

November 11, 2020

Clerk of the District

JAN 21 2021

Metropolitan Water Reclamation
District of Greater Chicago

PETITION OF VARIANCE

Per the MWRD Watershed Management Ordinance Article 11 Section 1101.3

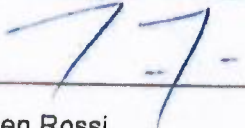
"Every Variance petition shall contain the following information, including, but not limited to:"

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

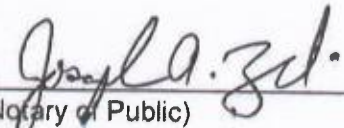
I hereby consent to the filing of this petition for variance from the provisions of the Metropolitan Water Reclamation District of Greater Chicago, Watershed Management Ordinance as indicated below.

Dated this 12 day of November 2020


Carmen Rossi
Attorney/Representative
Expansion Project

Subscribed and sworn to me this 12th day of November, 2020

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


(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.

November 11, 2020

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

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) of 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. "

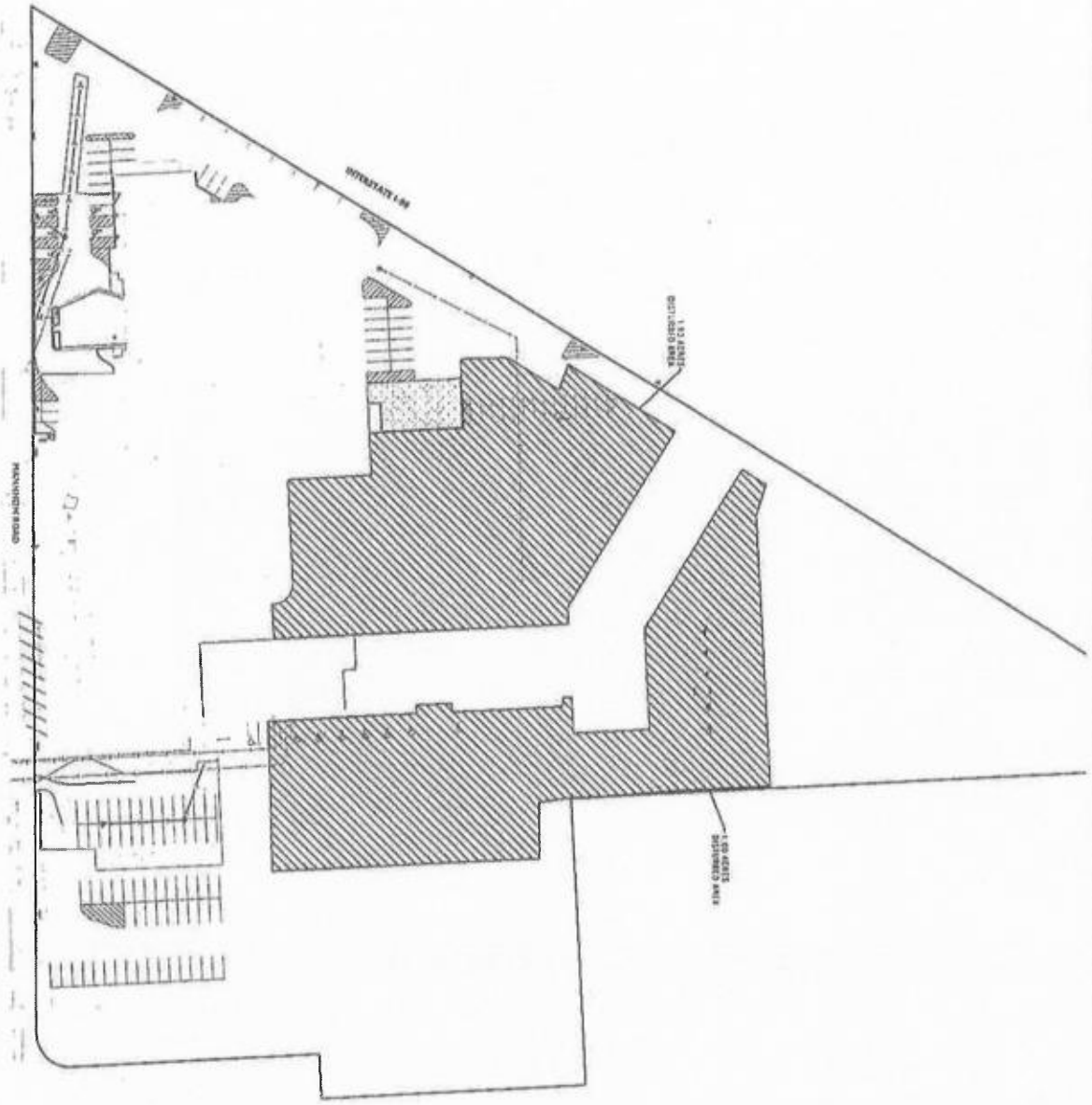
We took these three requirements into consideration when coming to our decision. This development does meet these requirements and the Village will work hand in hand with MWRD to make sure the Developer holds firm to these requirements. For the Variance sought at 6810 Mannheim, the scope of work surrounding 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



DAE
 1 of 1
 PROJECT NO. 1003100
 DATE 01/27/2010
 8225 8301 043
 6107/2/2010

S
 CONSULTING ENGINEERS
 SITE DEVELOPMENT ENGINEERS
 LAND SURVEYORS
 4315 W. Higgins Road, Suite 700
 Rosemont, Illinois 60018
 Phone: (630) 576-4000 Fax: (630) 576-4049

DISTURBED AREA EXHIBIT
ROSEMONT HOTEL
 ROSEMONT, ILLINOIS

NO.	DATE	REVISIONS	PER SPACED

NO.	DATE	REMARKS

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

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

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

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

09-33-108-014-0000
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

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

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

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

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

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

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

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

09-33-300-003-0000
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

09-33-300-005-0000
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

09-33-300-007-0000
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

09-33-300-009-0000
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

09-33-301-011-0000
EXEMPT

09-33-301-012-0000
EXEMPT

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

09-33-301-013-0000
EXEMPT

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

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

09-33-305-027-0000
EXEMPT

09-32-211-001-0000
EXEMPT

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

Select Which Label Type You Wish To Print and Click the Create Labels Button

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Logout

View Type

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)



RealInfo LLC
Zoning Search
09-32-203-005-0000

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)



RealInfo LLC
Zoning Search
09-32-205-014-0000

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

3)



RealInfo LLC
Zoning Search
09-32-206-007-0000

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

4)



RealInfo LLC
Zoning Search
09-32-206-012-0000

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: