



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

July 3, 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 June 12, 2025 Special Meeting

Minutes of the June 19, 2025 Regular Meeting

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

Consider recommending that the Village Board grant Ramsey Elshafei of RE Development Solutions on the behalf of Lewisville Hotel Partners, LLC, a Variation from the Zoning Ordinance to reduce the amount of required off-street parking for a new Tru by Hilton hotel at 18303 La Grange Road in the B-3 (General Business and Commercial) Zoning District. Site Plan will also be considered.

Receive Comments from the Public

Good of the Order

Adjourn Meeting



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

June 12, 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 June 12, 2025.

CALL TO ORDER –ACTING CHAIRPERSON GATTO called to order the Special Meeting of the Plan Commission on June 12, 2025 at 7:00 P.M.

Jason Engberg, Planning Manager, called the roll.

Present Plan Commissioners: Acting Chairperson Angela Gatto
Eduardo Mani
Andrae Marak
Edgar Montalvo
Steve Sepessy

Absent Plan Commissioners: James Gaskill
Garrett Gray
Terry Hamilton
Amanda Martinez

Village Staff: Jason Engberg, Planning Manager
Lori Kosmatka, Associate Planner

Guests: Siraj Asfahani – The Lakota Group
Alexis Stein – The Lakota Group
Ken Shaw, Village Trustee

Petitioners: None

Members of the Public: None

Jason Engberg, Planning Manager, gave orientation to the workshop. Materials were sent out and this is the last steering committee for the draft of the plan as part of the phased pieces. The next meeting is anticipated to be a joint meeting when the actual, full plan is drafted with all the pieces put together. He explained the piece being discussed tonight is for the opportunity sites. They are sites found that throughout the next ten year horizon of the plan might be ripe for redevelopment. We have taken existing conditions and feedback from the community to create strategies, themes,

and goals, and the proposed opportunity site designs are an illustration of these opportunity sites. They are not hard and fast rules. They are not the only areas that are going to see redevelopment.

Alexis Stein of The Lakota Group introduced an overview of opportunity sites. She then presented each opportunity site, identifying location, existing conditions, development goal, and concept design. Some sites had an additional concept design. The sites included:

- 191st Street & 80th Avenue (northeast corner)
- LaGrange Road & 183rd Street
- Convention Center
- Sayre & 179th Street
- Park Center Plaza
- Creekwalk
- Oak Park Avenue & 191st Street
- Oak Park Avenue & 170th Street

Ken Shaw noted most sites had multiple concepts. He asked if the output was intended to be selection of a concept, or if the plan will have the multiple concepts to give us options as we develop over time. He asked if the concepts of these have market feasibility.

Jason Engberg noted that some sites had even more concepts which were narrowed down through Village interdepartmental staff review and SB Friedman's review. The resulting multiple concepts presented here are intended to be shown like this to provide flexibility.

Alexis Stein clarified that we were having touchpoints with SB Friedman to help ensure these concepts are aligned with the market (avoiding market oversaturation, etc.). Lakota will reference long-term viability in the plan.

After each concept site was presented, meeting attendees provided feedback.

Alexis Stein went over the next steps. Lakota will regroup and go over what was discussed tonight, and how they will be addressed. Lakota will then provide a complete full draft of the plan, which will come to the Village for review and adoption.

COMMISSIONER SEPESSY made a motion to adjourn the meeting. COMMISSIONER MONTALVO seconded the motion. ACTING CHAIRPERSON GATTO requested a voice vote; all were in favor. She declared the meeting adjourned at 8:52 P.M.



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

June 19, 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 June 19, 2025.

CALL TO ORDER –ACTING CHAIR SEPESSY called to order the regularly scheduled meeting of the Plan Commission on June 19, 2025 at 7:00 P.M.

Jason Engberg, Planning Manager, called the roll.

Present Plan Commissioners: James Gaskill
Terry Hamilton
Eduardo Mani
Andrae Marak
Edgar Montalvo (arrived after roll call)
Acting Chair Steve Sepessy

Absent Plan Commissioners: Angela Gatto
Amanda Martinez
Chairman Garrett Gray

Village Staff: Jason Engberg, Planning Manager
Michael O. Whalen, Associate Planner
Michael Coleman, Acting Community Development Dir.

Petitioners: Jerry Murphy, Mallow Home Builders (#3)
Michael Murphy, Mallow Home Builders (#3)
Warren Opperman, Joseph A. Schudt & Associates (#3)

Members of the Public: John Lyon (#3)
Gary Miller (#3)
Ratiba Dalis (#3)

COMMUNICATIONS – Jason Engberg, Planning Manager, noted that Commissioner Sepessy would serve as Acting Chair in Chairman Gray's absence. He added that Michael Coleman, Acting Community Development Director, was present.

APPROVAL OF THE MINUTES – Minutes of the June 5, 2025 of the Plan Commission were presented for approval. ACTING CHAIR SEPESSY requested a motion to approve the minutes.

COMMISSIONER MARAK made a motion to approve the minutes of the June 5, 2025 Plan Commission meeting. COMMISSIONER MANI 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 JUNE 19, 2025 REGULAR MEETING

**ITEM 1: PUBLIC HEARING – D1 TRAINING – 15957 HARLEM AVENUE –
SPECIAL USE PERMIT FOR A COMMERCIAL INDOOR RECREATION
>3,500 SQ. FT.**

Consider recommending that the Village Board grant a Special Use Permit for a Commercial Indoor Recreation use greater than 3,500 square feet in size to the Petitioner, Brian Garrigan, on behalf of Garrigan Capital, Inc. d/b/a D1 Training, in the B-2 PD (Community Shopping, Tinley Park Plaza PUD) Zoning District.

Present Plan Commissioners: James Gaskill
Terry Hamilton
Eduardo Mani
Andrae Marak
Acting Chair Steve Sepessy

Absent Plan Commissioners: Angela Gatto
Amanda Martinez
Edgar Montalvo
Chairman Garrett Gray

Village Staff: Jason Engberg, Planning Manager
Michael O. Whalen, Associate Planner
Michael Coleman, Acting Community Development Dir.

Petitioners: None

Members of the Public: None

ACTING CHAIR SEPESSY introduced item #1. He noted that the Petition was withdrawn by the Petitioner.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JUNE 19, 2025 REGULAR MEETING

ITEM 2: PUBLIC HEARING – 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.

Present Plan Commissioners: James Gaskill
Terry Hamilton
Eduardo Mani
Andrae Marak
Edgar Montalvo
Acting Chair Steve Sepessy

Absent Plan Commissioners: Angela Gatto
Amanda Martinez
Chairman Garrett Gray

Village Staff: Jason Engberg, Planning Manager
Michael O. Whalen, Associate Planner
Michael Coleman, Acting Community Development Dir.

