



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 7, 2022 –Public Hearing

Petitioner

Kyna Simpson, on behalf of International Foundations Education Inc.

Property Location

7012 171st Street

PIN

28-30-113-006-0000

Zoning

B-3, General Business & Commercial

Approvals Sought

Special Use Permit

Project Planner

Lori Kosmatka,
Associate Planner

International Foundations Education Inc. – Child Care Special Use

7012 171st Street



EXECUTIVE SUMMARY

The Petitioner, Kyna Simpson, on behalf of International Foundations Education Inc., is seeking approval of a Special Use Permit for a Day or Child Care Center at the single-tenant building at 7012 171st Street in the B-3 General Business & Commercial Zoning District.

There is currently a state-licensed child care center at the property, operating as Antico Academy offering daycare, after-school, and summer camp services. Previous Special Use Permit approvals indicate the site has been operating as a child care center since 1982. The Petitioner is looking to purchase the property and continue the operations under new ownership. The Illinois Department of Children and Family Services (DCFS) previously approved the site but will need to reapprove the new facility with a new operator. As the Petitioner undergoes the DCFS approval process, and the DCFS will allow the Petitioner to conditionally operate during that time. The Petitioner does not intend to increase Antico Academy's existing scale of operations, but rather intends to maintain it. Hours of operation, employees, occupancy, and ages served will remain.

- Hours of Operation: 6:00am-6:00pm (Monday-Friday)
- Maximum Number of Employees: 8
- Number of Children: 52 approved per state licensure; 43 currently
- Ages of Children: 6 weeks to 14 years

The primary concern for this use is a potential for high levels of traffic and parking due to heavy peak times during drop-offs and pick-ups. However, the existing business has operated without any known parking issues. A recommended condition clarifies that the property owner is responsible to manage parking, drop-offs, and pick-ups on-site.

Location Map, Aerial of Property, Zoning Map

Page 2 of 9

the east, the property abuts the R-2 Zoning District. Across the street, the single-family residence is in the R-4 Zoning District, and the funeral home is within the B-4 Zoning District.

The Zoning Ordinance notes the B-3 General Business & Commercial Zoning District “is designed to accommodate a wide range of specialized commercial uses, including highway-oriented services and commercial types of establishments to serve the needs of motorists. This district is intended to include those uses which would not be compatible in a neighborhood or community-type shopping center”.

Childcare facilities are a unique use because they are traditionally viewed as a commercial use. However, they do not require drive-by traffic, and there is a convenience for parents to have them located near to the residential areas in which they live. In this way, child care centers are very similar to traditional schools. The use also tends to have limited hours of operation with small parking demand, as they function mainly with a vehicle pick-up and drop-off system.

SPECIAL USE PERMIT

A Special Use Permit is required to continue the operation under new entity name and ownership for the existing use as a *Day or Childcare Center* in the B-3 (General Business & Commercial) Zoning District. Daycare uses require Special Use Permit in the R-6, R-7, B-2, B-3, and B-4 Zoning Districts, and are prohibited elsewhere in the Village. Daycares are defined as “*wherein three (3) or more children, not related by bonds of consanguinity or fosterage to the family residing on the same premises, are, for remuneration, cared for. Such Nurseries or Centers need not have a resident family on premises*”.

The Special Use Permit will only apply to the proposed business based on their business plan and information submitted with the request and will not run with the land. Special Uses are granted to a specific business and operator. If those change, then a new special use must be granted. In this situation, the primary concern is if this use is still appropriate to continue and if there are any foreseeable issues with the parking and drop-off/pick-up needs associated with the operations of the business.

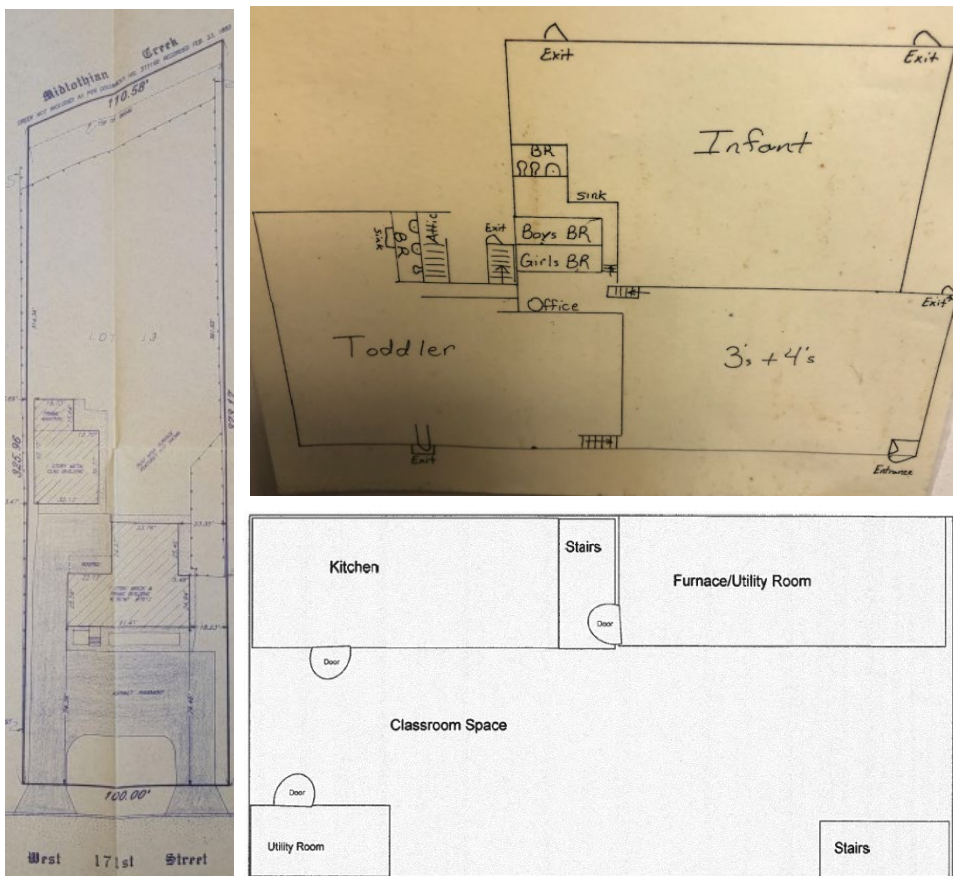
PROPOSED USE

The proposed operations of International Foundations Education Inc. are largely expected to be the same as the existing operations of the Antico Academy's child care facility.

The facility's hours of operation and staffing will remain as existing under Antico Academy's operations. The facility operates 6:00am-6:00pm Monday through Friday, with 6 to 8 employees who undergo background checks, have experience in child care, and have taken courses related to child care. Five employees are full-time, and three are part-time. The Petitioner has provided employee hours, but notes these may vary according to operational needs. Full-time employees can work 6:00am-2:00pm, 10:00am-6:00pm, or a split-shift working in the morning, and returning in the afternoon. Part-time employees can work 10:00am-2:00pm, 8:00am-12:00pm, or 6:00am to 12:00pm. Peak hours are typically 9:00am to 2:00pm when the maximum number of children are present. Drop-offs and pick-ups are early mornings and late afternoons, typically between 6:00am-8:00am and then 3:00pm-6:00pm, thus generally outside the peak hours.

