



VILLAGE OF ORLAND PARK

14700 Ravinia Avenue
Orland Park, IL 60462
www.orland-park.il.us

Meeting Agenda

Plan Commission

Louis Stephens, Chairman

*Commissioners: Judith Jacobs, Paul Aubin, Nick Parisi, John J. Paul,
Laura Murphy and Dave Shalabi*

Tuesday, May 10, 2016

7:00 PM

Village Hall

CALLED TO ORDER/ROLL CALL

APPROVAL OF MINUTES

Minutes of the March 22, 2016 Plan Commission Meeting

Attachments: [March 22, 2016 PC Minutes](#)

PUBLIC HEARINGS

Lot 2 of 7420 W. 159th Street

Attachments: [159TH & HARLEM - PERSPECTIVE VIEW - Sheet - A0-4](#)
[159TH & HARLEM - FLOOR PLAN- Sheet - A1-1](#)
[159TH & HARLEM - SOUTH AND EAST ELEVATION - Sheet A2-1](#)
[159TH & HARLEM - NORTH AND WEST ELEVATION - Sheet - A2-2](#)
[159TH & HARLEM - Site Plan - CAD \(04-20-16\)](#)
[159TH & HARLEM - Layout 1 \(04-19-16\)](#)
[VILLAGE DATA BOX EXHIBIT-SOUTHWEST](#)
[AVIS Special Use Responses](#)
[AVIS Variance Responses](#)

Planned Unit Development, Special Use, Variance (NP)

Harborchase Senior Living

Attachments: [SITE PLAN](#)
[AERIAL overall](#)
[Dumpster Elevations](#)
[special use standards](#)
[EAST perspective](#)
[ELEVATIONS](#)
[WEST perspective](#)
[Aerial site](#)

Site Plan, Special Use, Elevations (JT)

Hampton Inn & Residence Inn Hotels

Attachments: [SITE PLAN](#)
[Elevations - Hampton](#)
[Elevations - Residence Inn](#)
[Rendering - Hampton](#)
[Rendering - Residence Inn](#)
[Details](#)
[Birdseye Central space](#)
[Birdseye overall](#)
[Site Aerial](#)
[Preliminary Landscape Plan](#)
[Special Use Standards](#)

Site Plan, Subdivision, Special Use Amendment, Variance (JT)

NON-PUBLIC HEARINGS

OTHER BUSINESS

Memo: New Petitions & Appearance Review

Attachments: [5-10-16 Plan Commission Memo](#)

ADJOURNMENT

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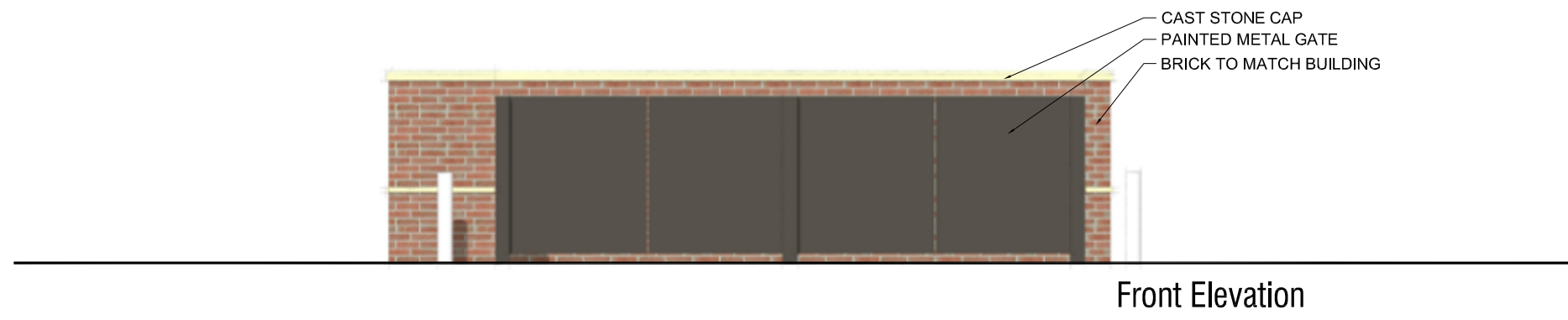
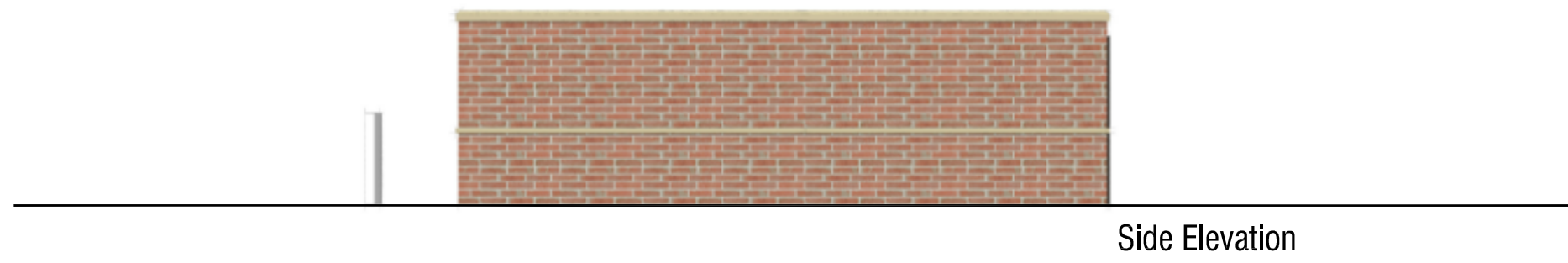
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RESPONSES TO SPECIAL USE STANDARDS

HARBORCHASE SENIOR LIVING

1. The proposed project offers a viable housing opportunity for the elderly generation living in the community who may require additional assistance. Moreover, directly behind the project are multi-family and single-family residential units, which makes this project compatible with the surrounding area as a transitional buffer from 143rd to the residential and commercial uses to the West. In addition, it puts a current vacant lot back to good use for the community.
2. As mentioned above, the area consists of numerous multi-family and single-family residential units. The addition of a senior living facility in a predominantly residential area should not change the community character.
3. The petitioner is very familiar with the current architectural makeup of the area. The elevations call for a beautiful combination of brick and stone veneer. Upon completion, the proposed project should be aesthetically pleasing to the eye and enhance the overall look of the area.
4. The location for the proposed project is currently a vacant lot. The vacant lot brings in nominal taxes to the Village on a yearly basis of \$112.00. The senior living facility would put this vacant lot back to great use. Petitioner believes the proposal to be a good transitional use to the multi-family and single-family residential units from the commercial uses located to the West. Additionally, it would be far less disruptive in terms of traffic to the predominantly residential neighborhood than that of a retail development. Overall, the proposed project should have a positive financial impact on that area and the community at large.
5. The developer has had numerous discussions with Village Staff to ensure that all public facilities and services will be capable of serving the special use at an adequate level of service as dictated by the Village.
6. The petitioner has retained the services of licensed architects, licensed engineers and a land planner. There are no easements that are contemplated to be given or received from adjoining property owners to facilitate the development of the subject property.

