



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

July 21, 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 21, 2022.

CALL TO ORDER – CHAIRMAN GARRETT GRAY called to order the Regular Meeting of the Plan Commission for July 21, 2022 at 7:00 p.m.

Kimberly Clarke, Community Development Director called the roll.

Present and responding to roll call were the following:

Chairman Garrett Gray
Terry Hamilton
Andrae Marak
Kurt Truxal
Brian Tibbetts
Ken Shaw

Absent Plan Commissioners: James Gaskill
Angela Gatto
Eduardo Mani

Village Officials and Staff: Kimberly Clarke, Community Development Director
Lori Kosmatka, Associate Planner
Jarell Blakey, Management Analyst

Petitioners: Magnus Ottenborn, Otten's Seafood
Mark Rogers, Liston & Tsantilis, PC
Julie Piszczek, Monoceros Corporation

Members of the Public: None

COMMUNICATIONS- There were no communications from Village Staff.

APPROVAL OF THE MINUTES - Minutes of the July 7, 2022 Regular Meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER TRUXAL, seconded by COMMISSIONER SHAW to approve the July 7, 2022 minutes as presented. CHAIRMAN GRAY asked for a voice vote; all were in favor. He declared the motion carried.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JULY 21, 2022 REGULAR MEETING

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

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

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

Present Plan Commissioners:

Chairman Garrett Gray
Terry Hamilton
Andrae Marak
Kurt Truxal
Brian Tibbetts
Ken Shaw

Absent Plan Commissioners:

James Gaskill
Angela Gatto
Eduardo Mani

Village Officials and Staff:

Kimberly Clarke, Community Development Director
Lori Kosmatka, Associate Planner
Jarell Blakey, Management Analyst

Petitioners:

None

Members of the Public:

None

CHAIRMAN GRAY introduced Item #1, and then referred it to Staff.

Kimberly Clarke, Community Development Director explained that the item was intended to be continued but due to a clerical error it was on tonight's agenda.

CHAIRMAN GRAY requested a motion to continue Item #1. Motion made by COMMISSIONER TRUXAL, seconded by COMMISSIONER TIBBETTS. Motion carried by way of unanimous voice vote.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JULY 21, 2022 REGULAR MEETING

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

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

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

Present Plan Commissioners:

Chairman Garrett Gray
Terry Hamilton
Andrae Marak
Kurt Truxal
Brian Tibbetts
Ken Shaw

Absent Plan Commissioners:

James Gaskill
Angela Gatto
Eduardo Mani

Village Officials and Staff:

Kimberly Clarke, Community Development Director
Lori Kosmatka, Associate Planner
Jarell Blakey, Management Analyst

Petitioners:

None

Members of the Public:

None

CHAIRMAN GRAY introduced Item #2, and then requested a motion to open the public hearing. Motion to open the public hearing made by COMMISSIONER SHAW seconded by COMMISSIONER TRUXAL. Motion carried by way of unanimous voice vote.

CHAIRMAN GRAY then requested a motion to continue the public hearing. Motion made by COMMISSIONER MARAK seconded by COMMISSIONER SHAW. Motion carried by way of unanimous voice vote.

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

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

Present Plan Commissioners: Chairman Garrett Gray
Terry Hamilton
Ken Shaw
Brian Tibbetts
Kurt Truxal

Absent Plan Commissioners: James Gaskill
Angela Gatto
Eduardo Mani

Village Officials and Staff: Kimberly Clarke, Community Development Director
Lori Kosmatka, Associate Planner
Jarell Blakey, Management Analyst

Petitioners: Magnus Ottenbourne on behalf of Otten Seafood.

Members of the Public: None

CHAIRMAN GRAY introduced item #3. Then requested a motion to open the public hearing.

Motion made by COMMISSIONER TRUXAL second by COMMISSIONER TIBBETTS

Motion carried.

CHAIRMAN GRAY certified that he received notification of legal posting in accordance with state statutes. Then stated that anyone wishing to speak on the matter could do so but only after staff presentation.

Lori Kosmatka, Associate Planner, presented the staff report.

CHAIRMAN GRAY swore in petitioner

Magnus Ottenbourne, Petitioner, wanted to note that he offers apologies that he did not apply for the appropriate permits prior to work commencing.

COMMISSIONER HAMILTON states it looks like a nice addition

COMMISSIONER MARAK noted that he likes the appearance of the older brick. He also notes that it is important to keep with the aesthetic of the neighborhood but goes on to note that there is not one.

CHAIRMAN GRAY concurs with the

COMMISSIONER TRUXAL stated that he likes the new appearance

COMMISSIONER SHAW stated that he is inclined to recommend approval and wants to note a few points. He notes that nothing was removed and was applied over the existing brick. Stating that he did not alter the structure so it will not affect the ...

CHAIRMAN GRAY states that he agrees with his fellow commissioners. Mr. Gray asked how durable the material used for the frontage was.

Petitioner stated that he used cedar wood that does not age and it has been treated with fire coating to add further protection.

CHAIRMAN GRAY notes point three cohesive building design, he agrees that it is an improvement. Then goes on to note that the business will not exacerbate current traffic flows. Mr. Gray then stated that he was inclined to recommend approval.

