

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

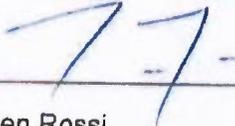
"Every Variance petition shall contain the following information, including, but not limited to:"

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.

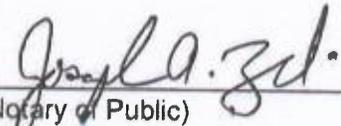
Dated this 12 day of November 2020



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

N:\ROSEMONT\14010Admin\1.021420 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) 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. "

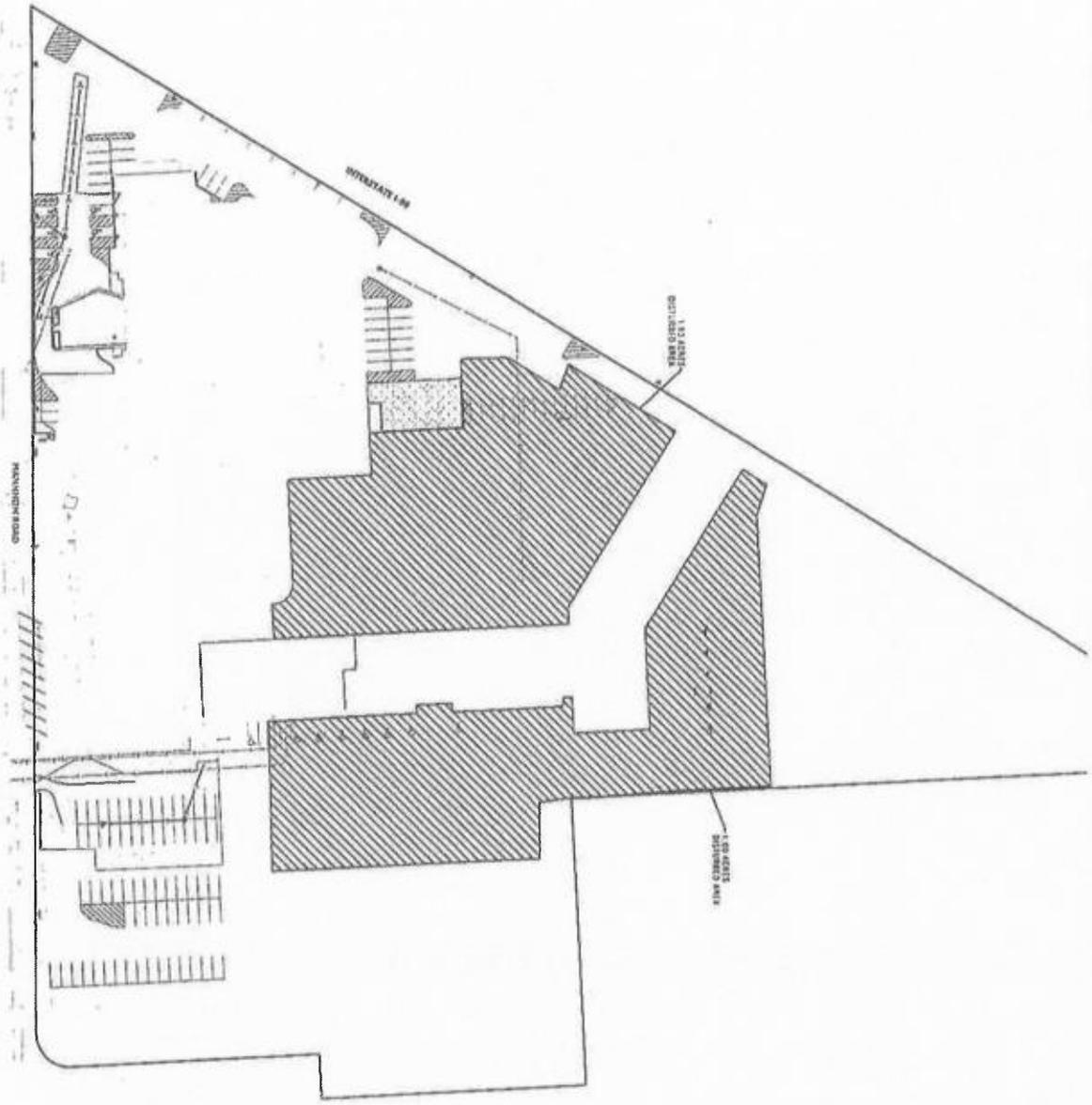
We took these three requirements into consideration when coming to our decision. This development does meet these requirements and the Village will work hand in hand with MWRD to make sure the Developer holds firm to these requirements. For the Variance sought at 6810 Mannheim, the scope of work surrounding 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
 DISTURBED AREA EXHIBIT
 1 OF 1

