



Legislation Details (With Text)

File #: 2016-0030 **Version:** 0 **Name:** Hampton Inn & Residence Inn Hotels
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Title: Hampton Inn & Residence Inn Hotels
Code sections:
Attachments: 1. Special Use Standards, 2. Site Aerial, 3. Site Plan, 4. Elevations - Hampton, 5. Rendering - Hampton, 6. Elevations - Residence Inn, 7. Rendering - Residence Inn, 8. Details, 9. Birdseye Central Space, 10. Birdseye Overall, 11. Preliminary Landscape Plan

Date	Ver.	Action By	Action	Result
5/16/2016	1	Development Services, Planning and Engineering Committee	REFERRED WITHOUT RECOMMENDATION	Pass
5/12/2016	1	Development Services Department	INTRODUCED TO COMMITTEE	
5/10/2016	0	Plan Commission		
5/5/2016	0	Development Services Department	INTRODUCED TO COMMISSION	

Title/Name/Summary

Hampton Inn & Residence Inn Hotels

History

Project

Hampton/Residence Inns

Petitioner

Wrigley Hospitality, Inc.

Purpose

The petitioner proposes to construct two hotel buildings.

Project Attributes

Address: 16160-16186 Lagrange Road

P.I.N.: 27-21-202-014; 27-21-202-015; 27-21-202-016

Size: 3.89 acres

Comprehensive Plan designation: Regional Mixed Use in the Regional Core Planning District.

Current Zoning: COR mixed use

Surrounding land use and zoning:

North: Main Street Village West Commercial Center, COR mixed use

South: Commercial offices, COR mixed use

East: (Across Lagrange Road) Main Street Village Commercial Center, COR mixed use

West: Mistee Ridge and Hummingbird Hill residential subdivisions, COR mixed use

PROJECT DESCRIPTION & CONTEXT

The petitioner proposes to construct two five story hotel buildings totaling 159,136 square feet with 226 rooms and 215 parking spaces on a 3.89 acre site. The hotels are to be constructed on the southern, undeveloped portion of the 12.5 acre Main Street West commercial development. In 2004, plans were approved for the entire site, with the unbuilt southern half to be a commercial strip center similar to the north completed half, except it included a 30,000 square foot retailer with a rear loading dock. The built portion of Main Street Village West commercial center currently consists of a mix of uses including retail, day care and restaurants. The hotels have now petitioned for approval, which a permitted use in the currently zoned COR mixed use district. Required approvals include site plan and elevations, resubdivision for the two hotel lots, and a special use permit amendment for the two buildings that both exceed 50,000 square feet. Two requested modifications to the special use permit include overnight stays that may exceed 30 days, and parking and drives located between the building and the street. The proposed special use will amend the previous special use permit ordinance # 4156 that authorized the construction of the entire Main Street Village West shopping center on 9 lots totaling 12.5 acres of property. The amended special use permit, in addition to the already constructed portion of the shopping center and restaurants, allows construction and operation of the hotels.

The hotel site is surrounded by an established commercial area on three sides, and multifamily residential homes to the west of the hotels across 97th Avenue. The office site to the south includes a preserved green/wetland area to the rear of their site.

Site Plan

The two hotel buildings have been situated in the middle of the site, facing each other with a shared entry space plaza. The central shared space between the buildings includes a treed boulevard and traffic circle accessing the front doors. Both buildings are arranged perpendicular to the abutting streets, with the short end of the buildings facing the residential area. The parking that exists around the west and south sides of the hotel will for the most part remain as is, however the curved parking lots that exist on the east portion of the site will be removed to accommodate the hotel buildings. New parking will be installed on all sides of the buildings.