7. A study was conducted showing that the proposed location has been farmland that was previously farmed for over 100 years. Therefore, the development will not adversely affect a known archaeological, historical or cultural resource.

8. The petitioner has worked closely with Village Staff to ensure that the use will comply with any and all Village requirements.

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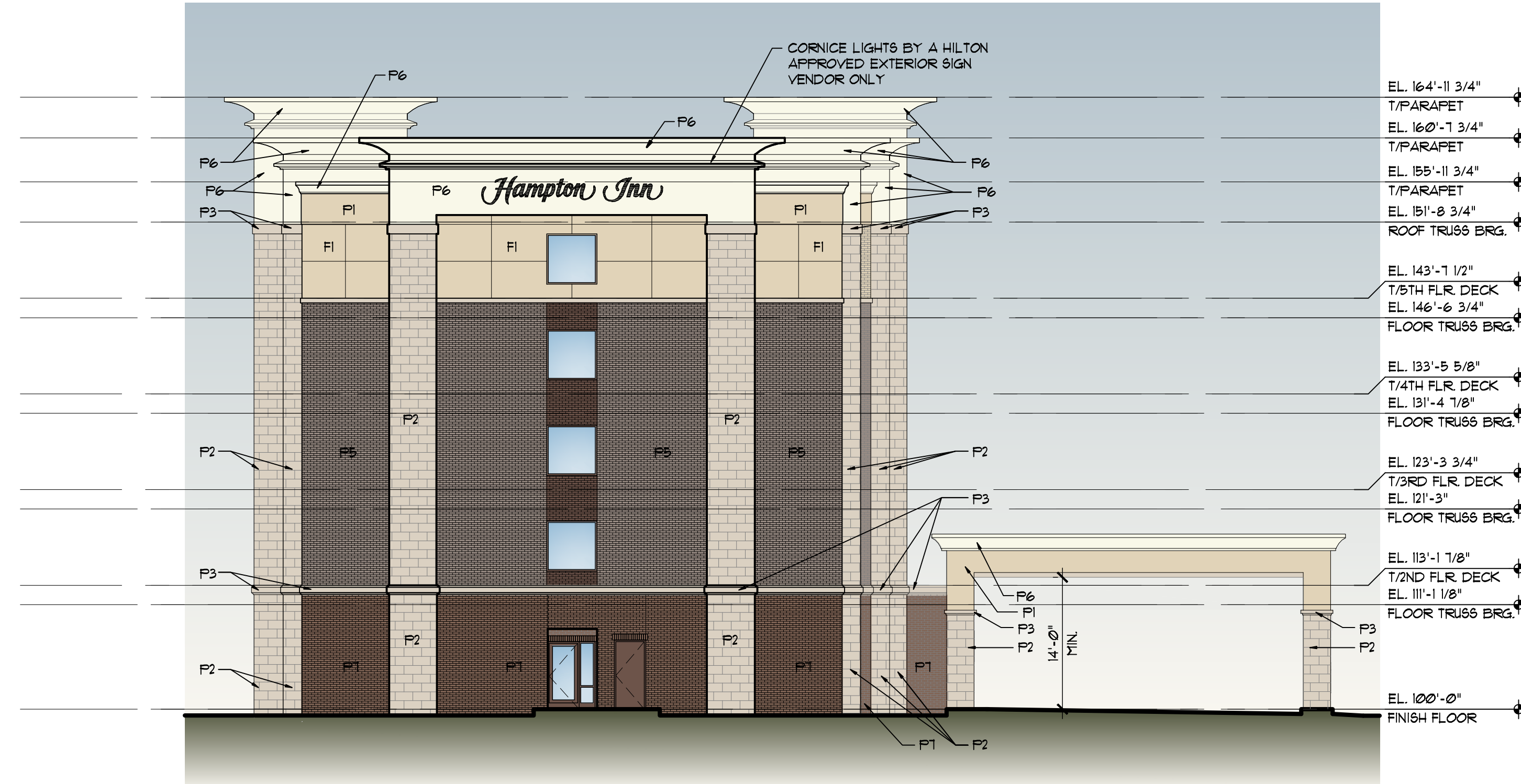
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SOUTH ELEVATION
SCALE: 3/32"=1'-0"

EXTERIOR MATERIAL & COLOR CHART	
	P1: E.I.F.S., BENJAMIN MOORE HC-39
	P2: PRECAST STONE (CUSTOM CAST STONE 'SANDSTONE')
	P3: MASONRY BAND, COLOR TO MATCH PRECAST STONE
	P4: BRICK, HANSON, LANES END, 2256 WITH MATCHING COLOR MORTAR
	P5: BRICK, HANSON, SUWAN CREEK, 2115
	P6: E.I.F.S., BENJAMIN MOORE AF-20
	F1: BRICK, HANSON, KENTON 1183
	F2: FIBER CEMENT PANEL, BENJAMIN MOORE HC-39
WINDOW FRAME: MATCH P4 WINDOW GLASS: CLEAR	



WEST ELEVATION
SCALE: 3/32"=1'-0"

ARCHITECTURAL GROUP III
201 S. Nappanee St. Elkhart Indiana 46514-1953 • 574/293-0008
architecturalgroup3.com
The architect is deemed the author, creator and owner of the architectural drawings and other reserved rights, including copyright.

