property owner;
 - *Hardships of neighboring property owners have not been identified. Lighting, dumpster locations, landscaping, cross-access, and overall site layout were designed to avoid any issues with the neighboring properties. The project will contribute directly to the economic development of the community.*
- e. The suitability of the property for the zoned purpose;
 - *The proposed use as hotels is suitable for the subject property due to the availability of high traffic volumes and available access points. The use is a permitted use subject to the approval of a hotel lot size Variation.*
- f. The length of time the property has been vacant as zoned, compared to development in the vicinity of the property;
 - *The lot has remained vacant under Cook County’s C-4 (General Commercial) zoning and has never been developed. The existing floodplain makes the lot difficult to develop.*
- g. The public need for the proposed use; and
 - *There is a demand for additional hotel rooms in the area due to the location off of I-80 (east-west) expressway and near various entertainment options.*
- h. The thoroughness with which the municipality has planned and zoned its land use.
 - *The property is identified as Office and Restricted Industrial (ORI) in the 2000 comprehensive plan. Since that time, 183rd Street has been extended and LaGrange Rd/Rt. 45 has been expanded and realigned. These changes have created increased opportunities for commercial development with valuable commercial frontage near the I-80 LaGrange Road exit. The corporate office market is currently struggling for growth, therefore the Village will need to continue to analyze the ORI zoning in this area.*

STANDARDS FOR A VARIATION

Section X.G.4. of the Zoning Ordinance states the Plan Commission shall not recommend a Variation of the regulations of the Zoning Ordinance unless it shall have made Findings of Fact, based upon the evidence presented for each of the Standards for Variations listed below. The Plan Commission must provide findings for the first three standards; the remaining standards are provided to help the Plan Commission further analyze the request. Staff has prepared the following draft responses to the Findings of Fact for consideration. The Commission may adopt the Findings as provided or make modifications per testimony provided at the hearing. Due to the number of Variations (10) staff have aggregated the Findings where possible. The full list of Variations can be found in Motion 2 below.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
 - *The property is difficult to develop with the building footprints, natural drainage patterns, and an existing jurisdictional wetland located on the site. The lot configuration is unique in that there is shared driveway access and single road frontage that results in many of the Variations being requested. The Variations allow for a unique site and development that benefits the Village economically and are difficult to meet all requirements.*
2. The plight of the owner is due to unique circumstances.
 - *The property location, single road frontage, drainage topography, existing wetland, and building footprints offer a challenging situation for the development of the parcel. The exterior masonry Variation allows the petitioner to utilize unique and attractive design elements that meet Marriott's corporate design standards and remains visually appealing.*
3. The Variation, if granted, will not alter the essential character of the locality.
 - *The Variations allow for the development to create a unique and high-quality site design with two hotels. The development continues the uses and development trend started with the County Inn & Suites/Hilton Garden Inn development to the west. The Variations allow for a site layout similar to other development along LaGrange Road. The reduced drive aisle width is a standard width in many other municipalities and is not expected to be noticeable to the public.*
4. Additionally, the Plan Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence:
 - a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
 - b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
 - c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
 - d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
 - e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
 - f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

STANDARDS FOR SITE PLAN AND ARCHITECTURAL APPROVAL

Section III.T.2. of the Zoning Ordinance requires that the conditions listed below must be met and reviewed for Site Plan approval and Architectural Review approval. Specific findings are not required, however the proposed site plan and building design must meet these standards.

