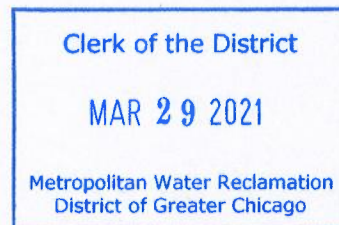


Table of Contents  
Re: Resolutions to Notice of Procedural Deficiency

1. Payment of variance filing fee as required by 1101.2 and Appendix F of WMO: included in packed
2. A) Page 2 of Petition of Variance: Brett Duffy – SPACECO, Inc.  
9575 W Higgins Road Suite 700  
Rosemont, IL 60018  
  
B) Attachment 2 included in Petition of Variance  
  
C) Included on page 7 of the Petition of Variance. Article 501 (A-C) “A Development shall not”
3. Certification of publication included in submitted packed. Circulating in Chicago Sun Times on 3/26/21
4. Sworn affidavit included in submitted packet



IN RE: PETITION FOR VARIANCE OF  
HOTEL MANNHEIM GROUP

Case No. WMO-VP-21-01  
Property Address: 6810 Mannheim Road  
Rosemont, IL 60018

The proposed Variance located on 6810 Mannheim Road in Rosemont, IL aligns with the Illinois Watershed Ordinance section 103. The new additions improve the conditions surrounding the floodplain. The proposed renovation does not create any additional pressure on surrounding area.

The Variance will improve all storm water runoff that will be captured on-site allowing for safe and effective evaporation. The leveling and implementation of improved draining technology of the parking lot will help the drainage of ground water on site – in line with the safe watershed mitigation practices outlined in the Watershed Ordinance. The Variance improves upon current conditions leading to an overall safer and environmentally friendly floodplain.

Hotel Mannheim Group

**6810 Mannheim Road  
Rosemont, Illinois**

**INTRODUCTION**

The project site is located at 6810 Mannheim Road in the Village of Rosemont, Cook County, Illinois. The total contiguous ownership is 8.38 acres and the proposed development will disturb approximately 2.0 acres. The storm water analysis was performed based on the land plan prepared by the project architect, the topographic survey prepared by SPACECO Inc., in accordance with the requirements of the Watershed Management Ordinance (Ordinance) as adopted by the Metropolitan Water Reclamation District of Greater Chicago on October 3, 2013, and as amended to, and including May 16, 2019.

The Village of Rosemont is in support of this project. The scope of work surrounding the overall project seeks relief from the .5 acre trigger of drainage because the disruption in this case is a **reduction of use and thus not necessary for applied purposes of requiring such additional drainage**. The work on the north side of the existing building will be just resurface in the parking lot whereby the pitch is corrected. This will result in having all the water drains away from the building with installation of two new awnings to cover up the entrances of the hotels. The work on the south side will consist of demolition of the small addition that was previously and indoor pool. This pool will be removed entirely and replace into a flat surface area that is constructed of a material with drainage holes within it. There will be no additional plumbing capacities added to the site and thus no disruption to the current drainage schematic.

Under the proposed renovation all of the storm water will be captured on-site and allowed to evaporate, soak into the ground on-site, thus not triggering the need for additional drainage.

**EXISTING CONDITIONS**

Under existing conditions, the project site is a hotel facility with the associated roadways and utilities. The site is located directly north of Interstate 1-90, and on the west side of Mannheim Road. A 72" storm sewer traverses north to south on the east side of the site parallel to Mannheim Road.

There is no floodplain based on existing topography and a mapped floodway located on-site as delineated by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panel number 0219], effective August 19, 2008. The existing site drains to the 72" Village of Rosemont storm sewer and is ultimately tributary to the Willow-Higgins Creek. The project is located in a separate sewer area. The existing site drains to the 72" Village of Rosemont storm sewer and is ultimately tributary to the Willow-Higgins Creek.

There are no existing wetlands/waters of the U.S. located on the site.

## **PROPOSED CONDITIONS**

### **General Storm water Information**

The proposed development will include demolition of two existing buildings, hotel pool and patio area. The redevelopment of the site will include reconfiguring of the parking lot with associated storm sewer improvements, and two new porte-cochere entry ways for the hotel facility. New development area has a footprint of 2.0 Acres.

There is currently no storm water detention provided on the site. The MWRD ordinance has requirements for detention and retention on site disturbing more than 0.5 acres of land. The developer is requesting relief from the MWRD requirements and no detention or retention is proposed.

### **Site Runoff Requirements**

The project is located in a separate sewer area, and the site drains to the 72" Village of Rosemont storm sewer and is ultimately tributary to the Willow-Higgins Creek.

The following table is a breakdown of the existing and proposed on-site areas. This is a holistic view and does not distinguish between detained, unrestricted, and native plantings.

Site Condition	Areas			
	Pervious Ac.	Impervious Ac.	Total Ac.	% Impervious
Existing	0.49	1.51	2.0	76
Proposed	0.19	1.81	2.0	91

There is no upstream area tributary to the site. There is no depressional storage on site.

### **GRANTING OF A VARIANCE:**

Development shall not:

- A. Increase flood elevations or decrease flood conveyance capacity upstream or downstream of the property holding
- B. Pose any increase in flood velocity or impairment of the hydrologic and hydraulic functions of streams and floodplains unless a water resource benefit is realized
- C. Unreasonably or unnecessarily degrade surface or ground-water quality

The District may grant a variance when it is consistent with the general purpose and intent of this Ordinance and when the project meets the requirements in 501.1 A-C of this Ordinance and the petition demonstrates all of the following conditions:

1. Granting the variance neither alters the essential character of the area involved, nor alters existing stream uses;
2. Failure to grant the variance would create an unreasonable hardship on the applicant; **ECONOMIC HARDSHIP ALONE SHALL NOT CONSTITUTE UNREASONABLE HARDSHIP;**
3. The variance to be granted is the minimum necessary and there are no other means by which the alleged hardship can be avoided or remedied to a degree sufficient to permit the reasonable continuation of the project;
4. The applicant's circumstance are unique, not self-imposed, and do not represent a general condition or problem;
5. The project is unique when compared to other projects that have met the provisions of this Ordinance;
6. A development proposed within a flood protection area is unable to be constructed outside the floor protection area; and
7. Granting the variance shall not result in any of the following:
  1. Increase in the regulatory floodplain elevation, unless a CLOMR is issued by FEMA;
  2. Additional threats to public safety
  3. extraordinary public expense
  4. nuisance, fraud, or victimization of the public; or
  5. conflict with existing laws or ordinances

Per Section 103 of the Illinois Watershed Ordinance, granting of this variance adheres to and improves upon the purposes of this ordinance:

- A. Protecting the public health, safety, and welfare, and reducing the potential for loss of property due to flood damage;**
  - 1. though correction of the pitch on existing parking lots, and the creation of a flat surface area constructed with of a material with drainage holes within it.
- B. Managing and mitigating the effects of urbanization on stormwater drainage throughout Cook County;**
  - 1. by safely dispersing stormwater runoff captured on-site allowing for the runoff to evaporate or soak into the ground on site thus not triggering the need for additional drainage
- C. Protecting existing and new development by minimizing the increase of stormwater runoff volume beyond that experienced under existing conditions and by reducing peak stormwater flows;**
  - 1. there will be no alterations to existing characteristics and essential characters within the watershed nor impeded on the existing MWRD ordinance
- D. Promoting responsible land use practices in Cook County, particularly within floodplains and floodways;**
  - 1. Failure to grant the variance necessitating a period for FEMA to approve said modifications is not responsible land use
    - 1. FEMA has indicated granting licenses is secondary priority to disaster relief – could cause excessive delays to a construction site – per definition of FEMA page A-6
- E. Protecting existing water resources, including lakes, streams, floodplains, wetlands, and groundwater from detrimental and unnecessary modification in order to maintain their beneficial functions;**
  - 1. There is no floodplain based on existing topography and mapped floodway located on-site delineated by FEMA
- F. Reducing or mitigating the environmentally detrimental effects of existing and future runoff in order to improve and maintain water quality;**
  - 1. As no new additional plumbing capacities added to the site thus no disruption to the current drainage schematics
- G. Preserving and enhancing existing riparian environments;**
  - 1. The proposed variance will have no altering affect on existing riparian environments, if anything improve upon by implementing new drainage technology
- H. Controlling erosion and the discharge of sediment from all sources including, but not limited to, stormwater facilities, waterways, developments, and construction sites;**
  - 1. There is a temporary status on the site, while under construction – failure will cause even greater erosion risk as temporary parameters are not as affective as permanent implementation of proposed offsetting draining infrastructure

- I. Requiring appropriate and adequate provisions for site runoff control;**
  - 1. All provisions adequately adept to provide proper site runoff control and mitigation of risk
- J. Requiring consistency in stormwater management activities within and among the units of government having stormwater management jurisdiction;**
  - 1. Failure to grant variance is inconsistent per current Illinois Watershed Ordinance – current language necessitates the need for preservation of land and current status however, lengthy delays imposed by FEMA pose a greater risk than granting of the variance.
- K. Ensuring future development in the floodplain does not adversely affect floodplain environments or increase the potential for flood damage;**
  - 1. The redevelopment of the site will include reconfiguring of the parking lot with storm and sewer improvements
- L. Requiring regular, planned maintenance of stormwater management facilities;**
  - 1. All planned maintenance will adhere to current Illinois Watershed Ordinance Standards
- M. Encouraging control of stormwater quantity and quality at the most site-specific or local level;**
  - 1. Fixing the pitch will create an even surface evenly distributing the stormwater evenly mitigated risk of flooding or destruction of existing riparian environments
- N. Meeting the floodway permitting requirements of the Illinois Department of Natural Resources, Office of Water Resources, delineated in the Rivers, Lakes, and Streams Act (615 ILCS 5/18g);**
  - 1. All requirements are met per Illinois Department of Natural Resources, Office of Waters Resources delineated in (615 ILCS 5/18g);

## PETITION OF VARIANCE

Per the MWRD Watershed Management Ordinance Article 11 Section 1101.3

"Every Variance petition shall contain the following information, including, but not limited to:"

A. The co-permittee's notarized signature on the petition

Co-Permittee: Hotel Mannheim Group  
6810 Mannheim Road  
Rosemont, IL 60018  
Carmen Rossi—Attorney/ Representative

I hereby consent to the filing of this petition for variance from the provisions of the Metropolitan Water Reclamation District of Greater Chicago, Watershed Management Ordinance as indicated below.

Dated this 12 day of November 2020

7-7-  
Carmen Rossi  
Attorney/Representative  
Expansion Project

Subscribed and sworn to me this 12<sup>th</sup> day of November, 2020

OFFICIAL SEAL  
JOSEPH A ZAGORSKI  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 02/13/22

Joseph A. Zagorski  
(Notary of Public)

B. A letter of no objection to the variance request from the Permittee

See attached

C. The names and addresses of all professional consultants advising the Co-Permittee regarding the petition:

Brett Duffy-SPACECO, Inc.  
John Li, Eric Chang—Hotel Mannheim Group  
Daniel Lunch, Mark Wrzeszcz—CBBEL  
Matt Murphy, Joe Lewis—SPACECO, Inc.



## ADDRESSES OF PROFESSIONAL CONSULTANTS:

Brett Duffy  
Spaceco, Inc  
9575 W Higgins Road  
Suite 700  
Rosemont, IL 60018

John Li & Eric Chang  
Hotel Mannheim Group  
6810 Mannheim Road  
Rosemont, IL 60018

Daniel Lunch & Mark Wrzeszcz  
CBBEL  
9575 W Higgins Road  
Suite 600  
Rosemont, IL 60018

Matt Murphy & Joe Lewis  
Spaceco  
9575 W Higgins Road  
Suite 700  
Rosemont, IL 60018

D. The address(es), plat of survey and legal description of the Site.

Addresses:

6810 Mannheim Road  
Rosemont, IL 60018

E. Nuisances, fraud or victimization of the public, or;

No Nuisances, fraud or victimization of the public will result from approval of this Variance.

Attachments:

1. Letter of No Objection (Village of Rosemont-Permittee)
2. Plat of Survey
3. List of Properties Within 250' of the Site
4. Notice of Petition (copy) to be mailed by Co-Permittee to property owners
5. Notice of Petition to be placed (by Co-Permittee) in a Cook Country newspaper with a general circulation in the vicinity of the Site.

#1: The names and address(es) of all Owner of Record within two hundred and fifty feet (250 ft.) of this site.

*Please see attached*

#2: The specific feature(s) of the proposed Development that requires Variance.

