



Village of Lincolnwood Plan Commission

Workshop Meeting
Tuesday September 24, 2013
7:00 P.M.

in the
Council Chambers Room
Lincolnwood Village Hall - 6900 Lincoln Avenue
Meeting Agenda

1. **Call to Order/Roll Call**
2. **Workshop: Planned Unit Development Conceptual Plan Review:
4500 West Touhy Avenue**
Description: Proposal by North Capital Group to Develop Former
Purple Hotel Site - Review of Proposed Site Plan
3. **Other Business**
4. **Public Comment**
5. **Adjournment**



MEMORANDUM

TO: Chairman Eisterhold
Members of the Plan Commission

FROM: Aaron N. Cook, AICP
Development Manager

DATE: September 19, 2013

SUBJECT: Plan Commission Workshop – Review of Concept Plan for Proposed New
Development: 4500 Touhy Avenue (Former Purple Hotel Properties)

North Capital Group (NCG) has submitted for consideration an application for Conceptual Plan Review by the Plan Commission. The Conceptual Plan Review is an optional step in the Planned Unit Development (PUD) process. The Zoning Ordinance requires PUD approval for new development of the former Purple Hotel property and two adjoining properties.

Prior to the scheduled Plan Commission workshop staff convened the Development Review Team. This staff team consists of representatives of the following Departments: Police; Fire; Public Works, Community Development; as well as, the Village Engineer and Village Landscape Consultant. The team met on August 21, 2013 to discuss the information submitted by North Capital Group. Attached are the written review comments from the department representatives.

The focus of the team review was the conceptual development plans showing the construction of six new buildings on an expanded site that includes two existing office properties to the north along Lincoln Avenue. The team stated that the concept plans are generally consistent with the overall stated vision of the Village for the property which calls for mixed use pedestrian friendly development. The staff review comments were distributed to NCG upon conclusion of the team's meeting.

NCG has modified the concept plans since the review of the Development Review Team. These modified plans are attached for review and consideration by the Plan Commission. The Development Review Team has not reconvened to review the modified plans. Imbedded within the attached Review Team Report, NCG has provided responses to many of the Development Review Team's comments.

At the September 24, 2013 Plan Commission Workshop staff anticipates the developer will provide a presentation and be available to answer questions.

Attachments:

1. Summary of Development Review Team w/ NCG's Responses
 - a. Community Development Department Plan Review
 - b. Department of Public Works Staff Plan Review
 - c. Lincolnwood Police Department Purple Hotel Redevelopment Plan Review
 - d. Village Engineer Plan Review
 - e. Land Design Collaborative Inc. Conceptual Plan Landscape Review
 - f. Lincolnwood Fire Department Development Plan Review
2. NCG Concept Plan Submittal
 - a. Master Plan – Ground Floor Plan (Sheet 1)
 - b. Master Plan – Upper Level Plan (Sheet 2)
 - c. Master Plan – Lower Level Plan (Sheet 3)
 - d. Conceptual Renderings (Sheets 4-8)



Summary Review
Development Review Team

Concept Plan Review
Proposed New Development 4500 Touhy Avenue
(former Purple Hotel Properties)
(Northwest Corner, Touhy & Lincoln Avenues)

Plan Documents dated August 12/13, 2013

Review Date: August 21, 2013

Nature of Proposal

Concept development plans provided indicate development of six new buildings on an expanded site that includes two existing office properties to the north along Lincoln Avenue. These plans illustrate a development consisting of approximately 147,000 square feet of retail, 47,000 square feet for a health club, and 49,000 square feet of office space. Also included in this concept development for the site is a seven level hotel consisting of 210 rooms, and a residential building having six levels and 110 units. As conceived, parking would occur on interior private streets within the site (123 parking spaces), within either an underground parking garage or an above ground parking deck (986 parking spaces) or off-site on the adjoining Com ED property (208 parking spaces). The Concept Plan calls for the closure of the existing Touhy Avenue curb cut at Kilbourn, the retention of the existing Touhy Avenue curb cut at the Barclay Place traffic signal, retention of an existing right-in/right-out curb cut on Lincoln Avenue and the addition of a new Lincoln Avenue curb cut/traffic signal at Chase Avenue.

Summary of Staff Review Comments

(attached are specific and more detailed comments from reviewing departments)

- The submitted concept is generally consistent with the overall enunciated vision of the Village for the property, which calls for a mixed use pedestrian friendly development that will be a focal point and activity center for the community.
- Part of the enlarged site, crosses into the "O" Office District zone. Staff recommends that the petitioner seek a map amendment as part of the relief requested in order for the entire site to be considered under the B3 Zoning District.
[The project team will seek to amend the zoning map for the property to B3 zoning.](#)
- This development is subject to the Village's Storm Water Ordinance. The use of permeable pavers may reduce the need to detain storm water. A proposed new MWRD Watershed Development Ordinance may become applicable to this development.