S
 SCAFFOLD INC.
 8225 83RD AVE
 GLENVIEW, IL 60024
 TEL: 847/272-2313
 FAX: 847/272-2313

CONSULTING ENGINEERS
 SITE DEVELOPMENT ENGINEERS
 LAND SURVEYORS
 4375 W. Higgins Road, Suite 700
 Rosemont, Illinois 60018
 Phone: (847) 974-4000 Fax: (847) 473-4049

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

New Search

Logout

View Type

Select View

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:


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
Document #: -

Sale Date:

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
Document #: -

Sale Date:

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
Document #: -

Sale Date:

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
Document #: -

Sale Date:

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
Document #: 22981232 - DEED IN TRUST

Sale Date: 1/30/1975

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
Document #: -

Sale Date:

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
Document #: 516632036 - QUIT CLAIM DEED

Sale Date: 6/15/2005

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
Document #: -

Sale Date:

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
Document #: -

Sale Date:

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:
Document #:

N/A Sale Date: 1/8/1997
97016606 - DEED OF SALE

34)



RealInfo 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)



RealInfo 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)



RealInfo 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)



RealInfo 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)



RealInfo 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)



RealInfo 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)



RealInfo 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)



RealInfo 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)



RealInfo 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 PLAIENS 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 #: -

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 #: -

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

Owner Name: IMAGE DES PLAINES LLC,
Site Address: 2811 N MANNHEIN 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

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

Owner Name: IMAGE DES PLAINES LLC,
Site Address: 2811 MANNHEIN 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

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

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 #: -

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

Owner Name: PROMINENCE DES PLAINES LLC,
Site Address: 2811 MANNHEIN 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

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

Owner Name: PROMINENCE DES PLAINES LLC,
Site Address: 2811 MANNHEIN 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 MANNHEIN 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

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

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

53)



ReallInfo LLC
Zoning Search
09-33-301-012-0000

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 #: -

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



Client Map

Overview 1 of 7

ANNHEIM RD

N MANNHEIM RD

N MANNHEIM RD

The Flats

Client Map Northwest 2 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 09-32-207-020

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 09-32-206-017

09-32-206-016

09-32-211-005 09-32-211-006 09-32-211-007 100-212-001 09-32-212-002 100-212-003 100-212-004 09-32-212-010 09-32-212-011

09-32-206-017 09-32-206-018 09-32-206-019

09-32-206-019

09-32-401-019



Client Map

Northeast 3 of 7

09-32-207-005
 09-32-207-026
 09-32-207-027
 09-32-207-028

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

N MANNHEIM RD

09-33-108-024
 09-33-108-009
 09-33-108-010
 09-33-108-011
 09-33-108-012
 09-33-108-013
 09-33-108-014

