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EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/10/2019 02:18 PM PG: 1 OF 82

THIS SPACE FOR RECORDERS USE ONLY

**VILLAGE OF LINCOLNWOOD**

**ORDINANCE NO. 2019-3432**

**AN ORDINANCE GRANTING A  
SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT  
(4500-4560 West Touhy Avenue and 7350 North Lincoln Avenue)**

ADOPTED BY THE  
PRESIDENT AND BOARD OF TRUSTEES  
OF THE VILLAGE OF LINCOLNWOOD  
THIS 19<sup>th</sup> DAY OF NOVEMBER, 2019.

Published in pamphlet form  
by the authority of the  
President and Board of Trustees  
of the Village of Lincolnwood,  
Cook County, Illinois  
this 19<sup>th</sup> day of November, 2019

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ORDINANCE NO. 2019-3432

AN ORDINANCE GRANTING A  
SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT

(4500-4560 West Touhy Avenue and 7350 North Lincoln Avenue)

WHEREAS, Touhy & Lincoln, LLC ("**Owner**") is the record title owner of those certain parcels of real property consisting of approximately 8.47 acres, commonly known as 4500-4560 West Touhy Avenue and 7350 North Lincoln Avenue, Lincolnwood, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance ("**Property**"); and

WHEREAS, the Property is currently located in the B-3 Village Center Planned Development District ("**B-3 District**"); and

WHEREAS, the Property is currently vacant; and

WHEREAS, Tucker Development Group, Inc., an affiliate of the Owner ("**Applicant**"), desires to develop a multiple-building mixed-use residential, retail, commercial, and hotel development on the Property, comprised of: (i) a seven-story hotel building at the northern end of the Property ("**Hotel Building**"); (ii) a six-story mixed-use building in the southeast portion of the Property ("**Mixed-Use Building**"); and (iii) a one-story retail and commercial building, with rooftop parking, in the southwest portion of the Property ("**Retail/Commercial Building**") (collectively, the "**Proposed Development**"); and

WHEREAS, pursuant to Sections 8.03(5)(a) and 8.18 of the "Village of Lincolnwood Zoning Ordinance," as amended ("**Zoning Ordinance**"), the Applicant must obtain a special use permit for a planned unit development in order to construct the Proposed Development because the Property is located within the B-3 District and would consist of two or more principal buildings on one lot; and

WHEREAS, pursuant to Part A of Article VIII of the Zoning Ordinance and Chapter 16 of the Municipal Code of Lincolnwood, as amended ("**Village Code**"), the Applicant, with the consent of the Owner, has filed an application with the Village for approval of: (i) a planned unit development for the Property; (ii) certain zoning modifications within the planned unit development; and (iii) a preliminary plat of subdivision for the Property; and

WHEREAS, a public hearing of the Plan Commission of the Village of Lincolnwood to consider approval of a planned unit development and the preliminary plat of subdivision for the Property was duly advertised on August 16, 2018 in the Lincolnwood Review, opened on September 5, 2018, and concluded on October 4, 2018; and

WHEREAS, on October 4, 2018, the Plan Commission made findings and recommendations in support of the proposed planned unit development and preliminary plat of subdivision, subject to specified conditions; and

WHEREAS, on November 20, 2018, the Village President and Board of Trustees adopted Resolution No. R2018-2104, approving a preliminary plat of subdivision and preliminary development plan for the Proposed Development of the Property in accordance with all applicable Village procedures and requirements (***“Preliminary Approval Resolution”***); and

WHEREAS, on November 19, 2019, the President and Board of Trustees adopted Resolution No. R2019-2200, approving amendments to the preliminary development plan for the Proposed Development of the Property; and

WHEREAS, in accordance with Section 8.05(4)b of the Zoning Ordinance, the Applicant desires to seek final approval for the Proposed Development in two stages: (i) the first stage, consisting of the Mixed-Use Building and the Retail/Commercial Building, and of the off-street parking lots, utilities, landscaping, and other improvements that will serve those two buildings (***“Stage 1”***); and (ii) the second stage, consisting of the Hotel Building and the off-street parking lots, utilities, landscaping, and other improvements that will serve that building (***“Stage 2”***); and

WHEREAS, the Applicant has filed with the Village: (i) a proposed final plat of subdivision for the entire Property; and (ii) a final development plan for Stage 1 of the Proposed Development (***“Stage 1 Final Development Plan”***); and

WHEREAS, a public meeting of the Village Plan Commission to consider the Stage 1 Final Development Plan for the Proposed Development and the final plat of subdivision for the Property was held on November 6, 2019, at which meeting the Plan Commission recommended approval of the Stage 1 Final Development Plan and final plat of subdivision; and

WHEREAS, the Village and the Applicant have entered into a development agreement dated February 5, 2019, governing the use and development of the Property and incorporating the conditions set forth in the Preliminary Approval Resolution (***“Development Agreement”***); and

WHEREAS, on November 19, 2019, the President and Board of Trustees adopted Resolution No. R2019-2201, approving the final plat of subdivision for the Property (***“Final Plat of Subdivision”***), pursuant to which Final Plat of Subdivision the Property has been resubdivided into four lots, with the legal descriptions set forth in **Exhibit A** attached to and, by this reference, made a part of this Ordinance; and

WHEREAS, the President and Board of Trustees have determined that Stage 1 of the Proposed Development, and the zoning modifications within the Proposed Development, comply with the required standards for special use permits and planned developments as set forth in Articles V and VIII of the Zoning Ordinance; and

WHEREAS, consistent with the Plan Commission recommendation, the President and Board of Trustees have determined that it will serve and be in the best interests of the Village and its residents to approve Stage 1 of the Proposed Development for the Property, and to grant certain zoning modifications within Stage 1 of the Proposed Development, all in accordance with, and subject to, the conditions, restrictions, and provisions of this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LINCOLNWOOD, COOK COUNTY, ILLINOIS, as follows:

SECTION 1. RECITALS. The facts and statements contained in the preamble to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

SECTION 2. APPROVAL OF A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 5 of this Ordinance, the President and Board of Trustees hereby grant a special use permit for a planned unit development for Stage 1 of the Proposed Development, in accordance with, and pursuant to, Section 8.04 of the Zoning Ordinance and the home rule powers of the Village.

SECTION 3. APPROVAL OF THE STAGE 1 FINAL DEVELOPMENT PLAN. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 5 of this Ordinance, the Stage 1 Final Development Plan for Stage 1 of the planned development for the Property, consisting of the following documents, is hereby approved:

- A. Overall Project Data Sheet, consisting of one sheet and prepared by Callison RTKL, with a date of October 28, 2019, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit B**;
- B. The Final Plat of Subdivision, consisting of one sheet and prepared by Gewalt Hamilton Associates, with a latest revision date of October 23, 2019, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit C**;
- C. The Site Plan/Geometric Plan, consisting of one sheet and prepared by Gewalt Hamilton Associates, with a latest revision date of October 25, 2019, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit D**;
- D. The Utility Plan, consisting of one sheet and prepared by Gewalt Hamilton Associates, with a latest revision date of October 25, 2019, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit E**;
- E. The Grading and Detailed Grading Plans, consisting of three sheets and prepared by Gewalt Hamilton Associates, with a latest revision date of October 25, 2019, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit F**;
- F. The Fire Truck and Delivery Vehicle Turn Exhibits, consisting of two sheets and prepared by Gewalt Hamilton Associates, with a latest revision date of October 25, 2019, copies of which are attached to and, by this reference, made a part of this Ordinance as **Exhibit G**;

- G. The Off-Site Road Improvements Exhibit, consisting of one sheet and prepared by Gewalt Hamilton Associates, with a latest revision date of November 11, 2019, copies of which are attached to and, by this reference, made a part of this Ordinance as **Exhibit H**;
- H. The Photometric Plan, consisting of one sheet and prepared by Gewalt Hamilton Associates, with a latest revision date of October 25, 2019, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit I**;
- I. The Lighting Details Plan, consisting of one sheet and prepared by Gewalt Hamilton Associates, with a latest revision date of October 25, 2019, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit J**;
- J. The Landscape Plans, consisting of fourteen sheets and prepared by Callison RTKL, with a latest revision date of November 11, 2019, copies of which are attached to and, by this reference, made a part of this Ordinance as **Exhibit K**;
- K. The Floor/Site Plans, consisting of eight sheets and prepared by Callison RTKL, with a latest revision date of November 11, 2019, copies of which are attached to and, by this reference, made a part of this Ordinance as **Exhibit L**;
- L. The Building Elevations, consisting of thirteen sheets and prepared by Callison RTKL, with a latest revision date of November 11, 2019, copies of which are attached to and, by this reference, made a part of this Ordinance as **Exhibit M**;
- M. The Signage Plans, consisting of two sheets and prepared by Callison RTKL, with a latest revision date of November 11, 2019, copies of which are attached to and, by this reference, made a part of this Ordinance as **Exhibit N**; and
- N. The Renderings, consisting of five sheets and prepared by Callison RTKL, with a latest revision date of November 11, 2019, copies of which are attached to and, by this reference, made a part of this Ordinance as **Exhibit O**.

SECTION 4. APPROVAL OF ZONING MODIFICATIONS AND VILLAGE CODE VARIATIONS WITHIN A PLANNED UNIT DEVELOPMENT. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 5 of this Ordinance, the Applicant's requests for the following zoning modifications and Village Code variations in conjunction with a special use permit for Stage 1 of the Proposed Development of the Property are hereby granted for, and with respect to, Stage 1 of the Proposed Development of the Property, in accordance with and pursuant to Section 8.03(3) of the Zoning Ordinance and the home rule powers of the Village:

- A. Height Modifications. A modification from Sections 4.13 and 8.11 of the Zoning Ordinance to increase the maximum height of the proposed Mixed-Use Building from 65 feet and five stories to 81 feet and six stories.

- B. Build-To Line Modifications. Modifications from Sections 4.13 and 8.11 of the Zoning Ordinance to decrease the minimum build-to lines for the Proposed Development, as follows:
1. For the portion of the Mixed-Use Building to be located along Touhy Avenue, from 15 feet to six feet; and
  2. For the portions of the Mixed-Use Building to be located along Lincoln Avenue, from five feet to four feet 10 inches.
- C. Upper-Story Setback Modifications. Modifications from Section 8.11 of the Zoning Ordinance to decrease the minimum setbacks from Lincoln Avenue for those portions of the Mixed Use Building located above the third story, from 10 feet to zero feet.
- D. Minimum Floor Area Modifications. Modifications from Section 4.13 of the Zoning Ordinance to decrease the minimum floor area per dwelling unit in the Mixed-Use Building, as follows:
1. For the studio dwelling units, from 800 square feet to 550 square feet;
  2. For the one-bedroom dwelling units, from 800 square feet to 650 square feet;
  3. For the two-bedroom dwelling units, from 1,500 square feet to 1,000 square feet; and
  4. For the three-bedroom dwelling units, from 2,000 square feet to 1,350 square feet.
- E. Off-Street Parking Space Modification. A modification from Section 7.10 of the Zoning Ordinance to decrease the minimum number of required off-street parking spaces for the Property, from 988 spaces to 749 spaces.
- F. Building Materials Modification. A modification from Section 6.04(3)b of the Zoning Ordinance to eliminate the requirement that high-quality materials be used for at least 75 percent of the exterior elevations of the Retail/Commercial Building.
- G. Retail/Commercial Building Roof Modification. A modification from Section 6.04(11) to eliminate the requirement to incorporate a specified architectural treatment for the roof of the Retail/Commercial Building.
- H. Minimum Landscaping Width Modifications. Modifications from Section 6.14(1) to decrease the minimum width of the perimeter screening area for the off-street parking lots to be constructed on the Property, along the west and north property lines of the Property, from eight feet to three feet six inches.

- I. Foundation Planting Modifications. Subject to Section 5.H of this Ordinance, modifications from Section 6.15 of the Zoning Ordinance to eliminate the foundation planting requirements for the Proposed Development of the Property.
- J. Minimum Lot Size Modifications. Modifications from Section 4.13 of the Zoning Ordinance to decrease the minimum lot size for the lots to be created on the Property, as depicted on the Final Plat of Subdivision, from two acres to 1.23 acres for the proposed Lot 2 of the Property, and from two acres to 1.19 acres for the proposed Lot 4 of the Property.
- K. Parkway Trees Variation. A variation from Section 6-5-7 of the Village Code to decrease the number of parkway trees required in connection with the Proposed Development, from eighteen trees to nine trees.
- L. Parking Improvements Variation. A variation from Section 6-5-13 of the Village Code to permit the placement of impervious materials within the parkway portions of the Lincoln Avenue and Touhy Avenue rights-of-way adjacent to the Property, in order to install decorative paving, with street tree cut-outs.
- M. Subdivision Lot Variations. Variations from Section 16-5-2(B) of the Village Code to permit the creation of the proposed Lots 1, 3, and 4 of the Property with more than four sides, as depicted on the Final Plat of Subdivision.

SECTION 5. CONDITIONS. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Village Code or the Zoning Ordinance or any other rights the Applicant may have, the approvals granted in Sections 2, 3, and 4 of this Ordinance are hereby expressly subject to and contingent upon the redevelopment, use, and maintenance of the Property in compliance with each and all of the following conditions:

- A. Compliance with Development Agreement. The development, use, operation, and maintenance of the Property must at all times comply with all terms, conditions, restrictions, and provisions of the Development Agreement.
- B. Standard Conditions.
  - 1. Compliance with Regulations. The redevelopment, use, operation, and maintenance of the Property must comply with all applicable Village codes and ordinances, as the same have been or may be amended from time to time, except to the extent specifically provided otherwise in this Ordinance or the Development Agreement.
  - 2. Compliance with Stage 1 Final Development Plan. The redevelopment, use, operation, and maintenance of the Property must comply with the Stage 1 Final Development Plan, except: (a) for minor changes and site work approved by the Director of Community Development and the Village Engineer (for matters within their respective permitting

authorities) in accordance with all applicable Village standards; and (b) as provided in Sections 5.E.5, 5.E.6, 5.H, 5.I, and 5.J of this Ordinance.

C. Stage 2 Construction Prohibited. No construction of Stage 2 of the Proposed Development (including, without limitation, construction of the Hotel Building), other than site grading and the installation of underground utilities, may commence unless and until the Village President and Board of Trustees approve a final development plan for Stage 2, by ordinance duly adopted, in accordance with the applicable procedures and provisions of the Zoning Ordinance. Neither the adoption of this Ordinance, nor the depiction of any portion of Stage 2 in any of the plans or documents that comprise the Stage 1 Final Development Plan, are to be deemed or interpreted as authorizing any construction or other work on Stage 2 of the Proposed Development, other than site grading and the installation of underground utilities.

D. Security Improvements.

1. Prior to the issuance of a certificate of occupancy for any portion of the Property, the Applicant must submit a security plan for the Proposed Development, for review and approval by the Chief of Police or his designee.
2. The Applicant must install a high-definition camera surveillance system to monitor all public and exterior areas of the Property, other than the residential portions of the Proposed Development, to the satisfaction of the Chief of Police or his designee.
3. The Applicant must install and maintain blue-light emergency telephones in the off-street parking areas on the Property, in specific locations to be approved in advance by the Chief of Police or his designee.

E. Roadway and Traffic Control Improvements.

1. The Applicant must complete all off-site right-of-way improvements to the Touhy Avenue and Lincoln Avenue rights-of-way, as set forth in the Stage 1 Final Development Plan.
2. The Applicant must complete all other traffic control improvements set forth in the Stage 1 Final Development Plan, including, without limitation: reconfiguration of vehicular traffic lanes; and adjustment of signalization timing at the intersection of Touhy Avenue and Cicero Avenue, all in coordination with, and subject to the review and approval of, the Illinois Department of Transportation (“*IDOT*”) and the Village.
3. All existing traffic lights and signals on rights-of-way adjacent to the Property must be improved in a manner that allows manual operation of such lights and signals by a police officer at a control box.

4. As depicted on the Final Plat of Subdivision, the Applicant must dedicate a portion of the Property that abuts the Touhy Avenue right-of-way to IDOT, to be used as additional right-of-way for ingress into the Property for vehicles travelling westbound on Touhy Avenue.
5. The Applicant must cooperate in good faith with the Village and IDOT to design and construct an extended roadway median within the Lincoln Avenue right-of-way to act as a barrier to prevent westbound vehicular traffic on Chase Avenue from turning left onto southbound Lincoln Avenue.
6. The Applicant must cooperate in good faith with the Village and IDOT to re-design the landscaped median to be installed within the Lincoln Avenue right-of-way, located south of the vehicular entrance from Lincoln Avenue to the Property, to conform to the design therefor that was depicted in the approved preliminary development plan.

F. Public Safety Improvements.

1. The Applicant must install bi-directional amplifiers in each building to be constructed on the Property for the purpose of supporting the 800 MHz Starcom21 radio system utilized by the Village Fire and Police Departments.
2. All fire alarm systems installed on the Property must be connected to the Village Fire Department dispatch center via the Village's fire alarm radio network. The installation of the fire alarm systems must be coordinated in advance with the Village Fire Department in order to ensure proper installation of Village radios in connection therewith.

G. Off-Street Parking. All required off-street parking spaces for the Proposed Development must be provided and located on the Property. The adjacent ComEd right-of-way shall not be used for required off-street parking unless and until the Village approves such use strictly in accordance with the off-site parking exception set forth in Section 7.05(2) of the Zoning Ordinance.

H. Landscaping. The Applicant must install foundation planting or constructed planters along the north façade of the Retail/Commercial Building, of types and in specific locations to be approved by the Village Public Works Director or his or her designee.

I. Lighting Improvements.

1. All new light poles and fixtures installed by the Applicant within the Touhy Avenue and Lincoln Avenue rights-of-way must conform to the Village's current standards for light pole and fixture design, as determined by the Village Director of Public Works.
2. No light pole may be installed in the parking lots on the Property in locations that will interfere with or impede the natural growth of trees planted within the parking lots. The Applicant must adjust or relocate light poles in the parking lots as necessary to comply with this Section 5.1.2.

J. Illumination of Wall Signs. Notwithstanding any provision or component of the Stage 1 Final Development Plan to the contrary, all wall signs installed on the Property must be illuminated with halo-style illumination, and may not be internally illuminated; provided, however, that a specific wall sign may be internally illuminated upon approval by the Village Board of Trustees, by resolution duly adopted, upon a determination by the Board of Trustees that: (1) internal illumination of the sign will not be detrimental to or endanger the visibility, public safety, comfort or general welfare; (2) the internally-illuminated sign will be in harmony and scale with the architecture of the Proposed Development and with other signs in the vicinity of the Property; (3) the internally-illuminated sign will not be injurious to the use and enjoyment of other property in the immediate vicinity of the Property, nor substantially diminish and impair other property valuations within the neighborhood, nor impair the visibility of adjacent signs; (4) the nature, location and size of the internally-illuminated sign will not impede, substantially hinder, or discourage the installation of signs on adjacent properties; and (5) the internally-illuminated sign will otherwise comply with all applicable provisions of Article XI of the Zoning Ordinance.

K. Reimbursement of Costs and Expenses. In addition to any other costs, payments, fees, charges, contributions, or dedications required by the Village's codes, ordinances, resolutions, rules, regulations, or by the Development Agreement, the Applicant will pay to the Village, immediately upon presentation a written demand or demands therefor, all legal, engineering, and other consulting or administrative fees, costs, and expenses incurred or accrued in connection with the review and processing of the plans for the Proposed Development and in connection with the negotiation, preparation, consideration, and review of the Development Agreement.

SECTION 6. RECORDATION; BINDING EFFECT. A copy of this Ordinance will be recorded in the Office of the Cook County Recorder of Deeds. This Ordinance and the privileges, obligations, and provisions contained herein will run with the Property and inure to the benefit of, and be binding upon, the Applicant and its personal representatives, successors, and assigns, including, without limitation, subsequent owners and lessees of the Property.

SECTION 7. FAILURE TO COMPLY WITH CONDITIONS. Upon the failure or refusal of the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, in addition to all other remedies available to the Village, the approvals granted in Sections 2, 3, and 4 of this Ordinance will, at the sole discretion of the President and Board of Trustees, by ordinance duly adopted, be revoked and become null and void; provided, however, that the President and Board of Trustees may not so revoke the approvals granted in Sections 2, 3, and 4 unless it first provides the Applicant with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village Board of Trustees. In the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances.

SECTION 8. AMENDMENTS. Any amendment to any provision of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Code.

SECTION 9. SEVERABILITY. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance are to remain in full force and effect, and are to be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 10. EFFECTIVE DATE. This Ordinance will be effective only upon the occurrence of all of the following events:

- A. Passage by the President and Board of Trustees by a majority vote in the manner required by law;
- B. Publication in pamphlet form in the manner required by law; and
- C. Recordation of this Ordinance, together with such exhibits as the Village Clerk deems appropriate for recordation, with the office of the Recorder of Cook County.

[Signatures Appear on the Following Page]

PASSED this 19<sup>th</sup> day of November, 2019

AYES: Trustees Klatzco, Sargon, Hlepas Nickell, Patel, Ikezoe-Halevi

NAYS: None

ABSENT: Trustee Cope

ABSTENTION: None

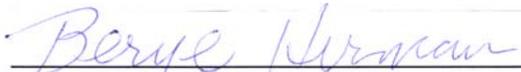
APPROVED by me this 19<sup>th</sup> day of November, 2019.



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Barry I. Bass, President  
Village of Lincolnwood, Cook County, Illinois

ATTESTED and FILED in my office this  
19<sup>th</sup> day of November 2019



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Beryl Herman, Village Clerk  
Village of Lincolnwood, Cook County, Illinois

**EXHIBIT A**

**Legal Description of the Property**

LOTS 5, 6, 7, 8, 9 AND 10 IN LINCOLN-TOUHY ADDITION TO LINCOLNWOOD, BEING A SUBDIVISION IN THE SOUTHWEST ¼ OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT PARTS TAKEN FOR HIGHWAY PURPOSES) IN COOK COUNTY ILLINOIS

**EXHIBIT B**  
**Overall Project Data Sheet**

District 1860 Mixed-Use Development - Lincolnwood, IL

10.28.2019

| SITE CALCULATIONS                |                    |                      |                   |  |                       |                         |              |
|----------------------------------|--------------------|----------------------|-------------------|--|-----------------------|-------------------------|--------------|
|                                  | NET SITE AREA (SF) | PERMITTED FAR FACTOR | PARKING SPACES ** |  | MAXIMUM FAR AREA (SF) | PROPOSED FAR AREA (SF)* | PROPOSED FAR |
| SITE PARCEL (B3 ZONING DISTRICT) | 359,805.60         | N/A                  | 749               |  | N/A                   | 533,273                 | 1.48         |
| <b>SITE AREA BREAKDOWN</b>       |                    |                      |                   |  |                       |                         |              |
| BUILDING                         | 186,775            | 52%                  |                   |  |                       |                         |              |
| HARDSCAPE (PARKING/ROAD)         | 84,804             | 24%                  |                   |  |                       |                         |              |
| HARDSCAPE (SIDEWALK)             | 41,702             | 12%                  |                   |  |                       |                         |              |
| SOFTSCAPE                        | 12,670             | 9%                   |                   |  |                       |                         |              |
| VILLAGE GREEN                    | 13,855             | 4%                   |                   |  |                       |                         |              |

| SUB-AREA A (RESIDENTIAL) CALCULATIONS |                                     |               |                        |                           |                           |                     |                      |                |                          |                    |              |                 |                |
|---------------------------------------|-------------------------------------|---------------|------------------------|---------------------------|---------------------------|---------------------|----------------------|----------------|--------------------------|--------------------|--------------|-----------------|----------------|
| FLOOR                                 | RESIDENTIAL/ RETAIL FT <sup>2</sup> | RETAIL (SF)   | RESIDENTIAL GROSS (SF) | RESIDENTIAL RENTABLE (SF) | RESIDENTIAL (UNITS/FLOOR) | INDOOR AMENITY (SF) | OUTDOOR AMENITY (SF) | PARKING (SF)   | PARKING COUNT (INTERIOR) | BACK OF HOUSE (SF) | LOADING (SF) | GROSS AREA (SF) | FAR AREA* (SF) |
| L6 - RESIDENTIAL                      | 10.6                                | 0             | 76,920                 | 67,760                    | 75                        |                     |                      | 0              | 0                        | 1,240              | 0            | 78,160          | 78,160         |
| L5 - RESIDENTIAL                      | 10.6                                | 0             | 76,920                 | 67,760                    | 75                        |                     |                      | 0              | 0                        | 1,240              | 0            | 78,160          | 78,160         |
| L4 - RESIDENTIAL                      | 10.6                                | 0             | 76,920                 | 67,760                    | 75                        |                     |                      | 0              | 0                        | 1,240              | 0            | 78,160          | 78,160         |
| L3 - RESIDENTIAL                      | 10.6                                | 0             | 73,221                 | 63,540                    | 71                        | 3,349               | 49,350               | 0              | 0                        | 1,520              | 0            | 127,440         | 78,090         |
| L2 - PARKING                          | 13.3                                | 0             | 1,539                  | 0                         | 0                         |                     |                      |                |                          |                    |              | 126,777         | 3,057          |
| L1 - RETAIL/LOADING/PARKING           | 18.6                                | 45,140        | 3,780                  | 0                         | 0                         |                     |                      | 123,725        | 331                      | 1,513              | 0            | 127,884         | 52,350         |
| <b>TOTAL</b>                          | <b>74.3</b>                         | <b>45,140</b> | <b>309,300</b>         | <b>266,820</b>            | <b>296</b>                | <b>3,349</b>        | <b>49,350</b>        | <b>197,579</b> | <b>490</b>               | <b>10,183</b>      | <b>1,680</b> | <b>616,581</b>  | <b>367,972</b> |
| Overall Residential Efficiency:       | 86%                                 |               |                        |                           |                           |                     |                      |                |                          |                    |              |                 |                |
| Typical Residential Floor Efficiency: | 88%                                 |               |                        |                           |                           |                     |                      |                |                          |                    |              |                 |                |