*This letter is to serve its purpose of recognition regarding the variance being sought with the Metropolitan Water Reclamation District of Greater Chicago. The owner of record for this site is Chicago Mannheim Chicago, LLC. The contractor of record is Aberdeen Construction Co. Inc. For the variance sought at 6810 Mannheim Road, the scope of work surrounding the overall project seeks relief from the .5-acre trigger of drainage because the disruption in this case is a reduction of use and thus not necessary for applied purposes of requiring such additional drainage. The work on the north side of the existing building will be just resurfacing the parking lot whereby the pitch is corrected. This will result in having all the water drains away from the building with installation of two (2) new awnings to cover up the entrances of the hotels. The work on the south side will consist of demolition of the small addition that was previously an indoor pool. The pool will be removed entirely and replaced into a flat surface area.*

*The village of Rosemont does not have any objections to this variance.*

#3: The specific provision(s) of this Ordinance from which a Variance is being requested and the precise variation being sought.

*The total contiguous ownership is 8.39 acres, and the proposed development will disturb approximately 2.0 acres. The proposed development will include demolition of two existing buildings, hotel pool and patio area. The redevelopment of the site will include reconfiguring of the parking lot with associated storm sewer improvements and two new porte-cochere entry ways for the hotel facility. New development area has a footprint of 2.0 acres.*

*There will be no new and no additional plumbing capacities added to the site and thus no disruption to the current drainage schematic.*

**\*\*\* CONTINUED ON PAGE TWO PAGE \*\*\***

#4: A detailed statement of the characteristics of the Development that prevent it from complying with this ordinance.

*Interior renovation of the hotel with limited budget.*

#5: A detailed statement of the minimum variance of the provisions of this Ordinance that would be necessary to permit the proposed construction or development.

*The minimum would be 2.0 acres disturbed versus .05 that is already allowed.*

#6: A detailed statement describing how the requested Variance satisfies each of the criterion provided in Section 1103.1 of this Ordinance.

*Granting the variance shall not alter the essential character of the area involved, including existing stream uses.*

*Failure to grant the variance would create an exceptional hardship on the Co-Permittee; economic hardship of the Co-Permittee alone shall not constitute exceptional hardship.*

***The relief requested is the minimum necessary and there are no means other than the requested variance by which the alleged hardship can be avoided and remedied to a degree sufficient to permit the reasonable continuation of Development.***

Section 1301.1

A: The district may grant a variance when it is consistent with the general purpose and intent of this Ordinance and when the development meets the requirements as specified on 8501.1 of this ordinance and all of the following conditions:

A: Granting the Variance shall not alter the essential character of the area involved, including existing stream uses.

B: Failure to grant Variance would create an exceptional hardship on the Co-Permittee; economic hardship of the Co-Permittee alone shall not constitute exceptional hardship.

C: The relief requested is the minimum necessary and there are no means other than the requested Variance by which the alleged hardship can be avoided and remedied to a degree sufficient to permit the reasonable continuation of Development

D: The Co-Permittees circumstances are unique and do not represent a general condition or problem.

E: Granting Variance shall not result in any of the following:

1. *Increase in the regulatory flood plain elevation, unless a CLOMR is issued by FEMA;*
2. *Additional threats to public safety.*
3. *Extraordinary public expense.*
4. *Nuisances, fraud, victimization of the public or.*
5. *Conflict with existing laws.*
6. *Nuisances, fraud, or victimization of the public, or.*

Respectfully Submitted,

Carmen Rossi

Chicago Lake Law



VILLAGE OF  
ROSEMONT

February 14, 2020

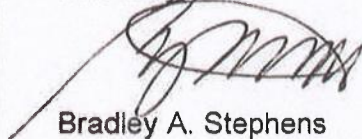
To Whom It May Concern

Subject: Development at 6810 N. Mannheim Road, Rosemont, IL 60018

The Village of Rosemont has reviewed the attached Disturbed Area exhibit. The proposed area of development is not located within a Special Flood Hazard Area (SFHA) per Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel Number 17031C0219J. Since the project is not located within a SFHA, there are no compliance issues with the local National Flood Insurance Program (NFIP). If the Metropolitan Water Reclamation of Greater Chicago (MWRDGC) deems it appropriate to grant a variance with respect to the drainage requirements of the Watershed Management Ordinance of Cook County for the proposed development, the Village of Rosemont does not object.

If you have any questions, please feel free to contact me.

Sincerely,



Bradley A. Stephens

Mayor

cc: Dan Lynch – CBBEL

9501 West Devon Ave.  
Rosemont, IL 60018

Phone 847-825-4404  
Fax 847-696-2717

N:\ROSEMONT\14010\Admin\LL1 021420 Docx

The Village of Rosemont offer an opinion of No Objection to the proposed Variance to remove the drainage requirement at the development site at 6810 Manheim Road. The Village understands the purpose of the Watershed Management Ordinance is to provide guidelines and structure for the betterment of the community and environment. It is our understanding that this proposed Variance will not alter the character of the area involved, nor alter the existing stream uses.

The Village recognizes the necessary Runoff Requirement steps a developer must go through when their Open Space development is greater or equal to 0.5 acre. Although this development does exceed that threshold, we believe the circumstance makes this case unique.

Article 501 (A-C) off the WMO, states that, "A Development shall not:

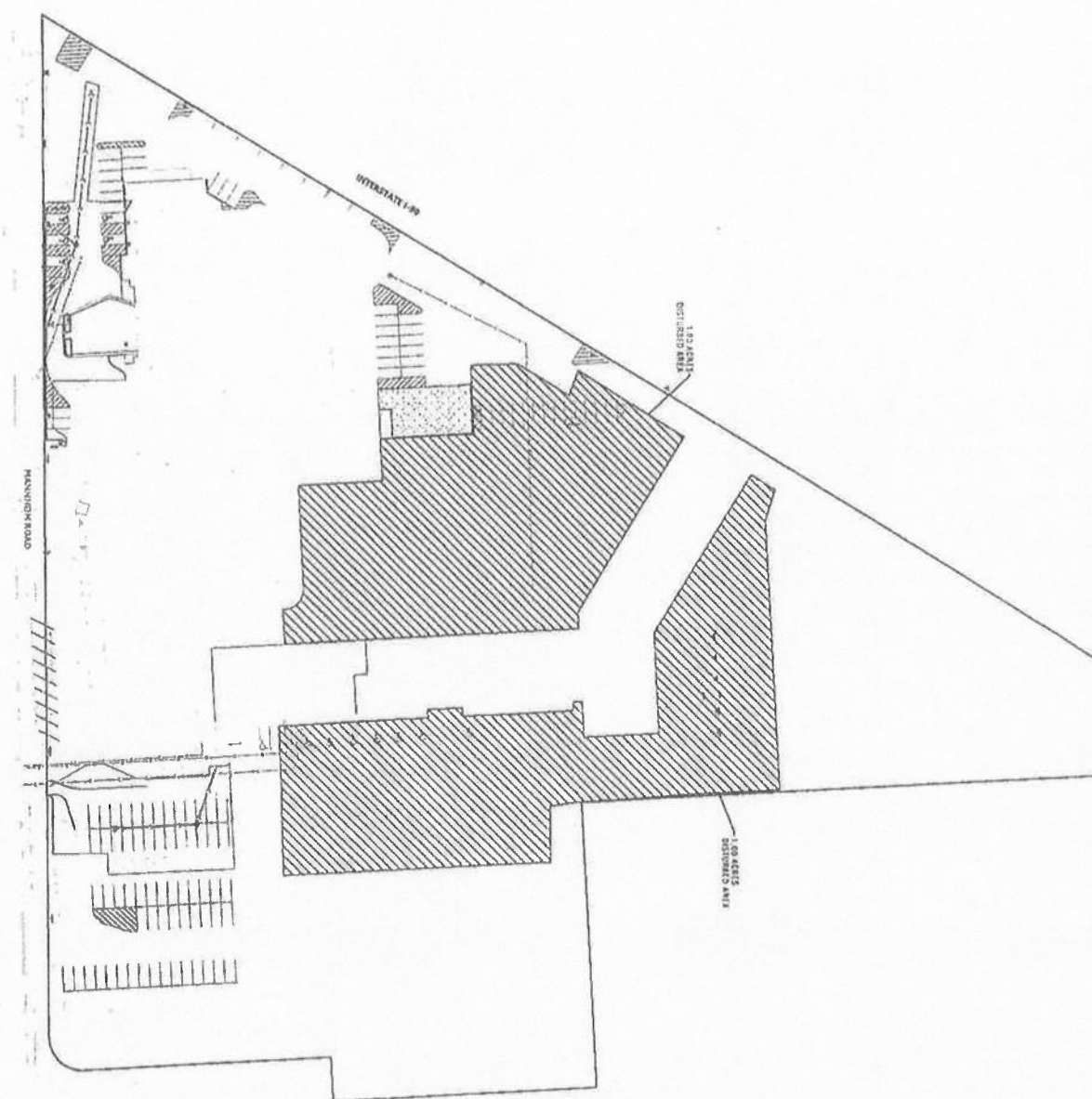
- A. Increase flood elevations or decrease flood conveyance capacity upstream or downstream of the property holding.
- B. Pose any increase in flood velocity or impairment of the hydrologic and hydraulic functions of streams and floodplains unless water resource benefit is realized;
- C. Unreasonably or unnecessarily degrade surface or ground-water quality. "

We took these three requirements into consideration when coming to our decision. This development does meet these requirements and the Village will work hand in hand with MWRD to make sure the Developer holds firm to these requirements. For the Variance sought at 6810 Mannheim, the scope of work surrounding the overall project seeks relief from the .5 acre trigger of drainage because the disruption in this case is a reduction of use and thus not necessary for applied purposes of requiring such additional drainage. The work on the north side of the existing building will be just resurfacing the parking lot whereby the pitch is corrected. This will result in having all the water drains away from the building with installation of two new awnings to cover up the entrances of the hotels. The work on the south side will consist of demolition of the small addition that was previously an indoor pool. This pool will be removed entirely and replaced into a flat surface area.

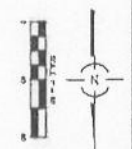
The Village is committed to providing the best opportunities for our residents, visitors, and business'. We firmly believe that this development scheme is positive for our community and support the Developer Chicago Mannheim Chicago, LLC in their efforts to renovate a hotel development. After weighing all the alternative options and circumstances of the project we offer an opinion of No Objection to the proposed Variance.

Sincerely,

The Village of Rosemont



TOTAL DISTURBED AREA = 2.00 ACRES



**SPACED INC.**  
 1000 W. 10th St.  
 Rosemont, IL 60018  
 Phone: (708) 948-4000 Fax: (708) 948-4001

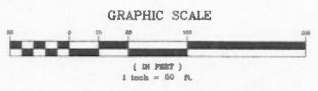
PROJECT: **DAE**  
 SHEET: **1** OF **1**