The proposed development will conform to all required village and MWRD ordinances, we agree permeable pavers is a great way to mitigate detention.

- It appears that as plans develop and restaurants and other more intensive uses are included, parking requirements for the development may be less than that required by Code. Staff notes that the ComEd property cannot be counted for required parking unless a covenant running with the land is recorded, ensuring the permanence of such parking. Should shared parking amongst uses in the development be contemplated to reduce the required minimum parking needed, documentation concerning the parking demand among uses is required.

All required parking will be addressed on site and on the ComEd parcel. At any time that the ComEd parcel is no longer available for parking, additional on-site parking structure levels will be added to accommodate on-site parking needs.

- Currently the site plan shows parallel parking on the interior private streets of the development. To increase parking supply, staff recommends consideration of angled parking.
Plans for angled parking are being considered and will be presented to the village.
- The main private access roadway through the development is proposed as 4 lanes (2 in each direction). Staff recommends a reduction in the number of traffic lanes on this roadway to 2 (one for each direction)
Plans for a single lane in each direction are being considered and will be presented to the village.
- Access and layout of the underground parking appears somewhat confusing. Additional details should be provided.
Underground parking is being reworked for efficiency, access and way-finding, more detail will be provided.
- Staff expresses concern that as conceived, the proposed east-west internal street does not allow eastbound vehicles the ability to circulate within the development. Creation of a roundabout, potentially near the illustrated green space could resolve this concern.
- It is not the development team's desire to include a roundabout or turn-around at this location. It works against the overall site vision and vehicular/pedestrian circulation and safety.
- Shelters for PACE bus service should be incorporated into the development plans.
PACE shelters will be added to the plans at locations agreeable by PACE and the village.
- Pedestrian access from the remote ComEd parking lots is not indicated and should be provided. Links should further be provided to the Village planned bike trail along the ComEd property and enhanced crosswalks on interior and perimeter streets detailed in subsequent plans.
Pedestrian sidewalks and bike paths have been added on the ComEd parcel for access to the development and Touhy Avenue for further review.
- Plans should indicate the replacement of perimeter public sidewalk along Touhy and Lincoln Avenues.
All existing curb, gutters and sidewalks throughout the development and Touhy/Lincoln edges will be replaced.
- Fire Sprinklers are required throughout the project and driveways which traverse over underground parking structures must be engineered to withstand the weight of emergency vehicles.
Below grade parking will conform to all fire protection requirements under all roadways and structures throughout the site.
- Public safety in the development is of paramount concern especially in parking garages. Security systems should be considered and incorporated into the project.
Security systems will be considered in all parking garages and throughout the development.

Community Development Department

Review of Purple Hotel Development Site Concept Plans

Concept renderings dated August 12, 2013

Below are department comments based on the concept renderings submitted for review. The Department notes that these concept plans lack specificity and detail to ascertain compliance with build- to lines, setbacks, heights, parking stall sizes, minimum required parking counts, exterior building materials, etc. As plans develop, such detail should be provided and additional review requested

General Comment

- The concept plans provided are generally consistent with the overall enunciated vision of the Village for the property. The plans should continue to be developed to create and serve as the focal point of Lincolnwood's downtown activity. The development should create a mixed-use commercial area and pedestrian friendly environment.

Zoning

- The primary subject properties are located in the B3 Village Center PD Zoning District
- It appears that two additional existing office properties, located to the north along Lincoln Avenue have been added to the site plan.
 - These properties are currently developed with office buildings and are in the "O" Zoning District.
 - The "O" District prohibits residential development which is indicated in the submitted concept plan.
 - A Zoning Map Amendment should be considered and requested as part of zoning approval, in order to place these "O" properties within the B3 Zoning District.
 - Staff notes that the B3 Zoning District limits the ground floor to non-residential uses.
[The project team will seek to amend the zoning map for the property to B3 zoning.](#)

Parking

- The Concept Plan indicates 208 parking spaces on a portion of the ComEd property. This is considered off-site parking and requires the recording of a covenant on the property running with the land (for the duration of the development) for such parking to count toward the Village's required parking.
[All required parking will be addressed on site and on the ComEd parcel. At any time that the ComEd parcel is no longer available for parking, additional on-site parking structure levels will be added to accommodate the parking needs.](#)
- Parking counts provided indicate a total on-site parking count (on the subject property) of 1,109 spaces. The total Village minimum parking required, based on the Concept Plan, is 1,201, plus an undetermined number of parking spaces for the health club. Restaurants are not yet indicated on the plan and if included as anticipated, would dramatically increase the minimum number of parking spaces required for the development.
[As the plan develops and uses are identified all required parking requirements will be accommodated.](#)
- The parking lot design indicated on the ComEd property lacks Code required landscaping.
[Although ComEd does not allow the planting of trees within their parcel we will seek to plant low shrubbery and groundcovers along the perimeter of the parking.](#)
- A chief concern related to using ComEd property for any required parking, absent a covenant running with the land, is in the event that the parking is no longer made available by the property owner. The developer should speak to this matter. A possible alternative in such a situation would be to add additional levels to the proposed parking deck.

