AGENDA FOR REGULAR MEETING
VILLAGE OF TINLEY PARK
PLAN COMMISSION

June 5, 2025 – 7:00 P.M.
Council Chambers
Village Hall – 16250 S. Oak Park Avenue

Regular Meeting Called to Order
Pledge of Allegiance
Roll Call Taken
Communications
Approval of Minutes: Minutes of the March 20, 2025 Regular Meeting

ITEM #1 **PUBLIC HEARING – TRU BY HILTON HOTELS – 18303 LA GRANGE ROAD – VARIATIONS; SITE PLAN & ARCHITECTURAL APPROVAL**

Consider recommending that the Village Board grant Ramsey Elshafei of RE Development Solutions on the behalf of Lewisville Hotel Partners, LLC, eleven Variations from the Zoning Ordinance for hotel lot size, items related to the Urban Design Overlay, parking, and building height for new construction of a Tru by Hilton hotel at 18303 La Grange Road in the B-3 (General Business and Commercial) Zoning District. Site Plan & Architectural Approval will also be considered.

ITEM #2 **WORKSHOP – DOWNTOWN CORE STREETSCAPE MASTER PLAN**

Review and provide comments on the proposed 2025 Downtown Streetscape Master Plan. The plan seeks to create a cohesive vision for the public realm and rights-of-way along Oak Park Avenue and adjacent streets. The goal of the streetscape plan is to create an attractive, unique, safe, and walkable environment that supports the existing infrastructure.

Receive Comments from the Public
Good of the Order
Adjourn Meeting

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

March 20, 2025

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 March 20, 2025.

CALL TO ORDER –CHAIRMAN GRAY called to order the regularly scheduled meeting of the Plan Commission on March 20, 2025 at 7:00 P.M.

Lori Kosmatka, Associate Planner, called the roll.

Present Plan Commissioners:	Chairman Garrett Gray Angela Gatto Terry Hamilton Andrae Marak Amanda Martinez Steve Sepessy
Absent Plan Commissioners:	James Gaskill Eduardo Mani
Village Staff:	Jason Engberg, Planning Manager Lori Kosmatka, Associate Planner Michael O. Whalen, Associate Planner
Petitioners:	Ramsey Elshafei, RE Development Bill Zalewski, Advantage Consulting Engineers Jerry White, Superhost Hospitality Richard Dippolito, Brixmor (Item #3) Andrew Lehman, BHDP (Item #3)
Members of the Public:	None

COMMUNICATIONS – Jason Engberg, Planning Manager, noted there were no communications.

APPROVAL OF THE MINUTES – Minutes of the March 6, 2025 of the Plan Commission were presented for approval. CHAIRMAN GRAY requested a motion to approve the minutes. COMMISSIONER GATTO made a motion to approve the minutes from the March 6, 2025 Plan Commission meeting. COMMISSIONER SEPESSY seconded the motion. All were in favor. Motion carried.

DRAFT

TO: **VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**

FROM: **VILLAGE OF TINLEY PARK PLAN COMMISSION**

SUBJECT: **MINUTES OF THE MARCH 20, 2025 REGULAR MEETING**

ITEM 1: **PUBLIC HEARING – TRU BY HILTON HOTELS – 18303 LA GRANGE ROAD – VARIATIONS; SITE PLAN & ARCHITECTURAL APPROVAL**

Consider recommending that the Village Board grant Ramsey Elshafei of RE Development Solutions on the behalf of Lewisville Hotel Partners, LLC, nine Variations from the Zoning Ordinance for hotel lot size, items related to the Urban Design Overlay, parking, masonry and building height for new construction of a Tru by Hilton hotel at 18303 La Grange Road in the B-3 (General Business and Commercial) Zoning District. Site Plan & Architectural Approval will also be considered.

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Petitioners:	Ramsey Elshafei, RE Development Bill Zalewski, Advantage Consulting Engineers Jerry White, Superhost Hospitality

CHAIRMAN GRAY introduced item #1. He noted this item was requested to be moved to the April 3rd, 2025 meeting.

CHAIRMAN GRAY requested a motion to move the public hearing to April 3rd, 2025. COMMISSIONER GATTO made a motion to open the public hearing, seconded by COMMISSIONER SEPESSY. CHAIRMAN GRAY requested a voice vote; all were in favor. Motion carried.

DRAFT

TO: **VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**

FROM: **VILLAGE OF TINLEY PARK PLAN COMMISSION**

SUBJECT: **MINUTES OF THE MARCH 20, 2025 REGULAR MEETING**

ITEM 2: **WORKSHOP – TRU BY HILTON HOTELS – 18303 LA GRANGE ROAD – VARIATIONS; SITE PLAN & ARCHITECTURAL APPROVAL**

Consider recommending that the Village Board grant Ramsey Elshafei of RE Development Solutions on the behalf of Lewisville Hotel Partners, LLC, nine Variations from the Zoning Ordinance for hotel lot size, items related to the Urban Design Overlay, parking, masonry and building height for new construction of a Tru by Hilton hotel at 18303 La Grange Road in the B-3 (General Business and Commercial) Zoning District. Site Plan & Architectural Approval will also be considered.

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Absent Plan Commissioners:	James Gaskill Eduardo Mani
Village Staff:	Jason Engberg, Planning Manager Lori Kosmatka, Associate Planner Michael O. Whalen, Associate Planner
Petitioners:	Ramsey Elshafei, RE Development Bill Zalewski, Advantage Consulting Engineers Jerry White, Superhost Hospitality
Members of the Public:	None

CHAIRMAN GRAY introduced Item #2.

Michael O. Whalen, Associate Planner, presented the staff report.

Jason Engberg, Planning Manager, noted that the Petitioners are available for questions.

CHAIRMAN GRAY said he had an issue with the justification provided for the hotel lot size Variation request. He said that the lot size minimum should have been discovered when the Petitioner was doing due diligence before purchasing the property.

DRAFT

Ramsey Elshafei said that his company was a partner with the existing land owner. Mr. Elshafei said that most Tru by Hilton properties are around 2-2.5 acres.

CHAIRMAN GRAY said he had several additional comments but asked COMMISSIONER GATTO if she had any questions.

COMMISSIONER GATTO asked if there were other hotels in the Village on smaller lots. Jason Engberg said there are some hotels on smaller lots and some on larger lots. He explained the rationale about why the five-acre minimum was added to the code—to attract higher quality hotels with more amenities. He added that there are several hotels that are now nonconforming because they are on smaller lots. COMMISSIONER GATTO asked if the Marriott Hotels across the street were on more than five acres. COMMISSIONER GATTO noted that there were many Variations being requested.

Jason Engberg said that most of the Variations being requested are for relief from the Urban Design Overlay district. He noted that there are many other projects in the area that have requested similar Variations because the UD-1 overlay is attempting to create a walkable environment, but the I-80 and La Grange Road area is not compatible with a walkable environment.

CHAIRMAN GRAY said he sometimes walks in the area and said the area is not very user-friendly for pedestrians.

COMMISSIONER MARAK said that even though the area is currently auto-oriented, it is important to plan to bring pedestrian facilities in the future. He said there should be a good faith effort to reduce the number of Variations requested. Jason Engberg said that most of the issues with the Urban Design Overlay is that the Petitioner is proposing to build Tru Hotel's model, instead of a custom designed building, so they cannot make the building wider or move it closer to the street because of site topography.

CHAIRMAN GRAY asked about the IDOT detention setback and whether the proposed retention pond would be able to be installed. He said if IDOT will not allow the pond there, then there should be cross-access in the rear. Jason Engberg said that, because of the design of the Gas N Wash property and significant elevation changes, adding a cross access driveway would still be difficult.

COMMISSIONER HAMILTON said that it seemed like the Petitioner took a very big chance when purchasing the property since so many Variations are required. He asked if Staff was okay with the proposed project. Jason Engberg said that Staff generally do not make recommendations and that it is the Plan Commissioners responsibility to determine whether the Variations are appropriate. He added that there are some regulations that Staff knows they need to fix in the future, like parking requirements.

COMMISSIONER SEPESSY said that he understood the conflict between the five-acre minimum and the hotel industry standard of smaller lots.

DRAFT

COMMISSIONER MARTINEZ said that she was not concerned with the hotel lot size Variation request but that she hoped the Petitioner would take the feedback received from the Plan Commission to revise the plans.

CHAIRMAN GRAY noted that the parking analysis presented by the Petitioner noted a 65% occupancy rate, and questioned why a fourth floor with be necessary with that occupancy rate. Jerry White said that occupancy number was related to the number of cars in the parking lot, not the number of rooms occupied, and noted that many people would arrive via other means that driving in a personal vehicle.

COMMISSIONER SEPESSY asked how many employees will be on a typical shift. Ramsey Elshafei said eight to nine employees would be at the hotel at any given time.

CHAIRMAN GRAY asked about the building foundation. Bill Zalewski said they were trying to site the building in the most ideal location given the site topography changes. He said retaining walls would be needed if the building were to be moved closer to the street.

In reference to the earlier question about the Marriot Hotel lot sizes, Jason Engberg said that one of those hotels was on a five acre lot and the other was on a 3.3 acre lot, so only one hotel got a lot size Variation.

CHAIRMAN GRAY said the color scheme looked good.

Michael O. Whalen noted that the proposed building would be the first in the area that had so much E.I.F.S. Ramsey Elshafei said that Hilton's prototype for Tru Hotel is mostly E.I.F.S. and that the material has improved in the last five to ten years.

COMMISSIONER HAMILTON said he thought the proposal looked good.

COMMISSIONER MARAK asked how the Petitioner knew the material had improved longevity if the technology is relatively new.

COMMISSIONER GATTO said she appreciated the more muted color palette and said that she was concerned with how the material would hold up in the Chicago weather over a long period of time. COMMISSIONER GATTO said she would like to see an increase in brick on the building.

CHAIRMAN GRAY said they needed to hit the minimum number on the face brick.

COMMISSIONER SEPESSY said he liked the color scheme and liked that it was unique.

COMMISSIONER MARTINEZ said her preference was an entirely brick building. She compared the amount of color branding on the hotel to the other hotels in the area. She said she didn't mind the E.I.F.S. colorful motif for branding, but wanted the rest of the building to look more neutral. She said that she felt the plan was trying to take a cheap way out.

DRAFT

Jerry White said that every hotel brand has distinctive and consistent branding so consumers can tell which hotel it is. He said that the current trend is moving towards a grayer color palette. He said Tru Hotel uses brighter colors. He said his team was limited to what design changes they could make given Tru Hotel's branding standards.

CHAIRMAN GRAY asked all the Commissioners if they were okay with the proposal as-is. COMMISSIONER HAMILTON said he was okay with the proposal as-is. CHAIRMAN GRAY asked all the Commissioners if they wanted the building to meet the 60% face brick requirement. COMMISSIONERS MARAK, GATTO, and MARTINEZ and Chairman Gray said they should at the very least meet the 60% face brick requirement. CHAIRMAN GRAY asked if 70% brick and 30% E.I.F.S. would be okay. COMMISSIONERS GATTO, SEPESSY, and CHAIRMAN GRAY agreed. CHAIRMAN GRAY asked the Petitioner what the hardship of complying with the masonry requirements. Ramsey Elshafei said that the main hardship is that the masonry standards aren't consistent with Hilton's brand prototype. CHAIRMAN GRAY said that Hilton's preferences are not a hardship. CHAIRMAN GRAY said the project should comply with the masonry requirements. COMMISSIONER MARTINEZ said that since there is not a hardship, the building should comply with the code. Ramsey Elshafei said that some design changes might not get approved by Hilton. CHAIRMAN GRAY said that maybe the site isn't appropriate for a Tru Hotel if that is the case. He added that he thought there was a way to do it. He said if Hilton has a hard line, maybe Hilton needs to look at a nearby town. COMMISSIONER MARAK said that the Petitioner should go back to Hilton to see what can be done and then present an updated design to the Plan Commission.

COMMISSIONER MARAK said there is not really any overflow parking nearby. Jason Engberg said that the site has as much parking as can fit. He added that Staff is comfortable with the amount of parking and that if there is any issue in the future, they will have to address the shortage.

Jason Engberg and Michael O. Whalen noted some specifics about the landscape plan. COMMISSIONER MARTINEZ asked why more landscaping was not added to the south buffer yard. Ramsey Elshafei said that they didn't want too many trees because the neighboring property line is heavily planted and they do not want plants competing and ultimately dying. Ramsey Elshafei also said that space is needed for snow storage.

CHAIRMAN GRAY asked when the Petitioner expected to hear from IDOT regarding the detention setback along La Grange Road. Bill Zalewski said that he spoke to them and they do not have concerns.

COMMISSIONER MARTINEZ said she wanted the Petitioner to reduce the requests for relief by adding more landscaping to the south bufferyard.

CHAIRMAN GRAY said he would also like to see a reduction in requests as a good faith effort to comply with the Zoning Ordinance as much as possible.

Michael O. Whalen noted that the ground sign is proposed 1-2 feet from the east property line.

COMMISSIONER MARTINEZ asked if there were any visibility issues. Bill Zalewski said no.

DRAFT

Michael O. Whalen noted that the public hearing is scheduled for April 3rd.

CHAIRMAN GRAY thanked the Petitioner and Staff for a detailed staff report.

DRAFT

TO: **VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**

FROM: **VILLAGE OF TINLEY PARK PLAN COMMISSION**

SUBJECT: **MINUTES OF THE MARCH 20, 2025 REGULAR MEETING**

ITEM 3: **PUBLIC HEARING – FIFTH THIRD BANK – 16061 HARLEM AVENUE – SPECIAL USE FOR A SUBSTANTIAL DEVIATION TO THE TINLEY PARK PLAZA PUD**

Consider recommending that the Village Board grant John Chwedyk of Burnham Nationwide, Inc. on behalf of Richard Dippolito of Brixmor/IA Tinley Park Plaza, LLC and Fifth Third Bank, a Special Use for a Substantial Deviation to the Tinley Park Plaza PUD with Exceptions to the Village Zoning Ordinance to allow construction of a new Fifth Third Bank with drive-thru service at a proposed outlot parcel for the property located at 16061 Harlem Avenue in the B-2 PD (Community Shopping, Tinley Park Plaza) zoning district. Site Plan/Architectural approval will also be considered at the meeting.

Present Plan Commissioners:	Chairman Garrett Gray Angela Gatto Terry Hamilton Andrae Marak Amanda Martinez Steve Sepessy
Absent Plan Commissioners:	James Gaskill Eduardo Mani
Village Staff:	Jason Engberg, Planning Manager Lori Kosmatka, Associate Planner Michael O. Whalen, Associate Planner
Petitioners:	Richard Dippolito, Brixmor Andrew Lehman, BHDP
Members of the Public:	None

CHAIRMAN GRAY introduced item #3.

CHAIRMAN GRAY requested a motion to open the public hearing. COMMISSIONER SEPESSY made a motion to open the public hearing, seconded by COMMISSIONER MARTINEZ. CHAIRMAN GRAY requested a voice vote; all were in favor. Motion carried.

CHAIRMAN GRAY noted he received the proof of publication.

Lori Kosmatka, Associate Planner, presented the staff report.

DRAFT

CHAIRMAN GRAY invited the Petitioner to the podium.

Richard Dippolito of Brixmor was sworn in. He stated his project is a core asset of Brixmor's portfolio. Brixmor has been pleased with both phases of the Tinley Park Plaza's redevelopment and upgrading of quality tenancy thus far. The proposed bank's layout is substantially consistent with Brixmor's vision of the shopping center. Brixmor has long intended this as an outlot parcel, and did not initially have a specific user identified. The proposed bank is allowable in all their leases and has been planned for. The parking for the shopping center is non-exclusive so anyone can park anywhere (walk between Ross and the bank, etc.). The parking ratio now is better than when Brixmor originally bought the center. Ratios have fluctuated over the years but exceed the requirement in the leases. Brixmor has no concern with the parking. Brixmor believes the architecture of the bank goes well with the shopping center. There is not more than 15% EIFS alone on any one façade. The metal material is attractive. Fifth Third has Brixmor's full support.

COMMISSIONER MARTINEZ asked about parking and loading for the trash enclosure and trucks.

Andrew Lehman of BHDP was sworn in. He introduced himself, and clarified there are no trucks making deliveries here. The garbage will be residential sized totes and located along the drive aisle, allowing for ease of the garbage truck to pull up for pickups.

CHAIRMAN GRAY asked if the aisle is on the east side. Mr. Lehman answered yes.

COMMISSIONER MARTINEZ noted that some banks may receive some kind of deliveries such as water in trucks.

Mr. Lehman responded he believes they have taps and a water system within the building.

COMMISSIONER GATTO expected that there would be armored truck deliveries on-site.

Jason Engberg, Planning Manager noted paper and toiletries may be delivered in smaller vehicles (box trucks) and pulling up to the front door.

Mr. Lehman concurred.

COMMISSIONER MARTINEZ asked if the trucks would be idling in the drive aisles.

Mr. Lehman believed so that they may idle there for a few minutes.

Jason Engberg, Planning Manager, noted there are two different ways to get in. Staff had them move the garbage enclosure as it was previously on the south end by the canopy. Staff had them move it for two reasons: 1) to screen it as it would be in back, and 2) for easier garbage truck pulling up as with a residential house. Staff does not anticipate any semi-trailers for loading and unloading.

DRAFT

Andrew Lehman of BHDP said that it is typical for office supplies to be delivered by services such as Amazon with delivery of about a minute.

COMMISSIONER MARTINEZ asked Mr Dippolito if as the property owner, he is comfortable with the drive aisle use.

Richard Dippolito answered yes, he is comfortable, and that if the tenant were to start bringing in semi-trailers then that would be an issue. When an operator brings in a semi trailer they load in the back, but they typically have box trucks such as FedEx pull up to the front door. It may be a challenge as an owner to keep trucks from parking out front, but it happens. There will not be tractor trailers here, otherwise Brixmor will get involved.

COMMISSIONER MARTINEZ asked if there was any Village Engineering feedback on the accessible parking space not being adjacent to the building.

Lori Kosmatka answered there was no feedback from Village Engineering on that, but the Village Building Official, looks for accessible spaces to be the closest and most proximate location. There are hatched markings for the access aisles that would a direct route connecting the accessible spaces to the building.

CHAIRMAN GRAY concurred with COMMISSIONER MARTINEZ, expressing a concern for those parking in an accessible space to have to cross traffic. He asked if landing in the front could be modified for accessible parking adjacent. He believes there are too many distracted drivers.

COMMISSIONER MARTINEZ suggested one or two accessible spaces along the building. It would better help accessibility and get the parking count closer to the minimum parking requirement. She believed 32 was required, and that 16 would be employees. She is comfortable with the 16 parking elsewhere in the plaza, but it would be nice to accommodate the rest on-site.

CHAIRMAN GRAY said he'd like to see the walking distance minimized and not crossing the drives. He noted this is a balance, but believes it is a reasonable request.

Richard Dippolito noted this situation often occurs with outlot parcels. The engineers can look at it to see if this request can work.

Andrew Lehman of BHDP confirmed the team will look at it.

CHAIRMAN GRAY noted it would simply be preferable to have the accessible space relocation if there is any wiggle room.

Andrew Lehman of BHDP believes that one space may be possible, but doubted there would be room for two.

COMMISSIONER SEPESSY said this is a straightforward project and is OK with the accessible space adjustment.

DRAFT

COMMISSIONER GATTO agreed saying she would like at least one accessible space at the building. Everything else looks great.

COMMISSIONER MARAK likes the architectural materials including the metal and brick façade. Regarding parking, he believes employees should park away from the building. There's only 13 spaces in the vicinity. It appears to just barely be enough. He doubts people will park at Ross and walk here. Most people tend to drive, park, and repark even if only a short distance to different establishments in a development.

CHAIRMAN GRAY noted there could be some parking demand that at 5pm on a Friday for people cashing checks.

Richard Dippolito noted the parking to the north of the bank is not part of the bank's site but it anticipated to realistically used by the bank.

Jason Engberg suggested that area could be possible for employee parking.

Richard Dippolito stated that Brixmor requires in their leases that tenants have to park away from the buildings. It is hard to enforce, but encouraged.

COMMISSIONER HAMILTON had no questions.

CHAIRMAN GRAY supports the landscaping as per the staff report.

Andrew Lehman concurred the items in the staff report are easy to get to (bollards, signage).

CHAIRMAN GRAY believed they largely met the intent of the masonry/materials requirement. He believes the stacking looks good. He likes to see this is a bank and not a restaurant. He recapped restaurant vacancies nearby a couple years ago. Banks however will be needed. He believes this is a good plan and a good tenant.

Jason Engberg reviewed the requested handicap change. He noted that if this change is possible, it may affect other areas possibly narrowing the southern island and its landscaping, which may end up in loss of trees and further waiver from the landscaping code. He asked for a straw poll on if this was OK with the Commission.

COMMISSIONER GATTO and CHAIRMAN GRAY agreed. There was no objection.

CHAIRMAN GRAY asked if anyone from the public wished to speak. Hearing none, he asked if any Commissioners had additional comments. Hearing none, he requested a motion to close the public hearing.

Andrew Lehman of BHDP asked how to move forward regarding the ADA parking space.

Jason Engberg noted it will be handled at Staff level. As long as there aren't significant modifications and substantially conforms, Staff can approve. Lori Kosmatka concurred.

DRAFT

CHAIRMAN GRAY requested to close the public hearing again. COMMISSIONER GATTO made a motion to close the public hearing; seconded by COMMISSIONER SEPESSY. CHAIRMAN GRAY requested a voice vote; all were in favor. Motion carried.

CHAIRMAN GRAY requested that staff present the standards for all approvals.

Lori Kosmatka presented the standards.

Motion #1 (Special Use)
CHAIRMAN GRAY requested a motion on the Special Use. COMMISSIONER HAMILTON made a motion to recommend that the Village Board grant a Special Use Permit to the Petitioner John Chwedyk of Burnham Nationwide, Inc. on behalf of Richard Dippolito of Brixmor/IA Tinley Park Plaza, LLC and Fifth Third Bank, a Special Use for a Substantial Deviation to the Tinley Park Plaza PUD with Exceptions to the Village Zoning Ordinance to allow construction of a new Fifth Third Bank with drive-thru service at a proposed outlot parcel for the property located at 16061 Harlem Avenue in the B-2 PD (Community Shopping, Tinley Park Plaza) zoning district with the conditions as noted in the staff report. COMMISSIONER GATTO seconded the motion. CHAIRMAN GRAY requested a roll call vote. All were in favor. Motion Carried 6-0.

Motion #2 (Site Plan & Architectural Approval)
CHAIRMAN GRAY requested a motion on Site Plan and Architectural approval. Lori Kosmatka, Associate Planner noted this motion would contain an amendment stating that site plan adjustments be made to allow accessible parking be made adjacent to the building, requiring Village approval. Jason Engberg, Planning Manager confirmed that the motion could state following Condition numbers 1, 2, and 3 as well as the handicap parking as discussed here tonight. COMMISSIONER MARTINEZ made a motion to grant the Petitioner John Chwedyk of Burnham Nationwide, Inc. on behalf of Richard Dippolito of Brixmor/IA Tinley Park Plaza, LLC and Fifth Third Bank, Site Plan and Architectural Approval to allow construction of a new Fifth Third Bank with drive-thru service at a proposed outlot parcel for the property located at 16061 Harlem Avenue in the B-2 PD (Community Shopping, Tinley Park Plaza) zoning district subject to the conditions as listed in the staff report as well as the handicap space adjacent to the building. COMMISSIONER SEPESSY seconded the motion. CHAIRMAN GRAY requested a roll call vote. All were in favor. Motion carried 6-0.

CHAIRMAN GRAY noted that the item would be heard at the April 15, 2025 Village Board meeting.

DRAFT

Good of the Order
Jason Engberg noted:

- The Statement of Economic Interest from Cook County will be due May 1st. Everyone should have received an email. If you can't find it or need it resent, ask the Clerk's Office (Laura).
- Zoning Map Update was approved by Village Board this past Tuesday.
- Durbins ribbon cutting is coming up (next Monday or Tuesday).

Lori Kosmatka noted she had mentioned to the Marketing department on the Commissioners' interest to be re-included in the ribbon cutting email correspondence.

Receive Comments from the Public

None.

Adjournment

CHAIRMAN GRAY requested a motion to adjourn the meeting.

COMMISSIONER SEPESSY made a motion to adjourn the meeting. COMMISSIONER GATTO seconded the motion. CHAIRMAN GRAY requested a voice vote; all were in favor. The meeting adjourned at 9:34 p.m.

DRAFT

PLAN COMMISSION STAFF REPORT

June 5, 2025 – Public Hearing

Tru by Hilton

18303 La Grange Rd

Petitioner
Ramsey Elshafei of RE Development Solutions on the behalf of Lewisville Hotel Partners, LLC

Property Location
18303 La Grange Rd

PIN
27-33-401-013-0000 (portion of)

Zoning
B-3 (General Business and Commercial)
UD-1 (Urban Design Overlay District)

Approvals Sought
Site Plan Approval, Variations

Project Planner
Michael O. Whalen, AICP
Associate Planner



Tru by Hilton example rendering

EXECUTIVE SUMMARY

The Petitioner, Ramsey Elshafei of RE Development Solutions, on behalf of Lewisville Hotel Partners, LLC, is requesting Variations and Site Plan/Architectural approval to develop a 122-room hotel at 18303 La Grange Road in the B-3 General Business and Commercial Zoning District. The subject property is also located within the UD-1 Urban Design Overlay District.

The hotel will feature an indoor pool, conference room, fitness center, game area, and outdoor patio lounge.

The 2.263-acre site is smaller than the minimum lot area required by the Zoning Ordinance of five acres. On-site stormwater management is required, and the Petitioner proposes a pond on the west side of the property along La Grange Road. The Petitioner is awaiting a response from the Illinois Department of Transportation to determine whether a stormwater facility in this location is appropriate. If not, underground stormwater facilities will be installed.

Including the hotel lot size Variation above, the Petitioner is requesting eleven additional Variations, relating to the Urban Design Overlay, building height, parking, ground sign location, and masonry. The Petitioner is also requesting Landscape Ordinance waivers.

The Plan Commission held a workshop on the project on March 20, 2025 and expressed that a masonry Variation would not be supported for this project. The Petitioner revised the elevation drawings to meet the material requirements in the Zoning Ordinance.



Location Map



Zoning Map

EXISTING SITE & HISTORY

The subject property is an approximately 2.263 acre undeveloped lot located near the southeast corner of 183rd Street and La Grange Road. The lot has dual frontage (through lot) on both La Grange Road and White Eagle Drive. The Gas N Wash La Grange Road location is located immediately to the north and is substantially complete. The Petitioner purchased this property from the seller prior to 2022 but it was subdivided without going through the correct process. This subdivision was resolved by the plat approval that was completed during the Gas N Wash entitlement process.

ZONING & CONTEXT

The subject property is located within the **B-3 General Business and Commercial Zoning District**. The site is also located within the UD-1 Urban Design Overlay District. The table below indicates the surrounding zoning and land uses in the area:

Direction	Zoning	Land Use
North	B-3 General Business and Commercial District	Gas N Wash
East	B-3 General Business and Commercial District	Marriott Hotels (under construction)
South	B-3 PD General Business and Commercial District Mid-Continent Hilton Garden Inn PUD	Texas Roadhouse, Hilton Garden Inn, Country Inn and Suites
West	Unincorporated Cook County R1 Single Family Residence District	Undeveloped Land

The B-3 zoning district is designed to accommodate a wide range of specialized commercial uses, including highway-oriented services and commercial types of establishments to serve the needs of motorists. The UD-1 overlay district is intended to promote specific design standards concerned with the character and placement of non-residential buildings as well as the role and nature of the spaces between the buildings and the public streets.

Streets and Roads.

Adjacent to the proposed site, La Grange Road is a six-lane principal arterial road with wide lanes, wide shoulders, and is owned and maintained by the Illinois Department of Transportation (IDOT). The speed limit on this segment is posted at 45 miles per hour but traffic routinely travels at much higher speeds as the road is designed to safely accommodate these speeds. The signalized intersection with 183rd Street contains nine lanes and is approximately

150 feet wide. The turn radii at the intersection are very wide to accommodate high-speed, free-flow right-turn traffic on all four corners. There are no sidewalks, crosswalks, or bicycle lanes.

At this location, 183rd Street is a four-lane collector road owned and maintained by the Cook County Department of Transportation and Highways. The road has wide lanes and turn radii, and the speed limit is posted at 35 miles per hour. This road design encourages and accommodates higher speeds. At the intersection with La Grange Road, 183rd Street is six lanes (with striped space for a seventh for a dual left turn) and is over 100 feet wide. There are no sidewalks, marked crosswalks, or bicycle lanes.

White Eagle Drive is a local street owned and maintained by the Village. The street is 40 feet wide and does not have lane striping. The posted speed limit is 35 miles per hour but there is no infrastructure present to encourage compliance. There is a sidewalk to the north of the site along the Gas N Wash property and a sidewalk to the south that terminates in the parking lot for Texas Roadhouse. There are no pedestrian crossings or bicycle lanes on White Eagle Drive.

In general, the roadways in this area create an uncomfortable and unsafe environment for pedestrians and cyclists with high vehicle speeds. The new developments in the area are adding pedestrian friendly amenities that will help encourage safer travel routes for walking and biking, but the area still remains an auto oriented destination.

Public Transportation.
There are no public transportation routes in the vicinity.

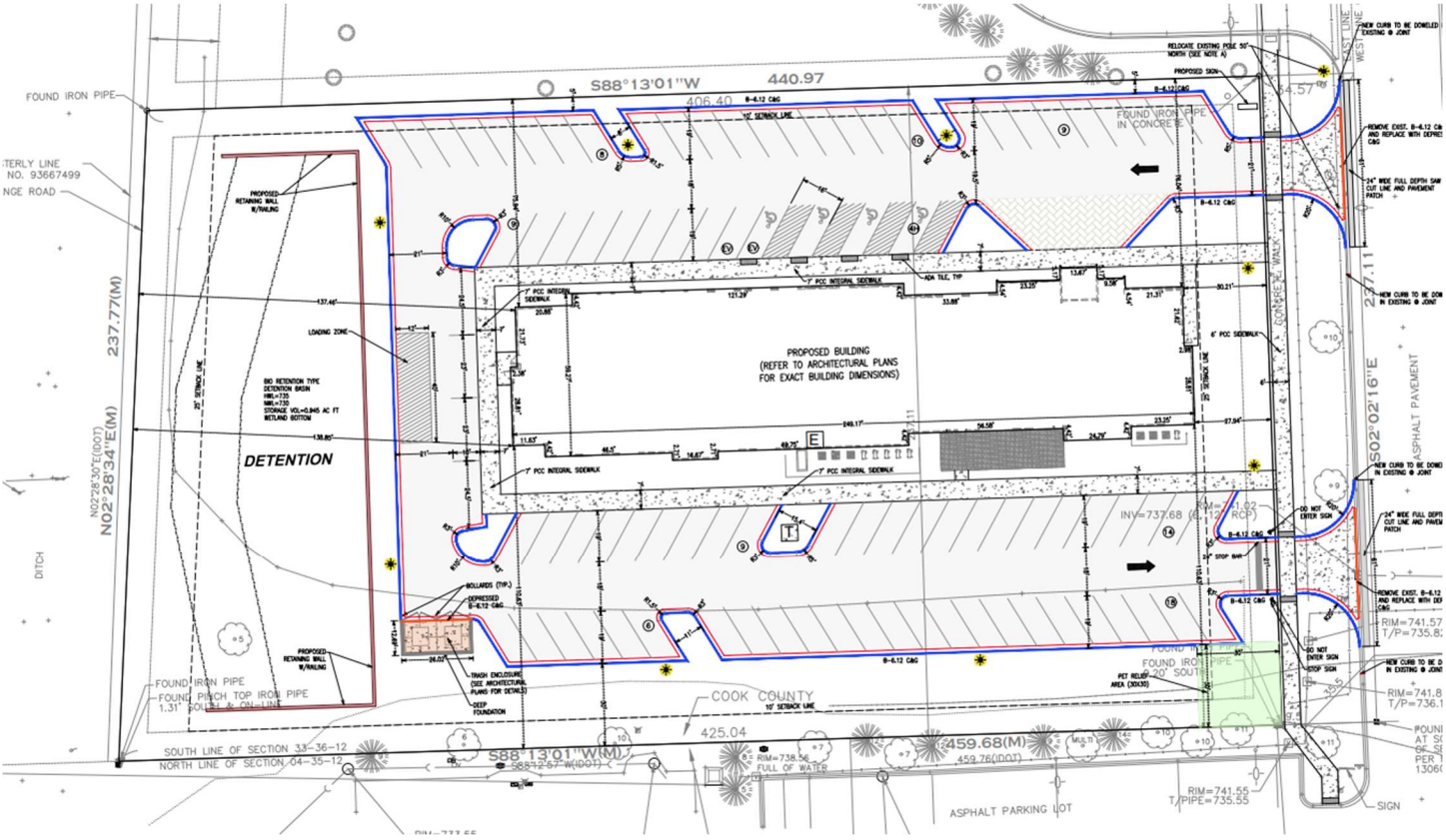
PROPOSED USE

The Petitioner is proposing a new 122 room hotel on the subject property. The hotel will have a conference room, indoor swimming pool, breakfast service, fitness room, business center, outdoor pet relief area, and outdoor patio.

Hotels in the B-3 General Business and Commercial Zoning District are prohibited on lots smaller than five acres.

The Plan Commission discussed the appropriateness of a hotel lot size Variation at the March 20th Workshop. The Petitioner expressed that the 2.263-acre site is the appropriate size for a hotel and is in line with Hilton brand standards. The Petitioner has since revised the narrative for the hotel lot size Variation and noted that there are five hotels in the Village on lots smaller than five acres. Additionally, the Plan Commission recommended approval for hotel lot size Variations for the two Marriott Hotels across the street from the subject property on July 21, 2022.

PROPOSED SITE PLAN



Site Plan received February 17, 2025

The Petitioner proposes a four-story 53,972-square-foot hotel building at the center of the site with a one-way parking lot surrounding the building, and a stormwater detention basin along the La Grange Road frontage.

Pedestrian Access.

The Petitioner will construct a public sidewalk along the White Eagle Drive frontage. A walkway will connect entrances on the north, west, and south sides of the building. The main entrance to the building has a direct path to the public sidewalk and the entrance is approximately 60' from the public sidewalk. No sidewalk is required on La Grange Road because the Illinois Department of Transportation does not anticipate adding sidewalks through the I-80/La Grange Road interchange.

Automobile Access.

Motorists will access the site via a one-way entrance driveway on the north side of the property. The driveway leads to a guest drop-off area and the one-way parking lot. Motorists will exit the parking lot via a one-way exit driveway on the south side of the property. One-way vehicle circulation reduces the potential for conflicts between motorists entering the site and those using the drop-off area. The site configuration and one-way vehicle circulation require two driveways to function properly. The Petitioner submitted a truck-turn exhibit which indicates adequate clearance for large vehicles like fire trucks.

Building Placement and Orientation.

The proposed development does not comply with the building placement and orientation standards of the UD-1 Urban Design Overlay District. The building is set far back from the required 20-foot build-to line; the building is not situated in the appropriate location to meet minimum frontage requirements; and the building design does not provide an architectural streetscape. The proposed parking lot projects into the front and side parking setbacks.

The Plan Commission discussed Variations from the Urban Design Overlay District during the March 20th Workshop. The Petitioner stated that the project could not conform with UD-1 standards because the proposed building is Hilton's model, and conformance would require substantial changes to the model. The Plan Commission recommended approval of similar UD-1 Variations for both Marriott Hotels across the street as well as the neighboring Gas N Wash.

ARCHITECTURE

The hotel building is four stories (approximately 53 feet) tall, exceeding the maximum height in the B-3 General Business and Commercial Zoning District of three stories or 35 feet.

During the March 20, 2025 Workshop, the Plan Commission discussed the appropriateness of granting a masonry Variation for the project. The Commission was generally not supportive of recommending approval of the masonry Variation. The Petitioner submitted new elevations which substantially increase the amount of face brick and substantially reduce the amount of E.I.F.S. to be used. The Petitioner's latest submittal conforms to the material composition requirements of the Zoning Ordinance. A building height Variation was also discussed; the Petitioner provided a revised narrative explaining the need for the request.

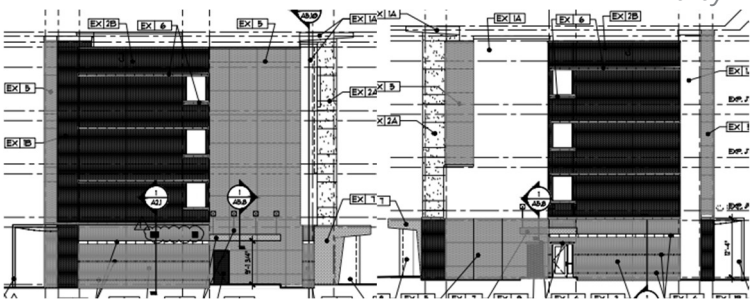
~~The hotel building is clad in E.I.F.S. and modular brick. The proposed façade composition does not meet the masonry requirements of Section V.C.7.F. of the Zoning Ordinance.~~ This section, for a building of this size, requires no less than 60 percent of each façade to be composed of face brick, with the remaining 40 percent composed of other approved masonry materials like brick, stone, or architectural/decorative concrete block. No more than fifteen percent (15%) of each façade may be composed of architectural treatment materials like E.I.F.S., wood, or fiber cement siding.

Façade Material Composition (percentage of total)

	Face Brick		*Approved Masonry*		*Accent Materials (E.I.F.S.)*	
	Minimum	Proposed	Minimum	Proposed	Maximum	Proposed
North	60	~~50~~ **65**	*remainder*	~~0~~ **20**	0-15	~~50~~ **15**
South	60	~~53~~ **61**	*remainder*	~~0~~ **28**	0-15	~~47~~ **11**
East	60	~~51~~ **65**	*remainder*	~~0~~ **35**	0-15	~~49~~ **0**
West	60	~~51~~ **69**	*remainder*	~~0~~ **18**	0-15	~~49~~ **13**



Elevations submitted for March 20, 2025 Workshop; top: south, bottom: north



Elevations submitted for March 20, 2025 Workshop; left: east, right: west



Revised elevations submitted for May 1, 2025 Public Hearing; top: south, middle: north, bottom left: east, bottom right: west

~~The Petitioner asserts that the Hilton brand will not allow additional masonry on this hotel.~~

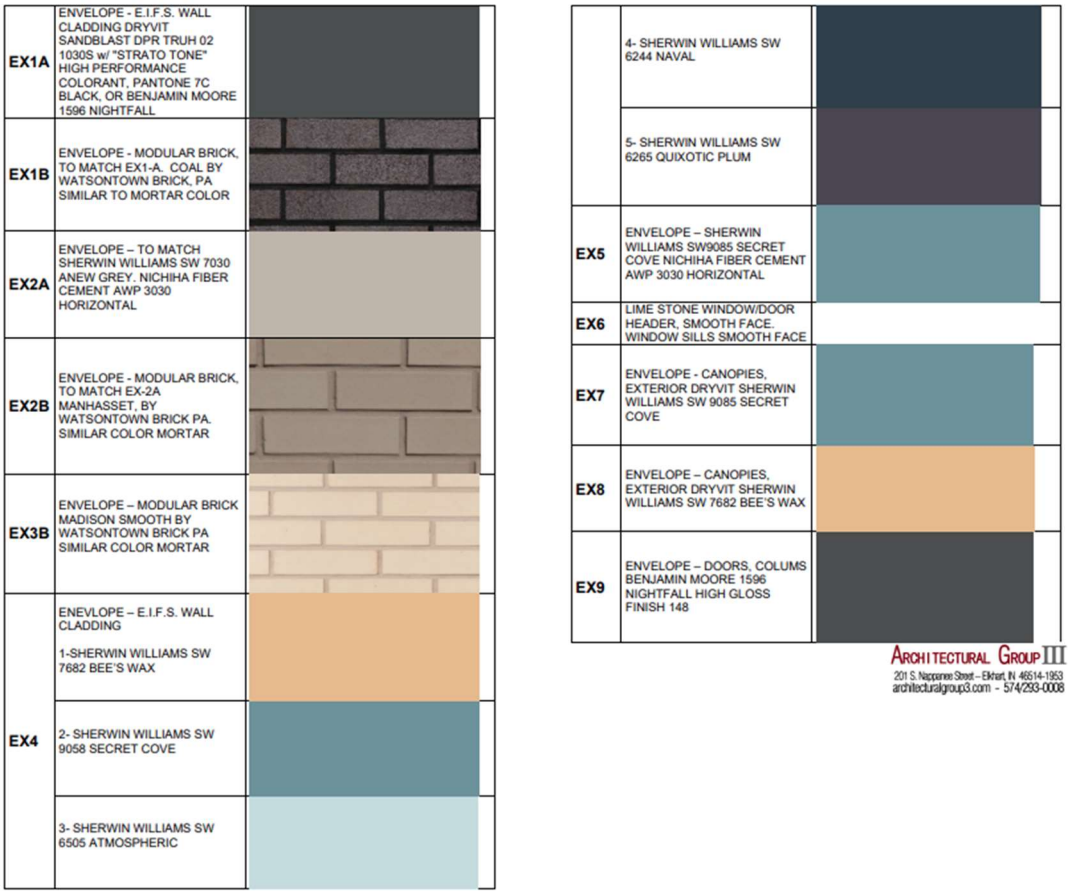
To assist in determining whether this hotel will be similar in style to others in the area, staff evaluated the closest structures to the proposed Tru Hotel:

- Existing Country Inn and Suites (south) – The 3 story hotel meets the standards of the code. The first 2 stories are 100% brick with the third story having cement board siding as an accent.
- Hilton Garden Inn (south) – The 3 story hotel meets the standards of the code. The entire structure is 100% brick.
- Restaurant (south) – The single story commercial restaurant meets the standards of the code. The entire structure is a mix of brick and stone masonry materials.
- Gas N Wash (north) - The single-story gas station and accessory car wash meet the standards of the code. Both structures are 100% brick.

- Marriott Hotels (east) – The 4 story hotels received variations for the building materials to allow 50% face brick and 50% fiber-cement board. There is no E.I.F.S. on either structure.

It is also worth noting that hotel flags (otherwise known as franchise agreements) do expire and a hotel may be rebranded or change its land use over time. While E.I.F.S. has lower installation costs but higher long-term maintenance costs, the construction of a quality building is the most important factor with regards to the architectural standards of the Village.

The Zoning Ordinance (Section III.U.6.d.) states: "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." The proposed color palette is more muted than the original proposal submitted by the Petitioner, however, the proposed building does have a colorful motif on the north façade intended to brand the hotel as a Tru by Hilton hotel.



Revised material board submitted for May 1, 2025 Public Hearing; note that colors have not changed.

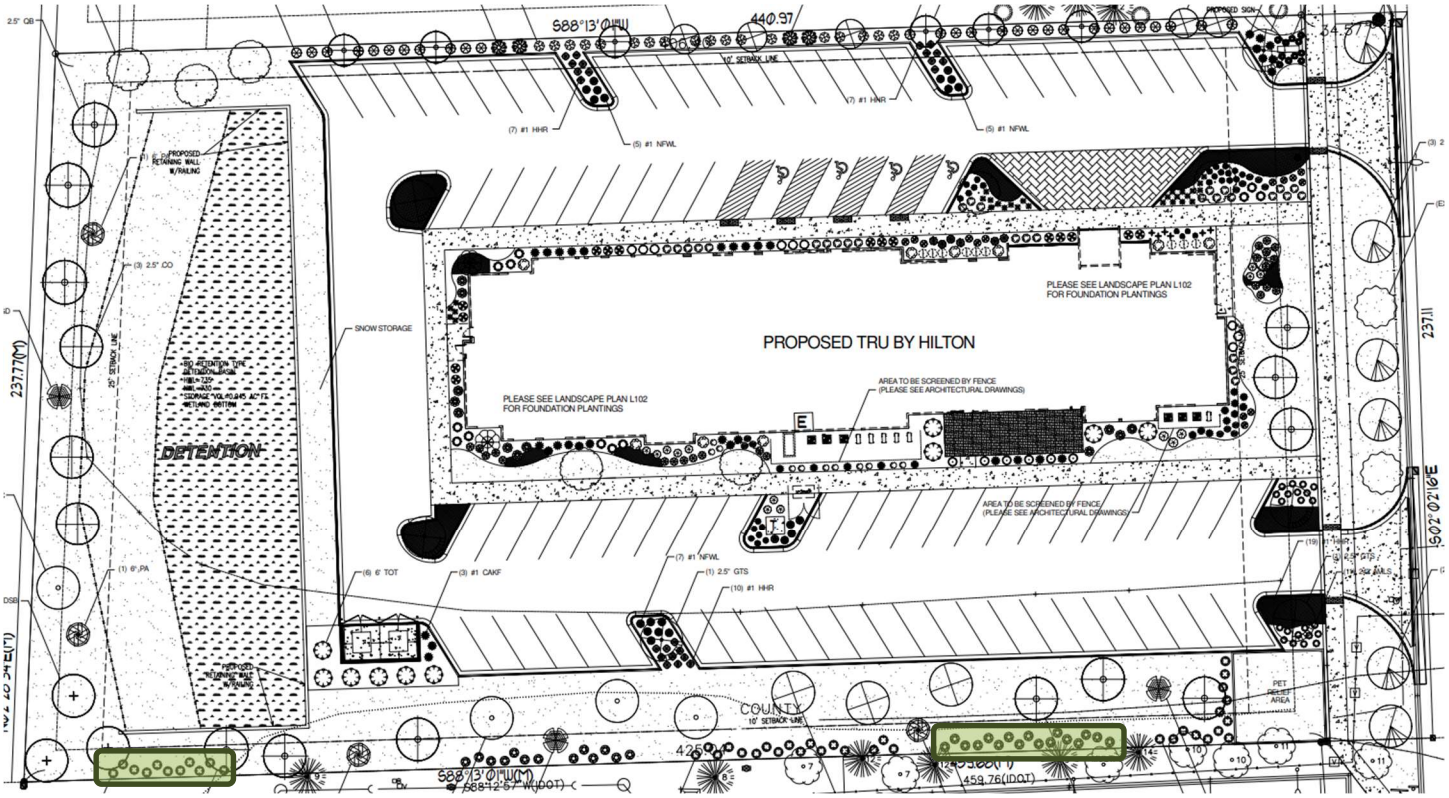
PARKING

The Zoning Ordinance requires one parking space per guest room plus one parking space per employee on a typical shift. With 122 guest rooms proposed and eight employees, a total of 130 parking spaces are required. The Petitioner proposes 91 stalls, including four accessible stalls and two electric vehicle charging stations. One loading zone is proposed at the rear of the site.

The Petitioner states that the proposed parking is adequate based on other locations in their portfolio and submitted an analysis to substantiate this claim. The Petitioner's analysis states that average occupancy at case study properties is 65%. If the proposed Tru by Hilton hotel has the same 65% typical occupancy, it can be expected that 79 of the proposed 91 parking spaces will typically be utilized by hotel guests.

During the March 20th Workshop, the Plan Commission discussed a Variation to reduce the amount of parking provided. The Petitioner presented information on other hotels in their portfolio which indicated that the proposed project would have adequate parking with the reduction requested.

LANDSCAPE



Revised landscape plan submitted for May 1, 2025 Public Hearing; note that additional shrubs are provided as noted in green

The Petitioner is seeking relief from the Landscape Ordinance as the landscape plan submitted does not fully comply with the ordinance. The overall site is deficient canopy trees and shrubs. The bufferyard on the north side of the property was reduced to five feet in width to accommodate a change in elevation without relying on a retaining wall at the request of the Village. ~~This reduction on the north side, in addition to the one-way parking lot circulation, creates a large open space 30 feet wide on the south side of the property that could be utilized to address the site landscaping deficiency. While this area will have a slope, there are plant species that will grow in this environment.~~

The proposed street trees are adequate in number and spacing; the building foundation is landscaped almost entirely (though the planting bed depth varies); and the sign base area and building entrances are appropriately landscaped. The landscape plan proposes a planter bed in front of the building to screen a service door and add visual interest at the entrance sidewalk and driveway.

The Petitioner is proposing a pet relief area at the southeast corner of the property. This area is proposed to have a turf groundcover.

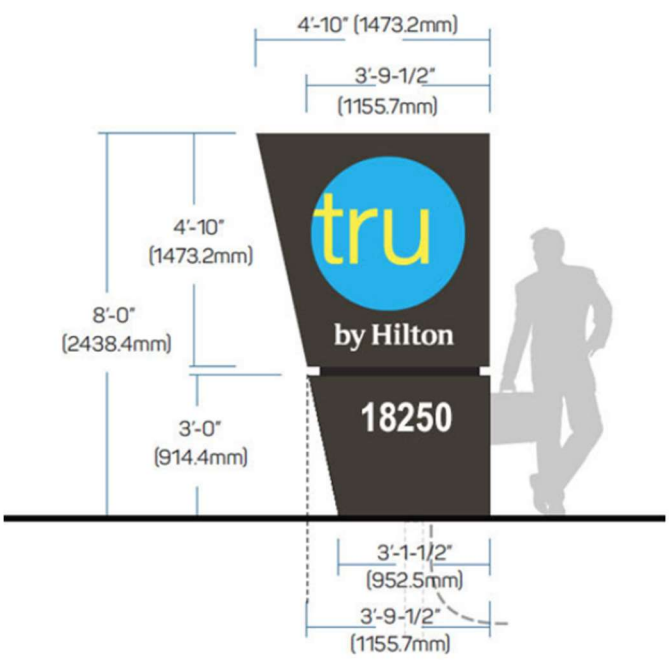
The Plan Commission discussed the Landscape Plan during the March 20, 2025 Workshop and encouraged the Petitioner to increase the amount of plants provided to better conform with the Landscape Ordinance. The Petitioner added 28 more shrubs along the southern property line to reduce the site landscaping deficiency.

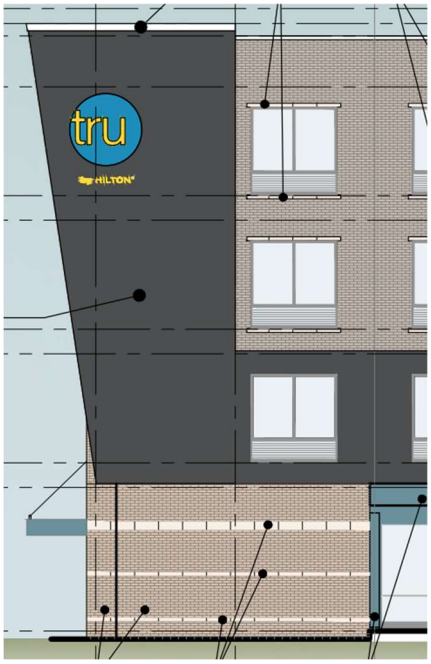
LIGHTING

The proposed photometric plan complies with the glare provision of the Zoning Ordinance. All fixtures are downlit and little light spillover to adjacent properties and public rights-of-way is proposed.

SIGNAGE

The Petitioner is proposing three signs: two wall signs and one ground sign. An approximately 47 square foot sign is proposed on the wedge-shaped architectural element at the northeast corner of the building near the roof. An approximately 10.6 square foot wall sign is proposed near the patio door. The ground sign is proposed at the northeast corner of the property. The sign face of the ground sign is 31.8 square feet, and the overall height is eight feet. The sign is situated approximately ten feet from the north property line, but less than ten feet from the east property line. The Zoning Ordinance requires that signs be located no closer than ten feet from any property line.





During the March 20th Workshop, the Plan Commission discussed a Variation to allow the ground sign less than ten feet from the property line. The Petitioner looked into relocating the sign, but it is not possible without eliminating a parking space.

REQUESTS

The Petitioner is requesting a Variation from Zoning Ordinance Section V.B. Schedule I to allow a hotel on 2.263 acres instead of the minimum size of five acres. The subject property is 2.737 acres smaller than the minimum lot size for a hotel in the B-3 General Business and Commercial Zoning District.

- ~~The Petitioner states that this request is warranted because they already own the land and purchased it with the intention of building a hotel.~~ **The Petitioner states that this request is warranted because the property is ideally located to support a hotel. The Petitioner states that the Village has at least five hotels on less than five acres and that the size of the subject property is considered ideal for hotel development by the hotel industry. The Petitioner adds that there are no other available properties in the Village zoned to allow hotels that are five acres or larger.**

The Petitioner is requesting a Variation from Zoning Ordinance Section V.B. Schedule II to allow for a building height of four stories at 52 feet 10 ¼ inches instead of the maximum height of three stories or 35 feet. The proposed building is one story and 17 feet 10 ¼ inches taller than the maximum building height in the B-3 General Business and Commercial Zoning District.

- ~~The Petitioner did not provide a justification for this request.~~ **The Petitioner states that this request is warranted because a certain number of rooms is necessary to support the amenities provided by the**

hotel. Reducing the height to conform to the B-3 Zoning District would reduce the amenities on site. The Petitioner states that three out of five hotels in the area built on less than five acres are four stories tall. Note that both Marriott-branded hotels across White Eagle Drive were granted height Variations.

The Petitioner is requesting a Variation from Zoning Ordinance Section V.D.2.E.(2).b. to permit a building beyond the build-to line in the UD-1 Urban Design Overlay District. The proposed building is located 28 feet from the front property line, eight feet greater than the 0-20 foot build-to line in the UD-1 Urban Design Overlay District.

- The Petitioner states that this request is warranted because there are elevation changes and unique topography on the site and complying with this regulation would require a building with a different foundation.

The Petitioner is requesting a Variation from Zoning Ordinance Section V.D.2.E.(2).a. to permit a building with a primary entrance door located on the side of the building. The UD-1 Urban Design Overlay District requires that buildings have primary entrance doors on the front of the building.

- The Petitioner states that this request is warranted because the hotel operator, Hilton Hotels, requires a side-loaded hotel building. The Petitioner further states that an entrance on White Eagle Drive would diminish the appearance of the front of the building as it would reduce landscaping in front of the building.

The Petitioner is requesting a Variation from Zoning Ordinance Section V.D.2.C.(2).h. to allow a second curb cut on the property.

- The Petitioner states that this request is warranted because of the one-way vehicle circulation through the site which increases safety at the intersection of White Eagle Drive.

The Petitioner is requesting a Variation from Zoning Ordinance Section V.D.2.E.(2).b. to reduce the required frontage composition from 33.3% of the front property line to 21.3%. The Urban Design Overlay District requires that buildings be placed to take up at least one-third of the front property line in order to improve the streetscape. The subject property is 237.11 feet wide at the front property line, which requires that a building be at least 79 feet wide; the proposed building is 50.43 feet wide (approximately 28.5 feet less).

- The Petitioner states that this request is warranted because Hilton Hotels will not allow a wider building. **The Petitioner added that the proposed building is a standard model provided by Hilton, and making the building wider to conform to UD-1 would further reduce the amount of parking provided on-site.**

The Petitioner is requesting a Variation from Zoning Ordinance Section V.D.2.C.(2).e. to remove the requirement for cross-access to adjacent properties. The UD-1 Urban Design Overlay District requires that properties have vehicle and pedestrian connections to adjacent properties in the rear of the property.

- The Petitioner states that this request is warranted because cross-access to the adjacent Gas N Wash site would eliminate the on-site stormwater facility.

The Petitioner is requesting a Variation from Zoning Ordinance Section VIII.A.10. Table to reduce the parking requirement from one parking stall per hotel room to 0.68 parking stalls per hotel room. The proposal has 91 parking stalls, including eight stalls for employees; 130 are required by the Zoning Ordinance

- The Petitioner states that this request is warranted due to site constraints. The Petitioner asserts that the amount of parking proposed is adequate based on an analysis of similar properties in their portfolio.

The Petitioner is requesting a Variation from Zoning Ordinance Section V.D.2.D.(2). Table to allow parking within the front parking setback. The UD-1 Urban Design Overlay District requires that parking areas be set back 25 feet from the front property line. The proposal has four parking stalls partially within the front parking setback.

- ~~The Petitioner did not provide a justification for this request.~~ **The Petitioner's response for the ground sign setback indicates that removing parking from near the front property line would reduce the amount of parking provided, and the Petitioner is already requesting to reduce the amount of parking required.**

The Petitioner is requesting a Variation from Zoning Ordinance Section V.D.2.D.(2). Table to allow parking within the side parking setback. The UD.1 Urban Design Overlay District requires that parking areas be set back ten feet from the side property lines. Along the north property line, 27 parking stalls are located within the side parking setback.

- The Petitioner states that this request is warranted because changes in elevation on the lot required shifting the building and parking lot northward to avoid relying on retaining walls along the south property line.

~~The Petitioner is requesting a Variation from Zoning Ordinance Section V.C.7.F.(3). to reduce the amount of masonry required on all façades of the building. The proposed building façades range from 50-53% face brick; the Zoning Ordinance requires that 60% of each façade be clad in face brick. The proposed building facades range from 47-50% E.I.F.S.; the Zoning Ordinance allows this material only for architectural accents and limits the amount to up to 15% of each façade composition. E.I.F.S. is not an approved masonry material.~~

- ~~The Petitioner states that this request is warranted because Hilton Hotels prefers that buildings be constructed of or clad with materials other than brick.~~

~~The Petitioner is no longer requesting this Variation. The latest plans submitted conform to the material composition standards of the Zoning Ordinance.~~

The Petitioner is requesting a Variation from Zoning Ordinance Section IX.D.2.c. to allow a ground sign less than ten feet from the front property line. The proposed ground sign is located approximately one foot from the east (front) property line.

- ~~The Petitioner did not provide a justification for this request.~~ **The Petitioner states that this request is warranted because moving the sign will further reduce the amount of parking provided.**

OPEN ITEM SUMMARY

Village Staff is requesting that the Plan Commission discuss the following items:

~~Open Item #1: Discuss a Variation to permit a hotel on less than five acres.~~

~~Open Item #2: Discuss a masonry Variation, building material composition, and proposed color scheme.~~

~~Open Item #3: Discuss a building height Variation.~~

~~Open Item #4: Discuss a parking Variation.~~

~~Open Item #5: Discuss the proposed landscape plan.~~

~~Open Item #6: Discuss a Variation allowing a ground sign less than ten feet from the front property line.~~

All open items were addressed during the March 20, 2025 Workshop. The Petitioner provided better justifications for the above requests and eliminated the masonry Variation request.

STANDARDS FOR VARIATIONS

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 draft Findings of Fact are provided below for the Commission's review and approval.

a. 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.
   - *Pertaining to hotel lot size, the Petitioner states that the property is ideally situated for hotel development and that the size of the site is what the hotel industry looks for when developing new hotels. The Petitioner also states that this Variation has been granted by the Plan Commission for similar projects, most hotels in the Village are located on smaller properties, and there are no other available properties in the Village zoned for hotel development that are at least five acres.*
   - *Pertaining to building height, the Petitioner states that a fourth floor is necessary to support the amenities provided by the hotel, so building a three-story hotel would result in a lower quality hotel.*
   - *Pertaining to Urban Design, the Petitioner states that they are working with a standard building model on a constrained site with topography changes, making it challenging to fully conform with the standards of the Urban Design Overlay District.*
   - *Pertaining to cross-access, the Petitioner states that the stormwater facility is located in the only location for the cross-access and that providing cross-access would result in new site plan challenges and less space available for parking.*
   - *Pertaining to ground sign location, the Petitioner states that relocating the ground sign would result in less space available for parking.*
   - *Pertaining to parking, the Petitioner states that the amount of parking proposed is adequate to support the hotel development.*

b. The plight of the owner is due to unique circumstances.
   - *Pertaining to hotel lot size, the five-acre performance standard was in place when the Petitioner purchased the property, however most hotels within the Village are situated on properties less than five acres, including two recently approved hotels across the street.*
   - *Pertaining to building height, since the lot is relatively constrained, a fourth floor is necessary to support the level of amenities being provided by the hotel, and several hotels in the Village are at least four stories.*
   - *Pertaining to Urban Design, the site is arranged based on site constraints and requirements from the Hilton brand. The hotel will be easily accessible to pedestrians, with reasonably direct paths on both the north and south sides of the building. Landscaping is designed to provide some visual interest from the street.*
   - *Pertaining to cross-access, the need for on-site stormwater management eliminates the potential for cross-access since the site to the north is already developed.*
   - *Pertaining to ground sign location, the site is constrained and the sign is located to avoid further reducing the parking provided.*
   - *Pertaining to parking, the site is constrained, but the Petitioner asserts that the amount of parking provided is adequate to support the hotel.*

c. The Variation, if granted, will not alter the essential character of the locality.
   - *Pertaining to hotel lot size, hotels in the area are located on less than five acres.*
   - *Pertaining to building height, buildings in the area are taller than three stories.*
   - *Pertaining to Urban Design, most nearby development received Variations from Urban Design Overlay standards.*
   - *Pertaining to cross-access, White Eagle Drive is a relatively low-traffic street, so motorists can easily and safely navigate between surrounding uses.*
   - *Pertaining to ground sign location, the sign location will not alter the character of the area.*
   - *Pertaining to parking, reducing the amount of parking provided improves the character of the area.*

d. 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:

(1) 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;
(2) The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
(3) The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
(4) The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
(5) 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
(6) The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

STANDARDS FOR SITE PLAN AND ARCHITECTURAL APPROVAL

Section III.T.2. of the Zoning Ordinance requires that the conditions listed below must be met and reviewed for Site Plan approval. Specific findings are not required but all standards shall be considered to have been met upon review from the Plan Commission.

Architecture.

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 of 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.

MOTION TO CONSIDER

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

Motion 1 (Variation)
"...make a motion to recommend that the Village Board grant the Petitioner 11 Variations from the Zoning Ordinance including from Section V.B. Schedule I; Section V.B. Schedule II; Section V.D.2.C.(2).e.; Section V.D.2.C.(2).h.; Section V.D.2.D.(2). Table (2x); Section V.D.2.E.(2).b.; Section V.D.2.E.(2).a.; Section VIII.A.10.; and Section IX.D.2.c. to develop a hotel in accordance with the plans submitted and adopt the Findings of Fact as proposed in the May 1, 2025 staff report."

Motion 2 (Site Plan/Architectural Approval)
"...make a motion to grant the Petitioner Site Plan/Architectural Approval for the development of a hotel at 18303 La Grange Road in accordance with the plans submitted and adopt the Findings of Fact as proposed in the May 1, 2025 staff report, subject to the following conditions:

1. *The proposed retaining wall must be designed by a structural engineer. The use of landscape pavers is prohibited for wall construction.*
2. *Approval is subject to final engineering review and approval."*

LIST OF REVIEWED PLANS

	Submitted Sheet Name	Prepared By	Date On Sheet
1	Application	Ramsey Elshafei	9/23/2024
2	Variation Addenda and Narrative	Ramsey Elshafei	4/15/2025
3	Tru by Hilton Update Survey	Webster, McGrath & Ahlberg, Ltd.	2/4/2025
4	Topographic Plan	Gremley & Biedermann	3/25/2020
5	White Eagle Drive Subdivision	Webster, McGrath & Ahlberg, Ltd.	3/6/2023
6	Site Plan	Advantage Consulting Engineers	4/3/2025
7	Zoning Analysis Table	Ramsey Elshafei	2/17/2025
8	Preliminary Engineering	Advantage Consulting Engineers	4/3/2025
9	Photometric Plan	Architectural Group III	2/14/2025
10	Lighting Plan	Architectural Group III	2/14/2025
11	Fixture Cut Sheet	Lithonia Lighting	9/5/2023
12	Signage Details	Ramsey Elshafei	2/18/2025
13	Parking Statement	Superhost Hospitality	2/17/2025
14	Color Elevations	Architectural Group III	4/16/2025
15	Elevations	Architectural Group III	4/10/2025
16	Equipment Screen	Architectural Louvers	1/1/2013
17	Exterior Finishes	Architectural Group III	4/15/2025
18	Material Percentages	Architectural Group III	4/15/2025
19	Truck Turn Exhibit	Advantage Consulting Engineers	4/3/2025
20	Landscape Plan	Dowden Design Group	3/26/2025
21	Floorplans	Architectural Group III	12/16/2024

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

VILLAGE OF TINLEY PARK, ILLINOIS

PLANNING AND ZONING GENERAL APPLICATION

REQUEST INFORMATION

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

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

PROJECT & PROPERTY INFORMATION

Project Name: Tru By Hilton – Tinley Park

Project Description: Ground Up Hotel

Project Address: 18250 White Eagle Drive, Tinley Park, IL **Property Index No. (PIN):** Lot 2/Parcel 2 of 27-33-401-013-0000

Zoning District: B-3 **Lot Dimensions & Area:** 406' x 237' ≈ 2.263 acres

Estimated Project Cost: $ 15,000,000.00

OWNER OF RECORD INFORMATION

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

Name of Owner: Ashraf Lakhany **Company:** Lewisville Hotel Partners, LLC

Street Address: [redacted] **City, State & Zip:** [redacted]

E-Mail Address: [redacted] **Phone Number:** [redacted]

APPLICANT INFORMATION

☐ Same as Owner of Record

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

Name of Applicant: Ramsey Elshafei **Company:** RE Development Solutions

Relation To Project: Partner

Street Address: [redacted] **City, State & Zip:** [redacted]

E-Mail Address: [redacted] **Phone Number:** [redacted]

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

VILLAGE OF TINLEY PARK, ILLINOIS

PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

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

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

Property Owner Signature: [redacted]

Property Owner Name (Print): Ashraf Lakhany

Acknowledgements

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

Property Owner Signature: [redacted]

Property Owner Name (Print): Ashraf Lakhany

Applicant Signature:
(if other than Owner) [redacted]

Applicant's Name (Print): Ramsey Elshafei

Date: September 23, 2024

Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
FAX: 512/463-5709

Filing Fee: $300

Certificate of Formation
Limited Liability Company

Filed in the Office of the
Secretary of State of Texas
Filing #: 802385668 02/05/2016
Document #: 654317660002
Image Generated Electronically
for Web Filing

Article 1 - Entity Name and Type

The filing entity being formed is a limited liability company. The name of the entity is:

Lewisville Hotel Partners, LLC

Article 2 – Registered Agent and Registered Office

☐ A. The initial registered agent is an organization (cannot be company named above) by the name of:

OR

☑ B. The initial registered agent is an individual resident of the state whose name is set forth below:

Name:
Kevin M. Kerr

C. The business address of the registered agent and the registered office address is:

Street Address:
16600 Dallas Parkway Suite 310 Dallas TX 75248

Consent of Registered Agent

☐ A. A copy of the consent of registered agent is attached.

OR

☑ B. The consent of the registered agent is maintained by the entity.

Article 3 - Governing Authority

☑ A. The limited liability company is to be managed by managers.

OR

☐ B. The limited liability company will not have managers. Management of the company is reserved to the members.

The names and addresses of the governing persons are set forth below:

Manager 1: **Ashraf Lakhany** Title: **Manager**

Address: **8615 US 24 West Fort Wayne IN, USA 46804**

Article 4 - Purpose

The purpose for which the company is organized is for the transaction of any and all lawful business for which limited liability companies may be organized under the Texas Business Organizations Code.

Supplemental Provisions / Information

[The attached addendum, if any, is incorporated herein by reference.]

Organizer

The name and address of the organizer are set forth below.

Kevin M. Kerr **16600 Dallas Pkwy #310, Dallas, Texas 75248**

Effectiveness of Filing

☑ A. This document becomes effective when the document is filed by the secretary of state.

OR

☐ B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its signing. The delayed effective date is:

Execution

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

Kevin M. Kerr

Signature of Organizer

FILING OFFICE COPY

ALTA OWNER'S POLICY OF TITLE INSURANCE

CHICAGO TITLE INSURANCE COMPANY

Policy Number:

17NW1701437WF

Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, CHICAGO TITLE INSURANCE COMPANY, a Florida corporation (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
   (a) A defect in the Title caused by
      (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
      (ii) failure of any person or Entity to have authorized a transfer or conveyance;
      (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
      (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
      (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
      (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
      (vii) a defective judicial or administrative proceeding.
   (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
   (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (a) the occupancy, use, or enjoyment of the Land;
   (b) the character, dimensions, or location of any improvement erected on the Land;
   (c) the subdivision of land; or
   (d) environmental protection

   if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.

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AMERICAN LAND TITLE ASSOCIATION

7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated in Schedule A or being defective
   (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
   (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
      (i) to be timely, or
      (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

IN WITNESS WHEREOF, CHICAGO TITLE INSURANCE COMPANY has caused this policy to be signed and sealed by its duly authorized officers.

Chicago Title Insurance Company

By:



President

Attest:



Secretary



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EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

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Issued By: William R. Brodzinski
216 S. Main St, Suite 2B
Naperville, IL 60540

SCHEDULE A

Address Reference: 18200 S. 96th Avenue, 2.26 acre parcel south of Hilton, Tinley Park, IL 60487

Date of Policy	Amount of Insurance
September 5, 2017	$1,107,513.00

1. Name of Insured:

   Lewisville Hotel Partners LLC

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

   Fee Simple

3. Title is vested in:

   Lewisville Hotel Partners LLC, a Texas limited liability company

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

   THE SOUTH 237.11 FEET AS MEASURED PERPENDICULAR TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN OF THE FOLLOWING DESCRIBED PARCEL:

   THAT PART OF THE EAST HALF OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
   BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST 1/4 THAT IS 253.81 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 88 DEGREES 27 MINUTES 15 SECONDS WEST, A DISTANCE OF 48.99 FEET; THENCE SOUTH 14 DEGREES 00 MINUTES 12 SECONDS WEST, A DISTANCE OF 338.86 FEET; THENCE SOUTH 10 DEGREES 35 MINUTES 58 SECONDS WEST, A DISTANCE OF 580.18 FEET; THENCE SOUTH 12 DEGREES 51 MINUTES 03 SECONDS WEST, A DISTANCE OF 546.21 FEET; THENCE SOUTH 02 DEGREES 56 MINUTES 03 SECONDS WEST, A DISTANCE OF 975.42 FEET MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST 1/4; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 TO THE SOUTH EAST CORNER THEREOF; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 TO THE POINT OF BEGINNING.

   EXCEPTING THEREFROM: THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:
   COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4, THENCE SOUTH 01 DEGREE 19 MINUTES 04 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 253.81 FEET, THENCE SOUTH 88 DEGREES 27 MINUTES 15 SECONDS WEST 33.87 FEET TO THE WEST LINE OF 96TH AVENUE PER DOCUMENT NUMBER 10157484, RECORDED SEPTEMBER 26, 1928, FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 27 MINUTES 15 SECONDS WEST 15.12 FEET TO THE WESTERLY LINE OF THE DEED

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SCHEDULE A
(continued)

RECORDED AUGUST 23, 1993 AS DOCUMENT 93667499; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID DEED, THE FOLLOWING THREE COURSES; SOUTH 14 DEGREES 00 MINUTES 12 SECONDS WEST 338.86 FEET; SOUTH 10 DEGREES 35 MINUTES 58 SECONDS WEST 580.18 FEET; SOUTH 12 DEGREES 51 MINUTES 03 SECONDS WEST 447.03 FEET; THENCE NORTH 88 DEGREES 48 MINUTES 56 SECONDS EAST 333.48 FEET TO SAID WEST LINE OF 96TH AVENUE; THENCE NORTH 01 DEGREES 18 MINUTES 00 SECONDS WEST, ALONG THE LAST DESCRIBED LINE 1328.76 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS,

FURTHER EXCEPTING THEREFROM THAT PART OF THE LAND BOUNDED AND DESCRIBED AS FOLLOWS:
THAT PART OF EAST 1/2 OF SOUTHEAST 1/4 OF SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH RANGE 12 COMMENCING AT NORTHEAST CORNER OF SAID EAST 1/2 OF SOUTHEAST 1/4; THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 27' 19" EAST 77.206 METERS (253.30 FEET) ALONG EAST LINE OF SAID EAST 1/2 OF SOUTHEAST 1/4 TO POINT OF BEGINNING AND EASTERLY RIGHT OF WAY OF FAI-80 EXTENDED; THENCE NORTH 89 DEGREES 44 MINUTES 27 SECONDS WEST 10.391 METERS (34.09 FT) ALONG SAID EASTERLY RIGHT OF WAY LINE OF FAI-80; THENCE SOUTH 15 DEGREES 11 MINUTES 32 SECONDS WEST 103.209 METERS (338.61 FT) ALONG SAID EASTERLY RIGHT OF WAY OF FAI-80; THENCE SOUTH 11 DEGREES 45 MINUTES 18 SECONDS WEST 176.838 METERS (580.18 FT) ALONG THE SAID EASTERLY RIGHT OF WAY LINE OF FAI-80; THENCE SOUTH 14 DEGREES 02 MINUTES 23 SECONDS WEST 166.486 METER (546.21 FT) ALONG SAID EASTERLY LINE OF FAI-80; THENCE SOUTH 04 DEGREES 07 MINUTES 21 SECONDS WEST 37.813 METERS (124.06 FT) ALONG SAID EASTERLY RIGHT OF WAY LINE OF FAI-80, TO A 5/8' REBAR WITH AN ALLIED CAP STAMPED, STATE OF ILLINOIS DIVISION OF HIGHWAYS RIGHT OF WAY CORNER IPLS 2017; THENCE NORTH 14 DEGREES 39 MINUTES 26 SECONDS EAST 197.066 METERS (646.54 FT) TO A 5/8" REBAR WITH AN ALLIED CAP STAMPED STATE OF ILLINOIS DIVISION OF HIGHWAYS RIGHT OF WAY CORNER IPLS 2017; THENCE NORTH 22 DEGREES 07 MINUTES 52 SECONDS EAST 179.492 METERS (588.88 FT) TO A POINT ON THE SAID EAST LINE OF EAST 1/2 OF SOUTHEAST 1/4; THENCE NORTH 00 DEGREES 27 MINUTES 19 SECONDS WEST 114.995 METERS (377.28 FT) ALONG SAID EAST LINE OF EAST 1/2 OF SOUTHEAST 1/4 TO POINT OF BEGINNING.

AND FURTHER EXCEPTING THEREFROM ALL OF THE FOLLOWING:

TRACT A: THAT PART OF THE EAST HALF OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE ON AN ASSUMED BEARING OF SOUTH 01 DEGREE 19 MINUTES 04 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 253.81 FEET; THENCE SOUTH 88 DEGREES 27 MINUTES 15 SECONDS WEST, A DISTANCE OF 48.99 FEET; THENCE SOUTH 14 DEGREES 00 MINUTES 12 SECONDS WEST, A DISTANCE OF 338.86 FEET; THENCE SOUTH 10 DEGREES 35 MINUTES 58 SECONDS WEST, A DISTANCE OF 580.18 FEET; THENCE SOUTH 12 DEGREES 51 MINUTES 03 SECONDS WEST, A DISTANCE OF 447.03 FEET; THENCE NORTH 88 DEGREES 48 MINUTES 56 SECONDS EAST, A DISTANCE OF 33.02 FEET TO THE EASTERLY RIGHT OF WAY LINE OF FAI-80 (AS MONUMENTED AND OCCUPIED); THENCE CONTINUING NORTH 88 DEGREES 48 MINUTES 56 SECONDS EAST, A DISTANCE OF 300.32 FEET TO THE WEST LINE OF 96TH AVENUE; THENCE SOUTH 01 DEGREE 18 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE OF 96TH AVENUE, A DISTANCE OF 48.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 DEGREE 18 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 40.58 FEET; THENCE SOUTH 88 DEGREES 56 MINUTES 59 SECONDS WEST, A DISTANCE OF 90.00 FEET; THENCE SOUTH 85 DEGREES 02 MINUTES 58 SECONDS WEST, A

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SCHEDULE A
(continued)

DISTANCE OF 221.41 FEET; THENCE SOUTH 45 DEGREES 32 MINUTES 46 SECONDS WEST, A DISTANCE OF 31.44 FEET TO THE AFORESAID EASTERLY RIGHT OF WAY LINE OF FAI-80 (AS MONUMENTED AND OCCUPIED); THENCE NORTHEASTERLY ALONG THE LAST DESCRIBED LINE A DISTANCE OF 79.14 FEET; THENCE NORTH 88 DEGREES 48 MINUTES 56 SECONDS EAST, A DISTANCE OF 313.36 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

TRACT B: THAT PART OF THE EAST HALF OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE ON AN ASSUMED BEARING OF SOUTH 01 DEGREE 19 MINUTES 04 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 253.81 FEET; THENCE SOUTH 88 DEGREES 27 MINUTES 15 SECONDS WEST, A DISTANCE OF 48.99 FEET; THENCE SOUTH 14 DEGREES 00 MINUTES 12 SECONDS WEST, A DISTANCE OF 338.86 FEET; THENCE SOUTH 10 DEGREES 35 MINUTES 58 SECONDS WEST, A DISTANCE OF 580.18 FEET; THENCE SOUTH 12 DEGREES 51 MINUTES 03 SECONDS WEST, A DISTANCE OF 447.03 FEET; THENCE NORTH 88 DEGREES 48 MINUTES 56 SECONDS EAST, A DISTANCE OF 33.02 FEET TO THE EASTERLY RIGHT OF WAY LINE OF FAI-80 (AS MONUMENTED AND OCCUPIED) TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 48 MINUTES 56 SECONDS EAST, A DISTANCE OF 300.32 FEET TO THE WEST LINE OF 96TH AVENUE; THENCE SOUTH 01 DEGREE 18 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE OF 96TH AVENUE, A DISTANCE OF 48.54 FEET; THENCE SOUTH 88 DEGREES 48 MINUTES 56 SECONDS WEST, A DISTANCE OF 313.36 FEET TO THE AFORESAID EASTERLY RIGHT OF WAY LINE OF FAI-80 (AS MONUMENTED AND OCCUPIED); THENCE NORTHEASTERLY ALONG THE LAST DESCRIBED LINE A DISTANCE OF 50.23 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

END OF SCHEDULE A

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SCHEDULE B
EXCEPTIONS FROM COVERAGE

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

General Exceptions

1. Rights or claims of parties in possession not shown by Public Records.

2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.

3. Easements, or claims of easements, not shown by the Public Records.

4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

5. Taxes or special assessments which are not shown as existing liens by the Public Records.

6. 1. Taxes for they year 2017
2017 taxes are not yet due or payable.

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

Perm tax #	Pcl	Year	1st Inst	Stat	2nd Inst	Stat
27-33-401-013-0000	1 of 1	2016	$131.60	Paid	$98.58	Paid

7. Existing unrecorded farm lease in favor of Jerry McCarthy and all rights thereunder of the lessee and of any person or party claiming by, through or under the lessee.

8. Declaration of restrictive covenants dated July 25, 2000 and recorded July 28, 2000 as document 00572809 made by and between Advance Construction Company, an Illinois Corporation, and Tinley Park L.L.C., An Illinois Limited Liability Company, the terms and provisions contained therein.

9. Rights of way for drainage tiles, ditches, feeders and laterals, if any.

10. Rights of the public, the State of Illinois and the municipality in and to that part of the Land, if any, taken or used for road purposes.

11. Grant recorded August 28, 1912 as document 5033224 and made by Georg Bareng to Charles A. Munroe of the full right, permission and authority to lay, maintain poles and string and maintain wires thereto on cables and other necessary equipment for the transmission of electric current in, on, upon and along the part of Land and adjoining to the public highway known as East and West road through Section 33 Note: by Instrument dated November 27, 1911 Charles A. Munroe assigned the aforesaid easement to Public Service Company of Northern Illinois and Illinois Corporation.

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SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

12. Terms, conditions, provisions and easement contained in a Development Agreement and Easement recorded September 5, 2017 as document 1724808020 made by and between Lewisville Hotel Partners, LLC and HF Property Holdings Inc.

END OF SCHEDULE B

Title Insurance Agent:

William R. Brodzinski
216 S. Main St, Suite 2B
Naperville, IL 60540
Phone: (630)300-0470
Fax:

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CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

(a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.

(b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.

(c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.

(d) "Insured": The Insured named in Schedule A.

(i) The term "Insured" also includes

(A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;

(B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;

(C) successors to an Insured by its conversion to another kind of Entity;

(D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title

(1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,

(2) if the grantee wholly owns the named Insured,

(3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or

(4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.

(ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.

(e) "Insured Claimant": An Insured claiming loss or damage.

(f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.

(g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.

(h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.

(i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.

(j) "Title": The estate or interest described in Schedule A.

(k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

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AMERICAN LAND TITLE ASSOCIATION

(continued)

5. DEFENSE AND PROSECUTION OF ACTIONS

(a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.

(b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.

(c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal from any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

(a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

(b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Insurance.

To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

(b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.

(i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

(ii) to pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

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(continued)

(a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of

(i) the Amount of Insurance; or

(ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.

(b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,

(i) the Amount of Insurance shall be increased by Ten percent (10%), and

(ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.

(c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

(a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.

(b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.

(c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within thirty (30) days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

(a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

(b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is Two Million and No/100 Dollars ($2,000,000) or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of Two Million and No/100 Dollars ($2,000,000) shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

(a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.

(b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.

(c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.

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AMERICAN LAND TITLE ASSOCIATION

(continued)

(d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

(a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

(b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at:

Chicago Title Insurance Company
P.O. Box 45023
Jacksonville, FL 32232-5023
Attn: Claims Department

END OF CONDITIONS

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ENDORSEMENT - SE 287 POLICY MODIFICATION

Issued By:

CHICAGO TITLE INSURANCE COMPANY

Attached to Policy Number:

17NW1701437WF

General Exception number(s) 1, 2, 3, 4 and 5 of Schedule B of this policy are hereby deleted.

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

Chicago Title Insurance Company

Dated: September 5, 2017

RE Development Solutions

Dated: 4/15/2025

Village of Tinley Park
Planning Department
16250 S. Oak Park Ave.
Tinley Park, IL 60477

RE: Project Narrative, Developer & Arch/Engineering Contact Info, and Variation Request – Tru By Hilton – 18303 La Grange Road, Tinley Park
Project Narrative: This development project consists of a Hilton branded ground up hotel on vacant land identified as 18303 La Grange Road, Tinley Park, Lot 2 of PIN # 27-33-401-013-0000. To develop this project, we request an approved site plan and request variations detailed below.

Hilton is an iconic hotel brand with extremely loyal following of consumers due to its unique combination of features, amenities and standards. The four-story 53,972 square foot hotel will contain 122 guestrooms as recommended by Hilton. There is a market for guests to stay around 21 days in a thoughtfully designed guestroom that is designed to maximize the operational efficiency in a smaller footprint.

The hotel was a new design experience from Hilton that is to be vibrant, affordable and young-at-heart. This design experience starts as you approach the hotel, with a distinctly different design and in a distinctive color scheme. There is also a spirited outdoor patio for those wanting to relax and unwind from a hard day of travel.

The interior of the hotel is designed to be energetic, yet relaxing. The approximate 2,800 square foot lobby is unique with a circular central front desk with a built-in marketplace located in the heart of the space. The lobby is divided into four unique spaces. First, a work area with built in alcoves and pods for business users. Second, a game area which is the most spirited area with games designed for social interaction of consumers. Third, a lounge area with flexible seating arrangements including comfortable lounge chairs, ottomans, sofas, and even hammock-style seats. The fourth area is the designed as an eating and drinking area with flexible seating allowing guest to enjoy the complimentary breakfast. Finally, there is a fitness room and indoor swimming pool to accommodate a family friendly environment.

Submittal Download Link: Developer Response Letter 4-15-2025

Requirements & Variation Request:

1) Hotel min lot size is five (5) acres.
   - Request: Modify the minimum lot size of five (5) acres for a hotel to 2.263 acres.
   - Why:
     - The smaller site size is inherently by design with Hilton's newer offerings due to the style of hotels shifting to an overall lower quantity of rooms in comparison to some of the other hotel brands looking to achieve 200+ room count. Tru By Hilton is an iconic high-class brand for travelers. The smaller footprint of the site does not equate to lessor quality of the hotel nor have an impact on the quality of the product overall.
     - The Tru By Hilton brand standards do not require amenities that we have elected to offer as part of this development in order to offer a premium hotel option. Amenities offered: game room, lounge areas, fitness center and indoor swimming pool. The indoor swimming pool was an addition during the design phase after input from the Village staff

in order to provide the quality of hotel and amenities that the Village feels the community needs.

- Based on market research, there are currently 5 hotels that are built on sites smaller than five (5) acres ranging from 2.29 acres to 2.85 acres all within similar room counts. Table shown below:

RE Development Solutions

Dated: 4/15/2025

Land Size Case Study - Tinely Park Hotel's

BRAND	ADDRESS	# OF ROOMS	LOT SIZE
La Quinta	7255 W 183rd St, Tinley Park, IL 60477	101	2.49 Acres
Comfort Inn	18400 Spring Creek Dr, Tinley Park, IL 60477	69	2.5 Acres
Wingate Wyndham	18421 N Creek Dr, Tinley Park, IL 60477	86	2.85 Acres
Woodspring Suites	18636 W Creek Dr, Tinley Park, IL 60477	123	2.29 Acres
Hampton Inn Chicago/Tinley Park	18501 N Creek Dr, Tinley Park, IL 60477	75	2.75 Acres

- Based on further market research, there are no sites available to our knowledge within Tinley Park that are zoned to allow hotel development with sites ranging between 5-7 acres. This area is developing into a hotel hub and based on the current market demand for hotel development in this area; a hotel use will bring new development to the area and will encourage travels and downtown Tinley Park visitors in addition to improving the areas walkability.
- Given the proximity to restaurants, unique features of the site along with the adjacent property being a gas station we feel a hotel use would be the best and highest use for this site and community.

2) Building must be situated between zero (0) and twenty (20) feet from White Eagle Drive.
   - Request: Adjust minimum building setback to twenty-eight (28) feet from White Eagle Drive.
   - Why: Allows for general safety, landscaping and for car stacking at drop-off in front of the hotel entrance. It also conflicts with the B-3 zoning front set back stated at twenty-five (25) feet. The elevation difference between the East and West side of the property make it so that there would require a retaining wall along the East portion of the building and increase in foundation – in addition it creates a grading challenge (safety) for the parking lot entrance pitching down at too large of an angle.
3) Main entrance must be oriented onto White Eagle Drive.
   - Request: Remove requirement, requesting side entry configuration.
   - Why: The Tru By Hilton brand standard is configured with side entry in order to accommodate the lobby and building design. In addition, in order to make the hotel entrance oriented to face White Eagle Drive it would require car circulation in the front of the building which would not comply with existing or the requested modified building minimum setbacks or the front setbacks that are required.
4) One curb cut on White Eagle Drive
   - Request: Add a second curb cut on White Eagle Drive.

- Why: To allow for necessary circulation with fire trucks and customer traffic and better access to the site (safety). Also allows for us to convert the building drive aisle to one-way versus two-way.

5) Building façade must occupy one-third of the White Eagle Drive frontage. The lot width on White Eagle Drive is 252 feet, meaning the façade must be at least 84 feet wide. The eastern façade of the proposed building is roughly 49 feet.
    - Request: Remove requirement.
    - Why: The Tru By Hilton brand standard is configured with side entry in order to accommodate the lobby and building design. Along with allowing for proper landscaping areas on North and South, parking and necessary circulation of traffic.
6) Cross-Access easement required among adjacent uses.
    - Request: Vacate the cross-access easement on West side of the property.
    - Why: Based on the location of the cross-access easement on the West side of the property it would affect our storm water detention area significantly and require a large grading change between the properties along with between the gas station and the hotel limiting traffic specifically truck and large vehicle traffic circulating through the hotel site. This site would be challenging due to elevations for other users to make work.
7) Parking requirement is one (1) space per room and one (1) space for each employee.
    - Request: Reduce requirement to 0.68 spots per room and total of eight (8) employee spots.
    - Why: Due to Hilton market research supporting that between urban traveling and historical parking requirements, a one space per room allocation is commonly not needed based on historical parking counts. Market data presents that the average utilization and parking spot occupancy is around 65% and roughly half of the full time employees either carpool or have other forms of transportation and do not require a parking space. Reference Variation Addendum 7 – Exhibit A.
8) Landscaping buffer and planting quantity requirements.
    - Request: Adjust North buffer from ten (10) feet to five (5) feet, in addition to proposed landscape density based on revised plans.
    - Why: By moving the building North and adjusting the North buffer by 5 feet, it allows us to remove the requirement for a retaining wall the span of the southern property line to allow for improved grading. Additional landscaping will be provided on South portion of the property to make up for the reduction on the North side.
        - We met requirements on all trees required on the site – met all shrub requirements other than short on the North side due to limitation of the land area and short on the West side due to detention and proximity of the entrance of the property. Furthermore, we have tried to accommodate extensive interior landscaping around the building to counter the reduced shrubs on the North and West sides of the property.
9) Setback for sides of the property is ten (10) feet.
    - Request: Adjust North side setback from ten (10) feet to five (5) feet.
    - Why: By moving the building North and adjusting the North side setback to five (5) feet, it allows us to remove the requirement for a retaining wall the span of the southern portion of the parking lot to allow for proper grading.
10) Signage setback from property lines is ten (10) feet.

- Request: Reduce signage setback from ten (10) feet from the East property line to one (1) foot from the East property line.
- Why: Where we have identified the location, it is ideally located roughly 30+ feet from White Eagle Drive, current design allows for good visibility from the street without blocking oncoming view of traffic. By moving the sign outside of the ten (10) foot East property line would cause site plan revisions and elimination of 2 parking spaces further requiring a variance on parking and would further limit the visibility of the sign from White Eagle Drive.

11) Max building height in the B-3 General Business and Commercial District is three stories or thirty-five (35) feet.
    - Request: Modify the maximum building height to allow four stories (which is roughly 53 feet tall)
    - Why: Four stories are necessary to get the room count to warrant the amenities that have been implemented within the design along with Hilton's site approval for the development of a Tru on this site. Furthermore, it creates greater capacity for Tinley Park's increase and encourages travelers, convention/concert goers, and downtown Tinley Park visitors.
        - Based on market research, 3 out of the 5 hotels that have been developed on sites smaller than 5 acres have 4 stories, see table below:

RE Development Solutions

Dated: 4/15/2025

Land Size Case Study - Tinely Park Hotel's

BRAND	ADDRESS	# OF ROOMS	LOT SIZE	# OF STORIES
La Quinta	7255 W 183rd St, Tinley Park, IL 60477	101	2.49 Acres	4
Comfort Inn	18400 Spring Creek Dr, Tinley Park, IL 60477	69	2.5 Acres	3
Wingate Wyndham	18421 N Creek Dr, Tinley Park, IL 60477	86	2.85 Acres	4
Woodspring Suites	18636 W Creek Dr, Tinley Park, IL 60477	123	2.29 Acres	4
Hampton Inn Chicago/Tinley Park	18501 N Creek Dr, Tinley Park, IL 60477	75	2.75 Acres	3

Civil Details:

Intro: The current plan is to improve site with a hotel and associated parking. Per the MWRD requirements, we will provide the appropriate drainage exhibits for proposed drainage areas, inlet area map and proper MWRD Schedules as it relates to the site improvements.

Existing Conditions: The site is currently being vacant. The site drains from east to west (into the IDOT Right-of-Way) an approximate 13-foot difference in elevation.

Proposed Plan: Advantage Consulting Engineers (ACE) will prepare a final site improvement plan for the proposed hotel. The storm water detention will be within a detention area on the West side of the property along with a portion of underground detention to control volume released to public utilities.
The detention facility will outlet into the existing ditch at the Northwest corner of site as will any excess will overflow from the site. The site has been designed with the adjoining uses in mind.

The storm water analysis for the proposed development will be performed in accordance with MWRDGC WMO regulations and Village of Tinley Park storm water management ordinance and will be included in a Storm Water Report.
The proposed detention facility will be designed for the 100-year, critical duration storm event using TR-20 and the more restrictive Village of Tinley Park's regulations. An allowable release rate of 0.16 CFS/acre for 100-year storm events will be used in our analysis. The detention calculations will be provided.

Volume Control Requirements: In accordance with MWRDGC, WMO Guidance, we will provide the required volume control volume below outlet elevation of the detention facility. The volume control volume will drain out via under drain system as the base of detention. The west side of the property will be uncontrolled runoff and will be planted native plantings in accordance with the MWRD requirements.

Soil Erosion and Sediment Control Plan: A soil erosion and sediment control plan and storm water pollution prevention plan will be included in the site improvement plans. The erosion control measures, schedules, maintenance requirements and responsible parties will be included in SWPPP.

Project Staff Information

Owner & Applicant Information:

Owner: Lewisville Hotel Partners, LLC
Applicant: RE Development Solutions
2200 Cabot Dr., Suite 110,
Lisle, IL 60532
Ramsey Elshafei: relshafei@re-ds.com | 630-324-1210
Thomas Golab: tgolab@re-ds.com
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Engineer:

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Advantage Consulting Engineers
630-520-2467 Cell
BillZ@aceng.us

Landscape Architect:

Craig Dowden, President
Dowden Design Group
P.O. Box 415, Libertyville, IL 60048
craig@dowdendesigngroup.com
Office: (847) 362~1254
Cell: (847) 322~8733

We are looking forward to working with the Village on this project and moving forward with development and improvements to the site. If there are any questions or additional information needed, please let us know.

Thank you,



Ramsey Elshafei
President
RE Development Solutions

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

VILLAGE OF TINLEY PARK, ILLINOIS

VARIATION ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

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☐ A written project narrative detailing the specific variation(s) from code requirements that are being requested, the reasoning for requiring the variation, the general nature and specific aspects of the proposal being requested. Any additional requests such as a Special Use or Site Plan approval should be indicated in the narrative as well.

☐ A Plat of Survey of the property that is prepared by a register land surveyor and has all up-to-date structures and property improvements indicated. All proposed improvements shall be indicated on the survey and be appropriately scaled with all setbacks and dimensions clearly indicated.

☐ Any applicable site plan, engineering/grading plans, exterior elevations or interior layout plans that indicate the full scope of the project and the Standards for a Variation.

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

☐ Residential Variation Hearing Fee - $250 + $75 per additional Variation
Commercial Variation Hearing Fee - $500 + $75 per additional Variation

STANDARDS AND CRITERIA FOR A VARIATION

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Variation Request: Modify the minimum lot size of five (5) acres for a hotel to 2.263 acres.

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

The primary difficulties in conforming with the current zoning regulations are due to the unique characteristics and limitations of the property:

1. The existing lot size of 2.263 acres does not meet the 5-acre minimum requirement for hotel development. The current zoning standard was established years ago and is not reflective of the designs of new hotels in this environment. Additionally, with the property being located between a restaurant and gas station, it limits the types of developments possible on the site. Relying on industry experts, a hotel development is a great use for the site given proximity to the highway and location to other amenities in the community.
2. Throught studies conducted by industry experts, the property's location is ideal for a hotel that can serve the growing commercial and tourism needs of the area. The hotel industry has been evolving over the years to respond to consumer needs with newer styled, lower room count developments to serve a broader audience. The zoning standards should reflect such changes of the consumer.
3. Based on market research, there are currently 5 hotels that are built on sites smaller than five (5) acres ranging from 2.29 acres to 2.85 acres all within similar room. Table shown below:

RE Development Solutions

Dated: 4/15/2025

Land Size Case Study - Tinely Park Hotel's

BRAND	ADDRESS	# OF ROOMS	LOT SIZE
La Quinta	7255 W 183rd St, Tinley Park, IL 60477	101	2.49 Acres
Comfort Inn	18400 Spring Creek Dr, Tinley Park, IL 60477	69	2.5 Acres
Wingate Wyndham	18421 N Creek Dr, Tinley Park, IL 60477	86	2.85 Acres
Woodspring Suites	18636 W Creek Dr, Tinley Park, IL 60477	123	2.29 Acres
Hampton Inn Chicago/Tinley Park	18501 N Creek Dr, Tinley Park, IL 60477	75	2.75 Acres

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

The current zoning restrictions significantly reduce the property's value compared to neighboring properties. The inability to develop a hotel under the existing B-3 zoning designation limits its highest and best use, resulting in an underutilized parcel that cannot capitalize on the commercial potential of the area.

Based on further market research, there are no sites available to our knowledge within Tinley Park that are zoned to allow hotel development with sites ranging between 5-7 acres. This area because of its unique location is developing into a hotel hub and based on the market demand for hotels could continue to offer consumers choices in where they star. A hotel use on this site will bring new development to this corridor and will encourage travelers to downtown Tinley Park, improving the areas walkability.

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

The difficulty or hardship arises primarily from the historical zoning designation of the property as B-3, which does not permit hotel use on sites smaller than 5 acres. This zoning classification was established before the current developer acquired an interest in the property, meaning the developer inherited these restrictions rather than creating them.

The B-3 designation was originally intended to accommodate a range of commercial uses, but it did not anticipate the demand for more diverse commercial developments, such as hotels, which would better suit the property's current market potential and location. Additionally, the surrounding area has evolved over time, with increased traffic, business activity, and commercial demand making the site more favorable for a hotel use that is not currently permissible under B-3 zoning. The hardship stems from outdated zoning regulations that do not align with the present-day economics of the hotel industry and consumer choices.

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

The smaller site size overall limits potential users for this land. Our proposal is designed with Hilton's newer offerings due to the style of hotels demanded by consumers, shifting to smaller rooms with higher quality and amenities. Tru By Hilton is a high-class brand for travelers. The smaller footprint of the site does not equate to an inferior quality hotel but attempts to provided the highest and best use economically of the available land.

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

The request for these variances is driven by the necessity to make the property functional, safe, and aligned with its highest and best use. The intention is to accommodate a development that addresses a clear local need for lodging and tourism-related services, which benefits the community. The variances will enable the property to fulfill its potential without imposing excessive burdens on the developer, the Village or adjacent properties.

The Tru By Hilton brand has very high development standards. Additionally, we have elected to offer as part of this development, more amenities then required to establish the finished product as a premium hotel option. Amenities offered: game room, lounge areas, fitness center and indoor swimming pool. The indoor swimming pool was an addition during the design phase after input from the Village staff in order to provide the quality of hotel and amenities that the Village feels the community needs.

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

Granting the requested variances will not be detrimental to the public welfare or injurious to neighboring properties:

1. The hotel development will enhance the local economy, increase foot traffic to nearby businesses, and provide lodging services that are currently lacking in the area.
2. The site design although smaller than the minimum set by zoning, incorporates all the necessary site design features in accordance with all safety requirements and has no negative implications.

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

The requested variances will not alter the essential character of the neighborhood. The hotel is designed to blend with the existing commercial fabric, maintaining the aesthetic and functional expectations of the community. By incorporating high-quality materials, appropriate landscaping, and maintaining a compatible building scale, the project will support and complement the area's current development pattern rather than changing it.

H. Describe how the requested Variance will not:

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

Lot size reduction will have no impact on the overall buildable percent of the lot and have no negative impact.

2. Substantially increase the congestion of the public streets.

We do not believe the general use or variances requested would adversely affect the congestion, in fact, the current design would complement the traffic patterns already established for the surrounding area.

3. **Increase the danger of fire.**

   The development will comply with all fire safety codes, including emergency access requirements, modern fire suppression systems, and appropriate circulation for fire trucks. Reducing the allowed site size for a hotel would have no direct impact on fire safety.

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

   A comprehensive stormwater management plan will ensure that drainage is properly managed, preventing any negative impact on adjacent properties. The project will follow all environmental standards for sustainable site development per the local governing bodies. By reducing the allowed site size for a hotel has no direct impact on drainage.

5. **Endanger the public safety.**

   Due to the requested variances, there is no added public safety risk, in fact, due to the orientation and slight adjustments to setbacks the safety of the building being set back from the main road adds a level of safety precaution.

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

   The hotel development is expected to boost property values by providing a valuable service to the community, stimulating local businesses, and improving the visual appeal of the site. By reducing the allowed site size for a hotel has no direct impact on reducing property values.

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STANDARDS AND CRITERIA FOR A VARIATION

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Variation Request: Adjust minimum building setback to twenty-eight (28) feet from White Eagle Drive.

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

The primary difficulties in conforming with the current zoning regulations are due to the unique requirement of the building to be located within zero (0) and twenty (20) feet from White Eagle Drive versus our requested twenty-eight (28) feet:

1. Locating the hotel within twenty feet of the property line on the East side of the property makes it difficult for cars to stack at the entrance of the hotel.
2. Based on the current requirements, it would make it difficult to accommodate the required landscaping.
3. Having the building set back further from the property line increases safety with respect to car traffic along white eagle drive.
4. The elevation difference between the East and West side of the property make it so that there would require a retaining wall along the East portion of the building and increase in foundation – in addition it creates a grading challenge for the parking lot entrance pitching down at too large of an angle.
5. This minimum setback requirement also conflicts with the B-3 zoning setback which is identified as twenty-five (25) feet.

These hardships are not self-imposed, as the setback and existing conditions were pre-existing when the developer acquired the site.

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

None – However it provides challenges for a hotel development.

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

The setback established is to ensure good visibility of developments from the main street and is designated for general commercial development. For a Hotel use, the site design requires minor adjustments to allow for the operational and safety functions.

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

The variance is unique due to hotel use and configuration of the entrance of the Tru By Hilton design versus general commercial use.

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

This variance request is purely for the functional perspective of the hotels safety and operational purposes.

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

No impact

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

The requested variance is moving the front building setback only eight feet further from White Eagle Drive which visually would have very little to no impact on the presence of the hotel and image of front loading buildings on properties along White Eagle Drive.

H. Describe how the requested Variance will not:

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

   Moving the building West eight feet provides additional light and air versus impairing it.

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

   The requested variance is to assist to further limit any congestion allowing for additional stacking and room from the entrance of the hotel to the street.

3. **Increase the danger of fire.**

   Danger of fire concerns will be reduced further distancing the building from the street further reducing likelihood of car accidents and other fire concerns.

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

   This variance gives additional drainage and greenspace along the front of the property, reducing any further concerns.

5. **Endanger the public safety.**

   The variance approves public safety based on reasons identified above, has no negative impact.

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

   No direct impact.

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STANDARDS AND CRITERIA FOR A VARIATION

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Variation Request: Remove the requirement for the main entrance of the hotel to be oriented onto White Eagle Drive.

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

The primary difficulties in conforming with the current zoning regulations are due to the unique requirement of the buildings main entrance requiring to be oriented onto White Eagle Drive:

1. The lot width along White Eagle Drive is much less than the lot depth – making it not functional for the main entrance along white eagle drive.
2. Hilton Brand standards are side entry style hotel.
3. The site plan based on the lots dimensions doesn't allow for parking on the East elevation which without a drive aisle or parking in this area it doesn't not allow for this area to be the main entrance.
4. In order to make the hotel entrance oriented to face White Eagle Drive it would require car circulation in the front of the building which would not comply with existing or the requested modified building minimum setbacks or the front setbacks that are required. It would also further diminish the look of the entrance of the hotel as landscaping would need further reduction.

These hardships are not self-imposed, as the main entrance requirement, lot configuration and existing conditions were pre-existing when the developer acquired the site.

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

By following this requirement, it would further limit the ability to develop the site due to the need for a drive aisle in the front of the site making the site very challenging for development and it provides challenges for a hotel development that is designed for side entry.
The following factors of the front setback, front entrance requirement and minimum building setback requirement make the development of the property very limited for future development and impairs the value significantly due to the limited use and area that can be buildable.

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

Due to the width of the property, it makes it exponentially more difficult to build within the set criteria that were established for a much larger and wider site.

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

Due to the width of the property along White Eagle Drive this site is unique by which the width is half the total length of the depth of the property and there is significant slope from north to south. If the property were oriented opposite, this requirement would make sense for the design. Also, due to the unique site development of a hotel versus general commercial it changes the requirements of the site design.

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

This variance request is purely for the functional and feasibility perspective of the hotels guests parking, entry, safety

and operational purposes.

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

No impact – this design further protects the public by providing a safe ingress and egress and circulation of cars and guests within the site. By putting the entrance in the front of the site it would require guests to have an immediate turn into the entry off white eagle and not allow any stacking of cars into the hotel entry.

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

By granting this variance it will allow for the site to be more naturally utilized with the primary entrance as a feature off white Eagle Drive on the prominent north side of the building versus a small fraction of the building on the east side.

H. Describe how the requested Variance will not:

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

   Orientation of the front entrance would have no affect as the structure of the building wouldn't change due to entry location.

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

   By granting our design it further reduces congestion by providing a safe ingress and egress and circulation of cars and guests within the site and providing sufficient stacking for guest drop off. By putting the entrance in the front of the site it would require guests to have an immediate turn into the entry off white eagle and not allow any stacking of cars into the hotel entry.

3. **Increase the danger of fire.**

   Orientation of the front entrance would have no affect as the structure of the building wouldn't change due to entry location. In fact by granting the variance it will provide for better emergency vehicle circulation.

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

   This variance gives additional drainage and greenspace along the front of the property, reducing any further concerns.

5. **Endanger the public safety.**

   The variance approves public safety based on reasons identified above, has no negative impact.

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

   No direct impact as modifying the entrance has no impact to the building structure.

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Variation Request: Add a second curb cut on White Eagle Drive.

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

The primary difficulties in conforming with the current zoning regulations are due to the unique characteristics and limitations of the property:

1. The need for two curb cuts along White Eagle is directly related to ensuring safe and functional circulation for emergency vehicles, which is essential for compliance with fire safety standards.
2. The lot width along White Eagle Drive is much less than the lot depth – width is half of the depth making it none-functional to make circulation of traffic work with only one curb cut.
3. By the request of the village we altered the drive aisle to be one-way further requiring the 2 curb cut access points.

These hardships are not self-imposed, as the property's size, shape, and existing conditions were pre-existing when the developer acquired the site.

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

By not having 2 curb cuts, it further restricts what can be built based on traffic circulation and complying with local codes. Further restricting this ingress/egress has direct relation to the value compared to alternative sites in the area that have multiple curb cuts.

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

Due to the width of the property, and current allocation of one curb cut it makes it exponentially more difficult to build within the set criteria that was established. In addition due to the elevation change between properties, it makes it challenging to have cross-access arrangements for second point of egress.

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

The requested variances are specific to this property due to several unique factors:

1. The effectiveness of a cross-access easement on the property and with adjacent properties create site-specific constraints that do not apply to other parcels in the district.
2. The request for two curb cuts along White Eagle is directly tied to the lot's layout and the necessity for safe emergency vehicle circulation—an issue that may not be relevant for other properties.
3. The orientation of the parcel having a narrow main street exposure compared to the depth of the lot.

These unique site conditions justify the specific variances requested without setting a precedent for other properties.

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

The request for these variances is driven by the necessity to make the property development feasible, functional, and

safe.

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

Granting the requested variances will not be detrimental to the public welfare or injurious to neighboring properties, in fact it will improve overall circulation of guests and cars.

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

The variation does not affect appearance of the site and in fact allows full utilization of the site and will be similar to other sites within the zoning district.

H. Describe how the requested Variance will not:

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

   No affect.

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

   A second curb cut along White Eagle will manage traffic flow effectively with improving congestion. The access points are strategically planned to support efficient circulation.

3. **Increase the danger of fire.**

   The development will comply with all fire safety codes, including emergency access requirements, modern fire suppression systems, and appropriate circulation for fire trucks. By allowing the second curb cut it will allow for proper code compliance.

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

   A comprehensive stormwater management plan will ensure that drainage is properly managed, preventing any negative impact on adjacent properties. The project will follow all environmental standards for sustainable site development per the local governing bodies. No impact.

5. **Endanger the public safety.**

   Due to the requested variances, there is no added public safety risk, in fact, due to the second curb cut and design of one-way traffic, it will allow for safter entry and exit.

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

   No impact.

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☐ Any applicable site plan, engineering/grading plans, exterior elevations or interior layout plans that indicate the full scope of the project and the Standards for a Variation.

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

☐ Residential Variation Hearing Fee - $250 + $75 per additional Variation
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STANDARDS AND CRITERIA FOR A VARIATION

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Variation Request: Remove requirement for the eastern building façade to be one-third of the White Eagle Drive frontage width.

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

The primary difficulties in conforming with the current zoning regulations are due to the unique characteristics and limitations of the property:

1. Based on the lot width along White Eagle Drive the building would be required to be 84 feet wide which would affectively require setback to setback development not allowing the property landscaping buffers and exceeding the percentage of building area.
2. The configuration of a Tru By Hilton based on standards will not allow for a building of this width for its configuration requirements.
3. In order to accommodate proper storm water drainage, parking, landscaping and other factors the required frontage façade width is much wider than feasible.

These hardships are not self-imposed, as the property's size, shape, and existing conditions were pre-existing when the developer acquired the site.

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

By requiring the designated front façade width it would make drive aisles and parking difficult for developments further restricting the use and site utilization.

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

Due to the width of the property in comparison to it's depth it makes the north and south open space restrictive for drive aisle and parking needs. The elevation change between north and south property lines make this challenging as grading needs to be considered for the lot.

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

The orientation of the parcel having a narrow exposure to White Eagle Drive compared to the depth of the lot. The challenges regarding the elevation change North to South and having to consider grading requirements further make this a challenge and unique to the site. These unique site conditions justify the specific variances requested without setting a precedent for other properties.

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

The request for these variances is driven by the necessity to make the property development feasible, functional, and safe in addition to comply with Hilton standards and allowing proper grading for the site.

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

Has no impact, this is purely for feasibility and aesthetics.

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

The variation does not affect the appearance of the site and in fact allows full utilization of the site and will be similar to other sites within the zoning district.

H. Describe how the requested Variance will not:

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

   No negative affect – our requested variance will allow for more open space on the north and south portions of the property, better utilizing the configuration of the site.

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

   No impact.

3. **Increase the danger of fire.**

   The development will comply with all fire safety codes, including emergency access requirements, modern fire suppression systems, and appropriate circulation for fire trucks. By allowing the variation it will allow for proper code compliance and circulation.

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

   A comprehensive stormwater management plan will ensure that drainage is properly managed, preventing any negative impact on adjacent properties. The project will follow all environmental standards for sustainable site development per the local governing bodies. No impact.

5. **Endanger the public safety.**

   Due to the requested variances, there is no added public safety risk, in fact, due to the variance and design of one-way traffic, it will allow for safter entry and exit.

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

   No impact.

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STANDARDS AND CRITERIA FOR A VARIATION

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Variation Request: Vacate the cross-access easement on the West side of the property.

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

The primary difficulties in conforming with the current zoning regulations are due to the unique characteristics and limitations of the property:

1. The cross-access easement on the West side of the property impedes efficient site layout due to geographic conditions and creates challenges for necessary fire truck circulation. Removing this easement is critical to allow for feasible and proper emergency vehicle access.
2. The elevation between sites in addition to both properties detention requirements make the feasibility and practical application of the cross-access as unnecessary and negatively impacts both sites.
3. The difference in use between the gas station and the hotel do not have mutual benefit for cross traffic and by removal of the cross access easement it further limits trucks and unnecessary traffic traveling through the hotel site.

These hardships are not self-imposed, as the property's size, shape, and existing conditions were pre-existing when the developer acquired the site.

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

The cross-access easement hinders optimal site layout, making the property less attractive and less valuable than neighboring sites that do not face these constraints.

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

The cross-access easement requirement as part of the zoning is to provide circulation of traffic amongst mutually benefiting commercial properties providing effective and efficient traffic flow however between two properties that do not have mutual benefit and in fact would negatively impact the hotel site by unwanted traffic which would affect guest safety, it is better suited not to have cross access traffic flow. In addition, due to the elevation change between properties, it makes it challenging to have cross-access arrangements for second point of egress.

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

The requested variances are specific to this property due to several unique factors:

1. The effectiveness of a cross-access easement on the property and with adjacent properties create site-specific constraints that do not apply to other parcels in the district – because it is best for the hotel to limit truck and other unnecessary traffic from the gas station to protect guest safety versus having two mutually beneficial commercial uses of similar types.
2. Compared to other sites within the district, elevation changes may not be as challenging as this particular site requiring significant grade change if a cross-access easement was required.

These unique site conditions justify the specific variances requested without setting a precedent for other properties.

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

The request for this variances is driven by the necessity to make the property development feasible, functional, and safe. In addition, although we save money on not having to build the access road between sites we are still required to build an alternative access point to the site which requires similar investment.

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

Granting the requested variances will not be detrimental to the public welfare or injurious to neighboring properties, in fact it will improve overall circulation of guests and cars.

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

The variation does not affect appearance of the site and in fact allows full utilization of the site and will be similar to other sites within the zoning district.

H. Describe how the requested Variance will not:

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

   No impact.

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

   No affect, as this variance has no impact on increased traffic volume.

3. **Increase the danger of fire.**

   The development will comply with all fire safety codes, including emergency access requirements, modern fire suppression systems, and appropriate circulation for fire trucks. Removing the cross-access easement will actually improve emergency vehicle maneuverability and eliminate the possibility for oversized vehicles to enter the site from the adjacent lot.

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

   A comprehensive stormwater management plan will ensure that drainage is properly managed, preventing any negative impact on adjacent properties. The project will follow all environmental standards for sustainable site development per the local governing bodies. No negative impact, as this variance allows both properties more area for detention needs.

5. **Endanger the public safety.**

   Removing the cross-access easement will actually improve emergency vehicle maneuverability and eliminate the possibility for oversized vehicles to enter the site from the adjacent lot.

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

   No impact.

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Variation Request: Reduce parking ratio requirement to 0.68 spots per room and total of eight (8) employee spots.

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

The primary difficulties in conforming with the current zoning regulations are due to the unique characteristics and limitations of the property:

1. The elevation between the north and south property lines requiring grading change on the south portion of the property requiring further reduction in parking lot area.
2. The width of the site and setbacks limiting the drive aisles width and limiting parking.
3. The buildable area ratios needing to be met.

These hardships are not self-imposed, as the property's size, shape, and existing conditions were pre-existing when the developer acquired the site.

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

With the current requirement in place, further density parking would be required and alternatively affect the ability to have substantial landscaping improvements and greenspace. Without the variance a significant reduction in room count would be required and affectively eliminate the market requirement for hotel in this market as Hilton would not approve this site which ultimately reduces the property value significantly.

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

The parking ratio set forth in the zoning requirements is based upon 100% occupancy of the hotel and based upon guests and employees all having a vehicle versus using public transit, uber, etc.. which is becoming more prevalent in urban markets. Based on the expertise in the hospitality market and being a preferred partner with Hilton, they have determined that only 65% of available parking spaces are utilized on average and employee parking is based on shift, meaning if there are 8 staffed employees there are generally only 4 employees working at a specific time and at no point are all 8 working at the same time.

Case Studies and further data shown in Exhibit A.

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

This requirement is specific to hotel use in urban areas with access to public transit and within reasonable proximity to airports and other forms of transportation.