**DISTURBED AREA EXHIBIT**  
**ROSEMONT HOTEL**  
**ROSEMONT, ILLINOIS**

NO.	DATE	REVISIONS

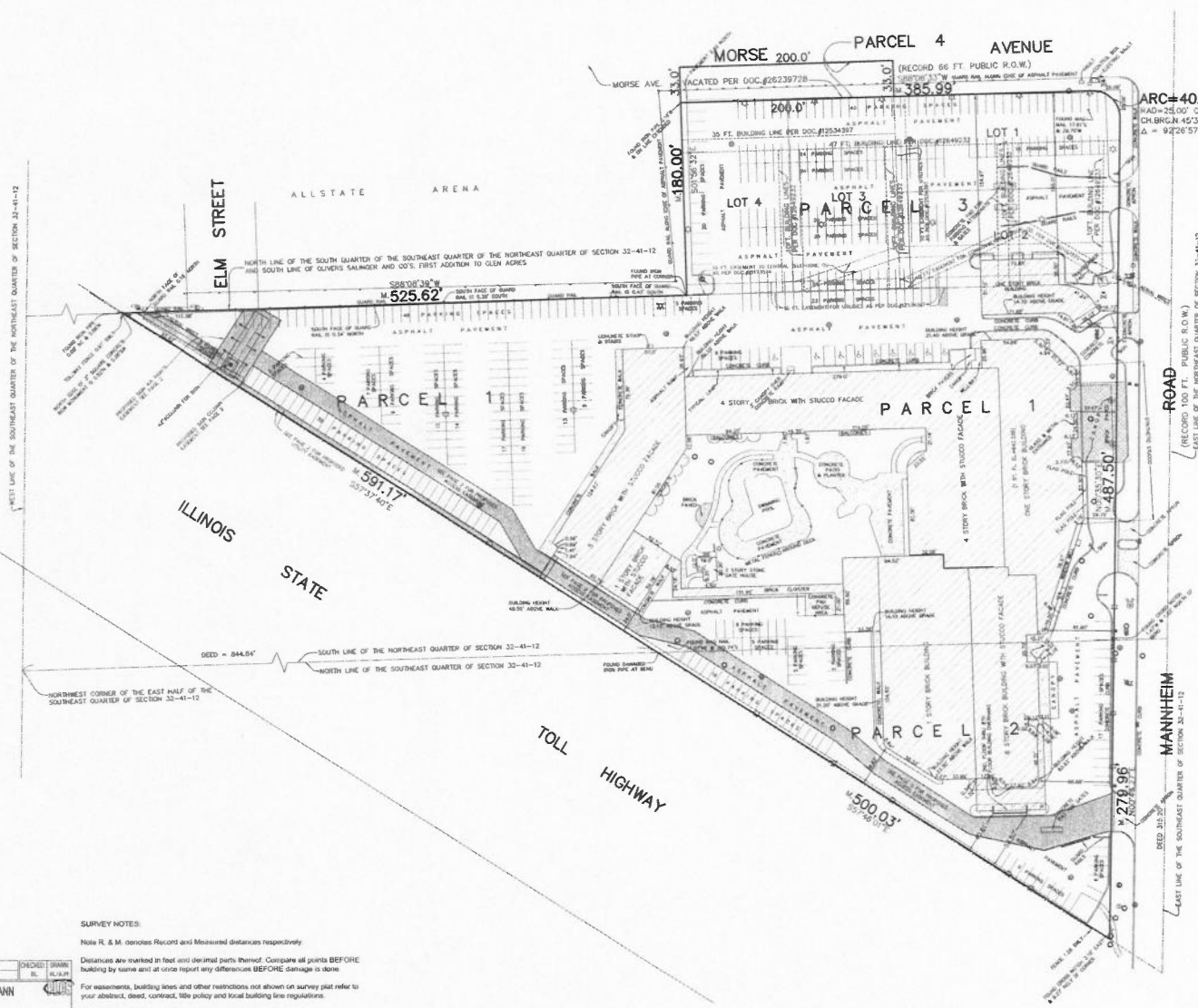
NO.	DATE	REVISIONS

- SEND
- Storm MH
- Storm CB
- Storm Inlet
- San MH
- San Open Out
- Water Valve
- Water Valve Vault
- Water MH
- Water Inlet Box
- Water Hand Hole
- Water Meter
- Water Fire Hydrant
- Telephone Pole
- Telephone MH
- Telephone Vault
- Telephone Pedestal
- Electric Utility Pole
- Electric MH
- Electric Vault
- Electric Meter
- Electric Post
- Electric Pole
- Electric Light Pole
- Electric Traffic Signal
- Electric Light Pole with Traffic Signal
- Electric Traffic Control Box
- Rail Valve
- Rail MH
- Rail Vault
- Rail Buffer Box
- Rail TV Pedestal
- Tree - Deciduous
- Tree - Evergreen
- Utility Marker
- Sign Post
- Mail Box
- Number Post
- Key Anchor
- Mail Sliding
- Instrumentation Found
- Instrumentation Established
- Underside Manhole



**GREMLEY & BIEDERMANN**  
 A Division of  
**PLCS Corporation**  
 LICENSE NO. 06-0002  
 PROFESSIONAL LAND SURVEYORS  
 4305 NORTH ELSTON AVENUE, CHICAGO, IL 60630  
 TELEPHONE: (773) 685-5102 FAX: (773) 286-4884 EMAIL: INFO@PLCS-SURVEY.COM

**PLAT OF SURVEY**



Parcel 1: The South Quarter of the Southeast Quarter of the Northwest Quarter of Section 32, Township 41 North, Range 12, East of the Third Principal Meridian, (except that part taken for Mannheim Road and that part conveyed to the Illinois State Toll Highway Commission by deed recorded as document 18738963) and (except that part taken in Case No. 64L21561), in Cook County, Illinois.

Parcel 2: That part of the East Half of the Southeast Quarter of Section 32, Township 41 North, Range 12, East of the Third Principal Meridian, lying West of the West line of Mannheim Road and North of the North line of the Illinois Toll Highway drawn from a point on the North line of said East Half of the Southeast Quarter, 844.84 feet measured on the said North line, East of the Northwest corner of said East Half of the Southeast Quarter of said Section 32 (except that part taken in Case No. 64L21263), in Cook County, Illinois.

Parcel 3: Lots 1 to 4, both inclusive, in Block 2 in Oliver Sallinger and Company's First Addition to Glen Acres, being a subdivision of the North 3/4 of the Southeast Quarter of the Northeast Quarter of Section 32, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 4: That part of the South Half of Morse Avenue, vacated by document 26231729, lying North of and adjoining Lots 3 and 4 in Block 2 in Oliver Sallinger and Company's First Addition to Glen Acres, being a subdivision of the North 3/4 of the Southeast Quarter of the Northeast Quarter of Section 32, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

**SURVEY NOTES:**  
 PROPERTY ADDRESS: 6610 N. MANNHEIM ROAD, ROSEMONT, ILLINOIS

**AREAS:**  
 PARCEL 1: 225,993 SQ FT OR 5.18 ACRES  
 PARCEL 2: 59,778 SQ FT OR 1.37 ACRES  
 PARCEL 3: 73,317 SQ FT OR 1.68 ACRES  
 PARCEL 4: 1,400 SQ FT OR 0.03 ACRES  
 TOTAL PROPERTY AREA: 360,488 SQ FT OR 8.28 ACRES

TOTAL BUILDING FOOTPRINT AREA: 97,685 SQ FT  
 NORTH BUILDING AREA: 4,716 SQ FT  
 SOUTH BUILDING AREA: 92,969 SQ FT

**SURVEY NOTES:**  
 Note R. & M. denotes Record and Measured distances respectively.

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

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

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

Monumentation or witness points were not set at the Client's request.

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

COPYRIGHT GREMLEY & BIEDERMANN, INC. 2014 "All Rights Reserved"

SPACKO INC. DRAWN BY: [Signature] CHECKED BY: [Signature]

4305 NORTH ELSTON AVENUE, CHICAGO, IL 60630  
 (773) 685-5102 FAX: (773) 286-4884 EMAIL: INFO@PLCS-SURVEY.COM

**GREMLEY & BIEDERMANN**  
 P.L.C.S. Corporation  
 LICENSE NO. 06-0002  
 PROFESSIONAL LAND SURVEYORS

DATE: MAY 15, 2014  
 SCALE: 1" = 50' FEET  
 SHEET: 1 OF 2

19236-001

State of Illinois  
 County of Cook

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

Field measurements completed on MAY 2, 2014.

Signed on May 15, 2014  
 [Signature]

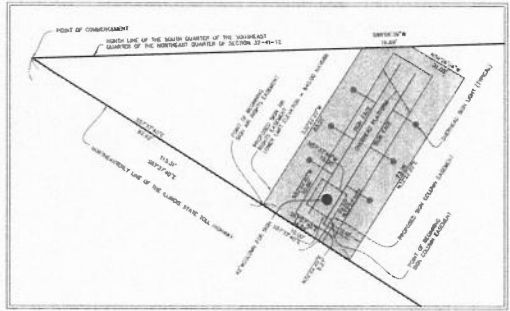
Professional Illinois Land Surveyor No. 24622  
 My license expires November 30, 2014  
 This professional service conforms to the current Illinois minimum standards for a boundary survey



**GREMLEY & BIEDERMANN**

A Division of  
**PLCS Corporation**  
 LICENSE NO. 06-000362  
 PROFESSIONAL LAND SURVEYORS  
 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630  
 Telephone (773) 645-5002 Fax (773) 780-4186 Email: INFO@PLCS-SURVEY.COM

**PLAT OF SURVEY**  
**PROPOSED EASEMENTS**



**SIGN EASEMENT DETAILS**  
 SCALE 1"=20'

**SIGN AIR RIGHTS EASEMENT**  
 THAT PART OF THE SOUTH QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART TAKEN FOR MANNHEIM ROAD AND THAT PART CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION BY DEED RECORDED AS DOCUMENT 167388) AND EXCEPT THAT PART TAKEN IN CASE NO. 6421589, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +646.00 FEET NORTH AMERICAN VERTICAL DATUM OF 1985 (NAD 83) AND LYING WITHIN ITS HORIZONTAL PROJECTION VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTH QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32 WITH THE NORTHEASTERLY LINE OF THE ILLINOIS STATE TOLL HIGHWAY, THENCE SOUTH 89°30'00" EAST, ALONG SAID NORTHEASTERLY LINE, 16.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 32°22'20" EAST, ALONG SAID NORTHEASTERLY LINE, 14.84 FEET; THENCE NORTH 12°22'20" EAST, 73.26 FEET; THENCE NORTH 02°20'00" WEST, 21.05 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 32, THENCE SOUTH 89°30'00" WEST, ALONG THE NORTH LINE OF THE SOUTH QUARTER, ABOVE SAID, 16.69 FEET; THENCE SOUTH 12°22'20" WEST, 61.21 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.  
 CONTAINING 2,471 SQUARE FEET, MORE OR LESS.

**SIGN COLUMN EASEMENT**  
 THAT PART OF THE SOUTH QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART TAKEN FOR MANNHEIM ROAD AND THAT PART CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION BY DEED RECORDED AS DOCUMENT 167388) AND EXCEPT THAT PART TAKEN IN CASE NO. 6421589, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +646.00 FEET NORTH AMERICAN VERTICAL DATUM OF 1985 (NAD 83) AND LYING WITHIN ITS HORIZONTAL PROJECTION VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTH QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 32 WITH THE NORTHEASTERLY LINE OF THE ILLINOIS STATE TOLL HIGHWAY, THENCE SOUTH 89°30'00" WEST, ALONG SAID NORTHEASTERLY LINE, 115.11 FEET; THENCE NORTH 32°22'20" EAST, 8.27 FEET TO THE POINT OF BEGINNING; THENCE NORTH 32°22'20" EAST, 10.00 FEET; THENCE NORTH 57°37'40" EAST, 16.60 FEET; THENCE NORTH 12°22'20" WEST, 18.00 FEET; THENCE SOUTH 12°22'20" WEST, 18.00 FEET; THENCE SOUTH 57°37'40" EAST, 16.60 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.  
 CONTAINING 100 SQUARE FEET, MORE OR LESS.

**UTILITY EASEMENT**

THAT PART OF THE SOUTH QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART TAKEN FOR MANNHEIM ROAD AND THAT PART CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION BY DEED RECORDED AS DOCUMENT 167388) AND EXCEPT THAT PART TAKEN IN CASE NO. 6421589, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTH QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 32 WITH THE NORTHEASTERLY LINE OF THE ILLINOIS STATE TOLL HIGHWAY, THENCE NORTH 89°30'00" EAST, ALONG THE NORTHEASTERLY LINE OF THE SOUTH QUARTER, ABOVE SAID, 11.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°30'00" EAST, ALONG THE NORTH LINE OF THE SOUTH QUARTER, ABOVE SAID, 16.26 FEET; THENCE SOUTH 84°01'00" WEST, 47.90 FEET; THENCE NORTH 32°22'20" WEST, 68.26 FEET; THENCE SOUTH 57°37'40" WEST, 131.50 FEET; THENCE NORTH 32°22'20" EAST, 134.18 FEET; THENCE SOUTH 57°37'40" WEST, 59.10 FEET; THENCE NORTH 32°22'20" WEST, 24.61 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THE ILLINOIS STATE TOLL HIGHWAY, THENCE NORTH 57°37'40" WEST, ALONG SAID NORTHEASTERLY LINE, 37.34 FEET; THENCE NORTH 32°22'20" EAST, 5.16 FEET; THENCE NORTH 03°27'01" WEST, 82.86 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.  
 CONTAINING 5,807 SQUARE FEET, MORE OR LESS.