CHAIRMAN GRAY requested a motion to close the public hearing.

COMMISSIONER TRUXAL made a motion to close the public hearing. Second by COMMISSIONER TIBBETTS.

Motion carried by way of unanimous voice vote.

Lori Kosmatka, Associate Planner presented the standards for a variation.

COMMISSIONER SHAW made motion #1 Second by COMMISSIONER TIBBETS

Motion Carried 6-0

COMMISSIONER TRUXAL made Motion #2____. Second by COMMISSIONER HAMILTON.

Kimberly Clarke, Community Development Director called the role.

Motion carried 6-0

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JULY 21, 2022 REGULAR MEETING

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

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

Present Plan Commissioners: Chairman Garrett Gray
Terry Hamilton
Andrae Marak
Ken Shaw
Brian Tibbetts
Kurt Truxal

Absent Plan Commissioners: James Gaskill
Angela Gatto
Eduardo Mani

Village Officials and Staff: Kimberly Clarke, Community Development Director
Lori Kosmatka, Associate Planner
Jarell Blakey, Management Analyst

Petitioners: Magnus Ottenborn, Otten's Seafood
Mark Rogers, Liston & Tsantilis, PC
Julie Piszczek, Monoceros Corporation

Members of the Public: None

CHAIRMAN GRAY introduced Item #4, and asked for a motion to open the Public Hearing.

COMMISSIONER TRUXAL made a motion to open the public hearing. Seconded by
COMMISSIONER MARAK.

CHAIRMAN GRAY certified that he received appropriate notice of posting in accordance with state statutes.

Lori Kosmatka, Associate Planner presented the staff report.

Petitioner noted that they are working with staff to address open items.

COMMISSIONER TIBBETTS noted that the petitioners have addressed a lot of the issues from the last meeting. He is looking forward to it being built.

COMMISSIONER SHAW noted the sign easement agreement would help address potential issues if the one property is sold. He asked for clarification on whether the boulevard would be included.

Lori Kosmatka, Associate Planner, responded yes.

COMMISSIONER SHAW noted that in respect to the land bank requirement, he feels that the parking is adequate but feels it is a good requirement. He asked if there is a specific measure to trigger the land bank clause. His concern is that in the future, the Village might want it but not be able to get it. He likes the concept however.

COMMISSIONER TRUXAL asked since this is a phased project, where will the topsoil will be stored until the next phase begins. His concern is if there will be a big dirt mountain next to the hotel.

The Petitioner, Julie Piszczek, Construction Manager for Monoceros Corporation, was sworn in. The Petitioner states that the plan is to do mass site grading to be pad ready for both buildings. It is not planned to leave dirt on site. They will work with engineering on the topsoil.

COMMISSIONER TRUXAL noted the Loyola building is across the street. His concern is that there would be an unsightly dirt mountain visible to them. His other concern was with the boulevard entry's width and turning radius noted by Staff. He asked if there is a problem with the boulevard and width if they would go back to the original plan with the two separate signs.

The Petitioner responded yes.

CHAIRMAN GRAY asks if there is a way to widen the boulevard entry's flare. In an emergency however the trucks may drive over the curb.

Kimberly Clarke, Director noted Staff would let them figure it out. There was a concern about widening it.

COMMISSIONER TRUXAL offered some alternatives to resolve the issue. He suggested lessening the curve along White Eagle Drive to make the turning radius less sharp by moving the blue lines toward the interior. The tree at the south side of the curve could be taken out. Overall this is a beautiful development.

CHAIRMAN GRAY concurred and clarified it could be tapered off at the first parking stall.

COMMISSIONER MARAK asks if the property will be corporate owned or franchise owned and if each property could be sold separately. It would depend on ownership structure.

Kimberly Clarke, Director, notes that they are subdividing with cross access with covenants for maintenance on common areas.

COMMISSIONER HAMILTON asked if extended stay hotels have different parking lot regulations.

Kimberly Clarke, Director, notes that the Village does not currently differentiate between extended stay and traditional hotels. Parking evolves with trends.

COMMISSIONER HAMILTON notes that he does not believe the boulevard sign would survive very long. He believes it would be hit often.

CHAIRMAN GRAY notes that he likes the addition of a putting green. He appreciates the work that the Petitioner did from the last meeting. He continues to note that he likes it and welcomes the addition to the Village.

COMMISSIONER TIBBETTS notes that the Petitioner should ask the engineer to include in the specs spraying or seeding the stockpile of soil to make it more aesthetically pleasing. It might be a cheaper alternative.

Petitioner notes the majority of the area would be developed in the first phase for the Residence Inn. The surface area for the taking of the topsoil would be a very small volume. It would be transported as needed if it's in excess.

CHAIRMAN GRAY noted typically you would strip the topsoil and do the cut and fill on the soils to balance the site for the pads and then redistribute the topsoil. It costs money to truck it offsite. It's best to store on-site when you can. Instead of mounding it up, you could cut it down. If you place grass seed, it may blend it a little better, but it can't be a big hill otherwise you can't get a riding mower up there.

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 TRUXAL 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.

Lori Kosmatka, Associate Planner presented the standards.

Motion 1-Map Amendment (Rezoning):

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

Motion seconded by COMMISSIONER TIBBETTS. Vote taken by Roll Call; all in favor. CHAIRMAN GRAY declared the motion carried.