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

The request for this variances is driven by the necessity to make the property development feasible and functional with the consideration of providing the proper impervious surface ratio and greenspace

requirements.

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

This has no impact on public welfare as it is specific to the hotel operations.

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

This has no impact as it is specific to the hotel operations and doesn't change the charter of the site.

H. Describe how the requested Variance will not:

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

   No impact.

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

   No affect, as this variance has no impact on increased traffic volume.

3. **Increase the danger of fire.**

   No impact.

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

   No negative impact, as this variance allows the site to have more area for detention needs.

5. **Endanger the public safety.**

   No impact.

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

   No impact.

Exhibit A - Hotel Parking Utilization Analysis

February 17, 2025

On average, our hotels utilize only 65% of available parking spaces, despite offering free parking. While factors vary by location, parking capacity is consistently underutilized. Key factors we have identified that are influencing this include:

- **Occupancy Rates:** With an average occupancy between 65-75%, our parking demand is well below available spaces.
- **Employee Parking:** Staff parking needs are minimal, as employees work in shifts and often carpool. We have found about half of our full time associates utilize parking.
- **Alternative Transportation:** Guests frequently opt for ridesharing or public transit, especially in well-connected urban areas, further reducing parking usage.
- **Parking Design & Layout:** Lots are designed with buffer spaces and excess capacity, meaning they often exceed the actual demand.
- **Peak Usage Trends:** While demand spikes during check-in/check-out times, overall utilization remains low throughout the day.

We identified a select group of hotels within our portfolio that share key similarities in location, traveler patterns, and clientele. These properties serve as a representative sample of the Tinley Park Tru, providing valuable insight into parking expectations in the area. The analysis of these hotels can help us best understand the expected parking demand and optimize parking solutions for hotels similar to ours below.

Superhost Case Studies

Hotel Name	Room Count	Full Time Employees	Parking Spaces Utilized (Guests)	Parking Spaces Utilized (Employees)	Total Parking Spaces	Total Parking Utilization
Holiday Inn Ft Wayne	83	9	45	6.5	100	51%
Tru Northlake	98	9	50	4.5	90	61%
Hampton Inn Schaumburg	107	8	51	5	110	54%
H2 Bloomington/Normal	109	12	60	6	98	67%

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Variation Request: Adjust North buffer from ten (10) feet to five (5) feet, in addition to proposed landscape density based on revised plans.

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

The primary difficulties in conforming with the current zoning regulations are due to the unique characteristics and limitations of the property:

1. Elevation change between the north and south property lines, in order to accommodate this elevation change it was recommended to move the building and parking lot North five (5) feet to accommodate the grading on the south portion which in turn eliminated a retaining wall that spanned the entire parking lot on the south portion of the property. Additional landscaping is provided in suitable areas to accommodate the reduction to the North.
2. Due to the width of the property in addition to the zoning requirements on the width of the front of the building it limits further the footprint of what can fit on the width of the property.

These hardships are not self-imposed, as the need for detention and shifting of the building North eliminates grading challenges and detention walls on the south portion of the property. In addition, after feedback from the Village staff we have performed the following modifications:

We met requirements on all trees required on the site – met all shrub requirements other than short on the North side due to limitation of area and short on the West side due to detention and proximity of the entrance of the property. Furthermore, we have tried to accommodate extensive interior landscaping around the building to counter the reduced shrubs on the North and West sides of the property.

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

It further restricts the ability to use the site to the best of its ability and value engineer the site plan accommodating the required greenspace in alternative locations on the site as a resolution.

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

These landscape buffers and landscape volume requirements are to provide consistency throughout the zoning district ensuring the required amount of green space on each site however it doesn't not take into consideration unique features of each site.

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

The variance is unique due to the elevation changes on the site. And due to the ability of our site allowing us to provide additional green space in alternative locations in addition to our neighboring properties that currently have fair amount of landscaping buffer between sites.

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

This variance request is purely for the functional perspective of the hotels safety and operational purposes. By

adjusting the site plan north five feet it resolves long term and short term issues with retaining walls along the south portion of the property while still having effective use of the property.

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

No impact

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

The requested variance although adjusting areas of landscaping is being compensated with additional landscaping in alternative areas providing the same presence to neighbors while focusing the focal point along white eagle drive.

H. Describe how the requested Variance will not:

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

   Moving the building North five feet provides no real impact given the current adjacent property use.

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

   No impact, since it is just landscaping.

3. **Increase the danger of fire.**

   No impact, since it is purely aesthetic.

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

   No impact, since it is purely aesthetic.

5. **Endanger the public safety.**

   No impact, since it is purely aesthetic.

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

   No impact, since it is purely aesthetic.

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Variation Request: Adjust North setback from ten (10) feet to five (5) feet.

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

The primary difficulties in conforming with the current zoning regulations are due to the unique characteristics and limitations of the property:

1. Elevation change between the north and south property lines, in order to accommodate this elevation change it was recommended to move the building and parking lot North five (5) feet to accommodate the grading on the south portion which in turn eliminated a retaining wall that spanned the entire parking lot on the south portion of the property.
2. Due to the width of the property in addition to the zoning requirements on the width of the front of the building it limits further the footprint of what can fit on the width of the property.

These hardships are not self-imposed, as the setback and existing conditions were pre-existing when the developer acquired the site.

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

It further restricts the ability to use the site to the best of its ability and value engineer the site plan accommodating the required greenspace in alternative locations on the site as a resolution.

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

This setback requirement is to provide consistency throughout the zoning district ensuring the required amount of green space on each site however it doesn't not take into consideration unique features of each site.

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

The variance is unique due to the elevation changes on the site. And due to the ability of our site allowing us to provide additional green space in alternative locations in addition to our neighboring properties that currently have fair amount of landscaping buffer between sites.

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

This variance request is purely for the functional perspective of the hotels safety and operational purposes. By adjusting the site plan north five feet it resolves long term and short term issues with retaining walls along the south portion of the property while still having effective use of the property.

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

No impact

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

No impact due to minor adjustment and since adjacent property has sufficient setbacks in place to avoid buildings being located too closely.

H. Describe how the requested Variance will not:

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

   Moving the building North five feet provides no real impact given the current adjacent property use.

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

   No impact, since it is just landscaping.

3. **Increase the danger of fire.**

   No impact, since it is purely aesthetic.

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

   No impact, since it is purely aesthetic.

5. **Endanger the public safety.**

   No impact, since it is purely aesthetic.

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

   No impact, since it is purely aesthetic.

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

VILLAGE OF TINLEY PARK, ILLINOIS

VARIATION ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

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

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

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

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

☐ A written project narrative detailing the specific variation(s) from code requirements that are being requested, the reasoning for requiring the variation, the general nature and specific aspects of the proposal being requested. Any additional requests such as a Special Use or Site Plan approval should be indicated in the narrative as well.

☐ A Plat of Survey of the property that is prepared by a register land surveyor and has all up-to-date structures and property improvements indicated. All proposed improvements shall be indicated on the survey and be appropriately scaled with all setbacks and dimensions clearly indicated.

☐ Any applicable site plan, engineering/grading plans, exterior elevations or interior layout plans that indicate the full scope of the project and the Standards for a Variation.

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

☐ Residential Variation Hearing Fee - $250 + $75 per additional Variation
Commercial Variation Hearing Fee - $500 + $75 per additional Variation

STANDARDS AND CRITERIA FOR A VARIATION

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

Variation Request: Modify signage setback from East property line from 10' to 1'.

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

Based on the setback of the property line from White Eagle Drive being 30+ feet apart, setting the sign an additional 10 feet creates a challenge for guests to see the sign along with creating other challenges due to elevation changes East to West. By adjusting the sign to the current location, it allows for the necessary parking layout and visibility from pedestrians and drivers to have safe access into the site.

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

No direct value impact.

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

Intention for this setback is to ensure there is proper area for sidewalks, visibility to ensure safe viewing of pedestrians and traffic and other safety reasons however doesn't consider the unique site characteristic of being set back over 30 feet from the main street.

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

The unique site characteristic of being set back over 30 feet from the main street.

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

The request is to provide necessary visibility, there is no financial gain by having the sign closer to the property line it is purely due to functionality of the site plan.

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

Has no impact, precautions were explored to ensure public safety and visibility wasn't impaired.

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

The variation would not adversely affect the overall appearance of quality of the hotel.

H. Describe how the requested Variance will not:

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

Has no impact, this is purely for functional purposes of the site plan.

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

   Has no impact, this is purely for functional purposes of the site plan.

3. **Increase the danger of fire.**

   Has no impact, this is purely for functional purposes of the site plan.

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

   Has no impact, this is purely for functional purposes of the site plan.

5. **Endanger the public safety.**

   Has no impact, this is purely for functional purposes of the site plan.

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

   Has no impact, this is purely for functional purposes of the site plan.

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

VILLAGE OF TINLEY PARK, ILLINOIS

VARIATION ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

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

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

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

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

☐ A written project narrative detailing the specific variation(s) from code requirements that are being requested, the reasoning for requiring the variation, the general nature and specific aspects of the proposal being requested. Any additional requests such as a Special Use or Site Plan approval should be indicated in the narrative as well.

☐ A Plat of Survey of the property that is prepared by a register land surveyor and has all up-to-date structures and property improvements indicated. All proposed improvements shall be indicated on the survey and be appropriately scaled with all setbacks and dimensions clearly indicated.

☐ Any applicable site plan, engineering/grading plans, exterior elevations or interior layout plans that indicate the full scope of the project and the Standards for a Variation.

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

☐ Residential Variation Hearing Fee - $250 + $75 per additional Variation
Commercial Variation Hearing Fee - $500 + $75 per additional Variation

STANDARDS AND CRITERIA FOR A VARIATION

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

Variation Request: Modify maximum Building Height from 3-stories (35') to 4-stories (53').

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

Hotel designs have been substantially evolving over the past twenty years. Hotels by all brands are offering smaller room quantities, better quality and located on smaller footprints in order to be located in the corridors best serving consumers. Along with these changes have been designs growing taller to provide for such improvements. Four stories are necessary to get the economic room count and support the amenities chosen to be offered within the design. Further, Hilton has reviewed the site plan and approved it for the development of a Tru by Hilton. Furthermore, it creates greater capacity for new consumers to reach Tinley Park's convention /concert venues, and downtown Tinley Park.

- Based on market research, 3 out of the 5 hotels that have been developed on sites smaller than 5 acres have 4 stories, see table below:

RE Development Solutions

Dated: 4/15/2025

Land Size Case Study - Tinely Park Hotel's

BRAND	ADDRESS	# OF ROOMS	LOT SIZE	# OF STORIES
La Quinta	7255 W 183rd St, Tinley Park, IL 60477	101	2.49 Acres	4
Comfort Inn	18400 Spring Creek Dr, Tinley Park, IL 60477	69	2.5 Acres	3
Wingate Wyndham	18421 N Creek Dr, Tinley Park, IL 60477	86	2.85 Acres	4
Woodspring Suites	18636 W Creek Dr, Tinley Park, IL 60477	123	2.29 Acres	4
Hampton Inn Chicago/Tinley Park	18501 N Creek Dr, Tinley Park, IL 60477	75	2.75 Acres	3

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

Given this area is becoming a hotel hub and the site is ideal for this brand of hotel, it is challenging to find a new brand of hotel that would approve a site under our current room count if at all. Industry experts have designed hotels to reflect consumer trends with a balance toward development costs and economic outcomes. The effect of reducing the size would restrict room quantity and quality, thereby, negatively impacting the economics of a hotel. The highest and best use of this particular property for creating value to the Village would be a hotel. Not allowing a variance on the height would not allow a hotel to be successful, thereby, reducing the value of the property for alternative uses.

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

It was designated to restrict building height in circumstances where visibility is important, for example, by neighboring residential or other similar uses, however, being in a commercial corridor with no surrounding residential and 2 high traffic streets on either side of the property, building height has no impact on surrounding uses or developments.

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

Being in a commercial corridor with no surrounding residential and 2 high traffic streets on either side of the property, building height has no impact on surrounding uses or developments.

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

The request is to comply with the stringent Hilton development standards. The standards are established to meet the required room count, aesthetics of the brand, provide space to support the amenities and provide the consumer with a Hilton quality experience.

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

Has no impact, this is purely aesthetics. The site is between two other commercial developments.

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

The variation would not adversely affect the character of the neighborhood as it is related commercial uses.

H. Describe how the requested Variance will not:

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

   Has no impact, this is purely aesthetics and would comply with all necessary municipal and state requirements.

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

   The site was designed to complement the existing uses in the subdivision and should Have no incremental impact on congestion.

3. **Increase the danger of fire.**

   Development incorporates industry best practices on fire protection and should have no incremental impact on fire danger.

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

   Has no impact.

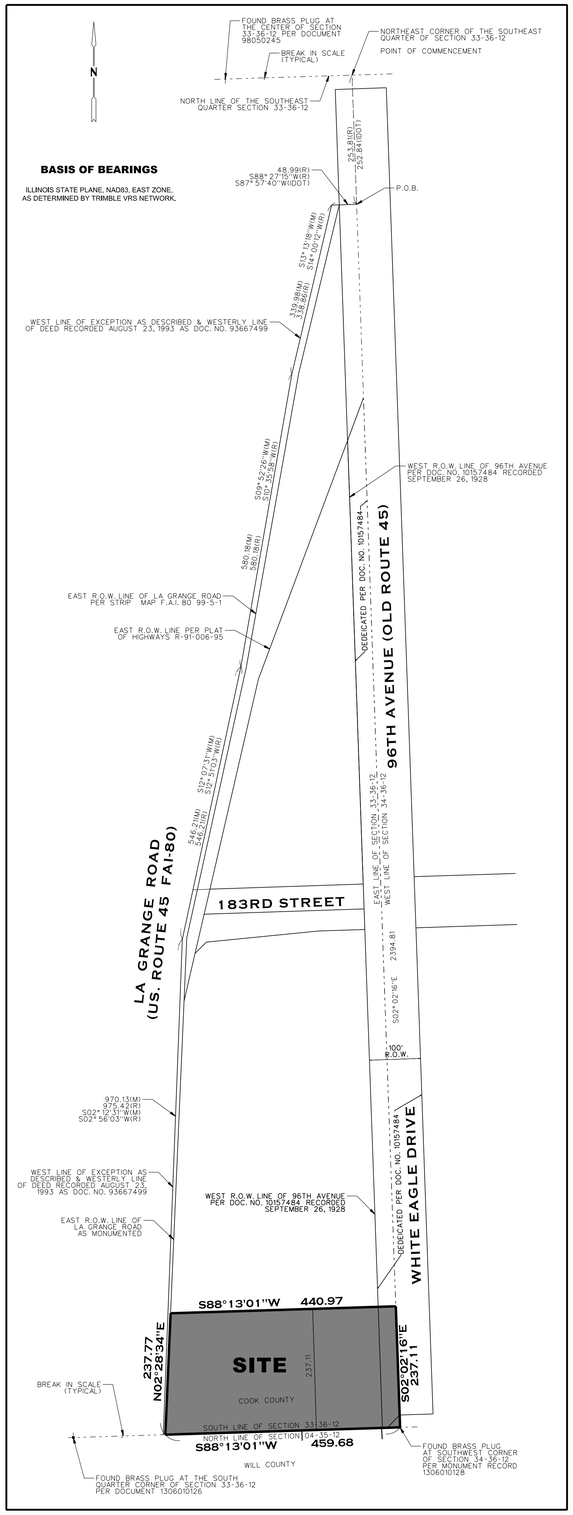
5. **Endanger the public safety.**

   Has no impact.

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

   Development of an iconic hotel brand is expected to increase the value of the adjacent properties.

BOUNDARY AND TOPOGRAPHIC SURVEY

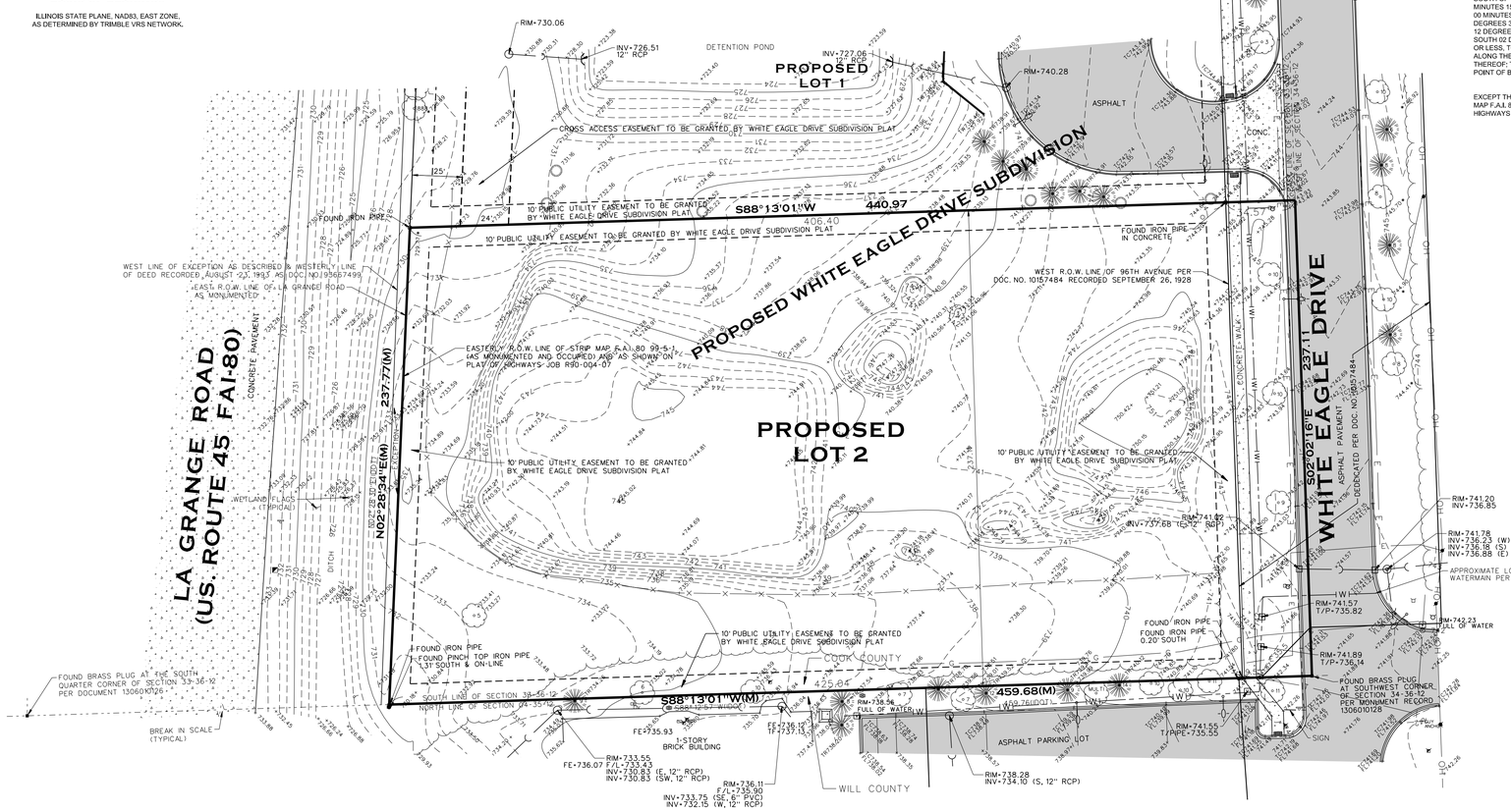


SITE DETAIL

NOT TO SCALE

BASIS OF BEARINGS

ILLINOIS STATE PLANE, NAD83, EAST ZONE,
AS DETERMINED BY TRIMBLE VRS NETWORK.



BASIS OF BEARINGS

ILLINOIS STATE PLANE, NAD83, EAST ZONE,
AS DETERMINED BY TRIMBLE VRS NETWORK.

LEGAL DESCRIPTION

THE SOUTH 237.11 FEET AS MEASURED PERPENDICULAR FROM THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN OF THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST 1/4 THAT IS 253.81 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 88 DEGREES 27 MINUTES 15 SECONDS WEST, A DISTANCE OF 48.99 FEET; THENCE SOUTH 14 DEGREES 00 MINUTES 12 SECONDS WEST, A DISTANCE OF 338.86 FEET; THENCE SOUTH 10 DEGREES 35 MINUTES 58 SECONDS WEST, A DISTANCE OF 580.18 FEET; THENCE SOUTH 12 DEGREES 51 MINUTES 03 SECONDS WEST, A DISTANCE OF 546.21 FEET; THENCE SOUTH 02 DEGREES 56 MINUTES 03 SECONDS WEST, A DISTANCE OF 975.42 FEET MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST 1/4; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 TO THE SOUTH EAST CORNER THEREOF; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 TO THE POINT OF BEGINNING.

EXCEPT THAT PART LYING WESTERLY OF THE EASTERLY RIGHT OF WAY LINE OF STRIP MAP F.A.I. 80 99-5-1(AS MONUMENTED AND OCCUPIED) AND AS SHOWN ON PLAT OF HIGHWAYS JOB R90-004-07.

ABBREVIATIONS

HDPE = HIGH-DENSITY POLYETHYLENE
RCP = REINFORCED CONCRETE PIPE
PVC = POLYVINYLCHLORIDE PIPE
CMP = CORRUGATED METAL PIPE
VCP = VITRIFIED CLAY PIPE
INV = INVERT
TC = TOP OF CURB
FL = FLOW LINE
GFE = GARAGE FLOOR ELEVATION
FE = FLOOR ELEVATION
TF = TOP OF FOUNDATION
CHB = CHORD BEARING
DIP = DUCTILE IRON PIPE
RRS = RAILROAD SPIKE
POB = POINT OF BEGINNING
CONC = CONCRETE
TW = TOP OF WALL
BW = BOTTOM OF WALL
ENCL = ENCLOSURE
ELEV = ELEVATION
T/P = TOP OF PIPE
M = MEASURED
R = DEED
IDOT = PLAY OF HIGHWAYS US RT 45

LINE LEGEND

= BOUNDARY LINE
= LOT LINE
= SETBACK LINE
= EASEMENT LINE

UTILITY INFORMATION

A J.U.L.I.E. DESIGN STAGE UTILITY REQUEST WAS ORDERED BY THE SURVEYEOR ON DECEMBER 13, 2021, DIG NO. A3470592. THE FOLLOWING UTILITY COMPANIES WERE CONTACTED:

ATT DISTRIBUTION
CONTACT: NONE PROVIDED
EMAIL: GI1629@ATT.COM

COMED
CONTACT: DESIGN STAGE LOCATE LINE
PHONE: 630.576.7094

COMCAST
CONTACT: MARTHA GIERAS
PHONE: 224.229.5862

NICOR GAS
CONTACT: NONE PROVIDED
PHONE:630.388.2362

VILLAGE OF ORLAND PARK
CONTACT: KHURSHID HODA
PHONE: 708.403.6128

VILLAGE OF TINLEY PARK
CONTACT: COLBY ZEMAITIS
PHONE: 708.444.5516

USIC LOCATING SERVICE
CONTACT: NONE PROVIDED

UTILITIES SHOWN ARE FROM ABOVE GROUND OBSERVATIONS, MANHOLE INSPECTIONS, ENGINEERING PLANS AND AVAILABLE UTILITY MARKINGS AT THE TIME THIS SURVEY WAS PERFORMED AND DOES NOT DEPICT ALL EXISTING UNDERGROUND INSTALLATIONS.

NO UTILITIES WERE LOCATED IN THE FIELD BY THE ABOVE UTILITY COMPANIES FOR THIS SURVEY.

BENCHMARK INFORMATION

SOURCE BENCHMARK: DN4692
LOCATED 0.83 MILES NORTH OF WILL/COOK ROAD & US. RT. 6
ON THE WEST SIDE OF WILL/COOK ROAD.
ELEVATION = 735.10 (NAVD88)

SITE BENCHMARK NO. 1
IRON ROD AND YELLOW CAP LOCATED NEAR THE
SOUTHEAST CORNER OF THE SURVEYED PROPERTY.
NOTED HEREON.
ELEVATION = 740.79 (NAVD88)

GENERAL NOTES

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH WOULD INCLUDE AN INSURED LEGAL DESCRIPTION AND DISCLOSE EASEMENTS AFFECTING THE SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.

NO SEARCH OF RECORDS FOR EASEMENTS OR ENCUMBRANCES WAS DONE BY SURVEYOR.

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS, REFER TO THE OWNER'S DEED, TITLE POLICY AND LOCAL ZONING ORDINANCES.

EASEMENTS SHOWN TO BE GRANTED BY WHITE EAGLE DRIVE SUBDIVISION PLAT.

THE HEAVY DARK BOUNDARY LINE REFLECTS WHAT WAS SURVEYED, AND MAY NOT DEFINE OWNERSHIP.

FLOOR ELEVATIONS (FE) TAKEN OUTSIDE AT DOORWAYS.

TOP OF FOUNDATION ELEVATIONS (TF) TAKEN OUTSIDE WHERE THE FOUNDATION WAS EXPOSED.

THE SURVEY REFLECTS VISIBLE IMPROVEMENTS AND MAY NOT REFLECT IMPROVEMENTS THAT ARE HIDDEN BY LANDSCAPING, COVERED BY DUMPSTERS, UNDER VEHICLES, OR BURIED UNDER SOIL AND VEGETATION, OR SNOW AND ICE.

LAWN SPRINKLER SYSTEM, IF ANY, IS NOT DEPICTED HEREON.

UTILITIES SHOWN ARE FROM ABOVE GROUND OBSERVATIONS, MANHOLE INSPECTIONS AND ATLASES AT THE TIME THIS SURVEY WAS PERFORMED AND THIS SURVEY DOES NOT DEPICT ALL EXISTING UNDERGROUND INSTALLATIONS.

SURVEYOR CANNOT LOCATE BURIED UTILITIES.

PRIVATE UTILITY LOCATE WAS NOT PERFORMED.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DuPAGE)SS

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE ILLINOIS MINIMUM STANDARDS FOR BOUNDARY AND TOPOGRAPHIC SURVEYS AS SHOWN ON THE ANNEXED PLAT.

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

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

ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS THIS 4TH DAY OF

FEBRUARY, A.D. 2025.

PROFESSIONAL LAND SURVEYOR
CHRIS BUMA
035-004094
WHEATON ILLINOIS
STATE OF ILLINOIS

WEBSTER, McGRATH AND AHLBERG, LTD.

BY:_____

ILLINOIS LAND SURVEYOR NO. 4094
LICENSE EXPIRATION DATE: NOVEMBER 30, 2026
2100 MANCHESTER ROAD, SUITE 203
WHEATON, ILLINOIS 60187
(630) 668-7603

FIELD WORK COMPLETED 02-03-2025

LEGEND

SANITARY MANHOLE		MAILBOX	
SANITARY CLEANOUT		DOWNSPOUT	
STORM MANHOLE		LIGHT POLE	
STORM CATCH BASIN		OVERHEAD LIGHT POLE	
STORM INLET	E	ELECTRIC MANHOLE	
STORM CLEANOUT		TRAFFIC SIGNAL POLE	
FLARED END SECTION		TRAFFIC CONTROL BOX	
TRANSFORMER		TRAFFIC SIGNAL VAULT	
ELECTRICAL BOX		RAILROAD SIGNAL POLE	
CABLE T.V. BOX		RAILROAD SIGNAL VAULT	
TELEPHONE BOX		UTILITY POLE	
TRAFFIC CONTROL BOX	OH	OVERHEAD WIRES	
ELECTRIC HANDHOLE	E	UNDERGROUND ELECTRIC	
COMMUNICATION MANHOLE	G	UNDERGROUND GAS	
TELEPHONE MANHOLE	T	UNDERGROUND TELEPHONE	
ELECTRIC METER	FO	UNDERGROUND FIBER OPTIC	
GAS METER	C T	UNDERGROUND CABLE T.V.	
GAS VALVE	W	WATER MAIN	
B-BOX		SANITARY SEWER	
WATER VALVE		STORM SEWER	
WATER VALVE VAULT	X X	FENCE LINE	
FIRE HYDRANT		GUARD RAIL	
POST INDICATOR VALVE		DECIDUOUS TREE	
WATER METER		PINE TREE	
PARKING METER		DROVE IRON PIPE	
SIGN		FOUND IRON PIPE	
FLAG POLE	+	CROSS CUT IN CONCRETE	
PIPELINE MARKER		M = MEASURED DIMENSION	
		R = RECORD DIMENSION	

Rev.	Date	Description	By

WEBSTER, McGRATH & AHLBERG LTD.
WMA
LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
Over a Century of Service to our Clients
2100 Manchester Road, Suite 203 Wheaton, Illinois 60187
ph: (630)668-7603 web: www.wmaltd.com
Design Firm License No. 184-003101

BOUNDARY AND TOPOGRAPHIC SURVEY

LOCATION:
WHITE EAGLE DRIVE
TINLEY PARK, IL 60477

PREPARED FOR:
ADVANTAGE CONSULTING ENGINEERS
80 MAIN ST.
LEMONT, IL 60439

JOB #:	DATE:	SCALE:
44578	02/04/2025	1"=30'
SURV: BC/CB	DRAWN: BC/CB	DESIGN:
FILE #: COOK CO. 33-36-12		SHEET #: 1 of 1

LEGEND

- Storm MH
- Storm CB
- Storm Inlet
- Water MH
- Water Buffalo Box
- Water Hand Hole
- Water Fire Hydrant
- Telephone Pedestal
- Utility Pole
- Electric Vault
- Electric Meter
- Electric Pedestal
- Electric Light Pole
- Electric Mounted Wall Light
- Gas Meter
- Tree – Deciduous
- Tree – Evergreen
- Sign Post

A.=ASPHALT ELEVATION
GR.=GRAVEL ELEVATION
FFE.=FINISHED FLOOR ELEVATION
W.=WALK ELEVATION
X.=CONCRETE ELEVATION
TOE.=TOP OF SLOPE ELEVATION
TOB.=TOP OF BANK ELEVATION
C.=CURB ELEVATION
G.=GUTTER ELEVATION
EL.=ELEVATION

Utility Line Markings by Tri–County Locators
- G = Gas
- E = Electric
- T = Telephone
- W = Water

GREMLEY & BIEDERMANN
A DIVISION OF
PLCS Corporation
LICENSE NO. 184-005332
PROFESSIONAL LAND SURVEYORS
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM

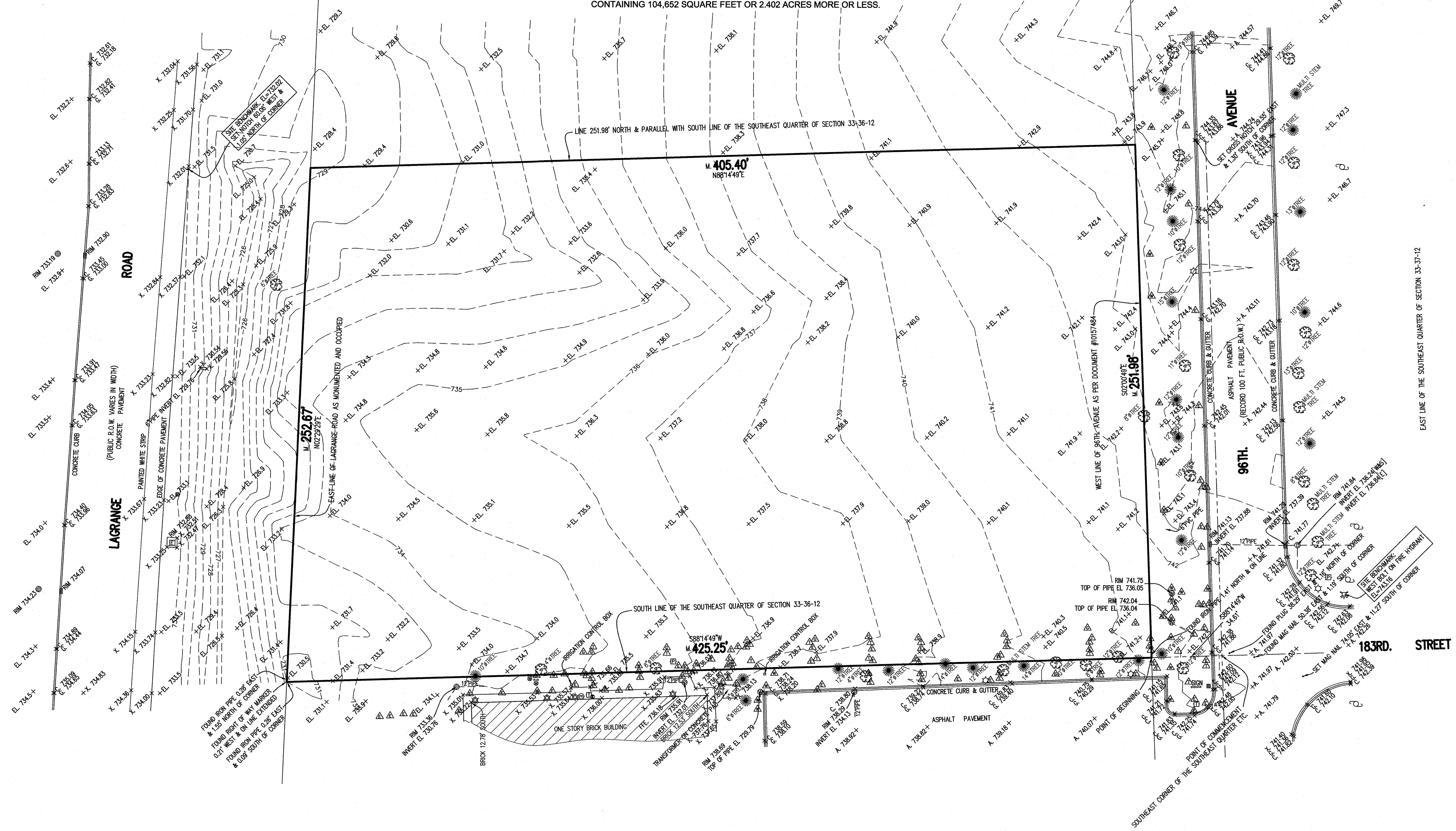
GRAPHIC SCALE
30 0 15 30
(IN FEET)
1" = 30'

ASSUMED

Plat of Survey

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER SOUTH 88° 147' 19" WEST, 34.61 FEET TO THE WEST LINE OF 96TH AVENUE PER DOCUMENT NUMBER 10157484 FOR THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER SOUTH 88° 147' 19" WEST, 425.25 FEET TO THE EASTERLY LINE OF LAGRANGE ROAD AS MONUMENTED AND OCCUPIED; THENCE NORTH 02° 29' 29" EAST ALONG SAID EAST LINE 252.67 FEET TO A LINE 251.98 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 88° 14' 49" EAST ALONG SAID PARALLEL LINE 405.40 FEET TO A POINT ON THE WEST LINE OF 96TH AVENUE AFORESAID; THENCE SOUTH 02° 00' 49" EAST ALONG SAID WEST LINE 251.98 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

CONTAINING 104,652 SQUARE FEET OR 2.402 ACRES MORE OR LESS.



ORDERED BY: EPSTEIN	CHECKED:	DRAWN:
ADDRESS:	BS	RL

GREMLEY & BIEDERMANN
A DIVISION OF
PLCS, CORPORATION
LICENSE NO. 184-005332
PROFESSIONAL LAND SURVEYORS
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM

ORDER NO.	DATE:	PAGE NO.
2020–27747–001	MARCH 14, 2020 / SCALE: 1 INCH = 30 FEET	1 OF 1

G:\CAD\2020\2020–27747\2020–27747–001.dwg

SURVEY NOTES:

SURVEYOR'S LICENSE EXPIRES November 30, 2020

Note R. & M. denotes Record and Measured distances respectively.

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement upon this plat.

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

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BENCH MARK

HORIZONTAL DATUM NAD83(2011)
VERTICAL DATUM NGVD 88 (2012A)

IN REFERENCE TO A CORS (Continuously Operating Reference Station) NETWORK MAINTAINED BY KARA COMPANY.

LATEST INFORMATION INCLUDING POSITIONS AND VELOCITIES ARE AVAILABLE IN THE COORDINATE AND LOG FILES ACCESSIBLE BY ANONYMOUS FTP OR THE WORLDWIDE WEB:

FTP CORS.NGS.NOAA.GOV: CORS/COORD AND CORS/STATION_LOG
HTTP://WWW.NGS.NOAA.GOV/CORS
HTTP://WWW.KARACO.COM

SURVEY NOTES:

UTILITY WARNING

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes NO guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

Call DIGGER - (312) 744-7000 within the City of Chicago.

Outside of the City of Chicago call J.U.L.I.E. (800) 892-0123 prior to construction or excavation.

State of Illinois)
County of Cook)ss

We, GREMLEY & BIEDERMANN, INC. hereby certify that we have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey corrected to a temperature of 62° Fahrenheit.

Field measurements completed on March 14, 2020.

Signed on March 25, 2020.

By: [signature]

ROBERT G. BIEDERMANN 2802 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHICAGO, ILLINOIS

Professional Illinois Land Surveyor No. 2802
This professional service conforms to the current Illinois minimum standards for a boundary survey.

SHEET 1 OF 3

P.I.N. 27-33-401-013

WHITE EAGLE DRIVE SUBDIVISION

BEING A SUBDIVISION IN THE EAST HALF OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA OF SUBDIVISION

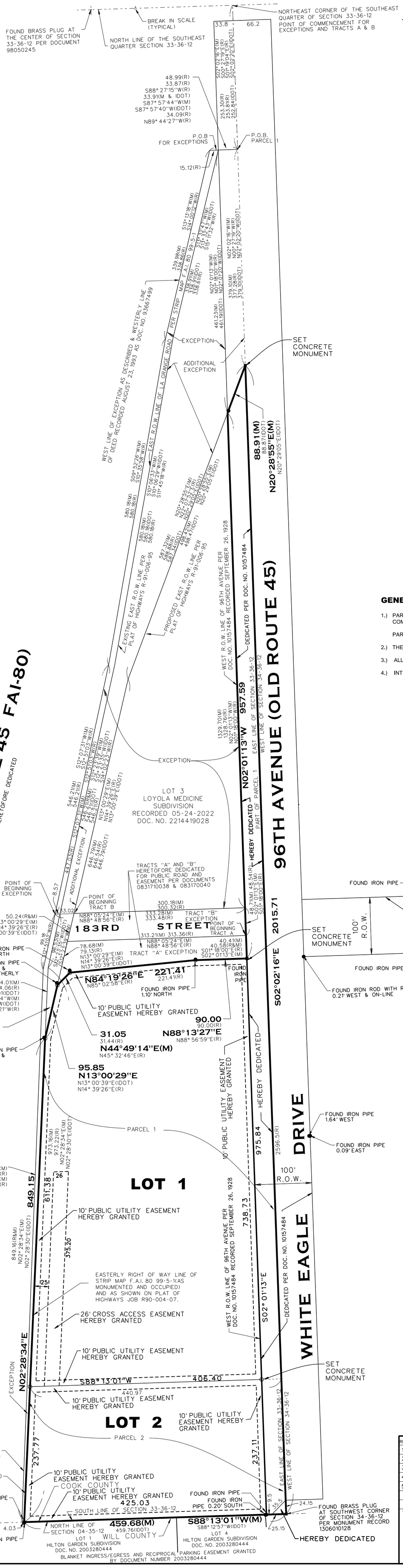
LOT 1: 275,124 SQUARE FEET = 6.316 ACRES

LOT 2: 98,570 SQUARE FEET = 2.263 ACRES

TOTAL = 373,694 SQUARE FEET = 8.579 ACRES

ACCESS NOTE

1. THERE SHALL BE NO DIRECT ACCESS TO LA GRANGE ROAD (US ROUTE 45 FAI-80)
2. ALL OTHER ACCESS SHALL BE FROM INTERNAL ACCESS OR ACCESS FORM 183RD STREET AND/OR WHITE EAGLE DRIVE.



BASIS OF BEARINGS

ILLINOIS STATE PLANE, NAD83, EAST ZONE, AS DETERMINED BY TRIMBLE VRS NETWORK.

LINE LEGEND

= BOUNDARY LINE

= LOT LINE

= EASEMENT LINE

= SECTION LINE

GENERAL NOTES

1.) PARCEL 1 PREPARED FROM CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER21023698WF, WITH AN EFFECTIVE DATE OF SEPTEMBER 22, 2021.

PARCEL 2 FROM QUITCLAIM DEED PROVIDED TO THE SURVEYOR FROM THE CLIENT.

2.) THE DESCRIBED PROPERTY DOES FALL WITHIN CORPORATE LIMITS OF TINLEY PARK.

3.) ALL EXTERIOR CORNERS HAVE BEEN MONUMENTED PRIOR TO RECORDING OF THIS PLAT.

4.) INTERIOR CORNERS WILL BE SET AFTER ANY CONSTRUCTION IS COMPLETE.

CROSS ACCESS EASEMENT PROVISIONS

A PERMANENT, NON-EXCLUSIVE ACCESS EASEMENT IS HEREBY GRANTED FOR ENTRANCE, INGRESS, EGRESS, AND PASSAGEWAY FOR VEHICULAR AND PEDESTRIAN TRAFFIC OVER, THROUGH AND ACROSS ANY AND ALL DRIVEWAYS, ROADWAYS, ACCESS POINTS AS DEPICTED HEREON AND REFERENCED AS "26' CROSS ACCESS EASEMENT" TO PROVIDE FOR THE PASSAGE OF MOTOR VEHICLES AND PEDESTRIANS BETWEEN ALL PORTIONS OF THE PROPERTY AND THE ADJACENT PROPERTY TO AND FROM ALL ABUTTING STREETS OF RIGHTS OF WAY FURNISHING ACCESS TO THE PROPERTY AND ADJACENT PROPERTY INCLUDING ALL SIDEWALKS, WALKWAYS, AND PEDWAYS (COLLECTIVELY, THE 26' CROSS ACCESS EASEMENT"). THE ACCESS EASEMENT SHALL BE FOR THE PURPOSE OF ACCESSING THE PROPERTIES FOR THE CONDUCT OF BUSINESS THEREUPON AND SHALL IN NO EVENT INCLUDE RIGHTS OR PARKING FOR DELIVERY OR TRUCK PARKING, EMPLOYEES OR CUSTOMER PARKING, OR OVERNIGHT PARKING OR STORAGE, OR SIMILAR PARKING PURPOSES EXCEPT IN DESIGNATED PARKING STALLS LOCATED ADJACENT TO THE ACCESS EASEMENT, AND THE RIGHTS GRANTED FOR THE BENEFIT OF THE PROPERTY ARE EXPRESSLY LIMITED TO THE MATTERS SET FORTH HEREIN. THE OWNER OF ANY PARCEL BURDENED BY THE ACCESS EASEMENT SHALL BE PERMITTED TO RELOCATE THAT PORTION OF THE ACCESS EASEMENT LOCATED UPON ITS PROPERTY AT SUCH PARTY'S SOLE COST AND EXPENSE, WITH PRIOR WRITTEN NOTICE TO THE OTHER BENEFITED PARTIES AND APPROVAL FROM THE APPROPRIATE GOVERNING AGENCIES.

PLAT SUBMITTED BY AND RETURN TO:
MIKE MACKINNON
5277 TRILLIUM BLVD.
HOFFMAN ESTATES, IL 60192
PHONE: (248) 496-2323

AFTER RECORDING SUBMIT TAX BILL TO:

Rev	Date	Description	By
1	5/17/22	ADDED CROSS ACCESS EASEMENT	BC
2	9/16/22	ADDRESSED CITY COMMENTS 9-9-2022	BC
3	2/13/23	REVISED CERTIFICATIONS	BC
4	2/22/23	REVISED PER COMMENTS	BC
5	3/6/23	REVISED PER COMMENTS	BC

PLAT OF SUBDIVISION

LOCATION: 18301 LAGRANGE ROAD, TINLEY PARK, IL 60477

PREPARED FOR: HEIDNER PROPERTIES, INC., 5277 TRILLIUM BLVD., HOFFMAN ESTATES, IL 60192, T: 248.496.2323

WEBSTER, McGRATH & AHLBERG LTD.
WMA
LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
Over a Century of Service to our Clients
2100 Manchester Road, Building A, Suite 203 Wheaton, Illinois 60187
ph: (630)668-7603 web: www.wmaltd.com
Design Firm License No. 184-003101

JOB #:	DATE:	SCALE:
44578	04-27-2022	1"=80'
SURV: BC	DRAWN: BC	DESIGN:
FILE #: COOK CO. 33-36-12		SHEET #: 1 of 3

WHITE EAGLE DRIVE SUBDIVISION

BEING A SUBDIVISION IN THE EAST HALF OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

$TIME$

$DATE$

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, THE UNDERSIGNED, AS THE RECORDER OF DEEDS FOR _____ COUNTY DO HEREBY CERTIFY THAT INSTRUMENT NUMBER _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF _____ COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D., 20_____ AT _____ O'CLOCK ___.M.

_____
RECORDER OF DEEDS

_____
PLEASE TYPE/PRINT NAME

OWNER AND NOTARY CERTIFICATE - PARCEL 1

STATE OF ILLINOIS)
COUNTY OF) SS

THIS IS TO CERTIFY THAT _____ ARE THE OWNERS OF THE PROPERTY DESCRIBED IN THE ANNEXED PLAT, HAS CAUSED THE SAME TO BE PLATTED AS INDICATED HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

PURSUANT TO SECTION 1.005 OF THE PLAT ACT, 765 ILCS 205, THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND BELIEVES SAID PROPERTY IS, TO THE BEST OF THEIR KNOWLEDGE, IN THE FOLLOWING SCHOOL DISTRICTS:

ELEMENTARY SCHOOL DISTRICT 140
CONSOLIDATED HIGH SCHOOL DISTRICT 230
MORAINE VALLEY COMMUNITY COLLEGE DISTRICT 524

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____ A.D., 20_____.

BY:_____

TITLE:_____

ATTEST:_____

TITLE:_____

STATE OF ILLINOIS)
COUNTY OF) SS

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____ OF _____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH _____AND _____, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH AND THE SECRETARY DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE, AS CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION, DID AFFIX SAID CORPORATE SEAL TO SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL AT _____, ILLINOIS,

THIS _____ DAY OF _____ A.D., 20_____.

BY:_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

OWNER AND NOTARY CERTIFICATE - PARCEL 2

STATE OF ILLINOIS)
COUNTY OF) SS

THIS IS TO CERTIFY THAT _____ ARE THE OWNERS OF THE PROPERTY DESCRIBED IN THE ANNEXED PLAT, HAS CAUSED THE SAME TO BE PLATTED AS INDICATED HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

PURSUANT TO SECTION 1.005 OF THE PLAT ACT, 765 ILCS 205, THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND BELIEVES SAID PROPERTY IS, TO THE BEST OF THEIR KNOWLEDGE, IN THE FOLLOWING SCHOOL DISTRICTS:

ELEMENTARY SCHOOL DISTRICT 140
CONSOLIDATED HIGH SCHOOL DISTRICT 230
MORAINE VALLEY COMMUNITY COLLEGE DISTRICT 524

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____ A.D., 20_____.

BY:_____

TITLE:_____

ATTEST:_____

TITLE:_____

STATE OF ILLINOIS)
COUNTY OF) SS

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____, OF _____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH _____AND _____, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH AND THE SECRETARY DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE, AS CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION, DID AFFIX SAID CORPORATE SEAL TO SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL AT _____, ILLINOIS,

THIS _____ DAY OF _____ A.D., 20_____.

BY:_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

VILLAGE ENGINEER

STATE OF ILLINOIS)
COUNTY OF COOK) SS

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

DATED THIS ____ DAY OF _____, 2023.

_____
VILLAGE ENGINEER

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT OF §2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL, BE REQUIRED BY THE DEPARTMENT.

_____
JOSE RIOS, P.E.
REGION ONE ENGINEER

ENGINEER'S SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF) ss

THIS IS TO CERTIFY THAT I, A REGISTERED PROFESSIONAL ENGINEER, CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, 20_..

BY: _____
_____
_____

LICENSE EXPIRATION DATE: NOVEMBER 30, 2023
207 S. NAPERVILLE STREET
WHEATON, ILLINOIS 60187
(630) 668-7603

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF) SS

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

DATED AT_____, ILLINOIS, THIS ___ DAY OF _____,20___.

_____
CHAIRMAN

ATTEST:

_____
SECRETARY

BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

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

AT A MEETING HELD THIS ___ __DAY OF _____, 20___.

_____
PRESIDENT

ATTEST:

_____
VILLAGE CLERK

DIRECTOR OF TAX MAPPING

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, _____, DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION ON THIS PLAT AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT. THE PROPERTY HEREIN

DESCRIBED IS LOCATED ON TAX MAP # _____ REAL ESTATE TAX INDEX NUMBER (PIN)

_____

_____.

_____.

DATED THIS _____ DAY OF _____, A.D. 20__.

_____
DIRECTOR

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)SS

I, THE UNDERSIGNED, AS COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID OR FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND DEPICTED HEREON.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT DEPICTED HEREON.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT _____ , ILLINOIS, THIS _____ DAY OF _____ , A.D., 20_____.

_____
COUNTY CLERK

_____
PLEASE TYPE/PRINT NAME

COOK COUNTY DEPARTMENT OF TRANSPORTATION AND HIGHWAYS CERTIFICATE

STATE OF ILLINOIS)

COUNTIES OF COOK)SS

THIS PLAT HAS BEEN APPROVED BY THE COOK COUNTY DEPARTMENT OF TRANSPORTATION AND HIGHWAYS WITH RESPECT TO ROADWAY ACCESS PURSUANT TO 765 ILCS 205/2. HOWEVER, A HIGHWAY PERMIT, CONFORMING TO THE STANDARDS OF THE COOK COUNTY DEPARTMENT OF TRANSPORTATION AND HIGHWAYS IS REQUIRED BY THE OWNER OF THE PROPERTY FOR THIS ACCESS.

_____DAY OF _____, _____

_____
SUPERINTENDENT OF TRANSPORTATION AND HIGHWAYS

COOK COUNTY, ILLINOIS

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF TINLEY PARK, COMMONWEALTH EDISON COMPANY, SBC TELEPHONE COMPANY, AUTHORIZED C.A.T.V. FRANCHISE, GRANTEES, THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E"(OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E"(OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. THE TERM "COMMON ELEMENTS"SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(C), AS AMENDED FROM TIME TO TIME. THE TERM "COMMON AREA OR AREAS"IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING"AND "COMMON AREA", THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS"INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT. RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

MUNICIPAL UTILITY EASEMENTS

NON-EXCLUSIVE, PERPETUAL EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF TINLEY PARK, ILLINOIS, ITS SUCCESSORS AND ASSIGNS OVER ALL AREAS MARKED "PUBLIC UTILITY AND DRAINAGE EASEMENT"ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, INSTALL, REMOVE, REPAIR, INSPECT, MAINTAIN, AND OPERATE OVERLAND DRAINAGE SERVICES AND STORM WATER VOLUME CONTROL ROUTES, STORM AND/OR SANITARY SEWERS AND SERVICES, AND WATER MAINS AND SERVICES, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE IN, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS AND UPON THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN AND TRIM OR REMOVE ANY FENCES, TEMPORARY STRUCTURES, TREES, SHRUBS, ROOTS OR OTHER PLANTS AND APPURTENANCES WITHOUT OBLIGATION TO RESTORE OR REPLACE AND WITHOUT NEED FOR PROVIDING COMPENSATION THEREFORE ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS, MAINS, AND SERVICES PROVIDED. NO PERMANENT BUILDINGS, STRUCTURES OR OTHER OBSTRUCTIONS SHALL BE PLACED ON SAID EASEMENTS WITHOUT THE PRIOR WRITTEN CONSENT OF THE VILLAGE, BUT SAME MAY BE USED AT THE RISK OF THE OWNER FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED FOR BOTH SEWER AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF TINLEY PARK AND TO VILLAGE APPROVAL AS TO DESIGN AND LOCATION. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO

NI-COR GAS COMPANY

ITS RESPECTIVE SUCCESSORS AND ASSIGNS ("NI-COR") TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "PUBLIC UTILITY AND DRAINAGE EASEMENT," "COMMON AREA OR AREAS" AND STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS," TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NI-COR FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NI-COR. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. THE TERM "COMMON ELEMENTS" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERM IN SECTION 605/2(E) OF THE "CONDOMINIUM PROPERTY ACT" (ILLINOIS COMPILED STATUTES, CH. 765, SEC. 605/2(E)) AS AMENDED FROM TIME TO TIME. THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY OTHER TERMS.

Rev	Date	Description	By
1	5/17/22	ADDED CROSS ACCESS EASEMENT	BC
2	9/16/22	ADDRESSED CITY COMMENTS 9-9-2022	BC
3	2/13/23	REVISED CERTIFICATIONS	BC
4	2/22/23	REVISED PER COMMENTS	BC
5	3/6/23	REVISED PER COMMENTS	BC

WEBSTER, MCGRATH & AHLBERG LTD.
WMA
LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
Over a Century of Service to our Clients
2100 Manchester Road, Building A, Suite 203 Wheaton, Illinois 60187
ph: (630)668-7603 web: www.wmaltd.com
Design Firm License No. 184-003101

PLAT OF SUBDIVISION

LOCATION:
18301 LAGRANGE ROAD
TINLEY PARK, IL 60477

PREPARED FOR:
HEIDNER PROPERTIES, INC.
5277 TRILLIUM BLVD.
HOFFMAN ESTATES, IL 60192
T: 248.496.2323

JOB #:	DATE:	SCALE:
44578	04-27-2022	1"=80'
SURV: BC	DRAWN: BC	DESIGN:
FILE #: COOK CO. 33-36-12		SHEET #: 2 of 3

$FILE$

WHITE EAGLE DRIVE SUBDIVISION

BEING A SUBDIVISION IN THE EAST HALF OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

$TIME$

$DATE$

SURVEYOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT WEBSTER, McGRATH AND AHLBERG, LTD., HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

PARCEL 1

THAT PART OF THE EAST HALF OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST 1/4 THAT IS 253.81 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 88 DEGREES 27 MINUTES 15 SECONDS WEST, A DISTANCE OF 48.99 FEET; THENCE SOUTH 14 DEGREES 00 MINUTES 12 SECONDS WEST, A DISTANCE OF 338.86 FEET; THENCE SOUTH 10 DEGREES 35 MINUTES 58 SECONDS WEST, A DISTANCE OF 580.18 FEET; THENCE SOUTH 12 DEGREES 51 MINUTES 03 SECONDS WEST, A DISTANCE OF 546.21 FEET; THENCE SOUTH 02 DEGREES 56 MINUTES 03 SECONDS WEST, A DISTANCE OF 975.42 FEET MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST 1/4; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 TO THE SOUTHEAST CORNER THEREOF; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM:

THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE SOUTH 01 DEGREE 19 MINUTES 04 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 253.81 FEET; THENCE SOUTH 88 DEGREES 27 MINUTES 15 SECONDS WEST 33.87 FEET TO THE WEST LINE OF 96TH AVENUE PER DOCUMENT NUMBER 10157484, RECORDED SEPTEMBER 26, 1928, FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 27 MINUTES 15 SECONDS WEST 15.12 FEET TO THE WESTERLY LINE OF THE DEED RECORDED AUGUST 23, 1993 AS DOCUMENT 93667499; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID DEED, THE FOLLOWING THREE COURSES; SOUTH 14 DEGREES 00 MINUTES 12 SECONDS WEST 338.86 FEET; SOUTH 10 DEGREES 35 MINUTES 58 SECONDS WEST 580.18 FEET; SOUTH 12 DEGREES 51 MINUTES 03 SECONDS WEST 447.03 FEET; THENCE NORTH 88 DEGREES 48 MINUTES 56 SECONDS EAST 333.48 FEET TO SAID WEST LINE OF 96TH AVENUE; THENCE NORTH 01 DEGREES 18 MINUTES 00 SECONDS WEST, ALONG THE LAST DESCRIBED LINE 1328.76 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

ALSO EXCEPTING THEREFROM THAT PART OF THE LAND BOUNDED AND DESCRIBED AS FOLLOWS:

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE ON AN ASSUMED BEARING OF SOUTH 01 DEGREE 19 MINUTES 04 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 253.81 FEET; THENCE SOUTH 88 DEGREES 27 MINUTES 15 SECONDS WEST, A DISTANCE OF 48.99 FEET TO THE WESTERLY LINE OF DEED RECORDED AUGUST 23, 1993 AS DOCUMENT NUMBER 93667499; THENCE CONTINUING ALONG SAID WESTERLY LINE, SOUTH 14 DEGREES 00 MINUTES 12 SECONDS WEST, A DISTANCE OF 338.86 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE, SOUTH 10 DEGREES 35 MINUTES 58 SECONDS WEST, A DISTANCE OF 580.18 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE, SOUTH 12 DEGREES 51 MINUTES 03 SECONDS WEST, DISTANCE OF 447.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WESTERLY LINE, SOUTH 12 DEGREES 51 MINUTES 03 SECONDS WEST, A DISTANCE OF 99.18; THENCE CONTINUING ALONG SAID WESTERLY LINE, SOUTH 02 DEGREES 56 MINUTES 03 SECONDS WEST, A DISTANCE OF 975.42 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE EASTERLY ALONG SAID SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 4.03 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STRIP MAP F.A.I. 80 99-5-1(AS MONUMENTED AND OCCUPIED) AND AS SHOWN ON PLAT OF HIGHWAYS JOB R90-004-07; THENCE CONTINUING ALONG SAID EAST LINE OF SAID STRIP MAP F.A.I. 80 99-5-1, NORTH 02 DEGREES 28 MINUTES 30 SECONDS EAST, A DISTANCE OF 973.16 FEET; THENCE CONTINUING ALONG SAID EAST LINE OF SAID STRIP MAP F.A.I. 80 99-5-1, NORTH 13 DEGREES 00 MINUTES 39 SECONDS EAST, A DISTANCE OF 96.53 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH RIGHT OF WAY LINE OF 183RD STREET RECORDED AS DOCUMENTS 0831710040 AND 0831710038; THENCE SOUTH 88 DEGREES 48 MINUTES 56 SECONDS WEST, A DISTANCE OF 8.57 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

FURTHER EXCEPTING THEREFROM THAT PART OF THE LAND BOUNDED AND DESCRIBED AS FOLLOWS:

THAT PART OF EAST 1/2 OF SOUTHEAST 1/4 OF SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 12 COMMENCING AT NORTHEAST CORNER OF SAID EAST 1/2 OF SOUTHEAST 1/4; THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 27' 19" EAST 77.206 METERS (253.30 FEET) ALONG EAST LINE OF SAID EAST 1/2 OF SOUTHEAST 1/4 TO POINT OF BEGINNING AND EASTERLY RIGHT OF WAY OF FAI-80 EXTENDED; THENCE NORTH 89 DEGREES 44 MINUTES 27 SECONDS WEST 10.391 METERS (34.09 FEET) ALONG SAID EASTERLY RIGHT OF WAY LINE OF FAI-80; THENCE SOUTH 15 DEGREES 11 MINUTES 32 SECONDS WEST 103.209 METERS (338.61 FEET) ALONG SAID EASTERLY RIGHT OF WAY OF FAI-80; THENCE SOUTH 11 DEGREES 45 MINUTES 18 SECONDS WEST 176.838 METERS (580.18 FEET) ALONG THE SAID EASTERLY RIGHT OF WAY LINE OF FAI-80; THENCE SOUTH 14 DEGREES 02 MINUTES 23 SECONDS WEST 166.486 METER (546.21 FEET) ALONG SAID EASTERLY LINE OF FAI-80; THENCE SOUTH 04 DEGREES 07 MINUTES 21 SECONDS WEST 37.813 METERS (124.06 FEET) ALONG SAID EASTERLY RIGHT OF WAY LINE OF FAI-80, TO A 5/8" REBAR WITH AN ALLIED CAP STAMPED, STATE OF ILLINOIS DIVISION OF HIGHWAYS RIGHT OF WAY CORNER IPLS 2017; THENCE NORTH 14 DEGREES 39 MINUTES 26 SECONDS EAST 197.066 METERS (646.54 FEET) TO A 5/8" REBAR WITH AN ALLIED CAP STAMPED STATE OF ILLINOIS DIVISION OF HIGHWAYS RIGHT OF WAY CORNER IPLS 2017; THENCE NORTH 22 DEGREES 07 MINUTES 52 SECONDS EAST 179.492 METERS (588.88 FEET) TO A POINT ON THE SAID EAST LINE OF EAST 1/2 OF SOUTHEAST 1/4; THENCE NORTH 00 DEGREES 27 MINUTES 19 SECONDS WEST 114.995 METERS (377.28 FEET) ALONG SAID EAST LINE OF EAST 1/2 OF SOUTHEAST 1/4 TO POINT OF BEGINNING.