**UTILITY EASEMENT DETAILS**  
 SCALE 1"=20'

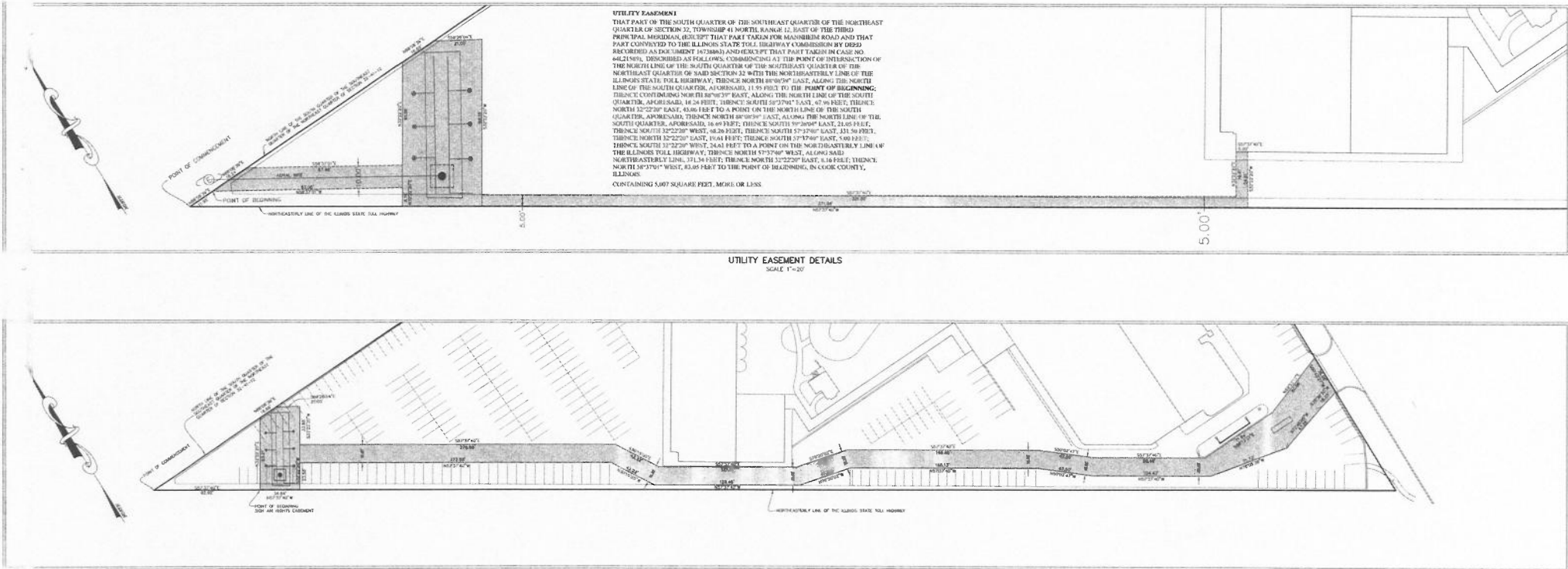
**ACCESS ROAD EASEMENT DETAILS**  
 SCALE 1"=40'

**ACCESS ROAD EASEMENT**

THAT PART OF THE SOUTH QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART TAKEN FOR MANNHEIM ROAD AND THAT PART CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION BY DEED RECORDED AS DOCUMENT 167388) AND EXCEPT THAT PART TAKEN IN CASE NO. 6421589, TOGETHER WITH THAT PART THAT PART OF THE LAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WESTERLY OF THE WEST LINE OF MANNHEIM ROAD AND NORTH OF THE NORTH LINE OF THE ILLINOIS STATE TOLL HIGHWAY DRAWN FROM A POINT ON THE LAST LINE OF SAID SOUTHWEST QUARTER, 311.3 FEET NORTH OF THE EAST QUARTER CORNER OF SAID SECTION 32 TO A POINT ON THE NORTH LINE OF SAID LAST HALF OF THE SOUTHWEST QUARTER, 84.44 FEET MEASURED ON THE SAID NORTH LINE, EAST OF THE NORTHWEST CORNER OF SAID LAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 32 (EXCEPT THAT PART TAKEN IN CASE NO. 6421589), ALL TAKEN AS A TRACT AND DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTH QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 32 WITH THE NORTHEASTERLY LINE OF THE ILLINOIS STATE TOLL HIGHWAY, THENCE SOUTH 57°37'40" EAST, ALONG SAID NORTHEASTERLY LINE, 92.62 FEET TO THE POINT OF BEGINNING; THENCE NORTH 32°22'20" EAST, 63.11 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH QUARTER, ABOVE SAID, THENCE NORTH 89°30'00" EAST, ALONG THE NORTH LINE OF THE SOUTH QUARTER, ABOVE SAID, 16.69 FEET; THENCE NORTH 02°20'00" WEST, 21.05 FEET; THENCE SOUTH 57°37'40" EAST, 16.60 FEET; THENCE SOUTH 12°22'20" WEST, 18.00 FEET; THENCE SOUTH 57°37'40" EAST, 16.60 FEET; THENCE NORTH 12°22'20" WEST, 61.21 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.  
 CONTAINING 19,119 SQUARE FEET, MORE OR LESS.

**ACCESS ROAD EASEMENT (CONTINUED)**

THENCE SOUTH 50°30'00" EAST, 47.90 FEET; THENCE SOUTH 57°37'40" EAST, 166.51 FEET; THENCE SOUTH 50°30'00" EAST, 47.90 FEET; THENCE SOUTH 57°37'40" EAST, 90.86 FEET; THENCE NORTH 62°12'00" EAST, 71.64 FEET; THENCE NORTH 60°31'00" EAST, 60.36 FEET TO THE WEST LINE OF MANNHEIM ROAD, 35.46 FEET; THENCE SOUTH 57°36'50" WEST, 18.00 FEET; THENCE NORTH 57°36'50" WEST, 47.28 FEET; THENCE NORTH 50°30'00" WEST, 71.71 FEET; THENCE NORTH 57°37'40" WEST, 166.41 FEET; THENCE NORTH 50°30'00" WEST, 47.90 FEET; THENCE NORTH 57°37'40" WEST, 165.13 FEET; THENCE NORTH 50°30'00" WEST, 47.90 FEET; THENCE NORTH 57°37'40" WEST, 120.46 FEET; THENCE NORTH 19°15'00" WEST, 62.32 FEET; THENCE NORTH 57°37'40" WEST, 252.66 FEET; THENCE SOUTH 32°22'20" WEST, 21.58 FEET TO THE NORTHEASTERLY LINE OF THE ILLINOIS STATE TOLL HIGHWAY, ABOVE SAID, THENCE CONTINUING NORTH 37°37'40" WEST, ALONG SAID NORTHEASTERLY LINE, 14.84 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.  
 CONTAINING 19,119 SQUARE FEET, MORE OR LESS.



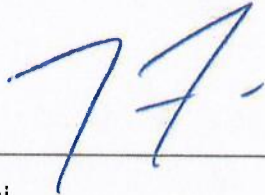
PROJECT NO.	19236-001	CHECKED BY	ALBERT
DRAWN BY	ALBERT	DATE	1/28/2014
<b>GREMLEY &amp; BIEDERMANN</b> A Division of <b>PLCS Corporation</b> LICENSE NO. 06-000362 PROFESSIONAL LAND SURVEYORS 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 Telephone (773) 645-5002 Fax (773) 780-4186 Email: INFO@PLCS-SURVEY.COM			
DATE	1/28/2014	SHEET NO.	2 OF 2
SCALE	1"=40'	TOTAL SHEETS	2 OF 2

# AFFIDAVIT OF MAILING

I, Carmen Rossi (City Lake Law) representing Hotel Mannheim Group do hereby swear that a Notice of Petition was mailed to all nearby homeowners or businesses surrounding 6810 Mannheim Road, Rosemont, IL.

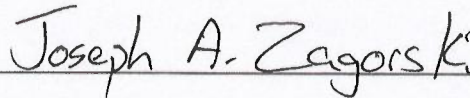
The Notice of Petition was mailed on March 24<sup>th</sup>, 2021 from the mail box at 110 W Hubbard Street, Chicago, IL.

Signature \_\_\_\_\_



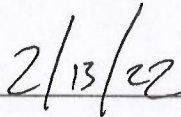
Carmen Rossi  
City Lake Law  
110 W Hubbard Street  
Chicago, IL 60654

Sworn in front of me \_\_\_\_\_

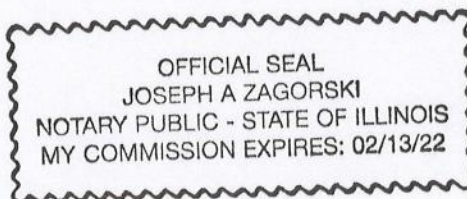
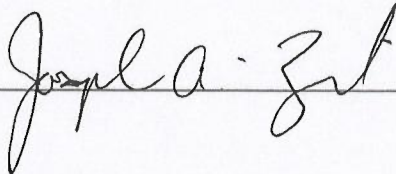


On March 24<sup>th</sup>, 2021.