The facility will also continue to serve students from 6 weeks to 6 years old through the daycare program, and school-aged children up to age 14 in the after-school and summer-camp programs. The Petitioner has stated that the state licensure has approval for up to 52 students, however, currently, there are only 43 children participating. The participant breakdown is: Full-Time Daycare: 13, Part-Time Daycare 8, After-Schoolers: 7, and Summer-Camp: 15.

The Petitioner has provided a plat of survey and floor plans showing the ground and basement floor of the facility's main building. The Petitioner notes the basement area is smaller than the ground floor's area. The Petitioner states the floor plans are labeled according to state DCFS regulations, and as they receive adjustments from DCFS, they will change accordingly. Currently, the floor plans note that infants, toddlers, and 3-to-4 year olds are generally cared for on the main floor, and additional classroom space serving other children at the basement level. The Petitioner notes the grouping is not exact, as children are allowed to move to a different room or stay in the same room according to several child-centered factors. The child care classroom operations will only occur within the main building, and will not occur within the secondary building. The Zoning Ordinance does not allow for two principal use structures on a single lot, thus the Petitioner proposes to have the secondary building used exclusively for storage purposes, which would qualify as an allowable accessory use.



Plat of Survey, Main Building's Ground Floor (above), and Basement (below)

The Petitioner notes the services of International Foundations Education Inc. include competitive costs with certified staff, nutritional meals, medical personnel, and meaningful educational experiences. The proposed child care model will include curriculum based on several industry trends including STEM (Science, Technology, Engineering and Mathematics) focused activities, literacy, ECSEL (Emotional Cognitive Social Early Learning), and physical activities to help prevent childhood obesity and cognitive development malformations.

The Petitioner proposes some improvements to the property. Depending on weather, contractor, and material availability, the petitioner proposes the following changes within six months: exterior painting, change of signage facing, additional plantings and bushes in front of the building to increase curb appeal, interior painting and sanitization, carpet changing, ventilation cleaning, and ceiling tile replacement as needed. The Petitioner also anticipates to replace all windows and some exterior doors within 18 months.

Parking, Drop-offs / Pick-ups

The site has very limited parking, but has been managed by the owner to accommodate parking for employees, vehicles doing drop-offs and pick-ups, and occasional visitors/prospective parents. Currently, the site has a row of parking at the front of the building, consisting of eight striped stalls with room at the far west for two additional vehicles. Currently, there is not an accessible parking space on the property. The Illinois Accessibility Code requires one accessible parking space with access aisle in order to comply with the state code. The state code requirement will thus reduce the available parking by one space. A recommended condition of approval has been added in regards to the addition of the accessible space.

The Petitioner has stated that several employees carpool with a few taking public transportation, and only about 60% of the employees have their own cars. Employees park on the west and central parking spaces. The three-to-four

easternmost parking stalls are used for the drop-offs and pick-ups. The Petitioner states drop-offs and pick-ups are parent-arranged, based on parent work schedules, with typically no more than three drop-off or pick-ups occurring at the same time, in a quick and efficient manner. The Petitioner has confirmed that visitors/prospective parents are arranged by appointment only, and will not be scheduled during drop-off or pick-up windows.

A unique concern is that parking, drop-offs, pick-ups and visitations on the site do not cause any traffic issues on private property or public roads. Staff recommends a condition stating that the property owner shall manage parking, drop-offs, pick-ups, and visitations on-site to avoid any stacking issues or blockage of roadways.



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 proposed use will be conducted in a manner consistent with the current operations of the existing facility. The property has been operating as a child care facility without any known issues. The proposed use will promote the general welfare of the public by providing essential services of child care. The facility will be state-licensed and meet all building and fire code requirements for a child care facility.***
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
 - ***The proposed use as a child care facility is compatible with the surrounding neighborhood and residential uses. The child care facility is a relatively low-intensity use with operating hours limited to weekdays. The property has operated as a child care facility under the existing child care facility's ownership since 1995 without any known issues.***
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
 - ***The proposed use is compatible with existing said development. The proposed facility will reuse the existing building and site. The proposed use will operate with similar hours, staffing, and capacity limits to the existing child care facility's use. All neighboring properties have previously been developed.***
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - ***Adequate utilities, access roads, drainage, and/or other necessary facilities currently exist at the property.***
- 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 parking spaces for pick-ups and drop-offs is existing and has functioned without any known issues. Drop-offs and pick-ups occur during early morning and late afternoon times of the day. The drop-off and pick-ups are proposed to be managed by the property owner to avoid any parking issues or backups onto public streets.***
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.

- ***The business and property will otherwise conform to zoning, building, and fire codes. The facility will be licensed and inspected by the state regularly for compliance as a child care center.***
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
- ***The property has been operating as a child care facility and the use will allow it to continue to operate as one under new ownership. Child care facilities provide employment themselves as well as a needed service for both residents and workers in the area.***

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.

MOTION TO CONSIDER

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

Special Use Permit:

“...make 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.

LIST OF REVIEWED PLANS

| Submitted Sheet Name | | Prepared By | Date On Sheet |
|----------------------|-----------------------------------|-------------|-----------------|
| | Application (redacted) | Applicant | 6/17/2022 |
| | Response to Standards | Applicant | Rec'd 5/31/2022 |
| | Narrative | Applicant | Rec'd 6/17/2022 |
| | Plat of Survey | Surveyor | Rec'd 5/31/2022 |
| | Main Building Ground Floor Plan | Applicant | Rec'd 5/31/2022 |
| | Main Building Basement Floor Plan | Applicant | Rec'd 6/17/2022 |

PLAN COMMISSION STAFF REPORT

July 7, 2022 Public Hearing

Petitioner

SD Hospitality, LLC
(Property Owner)

Property Location

18230 North Creek Drive

PIN

19-09-01-202-004-0000

Zoning

ORI PD (Office &
Restricted Industrial,
Northcreek PUD)

Approvals Sought

Special Use Permit
Site Plan Approval

Project Planner

Lori Kosmatka,
Associate Planner

Holiday Inn Hotel – Canopy Monogram Sign and Building Light Bar

18320 North Creek Drive



EXECUTIVE SUMMARY

The Petitioner, SD Hospitality LLC (property owner), is seeking Site Plan Approval and a Special Use Permit for a Substantial Deviation from the North Creek Business Park Planned Unit Development with an Exception from the Zoning Ordinance to permit an additional sign on the property and to allow for building lighting at the new Holiday Inn hotel on the property at 18320 North Creek Drive.

The site's development was originally reviewed and approved by Plan Commission in 2019 (September 19, 2019 Staff Report attached). The project included new construction of a 63,471 sq. ft. four-story tall Holiday Inn hotel on a 2.47 acre lot in the North Creek Business Park. As previously approved, the full-service hotel will have 108 rooms, indoor pool, fitness room, meeting rooms, outdoor patio, dining area and a hotel lounge with a bar. The site was permitted with several Exceptions to the Zoning Ordinance, including four wall signs, with an increase in size of the front (east) and rear (west) wall signs to 125 sq. ft. and an increase in size of the side (north and south) wall signs to 76 sq. ft.