Vehicular:

Circulation patterns in the area and around the site are well established. Lagrange Road is a major arterial that supplies primary access to the site. It is currently under construction for widening purposes that are anticipated to be completed in 2017. Access from the hotel site to Lagrange Road is provided through a full access driveway at 161st Street and two right-in/right-out driveways at the south end of the site. Long range plans include the extension of 161st Street westward to connect with the existing Ravinia Avenue, plus a traffic signal at 161st Street and Lagrange Road, but there are no final plans or funding at his time. Cross access is provided from the Main Street Village West center to the veterinarian clinic parking lot to the south, which also has a right-in/right-out driveway on Lagrange Road. A driveway to the north of the hotels connects to 97th Avenue to the west of the site, which allows access to the signalized intersection at 163rd Street and Lagrange Road.

Pedestrian and Bicycle:

Sidewalks are proposed to encircle both buildings. Sidewalks exist throughout the existing

commercial center including the existing restaurants east of the hotel site. Connections and crosswalks will be needed connecting hotel sidewalks to the restaurants, since many hotel guests are likely to visit the restaurants.

Public Transit:

There is no Pace bus service along this stretch of Lagrange Road. The closest Metra station is approximately 2 miles away.

Parking/Loading:

Parking will surround the buildings on all sides.

Parking Required - 226 spaces (one per room)

Parking Provided - 215 spaces plus shared parking pool in planned development

Existing on-site double bay parking lots on the south and west of the site remain unchanged. However, the existing curved parking spaces in the northeast portion of the hotel site will be removed, new parking spaces will be installed to replace them on all sides of the new buildings.

The hotels' on-site spaces meet 95% of the straight Code requirement, which is one space per room. However since the hotels are located in a planned development with shared parking, the Code allows up to 50% of the spaces to be shared. A cross access and shared parking arrangement is a part of the Declaration of Covenants for Main Street Village West center executed in 2006. The Land Development Code supports shared parking since complimentary uses have varying peak hours. For example, typical hotels demand peaks late at night when all roomers are in for the evening, nearby restaurants peak at the dinner hour, the nearby day care center peaks before and after the 8-5 work day. The varying peaks work together to accommodate a shared parking scenario, therefore parking requirements for the proposal will be met.

A circular drop off area is located in the central space between the hotels, with a covered canopy in front of the Hampton building. The Residence Inn has a drop off area, but opted for no covered canopy.

Preliminary engineering approval has been granted for this petition.

Detention/Retention - Detention for this site is accommodated through the detention pond that was already constructed in the northern portion of the original planned development. Additionally, pervious paver parking spaces will be installed in most of the new parking spaces to meet new volume control requirements.

Traffic Study - A Traffic Study was completed for the hotel project by V-3 Engineering to evaluate traffic impact generated by the proposed development. The study concluded that delays generated by this project will be minor:

- 1) The 163rd Street and Lagrange Road intersection is already signalized and the addition of project related trips will have minimal impact.
- 2) Minimal impact is anticipated on both unsignalized, right in/right out intersections as well.
- 3) High delays are anticipated to continue at the 161st Street and Lagrange Road intersection, particularly for east bound left turns onto Lagrange Road. However, even with the traffic impact of the proposed hotels, the traffic volume at his intersection does not meet warrants for a traffic signal at this time. The Village will continue to monitor this situation as future changes occur and traffic volumes increase.

Grading - no significant changes to the already established grades are anticipated.

Utilities - Nearby tie-ins are existing and available.

Subdivision

The originally approved subdivision of the 3.89 acre subject parcel created 3 pie shaped lots, which no longer work for the two proposed hotels. A resubdivision has been requested so the two hotels with separate owners can have separate lots.

Landscaping

The previously Board-approved Landscape Plan established all exterior site landscape buffers, which were installed along with the existing commercial center, and which will be preserved under the current proposal. They now have grown and matured for approximately 10 years, although several of the buffer trees/shrubs appear to be missing/dead. The rest of the updated Landscape Plan reflects changes to accommodate the proposed hotels. A final landscape plan must be approved by the Board after final engineering has been approved.