My commission ends on: \_\_\_\_\_



My name: \_\_\_\_\_



**ATTACHMENT 3**

**List of Property Owners  
Within 250' of the Site**

09-32-203-005-0000  
HOTEL MANNHEIM CHGO LL  
6810 MANNHEIM RD  
ROSEMONT, IL 60018

09-32-205-014-0000  
EXEMPT

09-32-206-007-0000  
EXEMPT

09-32-206-012-0000  
EXEMPT

09-32-206-013-0000  
EXEMPT

09-32-206-014-0000  
EXEMPT

09-32-206-016-0000  
EXEMPT

09-32-206-017-0000  
TAXPAYER OF  
6810 MANNHEIM RD  
ROSEMONT, IL 60018

09-32-207-005-0000  
EXEMPT

09-32-207-025-0000  
EXEMPT

09-32-207-026-0000  
EXEMPT

09-32-207-027-0000  
EXEMPT

09-32-207-028-0000  
PEACOCK OIL CO  
115 GAYLORD ST  
ELK GROVE VL, IL 60007

09-32-207-038-0000  
EXEMPT

09-32-207-039-0000  
EXEMPT

09-32-207-040-0000  
EXEMPT

09-32-211-004-0000  
EXEMPT

09-32-211-005-0000  
EXEMPT

09-32-211-006-0000  
EXEMPT

09-32-211-007-0000  
EXEMPT

09-32-211-009-0000  
DEVELOPMENT RESOURCES  
333 N DESPLAINES ST  
CHICAGO, IL 60661

09-32-212-001-0000  
EXEMPT

09-32-212-002-0000  
EXEMPT

09-32-212-003-0000  
EXEMPT

09-32-212-004-0000  
EXEMPT

09-32-212-015-0000  
TAXPAYER OF  
6810 MANNHEIM ROAD  
ROSEMONT, IL 60018

09-32-401-018-0000  
ROSEMONT O'HARE HOTEL  
333 NORTH DESPLAINES S  
CHICAGO, IL 60661

09-32-401-019-0000  
ROSEMONT O'HARE HOTEL  
333 NORTH DESPLAINES S  
CHICAGO, IL 60661

09-33-108-008-0000  
JOHN IMREIBE  
2711 MANNHEIM RD  
DES PLAINES, IL 60018

09-33-108-009-0000  
JOHN IMREIBE  
2711 MANNHEIM RD  
DES PLAINES, IL 60018

09-33-108-010-0000  
JOHN IMREIBE  
2711 MANNHEIM RD  
DES PLAINES, IL 60018

09-33-108-013-0000  
CAFE LA CAVE  
2777 S MANHEIM RD  
DES PLAINES, IL 60018

09-33-108-023-0000  
CAFE LA CAVE RE JS GAR  
2777 S MANNHEIM RD  
DES PLAINES, IL 60018

09-33-109-063-0000  
ARUCH POONSAPAYA  
1666 FARWELL AVE  
DES PLAINES, IL 60018

09-33-300-002-0000  
NCB DEVELOPMENT XXVIII  
6111 N RIVER RD #4  
ROSEMONT, IL 60018

09-33-300-005-0000  
NCB DEVELOPMENT XXVIII  
6111 N RIVER RD #4  
ROSEMONT, IL 60018

09-33-300-008-0000  
NCB DEVELOPMENT XXVIII  
6111 N RIVER RD #4  
ROSEMONT, IL 60018

09-33-301-011-0000  
EXEMPT

09-33-301-013-0000  
EXEMPT

09-33-305-027-0000  
EXEMPT

09-33-108-011-0000  
JOHN IMREIBE  
2711 MANNHEIM RD  
DES PLAINES, IL 60018

09-33-108-014-0000  
CAFE LA CAVE  
2777 S MANHEIM RD  
DES PLAINES, IL 60018

09-33-108-024-0000  
2655 AC LLC  
15941 S HARLEM AVE 108  
TINLEY PARK, IL 60477

09-33-110-034-0000  
CTLTC 8002381617  
1665 FARWELL AVE  
DES PLAINES, IL 60018

09-33-300-003-0000  
NCB DEVELOPMENT XXVIII  
6111 N RIVER RD #4  
ROSEMONT, IL 60018

09-33-300-006-0000  
NCB DEVELOPMENT XXVIII  
6111 N RIVER RD #4  
ROSEMONT, IL 60018

09-33-300-009-0000  
NCB DEVELOPMENT XXVIII  
6111 N RIVER RD #4  
ROSEMONT, IL 60018

09-33-301-012-0000  
EXEMPT

09-33-305-024-0000  
CITY OF DES PLAINES  
1420 MINER ST  
DES PLAINES, IL 60016

09-32-211-001-0000  
EXEMPT

09-33-108-012-0000  
CAFE LA CAVE  
2777 S MANHEIM RD  
DES PLAINES, IL 60018

09-33-108-022-0000  
CAFE LA CAVE RS JS GAR  
2777 S MANNHEIM RD  
DES PLAINES, IL 60018

09-33-109-062-0000  
RAY MARIA BAHAMON  
2725 GRECO LANE  
DES PLAINES, IL 60018

09-33-300-001-0000  
NCB DEVELOPMENT XXVIII  
6111 N RIVER RD #4  
ROSEMONT, IL 60018

09-33-300-004-0000  
NCB DEVELOPMENT XXVIII  
6111 N RIVER RD #4  
ROSEMONT, IL 60018

09-33-300-007-0000  
NCB DEVELOPMENT XXVIII  
6111 N RIVER RD #4  
ROSEMONT, IL 60018

09-33-301-008-0000  
NCB DEVELOPMENT XXVIII  
6111 N RIVER RD #4  
ROSEMONT, IL 60018

09-33-301-014-0000  
NCB DEVELOPMENT XXVIII  
6111 N RIVER ROAD #4  
ROSEMONT, IL 60018

09-33-305-025-0000  
CITY OF DES PLAINES  
1420 MINER ST  
DES PLAINES, IL 60016

09-32-211-002-0000  
EXEMPT

09-32-211-008-0000  
EXEMPT

09-32-210-010-0000  
EXEMPT  
OHARE FIELD

09-32-210-017-0000  
EXEMPT  
OHARE FIELD



# RealInfo

The Power of Information

Tax Payer Address Label

Create Labels

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PostCards


Search Criteria: Find pins 09322030050000 -- 09322030059999 ,09322050140000 -- 09322050149999 ,09322060070000 -- 09322060079999 ,09322060120000 -- 09322060149999 ,09322060160000 -- 09322060179999 ,09322070050000 -- 09322070059999 ,09322070250000 -- 09322070289999 ,09322070380000 -- 09322070409999 ,09322100100000 -- 09322100109999 ,09322100170000 -- 09322100179999 ,09322110010000 -- 09322110029999 ,09322110040000 -- 09322110099999 ,09322120010000 -- 09322120049999 ,09322120150000 -- 09322120159999 ,09324010180000 -- 09324010199999 ,09331080080000 -- 09331080149999 ,09331080220000 -- 09331080249999 ,09331090620000 -- 09331090639999 ,09331100340000 -- 09331100349999 ,09333000010000 -- 09333000099999 ,09333010080000 -- 09333010149999 ,09333050240000 -- 09333050259999 ,09333050270000 -- 09333050279999

**Properties Found : 56**

1)  Owner Name: SHERATON BLACKSTONE CORP, SHERATON BLACKSTON CORP  
 Site Address: 6810 N MANNHEIM RD ROSEMONT IL ,  
 Tax Payer Name: HOTEL MANNHEIM CHGO LL  
 Tax Payer Address: 6810 MANNHEIM RD ROSEMONT IL 60018  
 Telephone #: N/A  
 Sale Amount: \$2,575,000 Sale Date: 2/11/1982  
 Document #: 26142384 - DEED OF SALE

2)  Owner Name:  
 Site Address: IL ,  
 Tax Payer Name:  
 Tax Payer Address : 0  
 Telephone #: N/A  
 Sale Amount: N/A Sale Date:  
 Document #: -

3)  Owner Name:  
 Site Address: IL ,  
 Tax Payer Name:  
 Tax Payer Address : 0  
 Telephone #: N/A  
 Sale Amount: N/A Sale Date:  
 Document #: -

4)  Owner Name:  
 Site Address: IL ,  
 Tax Payer Name:  
 Tax Payer Address : 0  
 Telephone #: N/A  
 Sale Amount: N/A Sale Date:  
 Document #: -

5) Owner Name:

  
ReallInfo LLC  
Zoning Search  
09-32-206-013-0000

Site Address: IL ,  
Tax Payer Name:  
Tax Payer Address : 0  
Telephone #: N/A  
Sale Amount: N/A Sale Date:  
Document #: -

6)   
ReallInfo LLC  
Zoning Search  
09-32-206-014-0000

Owner Name:  
Site Address: IL ,  
Tax Payer Name:  
Tax Payer Address : 0  
Telephone #: N/A  
Sale Amount: N/A Sale Date:  
Document #: -

7)   
ReallInfo LLC  
Zoning Search  
09-32-206-016-0000

Owner Name: GREATER CAPITAL CORP (UND 37.4% INT),  
Site Address: 6810 N MANNHEIM RD ROSEMO IL ,  
Tax Payer Name:  
Tax Payer Address : 0  
Telephone #: N/A  
Sale Amount: N/A Sale Date: 1/15/1986  
Document #: 86020594 - QUIT CLAIM DEED

8)   
ReallInfo LLC  
Zoning Search  
09-32-206-017-0000

Owner Name: HOTEL MANNHEIM CHICAGO LLC,  
Site Address: 6810 N MANNHEIM RD ROSEMONT IL 60018,  
Tax Payer Name: TAXPAYER OF  
Tax Payer Address : 6810 MANNHEIM RD ROSEMONT IL 60018  
Telephone #: N/A  
Sale Amount: \$5,080,000 Sale Date: 9/12/2012  
Document #: 1225601094 - SPECIAL WARRANTY DEED

9)   
ReallInfo LLC  
Zoning Search  
09-32-207-005-0000

Owner Name:  
Site Address: IL ,  
Tax Payer Name:  
Tax Payer Address : 0  
Telephone #: N/A  
Sale Amount: N/A Sale Date:  
Document #: -

10)   
ReallInfo LLC  
Zoning Search  
09-32-207-025-0000

Owner Name:  
Site Address: IL ,  
Tax Payer Name:  
Tax Payer Address : 0  
Telephone #: N/A  
Sale Amount: N/A Sale Date:  
Document #: -

11)   
ReallInfo LLC  
Zoning Search  
09-32-207-026-0000

Owner Name: THE VILLAGE OF ROSEMONT,  
Site Address: IL ,  
Tax Payer Name:  
Tax Payer Address : 0  
Telephone #: N/A  
Sale Amount: N/A Sale Date: 9/30/1974  
Document #: 22862221 - WARRANTY DEED

12)   
ReallInfo LLC  
Zoning Search  
09-32-207-027-0000

Owner Name:  
Site Address: IL ,  
Tax Payer Name:  
Tax Payer Address : 0  
Telephone #: N/A  
Sale Amount: N/A Sale Date:  
Document #: -

13)   
ReallInfo LLC  
Zoning Search  
09-32-207-028-0000

Owner Name:  
Site Address: IL ,  
Tax Payer Name: PEACOCK OIL CO  
Tax Payer Address : 115 GAYLORD ST ELK GROVE VL IL 60007  
Telephone #: N/A  
Sale Amount: N/A Sale Date:  
Document #: -

14)   
ReallInfo LLC  
Zoning Search  
09-32-207-038-0000

Owner Name:  
Site Address: IL ,  
Tax Payer Name:  
Tax Payer Address : 0  
Telephone #: N/A  
Sale Amount: N/A Sale Date:



Document #: -

15)



ReallInfo LLC  
Zoning Search  
09-32-207-039-0000

Owner Name:  
Site Address: IL ,  
Tax Payer Name:  
Tax Payer Address : 0  
Telephone #: N/A  
Sale Amount: N/A Sale Date:  
Document #: -

16)



ReallInfo LLC  
Zoning Search  
09-32-207-040-0000

Owner Name:  
Site Address: IL ,  
Tax Payer Name:  
Tax Payer Address : 0  
Telephone #: N/A  
Sale Amount: N/A Sale Date:  
Document #: -

17)



ReallInfo LLC  
Zoning Search  
09-32-211-004-0000

Owner Name:  
Site Address: IL ,  
Tax Payer Name:  
Tax Payer Address : 0  
Telephone #: N/A  
Sale Amount: N/A Sale Date:  
Document #: -

18)



ReallInfo LLC  
Zoning Search  
09-32-211-005-0000

Owner Name:  
Site Address: IL ,  
Tax Payer Name:  
Tax Payer Address : 0  
Telephone #: N/A  
Sale Amount: N/A Sale Date:  
Document #: -

19)



ReallInfo LLC  
Zoning Search  
09-32-211-006-0000

Owner Name: FIRST BK OF OAK PARK UTA DTD NOV/00/74,  
Site Address: IL ,  
Tax Payer Name:  
Tax Payer Address : 0  
Telephone #: N/A  
Sale Amount: N/A Sale Date: 1/30/1975  
Document #: 22981232 - DEED IN TRUST

20)



ReallInfo LLC  
Zoning Search  
09-32-211-007-0000

Owner Name:  
Site Address: IL ,  
Tax Payer Name:  
Tax Payer Address : 0  
Telephone #: N/A  
Sale Amount: N/A Sale Date:  
Document #: -

21)



ReallInfo LLC  
Zoning Search  
09-32-211-009-0000

Owner Name: ROSEMONT O'HARE HOTEL PROPERTIES LLC,  
Site Address: 6600 N MANNHEIM RD ROSEMONT IL 60018,  
Tax Payer Name: DEVELOPMENT RESOURCES  
Tax Payer Address : 333 N DESPLAINES ST CHICAGO IL 60661  
Telephone #: N/A  
Sale Amount: N/A Sale Date: 6/15/2005  
Document #: 516632036 - QUIT CLAIM DEED

22)



ReallInfo LLC  
Zoning Search  
09-32-212-001-0000

Owner Name:  
Site Address: IL ,  
Tax Payer Name:  
Tax Payer Address : 0  
Telephone #: N/A  
Sale Amount: N/A Sale Date:  
Document #: -

23)



ReallInfo LLC  
Zoning Search  
09-32-212-002-0000

Owner Name:  
Site Address: IL ,  
Tax Payer Name:  
Tax Payer Address : 0  
Telephone #: N/A  
Sale Amount: N/A Sale Date:  
Document #: -

24)

Owner Name:  
Site Address: IL ,  
Tax Payer Name:



ReallInfo LLC  
Zoning Search  
09-32-212-003-0000

Tax Payer Address : 0  
Telephone #: N/A  
Sale Amount: N/A      Sale Date:  
Document #: -

25)



ReallInfo LLC  
Zoning Search  
09-32-212-004-0000

Owner Name:  
Site Address: IL,  
Tax Payer Name:  
Tax Payer Address : 0  
Telephone #: N/A  
Sale Amount: N/A      Sale Date:  
Document #: -

26)



ReallInfo LLC  
Zoning Search  
09-32-212-015-0000

Owner Name: SHERATON BLACKSTONE CORP, SHERATON BLACKSTON CORP  
Site Address: 6810 N MANNHEIM RD ROSEMONT IL 60018,  
Tax Payer Name: TAXPAYER OF  
Tax Payer Address : 6810 MANNHEIM ROAD ROSEMONT IL 60018  
Telephone #: N/A  
Sale Amount: \$2,575,000      Sale Date: 2/11/1982  
Document #: 26142384 - DEED OF SALE

27)



ReallInfo LLC  
Zoning Search  
09-32-401-018-0000

Owner Name:  
Site Address:  
Tax Payer Name: ROSEMONT O'HARE HOTEL  
Tax Payer Address : 333 NORTH DESPLAINES S CHICAGO IL 60661  
Telephone #: --  
Sale Amount: N/A      Sale Date:  
Document #: -

28)



ReallInfo LLC  
Zoning Search  
09-32-401-019-0000

Owner Name:  
Site Address:  
Tax Payer Name: ROSEMONT O'HARE HOTEL  
Tax Payer Address : 333 NORTH DESPLAINES S CHICAGO IL 60661  
Telephone #: --  
Sale Amount: N/A      Sale Date:  
Document #: -

29)



ReallInfo LLC  
Zoning Search  
09-33-108-008-0000

Owner Name: DES PLAINES CAR WASH MANAGEMENT LLC,  
Site Address: 2711 S MANNHEIM RD DES PLAINES IL 60018,  
Tax Payer Name: JOHN IMREIBE  
Tax Payer Address : 2711 MANNHEIM RD DES PLAINES IL 60018  
Telephone #: N/A  
Sale Amount: N/A      Sale Date: 1/27/2011  
Document #: 1102718045 - QUIT CLAIM DEED

30)



ReallInfo LLC  
Zoning Search  
09-33-108-009-0000

Owner Name: DES PLAINES CAR WASH MANAGEMENT LLC,  
Site Address: 2711 S MANNHEIM RD DES PLAINES IL 60018,  
Tax Payer Name: JOHN IMREIBE  
Tax Payer Address : 2711 MANNHEIM RD DES PLAINES IL 60018  
Telephone #: N/A  
Sale Amount: N/A      Sale Date: 1/27/2011  
Document #: 1102718045 - QUIT CLAIM DEED

31)



ReallInfo LLC  
Zoning Search  
09-33-108-010-0000

Owner Name: DES PLAINES CAR WASH MANAGEMENT LLC,  
Site Address: 2711 S MANNHEIM RD DES PLAINES IL 60018,  
Tax Payer Name: JOHN IMREIBE  
Tax Payer Address : 2711 MANNHEIM RD DES PLAINES IL 60018  
Telephone #: N/A  
Sale Amount: N/A      Sale Date: 1/27/2011  
Document #: 1102718045 - QUIT CLAIM DEED