Petitioners: None

Members of the Public: None

ACTING CHAIR SEPESSY introduced item #2. Jason Engberg, Planning Manager, noted that the Lakota Group needed more time to revise the draft to incorporate comments from the Plan Commission workshop. He requested that the public hearing be continued until the July 17, 2025 Plan Commission meeting. ACTING CHAIR SEPESSY requested a motion to move the public hearing for Item 2 to the July 17, 2025 Plan Commission meeting. COMMISSIONER GASKILL made the motion to move the public hearing. COMMISSIONER MANI seconded the motion. Voice vote. All were in favor. Motion carried.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE JUNE 19, 2025 REGULAR MEETING

ITEM 3: PUBLIC HEARING – TINLEY DOWNES ESTATES (TINLEY DOWNES & TINLEY DOWNES ADDITION SUBDIVISIONS) –SOUTHEASTERLY OF 171ST STREET & 80TH AVENUE – SPECIAL USE TO ESTABLISH A PLANNED UNIT DEVELOPMENT

Consider recommending that the Village Board grant the Village of Tinley Park a new Planned Unit Development to bring the Tinley Downes and Tinley Downes Addition Subdivisions into conformance with the Zoning Ordinance southeasterly of 171st Street & 80th Avenue in the R-2 (Single-Family Residential) Zoning District.

Present Plan Commissioners: James Gaskill
Terry Hamilton
Eduardo Mani
Andrae Marak
Edgar Montalvo
Acting Chair Steve Sepessy

Absent Plan Commissioners: Angela Gatto
Amanda Martinez
Chairman Garrett Gray

Village Staff: Jason Engberg, Planning Manager
Michael O. Whalen, Associate Planner
Michael Coleman, Acting Community Development Dir.

Petitioners: Jerry Murphy, Mallow Home Builders
Michael Murphy, Mallow Home Builders
Warren Opperman, Joseph A. Schudt & Associates

Members of the Public: John Lyon
Gary Miller
Ratiba Dalis

ACTING CHAIR SEPESSY introduced item #3.

ACTING CHAIR SEPESSY requested a motion to open the Public Hearing. COMMISSIONER MANI made the motion. COMMISSIONER GASKILL seconded. Voice vote. All were in favor. Motion carried.

Michael O. Whalen, Associate Planner, and Jason Engberg, Planning Manager, presented the staff

report.

ACTING CHAIR SEPESSY invited the Petitioners to speak. Jerry Murphy declined, but said he was available for questions.

COMMISSIONER HAMILTON asked why Lot 1 was needed for detention when the plan was to build houses on all three lots. Jason Engberg said that, when the project was originally approved, the design for the regional Bickford pond was deemed large enough to handle the stormwater needs of the area so that the temporary pond on Lots 1, 2, and 3 could be closed to develop three houses on those lots. He added that, in the time since the regional pond was completed, MWRD changed its models, as they do from time to time, and now additional capacity is needed. He said that the pond proposed on Lot 1 was necessary to provide this capacity, and so the developer could only get two buildable lots instead of three. He noted that a similar situation happened at the 7 Brew property, where changing models required some additional stormwater management on that site despite there being a regional pond.

COMMISSIONER MARAK noted that this situation happened somewhat regularly in the past, where plats or annexations were approved that did not conform to the standards of each zoning district. He added that, historically, land was zoned to require larger lots with larger houses to attempt to control who could live in a particular area. He noted that zoning was often used to address social class issues. COMMISSIONER MARAK asked if there was another way to bring the properties into conformance, such as rezoning the subdivisions to a different zoning district that allows smaller lots, instead of creating a PUD. Jason Engberg said that another way to approach the conformity issue would be to amend the dimensional requirements of the R-2 district, but this would be a Village-wide change. He said that would be an appropriate discussion during the Zoning Ordinance rewrite project. COMMISSIONER MARAK asked if rezoning to a district that allowed smaller lots would be appropriate. Jason Engberg said that a PUD would be a better approach so that the neighborhood as it exists today could come into conformance. He said that rezoning all the properties to R-3 could have additional impacts like use allowability or reduced setbacks and that the intention was to maintain the character of the neighborhood. He said that having so many PUDs in the Village is often a challenge for staff, but added that that was how the Village was developed so establishing a PUD in this neighborhood was an appropriate tool to increase conformance with the Zoning Ordinance.

COMMISSIONER MANI said he favored the simplest approach, which he thought was a PUD. He asked if setbacks and encroachments would change with the creation of the PUD. Jason Engberg said that the standards in the Zoning Ordinance would apply.

ACTING CHAIR SEPESSY asked if the PUD would essentially grandfather the properties in to make them conform. Jason Engberg said yes, effectively.

ACTING CHAIR SEPESSY invited members of the Public to speak.

John Lyons was sworn in. He said he lives in the Tinley Downes Addition subdivision in the neighborhood. He asked where the original approval documents were. He said all houses in the neighborhood had to be at least 2,500 square feet and questioned whether houses of this size would

fit on the smaller lots. Michael O. Whalen confirmed they would. John Lyons asked if the Village was selling all its retention ponds to developers. Jason Engberg said that when the Tinley Downes Addition subdivision was established, the developer deeded Lots 1, 2, and 3 to the Village for temporary stormwater storage. He said that once the Bickford pond was built, the Village deeded the lots back to the developer. John Lyons asked if the new proposed pond would be tied into the regional pond. Jason Engberg said yes.

Gary Miller was sworn in. He said he lives across the street from Lots 1, 2, and 3. He asked why there was no PUD document. Jason Engberg said that there was no PUD and that the subdivisions and zoning were established based on annexation agreements. He said that this was common practice in the 1980s and 1990s. He said that the issue is that there is no document that says the nonconforming lots were legal, and that was the purpose of proposing a PUD to cover the neighborhood. Gary Miller said the developer filled in the west side of the existing pond on the lots and he heard several years ago that the developer was going to build four houses on the remaining land. He questioned why the developer had reduced the plan from four houses to three houses to now just two houses. He also asked who would be responsible for the maintenance of the new pond. Jason Engberg said the developer would be responsible. Gary Miller said that the grass on the open lots is often overgrown and there is debris or garbage. He asked if the Village would make sure the property is maintained. Jason Engberg said that the Code Enforcement team will make sure the property is maintained. Michael Coleman, Interim Community Development Director, said that he would have someone from Code Enforcement check out the property tomorrow. Gary Miller said kids dismantle the fence along the shopping center and play baseball on the open lots.

Ratiba Dalis was sworn in. She said her family lives next door to Gary Miller. She said she was concerned about the stormwater pond handling the stormwater from the strip mall to the north. She said she has experienced plumbing issues in her house. She said she had a plumber come and the plumber told her the sewer was clogged with leaves. Jason Engberg said that the plans were approved by MWRD and the Public Works department, so he was confident there would be no negative impact to her property. Michael Coleman said that the interior plumbing for Mrs. Dalis' property is tied to the Villages sanitary sewer system. He said that the sump pump and other drains are tied to the stormwater sewer system. He said that these systems are independent of each other and do not connect, so any issue with interior plumbing is not the result of leaves in the stormwater sewer system. Ratiba Dalis said that the fence for the strip mall was damaged and should be repaired. Michael Coleman said he would have the Code Enforcement team inspect the fence on the strip mall property. He said the new management of the strip mall is more proactive than the previous management.