| Unit Type                       | (SF)    | Unit Mix    | Count     | Total Bldg Unit Mix | Count      | Client Target (300 Units) Avg Area (SF) | Range     | Mix         |
|---------------------------------|---------|-------------|-----------|---------------------|------------|---|-----------|-------------|
| Studio                          | 540     | 4%          | 3         | 5.1%                | 15         | 625                                     | 550-650   | 11.3%       |
| 1 Bed                           | 758     | 60%         | 45        | 58.5%               | 176        | 825                                     | 650-970   | 52.3%       |
| 2 Bed                           | 1,150   | 31%         | 23        | 29.7%               | 88         | 1150                                    | 1000-1250 | 31.0%       |
| 3 Bed                           | 1,300   | 6%          | 4         | 5.7%                | 17         | 1400                                    | 1300-1400 | 6.3%        |
| <b>TOTAL</b>                    |         | <b>100%</b> | <b>75</b> | <b>100%</b>         | <b>296</b> |   |           | <b>100%</b> |
| Typical Floor Unit Area Average | 903 RSF |             |           |                     |            |   |           |             |

| SUB-AREA B (HOTEL) CALCULATIONS   |                       |              |                |                     |                 |                |
|---|-----------------------|--------------|----------------|---------------------|-----------------|----------------|
| FLOOR   | HOTEL FT <sup>2</sup> | RETAIL (SF)  | HOTEL (SF)     | ROOMS (UNITS/FLOOR) | GROSS AREA (SF) | FAR AREA* (SF) |
| L7 - HOTEL  | 9.8                   | 0            | 17,735         | 38                  | 17,735          | 17,735         |
| L6 - HOTEL  | 9.8                   | 0            | 17,735         | 38                  | 17,735          | 17,735         |
| L5 - HOTEL  | 9.8                   | 0            | 17,735         | 38                  | 17,735          | 17,735         |
| L4 - HOTEL  | 9.8                   | 0            | 17,735         | 38                  | 17,735          | 17,735         |
| L3 - HOTEL  | 9.8                   | 0            | 17,735         | 38                  | 17,735          | 17,735         |
| L2 - HOTEL  | 9.8                   | 0            | 17,735         | 38                  | 17,735          | 17,735         |
| L1 - RETAIL/LOADING/PARKING   | 20.3                  | 4,500        | 19,268         | 0                   | 23,768          | 23,768         |
| <b>TOTAL</b>  | <b>79.3</b>           | <b>4,500</b> | <b>125,678</b> | <b>220</b>          | <b>130,178</b>  | <b>130,178</b> |
| <b>*NOTE: HOTEL AREA IS CONCEPTUAL. WILL BE DETERMINED BY HOTEL OPERATOR.</b> |                       |              |                |                     |                 |                |

| SUB-AREA C (RETAIL) CALCULATIONS |                        |               |               |               |                 |                |
|----------------------------------|------------------------|---------------|---------------|---------------|-----------------|----------------|
| FLOOR                            | RETAIL FT <sup>2</sup> | RETAIL (SF)   | PARKING (SF)  | PARKING COUNT | GROSS AREA (SF) | FAR AREA* (SF) |
| L2 - PARKING                     | 8.0                    | 0             | 35,160        | 93            | 35,160          | 0              |
| L1 - RETAIL                      | 24.0                   | 35,123        | 0             | 0             | 35,123          | 35,123         |
| <b>TOTAL</b>                     | <b>32.0</b>            | <b>35,123</b> | <b>35,160</b> | <b>93</b>     | <b>70,283</b>   | <b>35,123</b>  |

| TOTAL AREA CALCULATIONS     |                              |                       |               |                        |                           |                           |                |                     |                     |                      |                |                          |                              |                    |              |                 |                |
|-----------------------------|------------------------------|-----------------------|---------------|------------------------|---------------------------|---------------------------|----------------|---------------------|---------------------|----------------------|----------------|--------------------------|------------------------------|--------------------|--------------|-----------------|----------------|
| FLOOR                       | RESI/ RETAIL FT <sup>2</sup> | HOTEL FT <sup>2</sup> | RETAIL (SF)   | RESIDENTIAL GROSS (SF) | RESIDENTIAL RENTABLE (SF) | RESIDENTIAL (UNITS/FLOOR) | HOTEL (SF)     | ROOMS (UNITS/FLOOR) | INDOOR AMENITY (SF) | OUTDOOR AMENITY (SF) | PARKING (SF)   | PARKING COUNT (INTERIOR) | PARKING COUNT (SURFACE LOTS) | BACK OF HOUSE (SF) | LOADING (SF) | GROSS AREA (SF) | FAR AREA* (SF) |
| L7 - HOTEL                  | 0.0                          | 9.8                   | 0             | 0                      | 0                         | 0                         | 17,735         | 38                  | 0                   | 0                    |                |                          |                              |                    |              | 17,735          | 17,735         |
| L6 - RESIDENTIAL / HOTEL    | 10.6                         | 9.8                   | 0             | 76,920                 | 67,760                    | 75                        | 17,735         | 38                  | 0                   | 0                    |                |                          |                              | 1,240              |              | 95,895          | 95,895         |
| L5 - RESIDENTIAL / HOTEL    | 10.6                         | 9.8                   | 0             | 76,920                 | 67,760                    | 75                        | 17,735         | 38                  | 0                   | 0                    |                |                          |                              | 1,240              |              | 95,895          | 95,895         |
| L4 - RESIDENTIAL / HOTEL    | 10.6                         | 9.8                   | 0             | 76,920                 | 67,760                    | 75                        | 17,735         | 38                  | 0                   | 0                    |                |                          |                              | 1,240              |              | 95,895          | 95,895         |
| L3 - RESIDENTIAL / HOTEL    | 10.6                         | 9.8                   | 0             | 73,221                 | 63,540                    | 71                        | 17,735         | 38                  | 3,349               | 49,350               |                |                          |                              | 1,520              |              | 145,175         | 95,825         |
| L2 - PARKING / HOTEL        | 13.3                         | 9.8                   | 0             | 1,539                  | 0                         | 0                         | 17,735         | 38                  | 0                   | 0                    | 158,885        | 424                      |                              | 1,513              | 0            | 179,672         | 20,787         |
| L1 - RETAIL/LOADING/PARKING | 18.6                         | 20.3                  | 45,140        | 3,780                  | 0                         | 0                         | 19,268         | 0                   | 0                   | 0                    | 73,854         | 159                      | 166                          | 3,430              | 1,680        | 186,775         | 111,241        |
| <b>TOTAL</b>                | <b>74.3</b>                  | <b>79.3</b>           | <b>45,140</b> | <b>309,300</b>         | <b>266,820</b>            | <b>296</b>                | <b>125,678</b> | <b>220</b>          | <b>3,349</b>        | <b>49,350</b>        | <b>232,739</b> | <b>583</b>               | <b>166</b>                   | <b>10,183</b>      | <b>1,680</b> | <b>817,042</b>  | <b>533,273</b> |

**EXHIBIT C**  
**Final Plat of Subdivision**

# FINAL PLAT OF LINCOLN-TOUHY SECOND ADDITION TO LINCOLNWOOD

BEING A RESUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT PARTS TAKEN FOR HIGHWAY PURPOSES) IN COOK COUNTY, ILLINOIS.



| Parcel #             | Area (Sq. Ft.) | Area (Ac.) |
|----------------------|----------------|------------|
| LOT 1                | 54380          | 1.2500     |
| LOT 2                | 53449          | 1.2261     |
| LOT 3                | 11283          | 0.2586     |
| LOT 4                | 22960          | 0.5262     |
| NON-DECLARATION AREA | 8941           | 0.2050     |
| TOTAL AREA (TOTAL)   | 140913         | 3.2679     |
| TOTAL AREA (NET)     | 98061          | 2.2500     |

1 INCH = 60 FEET

**PERMIT AND MAP NO.**  
 10-27-31-048-0000 LOT 2  
 10-27-31-050-0000 LOT 1  
 10-27-31-051-0000 LOT 7  
 10-27-31-052-0000 LOT 8  
 10-27-31-053-0000 LOT 9, 10

**ASSUMPTIONS**

THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY CLERK OF COOK COUNTY AND HAS DETERMINED THAT THE PLAT IS CORRECT AND ACCURATE AND THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ILLINOIS SURVEYING ACT AND THE ILLINOIS PROFESSIONAL LAND SURVEYOR ACT.