32)



ReallInfo LLC  
Zoning Search  
09-33-108-011-0000

Owner Name: DES PLAINES CAR WASH MANAGEMENT LLC,  
Site Address: 2711 S MANNHEIM RD DES PLAINES IL 60018,  
Tax Payer Name: JOHN IMREIBE  
Tax Payer Address : 2711 MANNHEIM RD DES PLAINES IL 60018  
Telephone #: N/A  
Sale Amount: N/A      Sale Date: 1/27/2011  
Document #: 1102718045 - QUIT CLAIM DEED

33)




ReallInfo LLC  
Zoning Search

Owner Name: BEVERLY TRUST CO TR#74-2535 DTD DEC/27/96,  
Site Address: 2733 N MANNHEIM RD DES PLAINES IL,  
Tax Payer Name: CAFE LA CAVE  
Tax Payer Address : 2777 S MANHEIM RD DES PLAINES IL 60018  
Telephone #: N/A

09-33-108-012-0000 Sale Amount: N/A Sale Date: 1/8/1997  
Document #: 97016606 - DEED OF SALE

34)   
ReallInfo LLC  
Zoning Search  
09-33-108-013-0000

Owner Name: BEVERLY TRUST CO TR#74-2535 DTD DEC/27/96,  
Site Address: 2733 N MANNHEIM RD DES PLAINES IL ,  
Tax Payer Name: CAFE LA CAVE  
Tax Payer Address : 2777 S MANHEIM RD DES PLAINES IL 60018  
Telephone #: N/A  
Sale Amount: N/A Sale Date: 1/8/1997  
Document #: 97016606 - DEED OF SALE

35)   
ReallInfo LLC  
Zoning Search  
09-33-108-014-0000


Owner Name: BEVERLY TRUST CO TR#74-2535 DTD DEC/27/96,  
Site Address: 2733 N MANNHEIM RD DES PLAINES IL ,  
Tax Payer Name: CAFE LA CAVE  
Tax Payer Address : 2777 S MANHEIM RD DES PLAINES IL 60018  
Telephone #: N/A  
Sale Amount: N/A Sale Date: 1/8/1997  
Document #: 97016606 - DEED OF SALE

36)   
ReallInfo LLC  
Zoning Search  
09-33-108-022-0000


Owner Name: BEVERLY TRUST CO TR#74-2535 DTD DEC/27/96,  
Site Address: 2777 N MANNHEIM RD DES PLAINES IL 60018,  
Tax Payer Name: CAFE LA CAVE RS JS GAR  
Tax Payer Address : 2777 S MANNHEIM RD DES PLAINES IL 60018  
Telephone #: N/A  
Sale Amount: N/A Sale Date: 1/8/1997  
Document #: 97016607 - DEED IN TRUST

37)   
ReallInfo LLC  
Zoning Search  
09-33-108-023-0000


Owner Name: BEVERLY TRUST CO TR#74-2535 DTD DEC/27/96,  
Site Address: 2777 N MANNHEIM RD DES PLAINES IL 60018,  
Tax Payer Name: CAFE LA CAVE RE JS GAR  
Tax Payer Address : 2777 S MANNHEIM RD DES PLAINES IL 60018  
Telephone #: N/A  
Sale Amount: N/A Sale Date: 1/8/1997  
Document #: 97016607 - DEED IN TRUST

38)   
ReallInfo LLC  
Zoning Search  
09-33-108-024-0000

Owner Name: 2655 AC LLC,  
Site Address: 2655-95 S MANNHEIM RD DES PLAINES IL 60018,  
Tax Payer Name: 2655 AC LLC  
Tax Payer Address : 15941 S HARLEM AVE 108 TINLEY PARK IL 60477  
Telephone #: N/A  
Sale Amount: \$4,058,500 Sale Date: 5/1/2017  
Document #: 1712139154 - SPECIAL WARRANTY DEED

39)   
ReallInfo LLC  
Zoning Search  
09-33-109-062-0000


Owner Name: BAHAMON MARIA G,BAHAMON RAY  
Site Address: 2725 GRECO LN DES PLAINES IL 60018,  
Tax Payer Name: RAY MARIA BAHAMON  
Tax Payer Address : 2725 GRECO LANE DES PLAINES IL 60018  
Telephone #: N/A  
Sale Amount: N/A Sale Date: 9/20/1989  
Document #: 89443511 - WARRANTY DEED

40)   
ReallInfo LLC  
Zoning Search  
09-33-109-063-0000

Owner Name: POONSAPAYA ARUCH,  
Site Address: 1666 FARWELL AV DES PLAINES IL 60018,  
Tax Payer Name: ARUCH POONSAPAYA  
Tax Payer Address : 1666 FARWELL AVE DES PLAINES IL 60018  
Telephone #: N/A  
Sale Amount: \$210,000 Sale Date: 4/8/2011  
Document #: 1109849015 - WARRANTY DEED


41)   
ReallInfo LLC  
Zoning Search  
09-33-110-034-0000

Owner Name: CHICAGO TITLE LAND TRUST COMPANY,TRUST NUMBER 8002381617  
Site Address: 1665 FARWELL AV DES PLAINES IL 60018,  
Tax Payer Name: CTLTC 8002381617  
Tax Payer Address : 1665 FARWELL AVE DES PLAINES IL 60018  
Telephone #: N/A  
Sale Amount: N/A Sale Date: 8/29/2019  
Document #: 1924106028 - DEED IN TRUST

42)   
ReallInfo LLC  
Zoning Search  
09-33-300-001-0000


Owner Name: LA QUINTA PROPERTIES INC,  
Site Address: 2811 N MANNHEIM RD DES PLAINES IL 60018,  
Tax Payer Name: NCB DEVELOPMENT XXVIII  
Tax Payer Address : 6111 N RIVER RD #4 ROSEMONT IL 60018  
Telephone #: N/A  
Sale Amount: \$434,500 Sale Date: 1/2/2003  
Document #: 30004840 - DEED OF SALE

Owner Name:

43)   
ReallInfo LLC  
Zoning Search  
09-33-300-002-0000


Site Address: 2811 W MANNHEIM DR DES PLAIENTS IL ,  
Tax Payer Name: NCB DEVELOPMENT XXVIII  
Tax Payer Address : 6111 N RIVER RD #4 ROSEMONT IL 60018  
Telephone #: N/A  
Sale Amount: N/A Sale Date:  
Document #: -

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44)   
ReallInfo LLC  
Zoning Search  
09-33-300-003-0000


Owner Name:  
Site Address: 4721 W LAKE ST MELROSE PARK IL ,  
Tax Payer Name: NCB DEVELOPMENT XXVIII  
Tax Payer Address : 6111 N RIVER RD #4 ROSEMONT IL 60018  
Telephone #: N/A  
Sale Amount: N/A Sale Date:  
Document #: -

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45)   
ReallInfo LLC  
Zoning Search  
09-33-300-004-0000


Owner Name: IMAGE DES PLAINES LLC,  
Site Address: 2811 N MANNHEIM RD DES PLAINES IL ,  
Tax Payer Name: NCB DEVELOPMENT XXVIII  
Tax Payer Address : 6111 N RIVER RD #4 ROSEMONT IL 60018  
Telephone #: N/A  
Sale Amount: \$500,000 Sale Date: 1/8/2019  
Document #: 1900822021 - SPECIAL WARRANTY DEED

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46)   
ReallInfo LLC  
Zoning Search  
09-33-300-005-0000


Owner Name: IMAGE DES PLAINES LLC,  
Site Address: 2811 MANNHEIM RD DES PLAINES IL ,  
Tax Payer Name: NCB DEVELOPMENT XXVIII  
Tax Payer Address : 6111 N RIVER RD #4 ROSEMONT IL 60018  
Telephone #: N/A  
Sale Amount: \$500,000 Sale Date: 1/8/2019  
Document #: 1900822021 - SPECIAL WARRANTY DEED

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47)   
ReallInfo LLC  
Zoning Search  
09-33-300-006-0000


Owner Name: LA QUINTA PROPERTIES INC,  
Site Address: 2811 N MANNHEIM RD DES PLAINES IL 60018,  
Tax Payer Name: NCB DEVELOPMENT XXVIII  
Tax Payer Address : 6111 N RIVER RD #4 ROSEMONT IL 60018  
Telephone #: N/A  
Sale Amount: \$434,500 Sale Date: 1/2/2003  
Document #: 30004840 - DEED OF SALE

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48)   
ReallInfo LLC  
Zoning Search  
09-33-300-007-0000


Owner Name:  
Site Address: 4721 W LAKE ST MELROSE PARK IL ,  
Tax Payer Name: NCB DEVELOPMENT XXVIII  
Tax Payer Address : 6111 N RIVER RD #4 ROSEMONT IL 60018  
Telephone #: N/A  
Sale Amount: N/A Sale Date:  
Document #: -

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49)   
ReallInfo LLC  
Zoning Search  
09-33-300-008-0000


Owner Name: PROMINENCE DES PLAINES LLC,  
Site Address: 2811 MANNHEIM RD DES PLAINES IL ,  
Tax Payer Name: NCB DEVELOPMENT XXVIII  
Tax Payer Address : 6111 N RIVER RD #4 ROSEMONT IL 60018  
Telephone #: N/A  
Sale Amount: \$2,050,000 Sale Date: 1/3/2019  
Document #: 1900313033 - SPECIAL WARRANTY DEED

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50)   
ReallInfo LLC  
Zoning Search  
09-33-300-009-0000


Owner Name: PROMINENCE DES PLAINES LLC,  
Site Address: 2811 MANNHEIM RD DES PLAINES IL ,  
Tax Payer Name: NCB DEVELOPMENT XXVIII  
Tax Payer Address : 6111 N RIVER RD #4 ROSEMONT IL 60018  
Telephone #: N/A  
Sale Amount: \$2,050,000 Sale Date: 1/3/2019  
Document #: 1900313033 - SPECIAL WARRANTY DEED

---

51)   
ReallInfo LLC  
Zoning Search  
09-33-301-008-0000

Owner Name: PROMINENCE DES PLAINES LLC,  
Site Address: 2811 MANNHEIM RD DES PLAINES IL ,  
Tax Payer Name: NCB DEVELOPMENT XXVIII  
Tax Payer Address : 6111 N RIVER RD #4 ROSEMONT IL 60018  
Telephone #: N/A  
Sale Amount: \$2,050,000 Sale Date: 1/3/2019  
Document #: 1900313033 - SPECIAL WARRANTY DEED

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52)   
ReallInfo LLC  
Zoning Search  
09-33-301-011-0000

Owner Name:  
Site Address: 2845 MANNHEIM RD DES PLAINES IL ,  
Tax Payer Name:  
Tax Payer Address : 0  
Telephone #: N/A  
Sale Amount: N/A Sale Date:

53)



ReallInfo LLC  
Zoning Search  
09-33-301-014-0000

Owner Name:  
Site Address: IL,  
Tax Payer Name:  
Tax Payer Address :  
Telephone #: N/A  
Sale Amount: N/A Sale Date:  
Document #: -

54)



ReallInfo LLC  
Zoning Search  
09-33-301-014-0000

Owner Name: LA QUINTA PROPERTIES INC,  
Site Address: S/SE CRNR PRATT AV & ORCHARD PL DES PLAINES IL 60018,  
Tax Payer Name: NCB DEVELOPMENT XXVIII  
Tax Payer Address : 6111 N RIVER ROAD #4 ROSEMONT IL 60018  
Telephone #: N/A  
Sale Amount: \$681,500 Sale Date: 1/2/2003  
Document #: 30004842 - DEED OF SALE

55)



ReallInfo LLC  
Zoning Search  
09-33-305-024-0000

Owner Name:  
Site Address: IL,  
Tax Payer Name: CITY OF DES PLAINES  
Tax Payer Address : 1420 MINER ST DES PLAINES IL 60016  
Telephone #: --  
Sale Amount: N/A Sale Date:  
Document #: -

56)



ReallInfo LLC  
Zoning Search  
09-33-305-025-0000

Owner Name:  
Site Address: IL,  
Tax Payer Name: CITY OF DES PLAINES  
Tax Payer Address : 1420 MINER ST DES PLAINES IL 60016  
Telephone #: --  
Sale Amount: N/A Sale Date:  
Document #: -

Payment Receipt

# CHICAGO SUN★TIMES

Thursday, March 25, 2021

Transaction Type: **Payment**

Order Number: **0001123402**

Payment Method: **Credit Card**

Bad Debt: **-**

Credit Card Number: **\*\*\*\*\*8007**

Credit Card Expire Date: **11/28/2024**

Payment Amount: **\$384.00**

Reference Number: **227197**

Charge to Company: **Sun Times Media**

Category: **Classified**

Credit to Transaction Number: **P499020**

Invoice Text:

Invoice Notes:

Customer Type: **Private Party**

Customer Category: **Individual**

Customer Status:

Customer Group: **Classified**

Customer Trade: **Classified**

Account Number: **100290779**

Phone Number: **8475255577**

Company / Individual: **Individual**

Customer Name: **SAMSON  
DAWN**

Customer Address: **110 HUBBARD ST**

**CHICAGO IL 60654 USA**

Check Number:

Routing Number:

## NOTICE OF PETITION

Dear Property Owner

Hotel Mannheim Group located at 6810 Mannheim Road in the City of Rosemont, is proposing a Variance from the MWRD's detention and retention requirements at 6810 Mannheim Road in the Village of Rosemont.

