

APPROVING THE FINAL DEVELOPMENT PLAN FOR THE TOWNEPLACE SUITES AND FAIRFIELD INN HOTEL AT 902 PEACE ROAD, DEKALB, ILLINOIS (PEACE ROAD HOTELS LLC).

WHEREAS, the City of DeKalb (the "City") is a home rule unit of local government and may exercise any power and perform any function pertaining to its government and affairs pursuant to Article VII, Section 6, of the Illinois Constitution of 1970; and

WHEREAS, on May 8, 2023, the City's corporate authorities adopted Ordinance 2023-019, which approved the rezoning of the property located at 902 Peace Road to accommodate a hotel and a preliminary development plan; and

WHEREAS, Peace Road Hotels LLC (the "Applicant") seeks the approval of the final development plan attached and incorporated as Exhibit A (the "Final Development Plan"); and

WHEREAS, on August 19, 2024, the City's Planning and Zoning Commission recommended the approval of the Final Development Plan; and

WHEREAS, the City's corporate authorities finds that approving the Final Development Plan is in the City's best interests for the protection of the public health, safety, and welfare; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DEKALB, ILLINOIS:

SECTION 1: The recitals to this ordinance are true, material, adopted and incorporated as Section 1 to this ordinance.

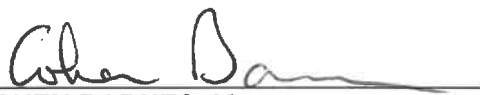
SECTION 2: The City's corporate authorities adopt and approve the Final Development Plan including, the Layout Plan dated August 15, 2024, the Final Engineering Plan dated July 29, 2024, the Architectural Elevations dated April 12, 2024, the Landscape Plan dated July 16, 2024, and the Lighting Plan dated April 12, 2024, subject to and contingent upon Applicant's compliance with all City staff comments before the City's approval of a building permit.

SECTION 3: This ordinance and each of its terms shall be the effective legislative act of a home rule municipality without regard to whether such ordinance should (a) contain terms contrary to the provisions of current or subsequent non-preemptive state law, or (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the City's corporate authorities that if this ordinance is inconsistent with any non-preemptive state law, this ordinance shall supersede state law in that regard within its jurisdiction.

SECTION 4: This ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois at a Regular meeting thereof held on the 26th day of August 2024 and approved by me as Mayor on the same day. Passed on First Reading by a 7-0-1 roll call vote. Aye: Zasada, Larson, Perkins, Powell, Verbic, Walker, Barnes. Nay: None. Absent: Smith. Second Reading waived by a 7-0-1 roll call vote. Aye: Zasada, Larson, Perkins, Powell, Verbic, Walker, Barnes. Nay: None. Absent: Smith.




COHEN BARNES, Mayor

ATTEST:



Ruth A. Scott, Executive Assistant

B.M. "A" - SET CHISELED "X" ON TOP NORTH WEST BOLT OF FIRE HYDRANT LOCATED NEAR SOUTHWEST CORNER OF BUMPER TO BUMPER AUTO PARTS BUILDING.

ELEV = 902.23

INDEX OF SHEETS

01. COVER SHEET
02. GENERAL NOTES
03. LAYOUT PLAN
04. UTILITY PLAN
05. GRADING PLAN
06. OFFSITE SANITARY
07. SANITARY PROFILES
08. DETAILS
09. DETAILS
10. SWPPP
11. ADS DETAILS
12. ADS DETAILS
13. ADS DETAILS
- KWRD DETAILS 1
- KWRD DETAILS 2
- KWRD DETAILS 3
- KWRD DETAILS 4
- KWRD DETAILS 5

[illegible]

LOCATION MAP
902 N. PEACE ROAD
DEKALB, ILLINOIS

(541) 444-1233
 240 Hours
 240 Hours
 CALL JULIE 1-800-892-0123
 WITH THE FOLLOWING:
 COUNTY DEKALB
 CITY/TOWNSHIP DEKALB
 SEC. 4 & SEC. 10.9
 48 Hours Before You Dig.
 EXCLUDING SAT., SUN., & HOLIDAYS

THE LOCATION AND SIZE OF UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE BASED UPON INFORMATION PROVIDED BY OTHERS. WILLETT HOFMANN & ASSOCIATES, INC. MAKES NO GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, FOR THE ACCURACY AND LOCATION OF THE UNDERGROUND UTILITIES. CONTACT J.U.L.E. AT 1-800-892-0123 A MINIMUM OF 48 HOURS BEFORE YOU DIG.