As the building is completing construction, the Petitioner now wishes to include a vertical light bar and a double-sided illuminated "H" monogram sign located at the building's previously approved canopy. The vertical light bar requires Site Plan/Architectural Approval, and the additional signage requires a Special Use Permit for a Substantial Deviation from the PUD with an Exception from the Zoning Ordinance.

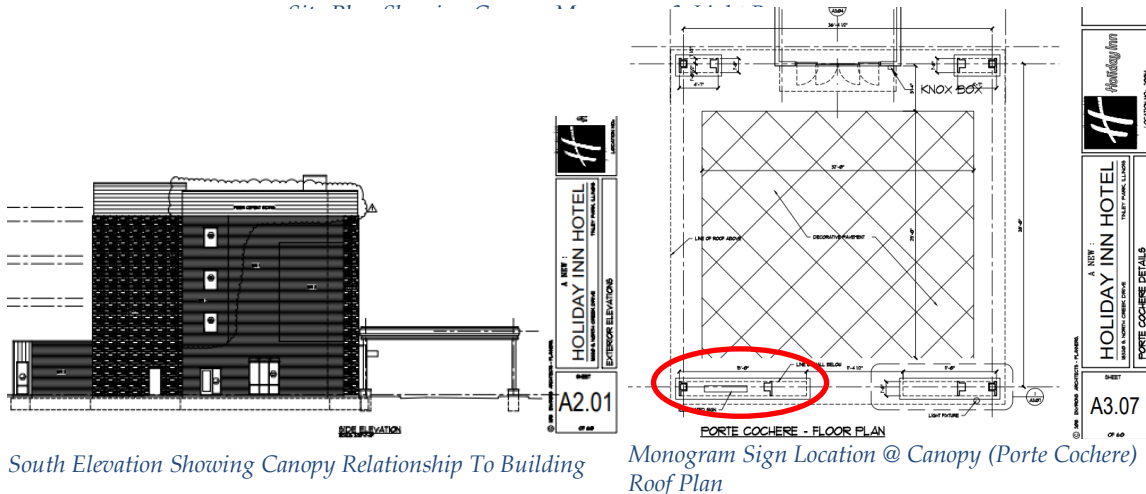
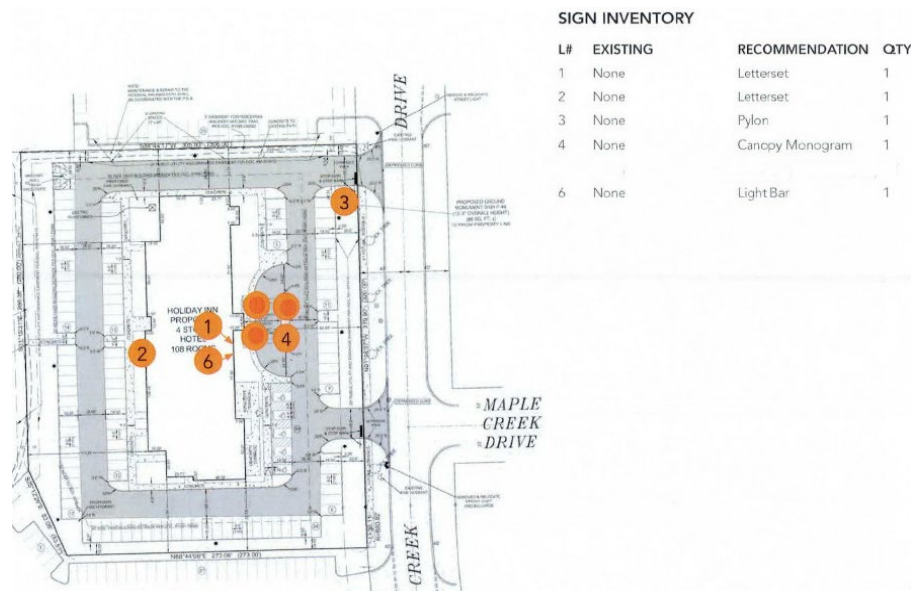
SUBSTANTIAL DEVIATION / ZONING EXCEPTION

The Holiday Inn hotel development was previously approved in 2019 for a Special Use Permit for a Substantial Deviation from the North Creek Business Park Planned Unit Development. Several Exceptions to the Zoning Ordinance were granted, which included additional signage. Signage Exceptions included an increase in the number of wall signs to permit four total wall signs instead of the permitted maximum of two, as required by the Zoning Ordinance, an increase in the size of the front (east) and rear (west) wall signs from the permitted maximum of 120 sq. ft. to the 125 sq. ft., and an increase in size of the side (north and south) wall signs from the permitted maximum of 58.33 and 62 sq. ft. to the 76 sq. ft. as required by the Zoning Ordinance.

Wall signs in the North Creek PUD are permitted to be one sq. ft. per one linear foot of building/tenant frontage not to exceed 120 sq. ft. per sign. The building's front and rear linear frontage is 245.1 feet, while the side linear frontage (north and south) are 62 and 57.33 feet.

The Petitioner recently applied and received approval for a sign permit to install the east and west wall signs at 106.7 square feet each, despite the larger previously approved allowances. The permit also did not include the previously approved north and south signs. The permit did however also include the freestanding ground sign for the property.