ACTING CHAIR SEPESSY asked if anyone else from the Public wished to speak. None came forward.

ACTING CHAIR SEPESSY requested a motion to close the public hearing. COMMISSIONER HAMILTON made the motion; COMMISSIONER MONTALVO seconded. Voice vote. All in favor. Motion carried.

ACTING CHAIR SEPESSY requested a motion on the Special Use. COMMISSIONER

HAMILTON made a motion to recommend that the Village Board grant a Special Use for a Planned Unit Development for the properties located within the Tinley Downes Estates and Tinley Downes Addition subdivisions, in accordance with all plans/documents submitted and listed herein and adopt the Findings of Fact as proposed in the June 19, 2025 Staff Report, subject to the condition that the final approval of all plans is subject to final engineering approval of all plans by the Village Engineer. COMMISSIONER MONTALVO seconded the motion. Roll call vote. All were in favor. Motion carried.

ACTING CHAIR SEPESSY requested a motion on the plat approval. COMMISSIONER MONTALVO made a motion to recommend that the Village Board grant approval to the Petitioner Michael J Murphy for the resubdivision of Lots 1, 2, and 3 in the Tinley Downes Addition subdivision in accordance with the Final Plat of Subdivision submitted, subject to the condition that the approval is subject to the final review and approval by the Village Engineer and Village Attorney. COMMISSIONER MANI seconded the motion. Roll call vote. All were in favor. Motion carried.

ACTING CHAIR SEPESSY noted the item would go to the Village Board on July 1, 2025.

Good of the Order

Jason Engberg noted that the Lakota Group is working on revisions to the Comprehensive Plan and it should be available later in the summer for adoption.

ACTING CHAIR SEPESSY asked when the Jack-in-the-Box would be open. Michael Coleman said probably in a month.

Michael Coleman said that the Pete's Fresh Market would probably be open in a month and Harmony Square Plaza should be complete in three weeks. He said that the Westpoint townhouses downtown will be submitting permits soon.

Receive Comments from the Public

None.

Adjournment

ACTING CHAIR SEPESSY requested a motion to adjourn the meeting.

COMMISSIONER MANI made a motion to adjourn the meeting. COMMISSIONER GASKILL seconded the motion. ACTING CHAIR SEPESSY requested a voice vote; all were in favor. The meeting adjourned at 7:52 p.m.

PLAN COMMISSION STAFF REPORT

July 3, 2025 – Public Hearing

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, Variation

Project Planner

Michael O. Whalen, AICP
Associate Planner

Tru by Hilton

18303 La Grange Rd



Tru by Hilton example rendering

EXECUTIVE SUMMARY

The Petitioner, Ramsey Elshafei of RE Development Solutions, on behalf of Lewisville Hotel Partners, LLC, is requesting a Variation and Site Plan 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.

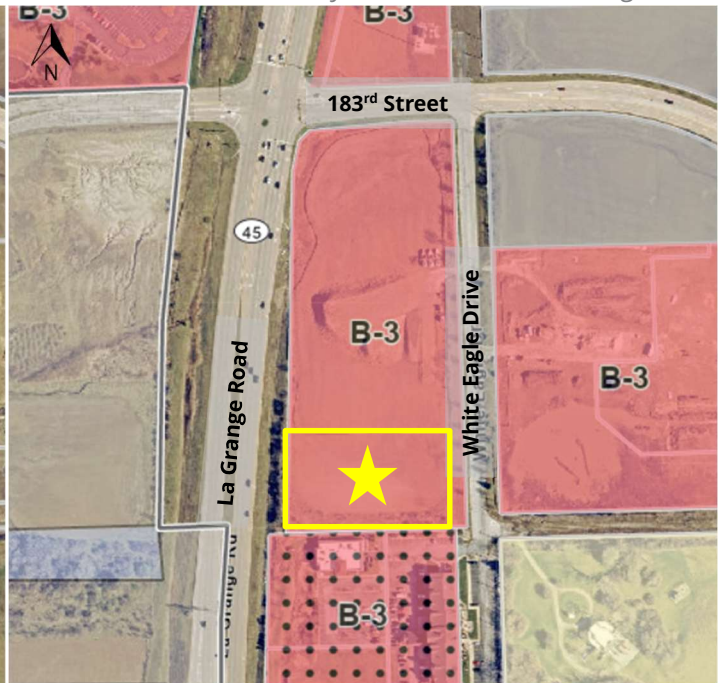
This project was previously reviewed by the Plan Commission on June 5, 2025. The Plan Commission recommended approval for several Variations and approved the Site Plan. At this meeting, the Plan Commission recommended approval of a parking Variation to reduce the number of required parking spaces with the condition that the Petitioner enter a cross-parking agreement with a neighbor for at least ten additional parking spaces.

Since the June 5, 2025 meeting, the Petitioner modified the Site Plan to accommodate thirteen additional parking stalls in the previously proposed stormwater pond area. The Petitioner is now proposing a smaller pond with additional stormwater storage underground. The Zoning Ordinance requires 130 parking stalls for this development (one per hotel room + one per employee); the Petitioner is now proposing 101 stalls. The Petitioner also identified that fourteen on-street parking spaces are available near the proposed hotel.

The June 5, 2025 Plan Commission public hearing staff report detailing the previous approvals is attached to this report.



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.

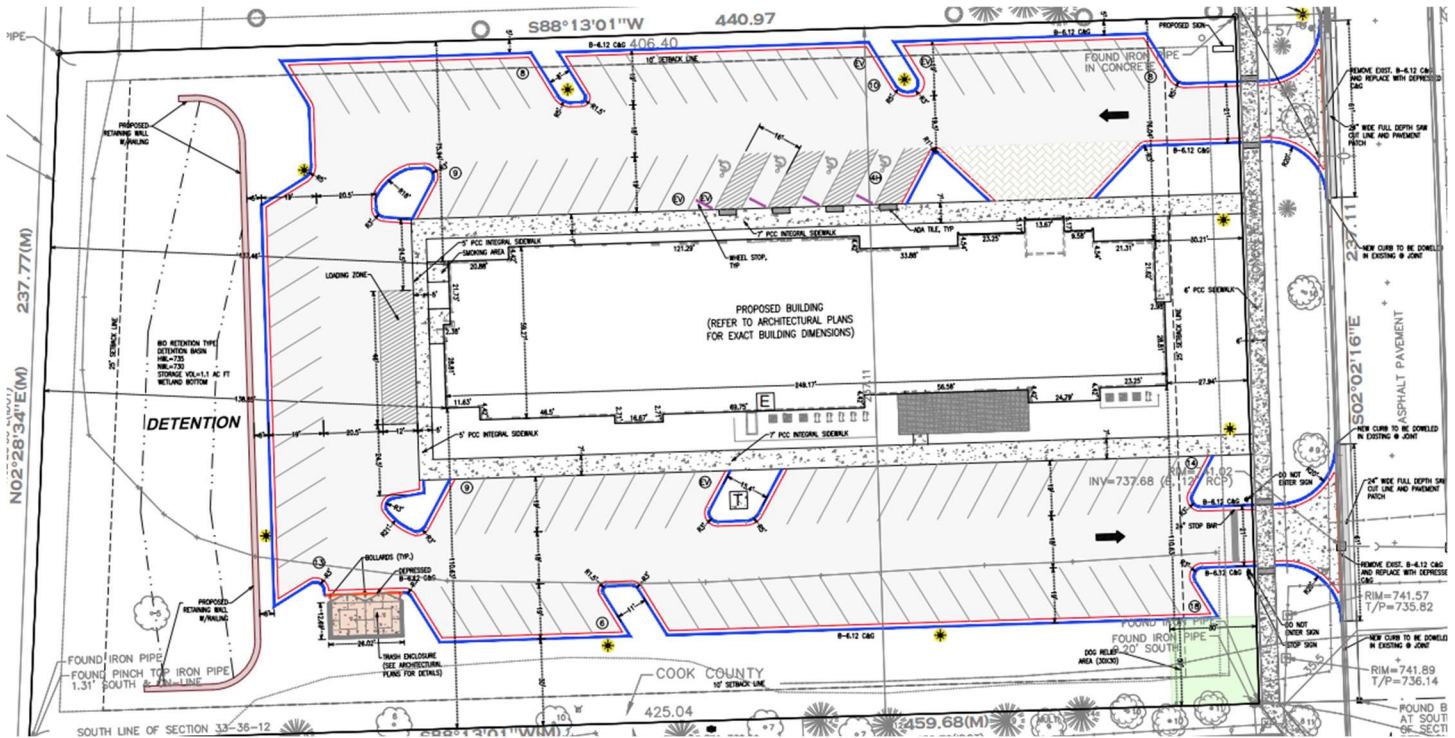
Public Transportation.

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. During the June 5, 2025 Plan Commission meeting, the Commission recommended approval of a Variation to reduce the minimum hotel lot size.

PROPOSED SITE PLAN

Site Plan received June 19, 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.

During the June 5, 2025 Plan Commission meeting, the Commission recommended approval of several Variations from the UD-1 Urban Design Overlay.

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 June 5, 2025 Plan Commission meeting, the Commission recommended approval of a Variation to increase the maximum height allowed. Additional details on the materials and elevations may be found in the attached June 5, 2025 staff report.



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 proposed 101 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 parking 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 66 of the proposed 101 parking spaces will typically be utilized by hotel guests.

During the June 5, 2025 Plan Commission meeting, the Commission recommended approval of a Variation to reduce the number of required parking spaces with the condition that the Petitioner enter a cross-parking agreement with a neighbor for at least ten additional parking spaces.

The Petitioner has instead revised the site plan to reduce the size of the stormwater detention pond in the rear of the property to accommodate thirteen (13) additional parking stalls. The Petitioner also relocated the loading zone to the western curb of the parking lot along the building, which eliminated two (2) stalls in this location. The Petitioner also removed one (1) parking stall near the entrance driveway at the Plan Commission's recommendation to reduce the potential for vehicle conflicts. Therefore, a total of ten (10) additional spaces have been added to the updated site plan.

The Petitioner provided an exhibit which identifies fourteen on-street parking spaces on White Eagle Drive near the proposed hotel. Parking in this area is allowed and there is sufficient roadway space to accommodate two travel lanes and two parking lanes. The Tinley Park Police Department enforces an overnight parking ban from 2 a.m. to 5 a.m., so on-street parking spaces could be used by employees or visitors, rather than overnight guests.

LANDSCAPE

The revised Site Plan received June 19, 2025 will not significantly alter the approved landscape plan. The amount of plantings and screening will remain as approved by the Plan Commission.

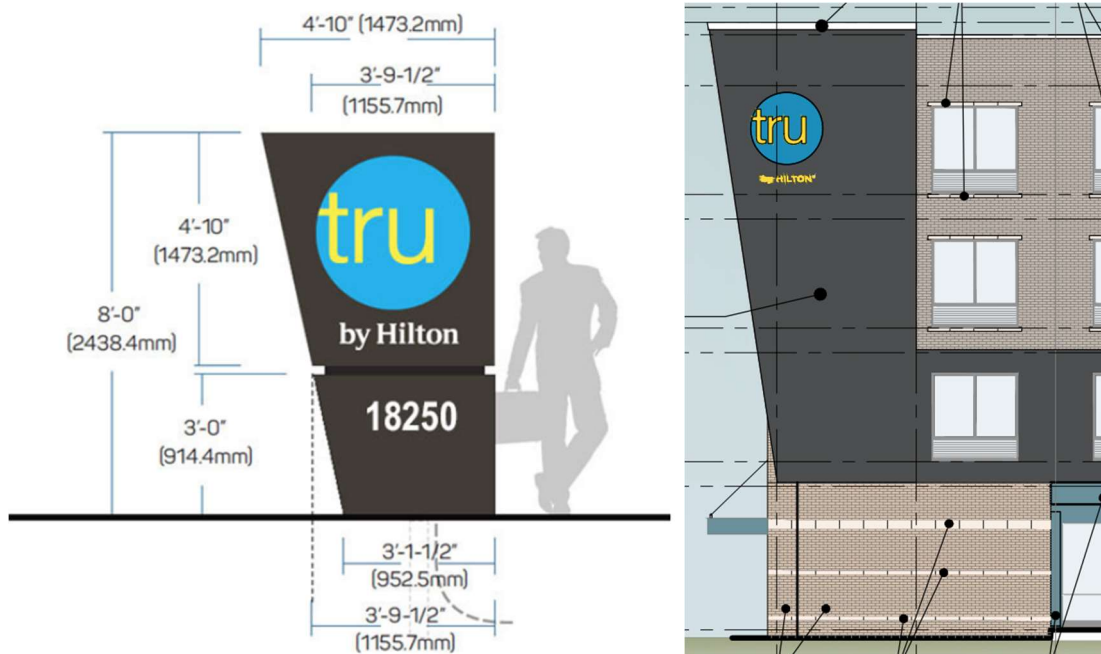
LIGHTING

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.

The revised Site Plan received June 19, 2025 will not significantly alter the approved photometric plan.

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. The Plan Commission, at the June 5, 2025 meeting, recommended approval of a Variation to reduce the sign setback to allow the ground sign in the proposed location.



REQUEST

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 0.76 parking stalls per hotel room. The proposal has 101 parking stalls, including eight stalls for employees; 130 are required by the Zoning Ordinance. Fourteen on-street parking stalls are available nearby.

- 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.