PEACE ROAD HOTELS, LLC.
663 S. ANNIE GLIDDEN ROAD
DEKALB, IL 60115
678-592-6119

**WILLETT HOFMANN &
ASSOCIATES, INC.
809 EAST 2ND STREET
DIXON, IL 61021
815-284-3381**

110,076 SQ. FT.
2.527 ACRES

AREA: _____ SQ. FT. 1ST. FLOOR
STORIES: 4
USE: HOTEL
SPRINKLED: YES

PLANNED DEVELOPMENT
INDUSTRIAL DISTRICT - "PD-1"

PARKING PROVIDED:
HANDICAP STALLS = 6
STANDARD STALLS = 122
TOTAL STALLS PROVIDED = 128

NORTH: HI (COMMERCIAL)
SOUTH: HI (FUEL STATION)
EAST: HI (AGRICULTURE)
WEST: HI (VARIOUS
COMMERCIAL USES)

PARKING REQUIRED:
120 ROOMS
6 EMPLOYEES
TOTAL STALLS REQUIRED = 126

[illegible]

SITE PLAN
OF
MARRIOTT HOTEL - DEKALB, ILLINOIS
FOR
INTERGATED HOSPITALITY CONSTRUCTION

SHEET TITLE

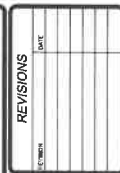
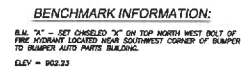
COVER
SHEETJOI NUMBER
1089724

DATE
07/29/2024

SHEET NO.

1 of 13

SCAFROJECF0303034910090224_Member_HashB2C6C9C98E7F7AA5477E11099224.dwg, 7/30/2024 7:57:05 AM



SITE PLAN
OF
MARRIOTT HOTEL - DEKALB, ILLINOIS
FOR
INTERGATED HOSPITALITY CONSTRUCTION

SHEET TITLE
**OFFSET
SANITARY
SEWER**

1089Z24

DATE
07/28/2024

SHEET NO.
2 of 12



CONTRACTOR: **INTEGRATED HOSPITALITY CONSTRUCTION**
 13716 REMINGTON RD., SUITE E, SCHALMERSBURG, IL 60173
 PROJECT NO.: **Q29-21**

PROJECT LOCATION
Marriott Dual Brand
Peace Road
Dekalb, IL

**TOWNEPLACE
SUITES®**
BY HARBETTY

Fairfield
BY MARRIOTT

88-3454-TPS
88-3454-FFI
FARFIELD INN & SUITES and
TOWNEPLACE SUITES by MARPOTT
Marriott International Inc.
13400 Fernwood Road
Bethesda, MD 20817
(301) 380-3008

ISSUE DATE: 04-12-2024
GENERATION: 1.0 - 120 UNITS
DECOR: Modern Calm & Rural Living

**EXTERIOR
PERSPECTIVES**

210

NOT FOR CONSTRUCTION

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EXTERIOR FINISH LEGEND

INTERIOR WALL AND BUILDING SITE + EXTERIOR BUILDING
LEGEND MATERIAL FOR MATERIALS AND COLOR DISPOSITIONS

EPF 1 - MATCH COLOR BY BERNHARDT LAMINATE BAYES 2 PLACA

EPF 2 - MATCH COLOR BY BERNHARDT LAMINATE BAYES STAMPED CONCRETE

EPF 3 - MATCH COLOR BY BERNHARDT LAMINATE BAYES 1000 HONEY

EXTERIOR FINE CONTINUAL CEMENT FIBREGLASS WALL PANEL

COLUMN/WINDOW BREAK METAL PANEL

METAL PANEL STEEL ENTRY CANOPY

GRANITE BALL AT JEWEL BOX BELOW EYE OF FRONT CORNER ABSOLUTE BLACK POLISHED

QUARTZITE SLAB LOOKING AT JEWEL BOX TO BE SELECTED BY CHAIRMAN

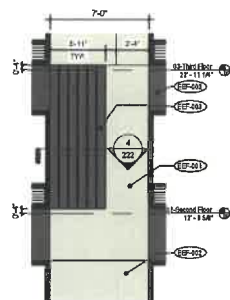
FINE CONTINUOUS CEMENT FIBREGLASS WALL PANEL