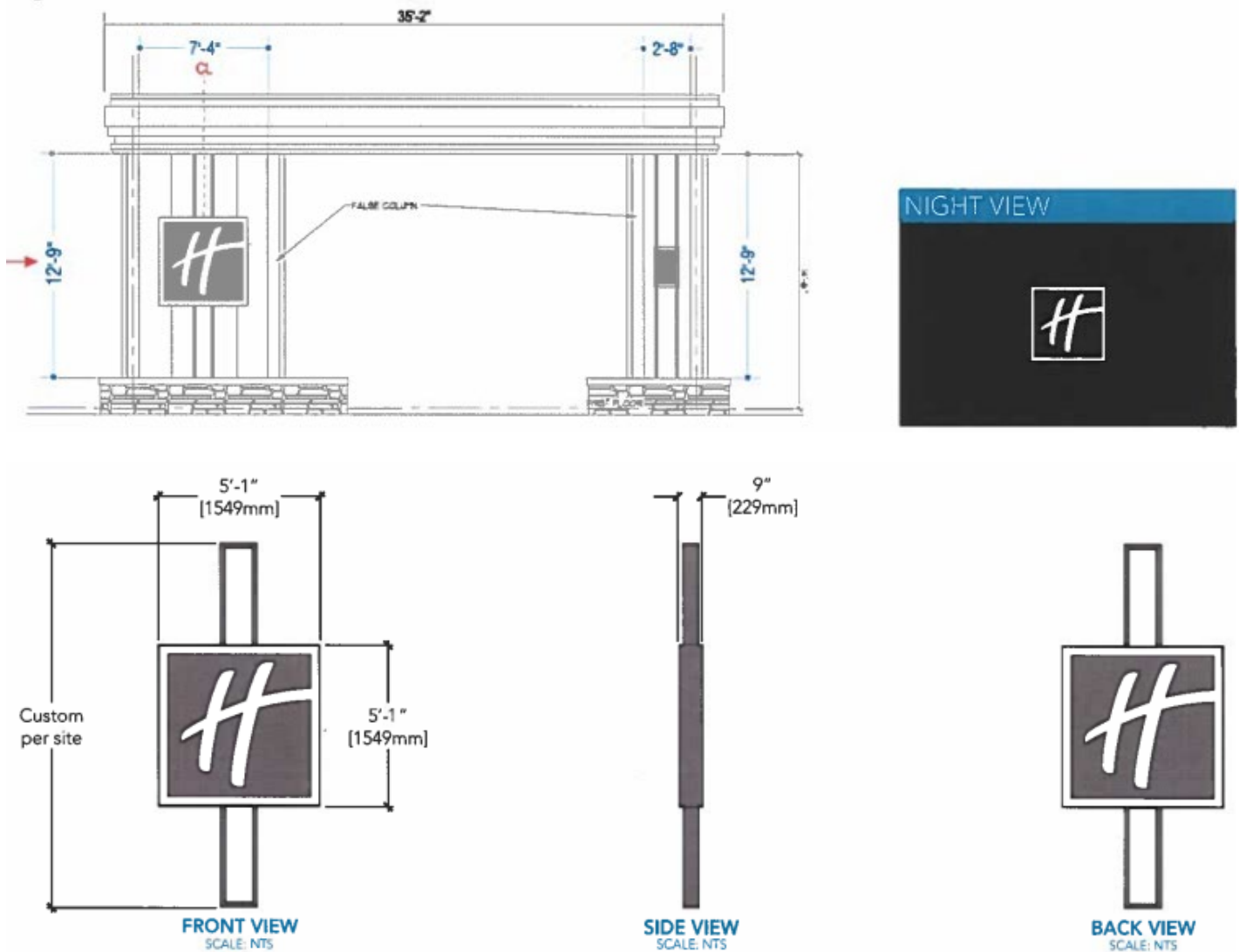
The Petitioner has indicated



they wish to add a monogram sign along the building's canopy (porte cochere) on the east façade. Changes to a PUD which include an increase in the size or number of signs require Village Board approval for a Special Use to a Substantial Deviation with an Exception to the Zoning Ordinance. Deviations from the Village's Zoning Ordinance are

considered Exceptions rather than Variations when located within a PUD and do not require the standard Findings of Fact as required with a Variation. Alternatively, Exceptions are looked at in terms of their conformance to their overall PUD's design and goals.

The Petitioner's newly requested sign is for a double-sided square "H" monogram wall sign of 25.84 sq. ft. per side along the building's canopy (porte cochere) on the east façade. The sign will be mounted on a column between the canopy roof and low stone wall base with a stone cap. The sign will be double-faced and with face lit illumination. At daytime, the sign's background will be gray. At night, "H" letter and surrounding square will be illuminated in white while the background will not be illuminated. The Petitioner has provided a sample photo from another property showing how the sign will look at daytime, as well as a rendering of the sign at the canopy. Also, sheet A2.01 includes



side elevations that illustrate the canopy's relationship to the building, and Sheet A3.07 shows the sign's location in plan view on the south part of the east side of the porte cochere (canopy)'s floor plan.

While the Petitioner is requesting an additional sign, the canopy monogram sign appears to be of an appropriate scale and location for pedestrians and vehicles approaching the building's main entry. The sign also appears to keep within contemporary design to the rest of the building.



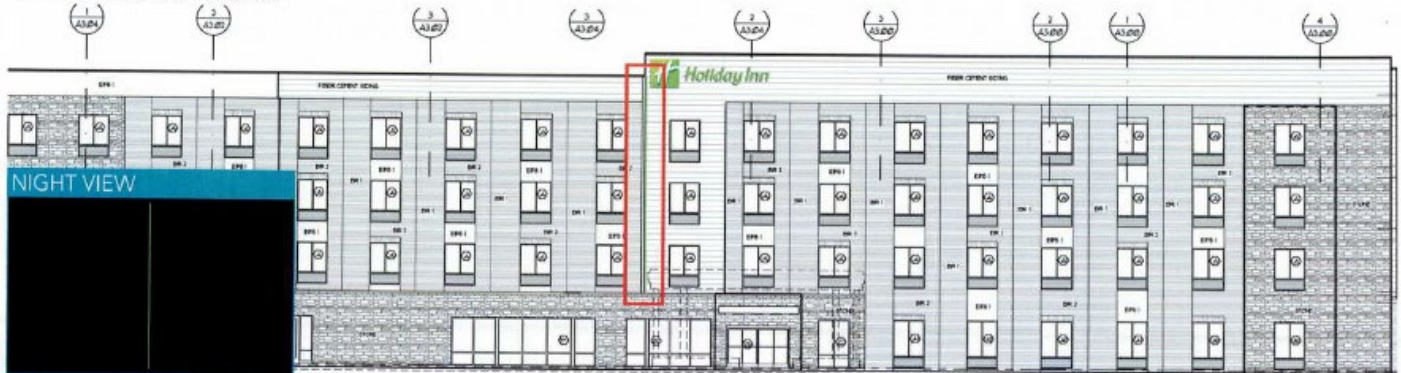
Canopy Monogram Sign - Color Rendering and Photo (Another Property)

ARCHITECTURE

The construction of the previously approved architecture of the building is nearing completion. As noted in the 2019 staff report, the approved architecture is the prototypical Holiday Inn building design, but also includes newer elements and higher-end materials not traditionally used in a Holiday Inn building. The building has 65.1% face brick, 15.4% stone, 16.7% fiber cement siding, and 2.8% EIFS. There are no proposed changes to these previous approvals.

The Petitioner now proposes to install a vertical light bar on the east façade near the main entry. The light bar will run up the central part of the east (front) façade, one set of windows south of the building's main entrance canopy. It will provide a visual accent from the top of the first floor to the top of the façade near the east wall sign. The location is at a part of the façade where the height of the building changes. The Petitioner's elevation drawing illustrates this. It will be approximately 460" in length and 3 inches in width. At night time, it will be illuminated in green LED lighting, complementary to the wall sign near the top. The light bar will be mounted on studs inside a 3.125" wide recessed channel. The Petitioner does not have a photo of the vertical light bar at night, however was able to provide a similar image of a horizontal one at another Holiday Inn property.

Recommendation: Letterset



Proposed Light Bar - Highlighted in Red on East Elevation

The light bar appears to be of an appropriate scale and location to the building's main entry, while keeping in contemporary design to the rest of the building and providing visual interest. The Petitioner has stated that they do not intend to use any green uplighting on the building that is typical of more traditional Holiday Inn hotel locations.



Examples of Light Bars Installed at Other Holiday Inn Properties

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 canopy monogram sign and light bar are situated at the building's main entrance. The sign and light bar are scaled to help identify the hotel operations to pedestrians and vehicles arriving at the building's main entrance canopy (porte cochere) area.***
- 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 canopy monogram sign and light bar are most proximate to the building's main entrance. The sign is smaller in size, and the light bar has a narrow profile, thus neither are highly visible to other properties.***
- 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 property surrounding the subject property is already developed for commercial purposes.***
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - ***Additional signage and lighting will not require any additional utilities, drainage, or roadway access.***
- 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 canopy monogram sign and light bar will not negatively impact the function or access to the site.***
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
 - ***The Special Use conforms to all other applicable regulations of the Planned Unit Development and the Village's ordinances and codes.***
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
 - ***The canopy monogram sign and light bar will help identify the hotel operations to pedestrians and vehicle arriving at the building's main entrance canopy (porte cochere) area. These improvements will help identify the specific business, which has a contemporary exterior. The increased business identification will assist the business in continuing to contribute to the economic development of the community as a whole.***

STANDARDS FOR SITE PLAN & 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. 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.