The development team is agreeable to this idea.

- Consideration should be given to increasing the amount of on-street parking throughout the project by potentially changing currently illustrated parallel parking to angle parking.

Plans for angled parking are being considered and will be presented to the village.

- The access and layout to the underground parking appears somewhat cumbersome.

Underground parking is being reworked for efficiency, access and way-finding, more detail will be provided.

- The Zoning Code includes a provision for shared parking among uses where parking demand meets certain criteria. Should the developer desire consideration of shared parking among uses to reduce the required minimum parking, documentation concerning parking demand is required.

The development team would ask for ITE parking requirements to be considered for this project.

Internal Drives/Circulation

- The main access drive through the proposed development (north-south) is illustrated as two lanes in each direction, the same number of travel lanes as found on Touhy and Lincoln Avenues.
 - Staff questions whether 2 travel lanes in each direction are warranted for this internal street.
 - As currently conceived with two travel lanes in each direction, it may be difficult for pedestrians to cross and may pose a pedestrian barrier.

Plans for a single lane in each direction are being considered and will be presented to the village.

- - Except to access underground parking, for traffic heading east bound, the main east-west internal drive, provides no means to circulate within the development and requires eastbound traffic to exit southbound on Lincoln Avenue. This could be a potential problem for patrons. A possible solution would be to create a roundabout on this street segment.

It is not the development team's desire to include a roundabout or turn-around at this location. It works against the overall site vision and vehicular/pedestrian circulation and safety.

- To improve circulation, consider modifying the internal drives and the intersections of these drives into a more grid-like pattern.

Many street configurations have been considered with the current layout offering the most benefit to the overall site vision and vehicular/pedestrian circulation.

- No pedestrian access to/from the proposed development to the ComEd Parking spaces is illustrated.

Pedestrian sidewalks and bike paths have been added on the ComEd parcel for access to the development and to Touhy Avenue.

- Access should be created between the development and the Village's planned Bike Trail along the ComEd property.

Pedestrian sidewalks and bike paths have been added on the ComEd parcel for access to the development and to Touhy Avenue.

- Bus Shelters for PACE bus service on Touhy and Lincoln Avenues should be considered.

PACE shelters will be added to the plans at locations determined by PACE and the village.

- Access to the illustrated loading berth in the southeast corner of the development appears problematic.

Further loading and service design will be developed as tenants are identified.

Miscellaneous

- Entryway/Gateway features for the development should be planned and illustrated.

Many site features will be explored as the plan develops.

- A prominent view of the development will be eastbound Touhy Avenue traffic from west of the development. Illustration of this important view should be provided showing the proposed development.

The design from all angles will be refined as the project is developed. More plans and elevations will be presented to the village.



MEMORANDUM

TO: Development Review Team

FROM: Ashley Engelmann, Assistant to the Public Works Director

DATE: August 20, 2013

SUBJECT: 4500 W Touhy Avenue

The Public Works Department has reviewed the information submitted by North Capital Group. The following comments are made for your consideration:

Trees

North Capital Group was issued a tree removal permit on July 8, 2013 to remove trees as part of the redevelopment of the site. As a condition of the permit, the Village Arborist has noted that an eventual inch for inch replacement will be required where the number of diameter inches of new trees installed as part of the development project must equal the total diameter inches removed. Should the available planting space not allow for equal planting of new trees then per the Village's Tree Preservation Ordinance a tree fund must be provided to the Village in the amount of \$150/diameter per inch of tree removed outside of the building envelope.

[The landscape plan will accommodate all requirements for landscaping.](#)

At this time a formal landscape plan was not included. The Village's landscape requirements shall be followed which requires that a tree be planted every 25 feet along the perimeter and that the tree must be at least 2 ½" in diameter.

[The landscape plan will accommodate all requirements for landscaping.](#)

Public Sidewalk

The plan does not indicate that any sidewalk will be added or removed. The condition of the sidewalk around the perimeter of the building is poor and there are also gaps in which sidewalk does not exist. The Department is recommending that the perimeter sidewalk be replaced and that new sidewalk be installed within any gaps. The sidewalks must be at least five feet wide and follow all ADA requirements. Sidewalk needs to meander around existing utilities.

All existing curb, gutters and sidewalks throughout the development and Touhy/Lincoln edges will be replaced with code compliant dimensions and conditions.

Stormwater Ordinance

- All requirements of the Village's Stormwater Ordinance must be followed per the Village Engineer's comments
The proposed development will conform to all required village and MWRD ordinances.
- Specifically, stormwater management plans must be provided for underground parking and approved by the Village Engineer
Stormwater management plans will be developed in conjunction with a qualified civil engineer for all aspects of the site.