EXTERIOR PAINT AT 112 COLUMNS AND FRAMES COLOR BERNHARDT LAMINATE BAYES 1000 HONEY

WOOD LOOK METAL 112 COLUMNS PANEL

ALUMINUM COPIED AT PARAPET COLOR BLACK

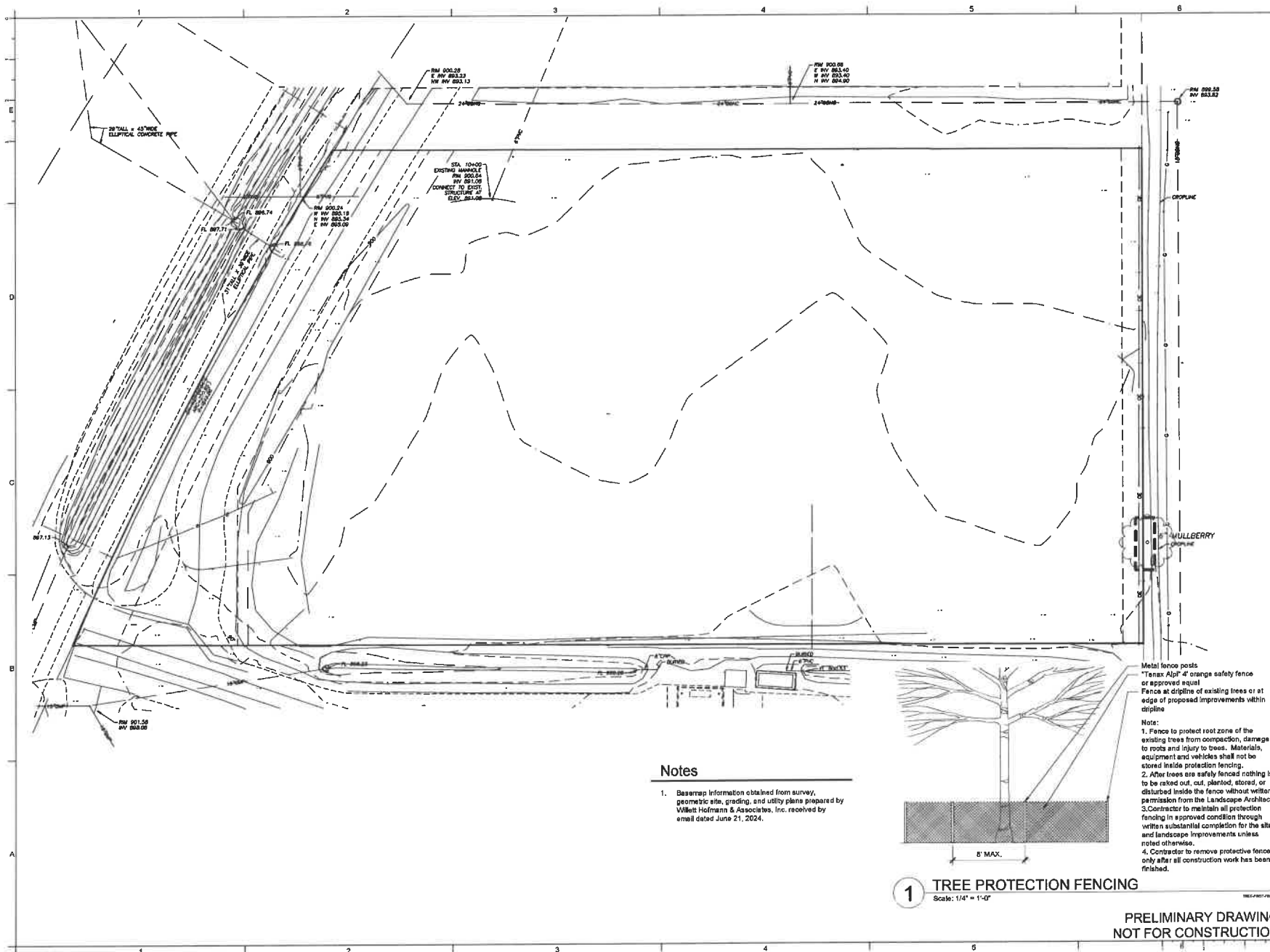
ALUMINUM DRIVING STOPPAGE AT PARAPET COLOR BLACK



3 ELEVATION DETAIL @ RIBBED EIFS PANEL
SCALE: 1/4" = 1'-0" Referenced from 211



211
NOT FOR CONSTRUCTION
FILE NAME: 10-10-2014.dwg



Notes

1. Basemap information obtained from survey, geometric site, grading, and utility plans prepared by Villett Hofmann & Associates, Inc. received by email dated June 21, 2024.

1 TREE PROTECTION FENCING

Scale: 1/4" = 1'-0"

Metal fence posts
"Tenax Alp" 4" orange safety fence or approved equal
Fence at dripline of existing trees or at edge of proposed improvements within dripline

- Note:
1. Fence to protect root zone of the existing trees from compaction, damage to roots and injury to trees. Materials, equipment and vehicles shall not be stored inside protection fencing.
 2. After trees are safely fenced nothing is to be raked out, cut, planted, stored, or disturbed inside the fence without written permission from the Landscape Architect.
 3. Contractor to maintain all protection fencing in approved condition through written substantial completion for the site and landscape improvements unless noted otherwise.
 4. Contractor to remove protective fence only after all construction work has been finished.

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

SITE TO place INC.

Site to Place, Inc.

847 South Ranch Road, #408
Elgin, Illinois 60123
Phone: (847) 899-8334 Fax: (847) 940-3265
www.sitetoplace.com

CONSULTANTS:

SEAL(S):

PREPARED FOR:

EO5 Hotels

DeKalb, Illinois

PROJECT NAME:

**Marriott & Fairfield
Inn Landscape
Improvements**

DeKalb, Illinois

PROJECT NO.: 023-001

ISSUED: FOR CITY REVIEW

DATE: 07/18/2024

REVISIONS:

DRAWN BY: BMF

CHECKED BY: BMF

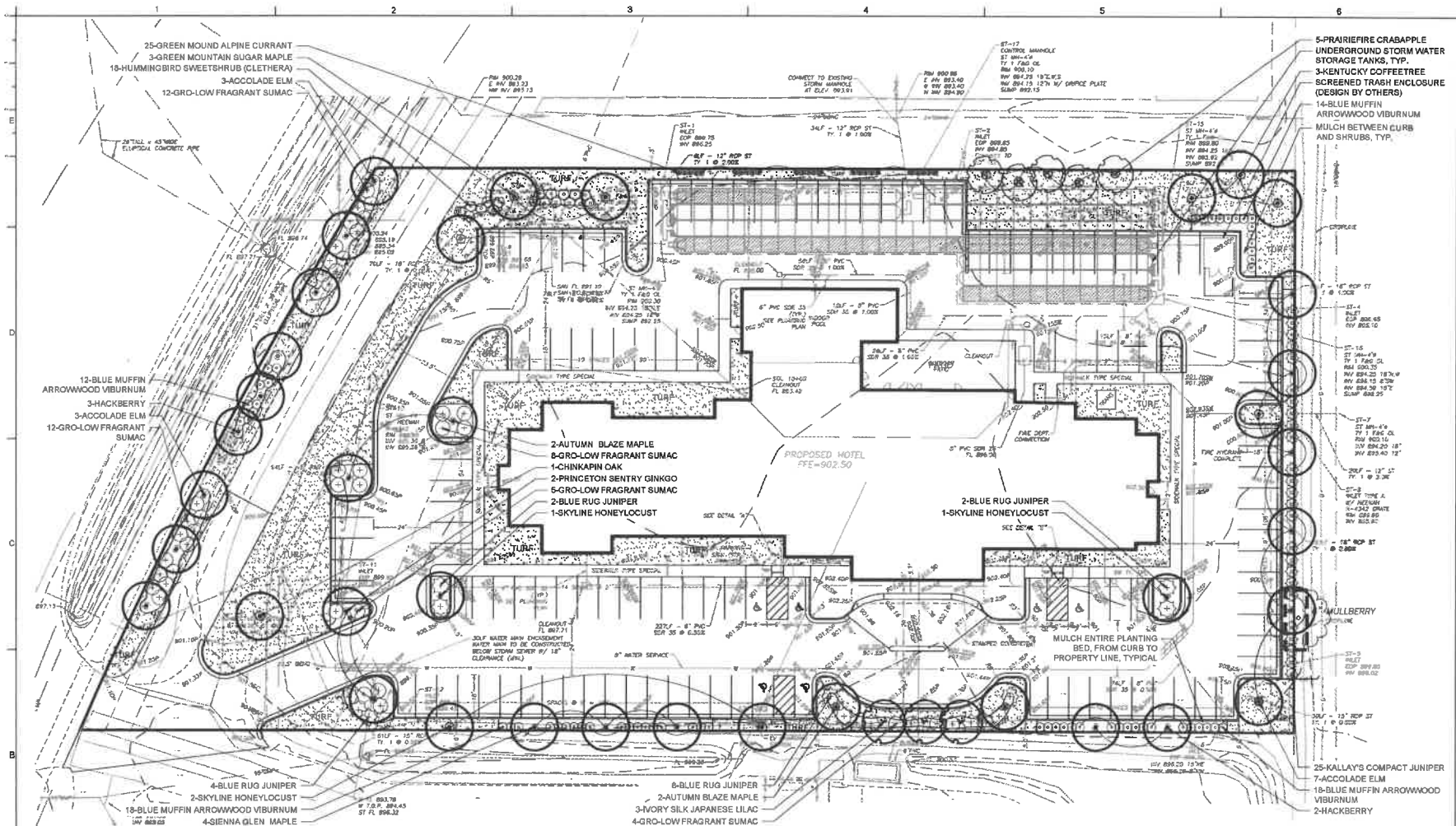


SHEET TITLE:

**EXISTING VEGETATION
PRESERVATION AND
REMOVALS PLAN**

L-101

© 2018 Site to Place, Inc.



Material List

Description	Estimated Quantity	Unit of Measure	Size	Rootball Condition	Description	Estimated Quantity	Unit of Measure	Size	Rootball Condition
Shade Trees	28				Deciduous Shrubs	8			
Acer x freemant 'Sierre'	4	EA	2.5" CAL	B/B	Juniperus chinensis pfitzeriana 'Kaltay's Compact'	18	EA	24" SP/RO	B/B
Sierre Elm Maple	4	EA	2.5" CAL	B/B	Juniperus horizontalis 'Vittoria'	18	EA	24" SP/RO	B/B
Acer x freemant 'Jefferson' Autumn Blaze	4	EA	2.5" CAL	B/B	Blue Rug Juniper	80	C.Y.		
Autumn Blaze Maple	3	EA	2.5" CAL	B/B					
Acer saccharum 'Green Mountain'	3	EA	2.5" CAL	B/B					
Green Mountain Sugar Maple	5	EA	2.5" CAL	B/B					
Celtis occidentalis	2	EA	2.5" CAL	B/B					
Hackberry	2	EA	2.5" CAL	B/B					
Ginkgo biloba	4	EA	2.5" CAL	B/B					
Ginkgo (Male Plants Only)	4	EA	2.5" CAL	B/B					
Quercus laevis 'Inermis' 'Stylar'	4	EA	2.5" CAL	B/B					
Skyline Honeylocust	3	EA	2.5" CAL	B/B					
Gymnocladia dioica	1	EA	2.5" CAL	B/B					
Parrotia persica Tree	1	EA	2.5" CAL	B/B					
Quercus macrocarpa	10	EA	2.5" CAL	B/B					
Chinquapin Oak									
Ulmus 'Mortoni' ACCOLADE									
Accolade™ Elm									