AN EASEMENT FOR SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH WATER AND SANITARY SERVICES IS HEREBY RESERVED, FOR AND GRANTED TO ALL VILLAGES AND VILLAGES FRANCHISED UTILITIES, THEIR RESPECTIVE SUCCESSORS, AND ASSOCIATED JOINT AND SEVERAL OR JOINT AND SEVERAL OWNERS, ALL UTILITIES, PUBLIC UTILITY COMPANIES, PUBLIC UTILITY DISTRICTS, STREETS, ALLEYS, OTHER PUBLIC WORKS, AND ALL SAID SAID EASEMENTS TO BE FOR INSTALLATION, CONSTRUCTION, MAINTENANCE, RELOCATION, REPAIR, CHANGE AND REMOVAL OF SAID UTILITIES FOR THE PURPOSE OF SERVING ALL AREAS SHOWN ON THIS PLAT AS WELL AS OTHER AREAS, WHETHER OR NOT CONTIGUOUS HERE TO WITH SAID UTILITIES AND OTHER PUBLIC SERVICES, ALSO HEREIN RESERVED, GRANTED THE RIGHT TO ENTER UPON SAID AREAS TO INSTALL, CONSTRUCT, MAINTAIN, RELOCATE, REPAIR, CHANGE AND REMOVE SAID UTILITIES AND TO BE ACCOMPANIED BY NECESSARY PERSONNEL AND EQUIPMENT TOGETHER WITH THE RIGHT TO CUT, REMOVE OR TRIM ANY TREES, SHRUBS, OR OTHER OBSTRUCTIONS AS MAY BE REASONABLY REQUIRED TO OBTAIN ACCESS AND UNIMPAIRED STRUCTURE FEET OF CLEAR OBSTRUCTIONS SHALL BE CONSTRUCTED, ERECTED OR PLACED ON ANY SUCH EASEMENT AREAS, STREETS, ALLEYS, OR OTHER PUBLIC WORKS, WHEN SUCH CLEARANCE USE IS MADE THEREOF WHICH WILL INTERFERE WITH EASEMENTS RESERVED AND GRANTED HEREBY. THE OWNER OF THE AREAS SHALL NOT BE ALLOWED IN ANY MANNER TO INTERFERE WITH THE PROPER OPERATION, MAINTENANCE, AND ACCESS THEREOF.

**LOCAL CLERK CERTIFICATE**

STATE OF ILLINOIS  
 COUNTY OF COOK S.S.  
 I, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO UNPAID GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID CONSIDERED TAXES AND NO RECEIVABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STADYORY FEES IN CONNECTION WITH THE ANNEXED PLAT WHEN UNDER MY HAND AND THE SEAL OF THE COUNTY CLERK AT \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_.

**RECORDING CERTIFICATE**

STATE OF ILLINOIS  
 COUNTY OF COOK S.S.  
 THIS INSTRUMENT NO. \_\_\_\_\_ WAS FILED FOR RECORDING IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, AT \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ MINS.  
 RECORDER OF DEEDS

**RETURN PLAT TO:**

**SEND TAX BILL TO:**

**ABBREVIATIONS**

43034580 W. TOUHY AVE.  
 7000 S. LINCOLN AVE.  
 LINCOLNWOOD, IL 60712

TICKET DEVELOPMENT  
 700 CENTRAL EXPRESS  
 MIDLAND PARK, IL 60033

NORTH  
 S  
 EAST  
 WEST  
 1/4  
 1/2  
 3/4  
 1/8  
 1/16  
 1/32  
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**EXHIBIT D**  
**Site Plan/Geometric Plan**



**EXHIBIT E**  
**Utility Plan**



**EXHIBIT F**  
**Grading & Detailed Grading Plan**

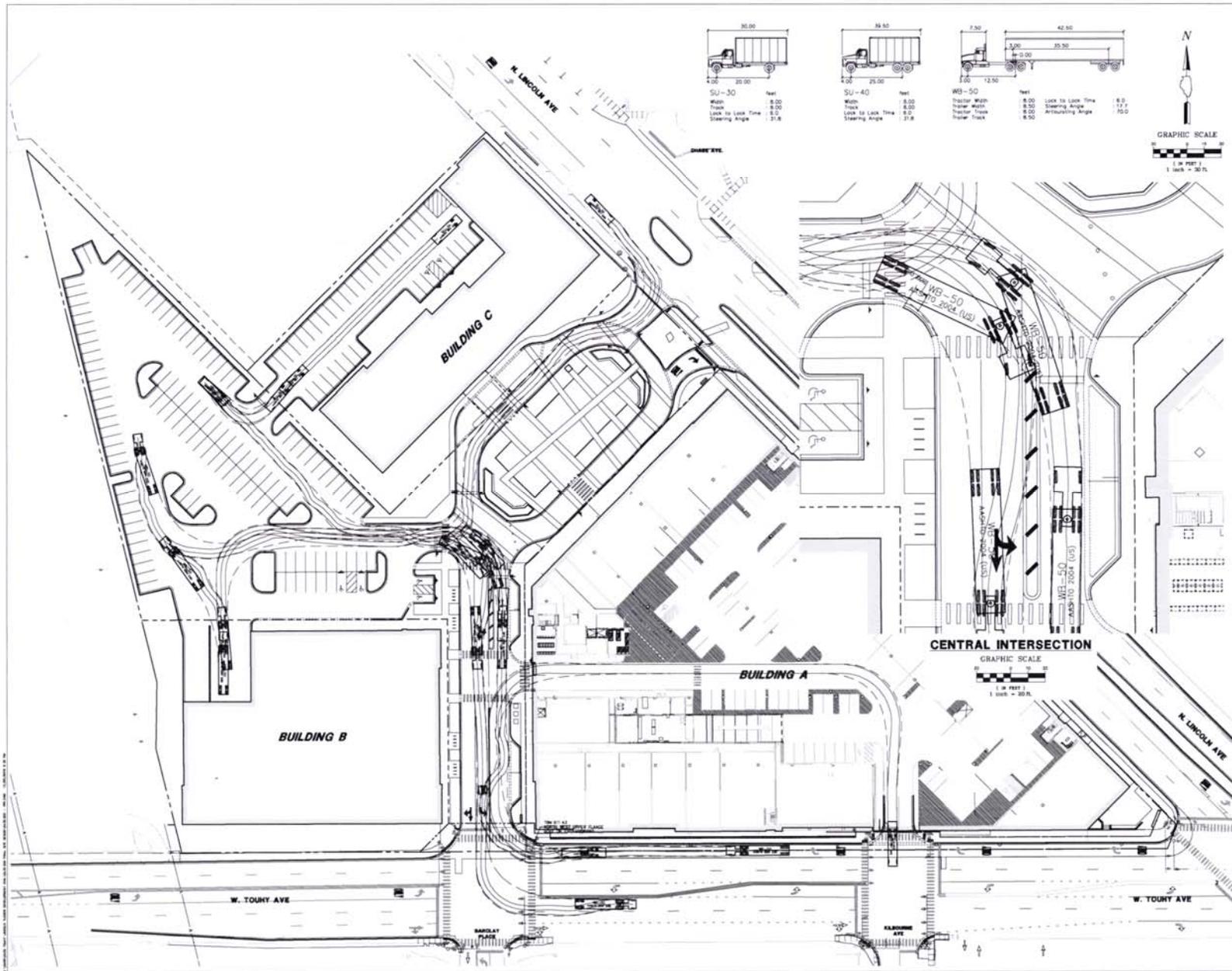






**EXHIBIT G**  
**Fire Truck and Delivery Vehicle Turn Exhibit**





**CALLISONRTKL**

CallisonRTKL, Inc.  
 800 S. MIDLAND AVE., SUITE 1000  
 CHICAGO, IL 60605-4001  
 TEL: 312.467.8000 FAX: 312.467.8001  
 WWW.CALLISONRTKL.COM

Client: **GENVAL HAMILTON ASSOCIATES, INC.**  
 8771 Laramie Blvd., Suite 1000 • Kansas City, MO 64114  
 TEL: 816.451.9100 FAX: 816.451.9101  
 WWW.GHA.COM