STANDARDS FOR VARIATION

Section X.G.4. of the Zoning Ordinance states the Plan Commission shall not recommend a Variation of the regulations of the Zoning Ordinance unless it shall have made Findings of Fact, based upon the evidence presented for each of the Standards for Variations listed below. The Plan Commission must provide findings for the first three standards; the remaining standards are provided to help the Plan Commission further analyze the request. Staff 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.
 - *The site is constrained and 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.
 - *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.
 - *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 or more, a change of at least five feet in height must be made for every 75 feet.
- h. Building Articulation: Large expanses of walls void of color, material or texture variation are to be avoided. The use of material and color changes, articulation of details around doors, windows, plate lines, the provision of architectural details such as “belly-bands” (decorative cladding that runs horizontally around the building), the use of recessed design elements, exposed expansion joints, reveals, change in texture, or other methods of visual relief are encouraged as a means to minimize the oppressiveness of large expanses of walls and break down the overall scale of the building into intermediate scaled parts. On commercial buildings, facades greater than 100 feet must include some form of articulation of the façade through the use of recesses or projections of at least 6 inches for at least 20% of the length of the façade. For industrial buildings efforts to break up the long façade shall be accomplished through a change in building material, color or vertical breaks of three feet or more every 250 feet.
- i. Screen Mechanicals: All mechanical devices shall be screened from all public views.
- j. Trash Enclosures: Trash enclosures must be screened on three sides by a masonry wall consistent with the architecture and building material of the building it serves. Gates must be kept closed at all times and constructed of a durable material such as wood or steel. They shall not be located in the front or corner side yard and shall be set behind the front building façade.

Site Design.

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

MOTION TO CONSIDER

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

Motion 1 (Variation)

"...make a motion to recommend that the Village Board grant the Petitioner a Variation from the Zoning Ordinance Section VIII.A.10. to reduce the number of required on-site parking spaces from 130 to 101 to develop a hotel in accordance with the plans submitted and adopt the Findings of Fact as proposed in the July 3, 2025 staff report."

Motion 2 (Site Plan)

"...make a motion to grant the Petitioner Site Plan 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 July 3, 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
22	Tru by Hilton June 5, 2025 Staff Report	Village	6/5/2025
23	Revised Site Plan	Advantage Consulting Engineers	6/18/2025
24	Parking Variation Narrative	Ramsey Elshafei	6/19/2025
25	On-street Parking Exhibit	Ramsey Elshafei	6/19/2025

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 27-33-401-013-000

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: Ashrat Lakhany Company: Lewisville Hotel Partners, LLC

Street Address: _____ City, State & Zip: _____

E-Mail Address: _____ Phone Number: _____

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: _____ City, State & Zip: _____

E-Mail Address: _____ Phone Number: _____



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 representative.

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 Signature]

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 Signature]

Property Owner Name (Print):

Ashraf Lakhany

Applicant Signature:
(if other than Owner)

[Redacted Signature]

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 protectionif 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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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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ALTA Owner's Policy (06/17/2006)



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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ALTA Owner's Policy (06/17/2006)



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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ALTA Owner's Policy (06/17/2006)



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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(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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(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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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

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: 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 character of the neighborhood or locality.

This has no impact as it is specific to the hotel operations and doesn't change the character 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

<u>Hotel Name</u>	<u>Room Count</u>	<u>Full Time Employees</u>	<u>Parking Spaces Utilized (Guests)</u>	<u>Parking Spaces Utilized (Employees)</u>	<u>Total Parking Spaces</u>	<u>Total Parking Utilization</u>
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%

1804 Naper blvd suite 450, naperville, illinois 60563
(630) 799-5900 • www.superhosthospitality.com

PLAN COMMISSION STAFF REPORT

June 5, 2025 – Public Hearing

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

18303 La Grange Rd



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.

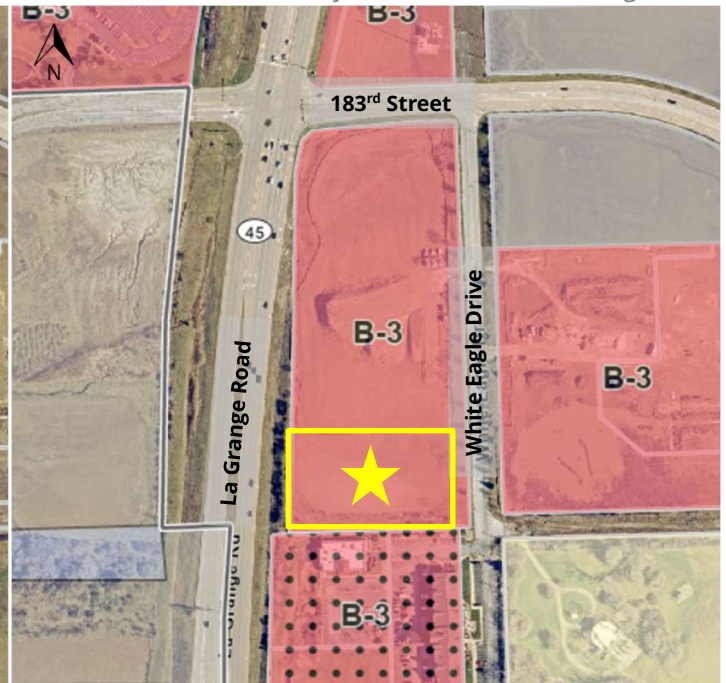
The 2.263-acre site is smaller than the minimum lot area required by the Zoning Ordinance of five acres. On-site stormwater management is required, and the Petitioner proposes a pond on the west side of the property along La Grange Road. The Petitioner is awaiting a response from the Illinois Department 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.