Potable Water

- No plans are shown for number or location of water services. Public Works must be consulted regarding meters for specific buildings. Per Village Code water meters and RPZ's must be installed inside of a mechanical room with fire and domestic lines
Plans will be developed in conjunction with qualified mechanical, plumbing and civil engineers for all aspects of the site and buildings.
- The Village prefers that all potable water connections are made with the water main on Lincoln Avenue
The team will design for this request.

Sanitary Sewer

- No plans are shown for sanitary connections. Please provide the number of connections, proposed sizes and locations.
Plans will be developed in conjunction with qualified mechanical, plumbing and civil engineers for all aspects of the site and buildings.

Bus Shelters

- Bus shelters should be included within the right-of-way around the perimeter of the building, the Village should be consulted on locations of the bus shelters
Bus shelters will be added to the plans at locations agreeable by the village.

General Comments

- Existing hydrants and street lights should be shown on the plan

Plans will be developed in conjunction with qualified mechanical, plumbing and civil engineers for all aspects of the site and buildings.

- Should the Village require hydrants within the property?- Defer to the Fire Department
The development will conform to all required fire and life safety codes and ordinances.

- The petitioner should consider permeable pavers within the parking lot to help offset Stormwater Ordinance requirements
[Permeable pavers will be considered.](#)

Do not hesitate to contact me with any questions you may have regarding this review.

Ashley Engelmann



LINCOLNWOOD POLICE DEPARTMENT

Robert LaMantia

Chief of Police

To: Mr. Tim Clarke, Community Development Director

From: Lieutenant Randall Rathmell # 243

Date: August 20, 2013

Subject: Redevelopment Plans for the Purple Hotel Properties

We have reviewed the redevelopment plans submitted for the Purple Hotel Properties. The following recommendations were prepared and submitted as written review comments for the conceptual plan submission at 4500 West Touhy Avenue.

Parking

Examination of the proposed parking areas plan shows a design which appears to provide natural surveillance of the location for both law enforcement and the public by eliminating visual obstacles or concealment for potential offenders. The applicants plan adequately addresses parking.

All interior and exterior parking areas will be designed with safe, well lit, open paths of travel.

Lighting

The applicant should submit a lighting plan. Sufficient on-site exterior lighting should be provided which is an important security consideration as a crime prevention tool in order to safeguard parked vehicles and pedestrians while reducing the potential for criminal damage and vandalism on the property. Inspection of the property overnight revealed no exterior lighting currently exists on the property. Building entrances should be illuminated after dark and provide a clear line of sight from both inside and outside.

An exterior photometric lighting plan will be submitted. All interior parking garages and exterior public areas will be designed with well lit, open paths of travel. Back of house areas will be secured from the public.

Traffic Safety

We recommend a left only turn lane northbound North Lincoln Avenue into the entry gateway at West Chase Avenue to minimize the potential for traffic congestion on adjacent roads and streets. Stop signs and stop bars should be placed at the exit driveways from the property onto both Lincoln and Touhy as well as the parking garage. Driving lanes for the entrance and exit traffic should be designated there along with appropriate pedestrian crosswalks.

[As traffic plans become further developed these comments will be implemented.](#)

Pedestrian Safety

Safe designated sidewalks are provided around the perimeter of the buildings. Staff has three recommendations regarding the paths depicted on the site plan:

- Staff recommends the coordination of appropriate public sidewalks, pedestrian crosswalks and unobstructed lines of sight on both streets due to increased pedestrian and vehicular traffic near the property.
[This comment will be implemented.](#)
- Walkway areas should be clearly defined on the plan to prevent possible pedestrians ending up in a dead-end.
[This comment will be implemented.](#)
- The applicant should consider incorporating pavement markings on the site plan to facilitate the safe and efficient movement of pedestrians from the sidewalks to both the buildings and parking areas.
[This comment will be implemented.](#)

Natural Surveillance

Eliminate any visual obstacles which may provide concealment for possible offenders. This includes keeping trees and shrubbery trimmed to approximately 2 ½ feet high, in particular around windows in order not to impede the view for employees, the public and the police. Any signs displayed on windows inside the businesses should be removed to improve lines of sight.

[This comment will be implemented.](#)

Access Control

Staff recommends fencing as a design element along the south and west parking lots bordering the Commonwealth Edison property which will serve to deter criminal activity or illegal entry. It creates a sense of ownership and establishes the property line boundaries serving to define the scope of the property. Management may further safeguard the property by issuing access codes or cards for hotel patron entry into the building.

[This comment will be considered.](#)

New site trees and landscaping along property lines on the remainder of the site establish natural boundaries for the location.

Trees will certainly be planted in accordance with the landscaping ordinance throughout the site but will not be possible within the ComEd parcel.