Planting Notes

- Base map information obtained from survey, geometric site, grading, and utility plans prepared by Willett Hoffmann & Associates, Inc. as of 06/21/2024.
- Contractor responsible for verifying all quantities. Plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Quantity and install sufficient quantities to complete the work as drawn. No additional payments will be made for materials required to complete the work as drawn.
- Call J.U.L.I.E. prior to excavation work. Contractor responsible for locating and working around all existing utilities. In addition, repair damage to existing utilities caused by contractor activities at no additional cost to the Owner. Any utility locations shown are approximate only.
- Contractor responsible for all erosion control and protection in all areas, including seeded and sodded areas, to meet applicable codes and jurisdictional agency requirements. See Civil Engineering plans. Place erosion control blanket along all slopes greater than 4:1 and in all swales. All planting beds abutting turf shall have a space cut planting bed edge unless noted otherwise.
- All existing turf areas disturbed during construction shall have new turf installed.
- All mulch beds shall be 3" deep shredded, well-rooted hardwood mulch.
- All plants to be selected and installed following the American Association of Nurserymen's standards.
- Refer to specifications for further information, standards and notes.
- Cultivars may be substituted at the time of construction depending upon cultivar and/or species availability in the landscape nurseries.

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

SITE TO PLACE INC.

Site to Place, Inc.
847 South Herald Road, #100
Elgin, Illinois 60123
Phone: (847) 699-6633 Fax: (847) 640-3009
www.sitetoplace.com

CONSULTANTS:

SCALE:

PREPARED FOR:

EO5 Hotels
DeKalb, Illinois

PROJECT NAME:

Marriott & Fairfield
Inn Landscape
Improvements
DeKalb, Illinois

PROJECT NO.: 023-001

ISSUED: FOR CITY REVIEW

DATE: 07/16/2024

REVISIONS:

DRAWN BY: BMS

CHECKED BY: BMS

Scale: 1" = 20'