Architectural

- a. Building Materials: The size of the structure will dictate the required building materials (Section V.C. Supplementary District Regulations). Where tilt-up or pre-cast masonry walls (with face or thin brick inlay) are allowed vertical articulation features are encouraged to mask the joint lines. Concrete panels must incorporate architectural finishes that comply with “Building Articulation” (Section III.U.5.h.) standards. Cast in place concrete may be used as an accent alternate building material (no greater than 15% per façade) provided there is sufficient articulation and detail to diminish it’s the appearance if used on large, blank walls.
- b. Cohesive Building Design: Buildings must be built with approved materials and provide architectural interest on all sides of the structure. Whatever an architectural style is chosen, a consistent style of architectural composition and building materials are to be applied on all building facades.
- c. Compatible Architecture: All construction, whether it be new or part of an addition or renovation of an existing structure, must be compatible with the character of the site, adjacent structures and streetscape. Avoid architecture or building materials that significantly diverge from adjacent architecture. Maintain the rhythm of the block in terms of scale, massing and setback. Where a development includes outlots they shall be designed with compatible consistent architecture with the primary building(s). Site lighting, landscaping and architecture shall reflect a consistent design statement throughout the development.
- d. Color: Color choices shall consider the context of the surrounding area and shall not be used for purposes of “attention getting” or branding of the proposed use. Color choices shall be harmonious with the surrounding buildings; excessively bright or brilliant colors are to be avoided except to be used on a minor scale for accents.
- e. Sustainable architectural design: The overall design must meet the needs of the current use without compromising the ability of future uses. Do not let the current use dictate an architecture so unique that it limits its potential for other uses (i.e. Medieval Times).
- f. Defined Entry: Entrance shall be readily identifiable from public right-of-way or parking fields. The entry can be clearly defined by using unique architecture, a canopy, overhang or some other type of weather protection, some form of roof element or enhanced landscaping.
- g. Roof: For buildings 10,000 sf or less a pitched roof is required or a parapet that extends the full exterior of the building. For buildings with a continuous roof line of 100 feet or more, a change of at least five feet in height must be made for every 75 feet.
- h. Building Articulation: Large expanses of walls void of color, material or texture variation are to be avoided. The use of material and color changes, articulation of details around doors, windows, plate lines, the provision of architectural details such as “belly-bands” (decorative cladding that runs horizontally around the building), the use of recessed design elements, exposed expansion joints, reveals, change in texture, or other methods of visual relief are encouraged as a means to minimize the oppressiveness of large expanses of walls and break down the overall scale of the building into intermediate scaled parts. On commercial buildings, facades greater than 100 feet must include some form of articulation of the façade through the use of recesses or projections of at least 6 inches for at least 20% of the length of the façade. For industrial buildings efforts to

break up the long façade shall be accomplished through a change in building material, color or vertical breaks of three feet or more every 250 feet.

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

Site Design

- a. Building/parking location: Buildings shall be located in a position of prominence with parking located to the rear or side of the main structure when possible. Parking areas shall be designed so as to provide continuous circulation avoiding dead-end parking aisles. Drive-through facilities shall be located to the rear or side of the structure and not dominate the aesthetics of the building. Architecture for canopies of drive-through areas shall be consistent with the architecture of the main structure.
- b. Loading Areas: Loading docks shall be located at the rear or side of buildings whenever possible and screened from view from public rights-of-way.
- c. Outdoor Storage: Outdoor storage areas shall be located at the rear of the site in accordance with Section III.O.1. (Open Storage). No open storage is allowed in front or corner side yards and are not permitted to occupy areas designated for parking, driveways or walkways.
- d. Interior Circulation: Shared parking and cross access easements are encouraged with adjacent properties of similar use. Where possible visitor/employee traffic shall be separate from truck or equipment traffic.
- e. Pedestrian Access: Public and interior sidewalks shall be provided to encourage pedestrian traffic. Bicycle use shall be encouraged by providing dedicated bikeways and parking. Where pedestrians or bicycles must cross vehicle pathways a cross walk shall be provided that is distinguished by a different pavement material or color.

MOTIONS TO CONSIDER

If the Plan Commission wishes to take action on the Petitioner's requests, the appropriate wording of the motions are listed below. The protocol for the writing of a motion is to write it in the affirmative. By making a motion in the affirmative, it does not indicate a specific recommendation in support or against the plan.

Motion 1 (Map Amendment/Rezoning):

"...make a motion to recommend that the Village Board grant the Petitioner, Top Hospitality LLC, a Rezoning (Map Amendment) of the properties located at 9551 & 9555 183rd Street (off of White Eagle Drive, South of 183rd Street) upon annexation to the B-3 (General Business & Commercial) zoning district and adopt the Findings of Fact submitted by the applicant and as proposed by Village Staff in the Staff Report."

Motion 2 (Variations):

"...make a motion to recommend that the Village Board grant the following Variations to the Petitioner, Top Hospitality LLC, at the properties located at 9551 & 9555 183rd Street (off of White Eagle Drive, South of 183rd Street) in the B-3 (General Business & Commercial) Zoning District, in accordance with the plans submitted and listed herein and adopt Findings of Fact as proposed by Village Staff in the Staff Report."