MOTIONS TO CONSIDER

If the Plan Commission wishes to act on the Petitioner's request, the appropriate wording of the motion is listed below. The protocol for the writing of a motion is to write it in the affirmative so that a positive or negative recommendation correlates to the Petitioner's proposal. By making a motion, it does not indicate a specific recommendation in support or against the plan. The Commission may choose to modify, add, or delete from the recommended motions and recommended conditions:

Motion 1 (Special Use for a Substantial Deviation):

"...make 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 2 (Site Plan/Architectural Approval):

"...make 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.

LIST OF REVIEWED PLANS

| Submitted Sheet Name | | Prepared By | Date On Sheet |
|----------------------|--|----------------------------|-----------------------------------|
| | Application (Redacted) | Petitioner | Dated 5/27/22 |
| | Narrative | Integrity Sign | Dated 5/31/22 |
| | Canopy Monogram Sign Drawings & Sign Information | Petitioner | Received 5/31/22 Dated 5/25/22 |
| | Canopy Color Rendering | Integrity Sign | Received 7/1/22 |
| | Example of Canopy Monogram Sign (Another Property) | Petitioner | Received 5/26/22 |
| | South Elevation Showing Canopy Relationship to Building (Sheet A2.01) | Environs (rec'd by Colite) | Received 6/22/22 Dated 12/7/21 |
| | Monogram Sign Location at Canopy (Porte Cochere) Roof Plan (Sheet A3.07) | Environs (rec'd by Colite) | Received 6/22/22 Dated 4/12/21 |
| | Building Vertical Light Bar Drawing & Sign Information | Petitioner | Received 7/1/22 Dated 5/25/22 |
| | Examples of Light Bars Installed at Other Holiday Inn Properties | Petitioner, Integrity Sign | Received 5/26/22 & 6/27/22 |
| | Site Plan Diagram Showing Canopy Monogram & Light Bar Locations | Integrity Sign | Received 7/1/22 Dated 5/25/22 |
| | Plan Commission Staff Report September 19, 2019 | Village Staff | Dated 9/19/19 |

PLAN COMMISSION STAFF REPORT

July 7, 2022 – Workshop

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.

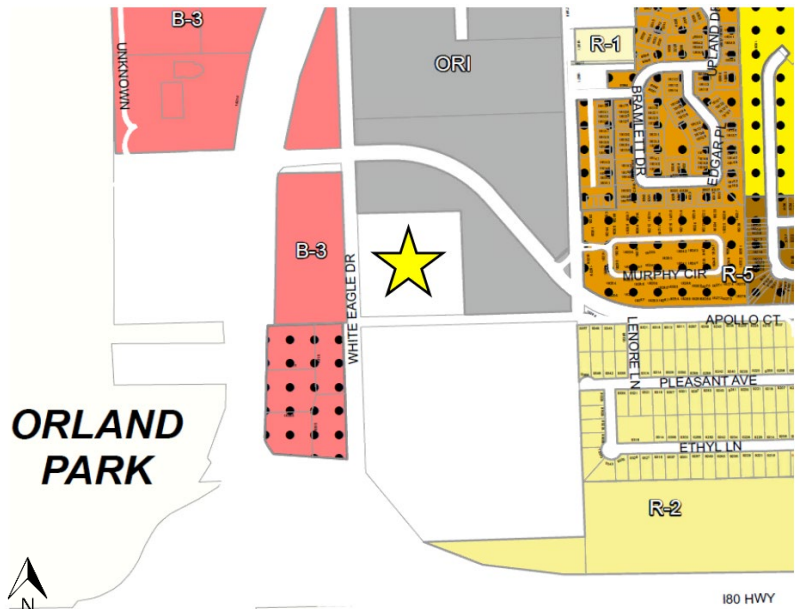
The Courtyard hotel includes an 83,722 sq. ft. four story building with 125 guest rooms, a banquet hall, meeting rooms, exterior patio, fitness center, indoor pool, lounge with dining area and bar. The Residence Inn hotel is marketed towards extended-stay guests and includes an 87,875 sq. ft. four story 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.

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.

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 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.

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

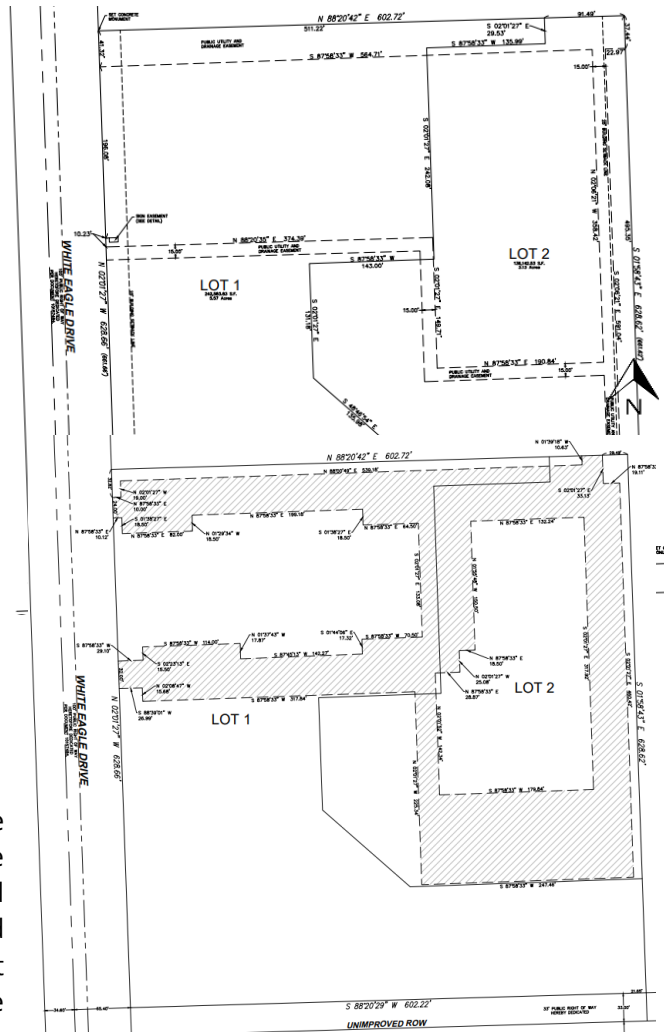
The petitioner also hopes to mitigate the existing wetland through the U.S. Army Corps of Engineers in the future to allow for a third lot for use as a restaurant, office, or other commercial use. The land is not currently developable due to the wetland encumbrance and has been included as part of Lot 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



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

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 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.

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.

SITE PLAN

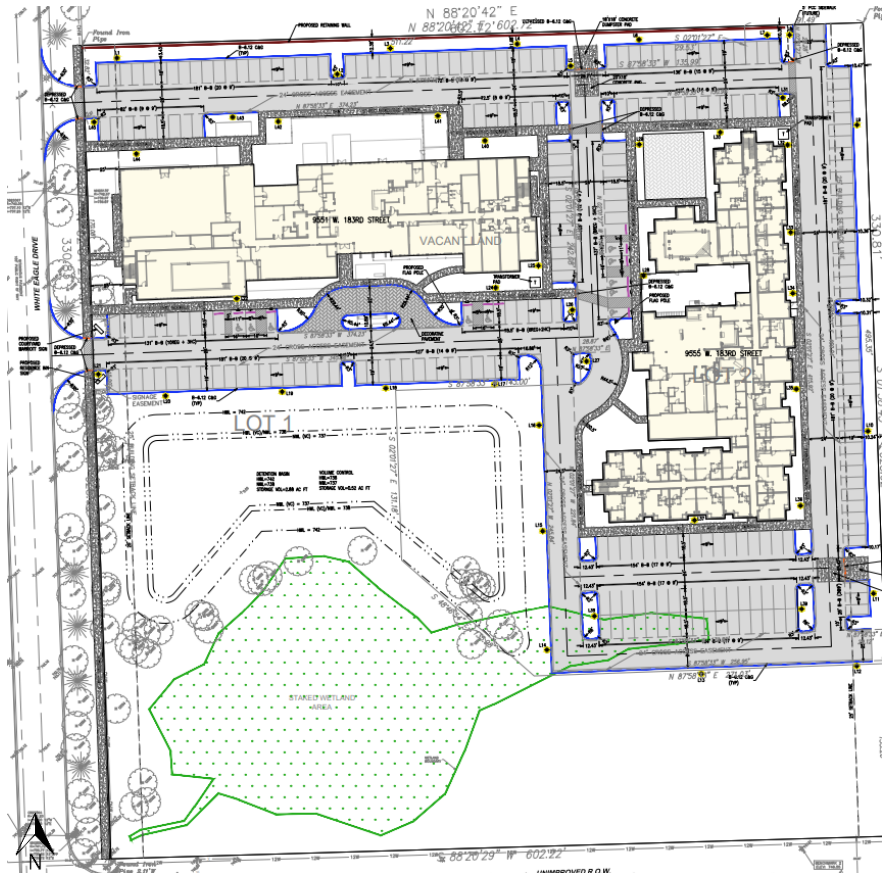
The site plan includes the two hotel buildings, drop off canopies, parking, walkways, landscaping, outdoor patios, and dumpster encloses. In addition, there is a shared stormwater detention pond and an existing wetland area located on the site.

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.

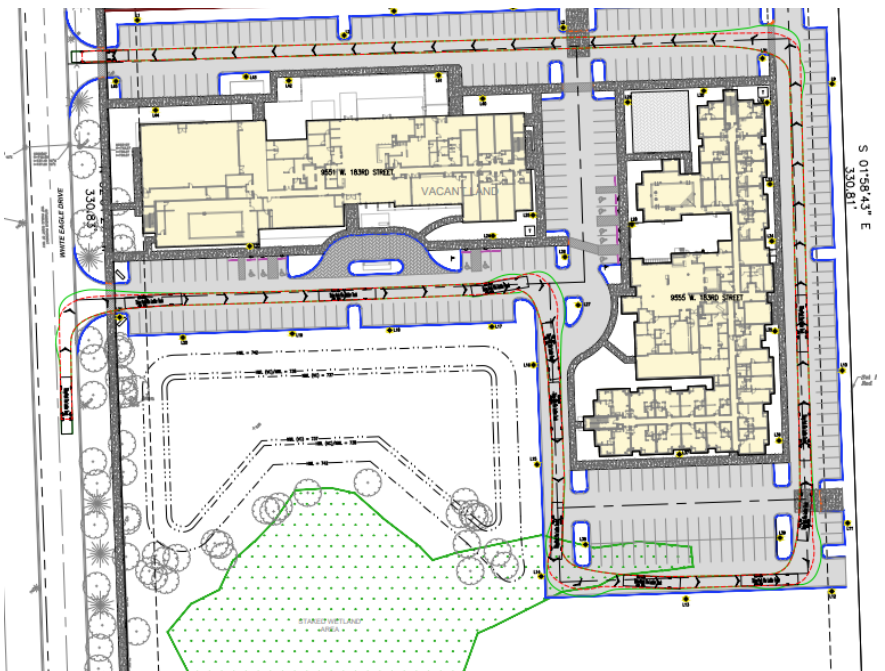
Future cross-access has also been established to the vacant lot that wraps around the subject property to the north and east. The cross-access points are proposed at the northeast and southeast corners. If cross-access is not established in the future, the drive aisle connections can be converted to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