Motion 2-Variations:

COMMISSIONER TRUXAL made a motion to recommend that the Village Board grant *the following Variations to the Petitioner, Top Hospitality LLC, at the properties located at 9551 & 9555 183rd Street (off of White Eagle Drive, South of 183rd Street) in the B-3 (General Business & Commercial) Zoning District, in accordance*

with the plans submitted and listed herein and adopt Findings of Fact as proposed by Village Staff in the Staff Report.

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

Subject to the following Conditions:

- 1. The off-site sign for Lot 2 as part of the shared ground sign shall constitute the only ground sign permitted for that lot.*
- 2. An area land banked for parking, as indicate in the plans, shall be constructed by the owner of the Lot 1 (Courtyard) if it is determined that the proposed parking is not sufficient to accommodate the hotel or banquet uses.*

3. *A minimum of 50% face brick shall be utilized on both hotel exteriors, as indicated in the architectural plans.*

Motion seconded by COMMISSIONER MARAK. Vote taken by Roll Call; all in favor. CHAIRMAN GRAY declared the motion carried.

Motion 3-Site Plan/Architectural Approval:

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

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

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

Motion 4-Plat:

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

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

Motion seconded by COMMISSIONER TIBBETTS. Vote taken by Roll Call; all in favor. CHAIRMAN GRAY declared the motion carried.

CHAIRMAN GRAY noted this Item will go to the Village Board Wednesday August 3rd.

Kimberly Clarke, Director, clarified it would go to First Reading.

Good of the Order

Kimberly Clarke, Community Development Director, stated there is nothing new happening.

COMMISSIONER TRUXAL asked what is going on with Magnuson.

Kimberly replied that staff has met with developer, should be receiving drawings soon, but has not received anything yet.

COMMISSIONER TRUXAL asked if there were any time limits on the need to file a permit

Kimberly noted that the Village Board conditioned that permit must be filed within 60 days and there are other provisions that hold the entitlements to a schedule

COMMISSIONER HAMILTON made a motion to close the meeting Seconded by COMMISSIONER Truxal. Meeting adjourned at 8:15pm.

PLAN COMMISSION STAFF REPORT

July 21, 2022 Public Hearing

Petitioner

Magnus Ottenborn on
behalf of
Otten's Seafood

Property Location

7313 Duvan Drive

PIN

27-36-204-024-0000

Zoning

MU-1 Mixed Use Duvan
Drive Overlay

Approvals Sought

Site Plan/Arch. Approval
Variation

Project Planner

Lori Kosmatka
Associate Planner

Otten's Seafood – Variations for Masonry, Alternate Building Materials 7313 Duvan Drive



EXECUTIVE SUMMARY

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

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

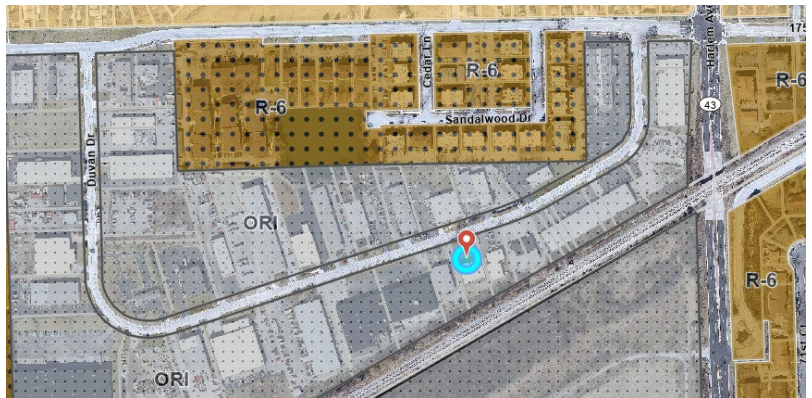
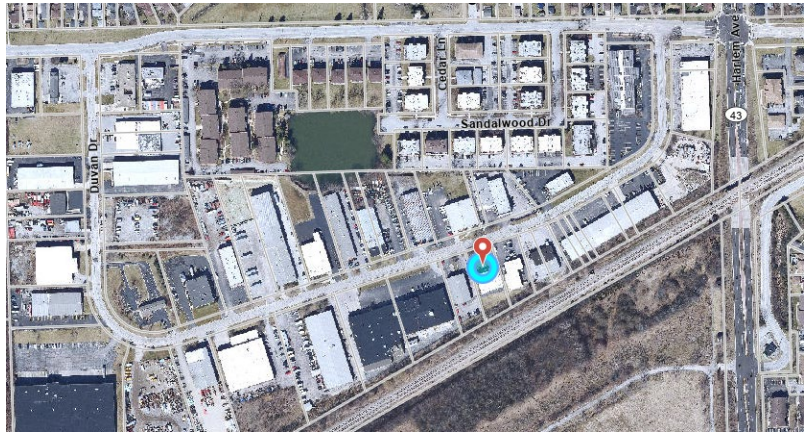
The Petitioner purchased the property in 2019, and in 2020 installed wood cladding on a portion of the front façade without a building permit. If a permit was submitted, the owner would have been informed that Variations and Site Plan/Architectural approvals were required. The Petitioner notes the wood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