- 1. A 1.87 acre Variation from Section V.B. Schedule I (Schedule of Permitted Uses) to permit a hotel use on a 3.13 acre lot, instead of the required minimum of 5 acres (Residence Inn – Lot 2).*
- 2. A height Variation from Section V.B. Schedule II (Schedule of District Requirements) to permit a four story and approximately 55 ft. 10 in. tall building (Residence Inn) and a four story 54 ft. 9. In. tall building (Courtyard) instead of the permitted maximum of three stories and 35 ft.*
- 3. A two ft. Variation from Section VIII Table 2 (Parking Lot Dimension Guidelines) to permit a 24 ft. drive aisle instead of the permitted minimum of 26 ft.*
- 4. A Variation from Section V.C.7.F. and Section V.C.7.G. to permit both hotel buildings to utilize fiber cement board siding and panels to comply with the masonry requirements beyond face brick instead of the maximum of 15% of the building exteriors.*
- 5. A 31 space Variation from Section VIII.A.10. (Number of Parking Spaces Required) to permit the Courtyard to have 129 parking spaces instead of the 160 parking spaces required.*
- 6. A front yard setback Variation from Section V.D.2.D.(2) to permit the Residence Inn (Lot 2) to have a front yard setback ranging from 42.5' to 200' instead of the permitted 20' maximum.*
- 7. A Variation from Section V.D.2.B.(2).a. to permit parking to be located in the front yard on the Residence Inn (Lot 2).*
- 8. A Variation from Section V.D.2.C.(2).f. to permit two curb cuts on the Courtyard (Lot 1) instead of the permitted maximum of one.*
- 9. A Variation from Section IX.M.2. to permit an off-site sign for Lot 2 to be located on Lot 1 with an approved signage easement*
- 10. A Variation from Section IX.D.2.c. to permit a freestanding sign to be setback five feet from the property line instead of the required ten foot minimum.*

Subject to the following Conditions:

- 1. The off-site sign for Lot 2 shall constitute the only ground sign permitted for that lot.*
- 2. An area land banked for parking, as indicate in the plans, shall be constructed by the owner of the Lot 1 (Courtyard) if it is determined that the proposed parking is not sufficient to accommodate the hotel or banquet uses.*
- 3. A minimum of 50% face brick shall be utilized on both hotel exteriors, as indicated in the architectural plans.*

Motion 3 (Site Plan):

“...make a motion to grant the Petitioner, Top Hospitality LLC, Site Plan Approval to construct two hotels at 9551 & 9555 183rd Street in the B-3 (General Business & Commercial) Zoning District, in accordance with the plans submitted and listed herein and subject to the following conditions:

- 1. Directional signage and striping is required on the final plans at the hotel drop-off entrances.*
- 2. The outdoor game area shall be revised to utilize either no fencing or an open-style fence such as an aluminum wrought iron design. No chain-link fencing shall be utilized.*
- 3. Site Plan Approval is subject to approval of the Rezoning and Variations by the Village Board.*
- 4. The Final Plat approval is subject to Final Engineering Plan approval by the Village Engineer, MWRD, and the U.S. Army Corp of Engineers.*

[any conditions that the Commission would like to add]

Motion 4 (Final Plat):

“...make a motion to recommend that the Village Board grant approval to the Petitioner, Top Hospitality LLC, Final Plat of Subdivision for the New Horizon Subdivision in accordance with the Final Plat submitted and dated February 27, 2020, subject to the following condition:

- 1. The Final Plat approval is subject to Final Engineering Plan approval by the Village Engineer, MWRD, and the U.S. Army Corp of Engineers.”*

[any conditions that the Commissioners would like to add]

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
G-000 - A-201	Courtyard Architectural Plans (3D Rendering Not Revised)	Base4 Arch	1.22.2020 (Revised 2.27.2020)
G-000 – A-607	Residence Inn Architectural Plans (3D Rendering Not Revised)	Base4 Arch	1.22.2020 (Revised 2.27.2020)
SP1	New Horizon Preliminary Site Plan	Advantage	1.22.2020 (Revised 2.27.2020)
	Final Site Improvement Plans	Advantage	1.17.2020 (Revised 2.27.2020)
1 of 1	Plat of Annexation	JLH Surveying / Advantage	12.12.2019
1 of 1	Plat of Subdivision	JLH Surveying / Advantage	12.27.19
V1	Autoturn Exhibit	Advantage	11.18.2019 (Revised 2.27.2020)
	Final Landscape Plan	Gary R. Weber Assoc. Inc	2.27.2020
LT-200B	Site Photometric Staff Review	Base4 Arch	1.16.2020
	3D Renderings	Base 4 Arch	3.12.2020 (Revised)