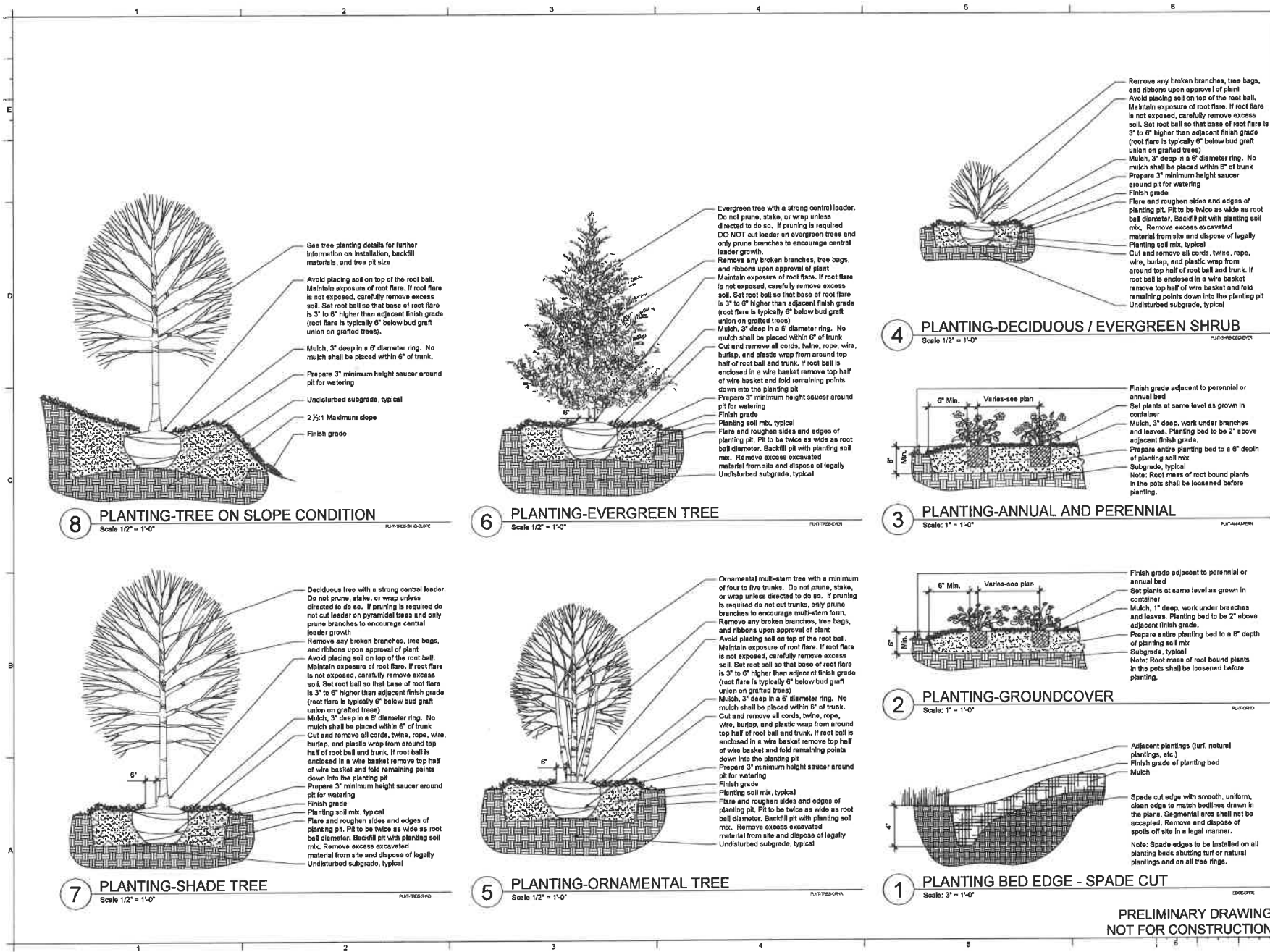


SHEET TITLE:

PROPOSED
PLANTING PLAN

L-102

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CONSULTANTS:

DESIGN:

PREPARED FOR:

EO5 Hotels
Dallas, Texas

PROJECT NAME:

**Mariott & Fairfield
Inn Landscape Improvements**
Dallas, Texas

PROJECT NO.: 023-001

ISSUED: FOR CITY REVIEW

DATE: 07/18/2024

REVISIONS:

DRAWN BY: BMS

CHECKED BY: BMS



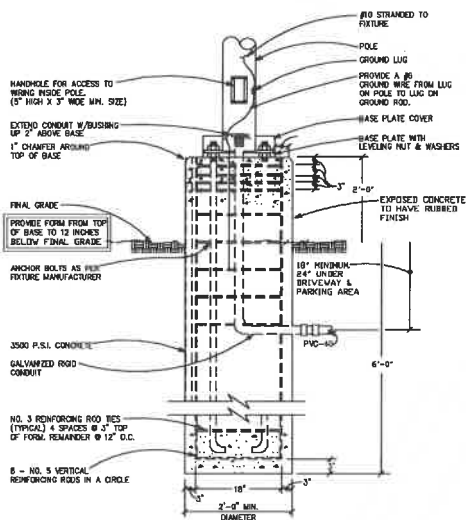
SHEET TITLE:

**PLANTING
DETAILS**

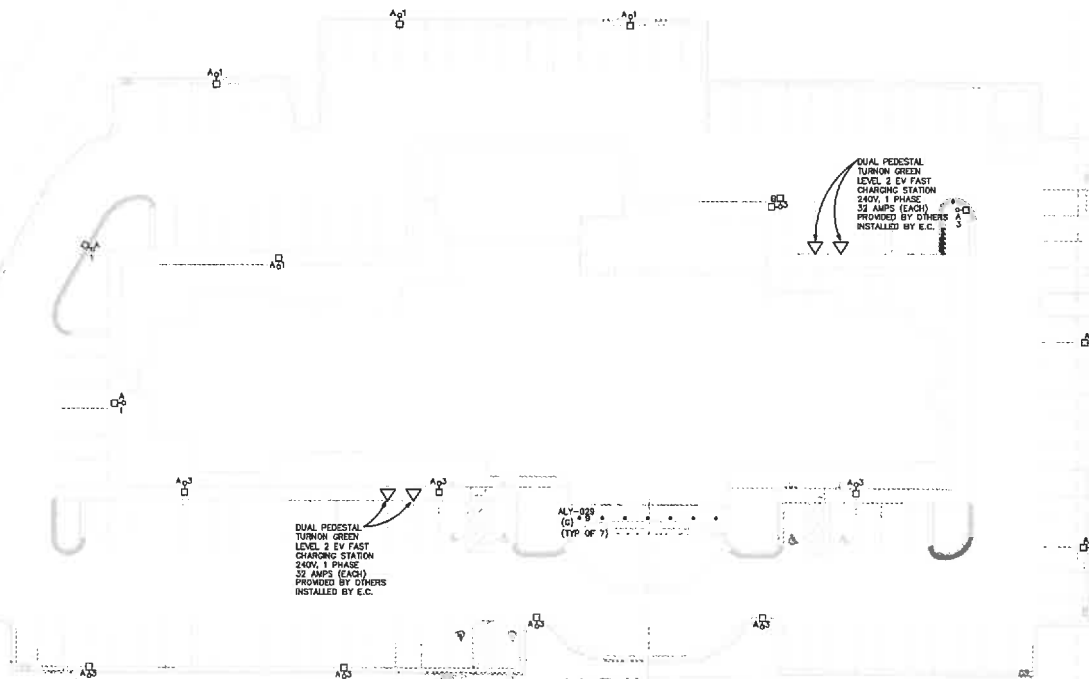
L-103

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**PRELIMINARY DRAWING
NOT FOR CONSTRUCTION**



CONCRETE BASE DETAIL
NO SCALE



POWER &
LIGHTING
SITE PLAN
SCALE 1" = 20'-0"