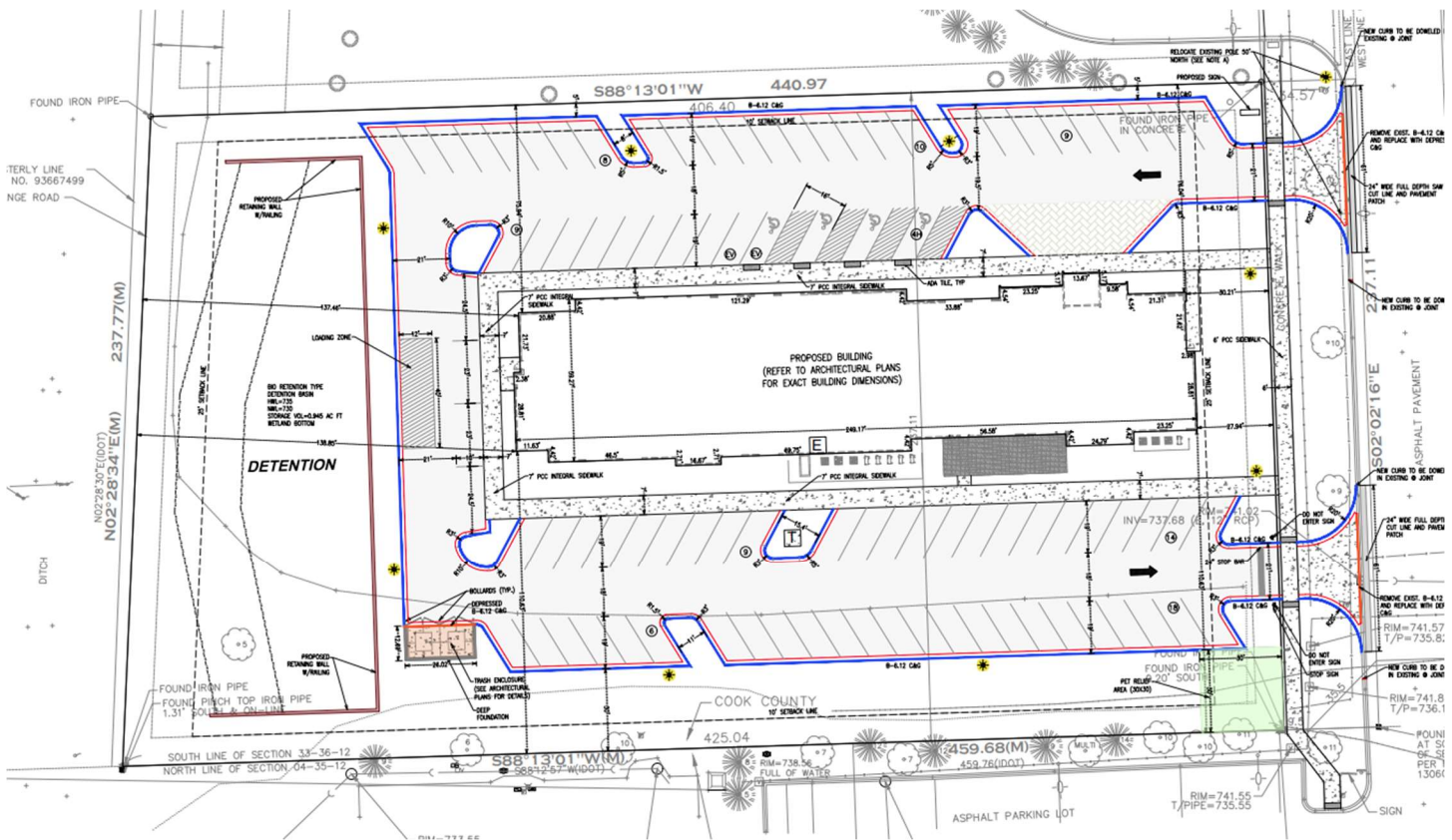
There are no public transportation routes in the vicinity.

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.

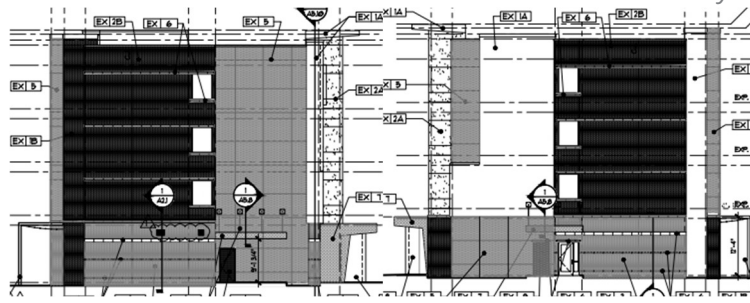
The hotel building is clad in E.I.F.S. and modular brick. The proposed façade composition does not meet the masonry requirements of Section V.C.7.F. of the Zoning Ordinance. This section, for a building of this size, requires no less than 60 percent of each façade to be composed of face brick, with the 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.

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, NICHHA 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	ENVELOPE - 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 NICHHA 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, COLUMNS BENJAMIN MOORE 1596 NIGHTFALL HIGH GLOSS FINISH 148	

ARCHITECTURAL GROUP III
201 S. Napoleon Street - Elkhart, IN 46514-1953
architecturalgroup3.com - 574/253-0008

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

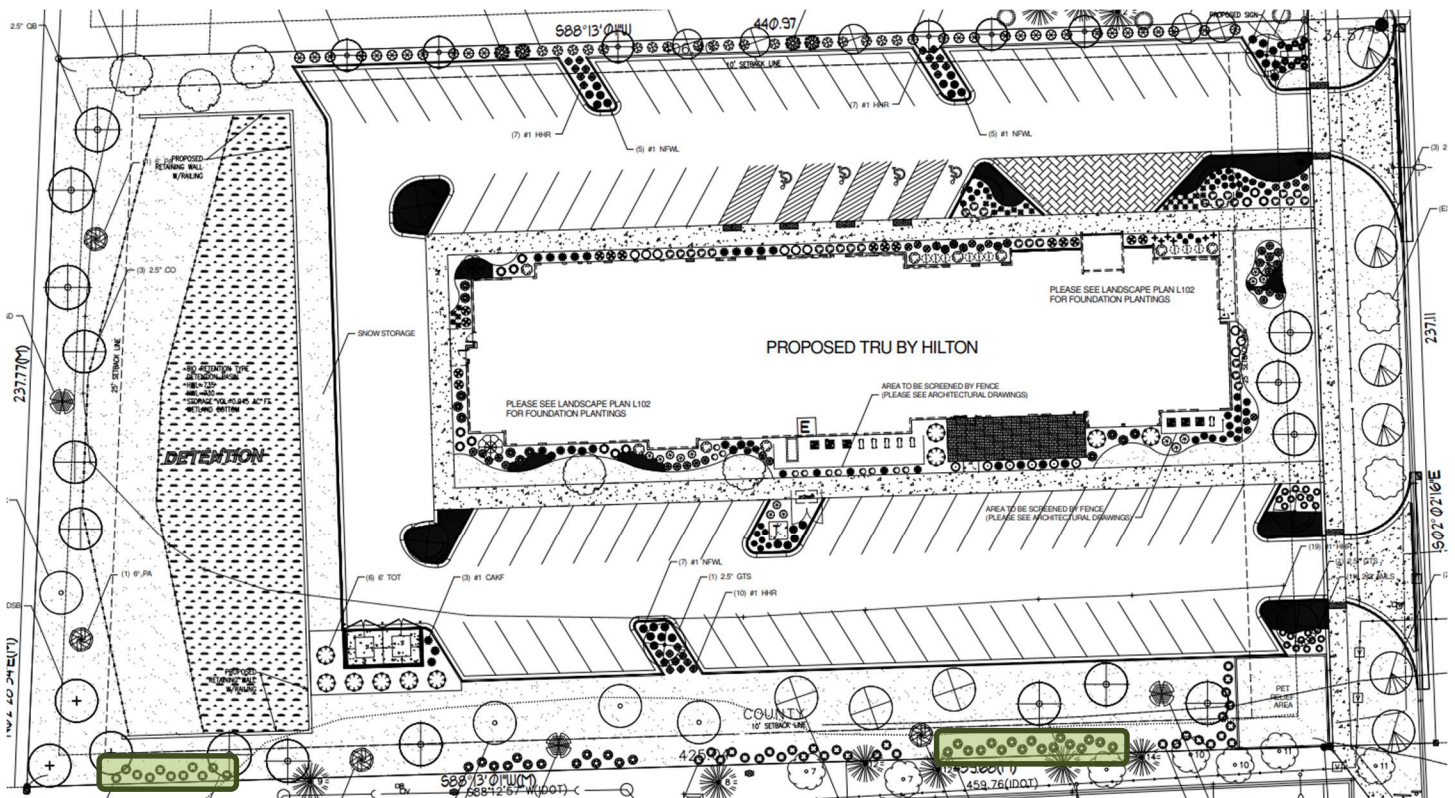
PARKING

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.