**DISTRICT 1860**

**DISTRICT 1860**

Sheet No. \_\_\_\_\_ of \_\_\_\_\_

Project Name: \_\_\_\_\_

Client: \_\_\_\_\_

Scale: \_\_\_\_\_

Date: \_\_\_\_\_

Sheet Identification:  
**DELIVERY VEHICLE TURN EXHIBIT**  
**C-21**

**EXHIBIT H**  
**Off-Site Road Improvements**



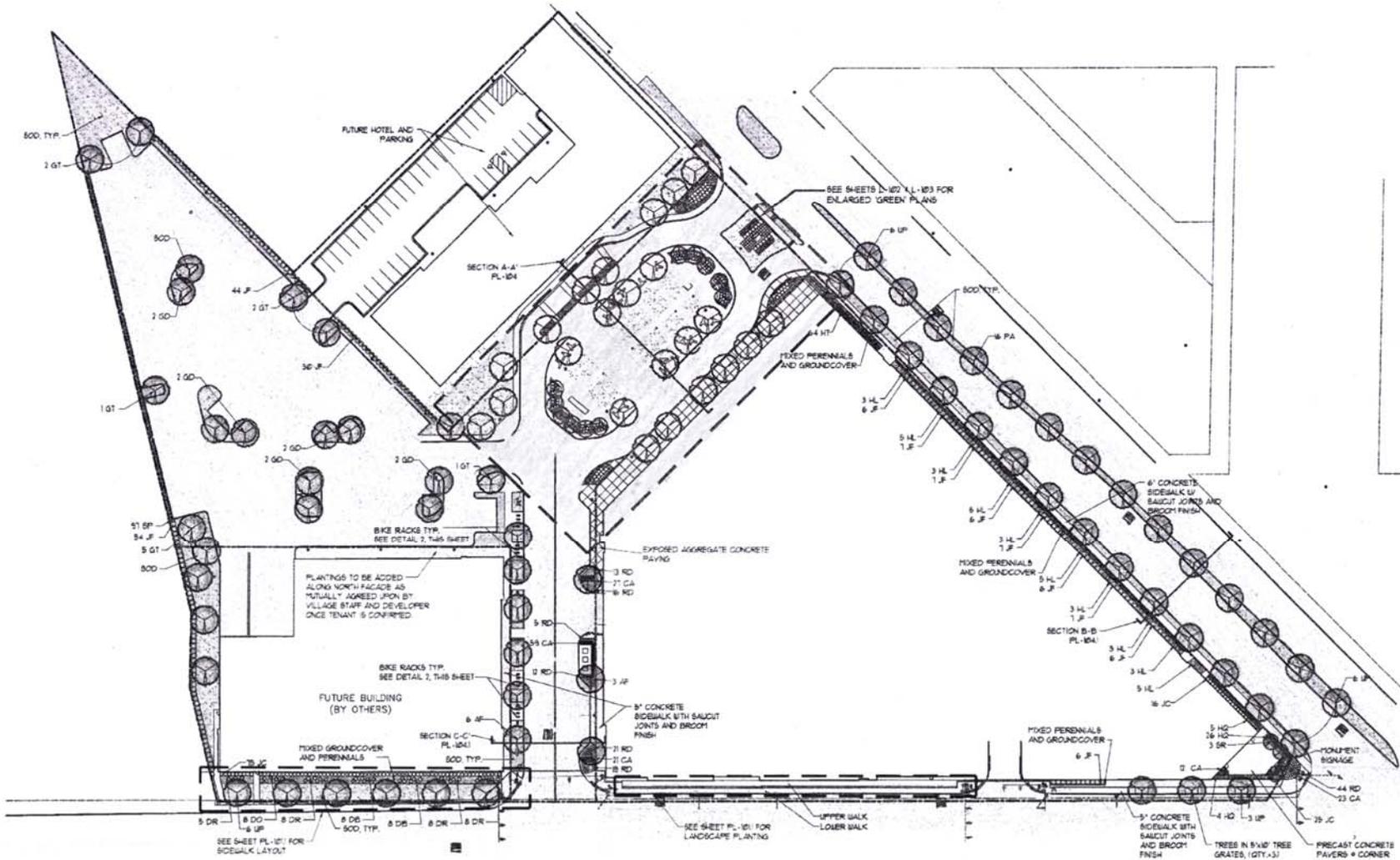
**EXHIBIT I**  
**Photometric Plan**

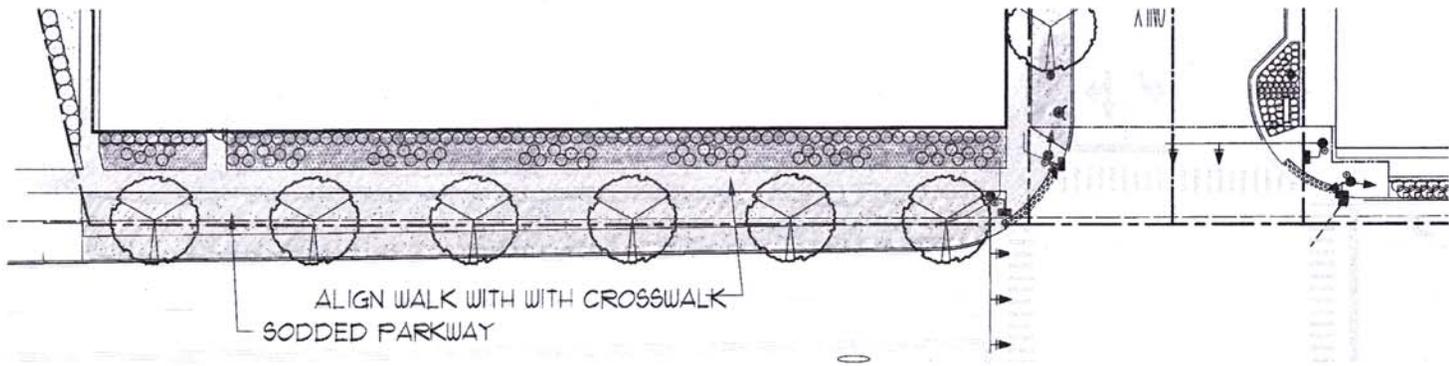


**EXHIBIT J**  
**Lighting Details Plan**



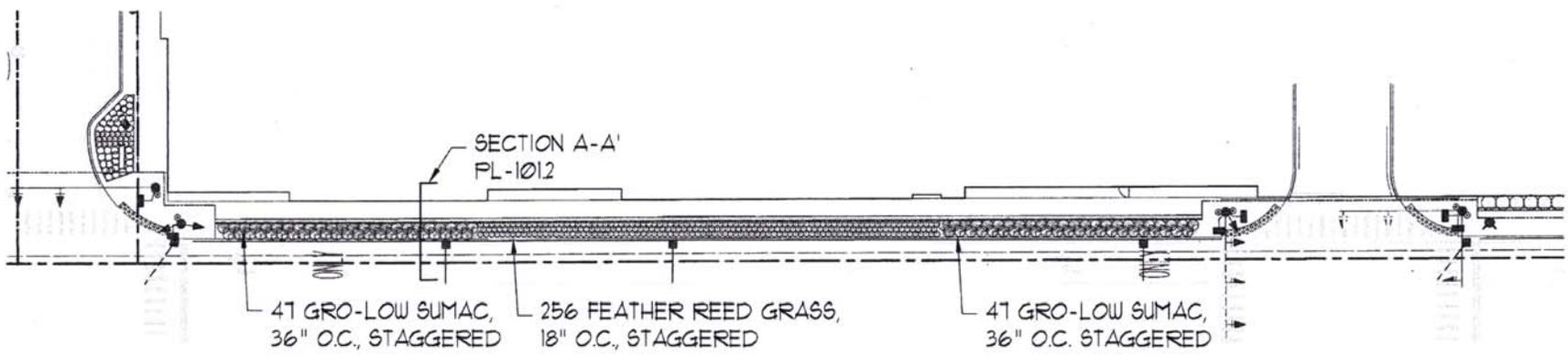
**EXHIBIT K**  
**Landscape Plans**





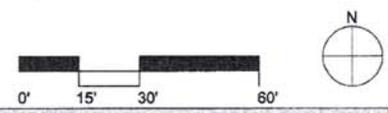
ALIGN WALK WITH WITH CROSSWALK  
SODDED PARKWAY