JOB TITLE

HAMPTON INN
ORLANDO PARK, IL
A NEW 120 ROOM HOTEL

JOB NO.
15101-14

DATE
12/02/15

REVISIONS

PRELIMINARY NOT FOR CONSTRUCTION

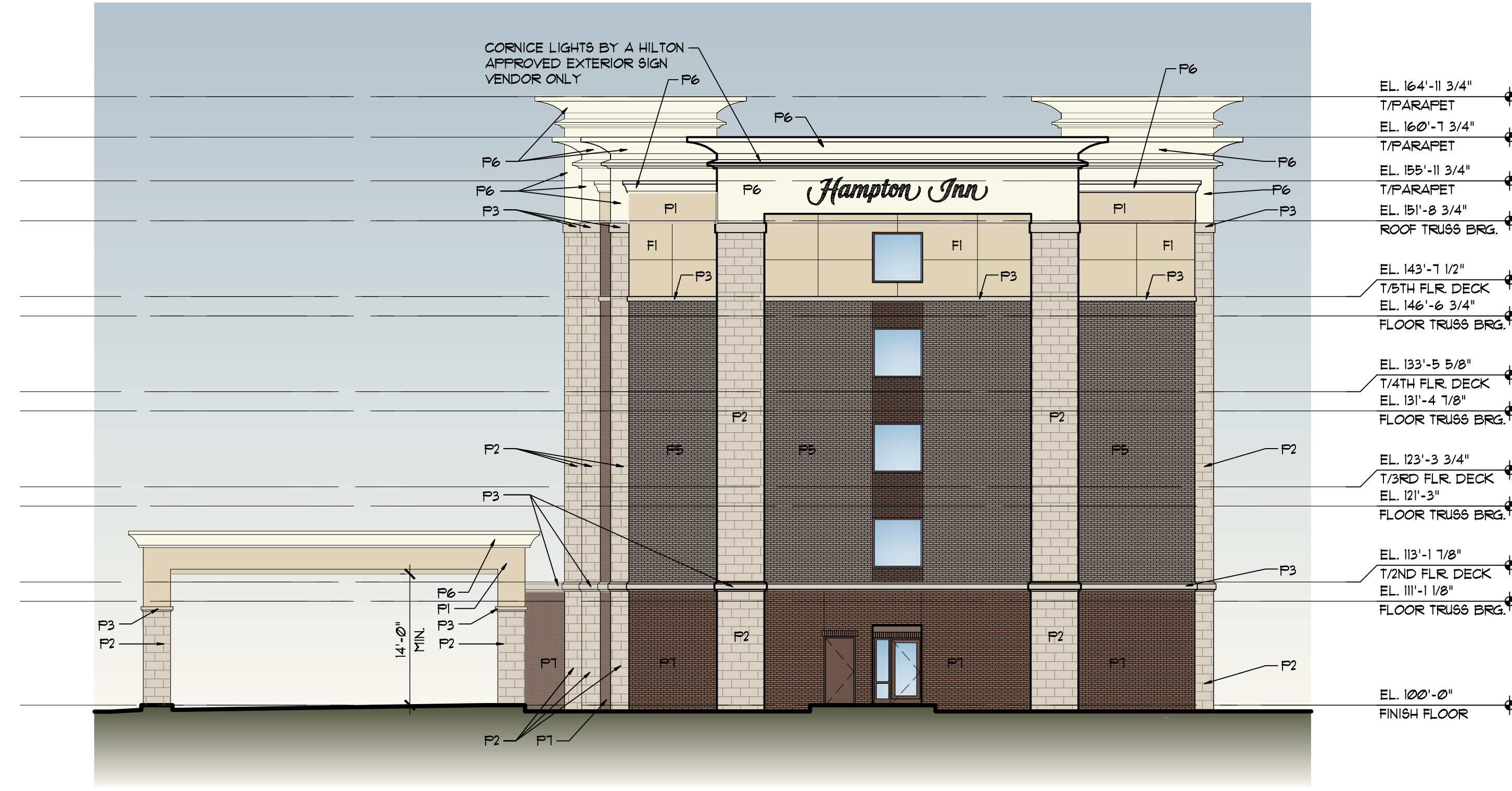
SHEET NO.

A2.1
EXTERIOR ELEVATIONS



NORTH ELEVATION
SCALE: 3/32"=1'-0"

EXTERIOR MATERIAL & COLOR CHART	
	P1: E.I.F.S., BENJAMIN MOORE HC-39
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	P7: BRICK, HANSON, KENTON 1183
	F1: FIBER CEMENT PANEL, BENJAMIN MOORE HC-39
WINDOW FRAME: MATCH P4 WINDOW GLASS: CLEAR	



EAST ELEVATION
SCALE: 3/32"=1'-0"

ARCHITECTURAL GROUP III
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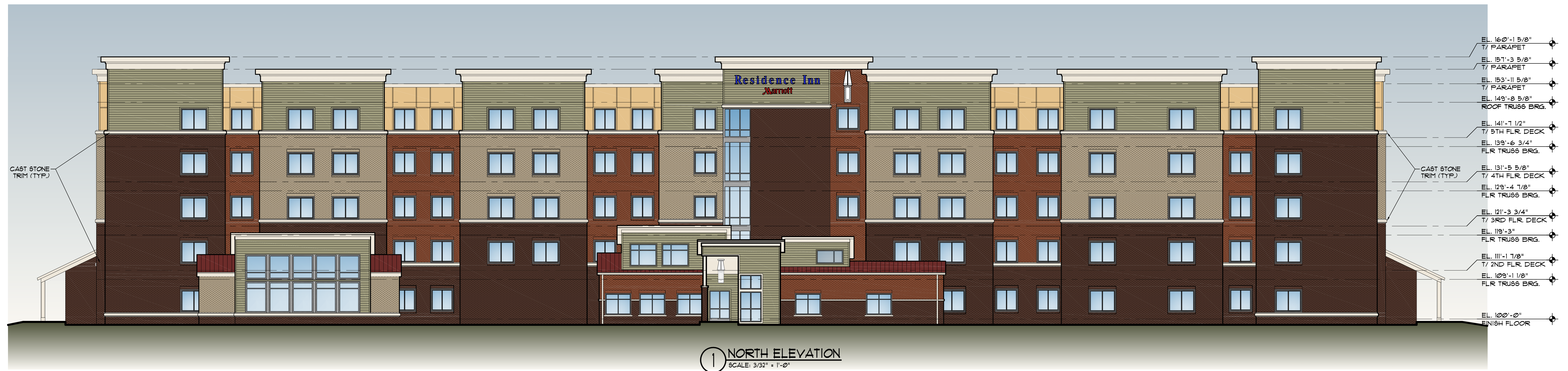
JOB NO.
15101-14