EXISTING SITE & HISTORY

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

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

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



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

CODE BACKGROUND & ZONING

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

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

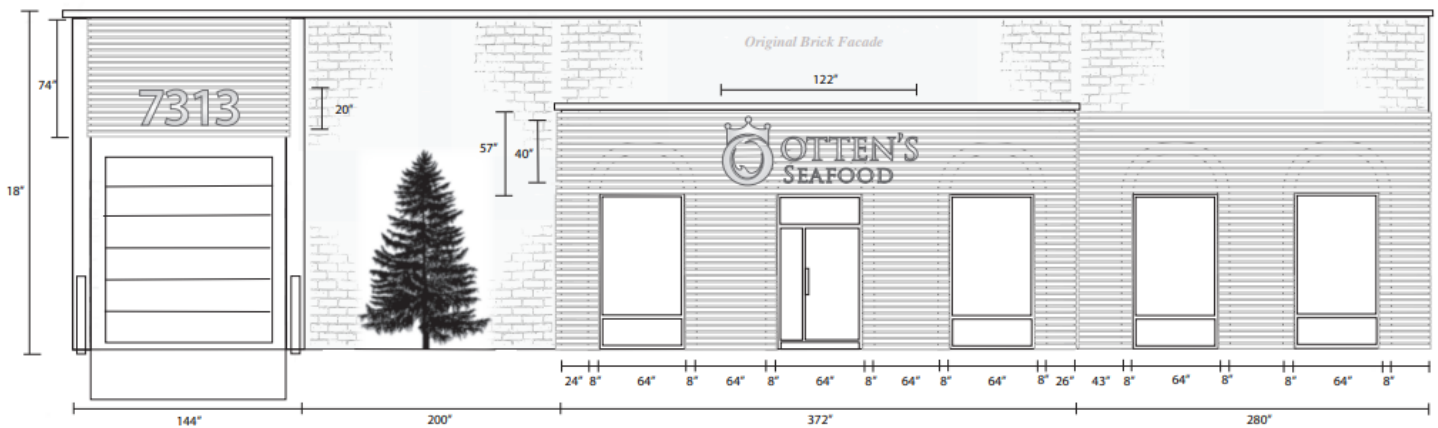
Structures measuring greater than 3,000 square feet but no more than 40,000 square feet must be constructed with at least 75% of each façade with face brick; as an option, 25% of the area required to be constructed with face brick may be constructed of decorative stone. The area not constructed with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

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

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

VARIATION REQUEST

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



Architectural Elevation and Photo of Front Facade (per Petitioner)

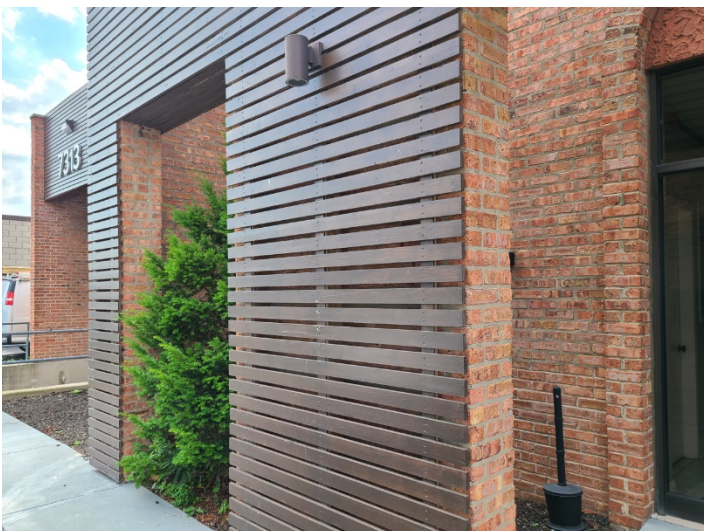
The Petitioner installed cladding consisting of wooden slats on a portion of the front façade and signage. The Petitioner states he was unaware that Variations and Site Plan/Architectural approvals were required prior to changing the façade nor did he contact the Village to see if a permit was required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

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

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



Cladding Profile and Front Entry



Semi-enclosure courtyard area



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

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

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

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

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

Surrounding Properties

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



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

ARCHITECTURE

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



Photo Prior To Purchase (per Petitioner)

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

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

STANDARDS FOR SITE PLAN APPROVAL

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

Architectural

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

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

Site Design

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

STANDARDS FOR A VARIATION

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

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

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

MOTIONS TO CONSIDER

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

Site Plan/Architectural Approval:

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

Variation:

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

LIST OF REVIEWED PLANS

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

PLAN COMMISSION STAFF REPORT

July 21, 2022 – Public Hearing

Petitioner

Top Hospitality LLC

Property Location

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

PIN

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

Zoning

Current: Unincorporated
Cook County (C-4)