Territorial Reinforcement

Ensure that receptionists and employees have clear sightlines to all entrances as well as the ability to quickly and discreetly call for help. Security signage should be visible at all entrances.

This comment will be implemented.

Security

A security plan should be submitted and approved by the Chief of Police prior to the certificate of occupancy. Consideration of security systems which include the installation of alarms, cameras, sensor lights and intrusion detectors made visible to potential offenders, will deter Retail Theft and Theft while assisting in any criminal investigation.

This comment will be implemented.

We respectfully request possibly positioning exterior video surveillance cameras in the parking garage and lots as well as on the hotel floors and commercial businesses located on the property to help law enforcement investigate Burglaries or other crimes which may occur on the site. Surveillance DVD recordings should have the capacity to be played on any computer.

This comment will be considered.

The remainder of the developer's plan should not impact public safety, traffic, line of sight, access to emergency vehicles, pedestrian traffic, police service or the neighborhood.

This comment will be implemented.

Thank you for your consideration on this matter.



MEMORANDUM

TO: Development Review Team **DATE:**

Jim Johnson, Village Engineer **FROM:**

August 21, 2013

SUBJECT: 4500 Touhy (North Capital Group)

As requested, I reviewed the conceptual plans for subject project prepared by Antunovich Associates dated August 13, 2013. Since the plans are conceptual, a detailed engineering review is premature. Following are general comments

1. Traffic/Parking
 - a. I support the alignment of the access points to Touhy and Lincoln.
 - b. I am concerned with the turning radii for the internal traffic pattern.
[The turning radii of all interior streets will be planned to accommodate all emergency vehicles.](#)

I am concerned with the reliance on offsite parking.

[At any time that the ComEd parcel is no longer available for parking, additional on-site parking structure levels will be added to accommodate on-site parking needs.](#)

2. Stormwater
 - a. No provisions for stormwater management are show. As this is a re-development with a complete removal of existing facilities, the applicant must meet all of the provisions of the MWRD's and the Village's stormwater management ordinances. Please note that the MWRD plans to approve a new county-wide Watershed

Development Ordinance in September. The WDO will be effective six months after approval. Any project receiving “preliminary approval” from the Village prior to the effective date may abide by current ordinances. [The proposed development will conform to all required village and MWRD ordinances.](#)

Prior to a thorough engineering review, the applicant will need to provide comprehensive reports on traffic, parking and stormwater management to include preliminary engineering plans. [Comprehensive traffic, parking, stormwater management and preliminary engineering plans will be provided.](#)

If you have questions or need additional information, please call me at (847) 745-4835 or send an e-mail to jjohnson@lwd.org.

MEMO TO: Tim Clarke, Village of
Lincolnwood Project: 4500 West Touhy

Purple Hotel Property North Capital Group

Master Plan Landscape Review

Lincolnwood, Illinois Date Prepared: August 16, 2013

Prepared by: Jim Gamble

Land Design Collaborative, Inc.

Overview

The following review and comments are based on the Capital Group / Antunovich Associates Master Plan dated August 13, 2013. The review comments are limited to the plans indicated because no other landscape plans were provided.

Plans Submitted

Master Plan LT – 4500 Ground Floor Plan 8/13/13 Sht. #1; Master Plan LT – 4500 Upper Level Plan 8/13/13 Sht. #2; Master Plan LT – 4500 lower Level Plan 8/13/13 Sht. #3; Conceptual Rendering LT – 4500 Sheets. #4; #5; #6

Observations referenced by Ordinance Section:

- 6.12 Landscape Plans Required: Site Survey, Landscape, Irrigation – Not Provided
- 6.13 Design Planning and Preservation Criteria – Not Provided
- 6.14 Minimum Landscape Requirements for Off-Street Parking (ComEd property lot)
 - 1. Perimeter Screening Requirements.
 - 2. Interior Landscape Requirements
 - Note: required concrete curbs separating landscape from adjacent areas are not indicated.
 - Separation between parking lot spaces and access road is unclear and appears to lack landscape buffer.
- 6.15 Minimum Landscape Requirements for Foundation Plantings – Not Provided
- 6.16 Landscape Buffer and Screening Requirements between Zoning Districts
- 6.17 Miscellaneous Landscape Requirements – Not Provided

Comments Regarding Site Design

- Clarification of the streetscape design intended along Touhy and Lincoln Avenues needs to be provided.
[More design detail on sidewalks and streetscapes will be provided. All required landscape drawings and landscape details will be submitted as the site is developed.](#)

- The walkways and pedestrian links to and through the project as well as connections to the public sidewalk appear adequate but more detailed information is needed on landscape and hardscape materials. [As the project advances more design detail on sidewalks and streetscapes will be provided.](#)
- There are a number of large shade trees in the roadway right of way and information on plans to replace or if they'll be retained is needed.