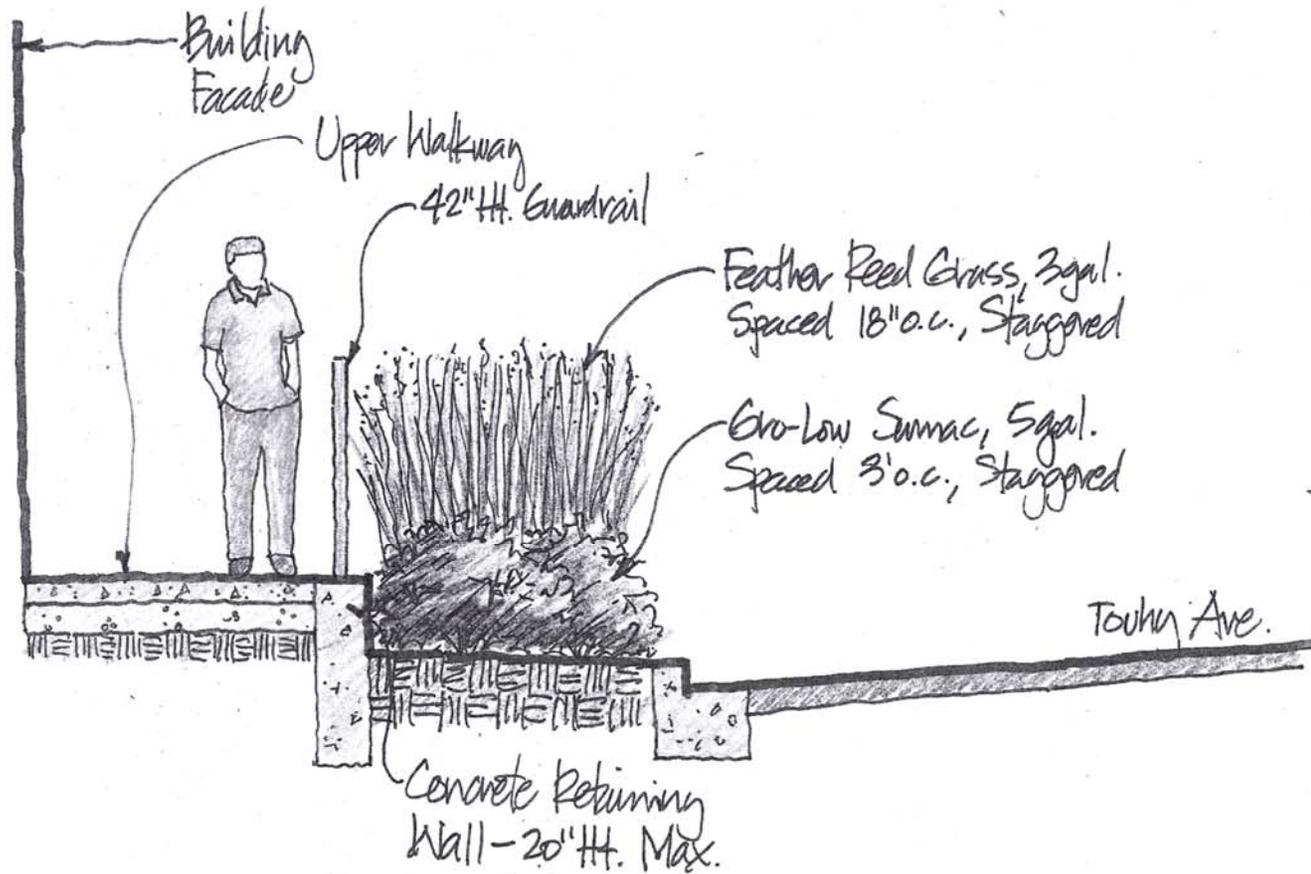
1 WALK LOCATION AT BUILDING 'B' ON TOUHY AVENUE  
SCALE: 1"=30'



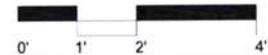
41 GRO-LOW SUMAC, 36" O.C., STAGGERED  
256 FEATHER REED GRASS, 18" O.C., STAGGERED  
41 GRO-LOW SUMAC, 36" O.C. STAGGERED

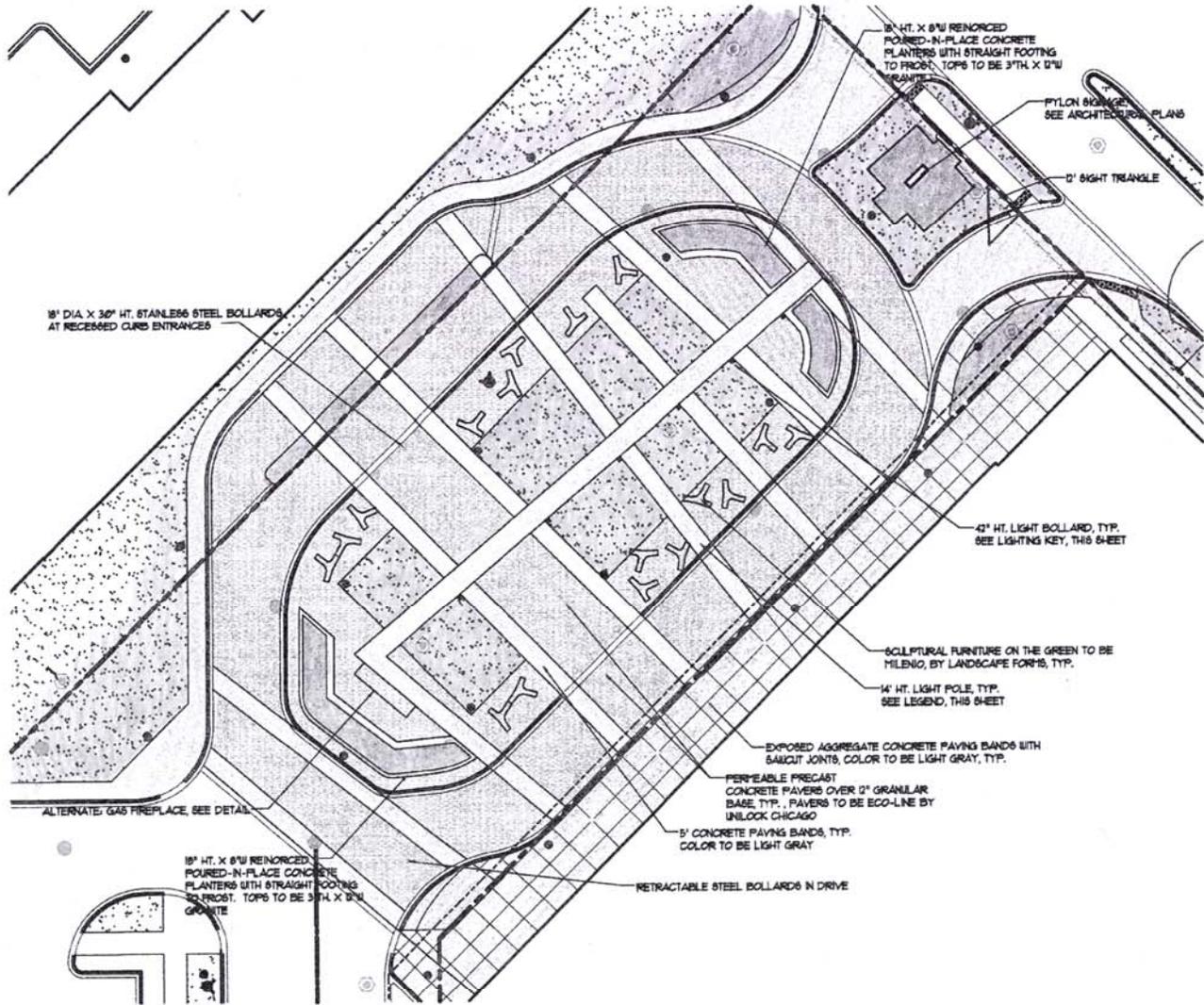
2 LOWER LEVEL PLANTING AT TOUHY AVENUE  
SCALE: 1"=30'





1 LANDSCAPE SECTION AT TOUHY AVENUE  
SCALE: 1" = 2'-0"





**LIGHTING KEY**

- ⊕ LUMINIS MA20 POLE LIGHT - 14' HEIGHT
- ⊠ LUMINIS 42" BOLLARD - LUMISTICK CL823.

SEE CIVIL DRAWINGS FOR PERIMETER ROADWAY AND PARKING LOT LIGHTS AND CUT SHEETS

18" DIA X 30" HT. STAINLESS STEEL BOLLARDS AT RECESSED CURB ENTRANCES

18" HT. X 8" W REINFORCED POURED-IN-PLACE CONCRETE PLANTERS WITH STRAIGHT FOOTING TO FROST. TOPS TO BE 3" TH X 8" W GRANITE

PYLON SIGNAGE SEE ARCHITECTURAL PLANS

2' 8" BIGHT TRIANGLE

42" HT. LIGHT BOLLARD, TYP. SEE LIGHTING KEY, THIS SHEET

SCULPTURAL FURNITURE ON THE GREEN TO BE HELENIO, BY LANDSCAPE FORMS, TYP.

14' HT. LIGHT POLE, TYP. SEE LEGEND, THIS SHEET

EXPOSED AGGREGATE CONCRETE PAVING BANDS WITH SAUCUT JOINTS, COLOR TO BE LIGHT GRAY, TYP.