Legacy Designs, Inc.
555 S. Perryville Road
Perryville, MO 64575
Phone: (417) 537-1111
Fax: (417) 537-1112
www.legacydesigns.com

David L. Jenkins & Associates, P.C.
ARCHITECTS AND PLANNERS
2020 BLENKIN - ROCKFORD, ILLINOIS
PHONE: (815) 397-9711 FAX: (815) 397-9755
CELL: (815) 520-2202

INTEGRATED HOSPITALITY CONSTRUCTION
1375 REMINGTON RD., SUITE E, SCHAMBURG, IL 60173
PROJECT NO.: 029-21

Marriott Dual Brand
Peace Road
Dekalb, IL

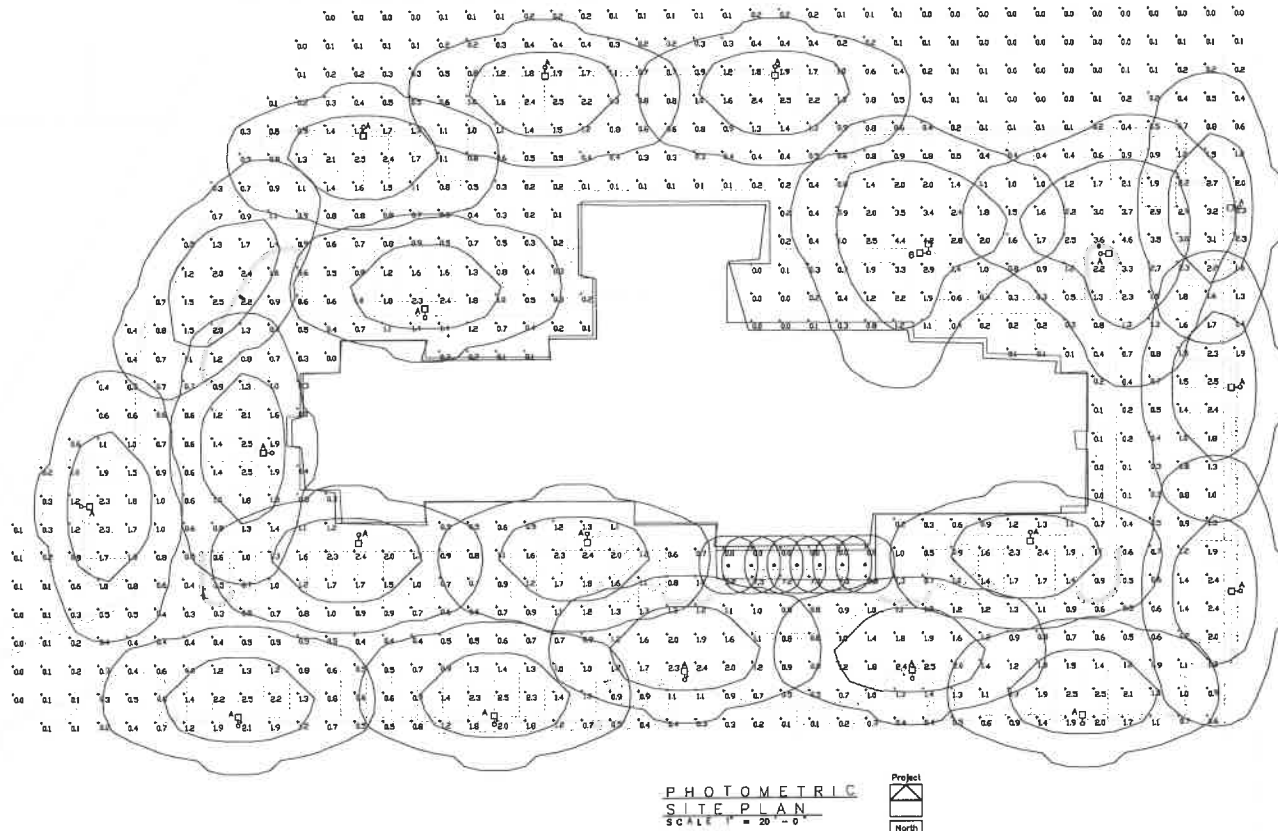
TOWNEPLACE SUITES
BY MARRIOTT

Fairfield
BY MARRIOTT

REVISIONS
#01/04/17
1. ADDED 2000 & SUITES and
TOWNEPLACE SUITES by MARRIOTT
Mark H. Hensel/Architect
1040 Farmington Road
Baltimore, MD 21207
(410) 550-0000
ISSUE DATE: 04-13-2024
GENERATOR: 1.0 - 1.0 LAYOUTS
DESK: Mark H. Hensel & Associates
POWER & LIGHTING
SITE PLAN
ES101
NOT FOR CONSTRUCTION