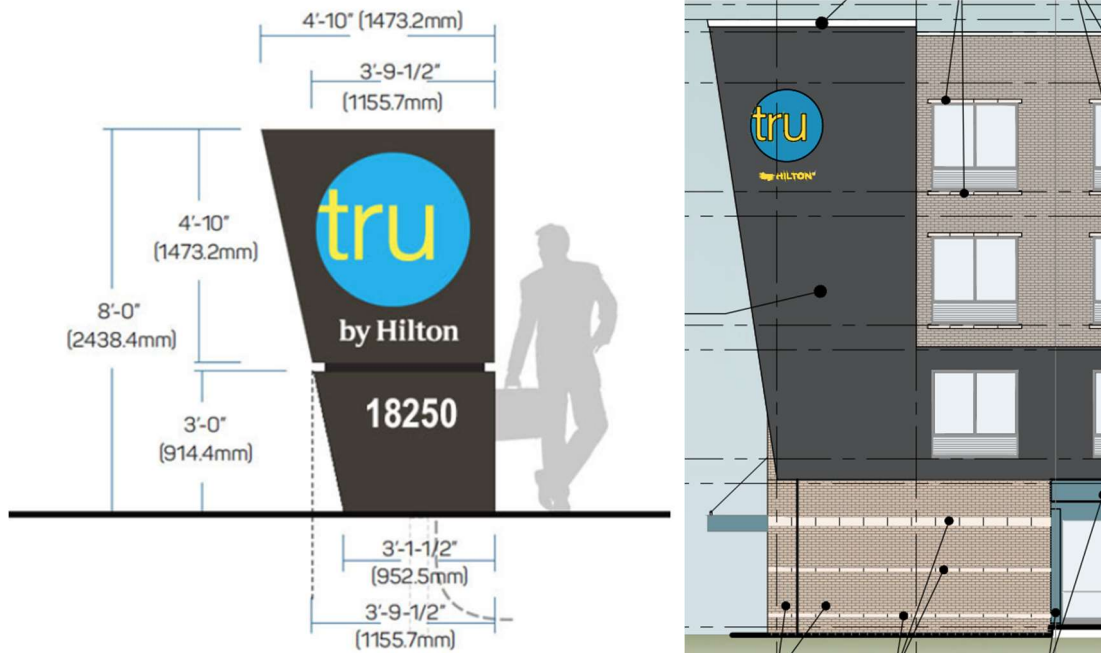
The Plan Commission discussed the Landscape Plan during the March 20, 2025 Workshop and encouraged the Petitioner to increase the amount of plants provided to better conform with the Landscape Ordinance. The Petitioner added 28 more shrubs along the southern property line to reduce the site landscaping 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 or more, a change of at least five feet in height must be made for every 75 feet.
- h. Building Articulation: Large expanses of walls void of color, material or texture variation are to be avoided. The use of material and color changes, articulation of details around doors, windows, plate lines, the provision of architectural details such as “belly-bands” (decorative cladding that runs horizontally around the building), the use of recessed design elements, exposed expansion joints, reveals, change in texture, or other methods of visual relief are encouraged as a means to minimize the oppressiveness of large expanses of walls and break down the overall scale of the building into intermediate scaled parts. On commercial buildings, facades greater than 100 feet must include some form of articulation of the façade through the use of recesses or projections of at least 6 inches for at least 20% of the length of the façade. For industrial buildings efforts to break up the long façade shall be accomplished through a change in building material, color or vertical breaks of three feet or more every 250 feet.
- i. Screen Mechanicals: All mechanical devices shall be screened from all public views.
- j. Trash Enclosures: Trash enclosures must be screened on three sides by a masonry wall consistent with the architecture and building material of the building it serves. Gates must be kept closed at all times and constructed of a durable material such as wood or steel. They shall not be located in the front or corner side yard and shall be set behind the front building façade.

Site Design.

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

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

LA GRANGE ROAD
(US. ROUTE 45 FAI-80)