Proposed: B-3, General
Business & Commercial

Approvals Sought

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

Project Planner

Daniel Ritter, AICP
Planning Manager

Lori Kosmatka,
Associate Planner

Marriott Hotels: Courtyard and Residence Inn

9551 & 9555 183rd Street



EXECUTIVE SUMMARY

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

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

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

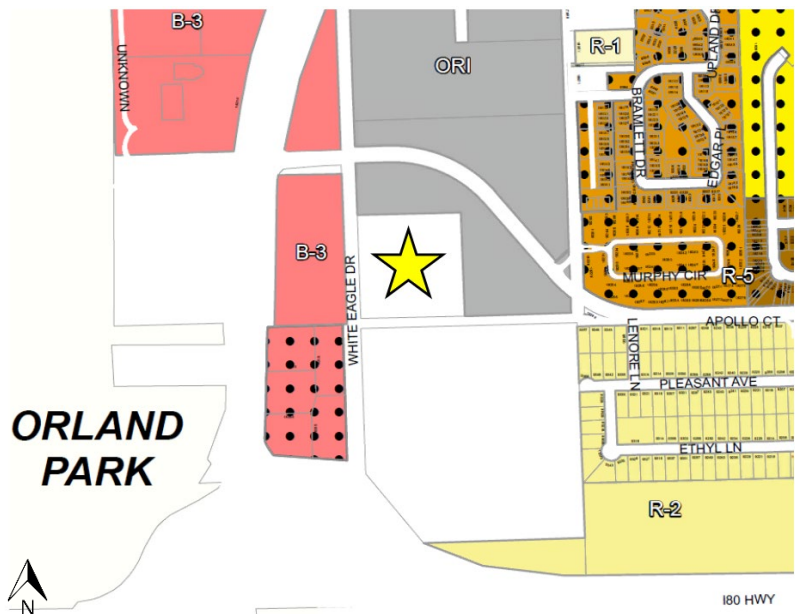
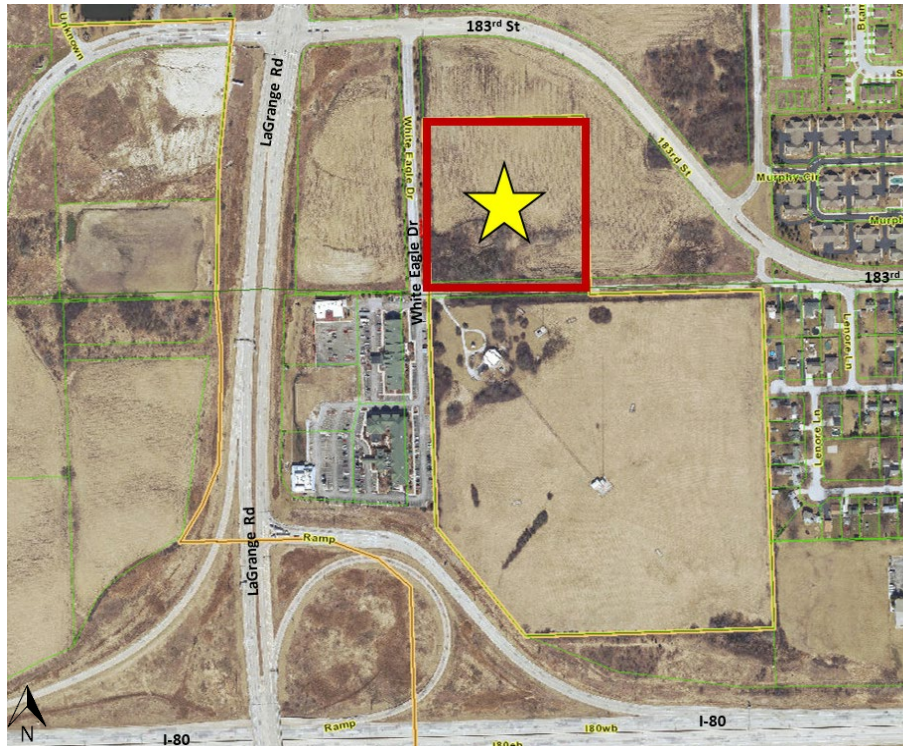
Changes to the July 7th, 2022 Workshop Staff report are in red.