DATE
12/02/15

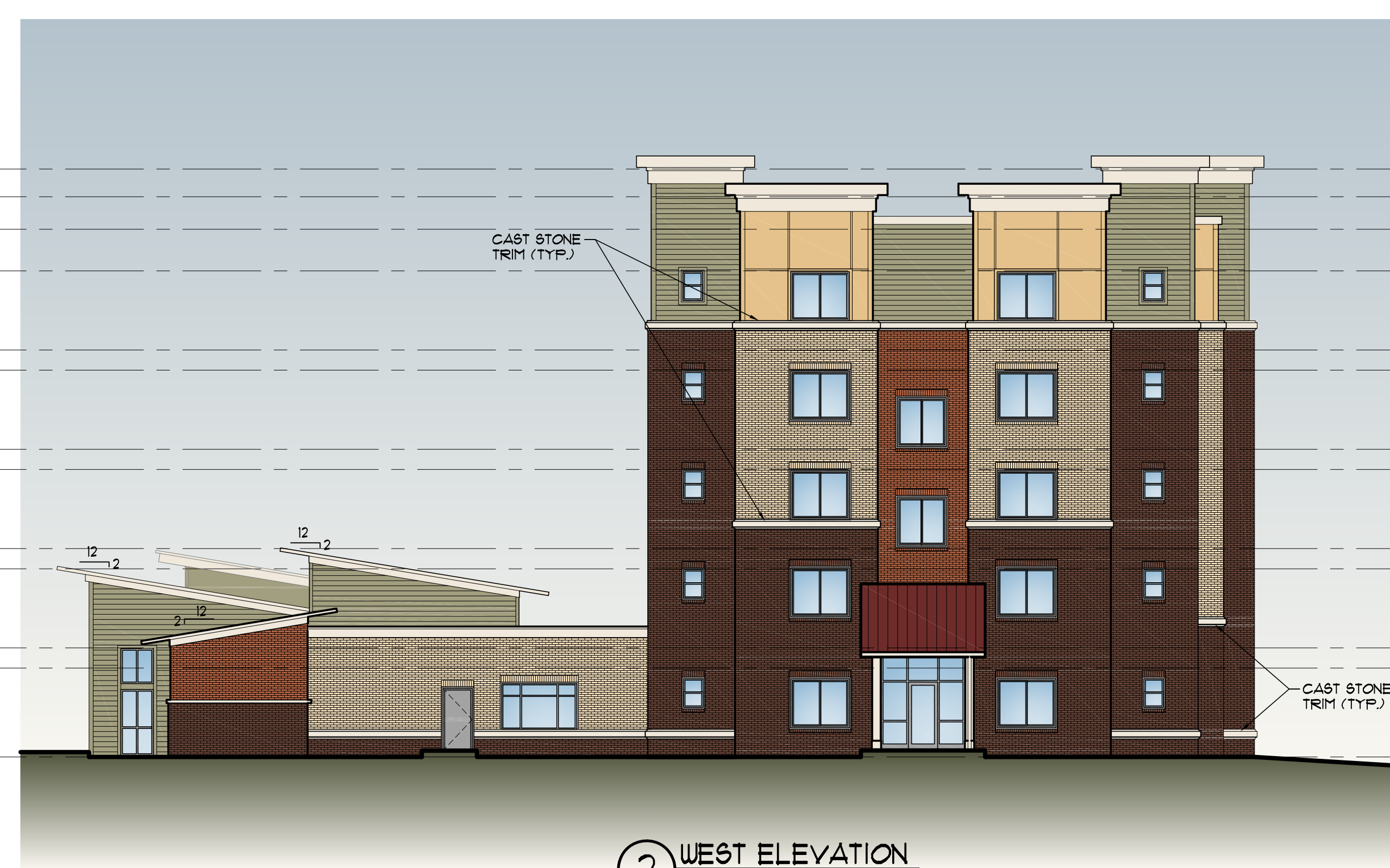
REVISIONS

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO.
A2.2
EXTERIOR ELEVATIONS



1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



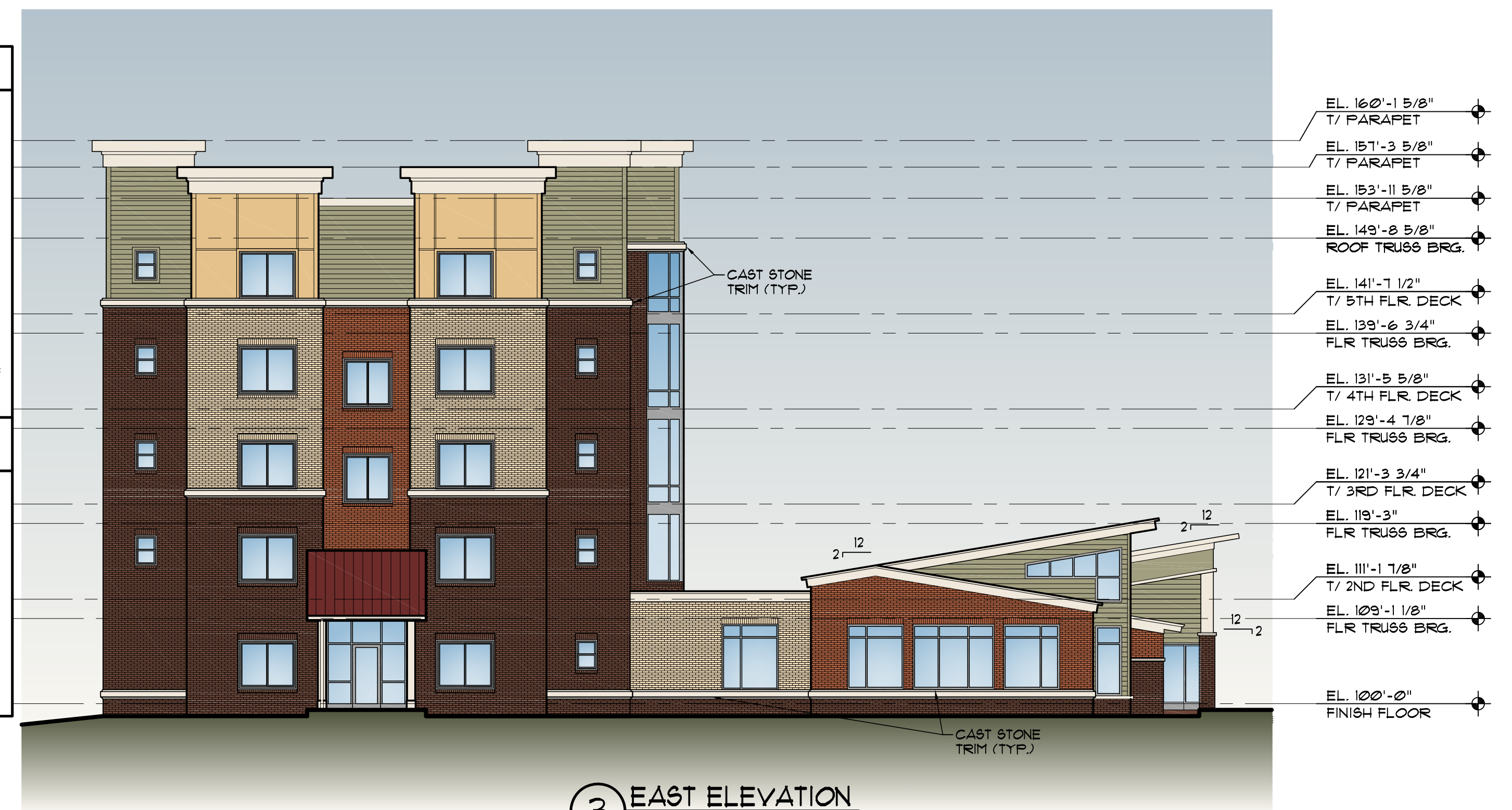
2 WEST ELEVATION
SCALE: 3/32" = 1'-0"

COLOR INDICATED REPRESENT A DESIGN STANDARD. EQUALS WILL BE REVIEWED.