Lumina: Location										Age	
No. Lum.	S	I	Z	N	Ortho	TS	K	V			
1	3	161.00	1.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	
2	4	200.00	1.10	30.00	30.00	30.00	30.00	30.00	30.00	30.00	
3	5	240.00	1.20	30.00	30.00	30.00	30.00	30.00	30.00	30.00	
4	6	280.00	1.30	30.00	30.00	30.00	30.00	30.00	30.00	30.00	
5	7	320.00	1.40	30.00	30.00	30.00	30.00	30.00	30.00	30.00	
6	8	360.00	1.50	30.00	30.00	30.00	30.00	30.00	30.00	30.00	
7	9	400.00	1.60	30.00	30.00	30.00	30.00	30.00	30.00	30.00	
8	10	440.00	1.70	30.00	30.00	30.00	30.00	30.00	30.00	30.00	
9	11	480.00	1.80	30.00	30.00	30.00	30.00	30.00	30.00	30.00	
10	12	520.00	1.90	30.00	30.00	30.00	30.00	30.00	30.00	30.00	
11	13	560.00	2.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	
12	14	600.00	2.10	30.00	30.00	30.00	30.00	30.00	30.00	30.00	
13	15	640.00	2.20	30.00	30.00	30.00	30.00	30.00	30.00	30.00	
14	16	680.00	2.30	30.00	30.00	30.00	30.00	30.00	30.00	30.00	
15	17	720.00	2.40	30.00	30.00	30.00	30.00	30.00	30.00	30.00	
16	18	760.00	2.50	30.00	30.00	30.00	30.00	30.00	30.00	30.00	
17	19	800.00	2.60	30.00	30.00	30.00	30.00	30.00	30.00	30.00	
18	20	840.00	2.70	30.00	30.00	30.00	30.00	30.00	30.00	30.00	
19	21	880.00	2.80	30.00	30.00	30.00	30.00	30.00	30.00	30.00	
20	22	920.00	2.90	30.00	30.00	30.00	30.00	30.00	30.00	30.00	
21	23	960.00	3.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	
22	24	1000.00	3.10	30.00	30.00	30.00	30.00	30.00	30.00	30.00	
23	25	1040.00	3.20	30.00	30.00	30.00	30.00	30.00	30.00	30.00	
24	26	1080.00	3.30	30.00	30.00	30.00	30.00	30.00	30.00	30.00	
25	27	1120.00	3.40	30.00	30.00	30.00	30.00	30.00	30.00	30.00	
26	28	1160.00	3.50	30.00	30.00	30.00	30.00	30.00	30.00	30.00	
27	29	1200.00	3.60	30.00	30.00	30.00	30.00	30.00	30.00	30.00	
28	30	1240.00	3.70	30.00	30.00	30.00	30.00	30.00	30.00	30.00	
29	31	1280.00	3.80	30.00	30.00	30.00	30.00	30.00	30.00	30.00	
30	32	1320.00	3.90	30.00	30.00	30.00	30.00	30.00	30.00	30.00	
31	33	1360.00	4.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	
32	34	1400.00	4.10	30.00	30.00	30.00	30.00	30.00	30.00	30.00	
33	35	1440.00	4.20	30.00	30.00	30.00	30.00	30.00	30.00	30.00	

Section	Level	Stage	APR	Responsibility	Planning	Implementation	Monitoring	APP	APP	Notes	Page No.
9	A		4	Continued Learning	2000-01-01 to 2000-01-01	2000-01-01 to 2000-01-01	2000-01-01 to 2000-01-01	2000-01-01 to 2000-01-01	2000-01-01 to 2000-01-01		
10	B		5	Continued Learning	2000-01-01 to 2000-01-01	2000-01-01 to 2000-01-01	2000-01-01 to 2000-01-01	2000-01-01 to 2000-01-01	2000-01-01 to 2000-01-01		
11	C		6	Continued Learning	2000-01-01 to 2000-01-01	2000-01-01 to 2000-01-01	2000-01-01 to 2000-01-01	2000-01-01 to 2000-01-01	2000-01-01 to 2000-01-01		



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CELL (815) 520-2302 • PHONE (815) 397-9711 • FAX (815) 397-9786
www.dljarchitects.com

CONTRACTOR:
INTEGRATED HOSPITALITY CONSTRUCTION
1375 REMINGTON RD., SUITE E, SCHAUMBURG, IL 60173

**TOWNEPLACE
SUITES®
BY MARRIOTT**
Fairfield
BY MARRIOTT

ISSUE DATE: 04-12-2024
 OPERATIONS: 1.9 x 120 UNITS
 REGION: Modern Cities & Real Estate

PHOTOMETRIC
SITE PLAN

ES102
NOT FOR CONSTRUCTION