AND FURTHER EXCEPTING THEREFROM ALL OF THE FOLLOWING:
TRACT A:

THAT PART OF THE EAST HALF OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE ON AN ASSUMED BEARING OF SOUTH 01 DEGREE 19 MINUTES 04 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 253.81 FEET; THENCE SOUTH 88 DEGREES 27 MINUTES 15 SECONDS WEST, A DISTANCE OF 48.99 FEET; THENCE SOUTH 14 DEGREES 00 MINUTES 12 SECONDS WEST, A DISTANCE OF 338.86 FEET; THENCE SOUTH 10 DEGREES 35 MINUTES 58 SECONDS WEST, A DISTANCE OF 580.18 FEET; THENCE SOUTH 12 DEGREES 51 MINUTES 03 SECONDS WEST, A DISTANCE OF 447.03 FEET; THENCE NORTH 88 DEGREES 48 MINUTES 56 SECONDS EAST, A DISTANCE OF 33.02 FEET TO THE EASTERLY RIGHT OF WAY LINE OF FAI-80 (AS MONUMENTED AND OCCUPIED); THENCE CONTINUING NORTH 88 DEGREES 48 MINUTES 56 SECONDS EAST, A DISTANCE OF 300.32 FEET TO THE WEST LINE OF 96TH AVENUE; THENCE SOUTH 01 DEGREE 18 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE OF 96TH AVENUE, A DISTANCE OF 48.54 FEET; THENCE SOUTH 88 DEGREES 48 MINUTES 56 SECONDS WEST, A DISTANCE OF 313.36 FEET TO THE AFORESAID EASTERLY RIGHT OF WAY LINE OF FAI-80 (AS MONUMENTED AND OCCUPIED); THENCE NORTHEASTERLY ALONG THE LAST DESCRIBED LINE A DISTANCE OF 79.14 FEET; THENCE NORTH 88 DEGREES 48 MINUTES 56 SECONDS EAST, A DISTANCE OF 313.36 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

TRACT B:

THAT PART OF THE EAST HALF OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE ON AN ASSUMED BEARING OF SOUTH 01 DEGREE 19 MINUTES 04 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 253.81 FEET; THENCE SOUTH 88 DEGREES 27 MINUTES 15 SECONDS WEST, A DISTANCE OF 48.99 FEET; THENCE SOUTH 14 DEGREES 00 MINUTES 12 SECONDS WEST, A DISTANCE OF 338.86 FEET; THENCE SOUTH 10 DEGREES 35 MINUTES 58 SECONDS WEST, A DISTANCE OF 580.18 FEET; THENCE SOUTH 12 DEGREES 51 MINUTES 03 SECONDS WEST, A DISTANCE OF 447.03 FEET; THENCE NORTH 88 DEGREES 48 MINUTES 56 SECONDS EAST, A DISTANCE OF 33.02 FEET TO THE EASTERLY RIGHT OF WAY LINE OF FAI-80 (AS MONUMENTED AND OCCUPIED) TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 48 MINUTES 56 SECONDS EAST, A DISTANCE OF 300.32 FEET TO THE WEST LINE OF 96TH AVENUE; THENCE SOUTH 01 DEGREE 18 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE OF 96TH AVENUE, A DISTANCE OF 48.54 FEET; THENCE SOUTH 88 DEGREES 48 MINUTES 56 SECONDS WEST, A DISTANCE OF 313.36 FEET TO THE AFORESAID EASTERLY RIGHT OF WAY LINE OF FAI-80 (AS MONUMENTED AND OCCUPIED); THENCE NORTHEASTERLY ALONG THE LAST DESCRIBED LINE A DISTANCE OF 50.23 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AND FURTHERING EXCEPTING THEREFROM:

THE SOUTH 237.11 FEET AS MEASURED PERPENDICULAR FROM THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE SOUTH 237.11 FEET AS MEASURED PERPENDICULAR FROM THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN OF THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST 1/4 THAT IS 253.81 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 88 DEGREES 27 MINUTES 15 SECONDS WEST, A DISTANCE OF 48.99 FEET; THENCE SOUTH 14 DEGREES 00 MINUTES 12 SECONDS WEST, A DISTANCE OF 338.86 FEET; THENCE SOUTH 10 DEGREES 35 MINUTES 58 SECONDS WEST, A DISTANCE OF 580.18 FEET; THENCE SOUTH 12 DEGREES 51 MINUTES 03 SECONDS WEST, A DISTANCE OF 546.21 FEET; THENCE SOUTH 02 DEGREES 56 MINUTES 03 SECONDS WEST, A DISTANCE OF 975.42 FEET MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST 1/4; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 TO THE SOUTH EAST CORNER THEREOF; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 TO THE POINT OF BEGINNING.

EXCEPT THAT PART LYING WESTERLY OF THE EASTERLY RIGHT OF WAY LINE OF STRIP MAP F.A.I. 80 99-5-1(AS MONUMENTED AND OCCUPIED) AND AS SHOWN ON PLAT OF HIGHWAYS JOB R90-004-07.

AS SHOWN BY THE ANNEXED PLAT, ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

WE FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF TINLEY PARK, WHICH HAS AUTHORIZED A COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS HERETOFORE AND HEREAFTER AMENDED.

WE FURTHER CERTIFY THAT BY SCALE MEASUREMENT ONLY, BASED UPON THE FLOOD INSURANCE RATE MAP FOR WILL COUNTY, ILLINOIS, AND INCORPORATED AREAS, MAP NUMBER 17031C0711J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008. THE SURVEYED PROPERTY LIES WITHIN NO SPECIAL FLOOD HAZARD AREA, PANEL NOT PRINTED.

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

GIVEN UNDER MY HAND AND CORPORATE SEAL AT WHEATON, ILLINOIS, THIS _____

DAY OF _____, A.D., 20_____.

WEBSTER, McGRATH AND AHLBERG, LTD.

BY:_____

IL. PROF. LAND SURVEYOR NO. 3561
LICENSE EXPIRATION DATE: NOVEMBER 30, 2024
2100 MANCHESTER ROAD, SUITE 203,
WHEATON, ILLINOIS 60187
(630) 668-7603

Rev	Date	Description	By
1	5/17/22	ADDED CROSS ACCESS EASEMENT	BC
2	9/16/22	ADDRESSED CITY COMMENTS 9-9-2022	BC
3	2/13/23	REVISED CERTIFICATIONS	BC
4	2/22/23	REVISED PER COMMENTS	BC
5	3/6/23	REVISED PER COMMENTS	BC

WEBSTER, McGRATH & AHLBERG LTD.
WMA
LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
Over a Century of Service to our Clients
2100 Manchester Road, Building A, Suite 203 Wheaton, Illinois 60187
ph: (630)668-7603 web: www.wmaltd.com
Design Firm License No. 184-003101

PLAT OF SUBDIVISION

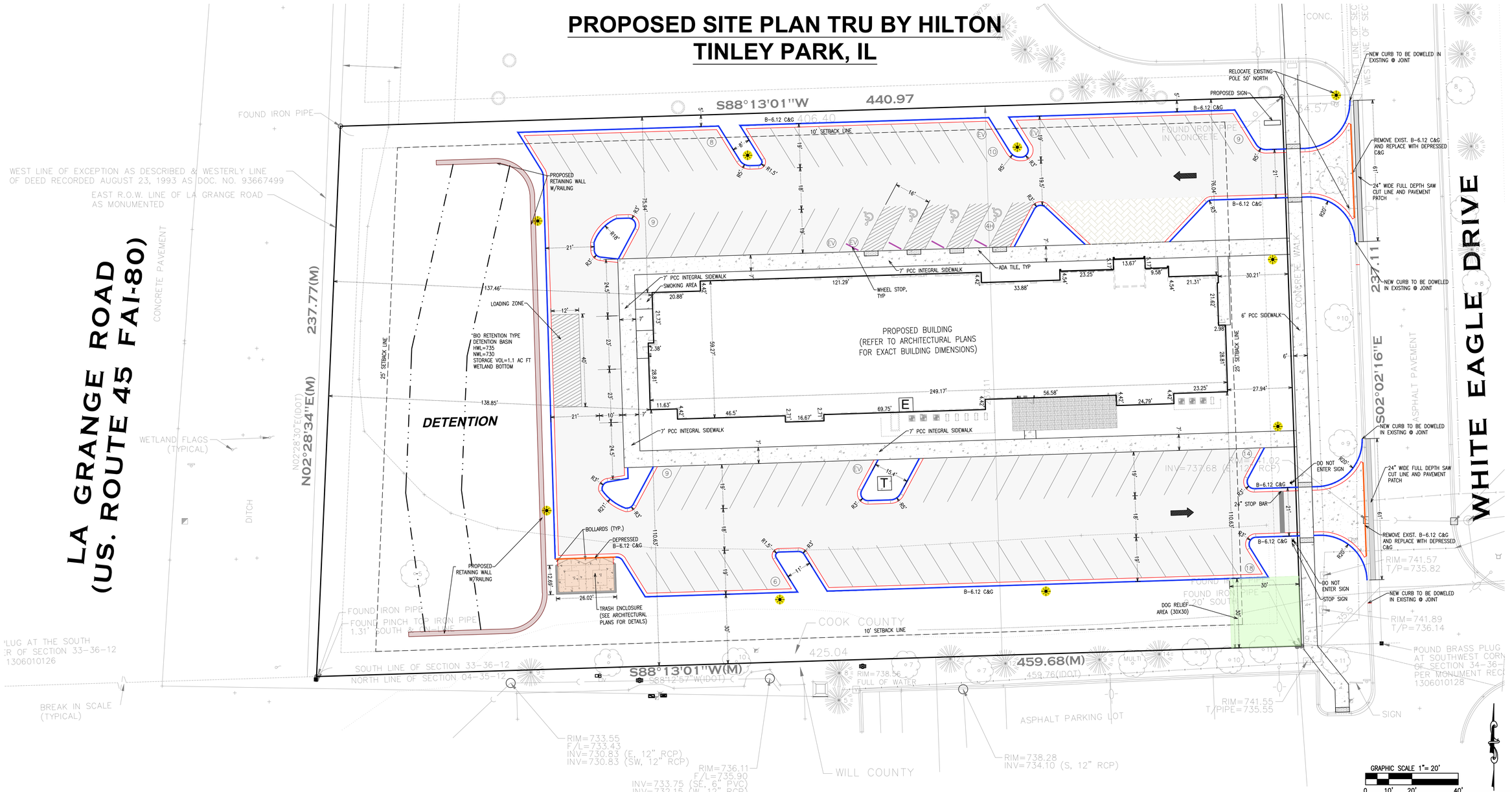
LOCATION:
18301 LAGRANGE ROAD
TINLEY PARK, IL 60477

PREPARED FOR:
HEIDNER PROPERTIES, INC.
5277 TRILLIUM BLVD.
HOFFMAN ESTATES, IL 60192
T: 248.496.2323

JOB #:	DATE:	SCALE:
44578	04-27-2022	1"=80'
SURV: BC	DRAWN: BC	DESIGN:
FILE #: COOK CO. 33-36-12		SHEET #: 3 of 3

$FILE1$

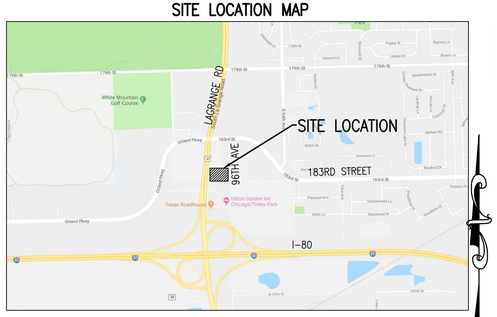
PROPOSED SITE PLAN TRU BY HILTON
TINLEY PARK, IL

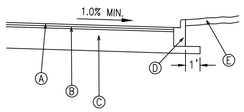


GRAPHIC SCALE 1"= 20'
0 10' 20' 40'

ZONING ANALYSIS TABLE		
Zoning	B-3	
HOTEL USE ALLOWED	Yes	
BUILDING HEIGHT		
TOTAL LAND AREA	98,570	S.F.
	2.26	AC
BUILDING AREA	13,977	S.F.
	0.32	AC
LOT COVERAGE		
BUILDING AREA	13,977	
PAVEMENT	34,954	S.F.
SIDEWALK/PATIO	5,441	S.F.
TRASH ENCLOSURE	394	S.F.
TOTAL IMPERVIOUS AREA	54,766	S.F.
	55.6%	
GREEN SPACE	43,804	S.F.
	44.4%	
PARKING		
122 ROOMS @ 0.68 STALL/ROOM	83	STALLS
EMPLOYEES	8	STALLS
TOTAL REQUIRED	91	STALLS
TOTAL PROVIDED	91	STALLS

SITE LOCATION MAP





A 2" BITUMINOUS CONCRETE SURFACE COURSE, HOT MIX ASPHALT, MIX. C, N50
B 3.0" BITUMINOUS CONCRETE BINDER COURSE, HOT MIX ASPHALT, IL19, N50
C 12" CRUSHED AGGREGATE SUB-BASE, TY. B.
D CONC. CURB & GUTTER, TYPE B-6.12
E 6" TOP SOIL AND SEEDING

PAVEMENT SECTION



72 13/16"
For 6' sections using 2" posts
(Actual Panel size is 71")
(Center to Center post distance is 1 3/16" wider than panel)

MANUFACTURER: ACTIVE YARDS
MODEL: BEDROCK HOME SERIES
PANEL SIZE: 4' TALL x 6' WIDE
COLOR: BLACK

4' ORNAMENTAL ALUMINUM FENCE
NOT TO SCALE

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NO.	DATE	REMARKS

ADVANTAGE
CONSULTING ENGINEERS
80 MAIN STREET, SUITE 17 - LEMONT, ILLINOIS 60439
630-500-2467
www.aceiltd.us

SITE PLAN

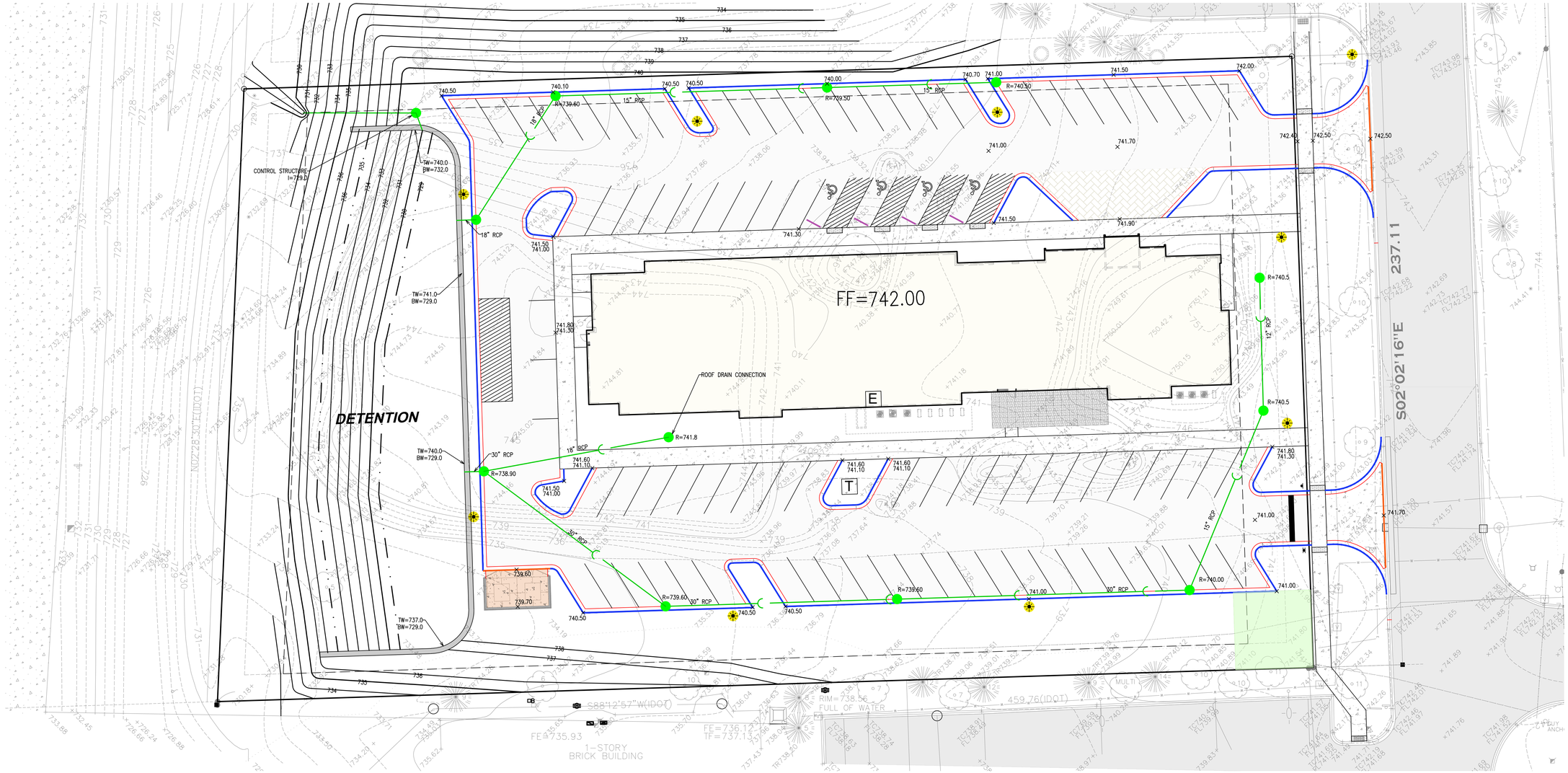
TRU BY HILTON
TINLEY PARK, IL

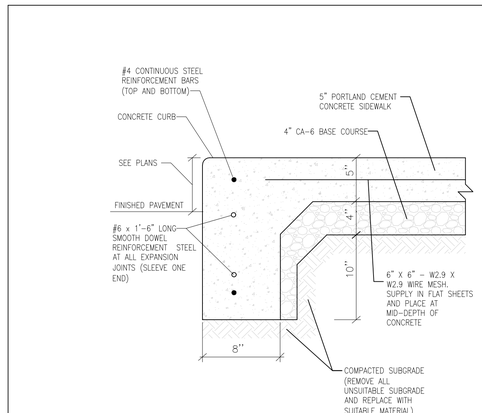
SUPERHOST ENTERPRISE
1823 ABRITER COURT
NAPERVILLE, IL 60563

APRIL 3, 2025
JOB: 20-024

SHEET:
C1
1 OF 4

ZONING ANALYSIS TABLE		
ZONING	**B-3**	
HOTEL USE ALLOWED	Yes	
BUILDING HEIGHT	52' - 10 1/4"	
TOTAL LAND AREA	98,570	S.F.
	2.26	AC
BUILDING AREA		
122 ROOM TRU-HILTON	13,977	S.F.
	0.32	AC
LOT COVERAGE		
PAVEMENT	34,954	S.F.
TRU-HILTON	13,977	S.F.
SIDEWALK/PATIO	5,368	S.F.
TRASH ENCLOSURES	321	S.F.
TOTAL IMPERVIOUS AREA	**54,620**	**S.F.**
	55.41%	
GREEN SPACE	**43,950**	**S.F.**
	44.59%	
PARKING		
TRU-HILTON		
122 ROOMS	122	STALLS
EMPLOYEES - 8	8	STALLS
TOTAL REQUIRED	130	STALLS
TOTAL PROVIDED	**91**	**STALLS**
PARKING STALL SIZE	9' x 18.5'	FEET
DRIVING AISLE WIDTH, MIN	18	FEET
Angled Parking		
FAR CALCULATIONS		
TOTAL SITE AREA	98,570	S.F.
TRU-HILTON	13,977	S.F.
FAR	14.18%	
SETBACKS		
FRONT	25	FEET
REAR	25	FEET
SIDES	10	FEET





ACE DETAIL

MONOLITHIC CURB/SIDEWALK DETAIL
N.T.S.

GENERAL NOTES

1. 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 TINLEY PARK.
2. ALL SANITARY SEWERS SHALL BE PVC PIPE, TYPICALLY ASTM D-3034, SDR 26, 8" DIAMETER, UNLESS NOTED OTHERWISE.
3. ALL STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE ASTM C-76, SIZES TO BE DETERMINED AT TIME OF FINAL ENGINEERING.
4. ALL WATER MAIN TO BE DUCTILE IRON PIPE, CLASS 52. SIZE TO BE 8" DIAMETER UNLESS NOTED OTHERWISE. DEPTH 5'-6" FROM FINISHED SURFACE ELEVATION.
5. A MINIMUM HORIZONTAL DISTANCE OF TEN FEET SHALL BE MAINTAINED BETWEEN ALL WATER MAINS AND STORM/SANITARY SEWERS & STRUCTURES.
6. LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND ARE TO BE VERIFIED PRIOR TO FINAL ENGINEERING AND SHOULD BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
7. 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.
8. APPROPRIATE EASEMENTS FOR ALL UTILITIES WILL BE PROVIDED AT THE TIME OF FINAL ENGINEERING AND SHALL BE REFLECTED ON THE PLAT.
9. UTILITY EASEMENTS FOR SEWERS AND WATER MAIN OUTSIDE OF PUBLIC R.O.W. ARE TO BE PROVIDED AS WELL AS STORM WATER MANAGEMENT EASEMENTS FOR STORM WATER MANAGEMENT FACILITIES.
10. ALL SIDEWALKS ARE TO BE CONCRETE AND HAVE RAMPS AT INTERSECTIONS WITH CURBS TO MEET THE MOST RESTRICTIVE ADA CODE REQUIREMENTS.

LEGEND

PROPOSED	DESCRIPTION	EXISTING
C	STORM SEWER	C
8W	WATER MAIN WITH SIZE	W
	SANITARY SEWER	
	RIGHT-OF-WAY	
42	CONTOUR	701
+43.2	SPOT GRADE	+701.30
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM CATCH BASIN	
	FIRE HYDRANT	
	BUFFALO BOX	
	GATE VALVE W/VAULT	
	STREET LIGHT	
	STREET LIGHT W/MAST	
	OVERFLOW DIRECTION	
	CURB	
XX XX XX	SILT FENCE	
	ROAD SIGN	
E	ELECTRIC	E
G	GAS	G
	UTILITY POLE	
	DEPRESSED CURB FOR RAMP/DRIVEWAY	
TF	TOP OF FOUNDATION	
TD	TOP OF CURB, DEPRESSED	
TW, BW	TOP WALL, BOTTOM OF WALL	
R=	RIM FOR STRUCTURES	
R	RISER FOR SANITARY SERVICE	
HWL/NWL	HIGH/NORMAL WATER LEVEL	
CO	CLEAN OUT	
FDC	FIRE DEPARTMENT CONNECTION	

N

GRAPHIC SCALE 1"= 20'
0 10' 20' 40'

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NO.	DATE	REMARKS

ADVANTAGE
CONSULTING ENGINEERS
80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
630-500-2467
WWW.ACENG.US

PRELIMINARY GRADING AND DRAINAGE PLAN

TRU BY HILTON
TINLEY PARK, IL

SUPERHOST ENTERPRISE
1823 ABRITER COURT
NAPERVILLE, IL 60563

APRIL 3, 2025
JOB: 20-024

SHEET:
C3
3 OF 4

GENERAL NOTES

1. 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 TINLEY PARK.
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3. ALL STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE ASTM C-76, SIZES TO BE DETERMINED AT TIME OF FINAL ENGINEERING.
4. ALL WATER MAIN TO BE DUCTILE IRON PIPE, CLASS 52. SIZE TO BE 8" DIAMETER UNLESS NOTED OTHERWISE. DEPTH 5'-6" FROM FINISHED SURFACE ELEVATION.
5. A MINIMUM HORIZONTAL DISTANCE OF TEN FEET SHALL BE MAINTAINED BETWEEN ALL WATER MAINS AND STORM/SANITARY SEWERS & STRUCTURES.
6. LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND ARE TO BE VERIFIED PRIOR TO FINAL ENGINEERING AND SHOULD BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
7. 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.
8. APPROPRIATE EASEMENTS FOR ALL UTILITIES WILL BE PROVIDED AT THE TIME OF FINAL ENGINEERING AND SHALL BE REFLECTED ON THE PLAT.
9. UTILITY EASEMENTS FOR SEWERS AND WATER MAIN OUTSIDE OF PUBLIC R.O.W. ARE TO BE PROVIDED AS WELL AS STORM WATER MANAGEMENT EASEMENTS FOR STORM WATER MANAGEMENT FACILITIES.
10. ALL SIDEWALKS ARE TO BE CONCRETE AND HAVE RAMPS AT INTERSECTIONS WITH CURBS TO MEET THE MOST RESTRICTIVE ADA CODE REQUIREMENTS.

N

GRAPHIC SCALE 1"= 20'
0 10' 20' 40'

CONNECT TO EX. STUB I=727.1

15" SAN

DROP MH I=733.00,W I=727.5.0,N,S

STUB

8" SAN IN 24" STEEL CASING, AUGERED UNDER EAGLE DRIVE

12X12 PRESSURE CONNECTION

8" SAN

I=735.0

I=734.0

R=740.5

6" SAN SERVICE

6" WATER SERVICE

FDC

12" WATER MAIN

12W

R=740.50

R=739.50

R=739.60

TW=740.0
BW=732.0

TW=741.0
BW=729.0

DETENTION

TW=740.0
BW=729.0

R=738.90

R=741.8

R=739.60

TW=737.0
BW=729.0

R=740.00

12X12 PRESSURE CONNECTION

3" WATER SERVICE FOR DUMPSTER PAD

GREASE TRAP
I=735.0

E

T

731 732 733 734 735 736 737 738 739 740

N02°28'30"E(IDOT)

S02°02'16"E 237.11

S68°12'57"W(IDOT)

459.76(IDOT)

RIM=735.56
FULL OF WATER

RIM=742.23
FULL OF WATER

MULTI

GUY ANCH

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NO.	DATE	REMARKS

ADVANTAGE
CONSULTING ENGINEERS
80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
630-500-2467
www.aceig.us

PRELIMINARY UTILITY PLAN
SANITARY & WATER MAIN PLAN

TRU BY HILTON
TINLEY PARK, IL

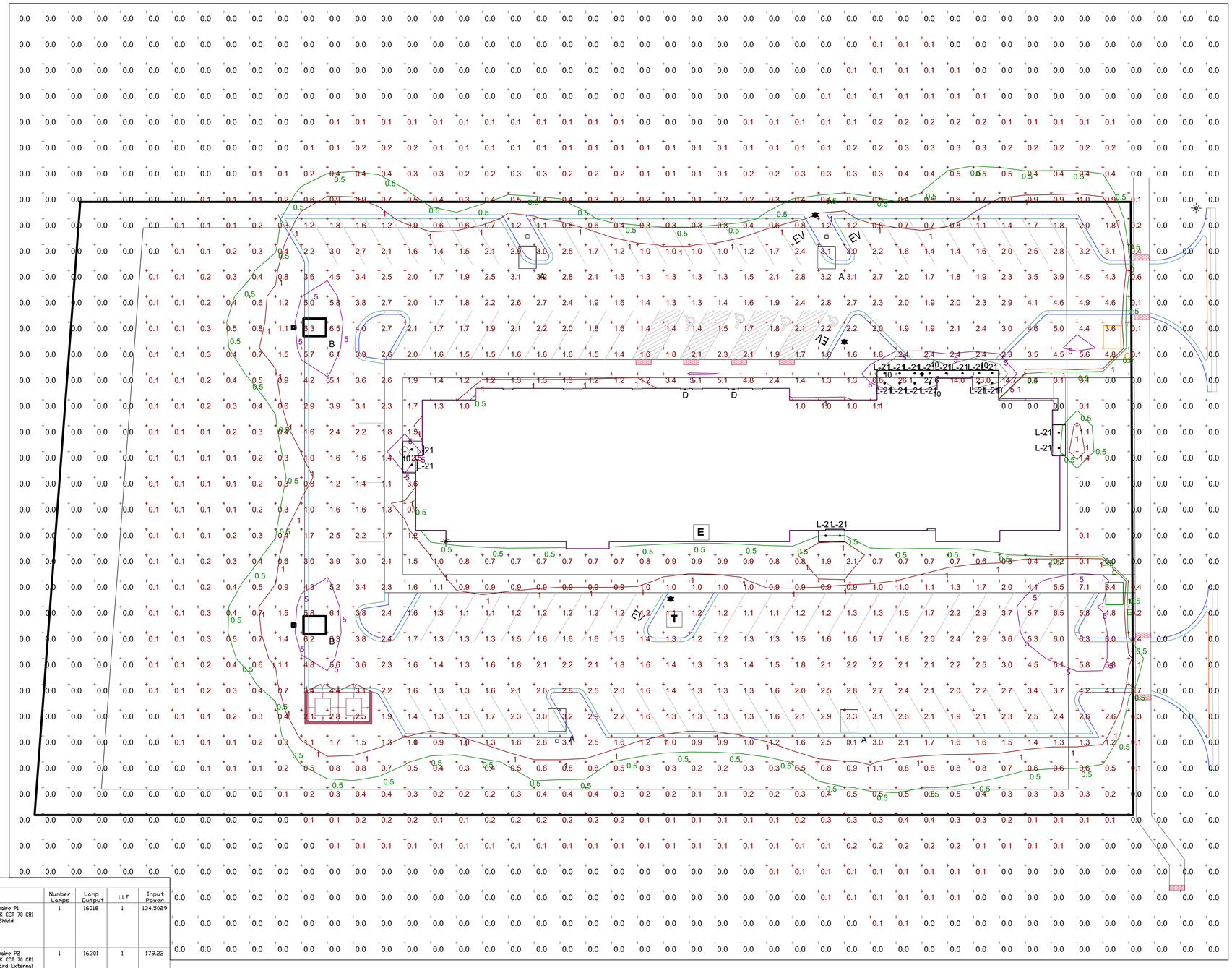
SUPERHOST ENTERPRISE
1823 ABRITER COURT
NAPERVILLE, IL 60563

APRIL 3, 2025
JOB: 20-024

SHEET:
C4
4 OF 4

Luminaire Locations

Label	MH
A	25.00
A	25.00
A	25.00
A	25.00
B	25.00
B	25.00
C	25.00
D	8.33
D	8.33
E	25.00
L-21	10.45
L-21	10.45
L-21	10.45
L-21	10.45
L-21	10.45
L-21	10.45
L-21	10.45
L-21	10.45
L-21	10.45
L-21	10.45
L-21	8.55
L-21	8.55
L-21	9.60
L-21	9.60
L-21	8.60
L-21	8.60



Description

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	A		4	Lithonia Lighting	DSX2 LED P1 30K 70CRI TFTM HS	D-Series Size 2 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Forward Throw Houseside Shield	1	16018	1	134.5029
	B		2	Lithonia Lighting	DSX2 LED P2 30K 70CRI T3LG EGS-F	D-Series Size 2 Area Luminaire P2 Performance Package 3000K CCT 70 CRI Type 3 Low G Rating Forward External Glare Shield	1	16301	1	179.22
	C		1	Lithonia Lighting	DSX2 LED P1 30K 70CRI RCCO	D-Series Size 2 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Right Corner Cutoff Extreme Backlight Control	1	13718	1	134.5
	E		1	Lithonia Lighting	DSX2 LED P2 30K 70CRI LCCO	D-Series Size 2 Area Luminaire P2 Performance Package 3000K CCT 70 CRI Left Corner Cutoff Extreme Backlight Control	1	17552	1	179.22
	L-21		20	Lithonia Lighting	LDN6 30/10 LD6WR	6IN LDN, 3000K, 1000LM, WHITE, CRI80	1	859	1	10.44
	D		2	Lithonia Lighting	WPX1 LED P1 30K MVolt	WPX1 LED wallpack 1500lm 3000K color temperature 120-277 Volts	1	1537	1	11.49

1 SITE PLAN PHOTOMETRIC
SCALE 1" = 20'-0"

GARY L. FRANK
NO. 001-013853
REGISTERED ARCHITECT
STATE OF ILLINOIS
02/03/25

ARCHITECTURAL GROUP III
201 S. Nappanee St. Elkhart Indiana 46514-1953 • 574/293-0008
architecturalgroup3.com

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tru by HILTON

JOB TITLE

TRU BY HILTON
HILTON PROJECT CODE 16-740ND
FACILITY # 52093, INN CODE MDWTRU
TINLEY PARK, IL.
A NEW 122 ROOM HOTEL

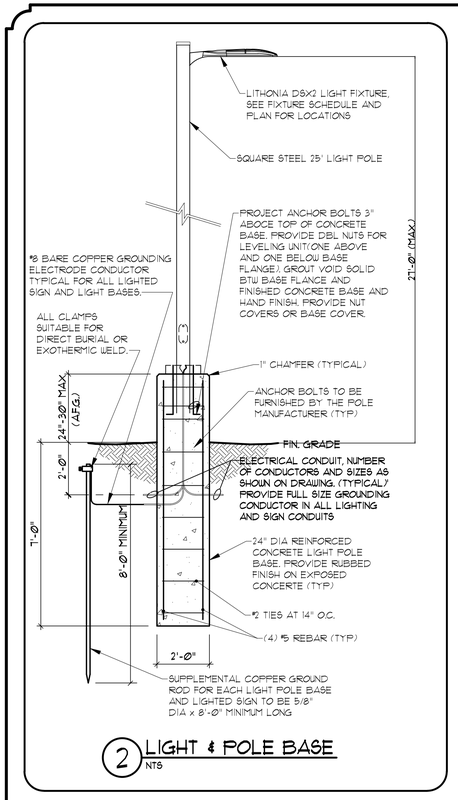
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22134

DATE
12/16/24

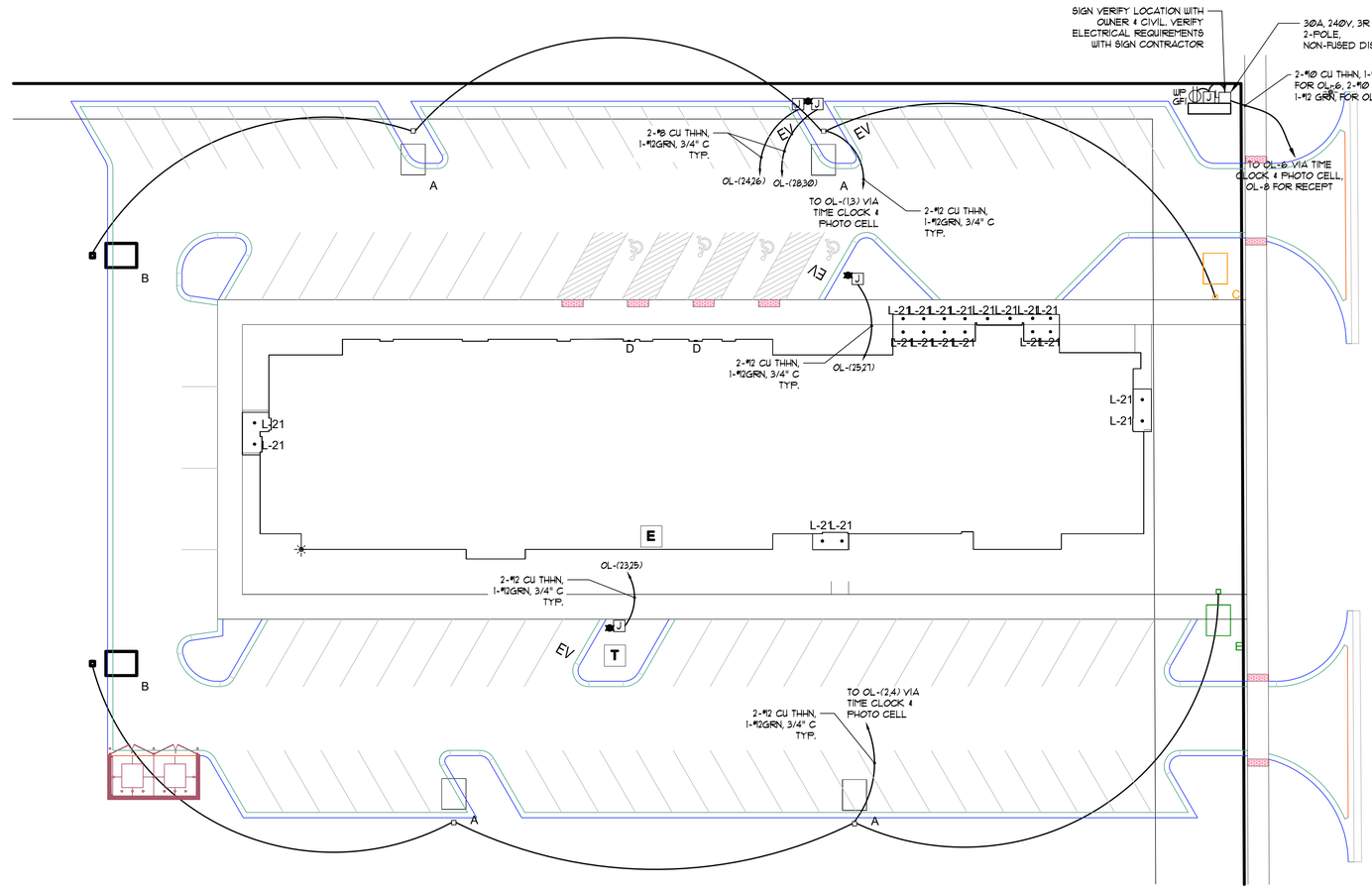
REVISIONS
1 02/03/25
2 02/14/25

SHEET NO.
E1.0a
SITE PLAN PHOTOMETRICS

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2 LIGHT & POLE BASE
NTS



NORTH

1 SITE PLAN LIGHITNG
SCALE 1" = 30'-0"

Description										
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
▫	A		4	Lithonia Lighting	DSX2 LED P1 30K 70CRI TFTM HS	D-Series Size 2 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Forward Throw Houseside Shield	1	16018	1	134.5029
▯	B		2	Lithonia Lighting	DSX2 LED P2 30K 70CRI T3LG EGS-F	D-Series Size 2 Area Luminaire P2 Performance Package 3000K CCT 70 CRI Type 3 Low G Rating Forward External Glare Shield	1	16301	1	179.22
▫	C		1	Lithonia Lighting	DSX2 LED P1 30K 70CRI RCCO	D-Series Size 2 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Right Corner Cutoff Extreme Backlight Control	1	13718	1	134.5
▫	E		1	Lithonia Lighting	DSX2 LED P2 30K 70CRI LCCO	D-Series Size 2 Area Luminaire P2 Performance Package 3000K CCT 70 CRI Left Corner Cutoff Extreme Backlight Control	1	17552	1	179.22
○	L-21		20	Lithonia Lighting	LDN6 30/10 LO6WR	6IN LDN, 3000K, 1000LM, WHITE, CRI80	1	859	1	10.44
▭	D		2	Lithonia Lighting	WPX1 LED P1 30K Mvolt	WPX1 LED wallpack 1500lm 3000K color temperature 120-277 Volts	1	1537	1	11.49

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STATE OF ILLINOIS
GARY L. FRANK
NO. 001-013853
REGISTERED ARCHITECT
02/03/25

ARCHITECTURAL GROUP III
201 S. Nappanee St. Elkhart Indiana 46514-1953 • 574/293-0008
architecturalgroup3.com

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tru by HILTON

JOB TITLE

TRU BY HILTON
HILTON PROJECT CODE 16-740ND
FACILITY # 52093, INN CODE MDWTRU
TINLEY PARK, IL
A NEW 122 ROOM HOTEL

JOB NO.
22134

DATE
12/16/24

REVISIONS
1 02/03/25
2 02/14/25

SHEET NO.
E1.0
SITE PLAN LIGHTING



D-Series Size 2
LED Area Luminaire

Catalog Number

Notes

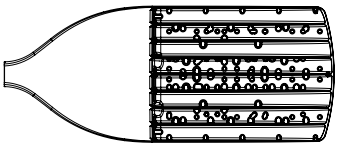
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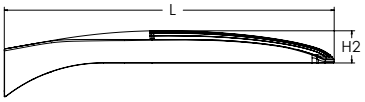
Hit the Tab key or mouse over the page to see all interactive elements.

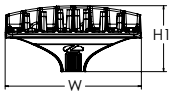
d-series

Specifications

EPA:	1.06 ft² (0.10 m²)
Length:	40.59" (103.1 cm)
Width:	16.76" (42.6 cm)
Height H1:	8.11" (20.6 cm)
Height H2:	3.96" (10.1 cm)
Weight:	46 lbs (20.9 kg)







Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of up to 80% vs. 1000W HID and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX2 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX2 LED

Series	LEDs	Color temperature [2]	Color Rendering Index [2]	Distribution	Voltage	Mounting
DSX2 LED	**Forward optics** P1 P5 P2 P6 P3 P7 P4 P8 **Rotated optics** P10 [1] P13 [1] P11 [1] P14 [1] P12 [1]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K (this section 80CRI only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare [3] T4M Type IV medium T4LG Type IV low glare [3] TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control [3] BLC4 Type IV backlight control [3] LCCO Left corner cutoff [3] RCCO Right corner cutoff [3]	MVOLT (120V-277V) [4] HVOLT (347V-480V) [5,6] XVOLT (277V - 480V) [7,8] 120 [16,26] 208 [16,26] 240 [16,26] 277 [16,26] 347 [16,26] 480 [16,26]	**Shipped included** SPA Square pole mounting (#8 drilling) RPA Round pole mounting (#8 drilling) SPA5 Square pole mounting #5 drilling [9] RPA5 Round pole mounting #5 drilling [9] SPA8N Square narrow pole mounting #8 drilling WBA Wall bracket [10] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options

Shipped installed

NLTAIR2 PIRHN	nLight AIR gen 2 enabled with bi-level motion / ambient senso, 8-40' mounting height, ambient sensor enabled at 2fc. [11,12,20,21]
PIR	High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc [13,20,21]
PER	NEMA twist-lock receptacle only (controls ordered separate) [14]
PER5	Five-pin receptacle only (controls ordered separate) [14,21]
PER7	Seven-pin receptacle only (controls ordered separate) [14,21]
FAO	Field adjustable output [15,21]
BL30	Bi-level switched dimming, 30% [16,21]
BL50	Bi-level switched dimming, 50% [16,21]
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) [17]
DS	Dual switching [18,19,21]

Other options

Shipped installed

SPD20KV	20KV surge protection
HS	Houseside shield (black finish standard) [22]
L90	Left rotated optics [1]
R90	Right rotated optics [1]
CCE	Coastal Construction [23]
HA	50°C ambient operation [24]
BAA	Buy America(n) Act Compliant
SF	Single fuse (120, 277, 347V) [26]
DF	Double fuse (208, 240, 480V) [26]
3G	Vibration rated for 3G [27]

Shipped separately

EGSR	External Glare Shield (reversible, field install required, matches housing finish)
BSDB	Bird Spikes (field install required)

Finish *(required)*

DDBXD	Dark Bronze
DBLXD	Black
DNAXD	Natural Aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

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Ordering Information

Accessories

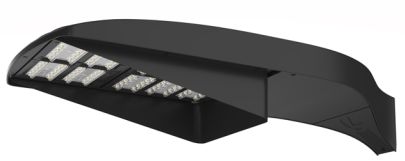
Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [25]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [25]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [25]
DSHORT SBK	Shorting cap [25]
DSX2HS P#	House-side shield (enter package number 1-13 in place of #)
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSXRPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSX1EGSR (FINISH)	External glare shield (specify finish)
DSX2BSDB (FINISH)	Bird spike deterrent bracket (specify finish)

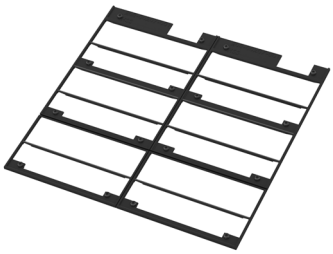
NOTES

1 Rotated optics available with packages P10, P11, P12, P13 and P14. Must be combined with option L90 or R90.
2 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
3 T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
6 HVOLT not available with package P10 when combined with option NLTAIR2 PIRHN or option PIR.
7 XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
8 XVOLT not available in package P10. XVOLT not available with fusing (SF or DF).
9 SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
10 WBA cannot be combined with Type 5 distributions plus photocell (PER).
11 NLTAIR2 and PIRHN must be ordered together. For more information on nLight AIR2 visit this link
12 NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P10 using HVOLT. NLTAIR2 PIRHN not available with P10 using XVOLT.
13 PIR not available with NLTAIR2 PIRHN, PER, PER5, PER7, FAO BL30, BL50, DMG and DS. PIR not available with P10 using HVOLT. PIR not available with P10 using XVOLT.
14 14) PER/PER5/PER7 not available with NLTAIR2 PIRHN, PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
15 FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, DMG and DS.
16 BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO, DMG and DS. BL30 or BL50 must specify 120, 277 or 347V. Consult tech support for 208, 240 or 480V.
17 DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DS.
18 DS not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DMG.
19 DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads on P1, P2, P3, P4, P5 (2 drivers). Note: Provides 60/40 operation using (2) different sets of leads on P6, P7, P8, P9, P10, P11, P12, P13, P14 (3 drivers).
20 Reference Motion Sensor Default Settings table on page 4 to see functionality.
21 Reference Controls Options table on page 4.
22 HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
23 CCE option not available with option BS and EGSR. Contact Technical Support for availability.
24 Option HA not available with performance packages P5, P6, P7, P8, P13 and P14.
25 Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
26 Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).
27 Option 3G for use with (MA) mast arm mount only when 3G vibration is required.

Shield Accessories



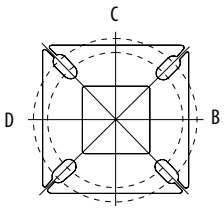
External Glare Shield (EGSR)



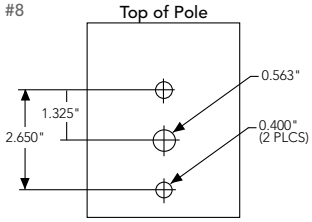
House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION



Template #8



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
		Minimum Acceptable Outside Pole Dimension					
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

DSX2 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX2 with SPA	1.06	2.12	1.84	2.32	---	2.33
DSX2 with SPA5, SPA8N	1.07	2.14	1.90	2.43	---	2.44
DSX2 with RPA, RPA5	1.07	2.14	1.90	2.43	2.31	2.44
DSX2 with MA	1.20	2.40	2.12	3.00	2.92	3.00

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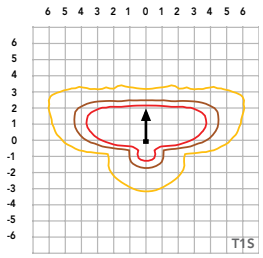
Photometric Diagrams

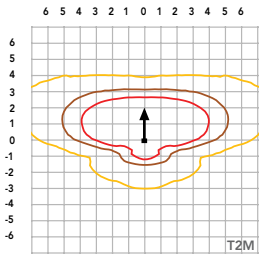
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's homepage.

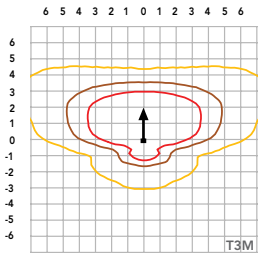
Isofootcandle plots for the DSX2 LED P8 40K 70CRI. Distances are in units of mounting height (40').

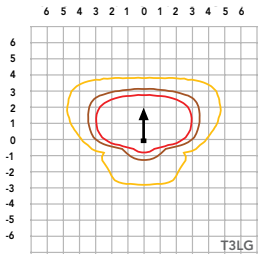
LEGEND

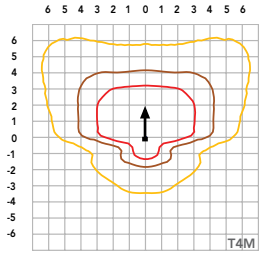
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- 0.5 fc
- 1.0 fc

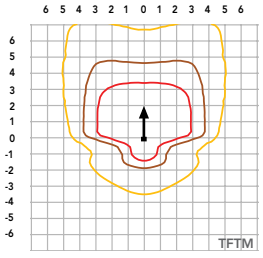


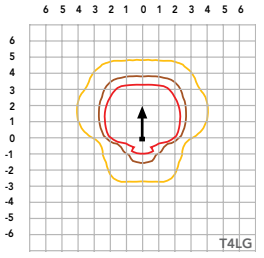


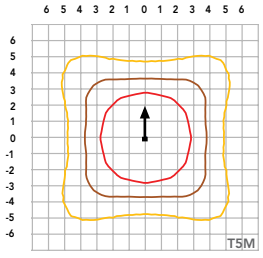


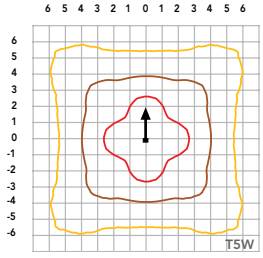


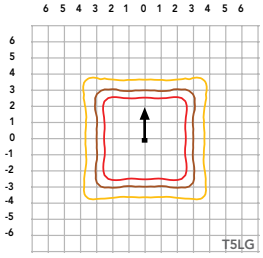


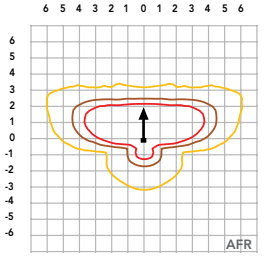


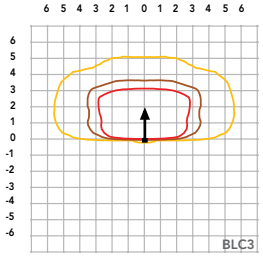


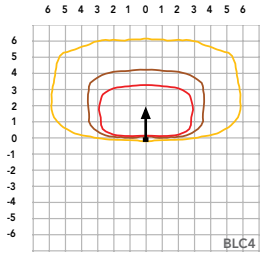


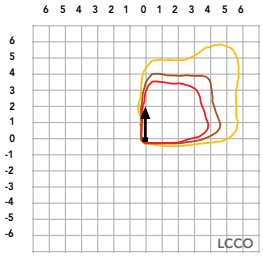


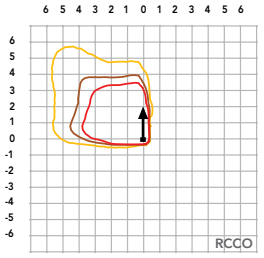












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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.03
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.95
50,000	0.90
100,000	0.82

FAO Dimming Settings

FAO Position	% Wattage	% Lumen Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use published values for each package based on input watts and lumens by optic type.