MATERIAL KEY:

- FIBER CEMENT LAP SIDING GREEN 6PR0UT (SUT128)
- FIBER CEMENT BOARD AND BATTEN WHITE RAISIN (SUT685)
- LAKEWOOD BRICK 'A' - LIGHT BUFF
- LAKEWOOD BRICK 'B' - ITALIAN TAN T-4
- LAKEWOOD BRICK 'C' - FLUM
- STANDING SEAM METAL ROOF: BERRIDGE MFG CO. 'COLONIAL RED'
- C.J. CONTROL JOINT EXP.JT. EXPANSION JOINT

NOTES:
BRICK HEADS AND BILLS TO MATCH ADJACENT BRICK COLOR
FIBER CEMENT TRIMS TO MATCH ADJACENT FINISH
CAST STONE TRIM, CUSTOM CAST STONE COLOR 'SANDSTONE'
EIFS GROUNDS: CREAMY (SUT102)
DOOR & WINDOW FRAMES: ANODIZED ALUMINUM



3 EAST ELEVATION
SCALE: 3/32" = 1'-0"



4 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

S:\wood\Drawings\Hotel\PROPOSALS\MM and RI\Orland Park, IL 15101-16\Rendering\04-14-16 RI Colors Elevations.dwg, 4/15/2016 11:35:13 AM, Adobe PDF.pdf





 ARCHITECTURAL GROUP III

PERMEABLE PAVERS



ECO-PRIORA™

Offered in the 4 color* standard and Antique finish, Eco-Priora is the perfect solution for residential or commercial installations. Designed with special spacer bars and the resulting mortar gap is filled with a clear, low-stain chip. This allows the rapid penetration of rainwater into the sub-base and subsoil.

COLOR*	FINISH	SIZE	WEIGHT	INSTALLATION
NUVA	STANDARD FINISH	12" x 12" x 2 1/4"	12.5 lbs	NEW POC 2016
SEVING	STANDARD FINISH	12" x 12" x 2 1/4"	12.5 lbs	NEW POC 2016
EVEN	ANTIQUE FINISH	12" x 12" x 2 1/4"	12.5 lbs	NEW POC 2016
SEVING	ANTIQUE FINISH	12" x 12" x 2 1/4"	12.5 lbs	NEW POC 2016
REDFIELD BROWN	ANTIQUE FINISH	12" x 12" x 2 1/4"	12.5 lbs	NEW POC 2016

ENDURAC-LOR
PERMEABLE

ECO-Priora can be manufactured in a variety of custom colors and finishes. Minimum quantities may apply. Please contact your local distributor for more details.

STAMPED CONCRETE



-STYLE AND COLOR TO COMPLEMENT PAVER SELECTION

SEAT WALLS



RIVERCREST WALL

Designed for use with or without a stone paver and set into the seat wall, the RiverCrest wall provides the beauty and flexibility of stone stone walls.

FINISH	SIZE	WEIGHT	INSTALLATION
STANDARD	12" x 12" x 2 1/4"	12.5 lbs	NEW POC 2016
ANTIQUE	12" x 12" x 2 1/4"	12.5 lbs	NEW POC 2016

RIVERCREST KIT



Includes: 12" x 12" x 2 1/4" pavers, 12" x 12" x 2 1/4" spacers, and RiverCrest kit.







PLANT/MATERIAL LIST:					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	CONDITION
AFAB	Acer X freemanii	AUTUMN BLAZE MAPLE	2.5"	5	B&B
TCG	TILIA C. GLENLEVEN	LITTLE LEAF LINDEN	2.5"	6	B&B
PCC	PYRUS C. 'CHANTICLEER'	CHANTICLEER PEAR	2.5"	10	B&B
PTL	Platanus x acerifolia	LONDON PLANETREE	2.5"	6	B&B
MLS	Malus 'prairie fire'	PRAIRIE FIRE CRABAPPLE	2.5"	2	B&B
AAB	Amelanchier arborea	SERVICEBERRY	6"	5	B&B
MSC	Malus sargentii	SARGENT CRAB	2"	12	B&B
WWR	Weigela florida 'Alexandra'	Weigela WINE & ROSE	24"	14	B&B
SSL	Itea virginica	VIRGINIA SWEETSPIRE	24"	8	B&B
TMD	Juniperus horizontalis	BLUE RUG JUNIPER	24"	116	B&B
TMD	TAXUS X.M. DENSIFORM	DENSI YEW	24"	116	B&B
HYD	HYDRANGEA 'limelight'	LIMELIGHT HYDRANGA	24"	31	5 GAL
HES	HYDRANGEA 'endless summer'	ENDLESS S. HYDRANGA	24"	34	5 GAL
VFB	VIBURNUM D. 'BLUEMUFFIN'	BLUEMUFFIN VIBURNUM	24"	33	B&B
FNG	CORNUS S. 'ISANTI'	REDTWIG DOGWOOD	24"	70	B&B
DBB	Euonymus alatus 'DWARF'	DWARF BURNING BUSH	24"	21	5 GAL
LMK	Syringa pubescens 'MissKim'	KOREAN LILAC	24"	36	5 GAL
RK	Rosa 'knockout'	KNOCKOUT ROSE	24"	63	2 GAL
KA	Azalea x 'karen'	KAREN AZALEA	18"	24	2 GAL
EGA	Thuja occidentalis 'Smaragd'	EMERALD GREEN ARBOR.	6"	6	B&B
SGF	Spiraea x bumalda	GOLDFLAME SPIREA	24"	23	3 GAL
OGK	Calamagrostis x a. 'Karl'	KARL FORESTER GRASS	24"	150	2 GAL
RS	Perovskia atriplicifolia	RUSSIAN SAGE	24"	25	2 GAL
PBB	Monarda	BEE BALM	NA	250	1 GAL
PER	PERENNIALS - MIXED		NA	1500	1 GAL
GC	GROUNDCOVER		3" POT	200	