09-33-108-022

09-33-108-023

09-33-109-058
 09-33-109-057

650-601-EE-60

090-601-EE-60

190-601-EE-60

090-601-EE-60

09-33-109-062

690-601-EE-60

880-601-EE-60

09-33-109-049

09-33-110-034

580-011-EE-60

09-33-110-041

09-33-110-006

09-33-110-033

09-33-110-037

020-011-EE-60

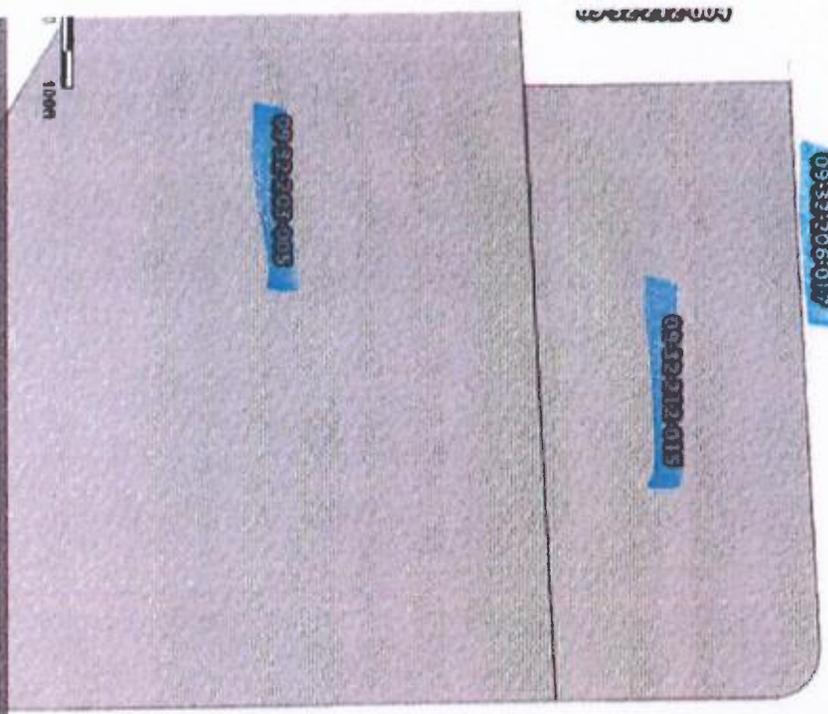
09-33-110-021

09-33-110-022

PRATT AVE

09-33-500-005

09-33-300-006



1000

210-003

WILLOW CREEK

09-32-210-010

09-32-210-017

09-32-210-013

09-32-211-001

09-32-211-009

09-32-211-002

09-32-211-001

09-32-211-008

Client Map

09-32-211-006

09-32-211-007

West

09-32-212-000

09-32-212-001

4 of 7

09-32-212-002

09-32-401-019

WILLOW CREEK

09-32-401-019



MILLION

09-32-401-019

Client Map

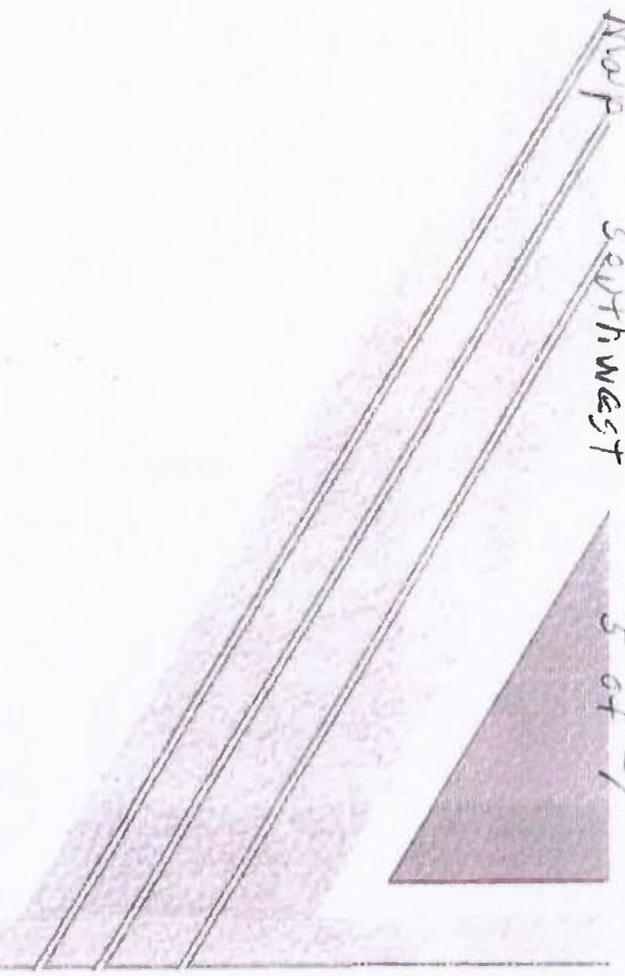
Southwest

5 of 7

09-32-401-017

09-32-401-019

MANHEIM RD



09-33-300-008

Client Map East 6 of 7

PRATT AVE

09-33-300-001

09-33-300-002

09-33-300-003

09-33-300-004

09-33-300-005

09-33-300-006

09-33-300-007

09-33-300-008

09-33-300-009

09-33-300-010

09-33-300-011

09-33-300-012

09-33-300-013

09-33-300-014

09-33-300-015

09-33-300-016

09-33-300-017

09-33-300-018

09-33-300-019

09-33-300-020

09-33-300-021

09-33-300-022

09-33-300-023

09-33-300-024

09-33-300-025

09-32-401-015

09-33-302-005

09-33-301-002

09-33-307-001

09-33-307-002

Client Map Southeast 7 of 7



N MANNHEIM RD

09-33-300-004

09-33-300-005

09-33-300-009

09-33-301-012

110-103-60

09-33-301-013

09-33-301-013

09-33-301-008

110-103-60

09-33-500-005

09-33-502-002

09-33-307-001

09-33-307-002

09-32-401-013

09-33-305-027

09-33-305-021

09-33-305-025

09-32-401-017

09-33-305-023

09-33-305-018

09-33-305-016

09-33-305-017

110-503-60

ARD PL

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@mwrld.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.