Electrical Load

	Performance Package	LED Count	Drive Current (mA)	Wattage	Current (A) 120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	80	530	135	1.12	0.65	0.56	0.49	0.39	0.28
	P2	80	700	181	1.49	0.86	0.75	0.65	0.52	0.37
	P3	80	850	222	1.83	1.05	0.91	0.79	0.63	0.46
	P4	80	1050	277	2.27	1.31	1.14	0.98	0.79	0.57
	P5	80	1250	333	2.72	1.57	1.36	1.18	0.94	0.68
	P6	100	1050	345	2.85	1.64	1.42	1.23	0.98	0.71
	P7	100	1250	414	3.41	1.97	1.70	1.48	1.18	0.85
	P8	100	1400	466	3.85	2.22	1.93	1.67	1.33	0.96
Rotated Optics (Requires L90 or R90)	P10	90	530	152	1.27	0.73	0.63	0.55	0.44	0.32
	P11	90	700	203	1.69	0.97	0.84	0.73	0.58	0.42
	P12	90	850	249	2.06	1.19	1.03	0.89	0.71	0.52
	P13	90	1200	358	2.95	1.70	1.47	1.28	1.02	0.74
	P14	90	1400	421	3.46	2.00	1.73	1.50	1.20	0.87

LED Color Temperature / Color Rendering Multipliers

	70 CRI		80CRI		90CRI	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	71%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Photocell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSX0)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V

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Performance Data

Lumen Output

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Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	135W	80	530	T1S	19,946	2	0	3	148	20,787	2	0	3	155	21,192	2	0	3	158
				T2M	18,477	3	0	4	137	19,256	3	0	4	143	19,632	3	0	4	146
				T3M	18,691	3	0	5	139	19,480	3	0	5	145	19,859	3	0	5	148
				T3LG	16,696	2	0	2	124	17,400	2	0	2	129	17,740	2	0	2	132
				T4M	18,970	3	0	5	141	19,770	3	0	5	147	20,155	3	0	5	150
				T4LG	17,253	2	0	2	128	17,981	2	0	2	134	18,331	2	0	2	136
				TFTM	19,101	3	0	5	142	19,907	3	0	5	148	20,295	3	0	5	151
				T5M	19,517	5	0	3	145	20,341	5	0	3	151	20,737	5	0	3	154
				T5W	19,834	5	0	3	147	20,670	5	0	3	154	21,073	5	0	3	157
				T5LG	19,574	4	0	2	146	20,400	4	0	2	152	20,797	4	0	2	155
				BLC3	13,595	0	0	3	101	14,169	0	0	3	105	14,445	0	0	3	107
				BLC4	14,042	0	0	4	104	14,634	0	0	4	109	14,919	0	0	4	111
				RCCO	13,718	1	0	3	102	14,297	1	0	3	106	14,576	1	0	3	108
				LCCO	13,718	1	0	3	102	14,297	1	0	3	106	14,576	1	0	3	108
				AFR	19,946	2	0	3	148	20,787	2	0	3	155	21,192	2	0	3	158
P2	179W	80	700	T1S	25,520	3	0	3	142	26,597	3	0	3	148	27,116	3	0	3	151
				T2M	23,641	3	0	5	132	24,638	3	0	5	137	25,118	3	0	5	140
				T3M	23,915	3	0	5	133	24,924	3	0	5	139	25,410	3	0	5	142
				T3LG	21,363	3	0	3	119	22,264	3	0	3	124	22,698	3	0	3	127
				T4M	24,272	3	0	5	135	25,296	3	0	5	141	25,789	3	0	5	144
				T4LG	22,075	3	0	3	123	23,006	3	0	3	128	23,455	3	0	3	131
				TFTM	24,440	3	0	5	136	25,471	3	0	5	142	25,967	3	0	5	145
				T5M	24,972	5	0	3	139	26,026	5	0	3	145	26,533	5	0	4	148
				T5W	25,377	5	0	4	142	26,448	5	0	4	148	26,963	5	0	4	150
				T5LG	25,045	4	0	2	140	26,101	4	0	2	146	26,610	4	0	2	148
				BLC3	17,395	0	0	4	97	18,129	0	0	4	101	18,482	0	0	4	103
				BLC4	17,966	0	0	4	100	18,724	0	0	5	104	19,089	0	0	5	107
				RCCO	17,552	1	0	4	98	18,293	1	0	4	102	18,649	1	0	4	104
				LCCO	17,552	1	0	4	98	18,293	1	0	4	102	18,649	1	0	4	104
				AFR	25,520	3	0	3	142	26,597	3	0	3	148	27,116	3	0	3	151
P3	219W	80	850	T1S	30,127	3	0	4	137	31,398	3	0	4	143	32,010	3	0	4	146
				T2M	27,908	3	0	5	127	29,085	3	0	5	133	29,652	3	0	5	135
				T3M	28,232	3	0	5	129	29,423	3	0	5	134	29,996	3	0	5	137
				T3LG	25,218	3	0	3	115	26,282	3	0	3	120	26,794	3	0	3	122
				T4M	28,652	3	0	5	131	29,861	3	0	5	136	30,443	3	0	5	139
				T4LG	26,059	3	0	3	119	27,159	3	0	3	124	27,688	3	0	3	126
				TFTM	28,851	3	0	5	132	30,068	3	0	5	137	30,654	3	0	5	140
				T5M	29,479	5	0	4	134	30,723	5	0	4	140	31,322	5	0	4	143
				T5W	29,957	5	0	4	137	31,221	5	0	4	142	31,830	5	0	4	145
				T5LG	29,565	4	0	2	135	30,812	5	0	2	140	31,413	5	0	2	143
				BLC3	20,535	0	0	4	94	21,401	0	0	4	98	21,818	0	0	4	99
				BLC4	21,209	0	0	5	97	22,104	0	0	5	101	22,534	0	0	5	103
				RCCO	20,720	1	0	4	94	21,594	1	0	4	98	22,015	1	0	4	100
				LCCO	20,720	1	0	4	94	21,594	1	0	4	98	22,015	1	0	4	100
				AFR	30,127	3	0	4	137	31,398	3	0	4	143	32,010	3	0	4	146
P4	273W	80	1050	T1S	35,879	3	0	4	132	37,392	3	0	4	137	38,121	3	0	4	140
				T2M	33,236	3	0	5	122	34,638	3	0	5	127	35,313	3	0	5	130
				T3M	33,622	3	0	5	123	35,040	3	0	5	129	35,723	3	0	5	131
				T3LG	30,033	3	0	4	110	31,300	3	0	4	115	31,910	3	0	4	117
				T4M	34,123	3	0	5	125	35,562	3	0	5	130	36,255	3	0	5	133
				T4LG	31,035	3	0	4	114	32,344	3	0	4	119	32,974	3	0	4	121
				TFTM	34,359	3	0	5	126	35,808	3	0	5	131	36,506	3	0	5	134
				T5M	35,108	5	0	4	129	36,589	5	0	4	134	37,302	5	0	4	137
				T5W	35,677	5	0	4	131	37,182	5	0	5	136	37,907	5	0	5	139
				T5LG	35,209	5	0	3	129	36,695	5	0	3	135	37,410	5	0	3	137
				BLC3	24,456	0	0	4	90	25,487	0	0	4	93	25,984	0	0	5	95
				BLC4	25,258	0	0	5	93	26,324	0	0	5	97	26,837	0	0	5	98
				RCCO	24,676	1	0	4	91	25,717	1	0	4	94	26,218	1	0	4	96
				LCCO	24,676	1	0	4	91	25,717	1	0	4	94	26,218	1	0	4	96
				AFR	35,879	3	0	4	132	37,392	3	0	4	137	38,121	3	0	4	140

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Performance Data

Lumen Output

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Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P5	327W	80	1250	T1S	41,149	3	0	4	126	42,885	3	0	4	131	43,721	3	0	4	134
				T2M	38,118	4	0	5	117	39,727	4	0	5	122	40,501	4	0	5	124
				T3M	38,561	3	0	5	118	40,187	3	0	5	123	40,971	3	0	5	125
				T3LG	34,445	3	0	4	105	35,898	3	0	4	110	36,598	3	0	4	112
				T4M	39,135	3	0	5	120	40,786	3	0	5	125	41,581	3	0	5	127
				T4LG	35,594	3	0	4	109	37,095	3	0	4	114	37,818	3	0	4	116
				TFTM	39,406	3	0	5	121	41,069	3	0	5	126	41,869	3	0	5	128
				T5M	40,265	5	0	4	123	41,964	5	0	4	128	42,782	5	0	5	131
				T5W	40,918	5	0	5	125	42,644	5	0	5	131	43,475	5	0	5	133
				T5LG	40,382	5	0	3	124	42,085	5	0	3	129	42,906	5	0	3	131
				BLC3	28,048	0	0	5	86	29,231	0	0	5	90	29,801	0	0	5	91
				BLC4	28,969	0	0	5	89	30,191	0	0	5	92	30,779	0	0	5	94
				RCCO	28,301	2	0	5	87	29,495	2	0	5	90	30,070	2	0	5	92
				LCCO	28,301	2	0	5	87	29,495	2	0	5	90	30,070	2	0	5	92
				AFR	41,149	3	0	4	126	42,885	3	0	4	131	43,721	3	0	4	134
P6	342W	100	1050	T1S	45,968	3	0	4	135	47,907	3	0	5	140	48,841	3	0	5	143
				T2M	42,582	4	0	5	125	44,379	4	0	5	130	45,244	4	0	5	132
				T3M	43,076	4	0	5	126	44,894	4	0	5	131	45,769	4	0	5	134
				T3LG	38,479	3	0	4	113	40,102	3	0	4	117	40,884	3	0	4	120
				T4M	43,719	4	0	5	128	45,563	4	0	5	133	46,451	4	0	5	136
				T4LG	39,762	3	0	4	116	41,439	3	0	4	121	42,247	3	0	4	124
				TFTM	44,021	3	0	5	129	45,878	4	0	5	134	46,772	4	0	5	137
				T5M	44,980	5	0	5	132	46,878	5	0	5	137	47,792	5	0	5	140
				T5W	45,710	5	0	5	134	47,638	5	0	5	139	48,566	5	0	5	142
				T5LG	45,111	5	0	3	132	47,014	5	0	3	138	47,930	5	0	3	140
				BLC3	31,333	0	0	5	92	32,655	0	0	5	96	33,291	0	0	5	97
				BLC4	32,361	0	0	5	95	33,726	0	0	5	99	34,384	0	0	5	101
				RCCO	31,615	2	0	5	93	32,949	2	0	5	96	33,591	2	0	5	98
				LCCO	31,615	2	0	5	93	32,949	2	0	5	96	33,591	2	0	5	98
				AFR	45,968	3	0	4	135	47,907	3	0	5	140	48,841	3	0	5	143
P7	409W	100	1250	T1S	52,692	3	0	5	129	54,915	3	0	5	134	55,986	3	0	5	137
				T2M	48,811	4	0	5	119	50,871	4	0	5	124	51,862	4	0	5	127
				T3M	49,378	4	0	5	121	51,461	4	0	5	126	52,464	4	0	5	128
				T3LG	44,107	3	0	4	108	45,968	3	0	4	112	46,864	3	0	5	115
				T4M	50,114	4	0	5	122	52,228	4	0	5	128	53,246	4	0	5	130
				T4LG	45,579	3	0	4	111	47,501	3	0	4	116	48,427	3	0	4	118
				TFTM	50,460	4	0	5	123	52,589	4	0	5	129	53,614	4	0	5	131
				T5M	51,560	5	0	5	126	53,735	5	0	5	131	54,783	5	0	5	134
				T5W	52,396	5	0	5	128	54,607	5	0	5	133	55,671	5	0	5	136
				T5LG	51,710	5	0	4	126	53,891	5	0	4	132	54,941	5	0	4	134
				BLC3	35,916	1	0	5	88	37,431	1	0	5	91	38,161	1	0	5	93
				BLC4	37,095	0	0	5	91	38,660	0	0	5	94	39,413	0	0	5	96
				RCCO	36,240	2	0	5	89	37,769	2	0	5	92	38,505	2	0	5	94
				LCCO	36,240	2	0	5	89	37,769	2	0	5	92	38,505	2	0	5	94
				AFR	52,692	3	0	5	129	54,915	3	0	5	134	55,986	3	0	5	137
P8	462W	100	1400	T1S	57,662	3	0	5	125	60,094	4	0	5	130	61,266	4	0	5	132
				T2M	53,415	4	0	5	116	55,668	4	0	5	120	56,753	4	0	5	123
				T3M	54,034	4	0	5	117	56,314	4	0	5	122	57,412	4	0	5	124
				T3LG	48,267	3	0	5	104	50,304	3	0	5	109	51,284	4	0	5	111
				T4M	54,840	4	0	5	119	57,154	4	0	5	124	58,268	4	0	5	126
				T4LG	49,877	3	0	5	108	51,981	3	0	5	112	52,994	3	0	5	115
				TFTM	55,219	4	0	5	119	57,549	4	0	5	124	58,671	4	0	5	127
				T5M	56,423	5	0	5	122	58,803	5	0	5	127	59,949	5	0	5	130
				T5W	57,338	5	0	5	124	59,757	5	0	5	129	60,921	5	0	5	132
				T5LG	56,586	5	0	4	122	58,974	5	0	4	128	60,123	5	0	4	130
				BLC3	39,303	1	0	5	85	40,962	1	0	5	89	41,760	1	0	5	90
				BLC4	40,593	0	0	5	88	42,306	0	0	5	91	43,130	0	0	5	93
				RCCO	39,658	2	0	5	86	41,331	2	0	5	89	42,137	2	0	5	91
				LCCO	39,658	2	0	5	86	41,331	2	0	5	89	42,137	2	0	5	91
				AFR	57,662	3	0	5	125	60,094	4	0	5	130	61,266	4	0	5	132

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79.
Contact factory for performance data on any configurations not shown here.

Rotated Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	152W	90	530	T1S	22,798	4	0	4	150	23,760	4	0	4	156	24,223	4	0	4	159
				T2M	21,119	5	0	5	139	22,010	5	0	5	145	22,439	5	0	5	148
				T3M	21,361	5	0	5	141	22,262	5	0	5	147	22,696	5	0	5	149
				T3LG	19,084	4	0	4	126	19,889	4	0	4	131	20,277	4	0	4	133
				T4M	21,679	5	0	5	143	22,594	5	0	5	149	23,034	5	0	5	152
				T4LG	19,717	4	0	4	130	20,549	4	0	4	135	20,950	4	0	4	138
				TFTM	21,833	5	0	5	144	22,754	5	0	5	150	23,197	5	0	5	153
				T5M	22,305	5	0	3	147	23,246	5	0	3	153	23,699	5	0	3	156
				T5W	22,667	5	0	3	149	23,623	5	0	4	155	24,084	5	0	4	158
				T5LG	22,370	4	0	2	147	23,314	4	0	2	153	23,768	4	0	2	156
				BLC3	15,539	4	0	4	102	16,194	4	0	4	107	16,510	4	0	4	109
				BLC4	16,048	4	0	4	106	16,725	4	0	4	110	17,051	4	0	4	112
				RCCO	15,679	1	0	3	103	16,340	1	0	3	108	16,659	1	0	3	110
				LCCO	15,679	1	0	3	103	16,340	1	0	3	108	16,659	1	0	3	110
				AFR	22,798	4	0	4	150	23,760	4	0	4	156	24,223	4	0	4	159
P11	203W	90	700	T1S	29,222	4	0	4	144	30,455	4	0	4	150	31,048	4	0	4	153
				T2M	27,070	5	0	5	134	28,212	5	0	5	139	28,762	5	0	5	142
				T3M	27,380	5	0	5	135	28,535	5	0	5	141	29,091	5	0	5	144
				T3LG	24,462	4	0	4	121	25,493	4	0	4	126	25,990	4	0	4	128
				T4M	27,788	5	0	5	137	28,960	5	0	5	143	29,525	5	0	5	146
				T4LG	25,273	4	0	4	125	26,339	4	0	4	130	26,853	4	0	4	133
				TFTM	27,985	5	0	5	138	29,165	5	0	5	144	29,734	5	0	5	147
				T5M	28,591	5	0	4	141	29,797	5	0	4	147	30,377	5	0	4	150
				T5W	29,054	5	0	4	143	30,280	5	0	4	149	30,870	5	0	4	152
				T5LG	28,673	4	0	2	142	29,883	4	0	2	148	30,465	5	0	2	150
				BLC3	19,917	4	0	4	98	20,757	4	0	4	102	21,162	4	0	4	104
				BLC4	20,570	5	0	5	102	21,437	5	0	5	106	21,855	5	0	5	108
				RCCO	20,097	1	0	4	99	20,945	1	0	4	103	21,353	1	0	4	105
				LCCO	20,097	1	0	4	99	20,945	1	0	4	103	21,353	1	0	4	105
				AFR	29,222	4	0	4	144	30,455	4	0	4	150	31,048	4	0	4	153
P12	248W	90	850	T1S	34,526	5	0	5	139	35,983	5	0	5	145	36,684	5	0	5	148
				T2M	31,984	5	0	5	129	33,333	5	0	5	135	33,983	5	0	5	137
				T3M	32,350	5	0	5	131	33,715	5	0	5	136	34,372	5	0	5	139
				T3LG	28,902	4	0	4	117	30,121	4	0	4	122	30,708	4	0	4	124
				T4M	32,832	5	0	5	133	34,217	5	0	5	138	34,884	5	0	5	141
				T4LG	29,861	4	0	4	121	31,120	4	0	4	126	31,727	5	0	4	128
				TFTM	33,064	5	0	5	134	34,459	5	0	5	139	35,131	5	0	5	142
				T5M	33,780	5	0	4	136	35,205	5	0	4	142	35,891	5	0	4	145
				T5W	34,327	5	0	4	139	35,776	5	0	4	145	36,473	5	0	4	147
				T5LG	33,878	5	0	3	137	35,307	5	0	3	143	35,995	5	0	3	145
				BLC3	23,532	5	0	5	95	24,525	5	0	5	99	25,003	5	0	5	101
				BLC4	24,303	5	0	5	98	25,328	5	0	5	102	25,822	5	0	5	104
				RCCO	23,745	1	0	4	96	24,747	1	0	4	100	25,229	1	0	4	102
				LCCO	23,745	1	0	4	96	24,747	1	0	4	100	25,229	1	0	4	102
				AFR	34,526	5	0	5	139	35,983	5	0	5	145	36,684	5	0	5	148

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Performance Data

Lumen Output

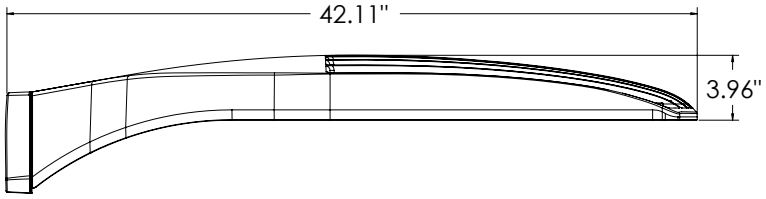
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79.
Contact factory for performance data on any configurations not shown here.

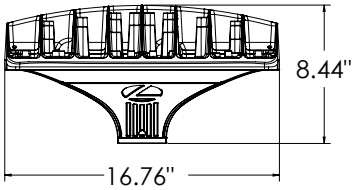
Rotated Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P13	354W	90	1200	T1S	45,748	5	0	5	129	47,678	5	0	5	135	48,608	5	0	5	137
				T2M	42,380	5	0	5	120	44,168	5	0	5	125	45,029	5	0	5	127
				T3M	42,865	5	0	5	121	44,673	5	0	5	126	45,544	5	0	5	129
				T3LG	38,296	5	0	5	108	39,911	5	0	5	113	40,689	5	0	5	115
				T4M	43,503	5	0	5	123	45,339	5	0	5	128	46,222	5	0	5	131
				T4LG	39,566	5	0	5	112	41,235	5	0	5	117	42,039	5	0	5	119
				TFTM	43,811	5	0	5	124	45,659	5	0	5	129	46,549	5	0	5	132
				T5M	44,760	5	0	5	126	46,648	5	0	5	132	47,557	5	0	5	134
				T5W	45,485	5	0	5	129	47,404	5	0	5	134	48,328	5	0	5	137
				T5LG	44,889	5	0	3	127	46,783	5	0	3	132	47,695	5	0	3	135
				BLC3	31,181	5	0	5	88	32,496	5	0	5	92	33,130	5	0	5	94
				BLC4	32,202	5	0	5	91	33,561	5	0	5	95	34,215	5	0	5	97
				RCCO	31,463	2	0	5	89	32,790	2	0	5	93	33,429	2	0	5	94
				LCCO	31,463	2	0	5	89	32,790	2	0	5	93	33,429	2	0	5	94
				AFR	45,748	5	0	5	129	47,678	5	0	5	135	48,608	5	0	5	137
P14	415W	90	1400	T1S	51,272	5	0	5	123	53,435	5	0	5	129	54,476	5	0	5	131
				T2M	47,497	5	0	5	114	49,500	5	0	5	119	50,465	5	0	5	121
				T3M	48,040	5	0	5	116	50,067	5	0	5	121	51,043	5	0	5	123
				T3LG	42,919	5	0	5	103	44,730	5	0	5	108	45,602	5	0	5	110
				T4M	48,756	5	0	5	117	50,813	5	0	5	122	51,803	5	0	5	125
				T4LG	44,343	5	0	5	107	46,214	5	0	5	111	47,115	5	0	5	113
				TFTM	49,101	5	0	5	118	51,172	5	0	5	123	52,169	5	0	5	126
				T5M	50,164	5	0	5	121	52,280	5	0	5	126	53,299	5	0	5	128
				T5W	50,977	5	0	5	123	53,127	5	0	5	128	54,163	5	0	5	130
				T5LG	50,309	5	0	4	121	52,432	5	0	4	126	53,453	5	0	4	129
				BLC3	34,945	5	0	5	84	36,420	5	0	5	88	37,130	5	0	5	89
				BLC4	36,090	5	0	5	87	37,613	5	0	5	91	38,346	5	0	5	92
				RCCO	35,261	2	0	5	85	36,749	2	0	5	88	37,465	2	0	5	90
				LCCO	35,261	2	0	5	85	36,749	2	0	5	88	37,465	2	0	5	90
				AFR	51,272	5	0	5	123	53,435	5	0	5	129	54,476	5	0	5	131

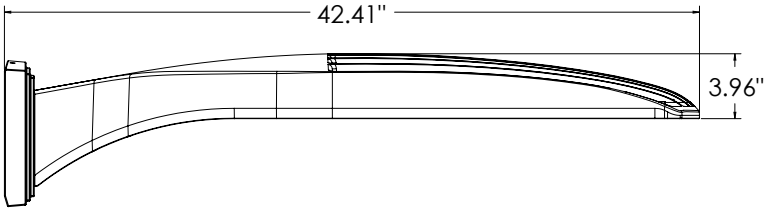
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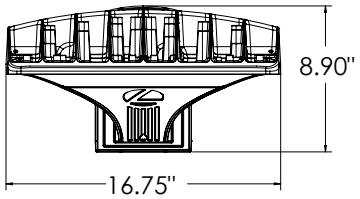
Dimensions



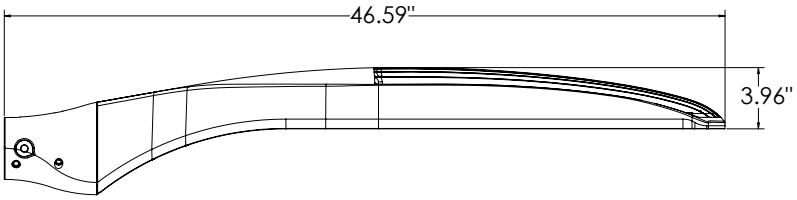


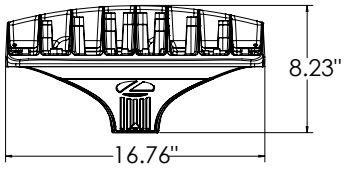
DSX2 with RPA, RPA5, SPA5, SPA8N mount
Weight: 48 lbs





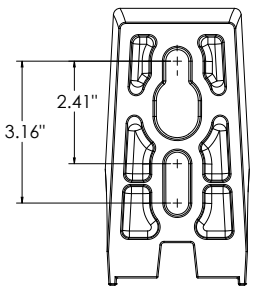
DSX2 with WBA mount
Weight: 50 lbs



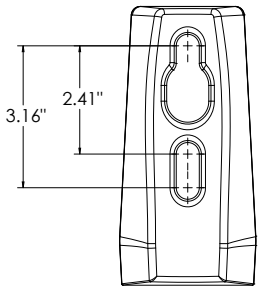


DSX2 with MA mount
Weight: 50 lbs

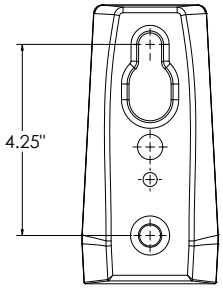
SPA (STANDARD ARM)



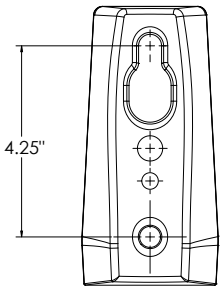
RPA



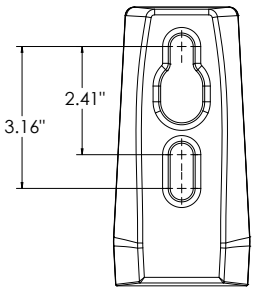
SPA5



RPA5



SPA8N

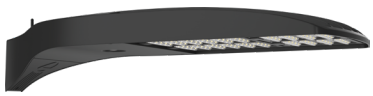


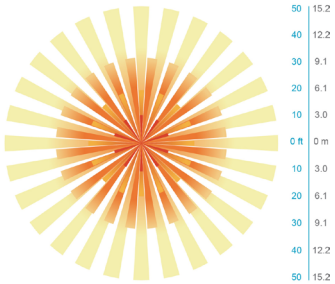
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nLight Control - Sensor Coverage and Settings

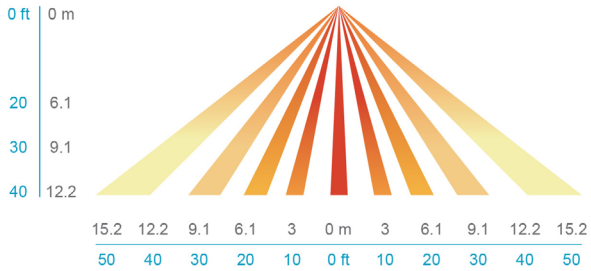
nLight Sensor Coverage Pattern

NLTAIR2 PIRHN





Top



Side

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Area Size 2 reflects the embedded high performance LED technology. It is ideal for applications like car dealerships and large parking lots adjacent to malls, transit stations, grocery stores, home centers, and other big-box retailers.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing driver compartment is completely sealed against moisture and environmental contaminants (IP66). Vibration rated per ANSI C136.31 for 1.5G. 3G vibration rated available for (MA) mast arm mount when specifying option 3G. Low EPA (1.06 ft^2) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

Coastal Construction (CCE)

Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times may apply.

OPTICS

Precision-molded proprietary silicone lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K, or 5000 K (70 CRI) configurations. 80CRI configurations are also available. The D-Series Size 2 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L82/100,000 hrs at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily-serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Integral mounting arm allows for fast mounting using Lithonia standard #8 drilling and accommodates pole drilling's from 2.41 to 3.12" on center. The standard "SPA" option for square poles and the "RPA" option for round poles use the #8 drilling. For #5 pole drillings, use SPA5 or RPA5. Additional mountings are available including a wall bracket (WBA) and mast arm (MA) option that allows luminaire attachment to a 2 3/8" horizontal mast arm.

STANDARD CONTROLS

The DSX2 LED area luminaire has a number of control options. DSX Size 2, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensor with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 40 feet. Control option BL features a bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output.

nLIGHT AIR CONTROLS

The DSX2 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

LISTINGS

UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP66 rated. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

BUY AMERICAN ACT

Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

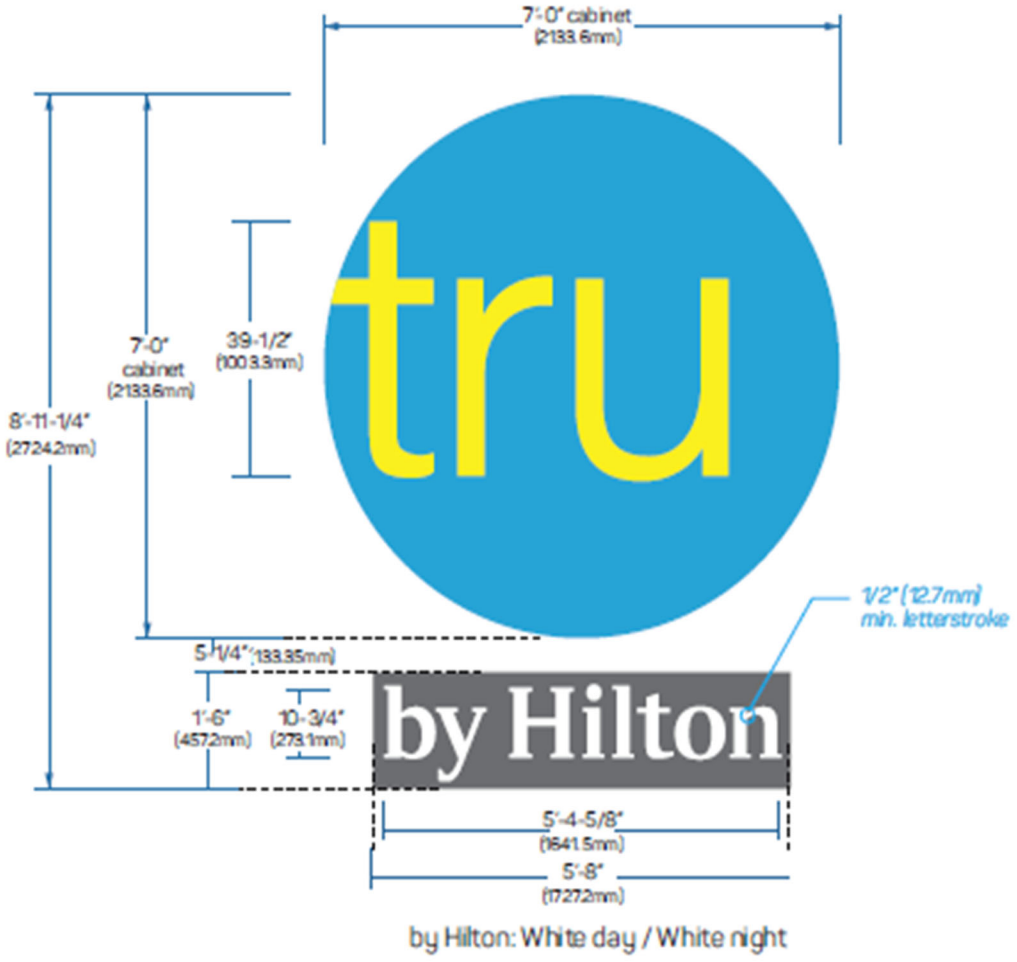
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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FOR USE ON DARK COLORED BUILDINGS
WHEN THIS SIGN IS INSTALLED ON A BUILDING WEDGE

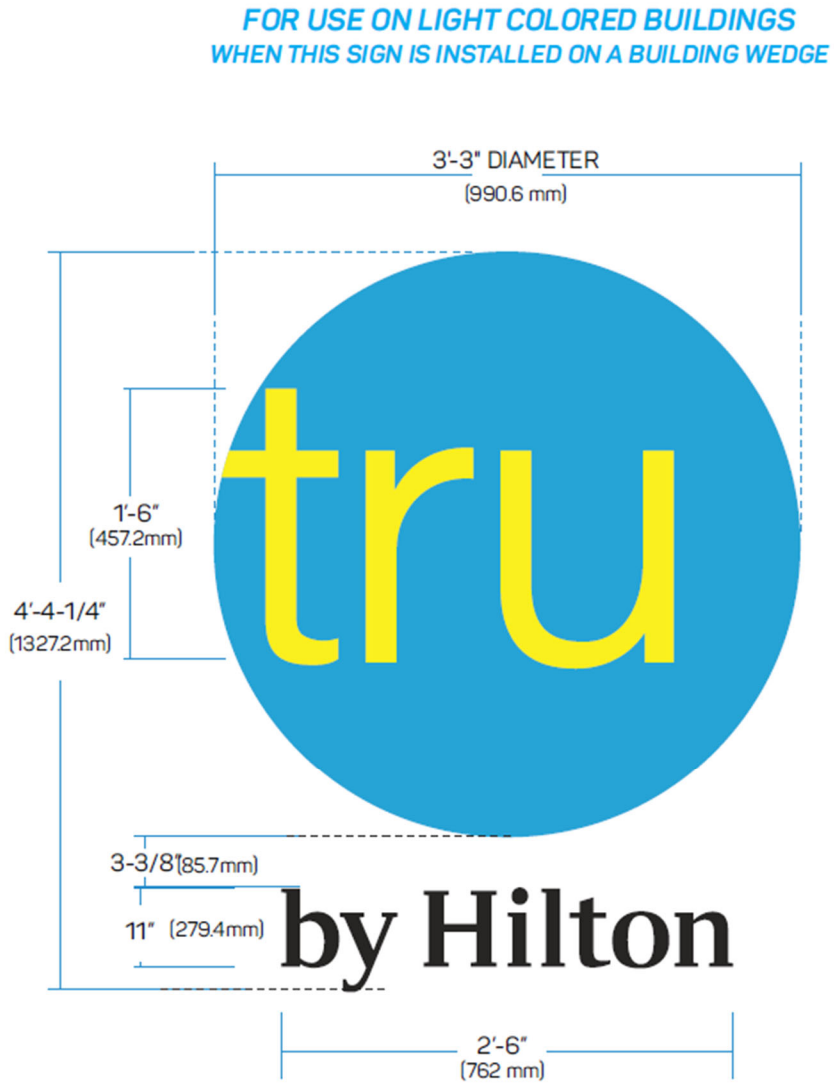
tru 7 ft - Stacked



by Hilton: White day / White night

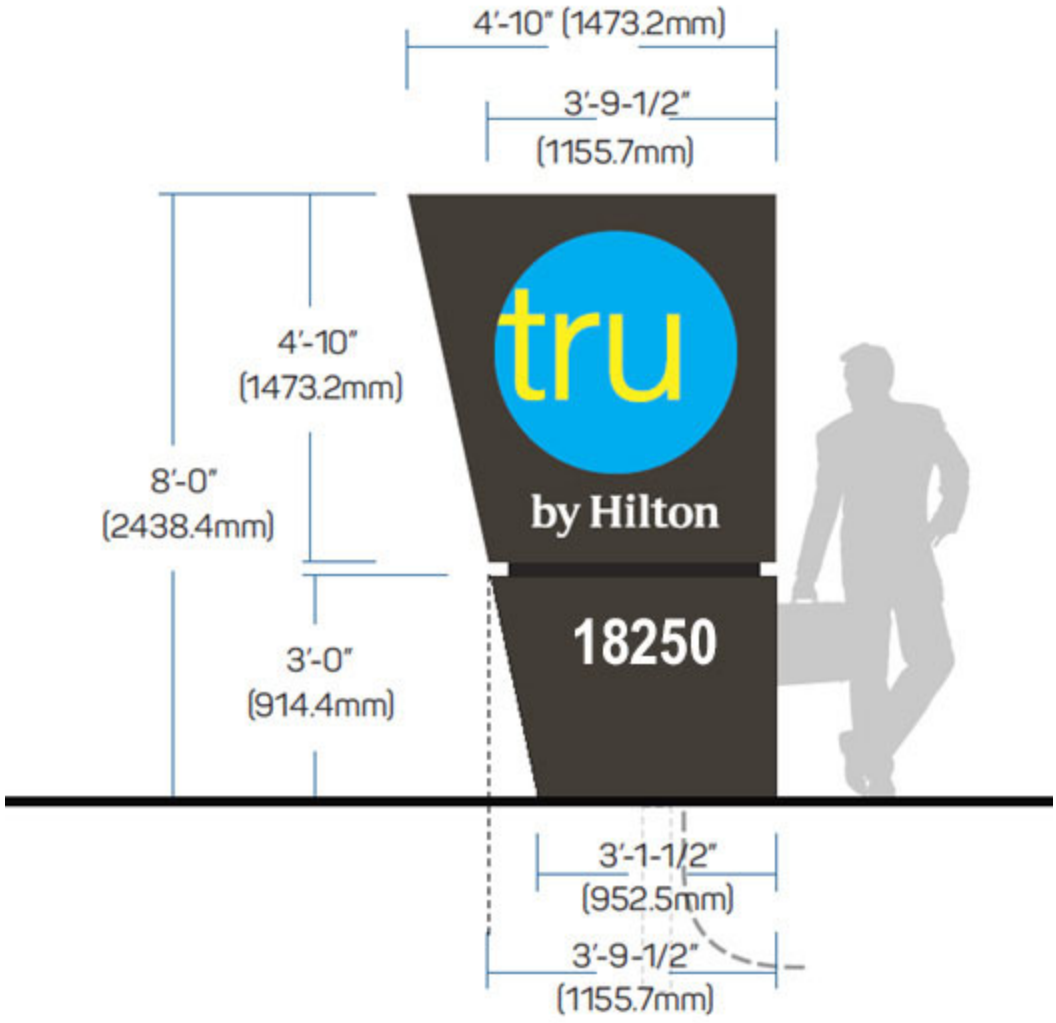
Exterior Signage on the wedge facing north, east corner of the building.

46.9845 SQ FT.



South Side building mounted near patio door.

10.5874 square ft.



Exterior monument sign at north east entry Driveway.

31.8333 square ft.

SUPERHOST HOSPITALITY

February 17, 2025

Hotel Parking Utilization Analysis

On average, our hotels utilize only 65% of available parking spaces, despite offering free parking. While factors vary by location, parking capacity is consistently underutilized. Key factors we have identified that are influencing this include:

- **Occupancy Rates:** With an average occupancy between 65-75%, our parking demand is well below available spaces.
- **Employee Parking:** Staff parking needs are minimal, as employees work in shifts and often carpool. We have found about half of our full time associates utilize parking.
- **Alternative Transportation:** Guests frequently opt for ridesharing or public transit, especially in well-connected urban areas, further reducing parking usage.
- **Parking Design & Layout:** Lots are designed with buffer spaces and excess capacity, meaning they often exceed the actual demand.
- **Peak Usage Trends:** While demand spikes during check-in/check-out times, overall utilization remains low throughout the day.

We identified a select group of hotels within our portfolio that share key similarities in location, traveler patterns, and clientele. These properties serve as a representative sample of the Tinley Park Tru, providing valuable insight into parking expectations in the area. The analysis of these hotels can help us best understand the expected parking demand and optimize parking solutions for hotels similar to ours below.

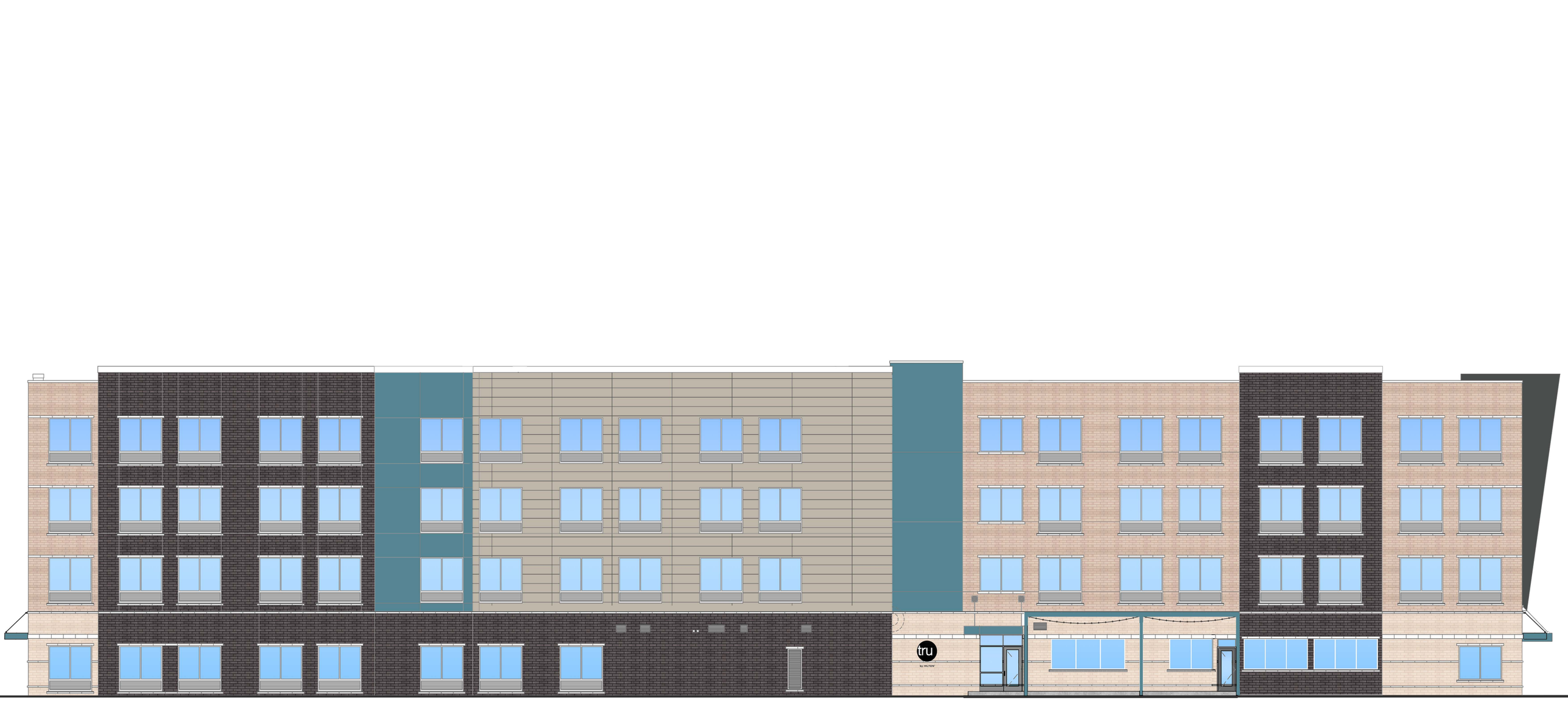
Superhost Case Studies

Hotel Name	Room Count	Full Time Employees	Parking Spaces Utilized (Guests)	Parking Spaces Utilized (Employees)	Total Parking Spaces	Total Parking Utilization
Holiday Inn Ft Wayne	83	9	45	6.5	100	51%
Tru Northlake	98	9	50	4.5	90	61%
Hampton Inn Schaumburg	107	8	51	5	110	54%
H2 Bloomington/Normal	109	12	60	6	98	67%



NORTH ELEVATION

ARCHITECTURAL GROUP III



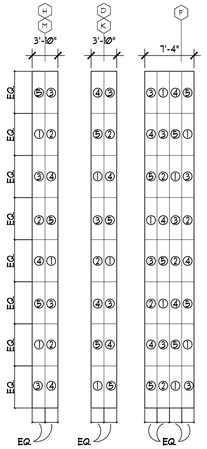
SOUTH ELEVATION

ARCHITECTURAL GROUP III



EAST AND WEST ELEVATION

ARCHITECTURAL GROUP III



ACCENT RECESS COLOR DIAGRAM

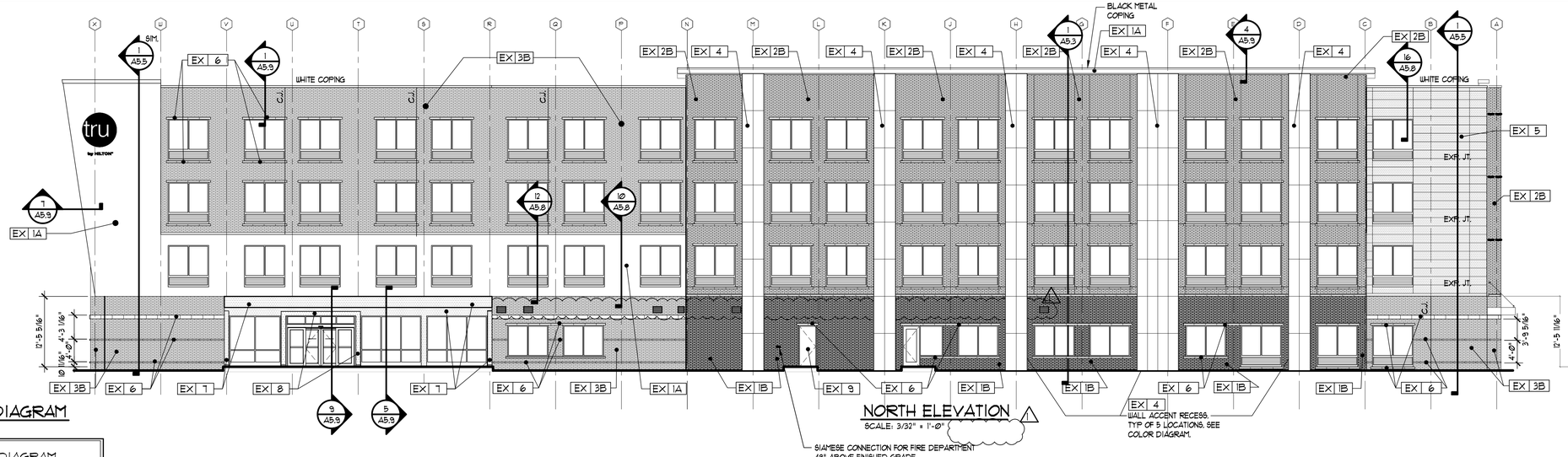
SCALE: 3/32" = 1'-Ø"

EX 4 - LEGEND FOR COLOR DIAGRAM	
PRODUCT	DRYVIT - "DEMANDIT" COLOR COATING
1 - SHERWIN WILLIAM'S SW 7682 "BEE'S WAX"	
2 - SHERWIN WILLIAM'S SW 9058 "SECRET COVE"	
3 - SHERWIN WILLIAM'S SW 6505 "ATMOSPHERIC"	
4 - SHERWIN WILLIAM'S SW 6244 "NAVAL"	
5 - SHERWIN WILLIAM'S SW 6265 "QUIXOTIC PLUM"	
NOTES: A MINIMUM OF TWO (2) COATS OVER SANDBLAST HDP- TRUH Ø1 2140	

EX 1A	ENVELOPE - E.I.F.S. WALL CLADDING DRYVIT SANDBLAST DFR TRUH Ø2 10305 w/ "STRATO TONE" HIGH PERFORMANCE COLORANT, PANTONE 7C BLACK, OR BENJAMIN MOORE 1596 NIGHTFALL
EX 1B	ENVELOPE - MODULAR BRICK, TO MATCH EX-1A. COAL BY WATSONTOWN BRICK, PA SIMILAR MORTAR COLOR
EX 2A	ENVELOPE - TO MATCH SHERWIN WILLIAMS SW 7030 ANEW GRAY NICHIHA FIBER CEMENT AWP 3030 HORIZONTAL
EX 2B	ENVELOPE - MODULAR BRICK, TO MATCH EX-2A MANHASSET, BY WATSONTOWN BRICK PA. SIMILAR COLOR MORTAR
EX 3B	ENVELOPE - MODULAR BRICK MADISON SMOOTH BY WATSONTOWN BRICK PA SIMILAR COLOR MORTAR
EX 4	ENVELOPE - SEE ACCENT RECESS COLOR DIAGRAMS ABOVE FOR PATTERN AND COLOR LAYOUT NICHIHA FIBER CEMENT AWP 3030 VERTICAL
EX 5	ENVELOPE - SHERWIN WILLIAMS SW9085 SECRET COVE NICHIHA FIBER CEMENT AWP 3030 HORIZONTAL
EX 6	LIME STONE WINDOW/DOOR HEADER, SMOOTH FACE. WINDOW SILLS SMOOTH FACE
EX 7	ENVELOPE - CANOPIES, EXTERIOR DRYVIT SHERWIN WILLIAMS SW9085 SECRET COVE
EX 8	ENVELOPE - CANOPIES, WALLS, EXTERIOR DRYVIT SHERWIN WILLIAM'S SW 7682 BEE'S WAX
EX 9	ENVELOPE - DOORS, COLUMNS BENJAMIN MOORE 1596 NIGHTFALL HIGH GLOSS FINISH 148
WINDOWS:	WINDOW FRAMES AND LOUVERS TO BE FACTORY FINISHED IN CLEAR ANODIZED
DOORS:	EXTERIOR HOLLOW METAL - DOOR FRAMES TO BE FACTORY FINISHED IN EX-9 ALUMINUM DOORS & FRAMES - FACTORY FINISHED IN CLEAR ANODIZED
1	DOUBLE COURSE OF SOLDIERS

NOTES:

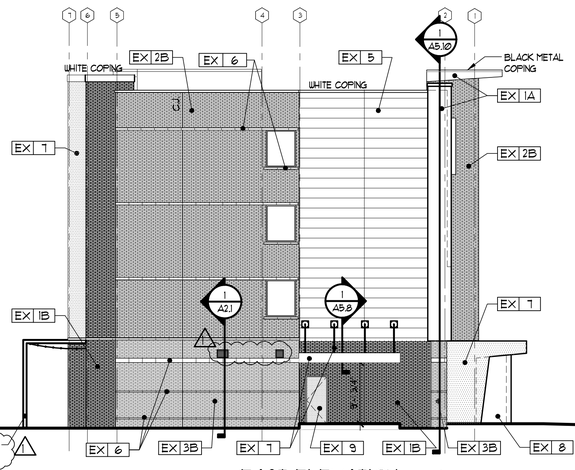
1. KYNAR FINISH ALUMINUM COPING / GRAVEL STOP TO MATCH ADJACENT MATERIAL
2. EIFS CLADDING SYSTEM (EX) - BASIS OF DESIGN - "OUTSULATION PLUS MD EIFS" BY DRYVIT SYSTEMS, INC.
3. PROVIDE EIFS HIGH IMPACT MESH ASSEMBLY FOR LOWER 8'-Ø" OF WALL AREAS AT GRADE: BASIS OF DESIGN - DRYVIT "STANDARD MESH OVER "PANZER 20 OZ" HIGH IMPACT MESH



NORTH ELEVATION

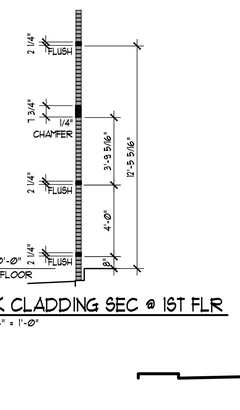
SCALE: 3/32" = 1'-Ø"

EX 4 WALL ACCENT RECESS. TYP OF 5 LOCATIONS. SEE COLOR DIAGRAM.



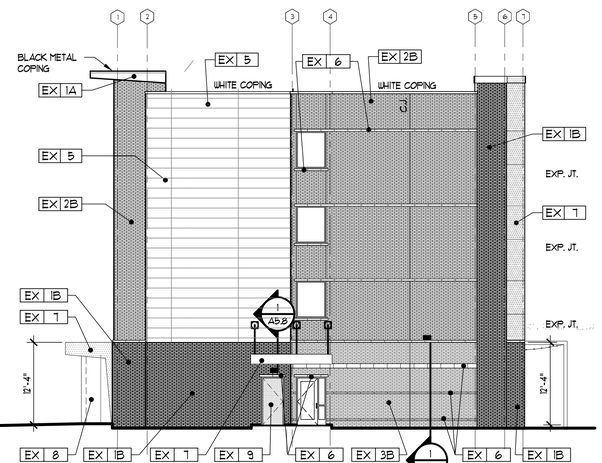
EAST ELEVATION

SCALE: 3/32" = 1'-Ø"



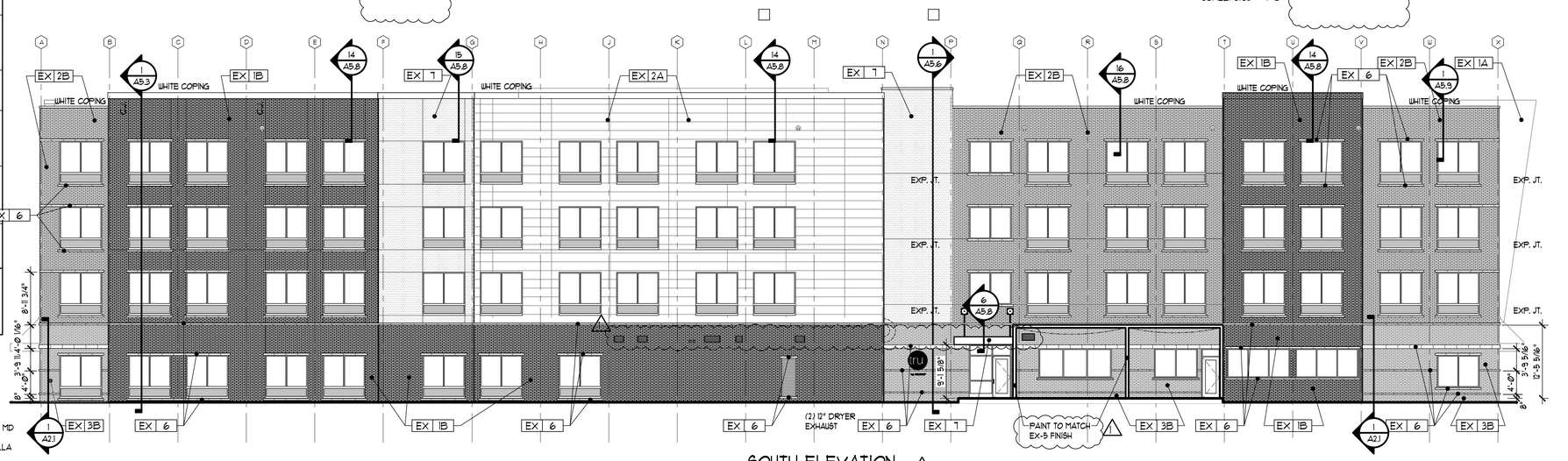
1 BRICK CLADDING SEC @ 1ST FLR

SCALE: 1/4" = 1'-Ø"



WEST ELEVATION

SCALE: 3/32" = 1'-Ø"



SOUTH ELEVATION

SCALE: 3/32" = 1'-Ø"

GARY L. FRANK NO. 001-013353 REGISTERED ARCHITECT STATE OF ILLINOIS
04/04/25

ARCHITECTURAL GROUP III
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architecturalgroup3.com

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tru by HILTON

JOB TITLE

TRU BY HILTON

HILTON PROJECT CODE 16-740ND
FACILITY # 52095, JNK CODE: NDWTIRU
TINLEY PARK, IL.
A NEW 122 ROOM HOTEL

JOB NO.
22134

DATE
12/16/24

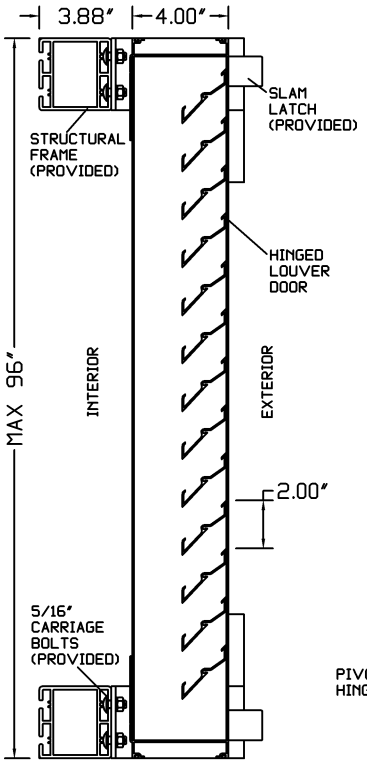
REVISIONS
1 02/03/25
2 02/26/25 ENTIRE SHEET REVISED
3 02/28/25 ENTIRE SHEET REVISED
4 03/06/25
5 04/10/25 ENTIRE SHEET REVISED

SHEET NO.
A2.1

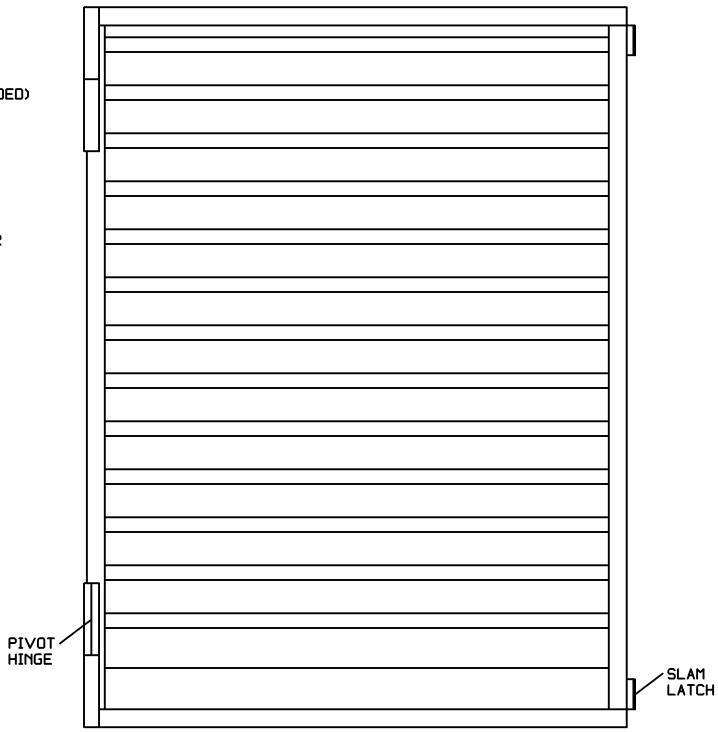
EXTERIOR ELEVATIONS

S:\ACAD DRAWINGS\HOTELS\Tru by HiltonTinley Park IL 22134\22134A2-1.dwg, 4/10/2025 9:38:56 AM, DWG To PDF.pc3

V2KSD - 2" DEEP 45 DEGREE STORM K BLADE
EXTRUDED ALUMINUM LOUVERED EQUIPMENT SCREEN



SECTION VIEW



ELEVATION VIEW
(LEFT HINGE SHOWN)

LOUVER BLADE - 0.063" THICKNESS TYPE 6063-T5 EXTRUDED ALUMINUM

LOUVER FRAME - 0.081" THICKNESS TYPE 6063-T5 EXTRUDED ALUMINUM

STRUCTURAL FRAME - 3" X 3" AND 1.5" X 1.5" STRUCTURAL ALUMINUM MODULAR FRAMING - TYPE 6063-T5

HINGE - 3/8" PIN DIAMETER 1/8" THICKNESS HEAVY DUTY ALUMINUM PIVOT HINGE - TYPE 6063-T5

LATCH - STANDARD SLAM LATCH

FASTENERS - STAINLESS STEEL TEK SCREWS, 5/16-18 CARRIAGE BOLTS, NUTS, AND WASHERS

DESIGNED FOR 30 P.S.F. WIND LOAD

SIZES 24" WIDE X 24" HIGH UP TO UNLIMITED WIDE X 96" HIGH

OPTIONS:

LOCKING LATCH

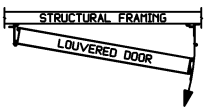
HIGHER WIND LOAD RATINGS

ARCHITECTURAL FINISHES

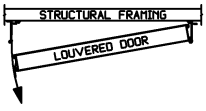
*1, 2, 3, OR 4 SIDED SCREEN CONFIGURATIONS (SEE TECHNICAL SHEET "DIRECT MOUNT CONFIGURATIONS")

DOOR SWING

LEFT HINGE

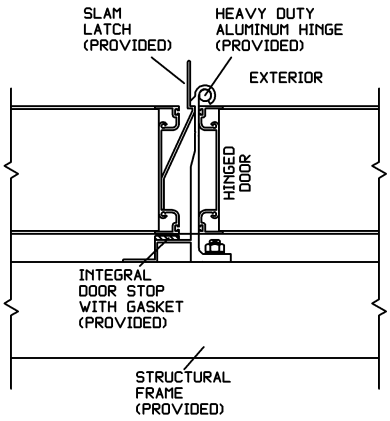


RIGHT HINGE



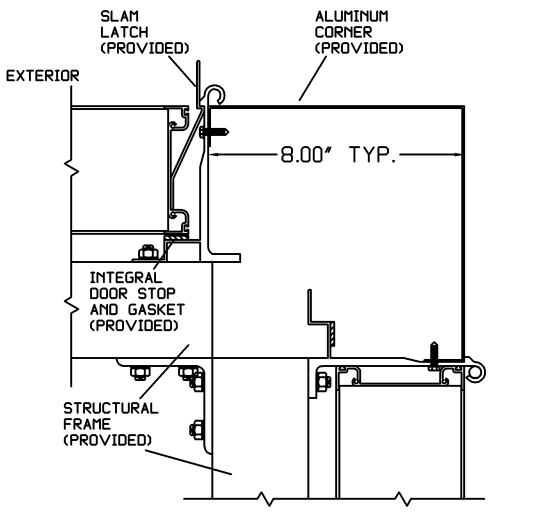
VERTICAL MULLION
(MULTIPLE PANELS WIDE)

PLAN VIEW



OUTSIDE CORNER

PLAN VIEW



ARCHITECTURAL LOUVERS

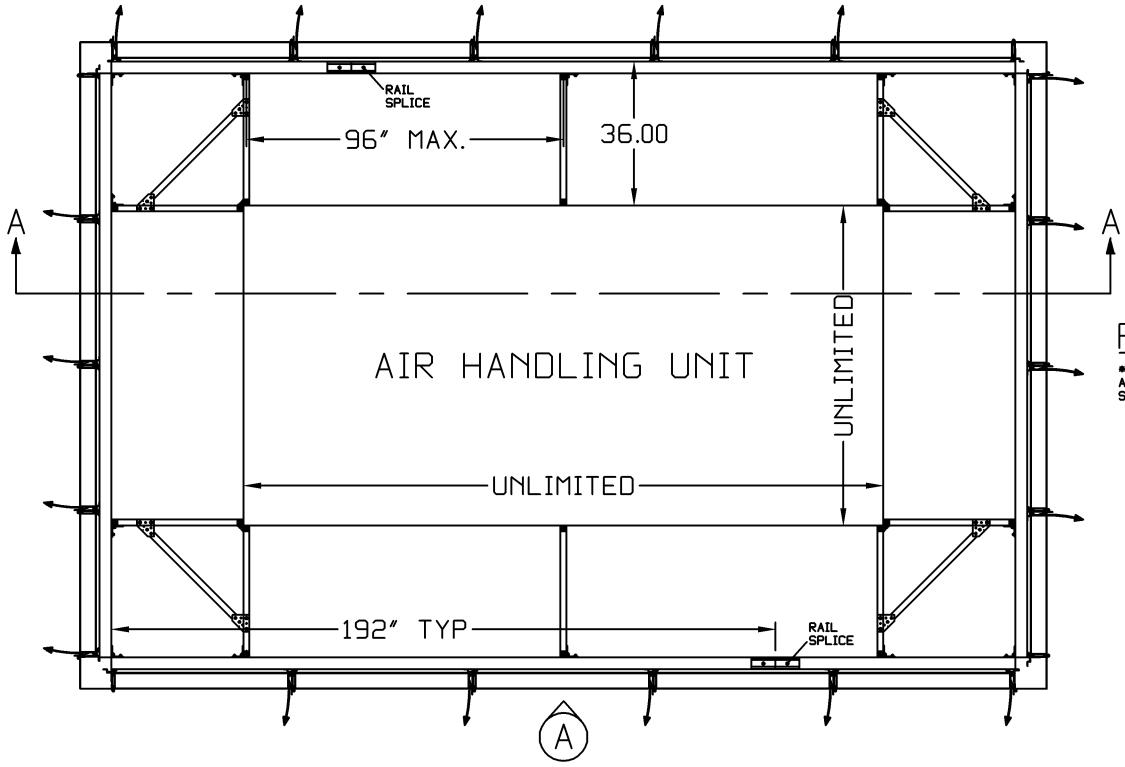
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PH: (888) 568-8371 Fax: (888) 568-8370

PROJECT	
CONTRACTOR	
ARCHITECT	

DRAWN BY:	DATE:	DRAWING TYPE:	DRAWING TITLE:
JRR	01/2013	TECHNICAL SHEET	V2KSD.2

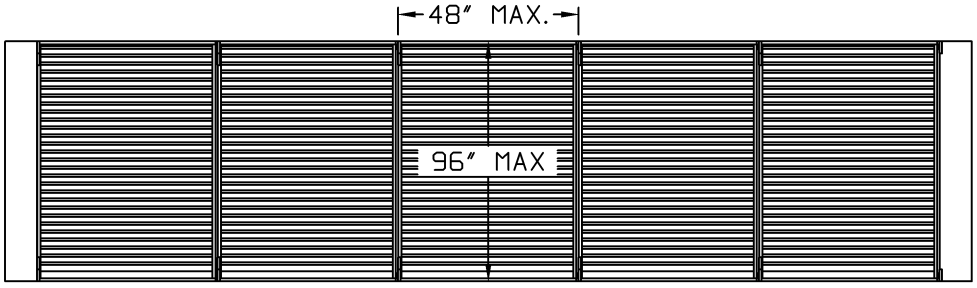
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V2KSD - 4" DEEP 45 DEGREE STANDARD J BLADE EXTRUDED ALUMINUM LOUVERED EQUIPMENT SCREEN



PLAN VIEW

*4 SIDED CONFIGURATION SHOWN. ALSO AVAILABLE IN 1 SIDED, 2 SIDED, OR 3 SIDED CONFIGURATIONS.