The Variance is being requested so that the existing, vacant hotel on location can be remodeled into a new La Quinta Hotel and seeking Variance to use existing drainage on site. There will be no new and no additional plumbing capacities added to the site and thus no disruption to the current drainage schematic.

The total contiguous ownership is 8.39 acres and the proposed development will disturb approximately 2.0 acres. The proposed development will include demolition of two existing buildings, hotel pool and patio area. The redevelopment of the site will include reconfiguring of the parking lot with associated storm sewer improvements and two new porte-cochere entry ways for the hotel facility. New development area has a footprint of 2.0 acres.

Copies of the full Petition of Variance may be obtained by contacting Hotel Mannheim Group representative, Aberdeen Construction via phone at 773-930-4150.

Upon request, any and all documents concerning this Petition for Variance will be made available for inspection at the Development location noted above.

Any person may submit written comments regarding this Petition for Variance to the Clerk of the MWRDGC within twenty-one (21) calendar days of this publication.

Comments should be sent to:

Metropolitan Water Reclamation District of Greater Chicago  
Clerk of the District  
100 East Erie Street  
Chicago, IL 606011

Hotel Mannheim Group

## NOTICE OF PETITION

Hotel Mannheim Group located at 6810 Mannheim Road in the City of Rosemont, is proposing a Variance for relief from the MWRD's detention and retention requirements at 6810 Mannheim Road in the Village of Rosemont.

The total contiguous ownership is 8.39 acres and the proposed development will disturb approximately 2.0 acres. The proposed development will include demolition of two existing buildings, hotel pool and patio area. The redevelopment of the site will include reconfiguring of the parking lot with associated storm sewer improvements and two new porte-cochere entry ways for the hotel facility. New development area has a footprint of 2.0 acres.

There will be no new and no additional plumbing capacities added to the site and thus no disruption to the current drainage schematic.

Any person may submit written comments regarding this Petition for Variance to the Clerk of the MWRDGC within twenty-one (21) calendar days of this publication.

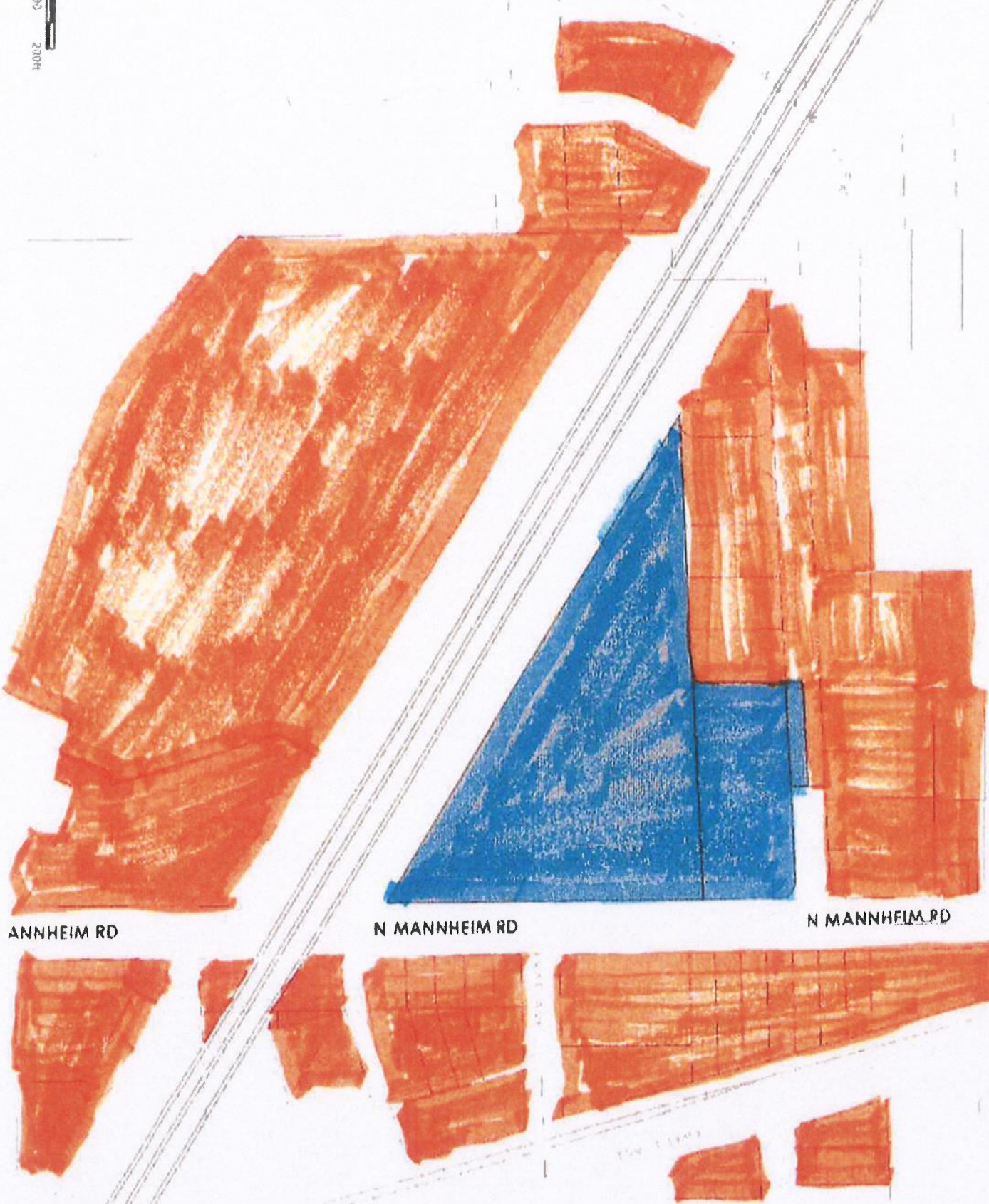
Comments should be sent to:

Metropolitan Water Reclamation District of Greater Chicago  
Clerk of the District  
100 East Erie Street  
Chicago, IL 606011

Hotel Mannheim Group,



0 100 200ft



ANNHEIM RD

N MANNHEIM RD

N MANNHEIM RD

The Elms

Client Map

OVERVIEW 1 of 7

09-32-205-005 09-32-205-012 09-32-206-005 09-32-206-012 09-32-207-005 09-32-207-018 09-32-207-019 09-32-207-010

09-32-205-006 09-32-205-013 09-32-206-006 09-32-206-013 09-32-207-025 09-32-207-026 09-32-207-027 09-32-207-028

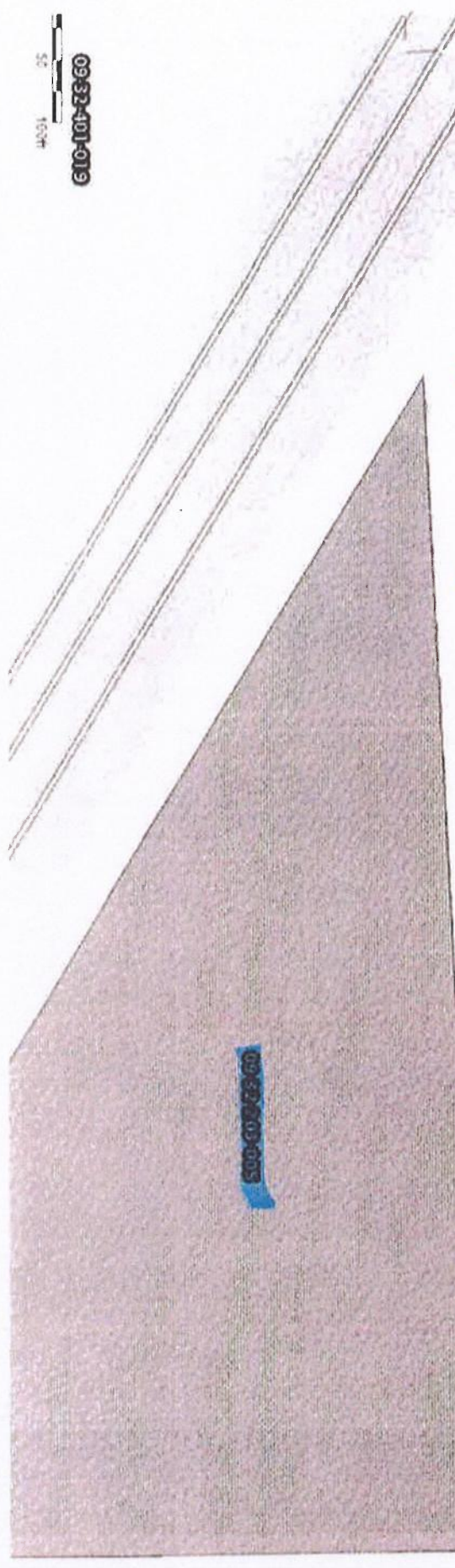
09-32-205-007 09-32-205-014 09-32-206-007 09-32-206-014 09-32-207-029

09-32-206-016

09-32-206-017

09-32-211-005 09-32-211-006 09-32-211-007 09-32-212-001 09-32-212-002 09-32-212-003 09-32-212-004 09-32-212-015 09-32-212-016