EXISTING SITE & ZONING

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

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

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



PROPOSED USE

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

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

Phasing

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

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

SPECIAL USE PERMIT

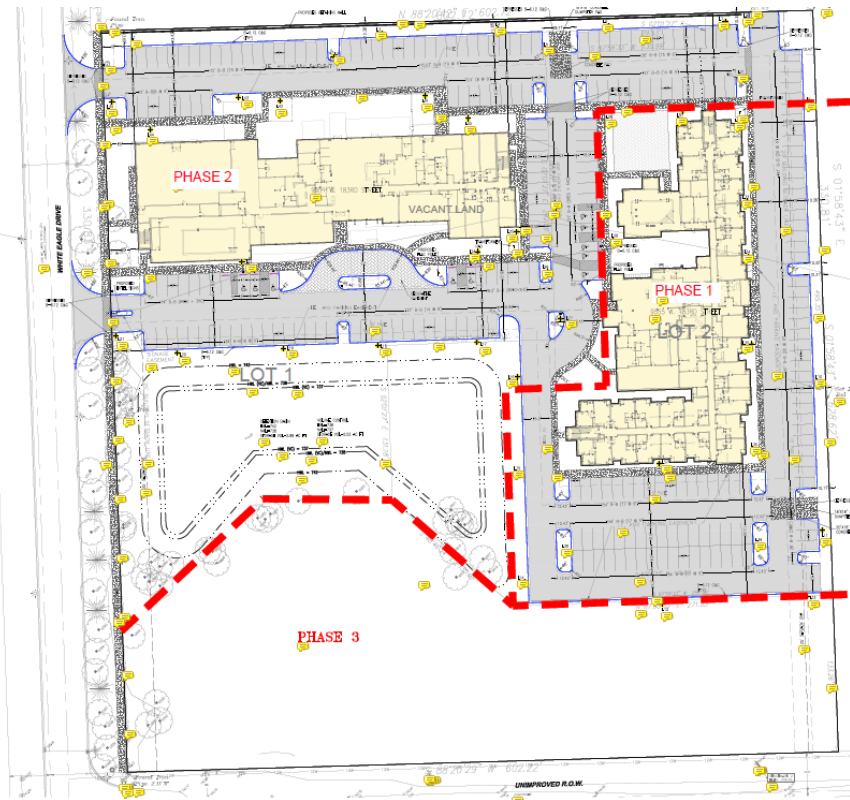
The proposed Residence Inn hotel is proposed to be an Extended Stay type of hotel. Extended Stays require a Special Use Permit per text amendment approval earlier in 2022 in all situations where hotels are currently allowed as a Permitted or Special Use.

The Zoning Ordinance defines Extended Stay as:

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

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

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



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

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

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

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

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

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

VARIATIONS

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

Lot & Building

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

Urban Design Overlay District (UDOD)

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

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

Signage

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

FINAL PLAT OF SUBDIVISION

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

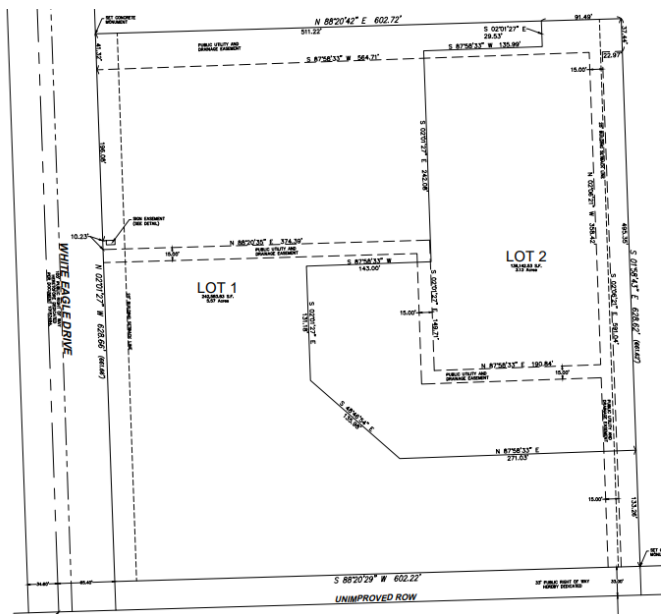
The design of the lots is unique because the Residence Inn/Lot 2 will not have direct access to the adjacent White Eagle Drive right-of-way and will have permanent access through a cross-access (ingress/egress) easement with the Courtyard/Lot 1. The Zoning Code specifically allows for properties with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

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

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

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

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

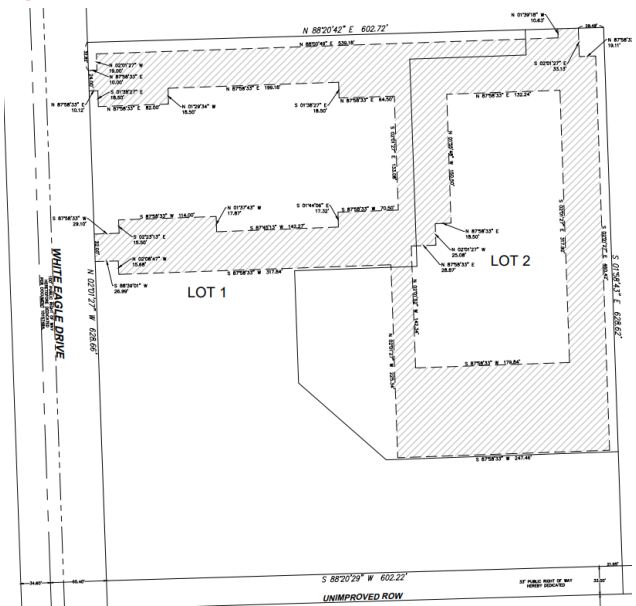


from the west property line, not 4 ft. The Petitioner is revising the Final Plat of Subdivision to indicate the correct location of the sign easement.