Signage

Wall signs with individually mounted letters are shown on the proposed elevations, and ground signs are shown on the site plan. Note that ground monument signs are limited to ONE per building up to 40 square feet in size, and require base landscaping. Small directional signs are in some cases permitted, but cannot exceed 10 square feet in area and 4 feet in height. All signage is subject to review and approval via the sign permitting process and additional restrictions may apply.

Building elevations

The two hotels represent the architectural style and branding of the two different hotel operations. Both hotel buildings will be 5 stories in height, and will have four sided architecture and finishes. The overall style of the buildings is contemporary. Both buildings meet Land Development Code requirements for masonry materials. The top floor and minor building accents can vary from the brick requirement, but the Building Code requires all materials to be masonry backed.

The Residence Inn, the larger of the two at 92,123 square feet, includes a large one story portion in the front of the building that encloses the entry lobby, dining area, meeting rooms and pool. The one story building material will be mostly brick, with minor accents of green fiber cement siding. The mass of the five story portion of building includes much push and pull in the building facades and changes in the vertical and horizontal color patterns. The top floor will be a combination of the muted green and yellow cement siding board. The roof line includes varying heights in the top parapet.

The Hampton Inn, the smaller of the two at a total of 67,013 square feet, is more neutral in color. The building mass is broken up by multiple five story columnar features on the exterior of all sides around the building. The columnar features extend up to a raised parapet that adds variety to the roof line. The front canopy is centered along the front façade, supported by columns that match the materials and style of the five story building columns.

A color and material board has been provided for Plan Commission review.

Special Use Permit

A special permit amendment for a planned development with modifications is requested to allow the construction and operation of two hotel buildings that exceed 50,000 square feet. When considering

an application for special use permit, the decision making body shall consider the eight special use standards listed in the Code. The petitioner has provided responses to the special use standards.

Modifications to the special use permit include:

- 1) Overnight stays may exceed 30 days. *The Residence Inn provides an extended stay service. Although most visitors stay no longer than 4-5 days, longer stays are also accommodated.*
- 2) Parking and drives are located between the building and the street. *This is an existing condition since the parking lot along 97th Avenue was constructed along with the northern portion of the development in 2004. The exterior lot follows the pattern already established in the previous development and tie into existing driveways.*

Exaction fees

All exaction fees, including but not limited to transportation, parks and schools, are to be paid to the Village per Code requirements, and will be established at the time of Development Agreement and Building Permits.

Bulk requirements

Density/Floor Area Ratio (F.A.R)

Maximum: 1
Proposed: .9

Lot Coverage

Maximum: 80% with BMPs
Proposed: 77% with BMPs

Setbacks

Front Yard:
Required minimum: 25'
Proposed: 43'

Side Yard:

Required minimum: 15'
Proposed: 50'

Rear Yard:

Required minimum: 30'
Proposed: 82'

Landscape Buffers: required/provided

South: Existing as installed for entire planned development. (10'/15')
West: Existing along 97th as installed for entire planned development. (15'/15')
North: Existing along 161st Street as installed for entire planned development (10'/10')
East: Existing along Lagrange road as installed for entire planned development (15'/15')

Lot Size Minimums

Required - 10,000 square feet
Proposed - 169,518 square feet

ANALYSIS

Overall, the project reflects the Village's Comprehensive Plan, Land Development Codes and policies for this area, with the exception of the listed modifications/variances. The current site zoning COR Mixed Use allows hotels. Additional hotels in the Village will provide new lodging options for

residents, businesses, and visitors.

The petitioner worked diligently with staff to improve the overall proposal and specifically to enhance the appearance and functionality of the central shared space between the buildings which now includes a treed boulevard with a traffic circle. The traffic circle provides drop off zones for the hotels, and the Hampton Hotel includes a covered canopy. Overall this shared space provides an attractive, simple, and easy to navigate entry space for customers. The overall site has been upgraded with enhanced landscaping, pergolas, and sitting areas. The curved pergola along the east side of the Hampton continues the curved lines of the neighboring parking lot. Most of the new parking spaces on the site are pervious pavers that in addition to meeting storm water requirements, helps to visually break up the expanse of asphalt.

