

## Project Compliance Report

**Date:** May 18, 2022

**Description/Title:** Towneplace at 1280 Windham Parkway

**Type of Review:** Concept Plan

**Summary:**

Sandeep Desai has submitted a concept plan for new hotel development at 1280 Windham Parkway in the Windham Lakes Business Park.

The following chart describes the zoning and land uses surrounding the property.

	ZONING	LAND USE	USER
<i>SITE</i>	P-B, Planned Business	vacant	Sandeep Desai
<i>NORTH</i>	P-B, Planned Business	Warehouse / Industrial / pond	Molto
<i>SOUTH</i>	P-B, Planned Business	Office	OWL 1 & 2
<i>EAST</i>	P-B, Planned Business	Warehouse / Industrial	OWL 3
<i>WEST</i>	B-2, Community Retail <i>Bolingbrook</i>	Retail	Thornton's

This property is one of the last remaining lots in the Windham Lakes Business Park at the corner of Weber Road and Windham Parkway. The site had previously been a medical office building that was torn down several years ago. The 3.025-acre lot is now vacant. The applicant is proposing a new hotel on 2.314 acres and an additional 0.7-acre outlot. The outlot is shown on the overall plan but would be a future development. The hotel site is what would be coming forward for Final Development Plan.

The Hotel would have 102 rooms with 148 parking spaces, including 7 handicapped. The building would be 4 stories and 50 feet tall. It will have a pool, fitness center, and a large lobby. The site is accessed from two access points along Windham Parkway. Due to the new barrier median being installed with the current road project, the western access point will be right in right out only. Preliminary building elevations are included in the packet. Final elevations and signage will be brought forward during the final PUD process.

**Method of Investigation:**

The Development review Committee has reviewed the proposal.

**Recommendation:**

Provide input to the applicant.

Aerial:



Presenter: NAD