09-32-999-001



Client Map Northeast 3 of 7

09-32-207-005  
09-32-207-038  
09-32-207-039  
09-32-207-010

09-32-207-025  
09-32-207-026  
09-32-207-027  
09-32-207-028

N MANNHEIM RD

09-33-108-021

09-33-108-008

09-33-108-009

09-33-108-010

09-33-108-011

09-33-108-012

09-33-108-013

09-33-108-014

09-33-108-027

09-33-108-030

09-33-109-058

09-33-109-057

09-33-109-060

09-33-109-060

09-33-109-061

09-33-109-041

09-33-109-062

09-33-109-062

09-33-109-068

09-33-109-049

09-33-110-031

09-33-110-035

09-33-110-041

09-33-110-006

09-33-110-038

09-33-110-037

09-33-110-020

09-33-110-021

09-33-110-022

PRAIT AVE

09-33-500-005

09-33-302-006

1004

09-32-207-005

09-32-207-018

09-32-206-017

210-003

WILLOW CREEK

09-32-210-010

09-32-210-017

09-32-210-013

09-32-211-001

09-32-211-008

09-32-211-009

09-32-211-002

09-32-211-001

Client Map

09-32-211-006

09-32-211-007

West

09-32-212-0

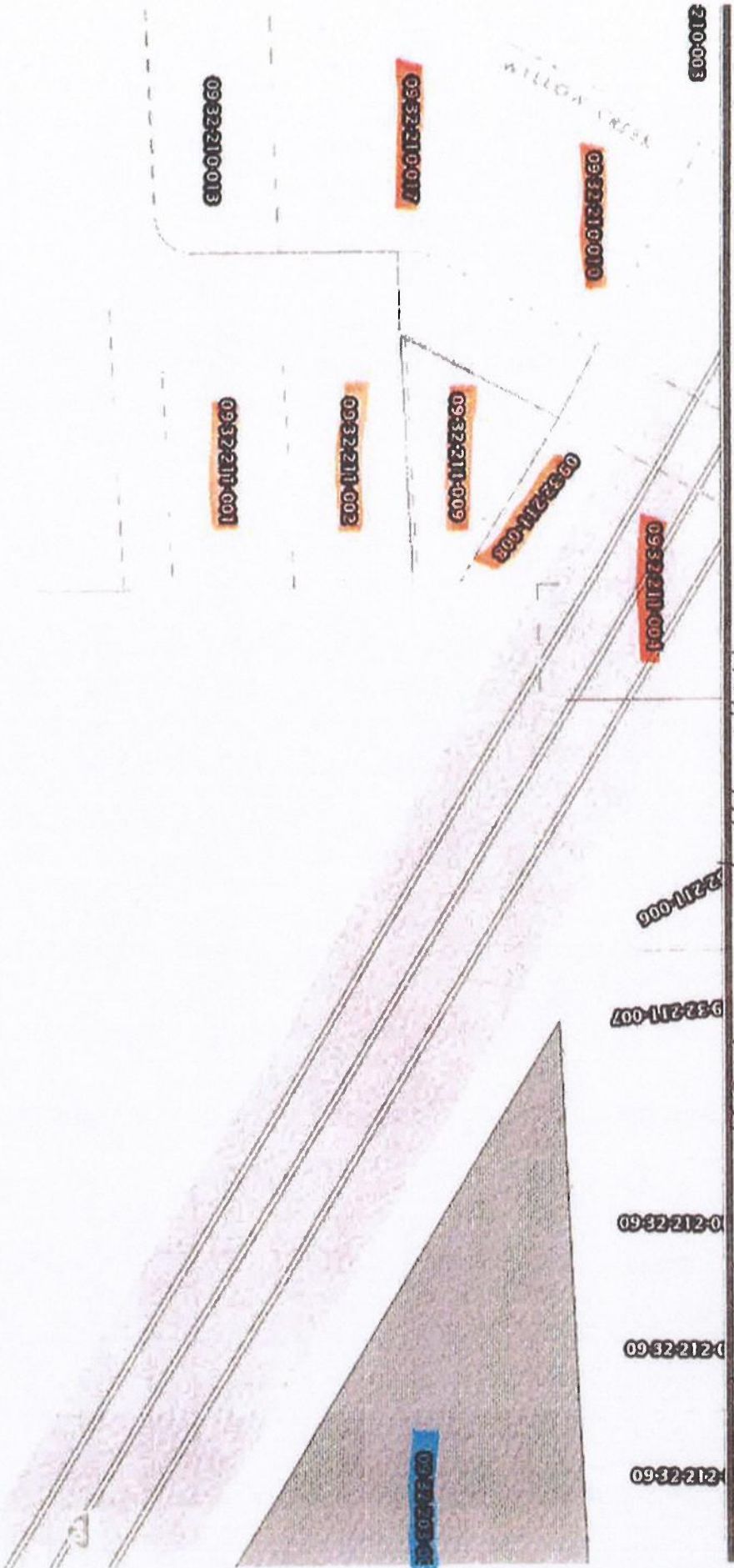
09-32-212-0

4 of 7

09-32-212-

09-32-401-019

WILLOW CREEK





WILLOW CREEK

09-32-401-019

Client Map Southwest 5 of 7

09-32-401-017

09-32-401-019

MANNHEIM RD

09-33-300-003

09-32-401-018

PRATT AVE

Client Map East 6 of 7

09-33-300-001

09-33-300-002

09-33-300-003

09-33-300-004

09-33-300-005

09-33-300-005

09-33-300-007

09-33-300-008

09-33-300-009

09-33-300-005

09-33-301-008

09-33-301-012

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09-33-301-013

09-33-301-013

09-33-301-014

110-108-ES-60

09-33-500-006

09-33-302-006

09-33-302-002

09-33-307-001

09-33-307-002

09-33-305-027

09-33-305-024

09-33-305-024

Client Map Southeast 7 of 7



N MANNHEIM RD

09-33-300-001

09-33-300-005

09-33-300-009

09-33-301-008

09-33-301-015

09-33-500-006

09-33-502-002

09-33-307-001

09-33-307-002

09-33-301-011

09-33-301-012

09-33-301-013

09-33-301-018

09-33-305-027

09-33-305-024

09-33-305-025

09-32-401-017

09-32-401-018

09-33-305-023

09-33-305-018

09-33-305-016  
09-33-305-017

ARD PL

09-33-305-019

YCAMORE ST

8/11/2020

Brett Duffy, P.E.  
SPACECO, Inc.  
9575 W. Higgins Road, Suite 700  
Rosemont, Illinois 60018  
Email: bduffy@spacecoinc.com

Dear Mr. Duffy:

Subject: WMO Permit Application No.: 20-172                      Review Letter No.: 1  
Name of Project: 6810 Mannheim Road Development  
Municipality: Rosemont

Review of the subject application, drawings, and supporting documentation has been completed. The items listed below must be addressed prior to issuance of a permit.

**General Comments:**

1. Per your email on July 24, 2020, the applicant intends to file for a variance. At this time, the MWRD Engineering Department is not aware of a request for a variance being filed by the applicant with the Clerk of the District. Please refer to Article 11 of the WMO for more information if the applicant intends to seek a variance .
2. This project is subject to the stormwater requirements of the WMO. Provide a stormwater management report with narratives and supporting calculations with how the runoff, volume control, and detention requirements will be met.
3. Additional fees are required for detention review and the recordation deposit. Submit an updated fee payment voucher and check for the remaining fees.

**Permit Application:**

4. Page 1: Check the boxes for Schedule D, Schedule R, and Exhibit R. Submit completed versions of each. Uncheck the box for Schedule K as it is not required.
5. Schedule P: Items 1.C and 1.D should address volume control protection. Item 2.A should address Entrance/Exit Control.

**Plans:**

6. Sheet 1: Provide a drainage certification on the cover sheet that indicates that the adjacent properties will not be negatively impacted as a result of the project.
7. Sheet 2: Revise General Note 4 or mark the plans "For Construction".



8. Sheet 9: Some storm sewers are proposed with less than 1 foot of cover over the top of the pipe. Please verify if the cover is sufficient.
9. Sheet 9: Catch Basins CB-102 and CB-104 are shown with a siphon. Please verify if positive drainage can be provided by revising the invert elevations/sewer slopes. Otherwise, provide a detail of the proposed siphons.
10. Sheet 13: Provide an identifier for the IP in the symbol legend. Show the construction entrance/exit control.
11. Provide the MWRD General Notes as part of the plan set.
12. Provide a storm sewer routing map as part of the plan set which delineates owners of all storm sewers from the project to the waterway.
13. Provide a drainage exhibit as part of the plan set which is a representation of the information listed on Schedule D.

Please revise the permit application, plans, and supporting documentation accordingly, submit two (2) copies of the revised permit application pages, two (2) complete sets of revised plans, and a written response addressing each of the above items within 30 days. Permit applications will not be kept open indefinitely. The permit application may be canceled by the District if a resubmittal has not been received within 90 days, following the first review letter (WMO §1401.3.B). In addition, the permit application may be canceled by the District if meaningful compliance progress is not made within 180 days following the first review letter.

If there are any questions, please email me at [cunicom@mwrdd.org](mailto:cunicom@mwrdd.org).

Respectfully,

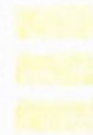
*Michael Cunico*

Michael Cunico, P.E.  
Associate Civil Engineer



CONSULTING ENGINEERS  
SITE DEVELOPMENT ENGINEERS  
LAND SURVEYORS

9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018  
Phone: (847) 696-4060 Fax: (847) 696-4065



October 9, 2020

Michael Cunico, P.E.  
Metropolitan Water Reclamation  
District of Greater Chicago  
Local Sewer Systems Section  
111 East Erie Street, Sixth Floor  
Chicago, IL 60611

**RE: MWRD PERMIT NO.: 20-172  
6810 MANNHEIM ROAD DEVELOPMENT  
VILLAGE OF ROSEMONT  
COOK COUNTY, ILLINOIS  
SPACECO PROJECT NO: 8055.04**

Dear Mr. Cunico:

On behalf of our Client, we are submitting the revised documents for the MWRDGC Sewerage System Permit for the proposed site improvement plans for the proposed 6810 Mannheim Road development located in the Village of Rosemont, Illinois. Enclosed for your review and comment are:

Enclosed for your review and comment are:

1. Two (2) copies of the revised MWRD Permit Application Sheets including Schedule P
2. Two (2) sets of the Site Improvement Plans for 6810 Mannheim Road Development signed and sealed dated June 8, 2020, last revised October 9, 2020
3. Two (2) copies of the revised Stormwater Management Report dated October 2020

Attached are our responses to your review comments dated August 11, 2020.

Sincerely,

SPACECO, Inc.

Brett Duffy, P.E.  
Principal

cc: John Li, Eric Chang – Hotel Mannheim Chicago, LLC  
Daniel Lynch, Mark Wrzeszcz - CBBEL  
Matt Murphy, Joe Lewis – SPACECO, Inc.

**GENERAL COMMENTS:**

**COMMENT 1:** Per your email on July 24, 2020, the applicant intends to file for a variance. At this time, the MWRD Engineering Department is not aware of a request for a variance being filed by the applicant with the Clerk of the District. Please refer to Article 11 of the WMO for more information if the applicant intends to seek a variance.

**RESPONSE 1:** Comment noted. The applicant is requesting a variance for relief from the MWRD's detention and retention requirements. The request will be submitted under separate cover.

**COMMENT 2:** This project is subject to the stormwater requirements of the WMO. Provide a stormwater management report with narratives and supporting calculations with how the runoff, volume control, and detention requirements will be met.

**RESPONSE 2:** Comment noted. The applicant is requesting a variance for relief from the MWRD's detention and retention requirements. The request will be submitted under separate cover.

**COMMENT 3:** Additional fees are required for detention review and the recordation deposit. Submit an updated fee payment voucher and check for the remaining fees.

**RESPONSE 3:** Comment noted. The applicant is requesting a variance for relief from the MWRD's detention and retention requirements. The request will be submitted under separate cover.

**PERMIT APPLICATION:**

**COMMENT 4:** Page 1: Check the boxes for Schedule D, Schedule R, and Exhibit R. Submit completed versions of each. Uncheck the box for Schedule K as it is not required.

**RESPONSE 4:** Comment noted. The applicant is requesting a variance for relief from the MWRD's detention and retention requirements. The request will be submitted under separate cover. The box has been unchecked for Schedule K on the permit application's cover sheet.

**COMMENT 5:** Schedule P: Items 1.C and 1.D should address volume control protection. Item 2.A should address Entrance/Exit Control.

RESPONSE 5: Comment noted. The applicant is requesting a variance for relief from the MWRD's detention and retention requirements. The request will be submitted under separate cover. Schedule P, Items 1.C and 1.D have been left unchecked and NA per the variance request above. Schedule P, Item 2.A, Entrance/Exit Control, has been checked and the stabilized entrance is shown at the south entrance of the site with the applicable Notes. A concrete washout is located at the south side of the site near the parking lot improvements with the applicable notes.

**PLANS:**

**COMMENT 6:** Sheet 1: Provide a drainage certification on the cover sheet that indicates that the adjacent properties will not be negatively impacted as a result of the project.

RESPONSE 6: A Drainage Certificate has been included on Sheet C1 (Cover Sheet)

**COMMENT 7:** Sheet 2: Revise General Note 4 or mark the plans "For Construction".

RESPONSE 7: Sheet 2, General Note 4 has been revised to exclude the statement, "NO PLAN SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION"."

**COMMENT 8:** Sheet 9: Some storm sewers are proposed with less than 1 foot of cover over the top of the pipe. Please verify if the cover is sufficient.

RESPONSE 8: All storm sewer proposed to be 10-inch pipe has been revised to 10-inch DIP. The minimum cover over the 10-inch DIP pipe is 0.8725-feet (10.5-inches) which is sufficient cover over DIP. Catch basins that have less than 2-feet of cover over the pipe have been revised from a Type A catch basin to a Type C catch basin allowing for a frame on structure. The structures revised include CB-204 and CB-208.

**COMMENT 9:** Sheet 9: Catch Basins CB-102 and CB-104 are shown with a siphon. Please verify if positive drainage can be provided by revising the invert elevations/sewer slopes. Otherwise, provide a detail of the proposed siphons.

RESPONSE 9: The upstream invert of the existing sanitary sewer is inconclusive currently and the proposed crossing location and elevation is approximate. The contractor will need to expose the existing sanitary sewer and confirm location and elevation. After verification the siphon will remain or be revised as necessary. Increasing slope will create cover

issues upstream and reducing the slope will not provide the necessary clearance for the crossing. A siphon detail has been added to Sheet UT1

**COMMENT 10:** Sheet 13: Provide an identifier for the IP in the symbol legend. Show the construction entrance/exit control.

**RESPONSE 10:** The IP identifier has been added to the Symbol Legend on Sheet SE3 and delineates a catch-all/inlet protection. The construction entrance/exit control will be up to the means and methods of the contractor. The contractor shall utilize the existing accesses as necessary and agreed to with the existing users. Notes were added to Sheet SE3 and include the note "...Contractor shall clean parking lot and existing roadway as necessary throughout construction."

**COMMENT 11:** Provide the MWRD General Notes as part of the plan set.

**RESPONSE 11:** The MWRD General Notes have been included in the plan set as Sheet SP2.

**COMMENT 12:** Provide a storm sewer routing map as part of the plan set which delineates owners of all storm sewers from the project to the waterway.

**RESPONSE 12:** The Location Map included on the Cover Sheet has been revised to include the storm sewer routing from the proposed site to the existing waterway. There is a 48-inch and 72-inch existing storm sewer running south on Mannheim Road and discharges to the Willow-Higgins Creek.

**COMMENT 13:** Provide a drainage exhibit as part of the plan set which is a representation of the information listed on Schedule D.

**RESPONSE 13:** Comment noted. The applicant is requesting a variance for relief from the MWRD's detention and retention requirements. The request will be submitted under separate cover.