ELEVATION A



SECTION A-A

ARCHITECTURAL LOUVERS

266 W Mitchell Ave - Cincinnati, OH 45232

PH: (888) 568-8371 Fax: (888) 568-8370

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CONTRACTOR			
ARCHITECT			
DRAWN BY: JRR	DATE: 01/2013	DRAWING TYPE: TECHNICAL SHEET	DRAWING TITLE: V2KSD.2

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EXTERIOR MATERIAL COLOR SAMPLES - Tru by Hilton, Tinley Park, Illinois

EX1A	ENVELOPE - E.I.F.S. WALL CLADDING DRYVIT SANDBLAST DPR TRUH 02 1030S w/ "STRATO TONE" HIGH PERFORMANCE COLORANT, PANTONE 7C BLACK, OR BENJAMIN MOORE 1596 NIGHTFALL	
EX1B	ENVELOPE - MODULAR BRICK, TO MATCH EX1-A. COAL BY WATSONTOWN BRICK, PA SIMILAR TO MORTAR COLOR	
EX2A	ENVELOPE – TO MATCH SHERWIN WILLIAMS SW 7030 ANEW GREY. NICHIHA FIBER CEMENT AWP 3030 HORIZONTAL	
EX2B	ENVELOPE - MODULAR BRICK, TO MATCH EX-2A MANHASSET, BY WATSONTOWN BRICK PA. SIMILAR COLOR MORTAR	
EX3B	ENVELOPE – MODULAR BRICK MADISON SMOOTH BY WATSONTOWN BRICK PA SIMILAR COLOR MORTAR	
EX4	ENEVLOPE – E.I.F.S. WALL CLADDING 1-SHERWIN WILLIAMS SW 7682 BEE'S WAX	
	2- SHERWIN WILLIAMS SW 9058 SECRET COVE	
	3- SHERWIN WILLIAMS SW 6505 ATMOSPHERIC	
	4- SHERWIN WILLIAMS SW 6244 NAVAL	
	5- SHERWIN WILLIAMS SW 6265 QUIXOTIC PLUM	
EX5	ENVELOPE – SHERWIN WILLIAMS SW9085 SECRET COVE NICHIHA FIBER CEMENT AWP 3030 HORIZONTAL	
EX6	LIME STONE WINDOW/DOOR HEADER, SMOOTH FACE. WINDOW SILLS SMOOTH FACE	
EX7	ENVELOPE - CANOPIES, EXTERIOR DRYVIT SHERWIN WILLIAMS SW 9085 SECRET COVE	
EX8	ENVELOPE – CANOPIES, EXTERIOR DRYVIT SHERWIN WILLIAMS SW 7682 BEE'S WAX	
EX9	ENVELOPE – DOORS, COLUMS BENJAMIN MOORE 1596 NIGHTFALL HIGH GLOSS FINISH 148	

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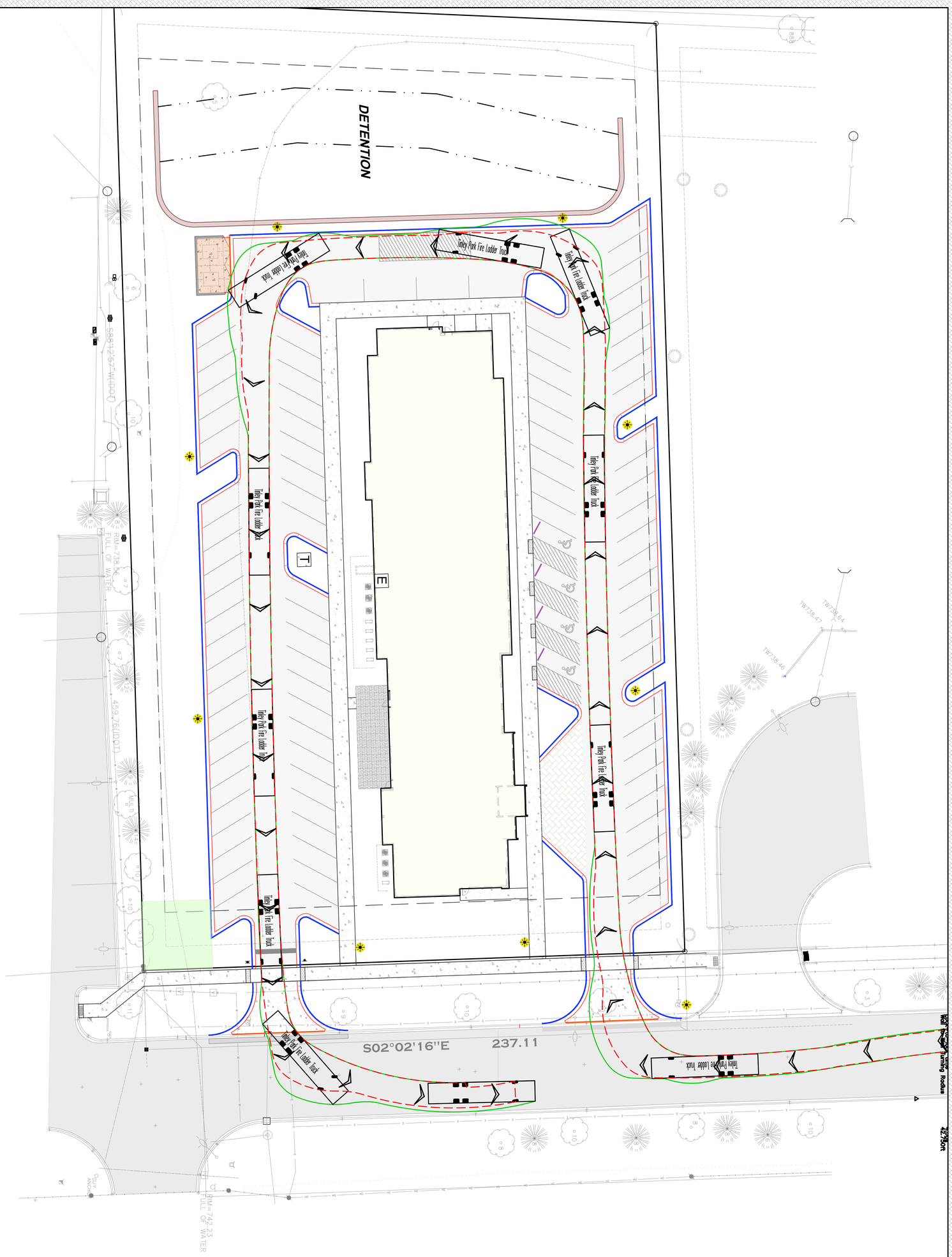
April 10, 2025
Revision 2

Tru by Hilton
Tinley Park, IL

Material Percentage Breakdown per Elevation

	Brick	Cement Board	EIFS	Total
North Elevation	5,893 Sq. Ft. 65%	1,810 Sq. Ft. 20%	1,355 Sq. Ft. 15%	9,058 Sq Ft.
East Elevation	1,888 Sq. Ft. 61%	863 Sq. Ft. 28%	340 Sq. Ft. 11%	3,091 Sq Ft.
West Elevation	1,713 Sq. Ft. 65%	921 Sq. Ft. 35%	0 Sq. Ft. 0%	2,634 Sq. Ft.
South Elevation	6,391 Sq. Ft. 69 %	1,666 Sq. Ft. 18%	1,205 Sq. Ft. 13%	9,262 Sq. Ft.

Gary J. Frank
Architect



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SHEET:	C2
	2 OF 4
JOB:	20-024
	APRIL 3, 2025

SUPERHOST ENTERPRISE
1823 ABRITER COURT
NAPERVILLE, IL 60563

AUTOTURN EXHIBIT
FIRE TRUCL VEHICLE

TRU BY HILTON
TINLEY PARK, IL

ADVANTAGE
CONSULTING ENGINEERS
80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
630-520-2467
www.aceng.us

NO.	DATE	REMARKS

LA GRANGE ROAD
(US. ROUTE 45 FAI-80)

WHITE EAGLE DRIVE

PROPOSED TRU BY HILTON

PROPOSED RETAINING WALL W/RAILING

PROPOSED SIGN

PROPOSED RETAINING WALL W/RAILING

BIO-RETENTION TYPE DETENTION BASIN
HWL=7.25'
AWL=4.30'
STORAGE VOL=0.945 AC-FT
WETLAND BOTTOM

DETENTION

SNOW STORAGE

PLEASE SEE LANDSCAPE PLAN L102
FOR FOUNDATION PLANTINGS

PLEASE SEE LANDSCAPE PLAN L102
FOR FOUNDATION PLANTINGS

AREA TO BE SCREENED BY FENCE
(PLEASE SEE ARCHITECTURAL DRAWINGS)

AREA TO BE SCREENED BY FENCE
(PLEASE SEE ARCHITECTURAL DRAWINGS)

PET RELIEF AREA

SIGN

WETLAND FLAGS (TYPICAL)

DITCH

EAST LINE OF SECTION 33-36-12
WEST LINE OF SECTION 34-36-12

25' SETBACK LINE

10' SETBACK LINE

COUNTY 10' SETBACK LINE

237.77(M)

N02°28'34"E(M)

237.11

S02°02'16"E

S88°13'01"W

440.97

S88°13'01"W(M)

S88°12'57"W(IDOT)

459.68(M)

459.76(IDOT)

425

(3) 2.5" GBPS
(3) 2.5" QB
(11) 30" SPVU
(3) 2.5" QRRP
(18) 30" VDBM
(2) 6' JCF
(3) 2.5" AFA
(2) 6' JCF
(17) 30" SPVU
(3) 2.5" QRRP
(7) #1 HHR
(5) #1 NFWL
(7) #1 HHR
(5) #1 NFWL
(7) #1 CAKF
(1) 2.5" GTS
(11) 24" PMS
(2) 2.5" AFA
(1) 2.5" UMG
(3) 2.5" UMG
(EXISTING TREE (TYPICAL))
(1) 6' PA
(3) 2.5" CO
(1) 6' PGD
(1) 2.5" LTEC
(1) 6' PA
(3) 2.5" TDSB
(6) 6' TOT
(3) #1 CAKF
(7) #1 NFWL
(1) 2.5" GTS
(10) #1 HHR
(19) #1 HHR
(1) 2.5" GTS
(11) 24" AMLS
(2) 2.5" UMG
(11) 30" FIS
(3) 2.5" QI
(1) 6' PA
(13) 30" DRKB
(3) 2.5" LTEC
(1) 6' PGD
(17) 30" FIS
(3) 2.5" ARR
(1) 6' PA
(17) 30" DRKB
(3) 2.5" QR
(1) 6' PGD
(13) 30" FIS

TURF: SEED & BLANKET

EMERGENT PLUGS (PLEASE SEE PLANT LIST)

0 10 20 40 60

SCALE: 1"=20'

REVISIONS:
10.30.23 (INTERNAL REVIEW)
06.10.24 (NEW SITE PLAN)
02.17.25 (NEW SITE PLAN)
02.21.25 (OWNER REVIEW)
03.26.25 (OWNER COMMENTS)

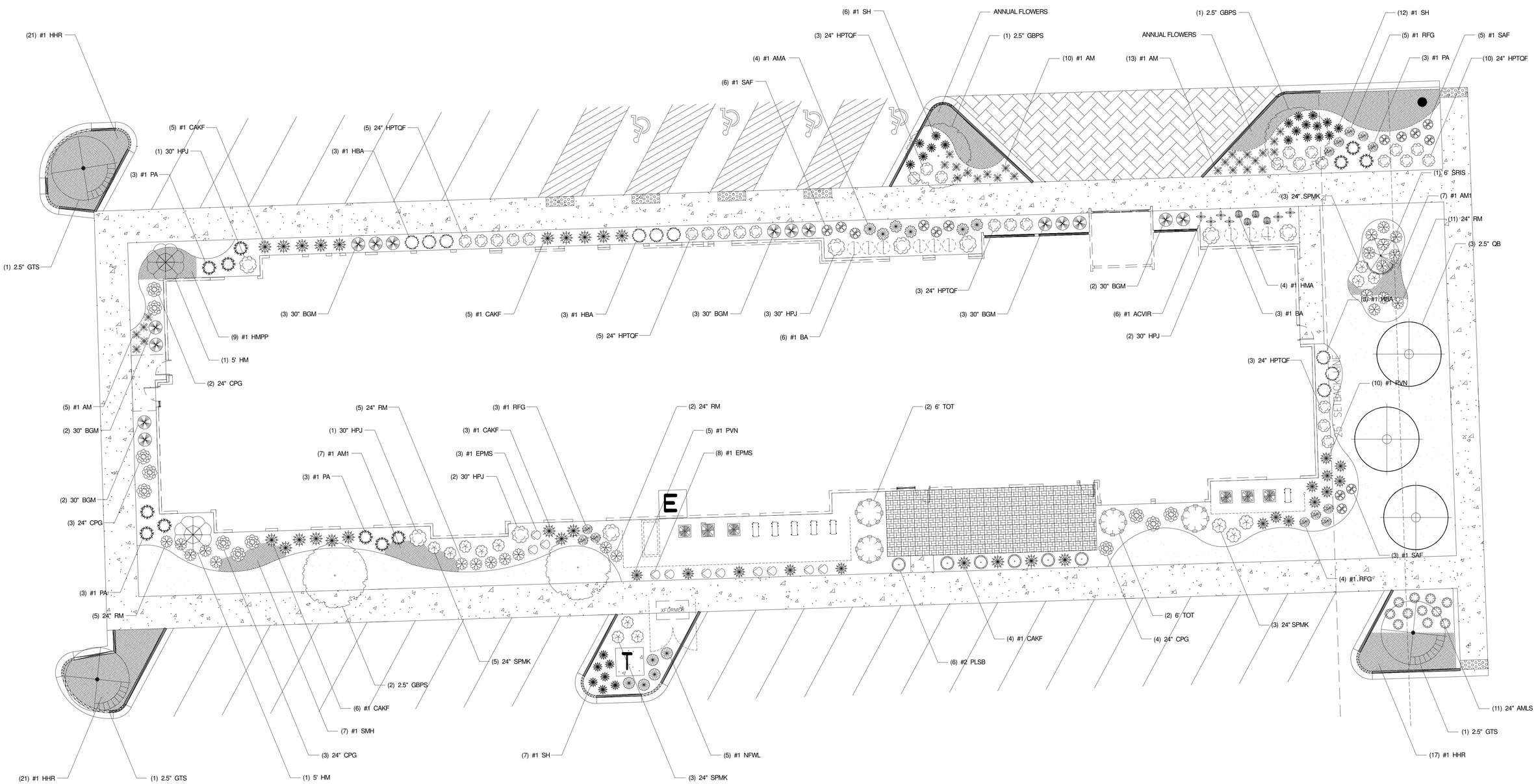
DOWDEN DESIGN GROUP
LANDSCAPE ARCHITECTURE, DESIGN & PLANNING
P.O. BOX 415, LIBERTYVILLE, IL, 60048
DOWDENDESIGNGROUP.COM PHONE: (847) 362-1254

TRU BY HILTON
WHITE EAGLE DRIVE
TINLEY PARK, ILLINOIS

LANDSCAPE PLAN

DATE: 10.11.23
SCALE: 1"=20'
DRAWN: CJD

L101



0 5 10 20 30

SCALE: 1"=10'

REVISIONS:
10.30.23 (INTERNAL REVIEW)
06.10.24 (NEW SITE PLAN)
02.17.25 (NEW SITE PLAN)
02.21.25 (OWNER REVIEW)

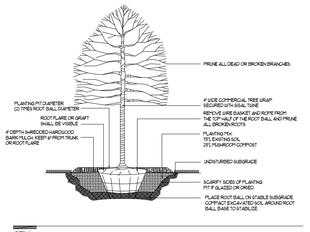
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TRU BY HILTON
WHITE EAGLE DRIVE
TINLEY PARK, ILLINOIS

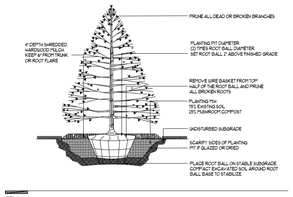
LANDSCAPE PLAN

DATE: 10.11.23
SCALE: 1"=10'
DRAWN: CJD

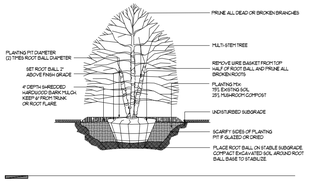
L102



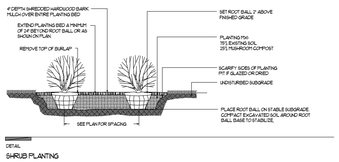
DETAIL
DECIDUOUS TREE PLANTING



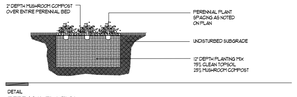
DETAIL
EVERGREEN TREE PLANTING



DETAIL
DECIDUOUS ORNAMENTAL TREE PLANTING



DETAIL
SHRUB PLANTING



DETAIL
PERENNIAL PLANTING

EMERGENT PLUGS PLANT LIST (24" o.c.)

Common Name	Botanical Name	Qty.	Units
Bottlebrush Sedge	Carex lurida	150	50 plug
Common Tussock Sedge	Carex stricta	150	50 plug
Great Spike Rush	Eleocharis palustris	150	50 plug
Common Rush	Juncus effusus	150	50 plug
Great Bulrush	Schoenolplectus tabernatemontaii	150	50 plug
Chairmakers Rush	Schoenoplectus pungens	150	50 plug
Sweet Flag	Acorus americanus	150	50 plug
Swamp Loosestrife	Decodon verticillatus	150	50 plug
Rose Mallow	Hibiscus palustris	150	50 plug
Blue Flag	Iris virginica or versicolor	150	50 plug
Cardinal Flower	Lobelia cardinalis	150	50 plug
Arrow Arum	Peltandra virginica	144	72 plug
Pickerel Weed	Pontederia cordata	144	72 plug
Common Arrowhead	Sagittaria latifolia	150	50 plug
Blue Vervain	Verbena hasta	150	50 plug

PLANT UNIT CALCULATIONS

		Shade Trees	Understory Trees	Shrubs
NORTH PROPERTY LINE				
440.97 L.F.	REQUIRED:	14	4	68
	PROVIDED:	14	4	46
SOUTH PROPERTY LINE				
459.68 L.F.	REQUIRED:	14	4	71
	PROVIDED:	14	4	71
EAST PROPERTY LINE				
76 L.F.	REQUIRED:	3	1	13
	PROVIDED:	3	1	14
WEST PROPERTY LINE				
237.77	REQUIRED:	8	3	40
	PROVIDED:	8	3	0

PREMIUM BLUEGRASS SEED MIX (4-5 LBS/1000 S.F.)

MIX %	SEED	GERMINATION	ORIGIN
22.82%	AWARD KENTUCKY BLUEGRASS	85%	OR
22.22%	NuGLADE KENTUCKY BLUEGRASS	85%	OR/WA
17.79%	JACKPOT KENTUCKY BLUEGRASS	85%	OR/WA
16.11%	EVEREST KENTUCKY BLUEGRASS	85%	OR
9.98%	FIESTA 4 PERENNIAL RYEGRASS	90%	MN
9.97%	HANCOCK PERENNIAL RYEGRASS	90%	MN
1.11%	INERT MATTER		

PLANT LIST

Qty.	Common Name	Botanical Name	Size	Remarks	Key
3	Armstrong Maple	Acer freemanii 'Armstrong'	2.5"	B&B	AFA
3	Redpointe Maple	Acer rubrum 'Redpointe'	2.5"	B&B	ARR
3	Common Hackberry	Celtis occidentalis	2.5"	B&B	CO
7	Princeton Sentry Ginkgo	Ginkgo biloba 'Princeton Sentry'	2.5"	B&B	GBPS
6	Skyline Locust	Gleditsia triacanthos 'Skyline'	2.5"	B&B	GTS
4	Emeral City Tulip Tree	Liriodendron tulipifera 'Emerald City'	2.5"	B&B	LTEC
6	Swamp White Oak	Quercus bicolor	2.5"	B&B	QB
3	Shingle Oak	Quercus imbricaria	2.5"	B&B	QI
3	Northern Red Oak	Quercus rubra	2.5"	B&B	QR
6	Regal Prince English Oak	Quercus robur 'Regal Prince'	2.5"	B&B	QRRP
3	Shawnee Brave Bald Cypress	Taxodium distichum 'Shawnee Brave'	2.5"	B&B	TDSB
6	Triumph Elm	Ulmus 'Morton Glossy'	2.5"	B&B	UMG
4	Fairview Juniper	Juniperus chinensis 'Fairview'	6'	B&B	JCF
10	Techny Arborvitae	Thuja occidentalis 'Techny'	6'	B&B	TOT
4	Norway Spruce	Picea abies	6'	B&B	PA
3	Black Hills Spruce	Picea glauca 'Densata'	6'	B&B	PGD
2	Seven Son Flower	Heptacodium miconiodes	5'	B&B	HM
1	Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	6'	B&B	SRIS
22	Low Scape Mound Chokeberry	Aronia melanocarpa 'UCONNAM165'	24"	Cont.	AMLS
15	Green Mountain Boxwood	Buxus 'Green Mountain'	30"	Cont.	BGM
12	Pearl Glam Beautyberry	Callicarpa 'NCCX2' PP28312	24"	Cont.	CPG
30	Kodiak Black Honeysuckle	Diervilla rivularis 'SMNDRSF'	30"	Cont.	DRKB
41	Show Off Forsythia	Forsythia intermedia 'Show Off'	30"	Cont.	FIS
9	Little Lime Hydrangea	Hydrangea paniculata 'Jane'	30"	Cont.	HPJ
26	Tiny Quick Fire Hydrangea	Hydrangea paniculata 'SMNHPM'	24"	Cont.	HPTQF
23	Coral Drift Groundcover Rose	Rosa 'Meidrifora'	24"	Cont.	RM
14	Miss Kim Lilac	Syringa patula 'Miss Kim'	24"	Cont.	SPMK
28	Violet Uprising Lilac	Syringa patula 'JN Upright Select'	30"	Cont.	SPVU
18	Blue Muffin Viburnum	Viburnum dentatum 'Blue Muffin'	30"	Cont.	VDBM
6	Visions in Red Astilbe	Astilbe chinensis 'Visions in Red'	#1	Pots	ACVIR
28	Millenium Ornamental Onion	Allium 'Millenium'	#1	Pots	AM
14	Moonshine Yarrow	Achillea Moonshine'	#1	Pots	AM1
4	Auslese Lady's Mantle	Alchemilla mollis 'Auslese'	#1	Pots	AMA
9	Blue False Indigo	Baptisia australis	#1	Pots	BA
26	Karl Foerster Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	#1	Pots	CAKF
11	Magnus superior Coneflower	Echinacea purpurea 'Magnus Superior'	#1	Pots	EPMS
9	Blue Angel Hosta	Hosta 'Blue Angel'	#1	Pots	HBA
102	Happy Returns Daylily	Hemerocallis 'Happy Returns'	#1	Pots	HHR
4	Aureola Japanese Forest Grass	Hakonechola macra 'Aureola'	#1	Pots	HMA
9	Palace Purple Coral Bells	Heuchera micrantha 'Palace Purple'	#1	Pots	HMPP
22	Walker's Low Catmint	Nepeta faassenii 'Walker's Low'	#1	Pots	NFWL
12	Russian Sage	Perovskia atriplicifolia	#1	Pots	PA
6	Sarah Bernhardt Peony	Paeonia 'Sarah Bernhardt'	#2	Pots	PLSB
15	Northwind Switch Grass	Panicum virgatum 'Northwind'	#1	Pots	PVN
12	Goldsturm Black Eyed Susan	Rudbeckia fulgida 'Goldsturm'	#1	Pots	RFG
14	Autumn Fire Sedum	Sedum 'Autumn Fire'	#1	Pots	SAF
19	Prairie Dropseed	Sporobolus heterolepis	#1	Pots	SH
7	Hummelo Betony	Stachys monieri 'Hummelo'	#1	Pots	SMH

NOTES:

1) The Landscape Contractor shall provide and install all plant materials in the quantities and sizes sufficient to complete planting as shown on the Landscape Plans. All plants shall comply with the requirements of the current American Standard for Nursery Stock published by The American Nursery and Landscape Association. Plants shall meet size, genus, species and variety and be in good health, free of insects, diseases or defects. No "park grade" materials shall be accepted. Trees not exhibiting a central (or single) leader will be rejected unless noted in the plant list as multi-stem. Quantity lists are supplied for convenience. The Landscape Contractor shall verify all quantities and, in case of a discrepancy, the drawn plan shall prevail over the plant list No plants are to be changed of substituted without approval of the Owner or a representative of James Dowden & Associates, Inc.

2) All plants shall be watered during the first 24-hour period following installation. A watering schedule must be agreed upon with the Owner (before plantings are installed) of whom, when and how plant materials are to be properly watered. The Landscape Contractor shall verify proper watering is being done for the establishment and health of all plant materials. The Landscape Contractor shall warranty all plant materials for one year from the time of installation and project acceptance.

3) Plants shall be balled and burlapped unless otherwise noted on the Landscape Plans. No root bound materials shall be accepted and all synthetic or plastic materials shall be removed at the time of planting.
It is the option of the Landscape Contractor to roll back burlap from the top of the root ball.

4) Recommended mulch depth is four inches (4") of shredded hardwood bark. The Landscape Contractor shall avoid over-mulching and the creation of "mulch volcanoes." Mulch Beds shall extend a minimum of two feet (2') beyond the center of a tree or shrub. Mulch must be pulled back at least two inches (2') from the base of a tree so the base of the trunk and root crown are exposed.

5) Prepare all perennial beds with one cubic yard of garden compost per 100 sf and the compost shall be rototilled to an 8" depth.

6) All plants shall be set plumb. It is the option of the landscape contractor to stake deciduous trees but it is also the responsibility of the Landscape Contractor to guarantee the plants remain plumb until the end of the guarantee period.

7) Trees shall be installed a minimum of five feet (5') horizontally from underground electrical feeders, sanitary sewers, sanitary services, water mains, and water services. Trees shall be installed a minimum of ten feet (10') horizontally from utility structures including, but not limited to, manholes, valve vaults and valve boxes. Shade trees shall be a minimum of ten feet (10') from all light poles and all shrubs shall be a minimum of three to five feet (3'-5') from all fire hydrants.

8) The Landscape Contractor shall locate the existence of all underground utilities prior to starting work. The Landscape Contractor must also keep the pavement and work areas in neat and orderly condition throughout the construction process. The Landscape Contractor shall acquaint himself with. And verify. Working conditions in advance of submitting a proposal. Failure to recognize inherent responsibilities does not relieve the contractor of obligations due to miscalculations.

9) Property owners shall be responsible for maintaining all landscaping shown on the approved plans throughout the life of the development.

10) Turf shall be Premium Bluegrass Mix seed and blanket in all disturbed areas except where sod is noted.

11) Once a Landscape Plan has been approved and a Building Permit issued, the Planning and Zoning Administrator may authorize minor revisions to the approved Landscape Plan including the substitution of equivalent planting and ground covers where such revisions do not diminish the benefits of the approved Landscape Plan. As such, revisions shall require the written approval of the Planning and Zoning Administrator.

12) Trees and shrubs shall not be located closer than ten (10) feet to fire hydrants, transformers, or other above ground utilities.

13) Bare root plants shall not be allowed.

14) All planted areas and landscaped islands shall receive a four (4) inch layer of shredded hardwood bark mulch.

REVISIONS:
02.17.25 (NEW SITE PLAN)
02.21.25 (OWNER REVIEW)
03.26.25 (OWNER COMMENTS)

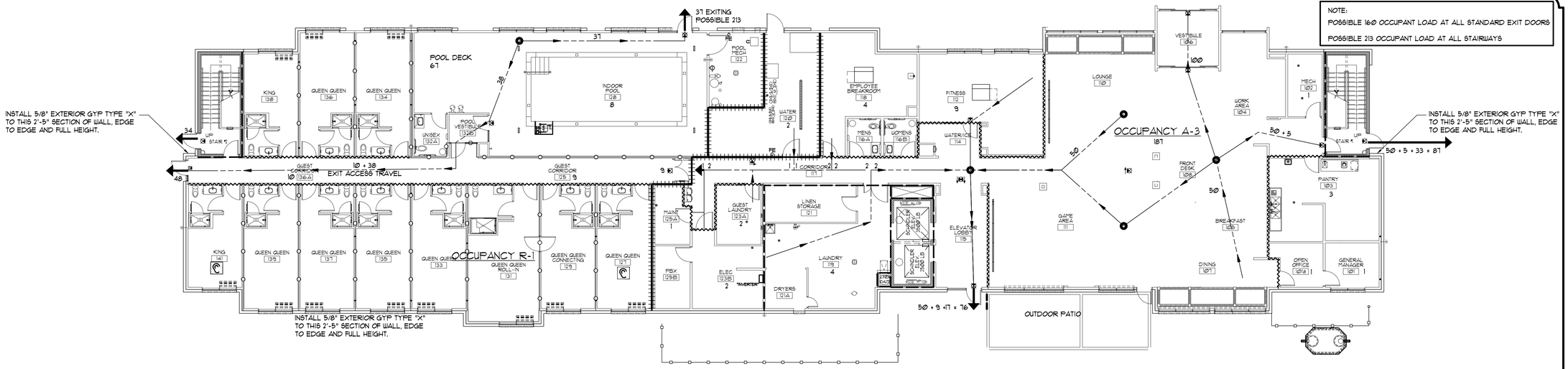
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WHITE EAGLE DRIVE
TINLEY PARK, ILLINOIS

LANDSCAPE PLAN

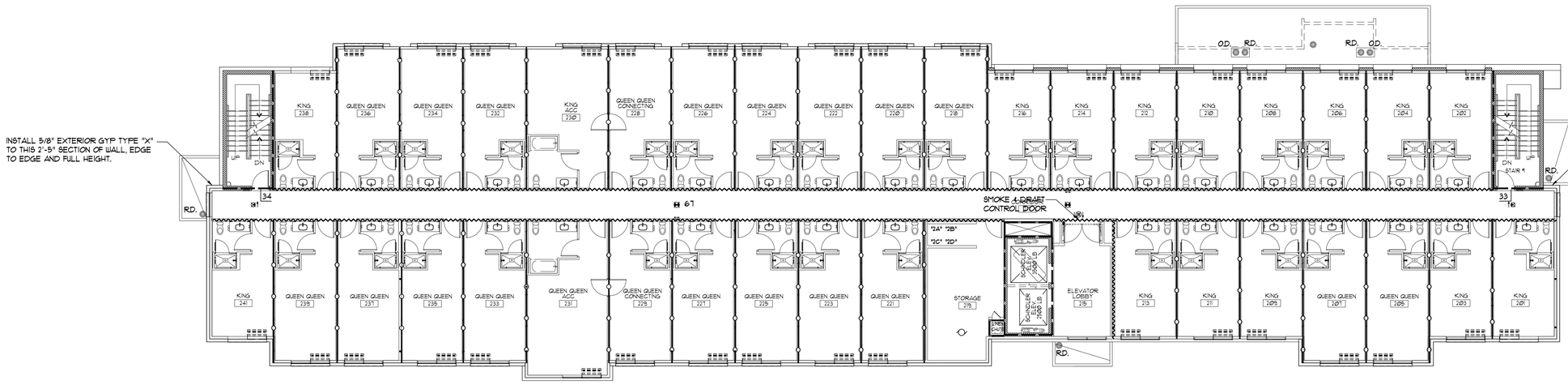
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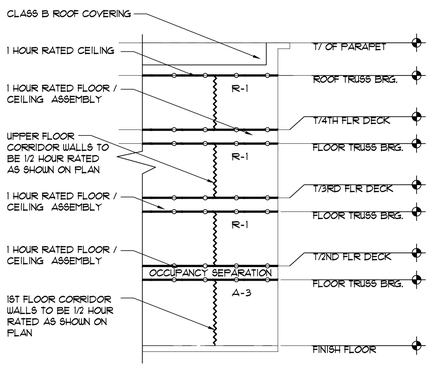
FIRST FLOOOR OCCUPANCY RATED WALLS

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



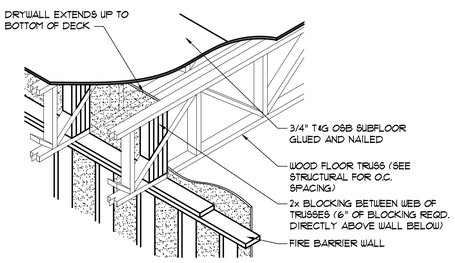
2ND AND 4TH FLOOR OCCUPANCY RATED WALLS

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



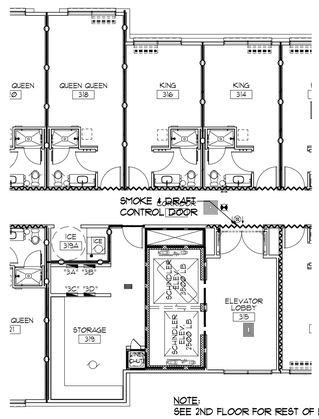
1 ASSEMBLY RATING SECTION

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



2 TRUSS PENETRATION DETAIL

SCALE: N.T.S.



3RD FLOOR OCCUPANCY RATED WALLS

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

- FIRE BARRIER, 1 HOUR
- FIRE BARRIER, 2 HOUR
- FIRE PARTITION, 1 HOUR
- FIRE PARTITION, 1/2 HOUR
- NON RATED ASSEMBLY - PARTITION WALL

NOTE:
ALTHOUGH STRUCTURAL COMPONENTS REQUIRE A 1 HOUR FIRE RATING, OPENING PROTECTION IS RELATIVE TO THE WALL FIRE RATING IDENTIFIED ON THE RATED WALLS PLANS (THIS SHEET).

NOTE:
FIRE SUPPRESSION HEAD REQUIRED AT ALL BATHROOMS 55 SQ FT OR LARGER

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NO. 001-013853
REGISTERED ARCHITECT
STATE OF ILLINOIS
02/03/25

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TINLEY PARK, IL.
A NEW 122 ROOM HOTEL

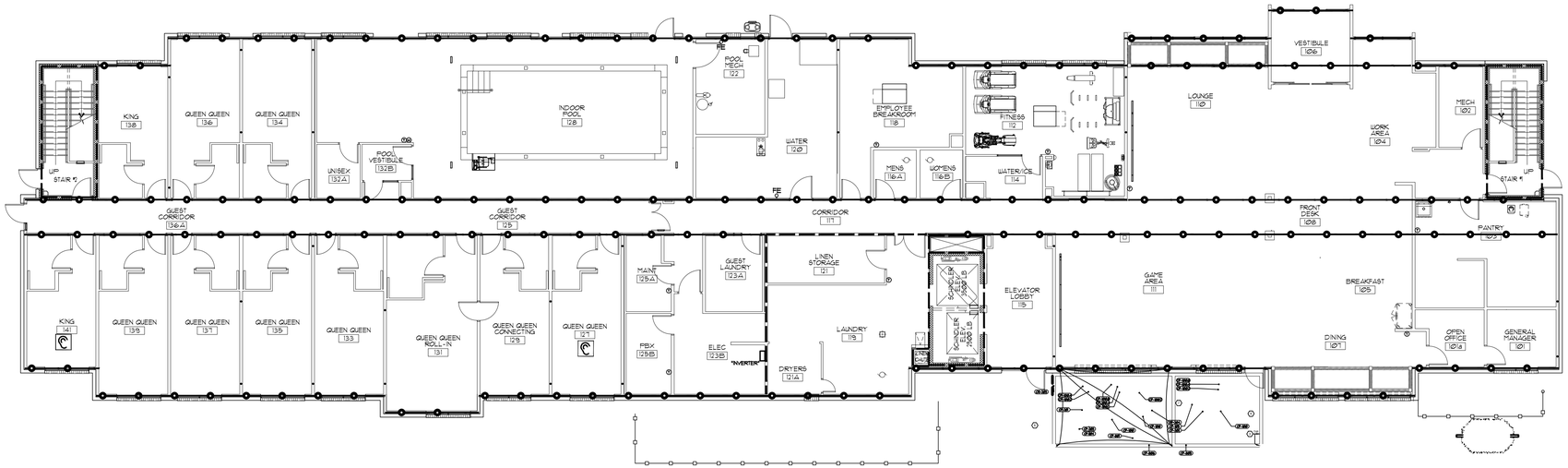
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REVISIONS

SHEET NO.
T-2
OCCUPANCY RATED WALLS

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FIRST FLOOR STRUCTURAL FIRE RESISTANCE RATING PLAN

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

IBC TABLE 601

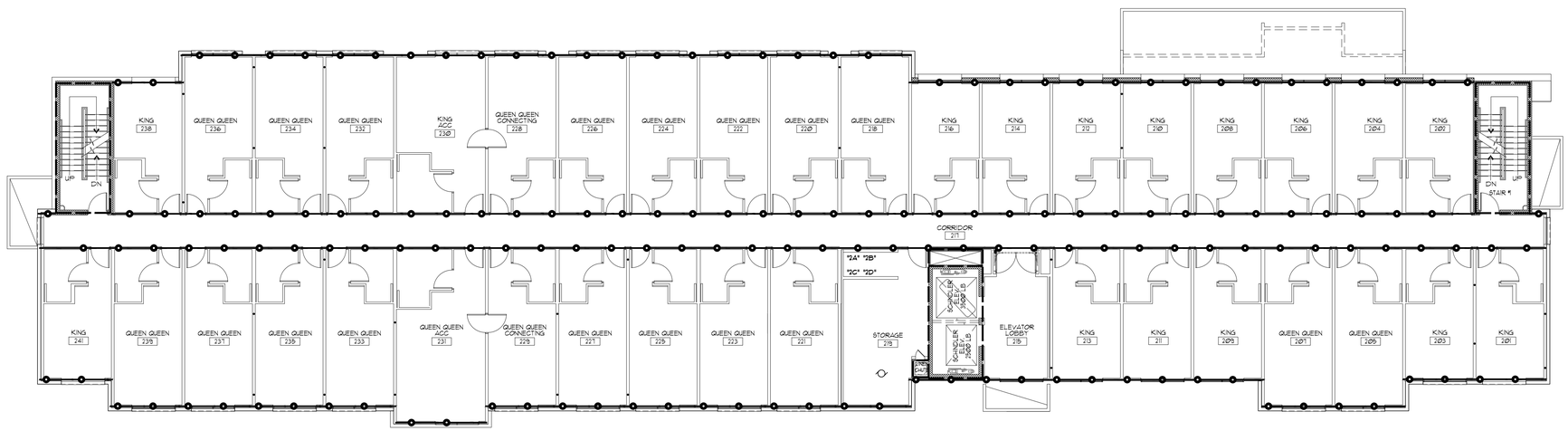
FIRE BARRIER, 2 HOUR

BEARING WALLS & STRUCTURAL FRAME

NON-BEARING WALLS

NOTE 1:
STRUCTURAL STEEL SUPPORTING A RATED FLOOR SHALL HAVE A (1) HOUR FIRE RATING. ALL STEEL COLUMNS AND BEAMS TO BE SPRAYED FOR A (1) HOUR FIRE RATING.

NOTE 2:
BEARING WALLS ON ALL FLOORS SHALL BE (1) HOUR FIRE RATED.



TYPICAL UPPER FLOOR STRUCTURAL FIRE RESISTANCE RATING PLAN

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

IBC TABLE 601

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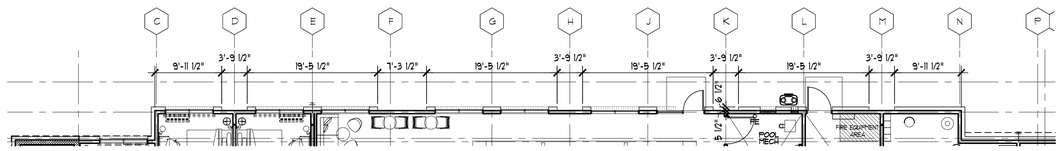
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T-3

STRUCTURAL RATED WALLS

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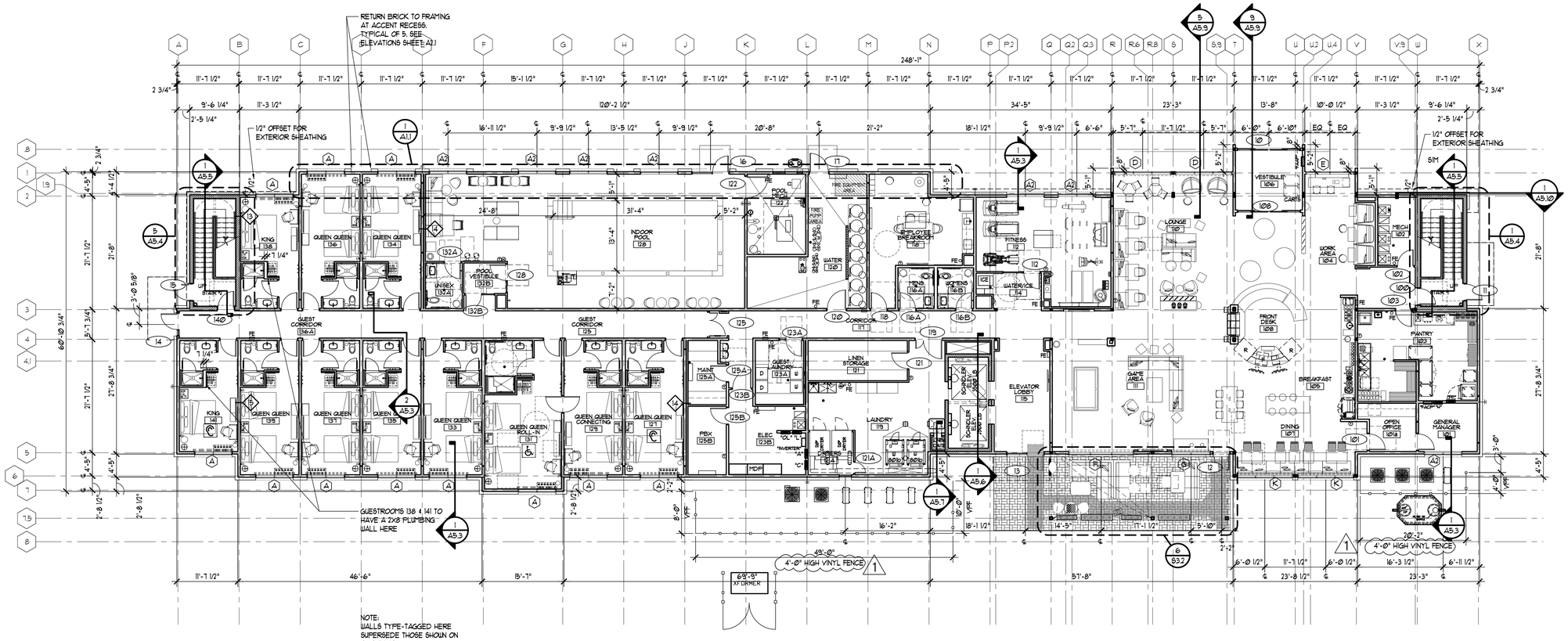


1 WALL ACCENT RECESS LOCATIONS
SCALE: 3/32" = 1'-0"

SEE ELEVATIONS SHEET 2.1

NOTE:
FURNISH CORNER GUARDS FOR ALL OUTSIDE CORNERS WITH WALLPAPER

ROOM MIX						
ROOM TYPE	FLOOR					REFER TO SHEET NUMBER
	1ST	2ND	3RD	4TH	TOTAL	
KING	2	15	15	15	47	A3.1
ACCESSIBLE KING	0	2	1	0	3	A3.2
ACC KING ROLL-IN	0	0	0	1	1	A3.2
QUEEN QUEEN	5	17	18	18	58	A3.3
QUEEN QUEEN CONNECTING	0	2	2	2	6	A3.3
QUEEN QUEEN ACCESSIBLE	0	1	1	0	2	A3.4
QUEEN QUEEN ACCESSIBLE ROLL-IN	0	0	0	1	1	A3.4
TOTAL	11	37	37	37	122	TOTAL ROOMS
SQ. FT.	13,670	13,400	13,400	13,400	53,870	TOTAL SQ. FT.



NORTH
1 FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

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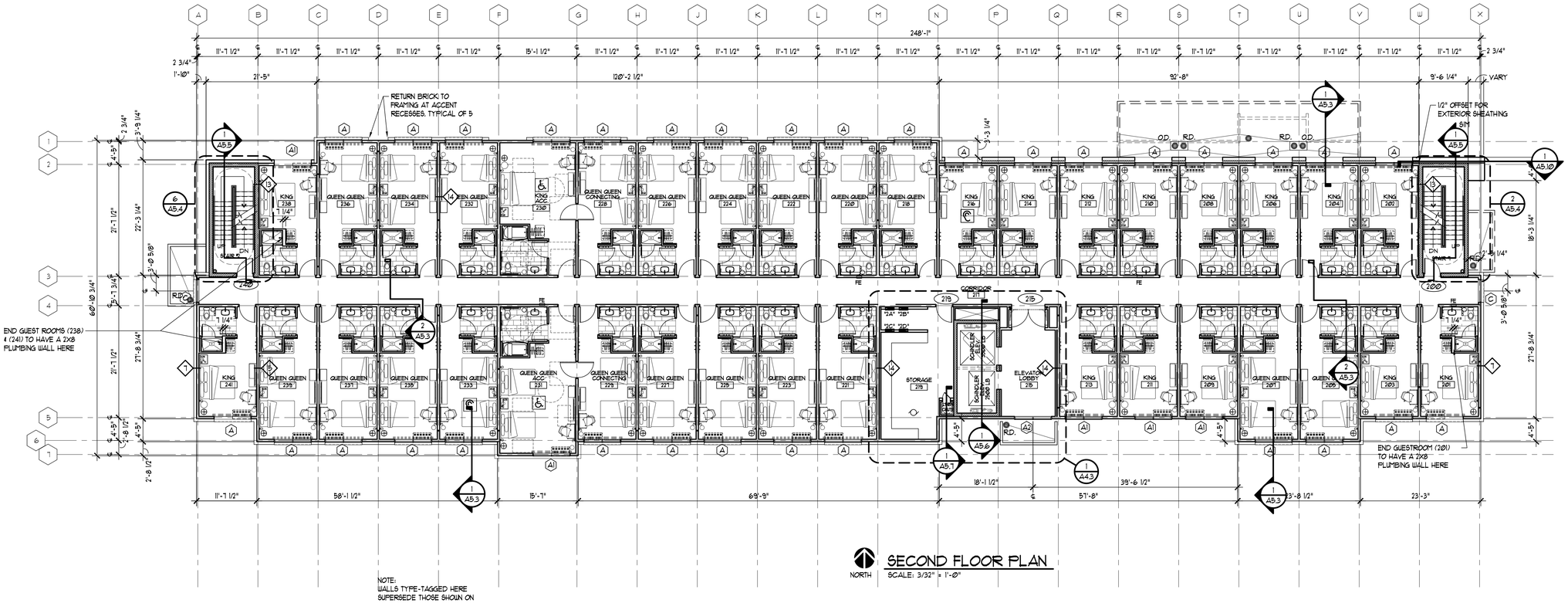
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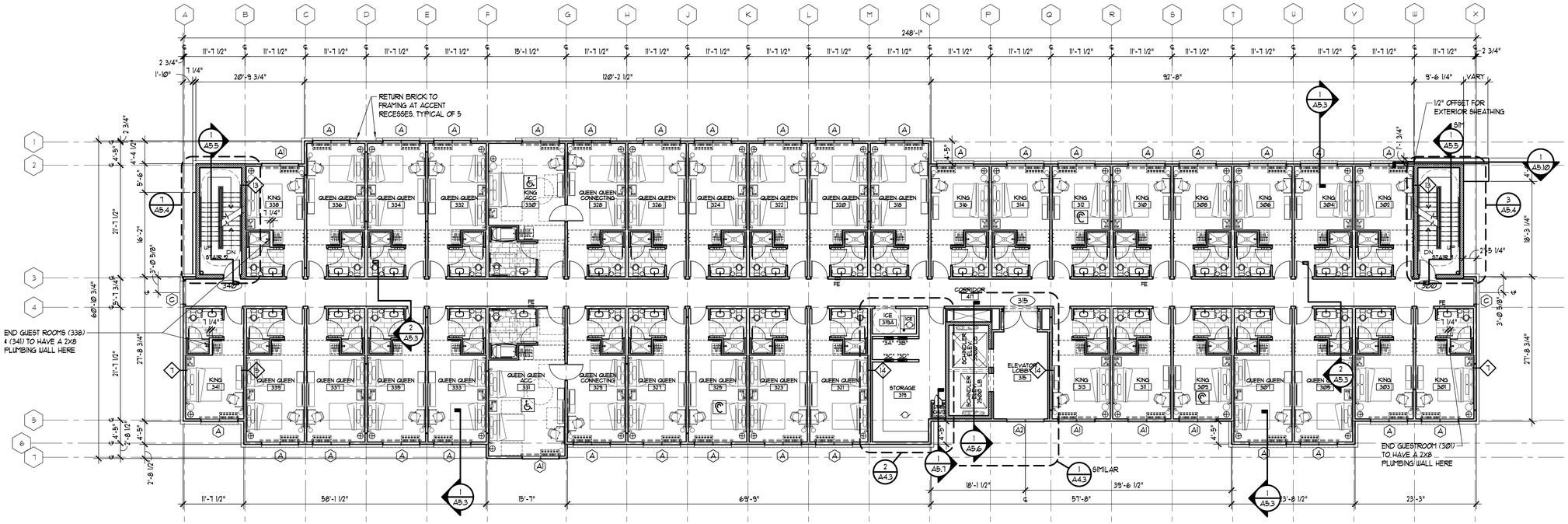
SHEET NO.
A1.1
FIRST FLOOR PLAN

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NOTE:
WALLS TYPE-TAGGED HERE SUPERSEDE THOSE SHOWN ON A3 SHEETS.

NORTH **SECOND FLOOR PLAN**
SCALE: 3/32" = 1'-0"



NOTE:
WALLS TYPE-TAGGED HERE SUPERSEDE THOSE SHOWN ON A3 SHEETS.