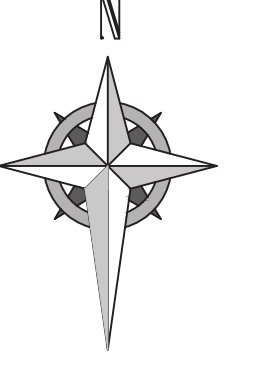
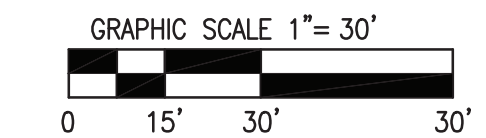
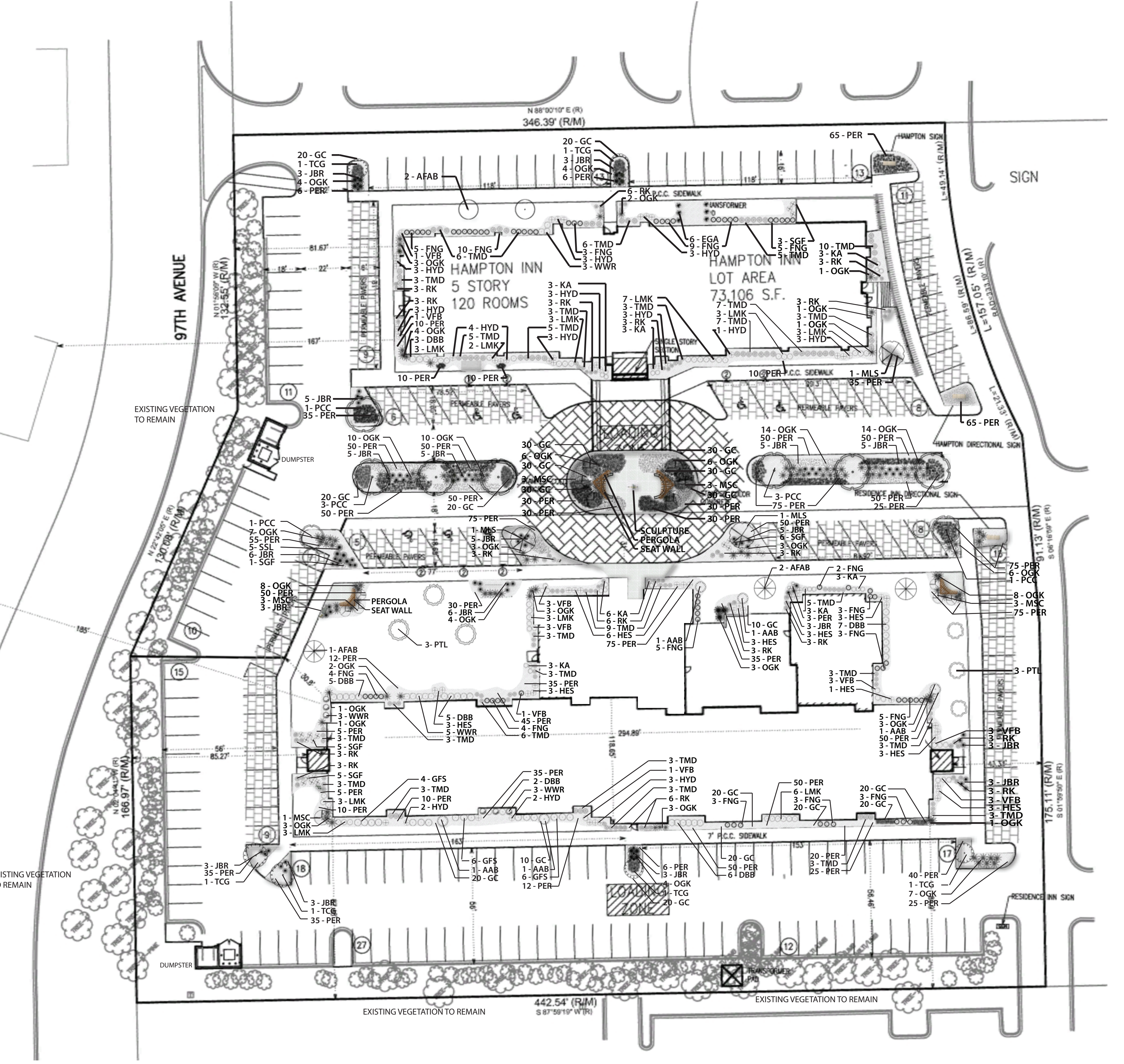
- NOTES:**
- BOUNDARY AND EASEMENT INFORMATION IS TAKEN FROM TOPOGRAPHIC SURVEY PROVIDED BY DEVELOPER
 - ALL SETBACKS TO BE AS SHOWN ON PLAN
 - ANY CHANGES TO THE PLAN AFTER FINAL DEVELOPMENT APPROVAL REQUIRE REVIEW AND APPROVAL BY THE PLANNING & ZONING ADMINISTRATOR
 - BARE ROOT PLANTS SHALL NOT BE ALLOWED.
 - ALL PLANTED AREAS AND LANDSCAPED ISLANDS SHALL RECEIVE A 3" LAYER OF SHREDDED HARDWOOD BARK MULCH.
 - ALL FRONT AND CORNER SIDE YARDS SHALL BE SODDED AND INCLUDE AN IRRIGATION SYSTEM.
 - MATERIAL QUALITY AND MEASUREMENT SHOULD CONFORM TO THE MOST RECENT EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z60 BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
 - ALL SHADE/OVERSTORY TREES SHALL HAVE A 'CENTRAL LEADER'
 - THE LANDSCAPE ARCHITECT/DESIGNER SHALL INSPECT AND APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION. ANY MATERIAL INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
 - THE VILLAGE MAY REJECT ANY MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN IN ACCORDANCE WITH THE PLAN DESIGN AND MATERIALS QUANTITIES.
 - THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING UNDERGROUND UTILITIES, SIDEWALKS, AND OTHER PREVIOUSLY CONSTRUCTED SITE IMPROVEMENTS.
 - THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING VEGETATION TO BE PRESERVED.