[All existing trees are to be removed and replaced with new trees per the village ordinance.](#)

- Site and pedestrian lighting proposed is needed.
[More plans and information on site lighting will be provided](#)
- The Com Ed parking lot should be coordinated with the Lincolnwood Park Department regarding the Villages new bikeway, and access.
[The ComEd parcel design will be coordinated with ComEd and all required village departments.](#)



LINCOLNWOOD FIRE DEPARTMENT

6900 N. LINCOLN AVENUE – LINCOLNWOOD, ILLINOIS - 60712

PHONE: 847-673-1545 FAX: 847-673-7456

Lt. Clyde G. Heineman
Director of Fire Prevention
cheineman@lwd.org

To: Developmental Plan review Team Members
From: Lt. Clyde Heineman
Date: 8-16-2013

Developmental Plan Review

Address: Lincoln & Touhy
Business Name: Purple Hotel Site
Date Plans Received: 8-14-2013
Date Plan Reviewed: 8-16-2013
Building Square Footage: (Multiple - Varied)
Proposed Occupancy Load: (Multiple - Varied)

Review Comments:

1. All plans will be reviewed to the currently adopted versions of the NFPA code set including, *but not limited to* NFPA 1 Fire Code 2009 Edition, NFPA 13 Standard for the Installation of Sprinkler Systems 2010 Edition, NFPA 14 Standard for the Installation of Standpipes and Hose Systems 2010 Edition, NFPA 17A Standard for Wet Chemical Extinguishing Systems 2009 Edition, NFPA 20 Standard for the Installation of Stationary Pumps for Fire Protection 2010 Edition, NFPA 24 Standard for the Installation of Private Fire Service Mains and Their Appurtenances 2010 Edition, NFPA 70 National Electrical Code® 2011 Edition, NFPA 72 National Fire Alarm and Signaling Code 2010 Edition, NFPA 80 Standard for Fire Doors and Other Opening Protectives 2010 Edition, NFPA 92A: Standard for Smoke-Control Systems Utilizing Barriers and Pressure Differences, 2009 Edition, NFPA 92B Standard for Smoke Management Systems in Malls, Atria, and Large Spaces, 2009 Edition, NFPA 96 Standard for Ventilation Control and Fire
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Protection of Commercial Cooking Operations 2011 Edition, NFPA 101®*Life Safety Code*® 2012 Edition, NFPA 105 Standard for the Installation of Smoke Door Assemblies and Other Opening Protectives 2010 Edition, NFPA 110 Standard for Emergency and Standby Power Systems 2010 Edition, as well as the 2006 International Fire Code.

2. On-site inspections for fire related systems on this project will be conducted by our outside agent at the developer's expense.
3. All structures shall have NFPA 13 compliant sprinkler systems installed throughout.
4. Fire Department Connection(s) location(s) to be determined in conjunction with the Fire Prevention Bureau, the sprinkler contractor and the plan reviewer prior to final design.
5. Fire pumps to be compliant with NFPA 20.
6. Fire alarm and communication systems to be compliant with NFPA 72. Where applicable systems shall meet the high rise requirements of the NFPA 101®*Life Safety Code*®.
7. All fire alarm systems are required to be connected to the fire department dispatch center by way of the Village of Lincolnwood fire alarm radio network. The fire alarm contractor will be required to coordinate with the Village of Lincolnwood for installation of all radios by the Village's radio contractor at the completion of the alarm systems installations.
8. Any kitchen hoods installed must be equipped with a hood & duct suppression systems compliant with NFPA 96 for mechanical & NFPA 17A for fire suppression, and be connected to the buildings fire alarm system.
9. The installation of a Knox Box® (Key Box) at each entrance not open 24/7/365 will be required, and locations coordinated with the fire prevention bureau.
10. Water supply for fire suppression will need to be evaluated and fire hydrant locations provided throughout the project.
11. Any areas where driveways traverse over parking structures must be engineered to withstand the weight of fire department vehicles.

All eleven comments are code requirements that will be fully complied with. As the project develops all drawings and requirements will be submitted for further review.



Retail:	85,049 SF
Restaurant:	52,753 SF
Grocery:	28,933 SF
Health Club:	21,984 SF
Office:	28,446 SF
Residential:	6 Levels 110 Units
Hotel:	6 Levels 210 Rooms
Street Parking:	157 Spaces
Garage Parking:	879 Spaces
Utility Corridor	
Parking:	276 Spaces
Total Parking:	1,312 Spaces