In 2020, Staff 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

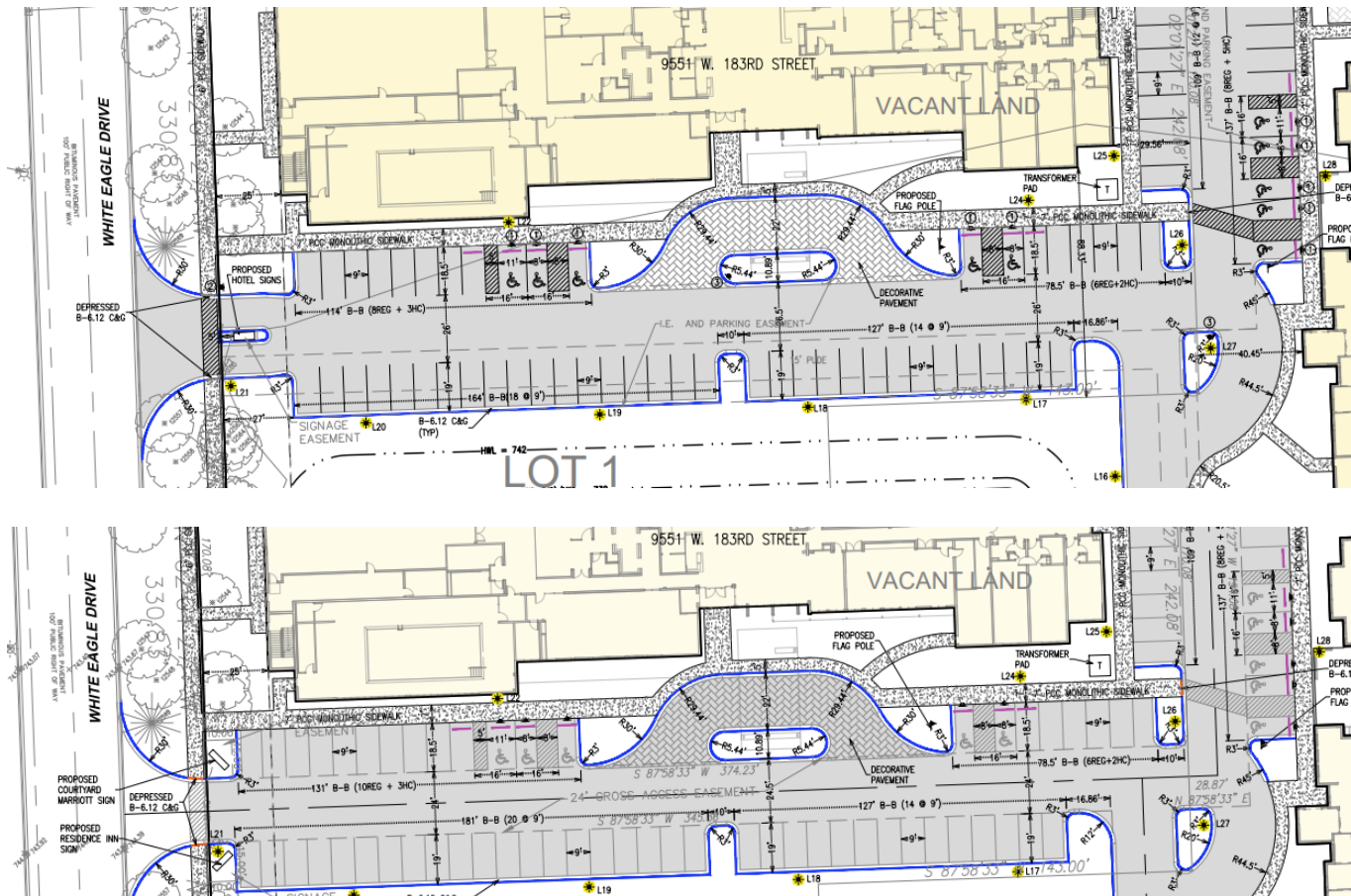


Above: Proposed Site Plan



Above: Fire truck auto turn template

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. In 2020, the Petitioner provided a revised plan with a boulevard with widened entry, and relocation of freestanding signage. However, the current 2022 submittal does not consistently indicate this. General plans (site plan, etc.) no longer show the boulevard, however the preliminary engineering plans (geometric plan) still show the boulevard.



Geometric Plan (Sheet L1) 2/27/20 Advantage Consulting Engineers Preliminary Site Plan (Sheet SP1) 1/22/2020

Traffic control signage and striping are shown on the preliminary engineering plans (geometric plan). Locations of ADA parking signs, stop signs, and a do-not-enter sign (for canopy drop-offs) are indicated. Stop bars also should be shown on the plans according to 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 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.

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 – An outdoor basketball court is proposed on the Residence Inn property. In 2020, it was identified at the northwest corner of the building between the parking lot and the hotel building. The court was proposed to allow for an on-site outdoor activity as required by the hotel brand. The half-court design was proposed as approximately 42 feet long by 50 feet wide. The court was proposed to be surrounded by an eight feet high brick wall that matches the hotel and an eight foot high chain-link fence.

In 2020, Staff 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 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. 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.

Following this feedback, the Petitioner stated in 2020 that they would not pursue a basketball court and the area would 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.

The current 2022 proposes the outdoor basketball court in the submittal's narrative and landscaping plan. However, the Site Plan does not specify this use, nor identify any equipment, walls, or fencing. The area is shown as an undefined rectangular area. A condition of approval could note that the 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 #5: 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.

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 difficient, 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.

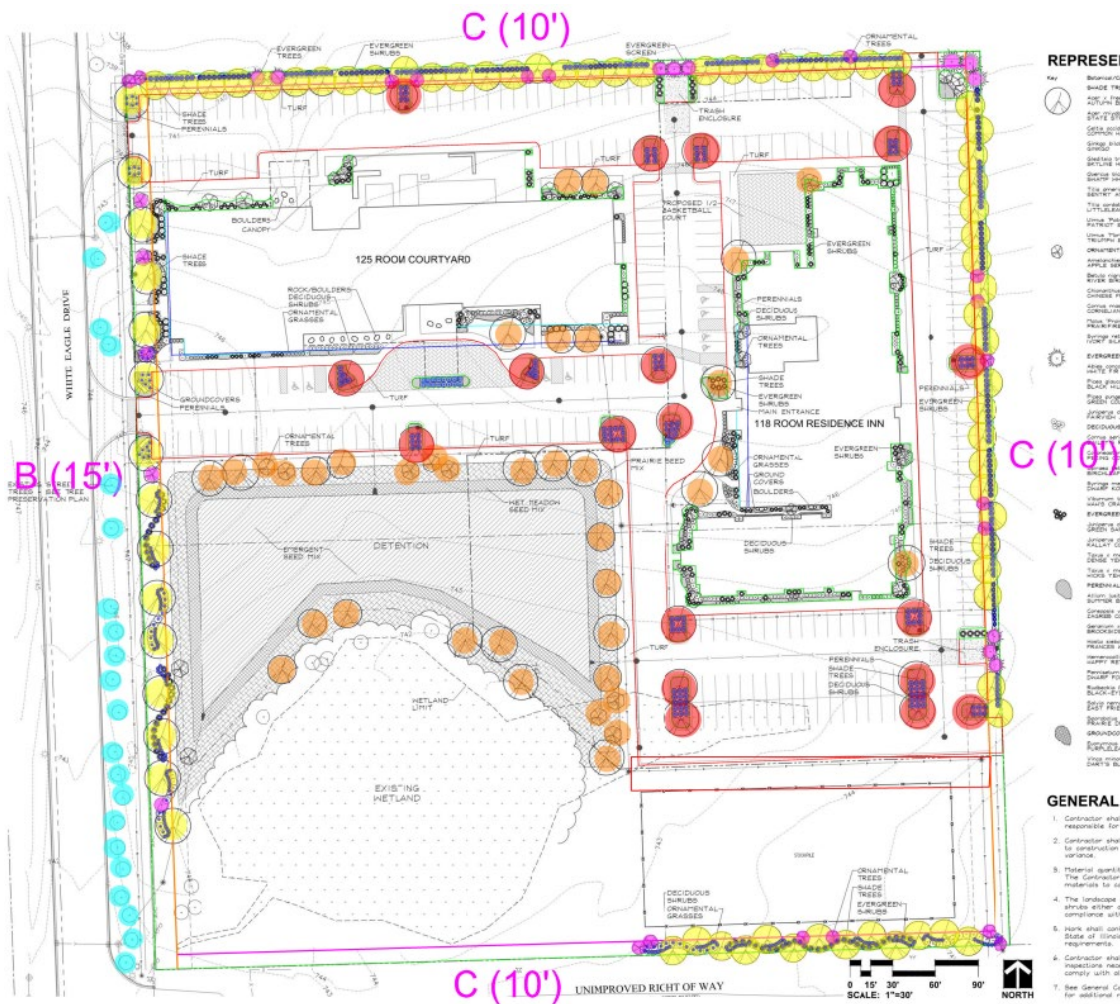


Table A

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 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 #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.

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.