PROPOSED	DESCRIPTION	EXISTING
	STORM SEWER	
	WATER MAIN WITH SIZE	
	SANITARY SEWER	
	RIGHT-OF-WAY	
	CONTOUR	
	SPOT GRADE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM CATCH BASIN	
	FIRE HYDRANT	
	BUFFALO BOX	
	GATE VALVE W/VULT	
	STREET LIGHT	
	STREET LIGHT W/MAST	
	OVERFLOW DIRECTION	
	CURB	
	SILT FENCE	
	ROAD SIGN	
	ELECTRIC	
	GAS	
	UTILITY POLE	
	DEPRESSED CURB FOR RAMP/DRIVEWAY	
	TOP OF FOUNDATION	
	TOP OF CURB, DEPRESSED	
	TOP WALL, BOTTOM OF WALL	
	RIM FOR STRUCTURES	
	RISER FOR SANITARY SERVICE	
	HIGH/NORMAL WATER LEVEL	

SIGN LEGEND	
	STOP SIGN (R1-1-30)
	HANDICAPPED SIGN WITH \$250 FINE SIGN

- GENERAL NOTES**
- ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS AND THE SUBDIVISION ORDINANCES FOR THE VILLAGE OF HANOVER PARK.
 - ALL SANITARY SEWERS SHALL BE PVC PIPE, TYPICALLY ASTM D-3034, SDR 26, 8" DIAMETER, UNLESS NOTED OTHERWISE.
 - ALL STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE ASTM C-76, SIZES TO BE DETERMINED AT TIME OF FINAL ENGINEERING.
 - ALL WATER MAIN TO BE DUCTILE IRON PIPE (PRESSURE CLASS 350). SIZE TO BE 8" DIAMETER UNLESS NOTED OTHERWISE. DEPTH 5'-6" FROM FINISHED SURFACE ELEVATION. A MINIMUM HORIZONTAL DISTANCE OF TEN FEET SHALL BE MAINTAINED BETWEEN ALL WATER MAINS AND STORM/SANITARY SEWERS & STRUCTURES.
 - LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND ARE TO BE VERIFIED PRIOR TO FINAL ENGINEERING AND SHOULD BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
 - PROPOSED ELEVATIONS AND GRADING, PROPOSED UTILITY SIZES AND LOCATIONS, AS WELL AS PROPOSED SECTIONS AND DETAILS SHOWN HEREIN ARE SCHEMATIC AND PRELIMINARY IN NATURE AND ARE SUBJECT TO REVISION AT THE TIME OF FINAL ENGINEERING.
 - REAR YARD INLETS MAY BE MODIFIED AT TIME OF FINAL ENGINEERING IN CONJUNCTION WITH FINALIZATION OF FINAL SITE GRADING DESIGN.
 - APPROPRIATE EASEMENTS FOR ALL UTILITIES WILL BE PROVIDED AT THE TIME OF FINAL ENGINEERING AND SHALL BE REFLECTED ON THE FINAL PLAN OF SUBDIVISION.
 - REAR YARD PONDING OF STORM WATER WILL TYPICALLY NOT EXCEED 1' IN HEIGHT, EXCEPT AS NOTED ON PLANS FOR REAR YARD PONDING WITH COMMON OPEN AREAS. 100 YEAR OVERFLOW ROUTE WILL BE VIA STORM SEWER DESIGNED FOR 100 YEAR STORM EVENT.
 - UTILITY EASEMENTS FOR SEWERS AND WATER MAIN OUTSIDE OF PUBLIC R.O.W. ARE TO BE PROVIDED AS WELL AS STORM WATER CONTROL EASEMENTS FOR STORM WATER MANAGEMENT FACILITIES.
 - ALL SIDEWALKS ARE TO BE CONCRETE AND HAVE RAMPS AT INTERSECTIONS WITH CURBS TO MEET THE "ILLINOIS ACCESSIBILITY CODE" REQUIREMENTS.
 - REAR YARD ASPHALT TO BE PULVERIZED AND USED FOR BASE FOR PAVING AND BUILDING.
 - ALL EXISTING UTILITIES WITHIN SITE LIMITS TO BE REMOVED AT MAIN AND PLUGGED.

EXISTING TEES TO REMAIN: **44**
 EXISTING SHRUBS TO REMAIN: **208**
 EXISTING TREES TO BE REMOVED: **0**



REMARKS	NO.	DATE
<h1 style="margin: 0;">VANTAGEPOINT ENGINEERING</h1> <p style="font-size: small; margin: 0;">18311 NORTH CREEK DRIVE TINLEY PARK, IL 60477 T: 708.478.4004 INFO@VPENCS.COM</p>		
<h2 style="margin: 0;">PRELIMINARY LANDSCAPE PLAN</h2> <h3 style="margin: 0;">HAMPTON INN/RESIDENCE INN</h3> <p style="margin: 0;">16160 S LAGRANGE, ORLAND PARK, IL</p>		
<p style="font-size: x-small; margin: 0;">(708) 301-2090 LANDSCAPE DESIGN, INSTALLATION & GARDEN CENTER 12720 WEST 159TH ST. HOMER GLEN, IL 60491 WEBSITE: WWW.ATOUCHOFGREEN.NET</p>		
<p style="margin: 0;">HAWKEYES HOTELS 160 SOUTHWGATE AVE, SUITE A IOWA CITY, IOWA 52240</p>		
<p style="margin: 0;">APRIL 6, 2016 15-027 SHEET: LA-1</p>		

SPECIAL USE STANDARDS

Petitioner: Wrigley Hospitality, Inc.
Project Name: Hampton / Residence Inn
Project Location: 16160 – 16186 LaGrange Road

1. The special use will be consistent with the purposes, goals and objectives and standards of the Comprehensive Plan, any adopted overlay plan and these regulations. (List factors that demonstrate how your proposal meets this standard.)

Petitioner seeks an amendment to the existing special use permit previously granted in 2004 (Ordinance No. 4156) authorizing the construction of the Main Street Village West shopping center (the “Center”). Petitioner’s request would allow for the construction and operation of two hotels under the Hampton and Residence Inn brands on an approximately 3.89 acre site (currently vacant) within the Center.

As with the remainder of the Center, the subject property is located in the COR Mixed Use District under the Village’s Land Development Code (the “Code”) and zoning map. Under the Code, “overnight accommodations,” defined as facilities “offering transient lodging accommodations at a daily rate to the general public and which may also provide additional services, such as restaurants, meetings rooms and recreational facilities” are permitted uses in the COR district in buildings up to 50,000 square feet, for rental periods of 30 days or less. The proposed hotels will consist of approximately 73,106 square feet and approximately 96,411 square feet, respectively, and will provide for extended stay opportunities for its guests intending to visit the Village for lengthier periods of time. Therefore, Petitioner’s special use request includes modifications that will allow a) buildings in excess of 50,000 square feet, and b) overnight stays of more than 30 days. With those modifications, Petitioner’s proposed development is appropriate for this location under the express terms of the Code.