NORTH **THIRD FLOOR PLAN**
SCALE: 3/32" = 1'-0"

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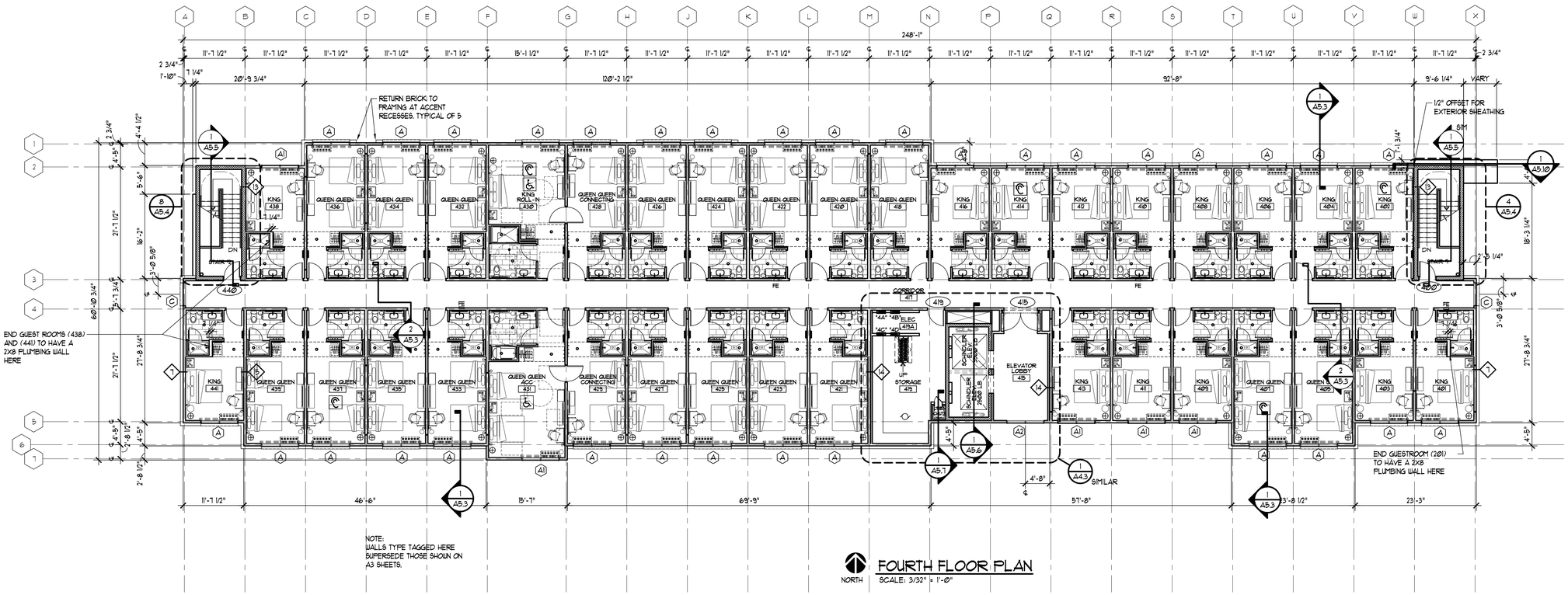
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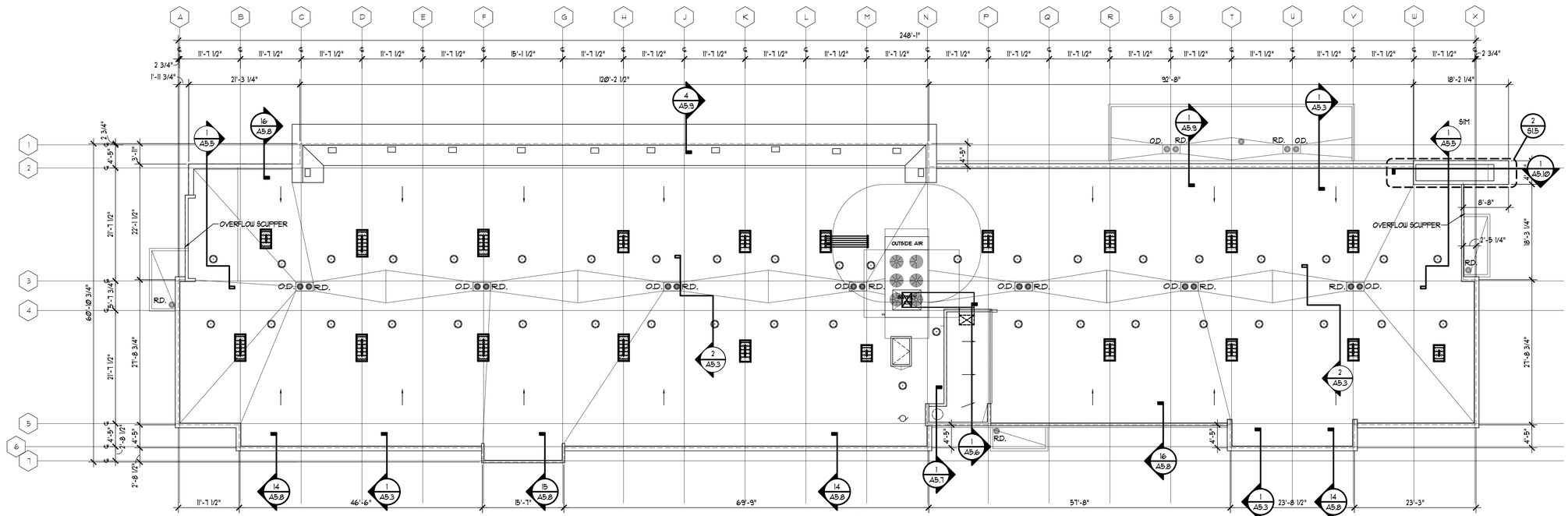
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SHEET NO.
A1.2

SECOND AND THIRD FLOOR PLANS

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SHEET NO.
A1.3
FOURTH FLOOR AND ROOF PLANS

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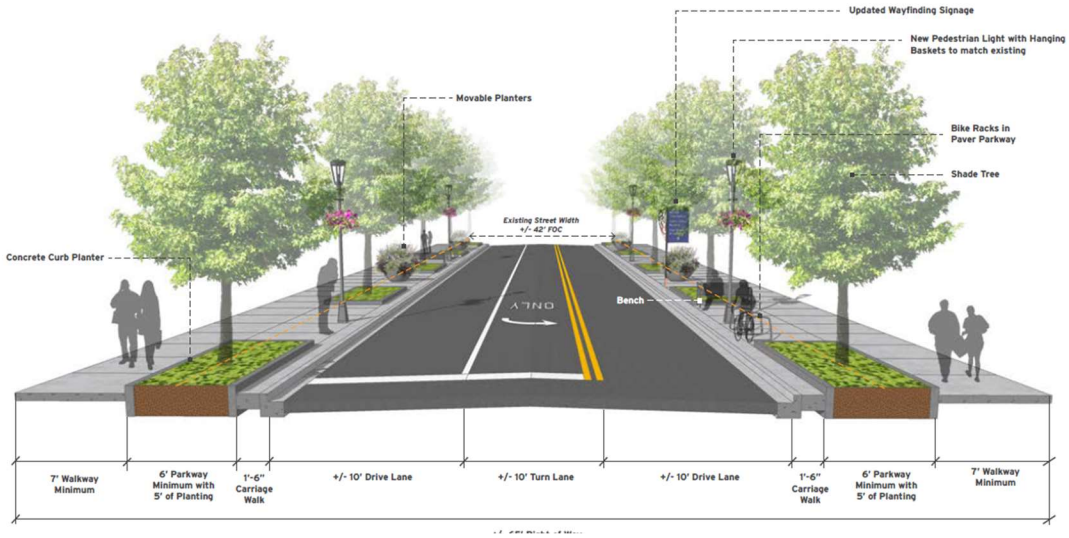
PLAN COMMISSION STAFF REPORT

June 5, 2025 – Workshop

Petitioner
Staff

Project Planner
Jason Engberg, AICP
Planning Manager

Downtown Core Streetscape Master Plan



EXECUTIVE SUMMARY

The Village has been developing a Downtown Core Streetscape Master Plan for the past several years. As different developments and redevelopments have changed the face of the downtown area, potential improvements to the public streetscapes have evolved over time. With the Harmony Square and West Point developments well under way, the adoption of the streetscape plan will be vital to the improvements downtown.

The plan seeks to create a cohesive vision for the public realm and rights-of-way along Oak Park Avenue and adjacent streets. The goal of the streetscape plan is to create an attractive, unique, safe, and walkable environment that supports the existing infrastructure. This document is a conceptual plan which gives a variety of options for improvements. There are no funding options or guarantees within the plan, but it will be used as a guide when determining priorities of projects when funding is available.

This draft plan is being presented to the Planning and Zoning Commission for initial review and comments prior to a public hearing.

PURPOSE

The Downtown and Commercial Core Streetscape Master Plan ("Plan") seeks to create a unified vision for the streetscape within the established Downtown/Oak Park Avenue Area that can be accomplished at one time or through a phased implementation strategy. The goal of the streetscape program is to create an attractive, unique, safe, and walkable environment that supports the existing infrastructure of the downtown.

Implementing the Plan can spur economic development and increase foot traffic to the Village's downtown businesses. By creating a safe and attractive environment, the plan aims to make downtown a more appealing destination to visit and stay. Additionally, a dedicated plan will enhance the Village's competitiveness for grants aimed at downtown revitalization. Along with Harmony Square's completion, this initiative will transform the downtown area into a safe and walkable space, attracting both residents and visitors. The Plan was started over 6 years ago as the planning for Harmony Square, The Boulevard at Central Station, and North Street began. Thus, the Plan has already been used in guiding those development improvements and is cohesive with those public enhancements already underway.

The primary objectives of the plan include ensuring continuous and ADA-compliant sidewalks, creating "Amenity Zones" adjacent to storefronts, increasing pedestrian safety by implementing traffic-calming measures where feasible, adding streetlights, and creating an inviting walkable area for residents and visitors.

LAYOUT

The document is a graphic focused document which illustrates the project area and the regions around the downtown. There are "bird's eye" views of the corridors as well as cross section options for different tiers of roadways. Additionally, the plan hihglights many design features that should be used along the public ways the will match the almost complete Harmony Square. Since the Lakota Group help develop that plan, the potential improvements will be harmonious with the new plaza.

IMPLEMENTATION

The Plan is not a construction document but will guide future engineering designs. No major changes to roadways or traffic control are proposed (such as adding new stop signs at intersections). However, those larger changes can still be done within the context of this plan but will require further traffic studies and coordination.

Parts of the Plan have already been implemented as redevelopment has occurred, including the current Harmony Square Plaza, West Point at Harmony Square, and The Boulevard. However, much of the plan along Oak Park Avenue and adjacent connector streets still needs to take place. Implementation/construction can be completed at one time and in as little as a year and a half. However, due to funding, timing, and traffic constraints on projects of this scale, it can also be considered in multiple phases (as many as four would be possible). A recommendation for timing and phasing will be clearer once preliminary engineering is completed, and infrastructure needs are identified. Do note that the alternatives shown in the plan are not based on design preference. The final selection of these options will depend on the engineering needs of each area. Thus, it is not about choosing one option over another but having multiple alternatives to ensure flexibility and uniformity in the final design.

Village of Tinley Park ILLINOIS

Streetscape Master Plan

April 25, 2025

THE LAKOTA GROUP.

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Streetscape Master Plan

April 25, 2025

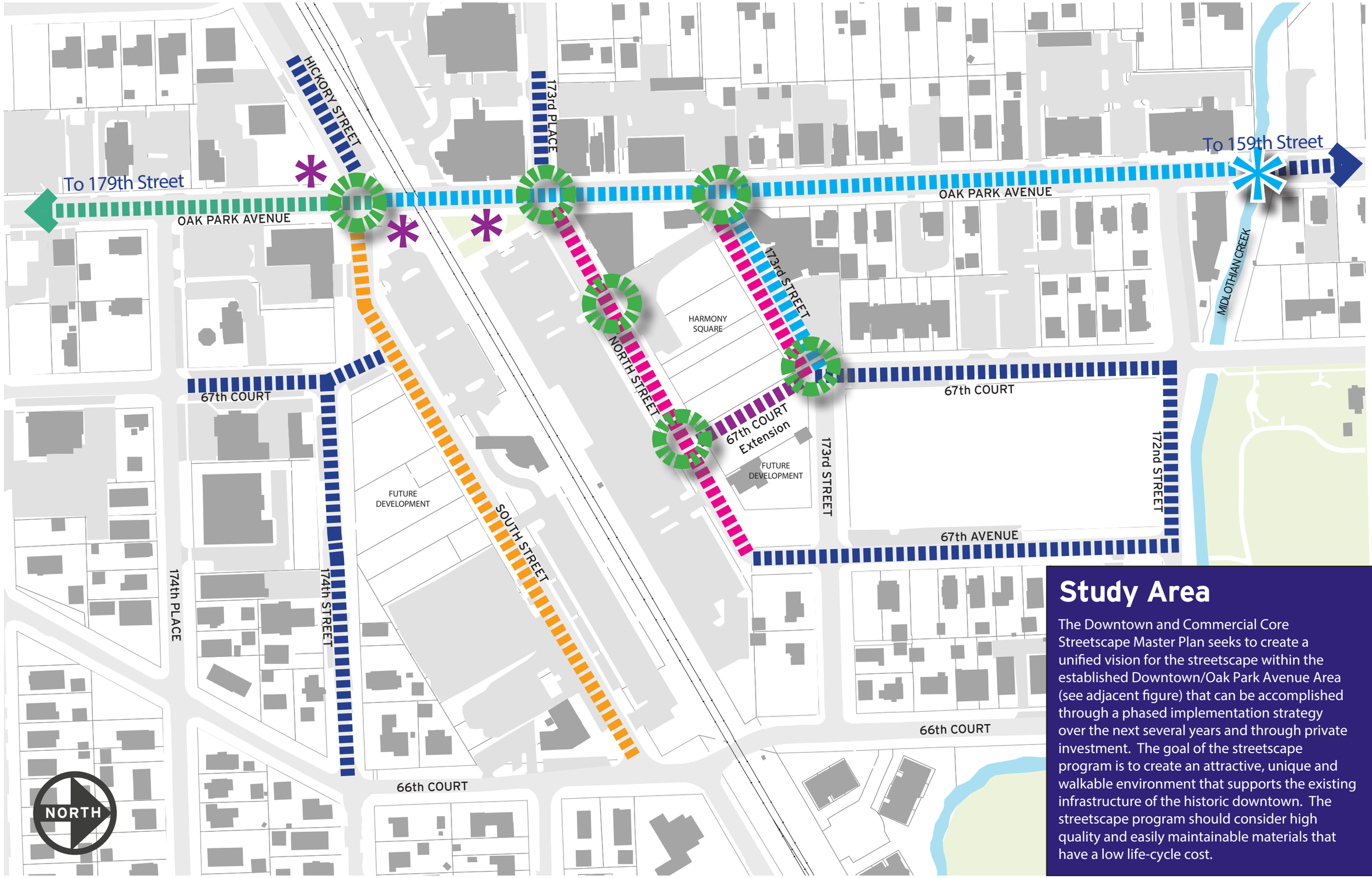
Prepared for:

Village of Tinley Park ILLINOIS

Prepared by:

THE LAKOTA GROUP.

© 2020 THE LAKOTA GROUP



Study Area

The Downtown and Commercial Core Streetscape Master Plan seeks to create a unified vision for the streetscape within the established Downtown/Oak Park Avenue Area (see adjacent figure) that can be accomplished through a phased implementation strategy over the next several years and through private investment. The goal of the streetscape program is to create an attractive, unique and walkable environment that supports the existing infrastructure of the historic downtown. The streetscape program should consider high quality and easily maintainable materials that have a low life-cycle cost.

Legend

- "Piano Key" Crossing at Key Locations
- Downtown Gateway at Midlothian Creek Bridge
- Downtown Pocket Parks at Central Business Zone
- Downtown Core Streetscape Prototype(s)
- Downtown Core Transition Streetscape Prototype
- Commercial Core Streetscape Prototype
- Festival Street/ Plaza Streetscape Prototype
- South Street Future Development Streetscape Prototype
- 67th Court Extension Future Development Streetscape Prototype
- 173rd Street: Festival Street Protoype along Harmony Square on the east, and Downtown Core Prototype on the west.

Project Overview

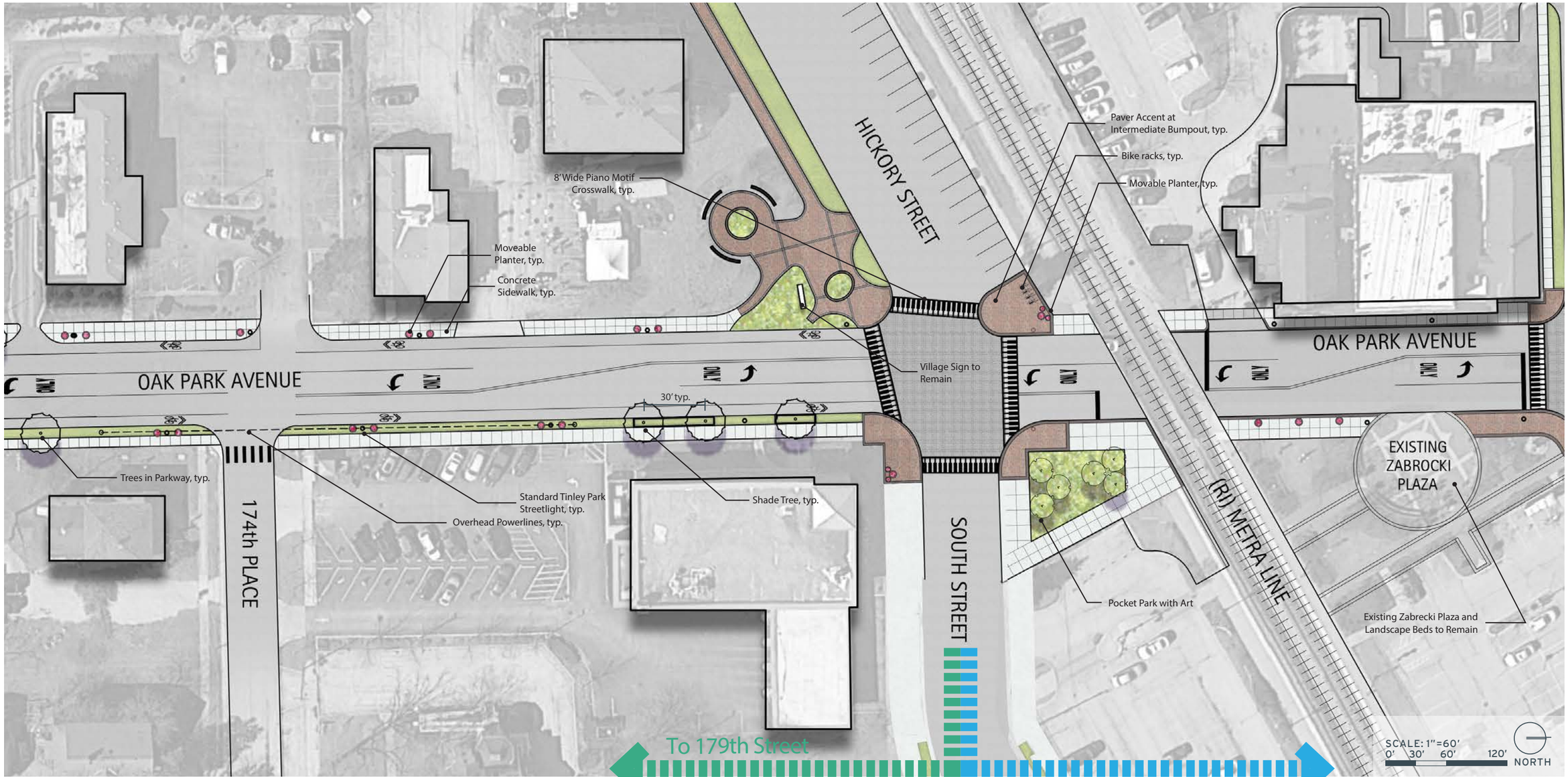
This document represents the summary of this process with the following goals:

- Provide continuous sidewalks that allow for an ADA compliant "walking zone" width along all street rights-of-way in the Downtown and Commercial Cores.
- In Mixed Use and Commercial areas, an "amenity zone" adjacent to storefronts shall be implemented to accommodate kiosks, planters, street trees, signage and benches.
- Sidewalks shall be a high quality concrete, with consistent decorative paving material accents provided at corners and along the back of curb.
- Where feasible, provide corner "bumpouts" to reduce the pedestrian crossing distance at key crossing points and increase area for furnishings, bicycles racks or outdoor cafe seating.
- Pedestrian crosswalks shall be identified with a material change, preferably utilizing a paving material consistent with or complementary to sidewalk accent areas. Curb radii to be minimized to reduce auto speed and pedestrian crossing distances.
- On-street parking shall be provided in the mixed-use and commercial areas where right-of-way width allows. On-street parking reinforces the pedestrian character of the area by buffering pedestrians from traffic, while also slowing traffic to accommodate parking and pedestrian movements. Additionally, convenient on-street parking provides a visual cue of key downtown destinations to drivers.
- Street lights to match existing Village selections, and shall incorporate mounting brackets for banners, flags, and/or hanging baskets.
- Benches and waste receptacles shall be provided in appropriate areas.
- Provide ample bike parking facilities at key destinations and throughout sidewalk amenity zones.
- Street trees shall be aligned within the amenity zone and spaced no greater than 30 feet apart in the Downtown Core and in the Commercial Core. Provide trees with ample and proper growing medium such as Structural Soil or Soil Cell Structures. Protect tree root zones with tree grates or planters with curbs.
- Work with business owners to provide and maintain a combination of pole-mounted hanging baskets and free-standing movable planters located in small clusters near street corners and parking lot entrances, planted with a consistent colorful array of seasonal plantings. Village to maintain all hanging baskets.
- Maintenance to be considered in the design of the landscape (shared maintenance agreements, irrigation systems, etc.).

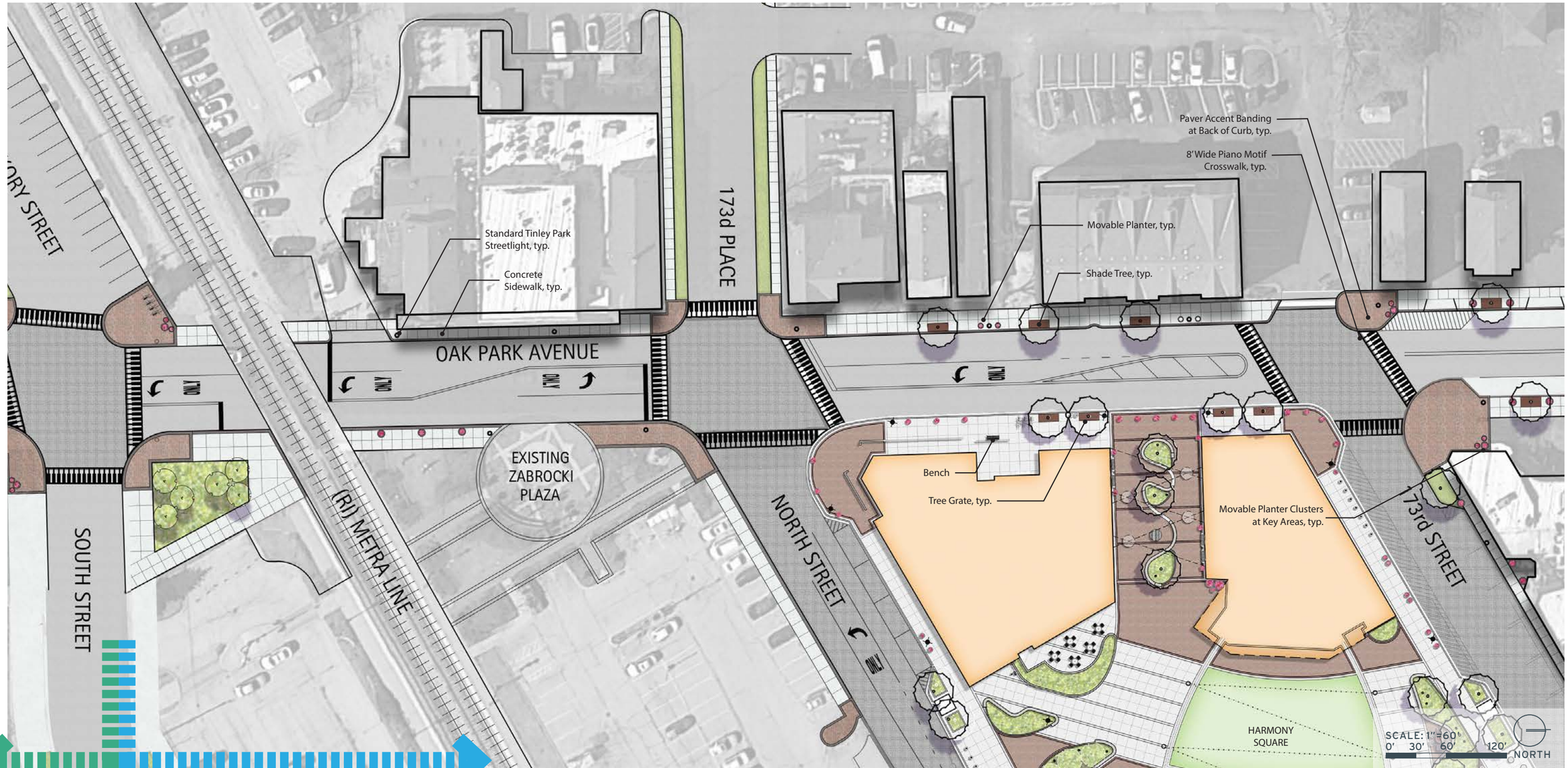
Streetscape Prototypes - Overall Master Plan



Oak Park Avenue Streetscape Prototypes



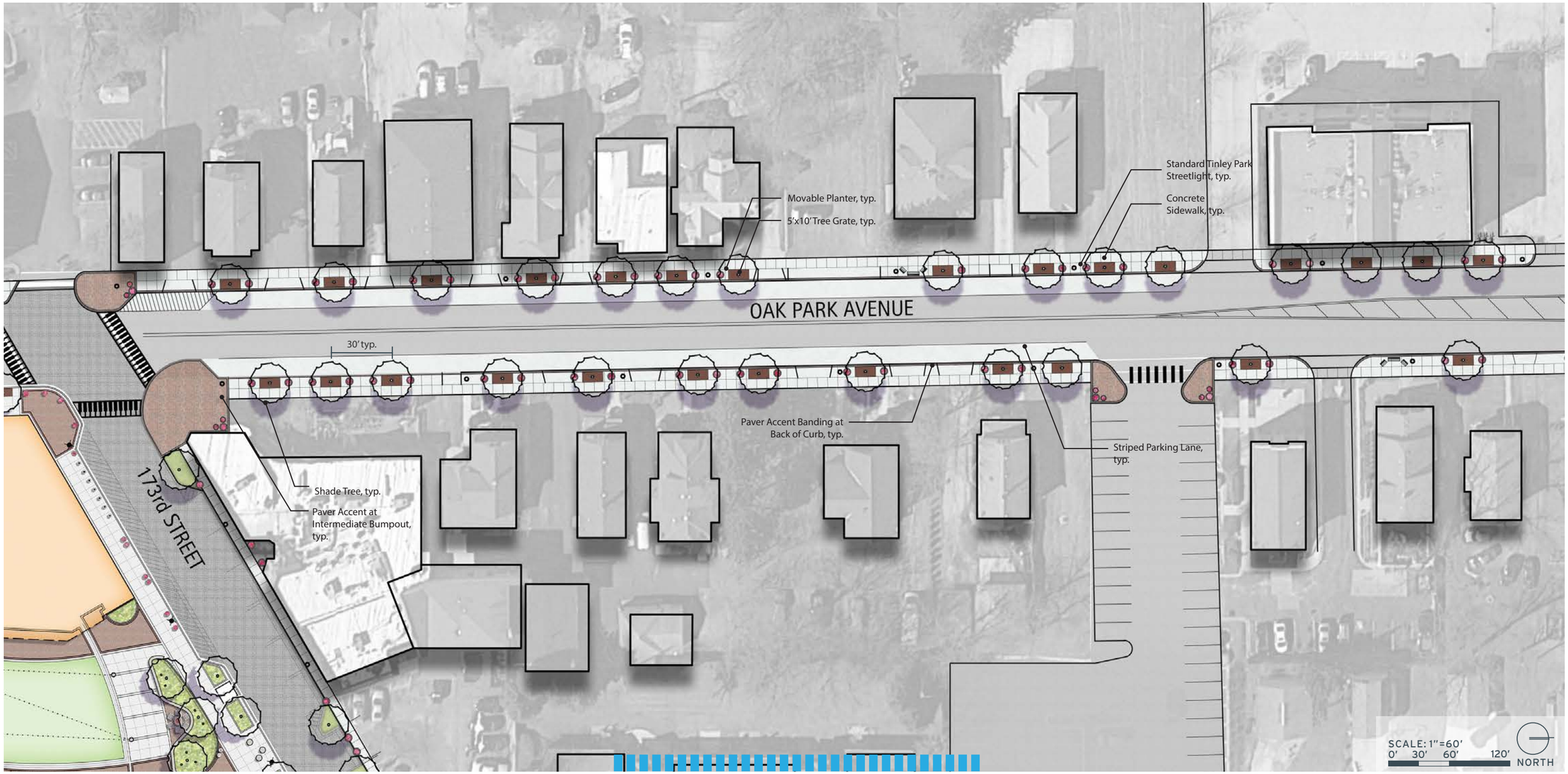
Oak Park Avenue Streetscape Prototypes



Downtown Core Transition

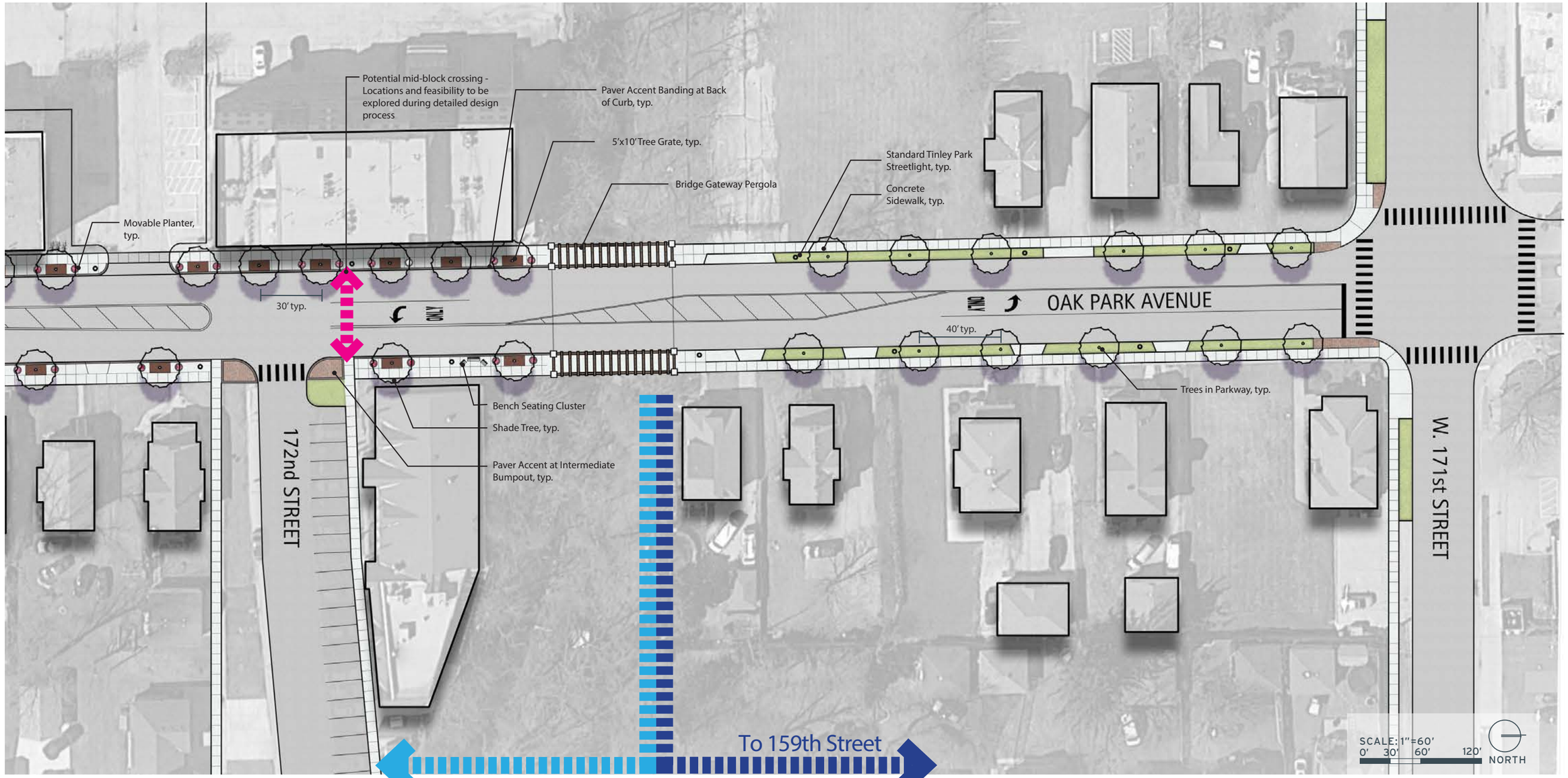
Downtown Core

Oak Park Avenue Streetscape Prototypes



Downtown Core

Oak Park Avenue Commercial Core Streetscape Prototype

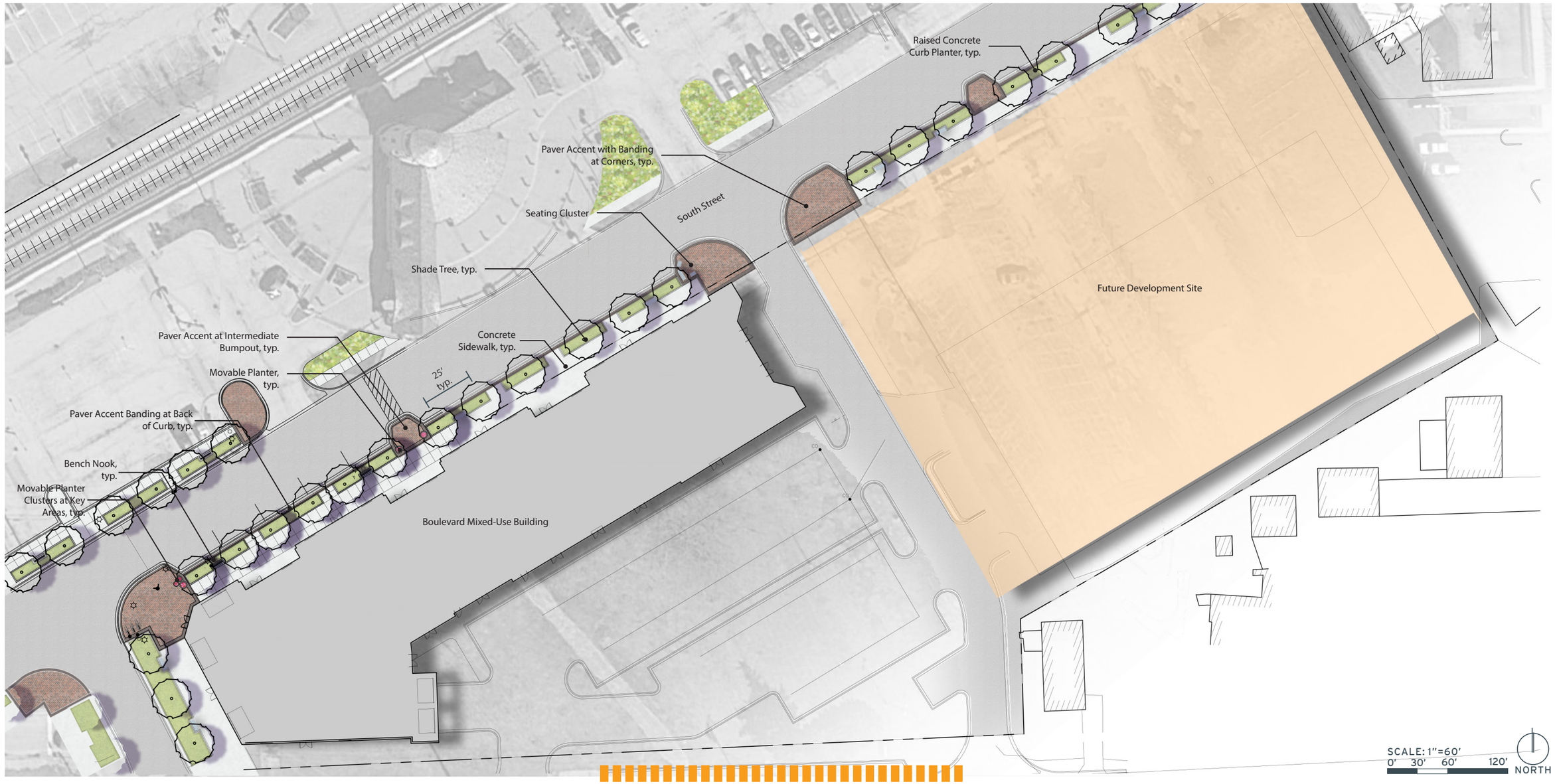


Festival Street / Plaza Development Streetscape Prototype



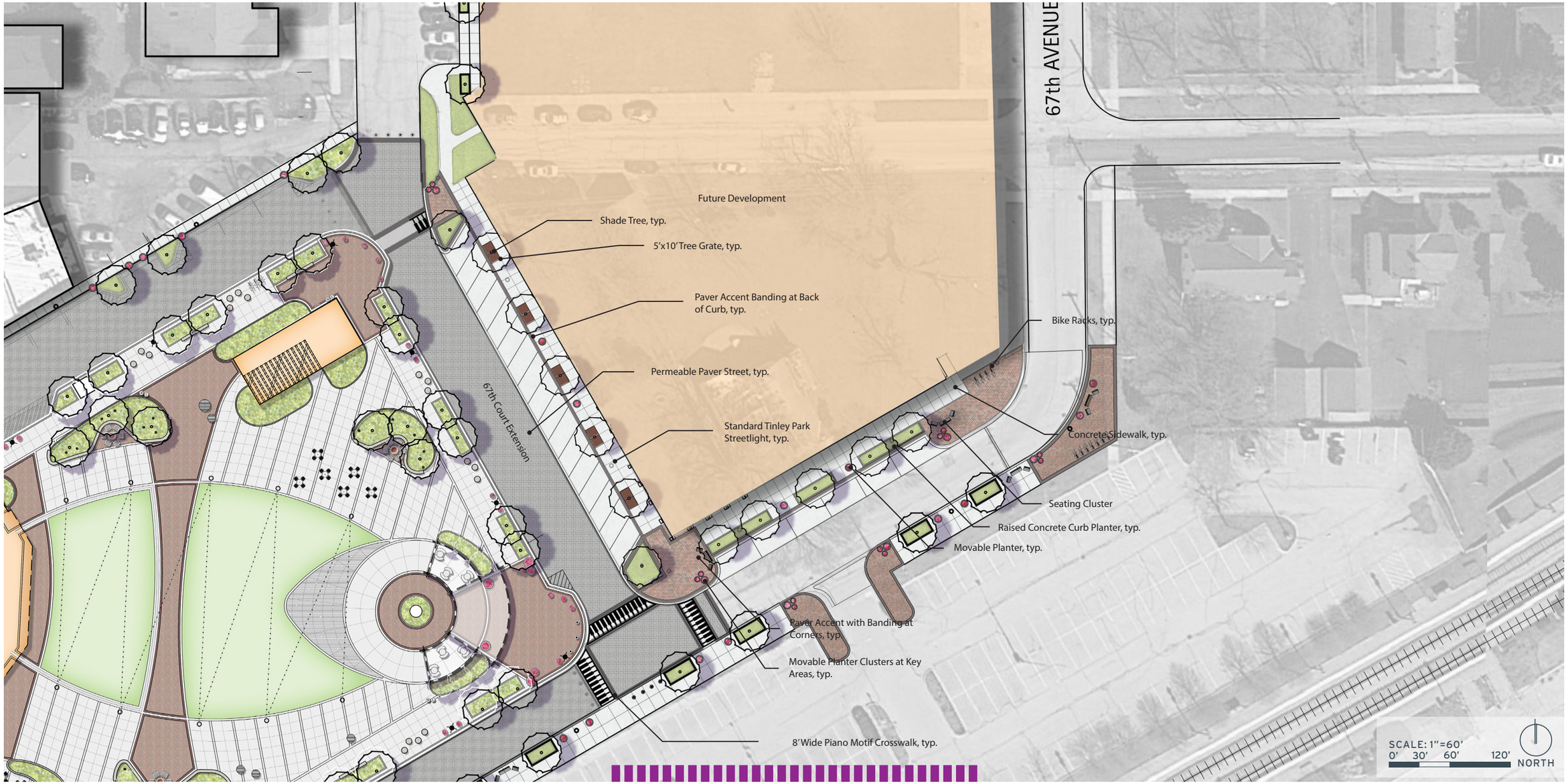
Festival Street

South Street Future Development Streetscape Prototype



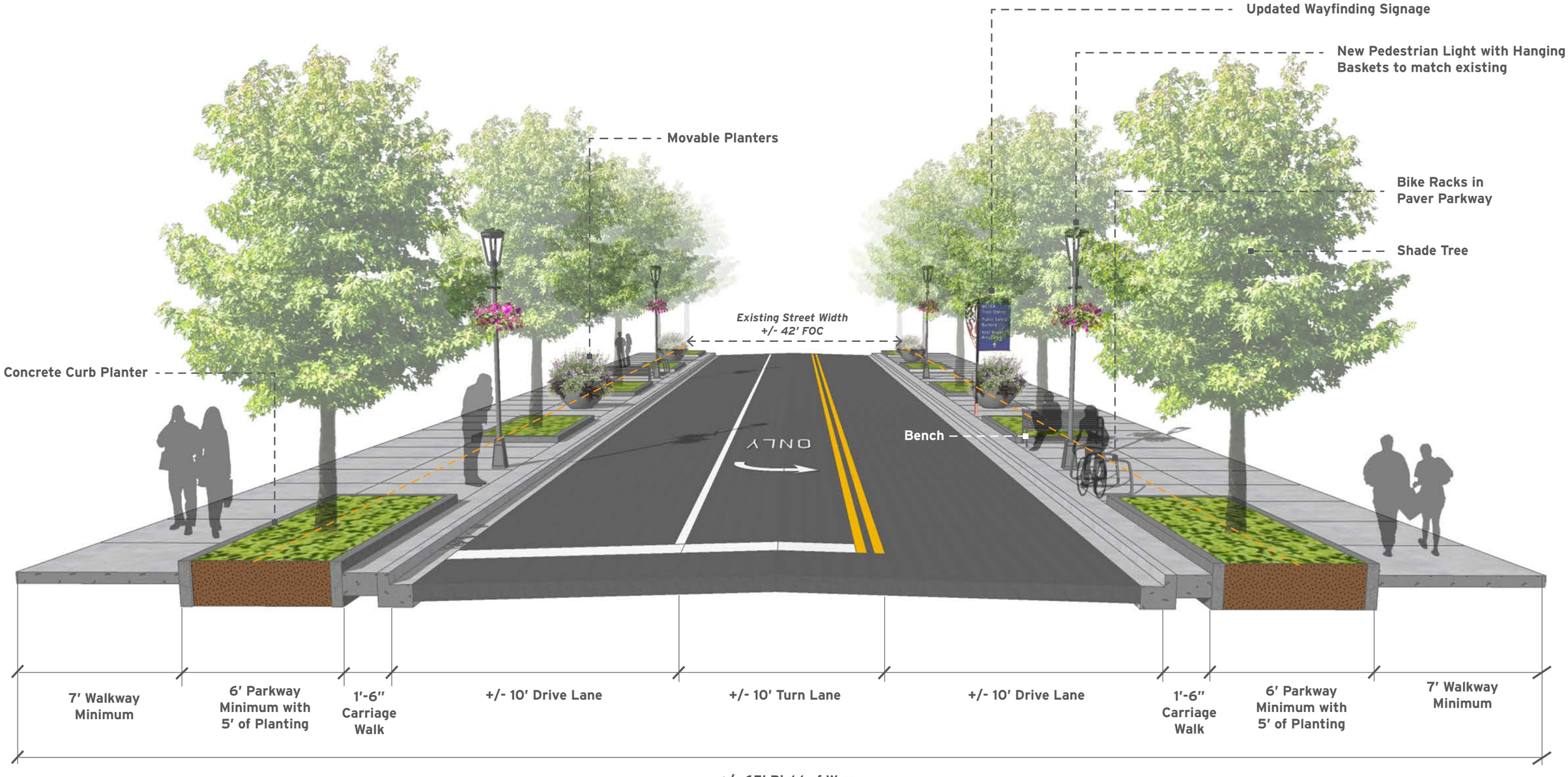
South Street Prototype

67th Court / North Street Future Development Streetscape Prototype



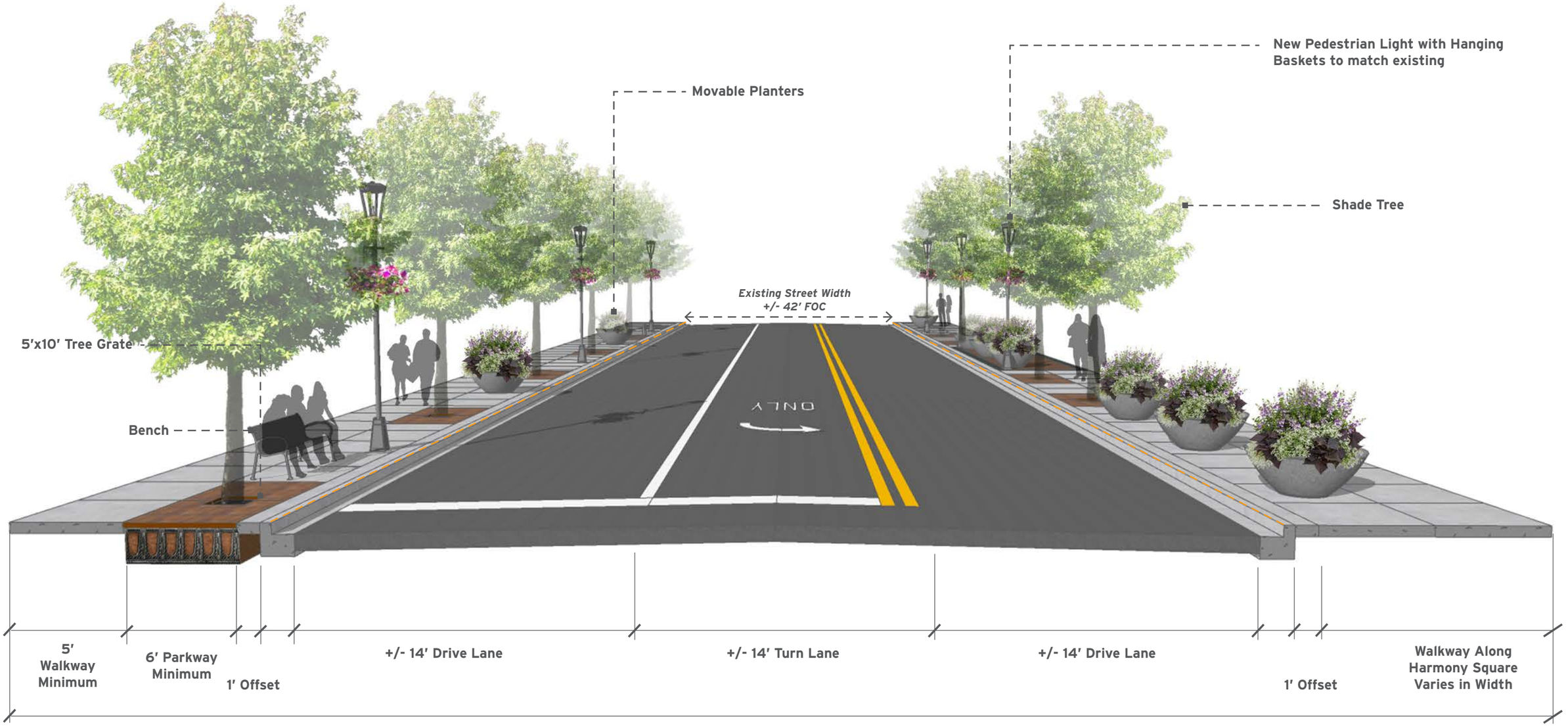
67th Court Prototype

Downtown Core Streetscape Prototype
Trees in Concrete Curb Planters | A



NOTE: Streetscape prototype to be applied in the Downtown Core where there is not parallel parking.
All streetscape prototypes to be modified as necessary to respond to existing conditions given the specific project and context.

Downtown Core Streetscape Prototype
Trees in Concrete Curb Planters | A (Alternate)



NOTE: Streetscape prototype to be applied in the Downtown Core where there is not parallel parking.
All streetscape prototypes to be modified as necessary to respond to existing conditions given the specific project and context.

Downtown Core Streetscape Prototype

Trees in Tree Grates | B



NOTE: Streetscape prototype to be applied in the Downtown Core where there is parallel parking.
All streetscape prototypes to be modified as necessary to respond to existing conditions given the specific project and context.

Downtown Core Transition Streetscape Prototype

Trees in Concrete Curb Planters | C



NOTE: All streetscape prototypes to be modified as necessary to respond to existing conditions given the specific project and context.

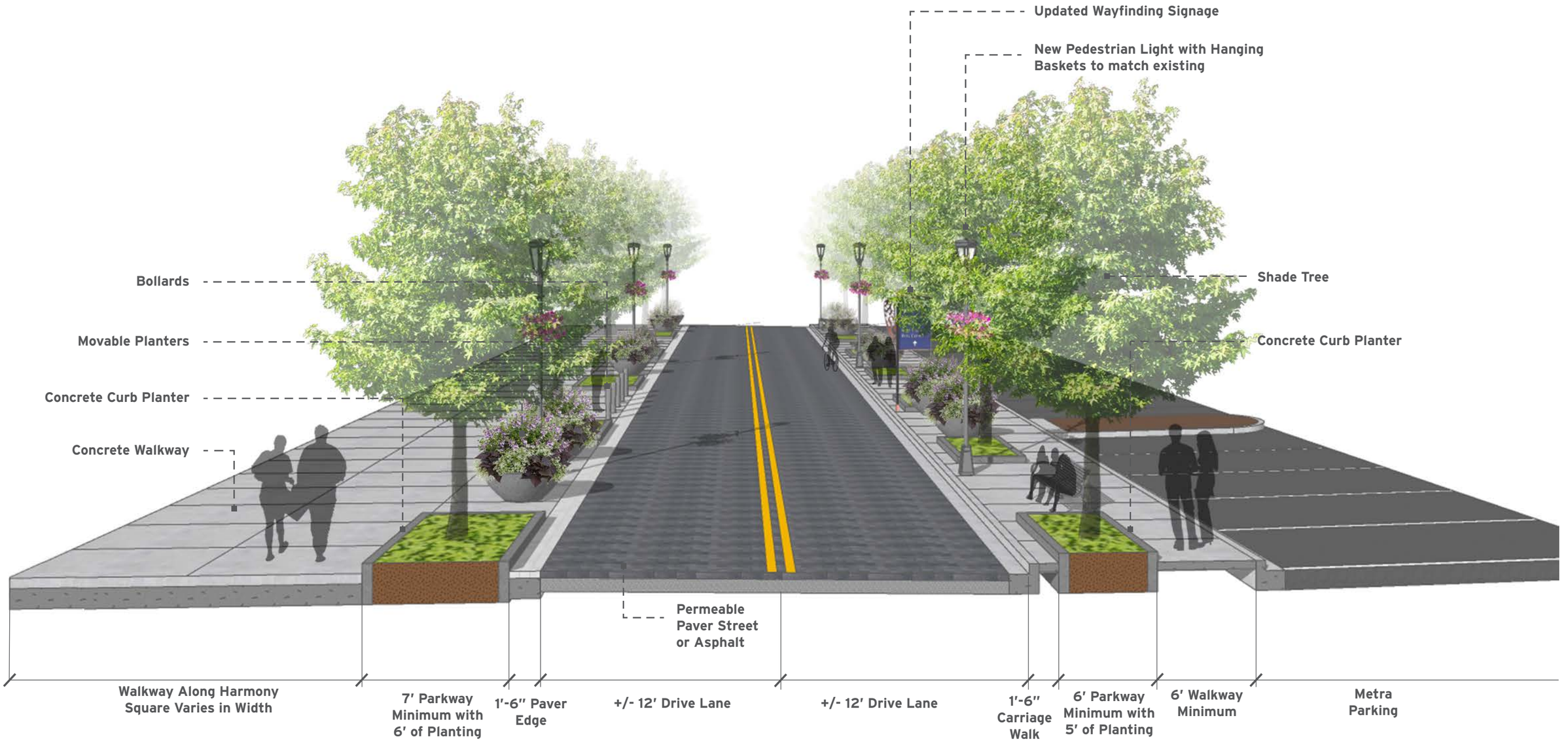
Commercial Core Streetscape Prototype
Trees in Lawn Parkway | D



NOTE: All streetscape prototypes to be modified as necessary to respond to existing conditions given the specific project and context.

Festival Street Streetscape Prototype

2-Way Street at Metra Lot | E



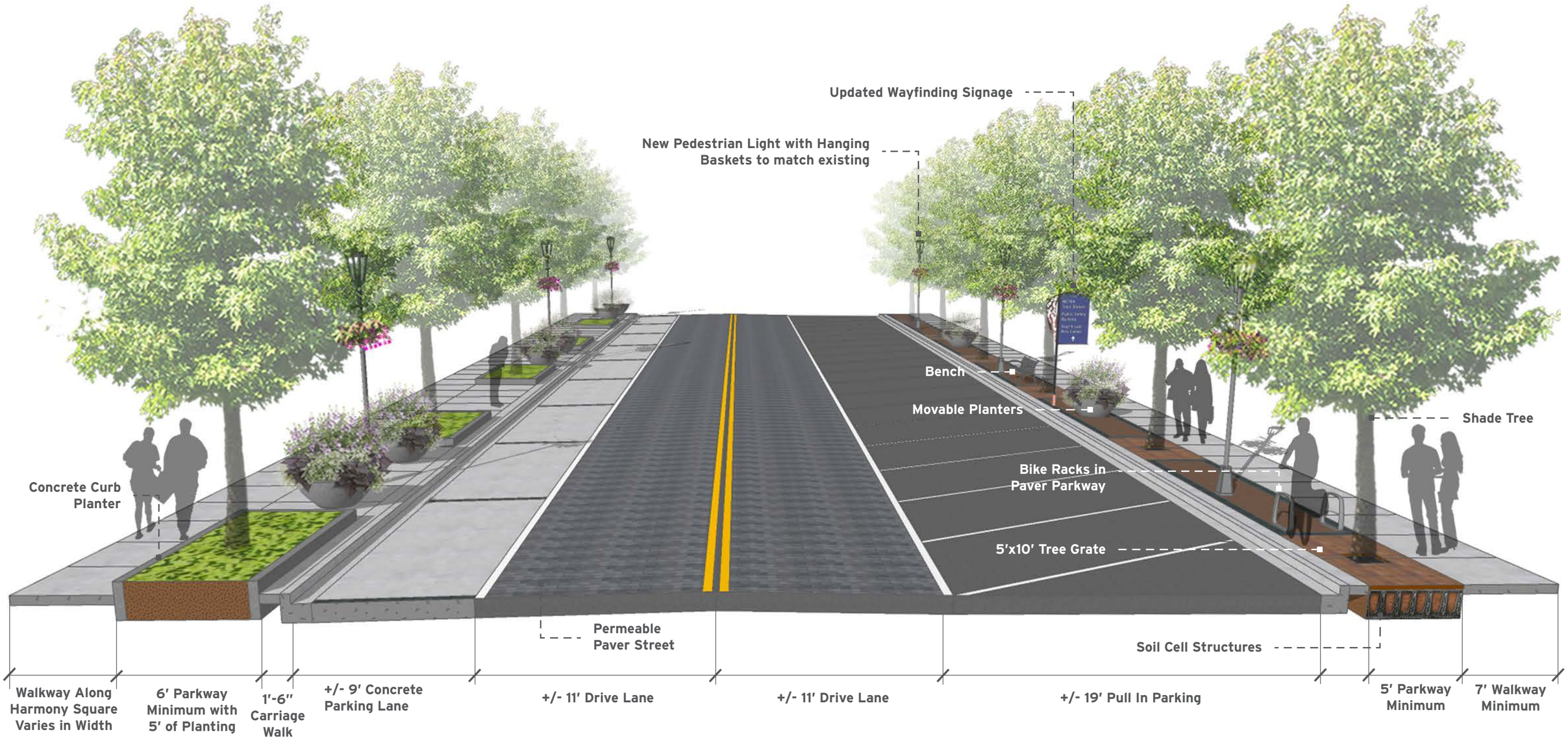
NOTE: All streetscape prototypes to be modified as necessary to respond to existing conditions given the specific project and context.

South Street Future Development Streetscape Protype
Trees in Custom Concrete Curb Planters | F



NOTE: All streetscape prototypes to be modified as necessary to respond to existing conditions given the specific project and context.

67th Court Extension Streetscape Prototype
Future Development | G



NOTE: All streetscape prototypes to be modified as necessary to respond to existing conditions given the specific project and context.

Enhanced Crossing Treatment
Key Intersections | H



NOTE: All streetscape prototypes to be modified as necessary to respond to existing conditions given the specific project and context.

Downtown Gateway at Midlothian Creek Bridge

Gateway Concept

The pergola gateway structure concept mirrors the structure proposed for the Harmony Square entrance with panels above that create an abstract piano key pattern. The pergola should be located over the sidewalk, and act as a signature threshold indicating the forthcoming transition into the Village's downtown core, as noted in the Legacy Plan. This distinction will provide an aesthetic identifying feature that enhances visitor experience and aids in wayfinding.



Pergola shown provides aesthetic gathering space



Provide gateway pergola to signify entrance to the Village's downtown core



Plan view concept of Gateway pergola: the final concept will reflect the design of the entrance pergola in Harmony Square.