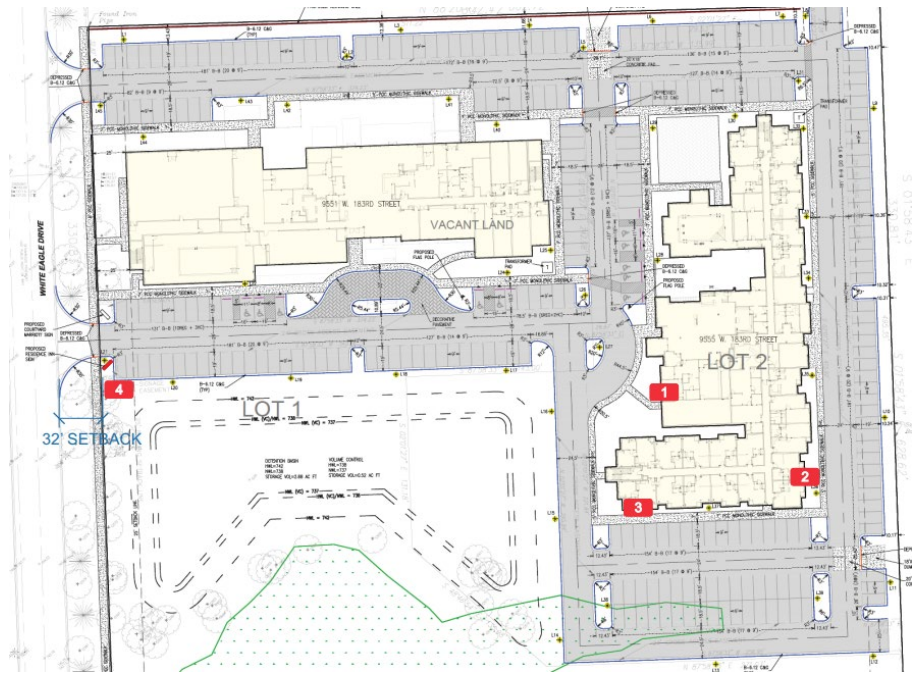
Example: Courtyard Kansas City Olathe – Olathe, KS



SIGNAGE

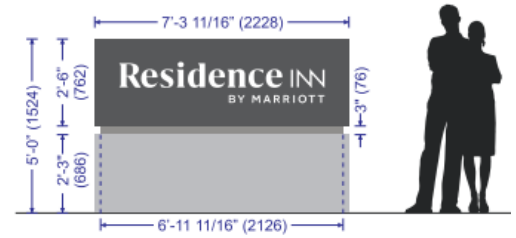


Wall Signs - The Petitioner provided signage plans for the Residence Inn, indicated (see numbers 1, 2, and 3 on the plan). Wall signs are proposed on the east, south, and west elevations of the Residence Inn hotel. The wall signs will each be individually mounted aluminum channel letters. The Petitioner has not yet provided a sign plan for the Courtyard property.



Residence Inn Elevations with Signage

Ground/Freestanding Sign(s) - The Petitioner's Residence Inn sign plan indicates two ground signs flanking the south drive entrance from White Eagle Drive, for each of the hotels. The Residence Inn ground sign is proposed with an aluminum shoe-box face. The size and height requirements for the proposed Residence Inn ground sign complies with the Zoning Code requirements. No details have been provided for a Courtyard ground sign. 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. However, the Courtyard 3D rendering and the preliminary engineering plans (Geometric Plan, etc.) indicate one shared monument sign in the middle of the drive boulevard.

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 could 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.

The required setback for ground signs is ten feet from a property line. However, the ground sign locations appear to be 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, in 2020, Staff had 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 was proposed to 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.

In 2020, the Petitioner originally had proposed two ground signs with solid brick bases to match the brick on each building. Upon Workshop feedback from the Village, the ground signage was revised for the 2020 Public Hearing to be a shared monument sign and placed in the boulevard entrance median and adjusted to be setback five feet from the property line. A Variation was still required for the reduced setback but no longer had staff concerns with visibility

For the current submittal, the Petitioner will need to coordinate the drawing submittals so that the signage request is consistent. The Petitioner will need to identify the distance from the sign(s) setback to the property line in order to determine the degree of the requested Variation. Staff recommends one shared ground sign rather than two. The Courtyard 3D rendering shows a concept of the shared sign. Lastly, Staff recommends the Petitioner revert to solid brick base instead of aluminum.

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.

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. However, the 2022 narrative notes that the total development will include 60 full-time employees, and 30 part-time employees. The Petitioner will need to confirm the employee count each for the Courtyard and for the Residence Inn in order to identify the minimum employee parking requirements.

The proposed site plan (sheet SP1) identifies 135 parking spaces on the Courtyard lot and 124 on the Residence Inn lot in the Parking Table. However the Petitioner will need to confirm the total number of required and proposed parking stalls. The Petitioner will need to coordinate the drawings to consistently show the parking accurately, including the Site Plan to the Geometric Plan along with other drawing submittals.

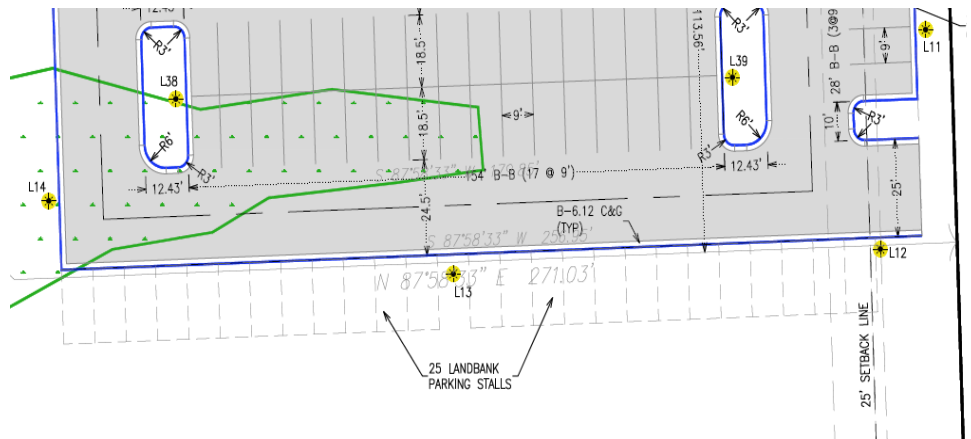
Also, changes proposed with the west landscaping bufferyard at the two driveway entrances may result in a reduction of up to six parking spaces.

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.

In addition, the Courtyard's banquet room was looked at as a hotel amenity, but will need to be accounted for in the parking requirements per the Zoning Ordinance. The banquet room can be used for any type of event that would include guests not staying at the hotel. Thus, in 2020, the use was determined to require its own parking. 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". The Petitioner previously provided a parking landbank in 2020, but has removed it in the current submittal. 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.

| 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 | 135 parking spaces – to be confirmed | 124 parking spaces – to be 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.



2020 Previous Submittal Showing Landbanking

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.



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 the proposed Special Use Permit request for an Extended Stay.
2. Revise plans to indicate all proposed structure setbacks.
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.
4. Discuss the Variation request to reduce the minimum drive aisle width to 24 feet from a minimum of 26 feet.

5. Discuss proposed outdoor basketball court location, appearance, and possible alternatives.
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.
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.
8. Discuss the quantity, location, and setbacks of proposed ground signs and Variation for ground sign setbacks.
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.
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.

RECOMMENDATION

Following a successful workshop, proceed to a Public Hearing at the July 21, 2022 Plan Commission meeting.

LIST OF REVIEWED PLANS

| Submitted Sheet Name | |
|----------------------|--|
| 1 | Application Info (redacted) |
| 2 | Survey Site Plan Landscape Photometric Prelim. Engineering Drawing Set |
| 3 | Autoturn Analysis |
| 4 | Residence Inn Info |
| 5 | Residence Inn Signage |
| 6 | Courtyard Architectural |
| 7 | Annexation Plat |
| 8 | Subdivision Plat |
| 9 | New Horizon Hotels Project Narrative |
| 10 | Project New Horizon (presentation) |
| 11 | Courtyard 3D Rendering |
| 12 | Residence Inn 3D Rendering |
| 13 | Previous 4/16/2020 Plan Commission Staff Report |