Phase 2

CHASE AVENUE

LINCOLN AVENUE

TOUHY AVENUE

FULL SIGNALIZED INTERSECTION

FULL SIGNALIZED INTERSECTION

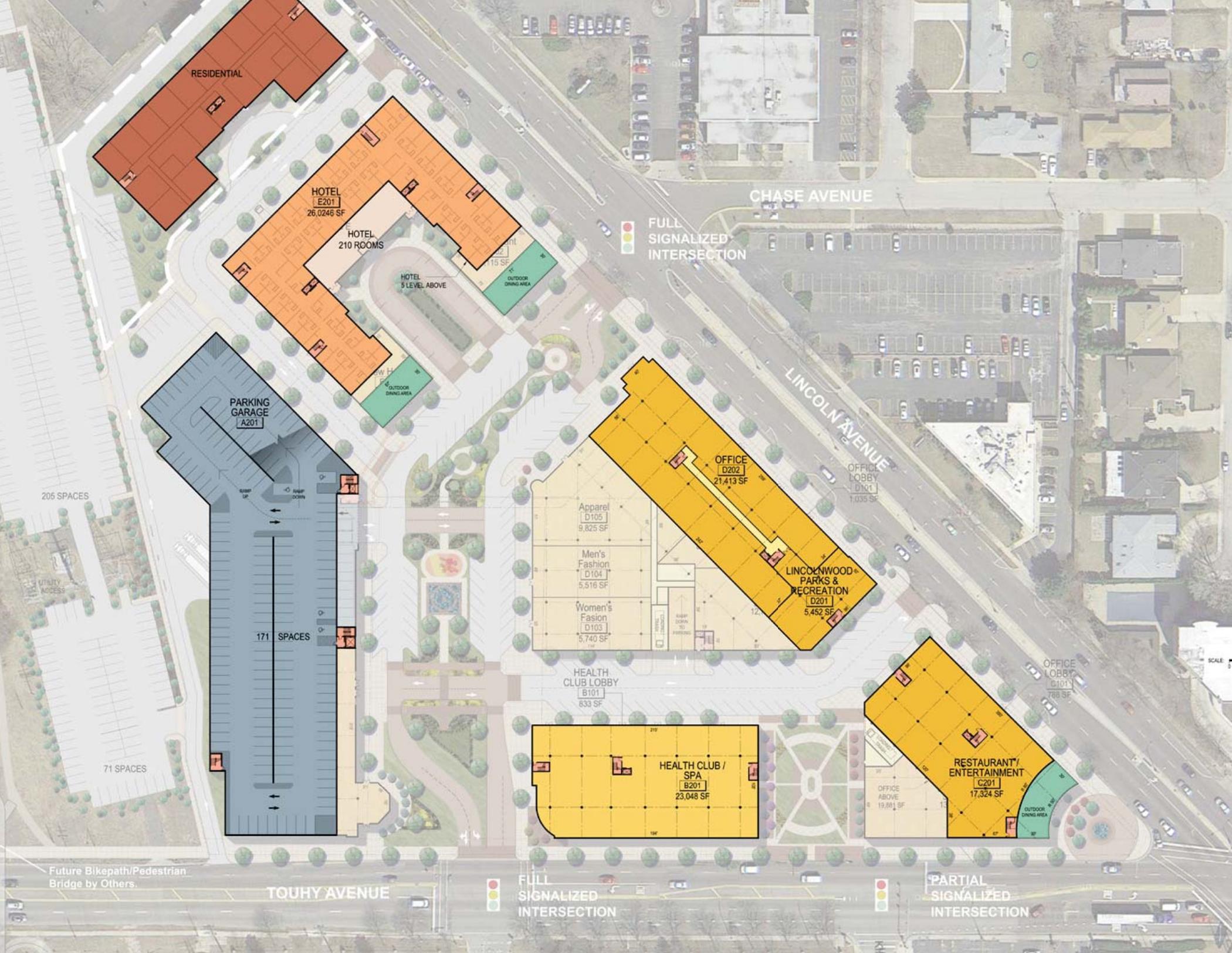
PARTIAL SIGNALIZED INTERSECTION

205 SPACES

71 SPACES

Future Bikepath/Pedestrian Bridge by Others.