Materials & Selections

Overall

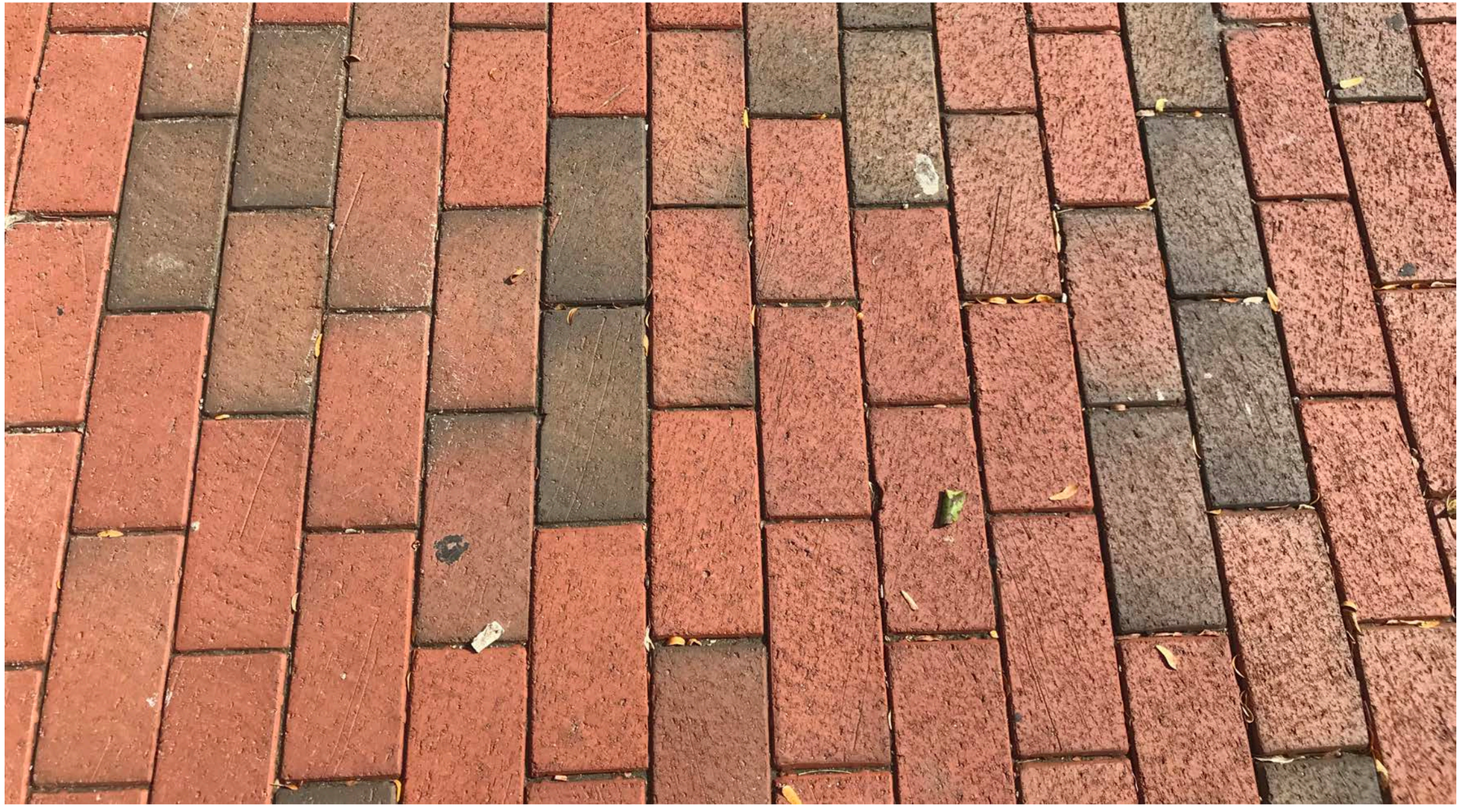
The consultant team, through discussions and input from Village staff, developed a family of streetscape materials. The goals of these materials are to:

- Complement the existing buildings and architecture
- Align with the historic character of the downtown
- Work with the existing furniture found in adjacent plazas and developments
- Be durable and lower maintenance to achieve optimal life-cycle costs

This family of materials will be applied, where appropriate, to the streetscape enhancements, in alignment with the established hierarchy. The following pages provide the information for all of the materials selected.

Paving & Hardscape

The selected paving builds upon the existing red clay pavers found throughout the downtown. Where appropriate, similar pavers should be used in the sidewalks to create a vibrant downtown character.



Example of existing pavers found in downtown Tinley Park

Paver Selections

Sidewalk Accent Areas

Pavers in accent areas to be Mattoni as manufactured by Unilock. Main field paver pattern to be single herringbone in a 45° angle as shown in Figure 1 on the right. Banding accent to be a single soldier course.

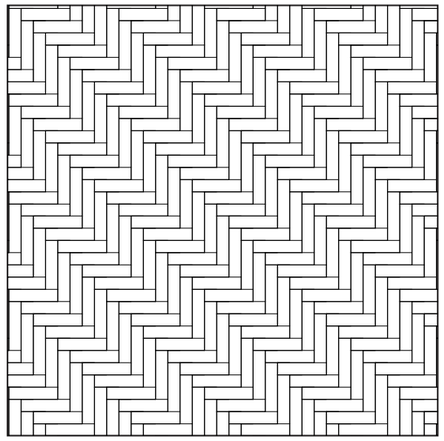


Figure 1

Color Selections



Main Field
Charleston



Banding
Dark Charcoal

MATTONI

Mattoni reinterprets classic Roman brick with a modern spin. Units are longer than Copthorne and, in contrast to the polished surface of Copthorne, the surface of Mattoni is antiqued for a distressed, timeworn appearance. The slim format is ideal for curved garden paths, authentic country gardens and classic herringbone patterns, as well as commercial and vehicular applications. Available in a palette of natural colors, with the refined surface and long-lasting color of Enduracolor.



COCOA BROWN



DARK CHARCOAL



SABLE BLEND



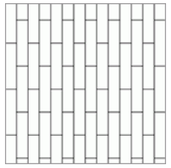
CHARLESTON



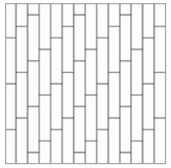
STANDARD
6 CM X 24 CM X 7 CM
2.375" X 9.5" X 2.75"

	Unit	SqFt Per			Per Bundle	Soldier LnFt Per		Sailor LnFt Per		Units Per		Lbs Per	
Stones & Bundling	Thickness	Bundle	Layer	Stone	Layers	SqFt	Bundle	SqFt	Bundle	SqFt	Bundle	Layers	Bundle
Standard	2-3/4" (7cm)	89.28	11.16	0.16	8	0.79	113.39	0.2	453.54	6.45	576	357	2859

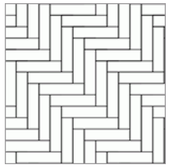
Sold in full bundles only. Product is shipped on skids. All measurements are nominal.



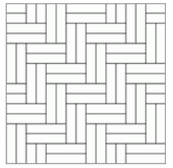
Mattoni A
Standard (100%)



Mattoni B
Standard (100%)



Mattoni C
Standard (100%)



Mattoni D
Standard (100%)

Product data sheet

Paver Selections
(continued)

Intersections & Festival Streets

Pavers at key intersections and festival streets to be Eco Priora (permeable) or Holland Permier (non-permeable) as manufactured by Unilock. Main field paver pattern to be single herringbone in a 45° angle as shown in Figure 2 on the right. Banding accent to be a single soldier course.

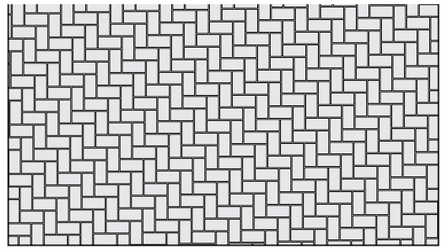


Figure 2



Installation on North Street

Color Selections



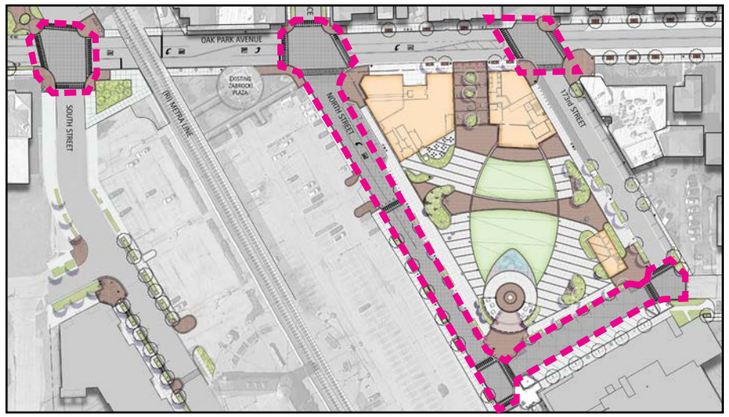
Main Field
Premier Granite Fusion*



Banding
Il Campo Granite*

*Indicates a custom finish and color not part of the standard finishes for selected product

Location Context Map



ECO-PRIORA™

Architectural design with engineered performance.

Designed with special spacer bars, the resulting 7mm gap is filled with a clear, fine stone chip that allows rapid penetration of rainwater into the sub-base and subsoil.



RIVER
STANDARD FINISH



SIERRA
STANDARD FINISH



HERITAGE BROWN
PREMIER FINISH
ENDURACOLOR™
NEW FOR 2019



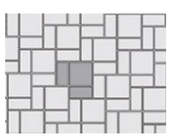
SABLE BLEND
PREMIER FINISH
ENDURACOLOR™
NEW FOR 2019



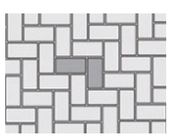
RECTANGLE
24 CM X 12 CM X 8 CM
9.5" X 4.75" X 3.125"

	Unit	SqFt Per			Per Bundle	Soldier LnFt Per		Units Per		Lbs Per	
Stones & Bundling	Thickness	Bundle	Layer	Stone	Layers	SqFt	Bundle	SqFt	Bundle	Layers	Bundle
Rectangle	3-1/8" (8cm)	74.59	10.66	0.3	7	0.77	96.5	3.29	245	381	2669
Herringbone 5x10	3-1/8" (8cm)	74.59	10.66	0.3		0.76	98	3.34	249	381	2669

Sold in full bundles only and shipped on refundable skids. Eco-Priora is available in Series 3000 and Umbriano finishes. Minimum quantities apply on custom orders. Textured surfaces require a buffer between the plate compactor and the paver surface to prevent scuffing. Specially graded aggregates must be used for the joints. Contact Unilock for more information.



Eco-Priora H
5"x10" (50%)
10"x10" (50%)



Eco-Priora E
5"x10"(100%)

Product data sheet

Paver Selections
(continued)

Crosswalks

Pavers at key crosswalks to be Series pavers in 6″x6″ format as manufactured by Unilock. Pavers to be laid in a stacked pattern in a piano motif as shown in Figure 3 on the right. Piano motif to incorporate two contrasting colors to create the pattern. These crosswalks should only be located adjacent to Harmony Square at key crossings, as depicted on the overall study area diagram.

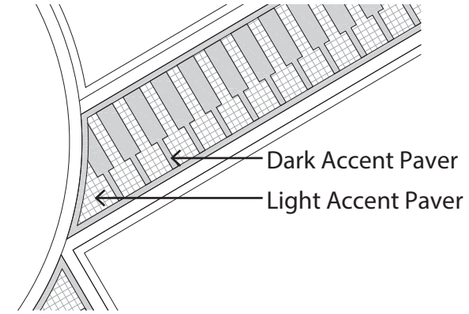


Figure 3



Installation on North Street

Color Selections



Dark Accent
Onyx Black*

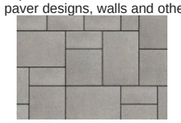


Light Accent
Mineral Ice Grey

*Indicates a custom finish and color not part of the standard finishes for selected product

SERIES™

The unique surface texture and long term performance of Series makes it one of our most popular pavers for public squares, streetscapes and other commercial applications. Natural granite and quartz aggregates throughout its micro-pebbled surface create speckles of color and sparkle which is only enhanced as the product is exposed to outdoor elements over time. This non-slip paver is perfect for residential patios, driveways and walkways and is a popular choice for banding and accents in paver designs, walls and other vertical features. As well, Series is available for walls as part of the U-Cara Multiface Wall System.



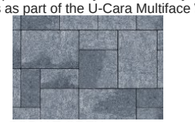
MINERAL ICE GREY



ONYX BLACK
AVAILABLE ONLY IN 4X8



GOLDAN TAN
AVAILABLE ONLY IN 4X8



COBALT GREY
AVAILABLE ONLY IN RANDOM BUNDLE



4" X 8"
20 CM X 10 CM X 7 CM
7.875" X 3.875" X 2.75"
AVAILABLE IN BLACK GRANITE ONLY

Random Bundle



LARGE RECTANGLE
54 CM X 36 CM X 6 CM
21.25" X 14.125" X 2.375"
AVAILABLE IN MINERAL ICE GREY AND COBALT GREY ONLY



SQUARE
36 CM X 36 CM X 6 CM
14.125" X 14.125" X 2.375"
AVAILABLE IN MINERAL ICE GREY AND COBALT GREY ONLY



SMALL RECTANGLE
18 CM X 36 CM X 6 CM
7.125" X 14.125" X 2.375"
AVAILABLE IN MINERAL ICE GREY AND COBALT GREY ONLY

	Unit	SqFt Per				Per Bundle		Soldier LnFt Per			Sailor LnFt Per			Uni	
Stones & Bundling	Thickness	Bundle	Layer	Section	Stone	Layers	Sections	SqFt	Section	Bundle	SqFt	Section	Bundle	SqFt	Sec
Random Bundle		104	10.4			10								0.77	
L Large Rectangle	2-3/8" (6cm)				2.09									0.48	
L Small Rectangle	2-3/8" (6cm)				0.7									1.43	
L Square	2-3/8" (6cm)				1.4									0.72	
4"x8"	2-3/4" (7cm)	106.11	11.79	17.69	0.22	9	6	0.67	26.58	159.45	0.33	53.15	318.9	4.58	8

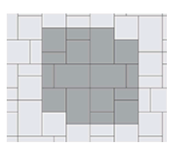
Only available in Black Granite.

Only available in Black Granite

Custom colors and finishes available. Minimum quantities apply. See terms and conditions of sale. All measurements are nominal. Important: Textured surfaces require a buffer between the plate compactor and the paver surface to prevent scuffing. Contact Unilock for information. Polymeric Sand is not recommended for use with this product.



Series A
Random Bundle (100%)



Series B
Random Bundle (100%)

Product data sheet

Paver Selections
(continued)

Optional Intersection Treatment

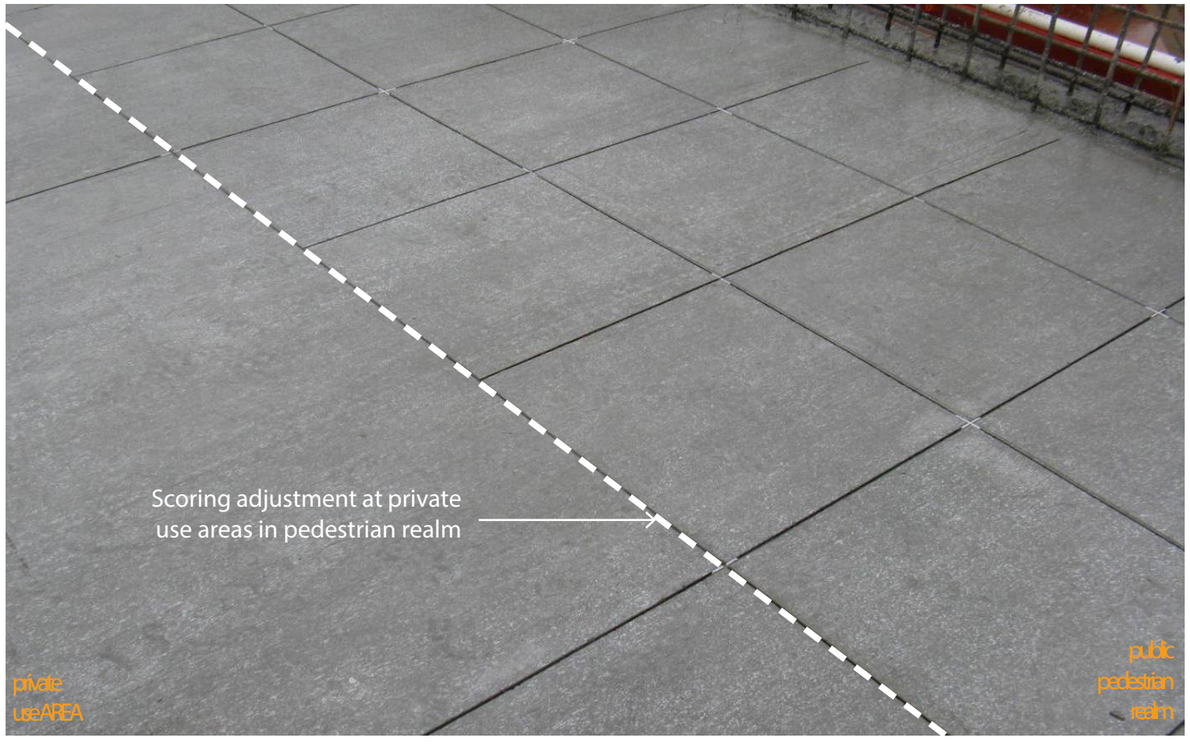


Example of a speed table on Lockport

Hardscape

Concrete Walkways

Concrete walkways shall be at a minimum 5' in width. Finish to be broom perpendicular to the direction of travel. All joints to be saw cut with expansion joints every 30' minimum. Window pane finish will not be acceptable. Mixture specifications to meet Village and local DOT standards.



Scoring spacing to match the width of the sidewalk and be spaced no further than 6' on center.



Standard scoring and finish

Hardscape
(continued)

Concrete Curb Planters

Concrete curb planters shall be 6" minimum in height and be held off 1'-6" minimum from the back of the street curb with a carriage walk. Finish to be smooth, form finish / rubbed. Curbs may be integral to the adjacent concrete walkway. Curbed planters shall have a minimum inside width of 5' from back of planter curb to back of planter curb.

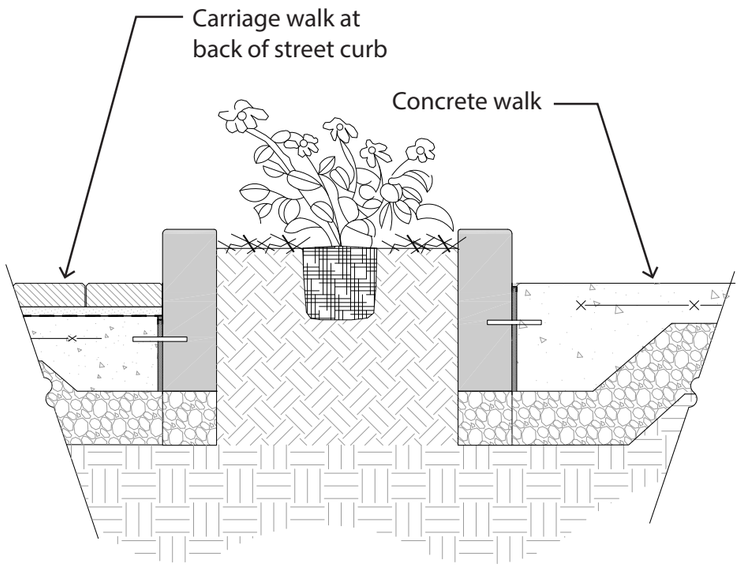


Figure 4



Provide concrete curb planters at least 5' wide to support lush landscaping, with 1'-6" carriage walk along street

Site Amenities

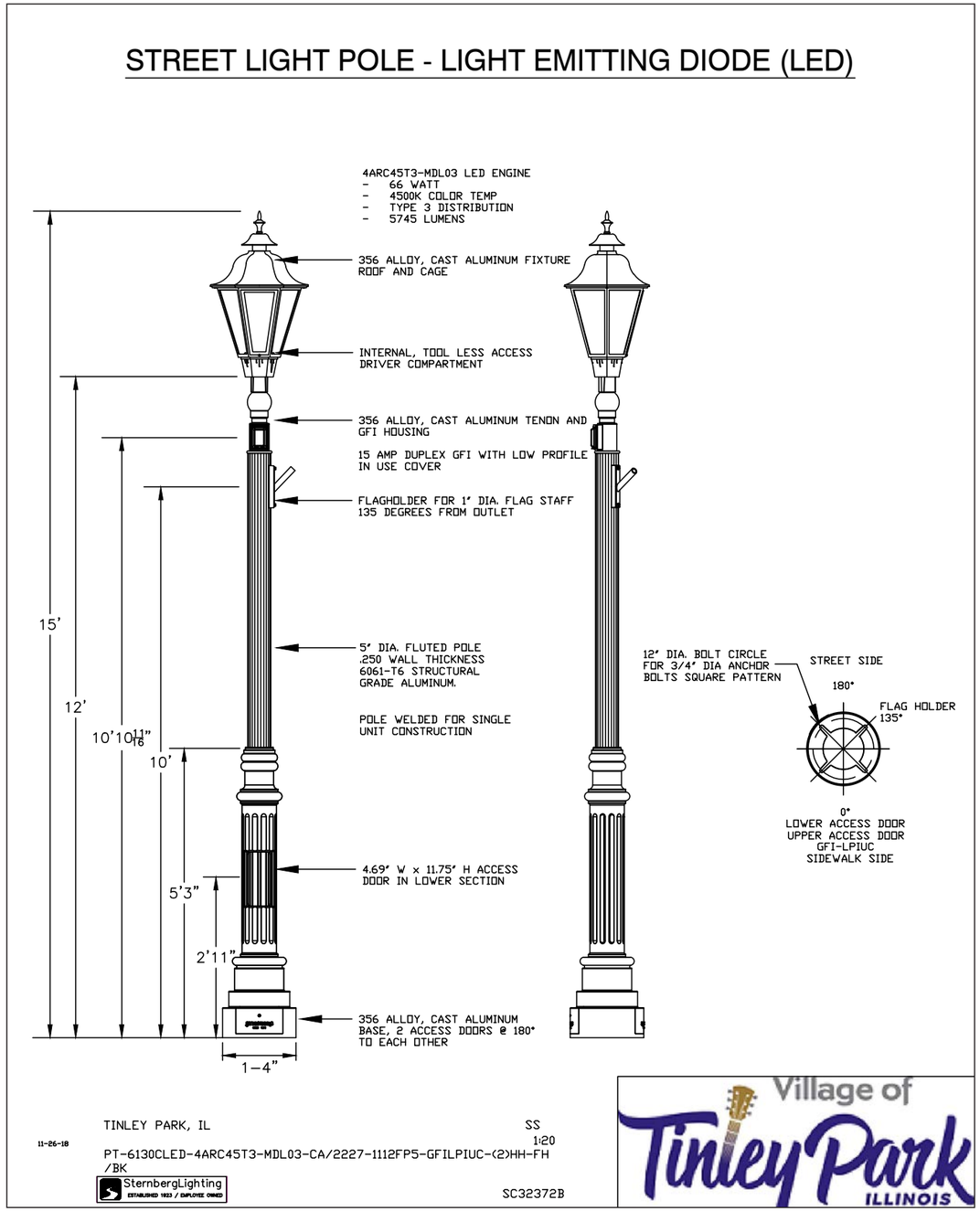
Lighting

All street and pedestrian lighting to match existing lighting found in the Village. Current standards such as LED fixtures and dark sky compliant lighting shall be considered. Consider ground level electrical outlets and additional features such as hanging baskets and flag pole connectors in the Downtown Core.





Existing pedestrian light found in the Downtown Core, shown with hanging baskets



Product data sheet

Site Amenities
(continued)

Tree Grates

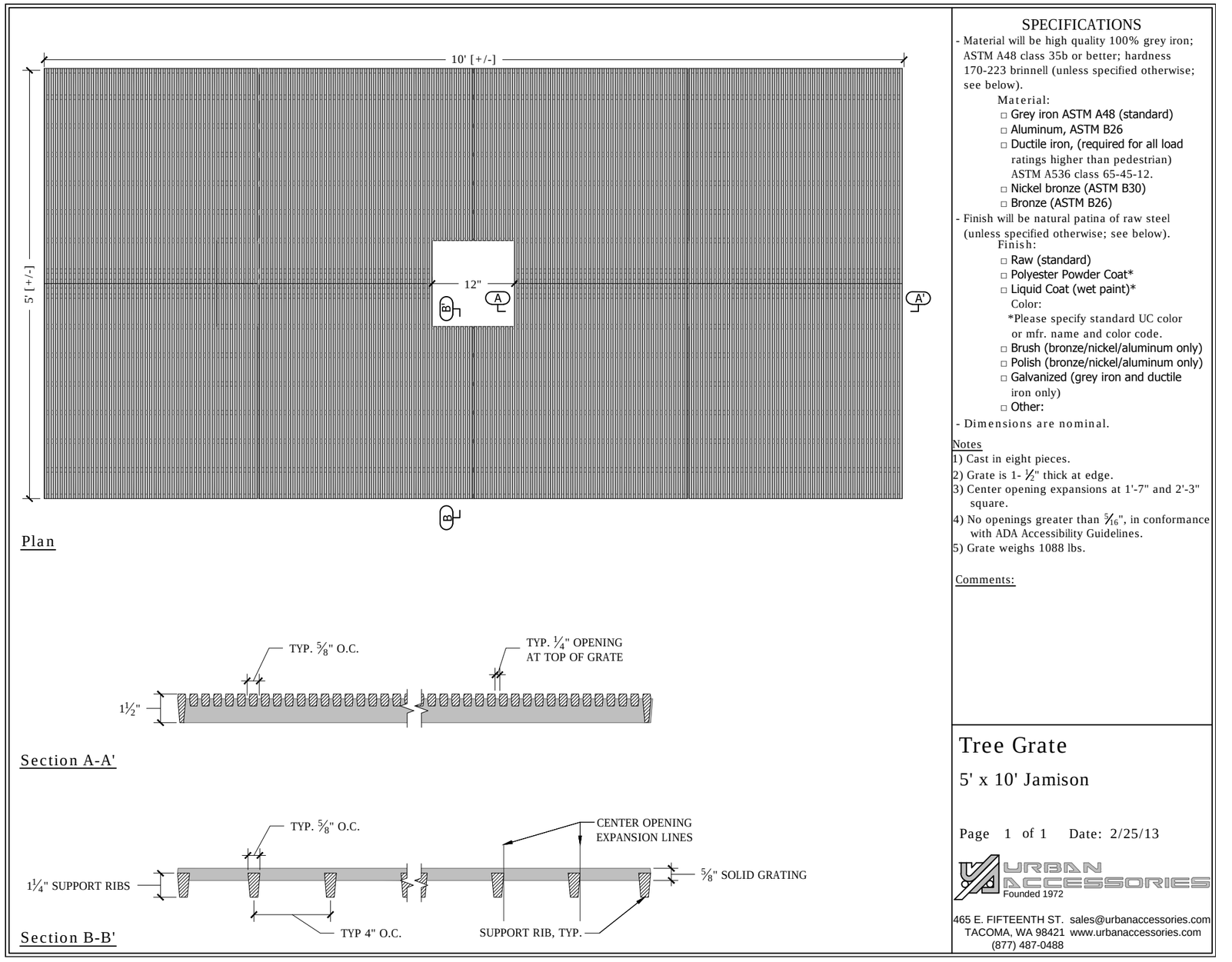
Tree grates shall be incorporated into the Downtown Core and at key developments. Tree grate to be Jamison as manufactured by Urban Accessories. Tree opening to be 24″ square. Size shall be 5′ x 10′ and be finished in black powdercoat per direction of Public Works.



Tree grate style



Black powdercoat finish



SPECIFICATIONS

- Material will be high quality 100% grey iron; ASTM A48 class 35b or better; hardness 170-223 brinnell (unless specified otherwise; see below).
  - Material:
    - □ Grey iron ASTM A48 (standard)
    - □ Aluminum, ASTM B26
    - □ Ductile iron, (required for all load ratings higher than pedestrian) ASTM A536 class 65-45-12.
    - □ Nickel bronze (ASTM B30)
    - □ Bronze (ASTM B26)
- Finish will be natural patina of raw steel (unless specified otherwise; see below).
  - Finish:
    - □ Raw (standard)
    - □ Polyester Powder Coat*
    - □ Liquid Coat (wet paint)*
    - Color:
    - *Please specify standard UC color or mfr. name and color code.
    - □ Brush (bronze/nickel/aluminum only)
    - □ Polish (bronze/nickel/aluminum only)
    - □ Galvanized (grey iron and ductile iron only)
    - □ Other:
- Dimensions are nominal.

Notes

1) Cast in eight pieces.
2) Grate is 1- ½" thick at edge.
3) Center opening expansions at 1'-7" and 2'-3" square.
4) No openings greater than 5/16", in conformance with ADA Accessibility Guidelines.
5) Grate weighs 1088 lbs.

Comments:

Tree Grate

5' x 10' Jamison

Page 1 of 1 Date: 2/25/13

URBAN ACCESSORIES
Founded 1972
465 E. FIFTEENTH ST. sales@urbanaccessories.com
TACOMA, WA 98421 www.urbanaccessories.com
(877) 487-0488

Product data sheet

Site Amenities
(continued)

Benches

Benches shall be located in key areas throughout the entire streetscape. Bench to be Scarborough as manufactured by Landscape Forms. Finish to be black powdercoat. Cluster benches into groupings to encourage interaction and community gathering. Groupings to include 6′ wide and 2′ wide benches. 6′ wide benches to have divider arms. All benches to be surface mounted.



Bench seating cluster



6′ wide bench



2′ wide bench

landscapeforms®

SCARBOROUGH™

Product Data Sheet



Scarborough is welcoming and comfortable in two versions. The horizontal strap seat is clean and simple. The woven seat suggests the familiar strapping fabric of patio furniture. The patented design is assembled as a warp and weft construction of pre-formed parts. The backless Scarborough bench can be used from either side and is ideal for narrow spaces. Litter receptacles with strap or square bar vertical panels are nicely scaled to the bench and the human form. Scarborough transcends categories. It is remarkably durable not only in the way it wears but in the way it remains current over time.

Bench

- Woven and horizontal strap seat styles may be specified for backed or backless benches.
- Backed benches are offered in 24", 48", 72", or 96" lengths.
- Backless benches are offered in 48", 72", or 96" lengths.
- Center arm may be specified on backed benches in 72" or 96" lengths.
- Bench in 96" length available with two intermediate arms.

	STYLE	DEPTH	WIDTH	HEIGHT	PRODUCT WEIGHT
	96" with two intermediate arms	28"	97"	34"	strap: 234 lb weave: 211 lb
	72" with center arm	28"	73"	34"	strap: 186 lb weave: 169 lb
	48"	28"	49"	34"	strap: 132 lb weave:126 lb
	24"	28"	22"	34"	strap: 89 lb weave: 86 lb
	backles 96"	26"	97"	28"	strap:150 lb weave:136 lb
	backles 72"	26"	73"	28"	strap: 125 lb weave: 114 lb
	backles 48"	26"	49"	28"	strap: 97 lb weave: 93 lb

Product data sheet

Site Amenities
(continued)

Litter & Recycling Receptacles

Litter and recycling receptacles shall be located at intersections and at key locations where people congregate to encourage responsible disposal of trash and recyclables. Each location shall incorporate 1 litter and 1 recycling receptacle. Receptacle to be Scarborough as manufactured by Landscape Forms. Finish to be black powdercoat.



Litter receptacle



Recycling receptacle to have alternate lid and signage

landscapeforms®

SCARBOROUGH

Product Data Sheet






Receptacles

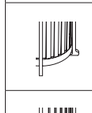
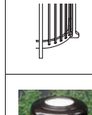
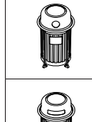
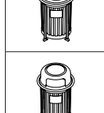
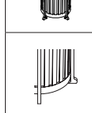
- Scarborough™ receptacles are durably constructed of metal side panels and a spun metal top to meet the demands of active public spaces.
- The 30-gallon polyethylene liner coordinates with specified powdercoat color.
- Receptacles are standard with a freestanding/surface mount option.
- Metal support legs are 1"x 1" square.
- Vertical metal straps 1-1/2" x 3/16".
- Vertical metal bars are 3/8" square.
- Straps and bars are welded to metal bands.
- Tubular steel collar is 1-1/4" dia., 0.120" wall thickness.
- Tops are formed of spun metal.
- Pop-up rod is stainless steel.
- An optional keyed lock may be added for security, and an optional ash pan may be specified for the side-opening receptacle.

Litter Receptacle

- Choose from vertical strap or square bar side panels.
- Top or side-opening receptacles may be specified.
- The receptacle lid lifts up and swings to the side for easy litter removal.
- Ash pan option available for side-open receptacle.

Recycling Receptacle

- Only available with vertical strap panels.
- Choose opening style: 5" diameter, 3" x 11" newspaper slot, or standard side open.
- Select single-use or dual-use
- 5" x 7" signage plates are welded to the straps.
- Single-use has the same sign under both openings.
- Dual –use has two different signs under openings.
- Select signage wording from options available on Scarborough's product page at www.landscapeforms.com
- Custom signage wording available for an upcharge.
- The receptacle lid lifts up and swings to the side for easy litter removal.

LITTER	STYLE	DIAMETER	HEIGHT	PRODUCT WEIGHT
	top-opening	25"	33"	bar: 72 lb strap: 77 lb
	side-opening	25"	41"	bar: 75 lb strap: 81 lb
	strap details	–	–	–
	square bar details	–	–	–
	ash pan	–	–	–
RECYCLING	**STYLE**	**DIAMETER**	**HEIGHT**	**PRODUCT WEIGHT**
	5" diameter	25"	41"	82 lb.
	3"x11" slot	25"	41"	82 lb.
	standard side-open	25"	41"	82 lb.
	strap details	–	–	–

Product data sheet

Site Amenities
(continued)

Bicycle Racks

Bicycle racks shall be located in key areas throughout the entire streetscape. Bicycle rack to be Ride bike rack as manufactured by Landscape Forms. Finish to be black powdercoat. Cluster in groups of 3 or more to encourage bicycling to key destinations throughout the Downtown and Commercial Core.



Bicycle rack cluster

landscapeforms®

METRO40

Product Data Sheet



Ride™ Bike Rack

- Capacity: 2 bikes
- Surface mount or embedded to concrete surface.
- Requires only two bolts to mount, with extra surface mount anchor hole provided.
- 4 stainless steel leveling glides within the base are provided for fine adjustment from top side of base.
- Cover plate over bike rack base provides seamless appearance.
- Must be spaced 30" apart and 24" from a wall to meet APBP guidelines.

	STYLE	DEPTH	WIDTH	HEIGHT	PRODUCT WEIGHT
	bike rack	3.3"	28"	26"	50 lb

Hi-Glo™ Pedestrian Light and Lo-Glo™ Path Light

- Please refer to product data sheets for technical information and specifications.

Connect™ Shelter

- Please refer to the Metro40 Workbook.

To Specify

Visit landscapeforms.com.

Designed by BMW Group Designworks
Rest Bench is protected by
U.S. Patent No. D600,460; D601,361; D601,820
Connect Rail is protected by U.S. Patent No. D644,446; D602,271
Collect is protected by U.S. Patent No. D607,171; D610,322, D608,968
Stop is protected by U.S. Patent No. D608,913
Ride is protected by U.S. Patent No. D613,646

Visit landscapeforms.com for more information. Specifications are subject to change without notice.
Landscape Forms supports the Landscape Architecture Foundation at the Second Century level.

Product data sheet

Site Amenities
(continued)

Bicycle Racks - Option B

Bicycle racks shall be located in key areas throughout the entire streetscape. Alternate bicycle rack to be Flo bike rack as manufactured by Landscape Forms. Finish to be black powdercoat. Cluster in groups of 3 or more to encourage bicycling to key destinations throughout the Downtown and Commercial Core.



Bicycle rack cluster

landscapeforms®

FLO

Product Data Sheet



Flowing design secures 3 bicycles and accepts horseshoe style lock. An artful solution for bicycle storage and security that meets Association of Pedestrian and Bicycle and Professionals (APBP) recommendations.

Flo

- Capacity: 3 bikes
- Bike rack is made of 1.5" o.d., .120" wall stainless steel tubing, with a #4 satin electropolish finish on bare stainless steel.
- Flo is also available in powdercoated steel. Nylon glides cushion the two intermediate loops.
- Flo may be surface mounted or embedded.
- Flo can secure three bicycles parked parallel to the rack.
- The bicycles must alternate directions, so access is required from both ends.
- If access is limited to one direction, the capacity is reduced to two bicycles.
- The rack provides two-point contact to prevent the bicycles from tipping over.
- A standard D-shaped bike lock can secure both a wheel and the frame.

	DEPTH	WIDTH	HEIGHT	PRODUCT WEIGHT
	27.75"	25.5"	32.5"	38 lb

Finishes

- All metal parts are finished with Landscape Forms' proprietary Pangard II® polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling and fading.

To Specify

- Specify powdercoat color or stainless steel.

Designed by Brian Kane, IDSA
Flo design is protected by U.S. Patent no. D529,433

Visit our landscapeforms.com for more information. Specifications are subject to change without notice.
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Landscape Forms, Inc. | 800.521.2546 | F 269.381.3455 | 7800 E. Michigan Ave., Kalamazoo, MI 49048

Product data sheet

Site Amenities
(continued)

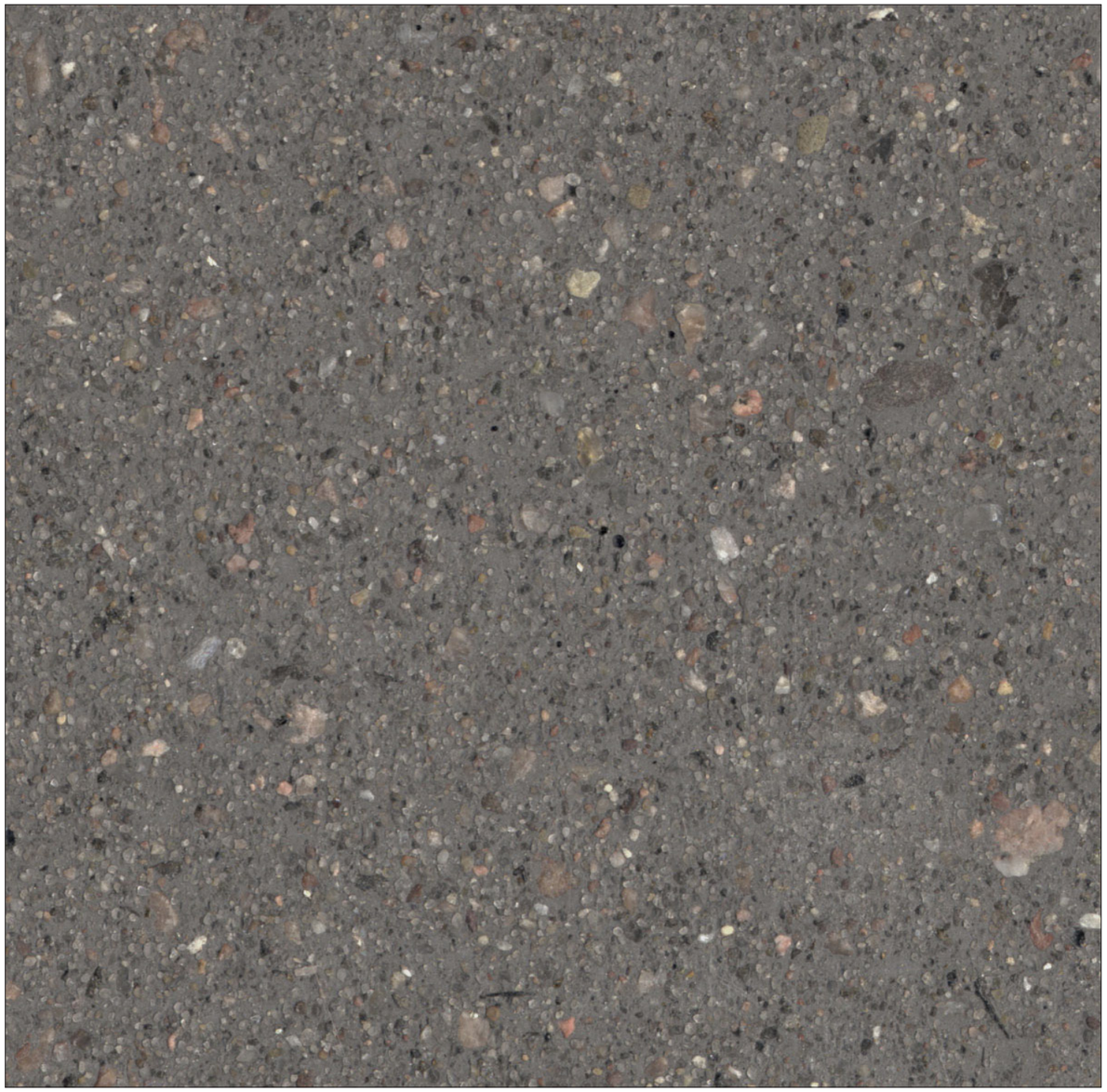
Movable Planters

Movable planters shall be located at intersections and at key locations along the streetscape frontage. Movable planters shall be installed in groupings of 3 sizes at key intersections and gateways to provide variety in the streetscape. Village to maintain planters and rotate annual plantings seasonally. Movable planters shall be tapered as shown below as manufactured by WausauMade. Finish shall be A26 Charcoal, Standard Acid Wash.

Models and sizes to be:
TF 4106 48″ dia. x 18″ ht.
TF 4086 30″ dia. x 42″ ht.
TF 4132 60″ dia. x 42″ ht.



Movable planters cluster - 3 sizes shown

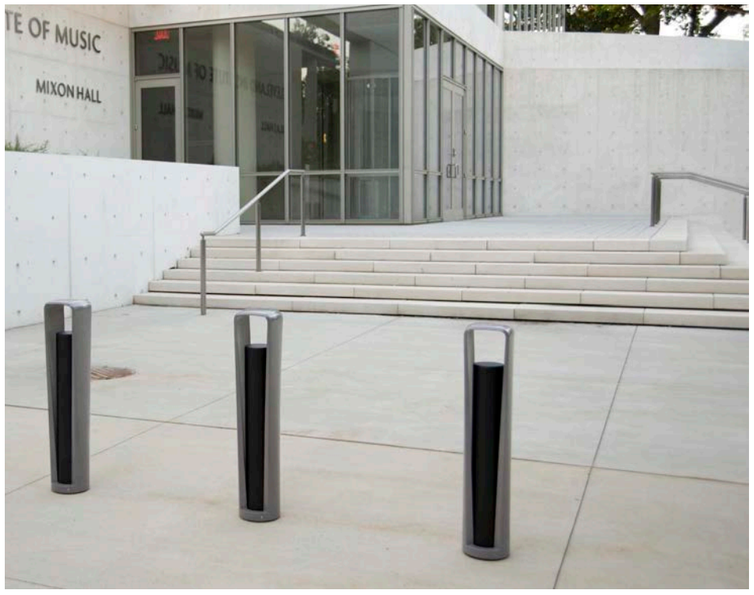


Color and finish selection - A26 Charcoal Acid Wash

Site Amenities
(continued)

Removable Bollards

Removable bollards shall be installed at key intersections to allow Festival Streets to be closed to traffic for special events. Removable bollards to be Stop Bollard as manufactured by Landscape Forms. Finish to be black powdercoat. Install at the appropriate spacing to prevent vehicular access. Stop Bollard can also be embedded or suface mounted in spaces where permanent bollards are required.



Removable bollard cluster



Removable bollard

landscapeforms®

METRO40

Product Data Sheet






Stop™ Bollard

- Sleeve is cast aluminum with an integral ring at the base.
- Aesthetically all mounting options look the same.
- Post is 4" structural steel pipe.
- Post is 28" high; the total height of the bollard from ground to top of aluminum casting is 34".
- Base plate on surface-mounted bollard is stainless steel.
- All exterior parts are powdercoated.
- Sleeve can be powdercoated in a selection of colors.
- Post is standard matte black.

	STYLE	DEPTH	WIDTH	HEIGHT	PRODUCT WEIGHT
	bollard	19"	7"	34"	236 lb

Mounting Options

- Stop may be embedded, surface mount or removable.

Embedded

- This is the strongest and most common method for installation.
- The steel post is set into an 18" concrete footing.
- The steel post is slipped over the top of the post and locked into the base of the post with tamper-resistant set screws.
- A stainless steel ring helps align and aid installation.

Surface Mount

- The steel post on all surface mount versions aesthetically matches the embedded version but allows for more installations on existing sites.
- A stainless steel base plate welded to the steel pipe is anchored to th concrete in three locations.
- The stainless steel base plate helps align and aid installation.
- 3 stainless steel leveling glides allow installation to be perfectly "dialed-in" from the top side of base.
- The cast aluminum sleeve with integral base ring is slipped over the top and locked into the base of the post with tamper-resistant set screws.

Removable

- The removable version aesthetically matches embedded and surface mount versions.
- A galvanized socket is embedded in concrete.
- The steel post is inserted into the socket, and secured with locking mechanism.
- The cast aluminum sleeve with integral base ring is slipped over the top of the post and locked into the base of the post with tamper-resistant set screws.

	Embedded, Surface Mount or Removable Bollard		Embedded or Surface Mount Bollard with LED Light

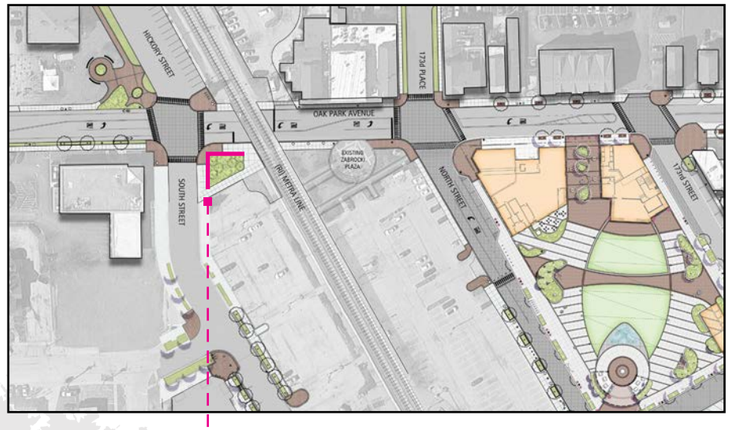
Product data sheet

Site Amenities
(continued)

Gateway Sign

A new gateway sign with an LED screen has been approved to be located at the northeast corner of Oak Park Avenue and South Street (to replace the train car). This should be sited in an orientation to maximize visibility to the screen, which will announce civic events.

Location Context Map



Gateway Sign Location



Gateway Sign with Downtown Message Center
Approved sign design by others and provided by the Village

Decorative Sign Posts

All street and pedestrian signage shall be updatded decorative posts to match existing street pole lighting found in the Village.



Decorative Stop Sign Post

Plant Materials

The following list outlines a suggested plant palette from which materials can be chosen on a context- and project-specific basis once a more detailed design process is initiated.

Shade Trees*			
Botanical Name	Common Name	Size	Notes
Acer freemanii 'Armstrong'	Freeman Maple	2 1/2" - 3" Cal B&B	Columnar
Carpinus betulus 'Fastigiata'	Columnar European Hornbeam	2 1/2" - 3" Cal B&B	Columnar
Catalpa speciosa	Northern Catalpa	2 1/2" - 3" Cal B&B	
Celtis occidentalis	Common Hackberry	2 1/2" - 3" Cal B&B	
Ginkgo biloba 'Princeton Sentry'	Maidenhair Tree	2 1/2" - 3" Cal B&B	
Platanus ovation 'Morton Circle'	Morton Circle London Planetree	2 1/2" - 3" Cal B&B	
Quercus bicolor	Swamp White Oak	2 1/2" - 3" Cal B&B	
Quercus robur 'Regal Prince'	Regal Prince Oak	2 1/2" - 3" Cal B&B	Columnar
Ulmus carpinifolia 'Morton Glossy'	Triumph Elm	2 1/2" - 3" Cal B&B	
*Branching height to start at 6z' minimum on all street trees			
Evergreen and Deciduous Shrubs			
Botanical Name	Common Name	Size	Spacing
Buxus 'Chicagoland'	Chicagoland Boxwood	18 -24" B&B	24-36" O.C.
Hydrangea paniculata 'Jane'	Little Lime Hydrangea	5 gal container	36" O.C.
Hydrangea quercifolia 'Snow Queen'	Oakleaf Hydrangea	5 gal container	36" O.C.
Hydrangea 'Quickfire'	Quickfire Hydrangea	5 gal container	36" O.C.
Ilex glabra 'Shamrock'	Shamrock Holly	18 -24" B&B	24-36" O.C.
Juniperus viginiana 'Grey Owl'	Grey Owl Juniper	24" B&B	36" O.C.
Rosa 'Knock Out'	Pink or Red Double Knockout Rose	5 gal container	36" O.C.
Spiraea betulifolia 'Tor'	Birchleaf Spirea	5 gal container	36" O.C.
Syringa 'Bloomerang'	Bloomerang Lilac	5 gal container	36" O.C.
Taxus x media 'Tauntonii'	Spreading Yew	24" B&B	36" O.C.
Ornamental Grasses			
Botanical Name	Common Name	Size	Spacing
Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	3 gal container	24" O.C.
Panicum virgatum 'Prairie Fire'	Prairie Fire Switchgrass	3 gal container	24" O.C.
Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	3 gal container	24" O.C.
Schizachyrim scoparium 'Prairie Blues'	Little Bluestem	3 gal container	24" O.C.
Sporobolus heterolpeis	Prairie Dropseed	1 gal container	18" O.C.

Perennials			
Botanical Name	Common Name	Size	Spacing
Allium tanguticum 'Summer Beauty'	Summer Beauty Allium	1 gal container	18" O.C.
Amsonia tabernaemontana var salicifolia	Willow Leaf Bluestar	1 gal container	18" O.C.
Calamintha nepeta	Calamint	1 gal container	18" O.C.
Hosta 'Guacamole'	Guacamole Hosta	1 gal container	18" O.C.
Hosta 'Halcyon'	Halcyon Hosta	1 gal container	18" O.C.
Nepeta 'Walkers Low'	Walkers Low Catmint	1 gal container	18" O.C.
Rudbeckia Fulgida Var. Sullivantii 'Goldsturm'	Blackeyed Susan	1 gal container	18" O.C.
Salvia nemorosa 'Rosenwein'	Rose Wine Salvia	1 gal container	18" O.C.
Sedum 'Autumn Joy'	Autumn Joy Stone Crop Sedum	1 gal container	18" O.C.
Stachys officinalis 'Hummelo'	Betony	1 gal container	18" O.C.
Groundcover			
Botanical Name	Common Name	Size	Spacing
Carex flacca	Blue Sedge	1 gal container	12" O.C.
Carex pensylvanica	Oak Sedge	1 gal container	12" O.C.
Liriope spicata	Liriope	Quart container	9" O.C.
Pachysandra terminalis 'Green Carpet'	Pachysandra	Quart container	9" O.C.
Vinca minor 'Bowles Variety'	Periwinkle	Quart container	9" O.C.
Spring and Summer Bulbs			
Botanical Name	Common Name	Size	Spacing
Allium aflatunense	Purple Sensation Allium	Bulb	18" O.C.
Allium sphaerocephalon	Drumstick Allium	Bulb	18" O.C.
Allium nigrum	Black Allium	Bulb	18" O.C.
Narcissus 'Thalia'	Daffodil	Bulb	12" O.C.
Narcissus Spring Mix	Spring Mix Daffodil	Bulb	12" O.C.

Curbed Planters: Sample Planting Mix #1
Common Name
Quercus Bicolor
Birchleaf Spirea
Little Bluestem
Blackeyed Susan
Summer Beauty Allium

Curbed Planters: Sample Planting Mix #2
Common Name
Morton Circle London Planetree
Little Lime Hydrangea
Prairie Dropseed
Calamint
Walkers Low Catmint

Plant Materials
(continued)

Shade Trees



Freeman Maple



European Hornbeam



Northern Catalpa



Common Hackberry



Maidenhain Tree



Morton Circle London Planetree



Swamp White Oak



Regal Prince Oak



Triumph Elm

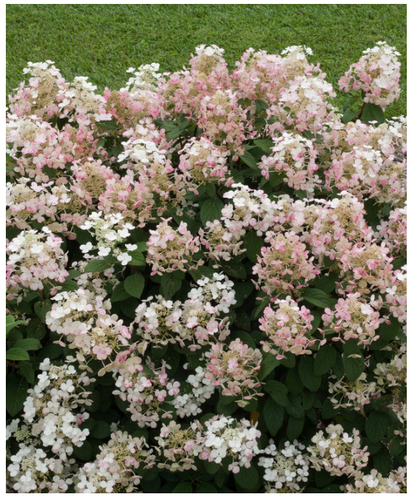
Plant Materials
(continued)

Evergreen & Deciduous Shrubs


Chicagoland Boxwood


Little Lime Hydrangea


Oakleaf Hydrangea


Quickfire Hydrangea


Shamrock Holly


Grey Owl Juniper


Double Knockout Rose


Birchleaf Spirea


Bloomerang Lilac


Spreading Yew

Plant Materials
(continued)

Ornamental Grasses & Groundcover


Karl Foerster Feather Reed Grass


Prairie Fire Switchgrass


Dwarf Fountain Grass


Little Bluestem


Prairie Dropseed


Blue Sedge


Oak Sedge


Liriope


Pachysandra


Periwinkle

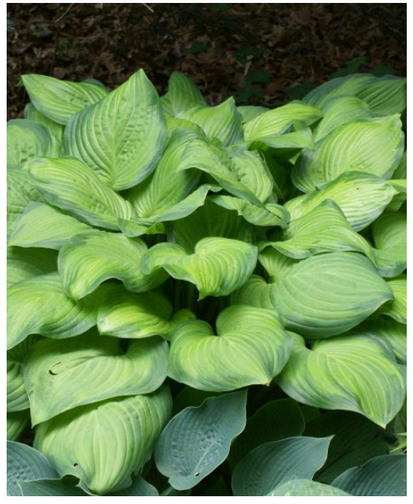
Plant Materials
(continued)

Perennials


Summer Beauty Allium

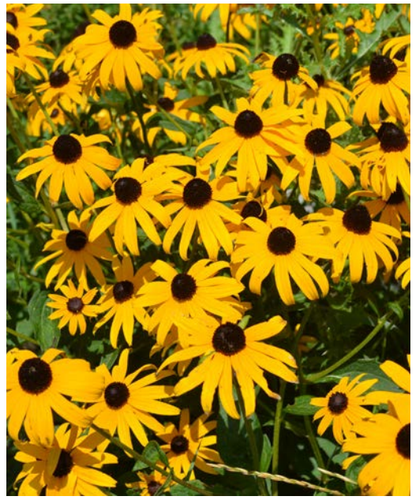

Willow Leaf Bluestar


Calamint


Guacamole Hosta


Halcyon Hosta


Walkers Low Catmint


Blackeyed Susan


Rose Wine Salvia


Autumn Joy Stone Crop Sedum


Betony

Plant Materials
(continued)

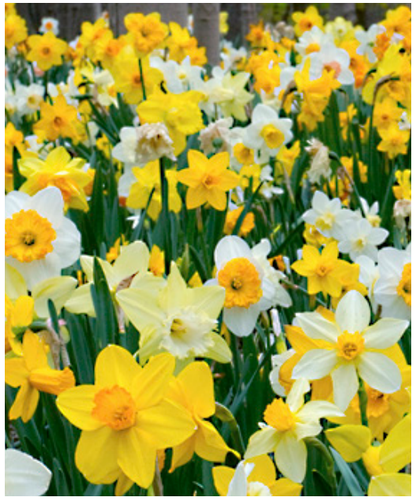
Spring & Summer Bulbs


Purple Sensation Allium


Drumstick Allium


Black Allium


Thalia Daffodil


Spring Mix Daffodils

Plant Materials
(continued)

Planting Standards

1. All plant material shall be top-quality grade, free of defects, and meet accepted horticultural standards established by the american nurserymen's association (aan) and as deemed appropriate by Village. Village shall have the right to reject any, and all, plant material delivered to the site that does not meet acceptable standards.
2. Sizes shown on plant schedule are minimum acceptable sizes.
3. All plants to be balled-in-burlap or container-grown as specified in plant schedule. All plastic root wrapping material and metal wire baskets shall be removed.
4. All new and transplanted plants to be sprayed with an antidessecant within twenty-four (24) hours after planting. Antitranspirant shall be "wiltpruf" or an approved equal.
5. Village shall field verify and approve all final staked tree, shrub, and perennial bed locations prior to installation.
6. The landscape contractor shall repair to its original condition any plant material which becomes damaged as a result of landscape operations.
7. All perennials shall be planted at least two (2) feet from the tree trunks planted within planting areas.
8. Village shall approve all plant materials for quality, condition and specified sizes. Plant material shall be approved at nursery location, during tagging or before removal and transport to job site. Shrubs, perennials and groundcovers shall be approved at job site prior to installation.

Maintenance & Warranties

1. All plants shall be thoroughly watered in at time of planting and watered and maintained throughout construction until final acceptance by owner. Contractor shall water all plants immediately after planting. Flood plants twice during the first twenty-four (24) hours after planting.
2. Landscape contractor shall warranty all trees, shrubs, perennials, and ornamental grasses under this contract will be healthy and in flourishing condition of active growth one year from date of final acceptance.

Irrigation Basis of Design

1. 1" irrigation water service to come from mechanical room. Irrigation draindown, RPZ and controller to be mounted on outside wall of mechanical room in the Support Building adjacent to a landscape bed on the outside of the wall.
2. Irrigation contractor to provide water services and backflow preventer as required for irrigation system per Village codes.
3. Locate all valves and quick couplers on the inside edge of all shrub beds where practical. Install valve boxes for both quick couplers and valves.
4. Fill all valve boxes with pea gravel.
5. Obtain approval from Village representative of pipe trench and line layout prior to installation.
6. Route all irrigation lines around existing plant material taking extreme caution not to sever roots and root balls.
7. All irrigation laterals to be class 160 PVC and all irrigation mainlines to be schedule 40 PVC.
8. Provide and coordinate locations of all sleeves as required under pavement.
9. Irrigate shrubs and perennial beds with pop up spray heads or rotors. Provide separate zones for each type of spray head and each separate geographic area.
10. Irrigate tree pits at tree grates with sub surface drip.
11. Supply weatherproof, lockable controller cabinet, mounted near electrical panel. Provide minimum of two free zones for future expansion.
12. Provide moisture station and weather station at control cabinet.
13. Provide lockable quick couplers in locations as shown on plan. Verify locations with owner prior to installation.
14. Ensure that irrigation heads do not spray site furnishings, sidewalk or street.
15. Contractor's responsibility to provide as-built drawings to owner and Village.
16. Building mounted hose bibs and irrigation quick couplers shall be provided to hand water entire ground level landscape areas within 100' radius for use with 100' length hoses and accessories.