The V-3 Traffic Study characterizes the newly generated hotel traffic on the existing intersections as limited impact. The hotels will be served by the fully signalized 163rd Street intersection (via 97th Avenue), two right-in right-outs and the full access 161st Street intersection on Lagrange Road. Current traffic volume, including the new hotel volume, still does not meet warrants for a signalized intersection at 161st Street. However the Village will continue to monitor this situation as future changes occur and traffic volumes increase, such as the future connection of Ravinia to Lagrange Road.

Site Plan

Many scenarios were considered in siting the two hotels on this 4 acre site, but the selected version seemed to have the lesser impact on neighbors (with the short building facades facing the streets). Storm water detention requirements are met in the existing pond in the north end of the center, supplemented by a pervious paver system. The traffic circulation pattern was chosen for its simplicity, easy traffic flow, and aesthetics. Existing on-site double bay parking lots to the south and east remain unchanged. New parking spaces have been added on the remaining sides of the buildings to meet parking requirements for the hotel., providing convenient access for visitors.

The preliminary landscape plan goes above and beyond Code requirements to provide enhancements. In addition to plant material, site amenities have been added including stamped concrete, a landscaped boulevard and traffic circle, pervious paver parking spaces, tree islands, grassy areas, and decorative pergolas and benches throughout the site.

Subdivision

The original approvals for Main Street Village West subdivided the hotel site into 3 lots to meet the ownership requirements of the previously approved proposal, however they no longer meet the needs of the two hotel owners and would result in lot lines through the buildings that is not allowed by Code, therefore a resubdivision is warranted.

Elevations

Both hotel buildings offer four sided architectural style and finishes on this highly visible site. Both buildings are large, but the architect has softened the mass of the buildings with various shifts and changes in the building footprint, height, colors and materials. Overall the buildings exude a contemporary character, as do many of Orland Park's buildings.

The larger Residence Inn with the large one story portion in the front of the building that encloses the accessory rooms helps to break up the larger building mass and offers not only interesting architectural relief, but also a more residential feel to the building. Each section (lobby, dining, pool,

etc.) has a distinct but harmonious building shape, topped by an interesting variety of slanted standing seam metal roof lines. The mass of the five story portion of the building includes much push and pull in the building facades and changes in the vertical and horizontal color patterns that overall softens the impact of the large building.

The Hampton Inn is more neutral in color, and includes some step backs in the front façade, but the rectangular building is mostly enhanced by the five story column like 'exoskeleton' that extends up beyond the roof line and adds interest and depth to the façade. The front canopy also breaks up the long front façade, and matches the building materials.

Special Use Permit

A special permit amendment for a planned development with modifications is requested, to allow the construction and operation of two hotel buildings that exceed 50,000 square feet. The two, five story hotel buildings with accessory restaurants, total approximately 159,136 building square feet, and will be built on the southern undeveloped 3.89 acre portion of the Main Street Village West commercial center. The petitioner has provided responses to the eight special use standards listed in the Code.

Modifications to the special use permit include:

- 1) Overnight stays may exceed 30 days.

The Residence Inn provides an extended stay service. Although according to the petitioner most visitors stay no longer than 4-5 days, longer stays are also accommodated. This provides a needed service, particularly for business personnel working in the area.

- 2) Parking and drives are located between the building and the street.

This is an existing condition since the parking lot along 97th Street was constructed along with the northern portion of the development. The existing lot follows the pattern already established in the previous development and ties into existing driveways allowing for a smooth traffic flow within the center.