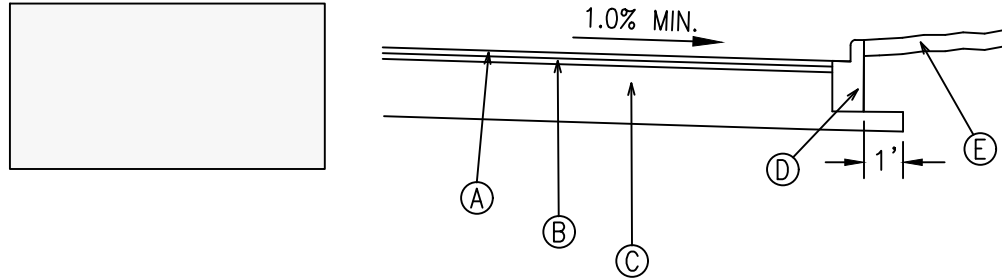
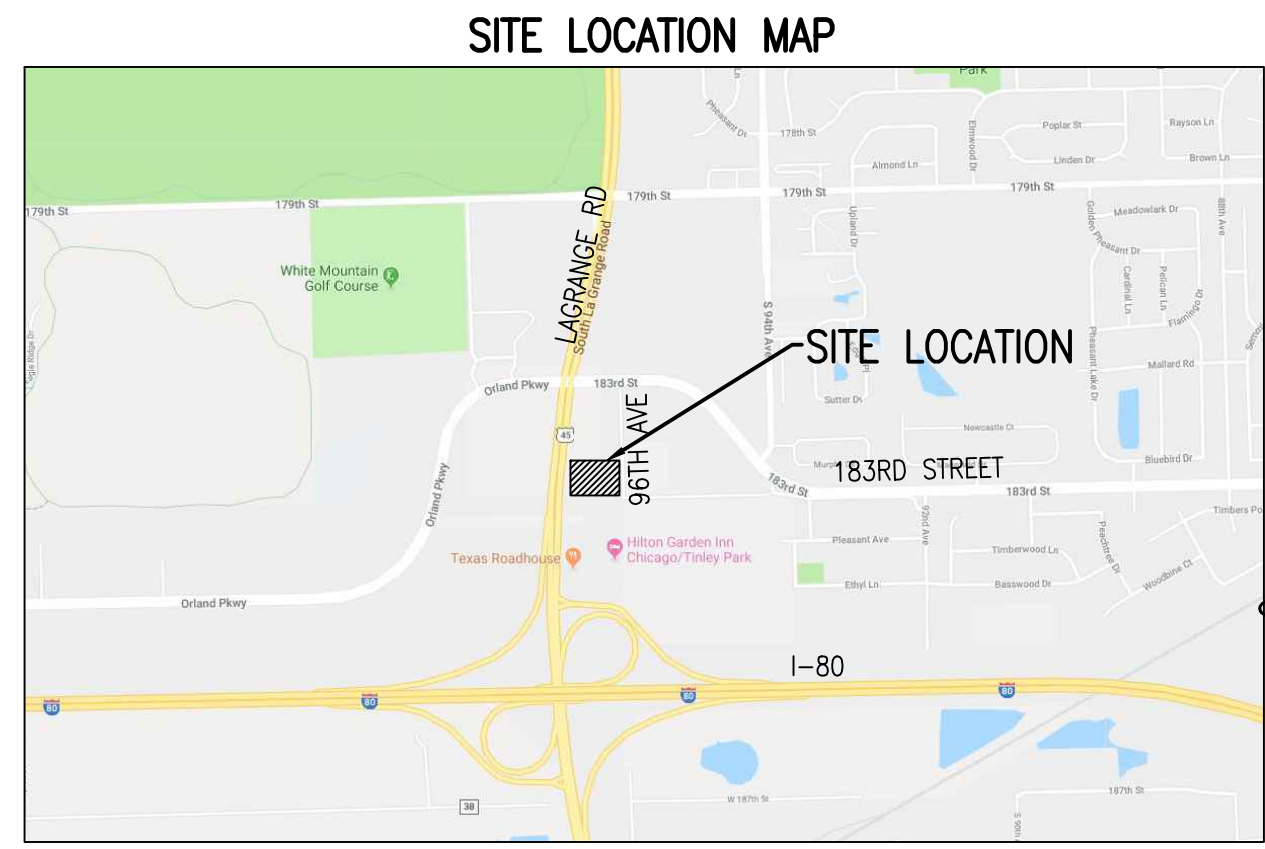
PROPOSED SITE PLAN TRU BY HILTON
TINLEY PARK, IL

WHITE EAGLE DRIVE

WEST LINE OF EXCEPTION AS DESCRIBED & WESTERLY LINE
OF DEED RECORDED AUGUST 23, 1993 AS DOC. NO. 93667499
EAST R.O.W. LINE OF LA GRANGE ROAD
AS MONUMENTED

PLUG AT THE SOUTH
CORNER OF SECTION 33-36-12
1306010126

BREAK IN SCALE
(TYPICAL)



- 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

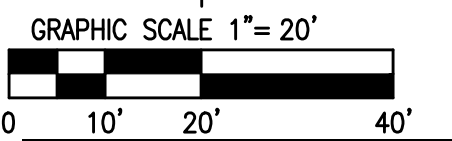
PAVEMENT SECTION



72 1/4"
For 6' sections using 2" posts
(Actual Panel size is 71")
(Center to Center post distance is 1 1/2" wider than panel)

4' ORNAMENTAL ALUMINUM FENCE
NOT TO SCALE

MANUFACTURER: ACTIVE YARDS
MODEL: BEDROCK HOME SERIES
PANEL SIZE: 4' TALL x 6' WIDE
COLOR: BLACK



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 S.F.
PAVEMENT	37,594 S.F.
SIDEWALK/PATIO	5,304 S.F.
TRASH ENCLOSURE	394 S.F.
TOTAL IMPERVIOUS AREA	52,269 S.F. 58.1%
GREEN SPACE	41,301 S.F. 41.9%
PARKING	
122 ROOMS @ 0.76 STALL/ROOM	93 STALLS
EMPLOYEES	8 STALLS
TOTAL REQUIRED	101 STALLS
TOTAL PROVIDED	101 STALLS

SUPERHOST ENTERPRISE
1823 ABRITER COURT
NAPERVILLE, IL 60563

SITE PLAN
TRU BY HILTON
TINLEY PARK, IL

ADVANTAGE
CONSULTING ENGINEERS
80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
630-500-2467
WWW.ACEPIUS.COM

JUNE 18, 2025
JOB: 20-024

SHEET:
C1
1 OF 4

RE: Confirmation for July 3 Public Hearing

From Ramsey Elshafei <relshafei@re-ds.com>

Date Thu 6/19/2025 9:37 AM

To Jason Engberg <jengberg@tinleypark.org>; Michael Whalen <mwhalen@tinleypark.org>

Cc slakhany@superhosthospitality.com <slakhany@superhosthospitality.com>; 'Jerry White' <jwhite@superhosthospitality.com>; Tom Golab <tgolab@re-ds.com>; Bill Zalewski Advantage Consulting Engineer (Tinely Hotel) <BillZ@aceng.us>

 3 attachments (3 MB)

20024-Base-C1 - 6-19-2025.pdf; Markup of Changes - 20024-Base-C1 - 6-19-2025.pdf; Tru By Hilton Offsite Parking Exhibit 6-19-2025.pdf;

Jason & Michael,

Thank you again for all your support and assistance with this project, attached is a revised site plan along with a markup of changes that I put together for your convenience.

Summary of changes to site plan and discussions:

- Resubmitting revised site plan to accommodate plan commission feedback regarding parking ratio – this would be the only variation that is up for discussion during the meeting
- We are accommodating an additional 10 spots on site based on the input (going from 91 total to 101 total spots)
- Additional parking was added on the west portion of the property, which will require underground detention which we will address as part of our engineering and development drawings.
- We are removing the spot on the North-East corner due to feedback regarding clearance to back out of the spot and entry of the hotel.
 - We could add this spot back in if the plan commission requests an additional spot on site
- We relocated the loading zone based on revised plan and to improve on traffic flow.

One other thing to add and not sure if you'd like to add to your staff report but along White Eagle Drive there is street parking allowed (I understand that from 2am-5am there is no parking allowed) – there is enough space for about 14 cars to be parked across from the entrance of the hotel – these could be used for additional parking or hotel employees could park here if needed. Attached is an exhibit that might help.

Jerry White and Bill Zalewski will be in attendance at the plan commission / public hearing on behalf of ownership on 7/3.

If you need anything else in order to put together your staff report, please let us know!

Thank you,

Ramsey Elshafei
President



2200 Cabot Dr., Suite 110

Lisle, IL 60532

Direct: 630-324-1210

Office: 630-324-1200

Email: relshafei@re-ds.com

Website: www.RE-DS.com

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From: Jason Engberg <jengberg@tinleypark.org>

Sent: Tuesday, June 17, 2025 9:56 AM

20024
11 JUNE 25