SCALE



RESIDENTIAL

HOTEL
E201
26,024 SF

HOTEL
210 ROOMS

HOTEL
5 LEVEL ABOVE

OUTDOOR
DRINK AREA

OUTDOOR
DRINK AREA

PARKING
GARAGE
A201

206 SPACES

171 SPACES

71 SPACES

Apparel
D105
9,825 SF

Men's
Fashion
D104
5,516 SF

Women's
Fashion
D103
5,740 SF

HEALTH
CLUB LOBBY
B101
833 SF

OFFICE
D202
21,413 SF

OFFICE
LOBBY
D101
1,035 SF

LINCOLNWOOD
PARKS &
RECREATION
D201
5,452 SF

OFFICE
LOBBY
C101
788 SF

HEALTH CLUB /
SPA
B201
23,048 SF

RESTAURANT/
ENTERTAINMENT
C201
17,324 SF

OFFICE
ABOVE
19,881 SF

CHASE AVENUE

LINCOLN AVENUE

TOUHY AVENUE

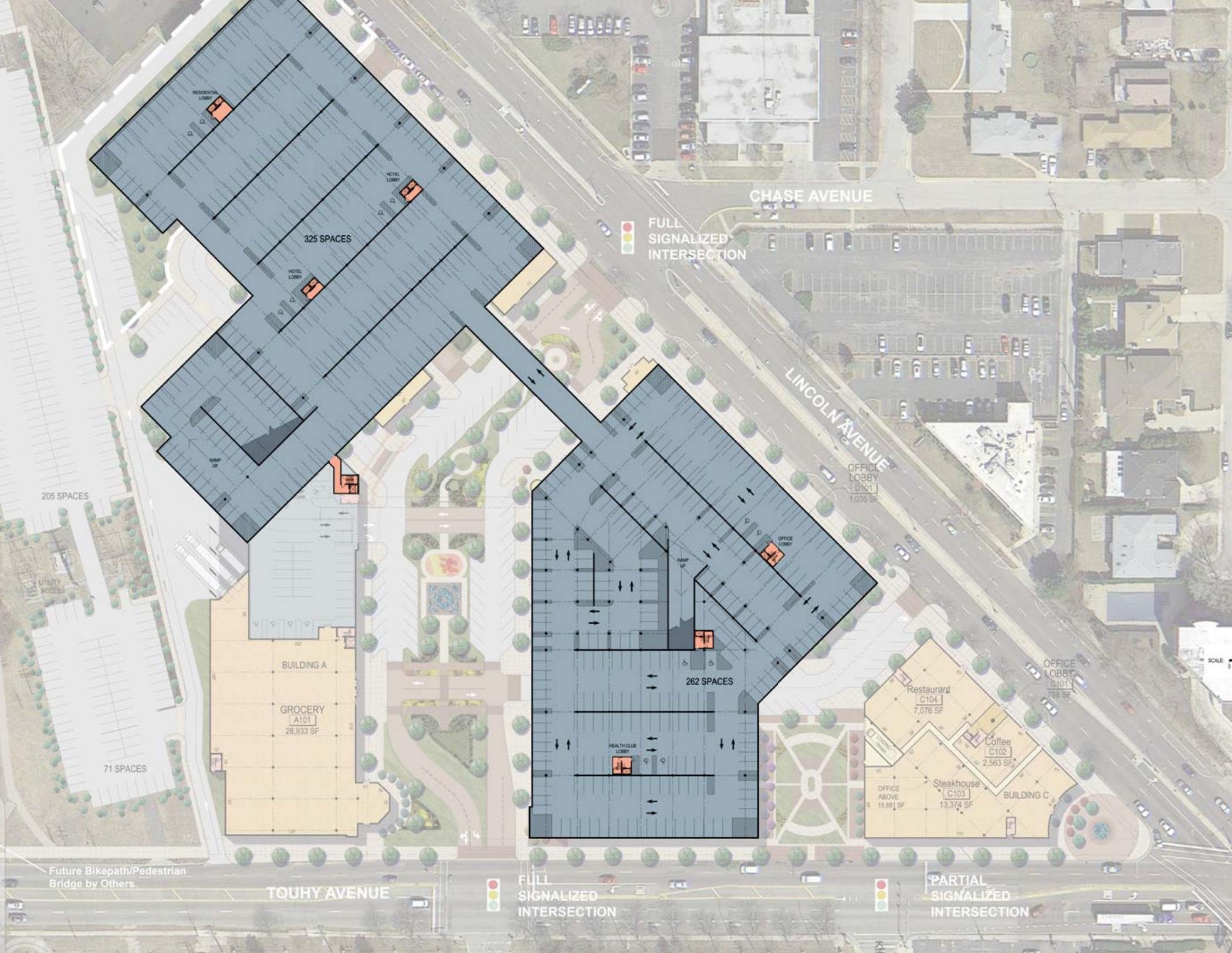
FULL
SIGNALIZED
INTERSECTION

FULL
SIGNALIZED
INTERSECTION

PARTIAL
SIGNALIZED
INTERSECTION

Future Bikepath/Pedestrian
Bridge by Others.

SCALE



RESIDENTIAL LOBBY

HOTEL LOBBY

325 SPACES

HOTEL LOBBY

CHASE AVENUE

FULL SIGNALIZED INTERSECTION

LINCOLN AVENUE

OFFICE LOBBY D101 1,005 SF

206 SPACES

UTILITY ACCESS

71 SPACES

BUILDING A

GROCERY A101 28,933 SF

262 SPACES

OFFICE LOBBY

HEALTH CLUB LOBBY

Restaurant C104 7,076 SF

Coffee C102 2,563 SF

OFFICE LOBBY C101 788 SF

OFFICE ABOVE 19,881 SF

Steakhouse C103 13,374 SF

BUILDING C

Future Bikeway/Pedestrian Bridge by Others.

TOUHY AVENUE

FULL SIGNALIZED INTERSECTION

PARTIAL SIGNALIZED INTERSECTION