The Project is consistent with the Village’s 2013 Comprehensive Plan (the “Plan”). The subject property (and the entire Center) is located in the Plan’s Regional Core Planning District. The Plan notes that this area is heavily used and frequented by non-residents (Plan, p. 77). Among the Plan’s observations and recommendations for this area is to maintain the LaGrange Road corridor as a regional destination (Plan, p. 78). Under the Plan, the Regional Mixed Use land use category, which is specific to the LaGrange Road Corridor and immediate surrounding area bordered by 147th Street and 179th Street, provides for regionally oriented commercial uses that serve residents and draw visitors. Hotels certainly advance the goals of attracting non-residents to the corridor and

maintaining the corridor as a regional destination. Further, the Plan expressly provides that hotels are appropriate uses in this area (Plan, p. 98).

In conclusion, Petitioner's proposed development, with the noted modifications, is consistent with the express purposes, goals, and objectives of the Code and the Plan.

2. The special use will be consistent with the community character of the immediate vicinity of the parcel for development. (List factors that demonstrate how your proposal meets this standard.)

Under the Code, the COR District was established to encourage and promote a mix of commercial, office, and residential uses and to create a Village core.

Under the Plan, the Regional Core Planning District is intended to feature regionally oriented uses that draw visitors.

The Center contains a mixture of retail, dining, and service establishments.

Hotels are consistent with the planning concepts set forth in the Code for the COR District and in the Plan for the Regional Core Planning District. Further, they are consistent with the actual uses contained in the Center. Accordingly, the proposed special use is consistent with community character of the immediate vicinity of the Project from both a conceptual and a practical standpoint.

Additionally, the building designs, materials, and finishes, all of which are detailed in the renderings and elevations submitted as part of this petition, are consistent with nearby commercial structures.

3. The design of the proposed use will minimize adverse effect, including visual impacts on adjacent properties. (List factors that demonstrate how your proposal meets this standard.)

There is a residential neighborhood west of 97th Avenue, and there are light commercial buildings within the Center. The window patterns and visual breaks in the façade are patterned off of residential designs. The proposed hotels are oriented from east to west, facing each other. As such, the exposure to the residential area will be the ends of the buildings, as shown in the west elevations and aerial renderings, thereby limiting their impact on the residential area. The parking areas between the buildings and 97th Avenue will be screened with landscaping, as shown in the Site Plan and Landscape Plan, further limiting the visual impacts on the residential properties. The parking areas to the south of

the proposed Residence Inn building (the southernmost of the two) will also be screened with landscaping, as shown on the Site Plan and Landscape Plan. A boulevard drive has been added between the proposed hotels, with emphasis on landscaping and a pergola-trellis effect, in an effort to bring the scale of the buildings down to a pedestrian level. The exterior finishes of both hotel buildings, as shown on the elevations and renderings, are colored to be consistent with the adjacent light commercial buildings.

4. The proposed use will not have an adverse effect on the value of the adjacent property. (Insert explanation. If necessary, the petitioner should be prepared to offer expert testimony that the proposed project will have no adverse impact on surrounding properties.)

The subject property is currently vacant. The two proposed hotels have a combined total of 226 rooms. All of the hotel guests are potential daily customers of the retail shops and restaurants contained within the Center and other nearby commercial establishments. As such, the proposed development will further stimulate those businesses.

Additionally, the development will generate hotel taxes for the Village, which the Village may use to further promote tourism, to the benefit of all local merchants.

As mentioned above, hotels are permitted uses in the COR District and have been designated as appropriate uses for the Project Location under the Plan. They are not uses of any controversial nature that could potentially adversely impact their neighbors by making visitors less likely to visit the immediate area.

Accordingly, the proposed use will not have any adverse effect on the value of the adjacent properties.

5. The applicant has demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and medical services, drainage systems, refuse disposal, water and sewers, and schools will be capable of serving the special use at an adequate level of service. (Insert explanation.)

A hotel's impact on public facilities and services is very limited. Water, sewer, and electrical use is mainly at early evening to early morning hours, therefore, peak demand times for those services is different than the other uses in the Center. The hotels will be equipped with NFPA fire suppression systems. Pervious pavement has been added in certain areas in order to assist with storm water drainage. The refuse disposal area will match the masonry finish on the buildings.

Less impervious area and best management practices (BMP) will ensure adequate storm water maintenance and drainage. These BMP will further reduce detention requirements in order to comply with the MWRD Watershed Management Ordinance.

6. The applicant has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development. (Insert explanation.)

Petitioner and its design team have met with Village staff many times, and have altered the original plans in accordance with staff's comments and suggestions. Based on staff's feedback, the current site plan provides more open space than the original version.

7. The development will not adversely affect a known archaeological, historical or cultural resource.

The Illinois Historic Preservation Agency ("IHPA") has determined that no significant historic, architectural, or archaeological resources are located within the Project Location, and has submitted a letter dated April 30, 2015, as evidence of compliance with the Illinois State Agency Historic Resources Preservation Act. A copy of IHPA's determination letter is contained in the Village's project file.

8. The proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other requirements of the ordinances of the Village.

As stated in response to Standard No. 1, as part of its special use request, Petitioner is seeking modifications to allow for buildings in excess of 50,000 square feet and overnight stays in excess of 30 days. Petitioner seeks one other modification, which is to allow parking stalls and drives within the setbacks between the buildings and the street (97th Avenue), which will allow for sufficient number of parking spaces to serve the proposed uses and vehicular circulation. The Code's general provisions concerning parking within rear setbacks in nonresidential districts would be satisfied, because none of this parking would be within 20 feet of a residential district. Also, the planned development plan for the Center, previously approved in 2004, contemplated parking stalls between the proposed building layouts of Lots 4, 5, and 6 (the property subject to this request) and 97th Avenue.

The Project will comply with the Code's requirements in all other respects. All other bulk and density requirements for the COR district, including floor area ratio, setbacks, lot coverage, and building height are satisfied.

The project will meet or exceed all building code requirements. The hotel franchisors place paramount importance in ensuring that the life safety facets of their hotels properly protect their guests.

Respectfully submitted,

Wrigley Hospitality, Inc.

A handwritten signature in blue ink, appearing to read "Michael J. Castellino", is written over a horizontal line.

By: Michael J. Castellino, its Attorney

This record is currently unavailable.