Incremental improvements beyond Code requirements, to help offset the impact of the special use permit amendment with modifications include:

- 1) Enhanced site and landscape features and plant materials above and beyond Code requirements.
 - a. Stamped concrete traffic circle/drop off area.
 - b. Pervious pavers.
 - c. Central treed boulevard.
 - d. Central traffic circle space with pavers, benches and sculpture.
 - e. Pergolas and seating.
 - f. Additional plant material.

- 2) Building architecture enhancements.

This case is now before Plan Commission for consideration.

Recommended Action/Motion

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated **May 10, 2016**.

And

I move to recommend to the Village Board approval of the preliminary site plan titled 'Preliminary Site Plan, Hawkeye Hotels Development', by Advantage Consulting Engineers, LLC, project 16-005, dated April 5, 2015, received April 19 2016, subject to the following conditions. *All changes must be made and conditions met prior to the Board meeting.*

- 1) Complete and show sidewalk and crosswalk extensions that connect the four proposed hotel sidewalks to the existing restaurant sidewalk to the east of the site.
- 2) Add a revision date to any updated plans.
- 3) Petitioner is responsible for obtaining updated and executed covenants for Main Street Village West.
- 4) Show all site amenities on the site plan or elevations and include construction details such as:
 - a. Paver and stamped concrete location, material and color.
 - b. Proposed pergolas and benches.
 - i. Must be durable commercial grade.
 - ii. Submit construction details with Building Plans for review and approval.
- 5) Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval, within 60 days of final engineering approval including the following conditions:
 - c. Final Landscape Plan must at a minimum reflect plant material, amenities and material selections and colors in submitted plan titled 'Preliminary Landscape Plan Hampton Inn/Residence, by Vantage Point Engineering, dated April 6, 2016; and on the exhibit titled 'Permeable Pavers' received March 31, 2016; including pergolas, stamped concrete, pervious pavers, sculpture, and plant material. Plant material is subject to additional review and approvals at the time of Final Landscape Plan.
 - d. All existing trees in landscape buffer around site are to be preserved and protected with temporary construction fencing until project is completed.
 - e. Restore west and south landscape buffers as needed to meet original Board approved Landscape Plan for Main Street Village West (2008-0630). Add additional shade trees and other plant material screening buildings from view where space allows.
 - f. Include at least one shade tree in all landscape islands.
 - g. Note on the Final Landscape Plan, and meet tree mitigation as required per Land Development Code requirements, for any trees in the existing parking lot that will be removed.
- 6) Meet all final engineering and building division requirements and approvals.
- 7) Signage approval is not part of this petition and should be submitted for separate review to the Building Division.

And

I move to recommend to the Village Board approval of a Special Use Permit Amendment for Hampton/Residence Inns for two hotel buildings that exceed 50,000 square feet, subject to the

same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

- 1) Overnight stays may exceed 30 days.
- 2) Parking and drives are located between the building and the street.

And

I move to recommend to the Village Board approval of the resubdivision of the existing three lot subdivision to a two lot subdivision as shown on the plan titled “Preliminary Site Plan, by Advantage Consulting Engineers, project 16-005, dated April 5, 2016, received April 19, 2016, subject to the following conditions. *All changes must be made and conditions met prior to the Board meeting.*

- 1) Label and improve readability of proposed subdivision line on the Site Plan.
- 2) Submit a Final Plat of Subdivision for review, approval, and recording.

And

I move to recommend to the Village Board approval of the Elevations titled ‘Residence Inn by Marriot’, by Architectural Group III, Job # 15101, dated 04/04/16; and titled ‘Hampton Inn’, by Architectural Group III, Job # 15101, dated 12/02/15; and in the four architectural renderings by Architectural Group III, received on May 3, 2016, subject to the following conditions. *All changes must be made and conditions met prior to the Board meeting.*

- 1) Submit elevations for the proposed dumpsters that must match proposed building masonry material.
- 2) Meet all final engineering and building division requirements.
- 3) All masonry must be of anchored veneer type masonry with a 2.625” minimum thickness.
- 4) Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
- 5) Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.

MURPHY: Second.