ANNEXATION & REZONING

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

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



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

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

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

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

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

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

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

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

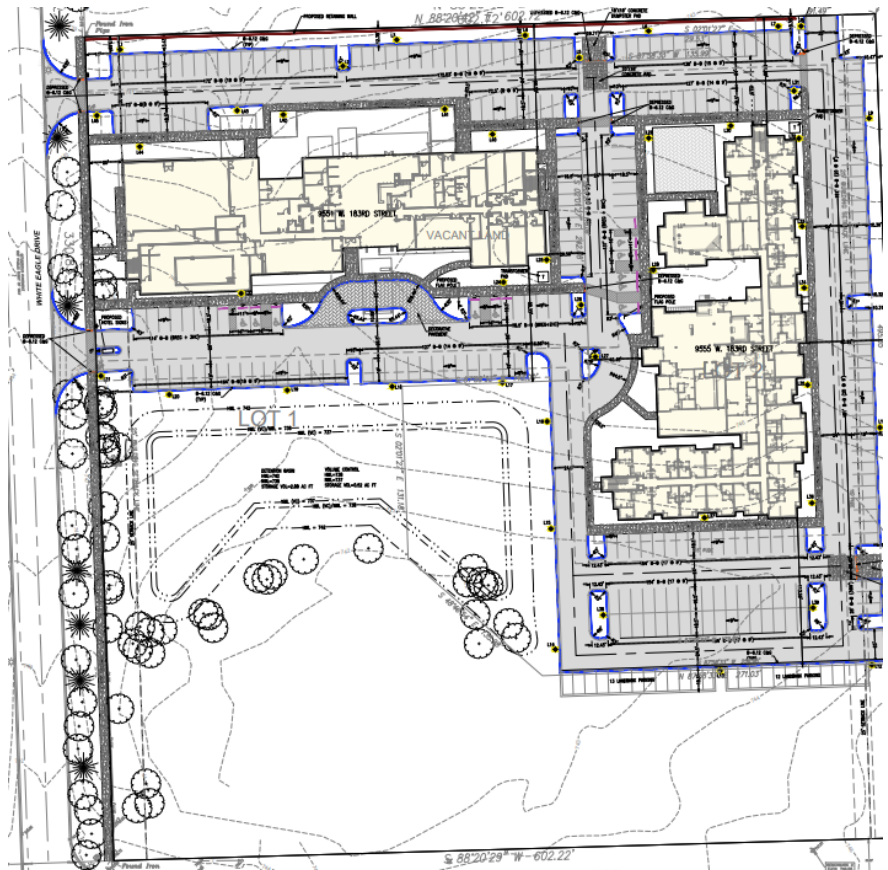
Open Item #2: Revise plans to indicate all proposed structure setbacks.

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

SITE PLAN

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

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



Above: Updated Site Plan

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

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

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



Above: Updated Fire truck auto turn template

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

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

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

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

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

Basketball Court / Putting Green

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

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

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

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

The Petitioner is revising the engineering plans.

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

LANDSCAPE

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

Below are staff's suggestions for landscape revisions:

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

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

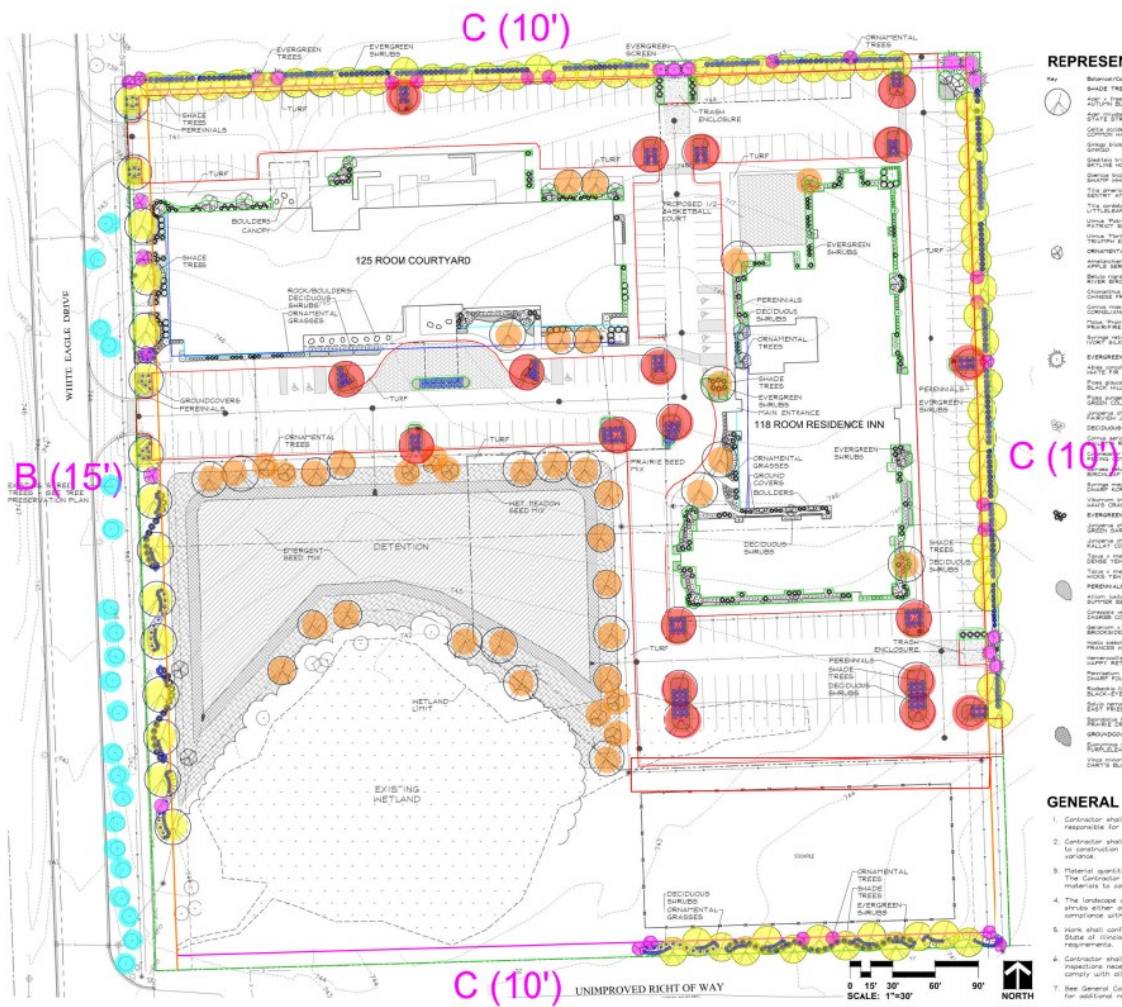


Table A

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

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

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

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

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

ARCHITECTURE

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

Courtyard:



Residence Inn:



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



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

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






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


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

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

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

Courtyard Exterior Finishes

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

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

Residence Inn Exterior Finishes

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

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

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

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



Courtyard - North, South, West, East Elevations



Residence Inn - West, North, East, South Elevations



Example: Courtyard Kansas City Olathe – Olathe, KS

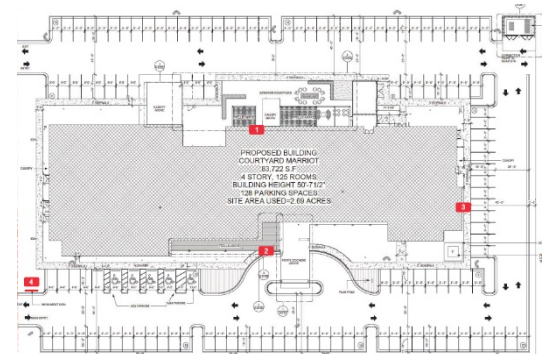


SIGNAGE

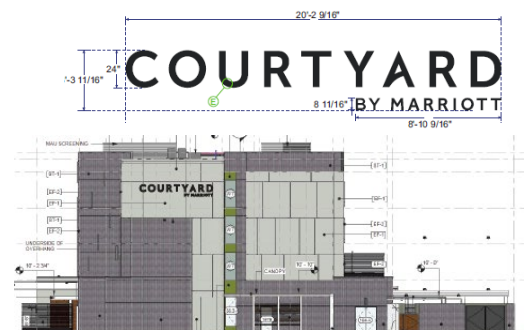
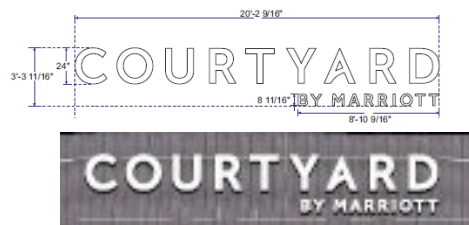
Sign Plans:

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

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



Updated Courtyard Sign Plan



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



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

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



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

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

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

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

PARKING

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

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

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

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

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

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

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

LIGHTING

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

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

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



SUMMARY OF REMAINING OPEN ITEMS/DISCUSSION POINTS

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

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

STANDARDS FOR REZONING APPROVAL

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

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

STANDARDS FOR A VARIATION

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

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

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

STANDARDS FOR A SPECIAL USE

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

X.J.5. Standards: No Special Use shall be recommended by the Plan Commission unless said Commission shall find:

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
 - ***The extended stay brand is identified as a quality hotel product line with corporate management structure in place. Marriott does not allow for lengthy/permanent residence. The property will require registration of all cars on the premises and include 24/7 staff. .***
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
 - ***The extended stay hotel is located in a neighborhood among other hotel developments and thus will not be injurious to the other properties nor substantially diminish and impair their values. .***
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
 - ***The extended stay is part of a two-hotel proposed development. The surrounding neighborhood consists of some undeveloped land as well as developments compatible to hotel use. Thus it will not impede the normal and orderly development.***
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - ***The extended stay will provide adequate utilities, access roads, drainage, and other necessary facilities.***
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
 - ***The site will be accessed via two entry points along White Eagle, and will be shared by the extended stay as well as the traditional Courtyard hotel within the development.***
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
 - ***The extended stay will comply with all other applicable Zoning regulations. .***
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.

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

It is also important to recognize that a Special Use Permit does not run with the land and instead the Special Use Permit is tied to the Petitioner. This is different from a process such as a variance, since a variance will forever apply to the property to which it is granted. Staff encourages the Plan Commission to refer to Section X.J.6. to examine the conditions where a Special Use Permit will expire.

STANDARDS FOR SITE PLAN AND ARCHITECTURAL APPROVAL

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

Architectural

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

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

Site Design

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

MOTIONS TO CONSIDER

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

Motion 1 (Map Amendment/Rezoning):

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

Motion 2 (Variations):

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

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

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

Subject to the following Conditions:

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

Motion 3 (Site Plan):

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

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

[any conditions that the Commission would like to add]

Motion 4 (Final Plat):

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

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

[any conditions that the Commissioners would like to add]

LIST OF REVIEWED PLANS

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