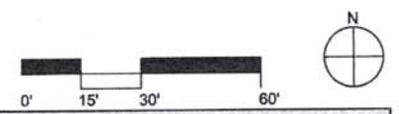
PERMEABLE PRECAST CONCRETE PAVERS OVER 2" GRANULAR BASE, TYP. PAVERS TO BE ECO-LINE BY INLOCK CHICAGO

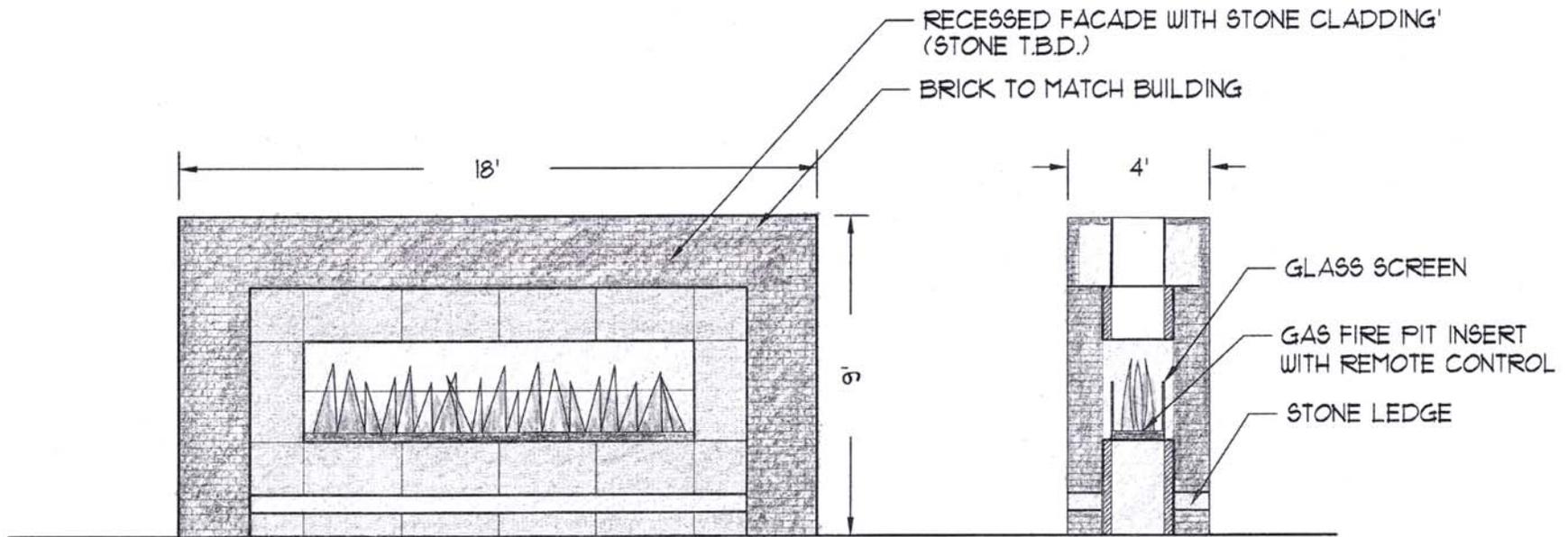
5' CONCRETE PAVING BANDS, TYP. COLOR TO BE LIGHT GRAY

RETRACTABLE STEEL BOLLARDS IN DRIVE

ALTERNATE: GAS FIREPLACE, SEE DETAIL

18" HT. X 8" W REINFORCED POURED-IN-PLACE CONCRETE PLANTERS WITH STRAIGHT FOOTING TO FROST. TOPS TO BE 3" TH X 8" W GRANITE



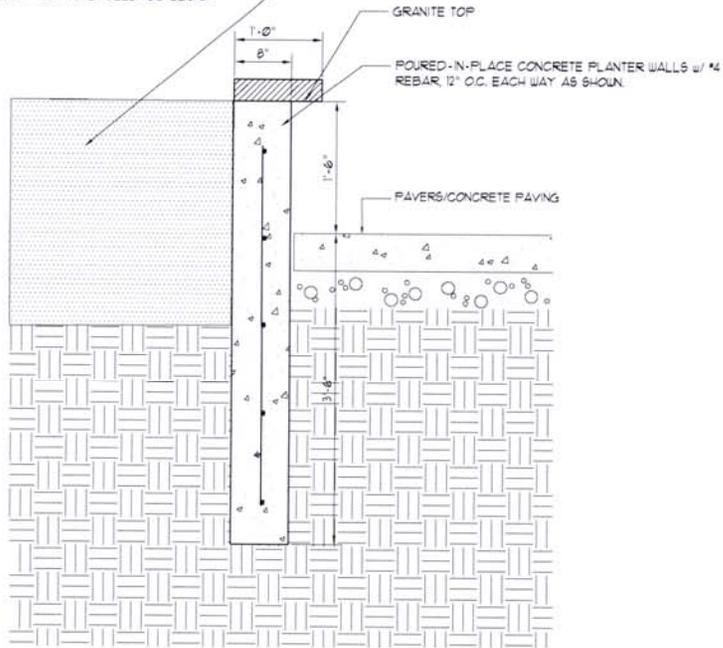


1 ALTERNATE GAS FIREPLACE FEATURE  
SCALE: N.T.S.

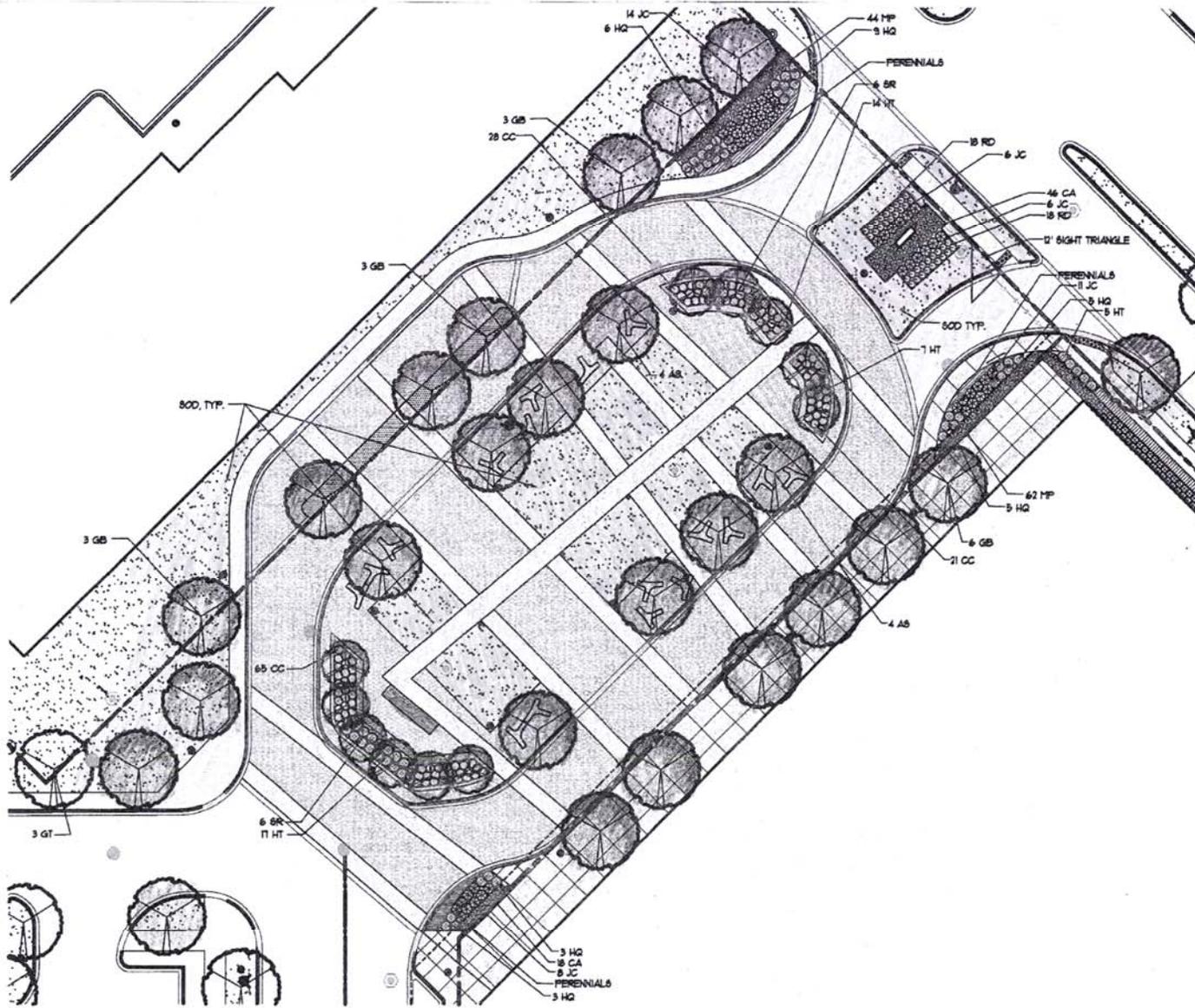
NOTES:

1. PLANTING BACKFILL MIX TO BE 50% APPROVED TOPSOIL AND 50% PM-35 BY MIDWEST TRADING SATURATED SOIL WEIGHT NOT TO EXCEED 100 LBS/CF

PLANTING BACKFILL MIX APPROX. 30" DEPTH MOUND UP AT TREE ROOT FLARES AS NECESSARY

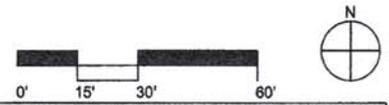


1 PLANTER WALL  
SCALE: 3/4"=1'-0"

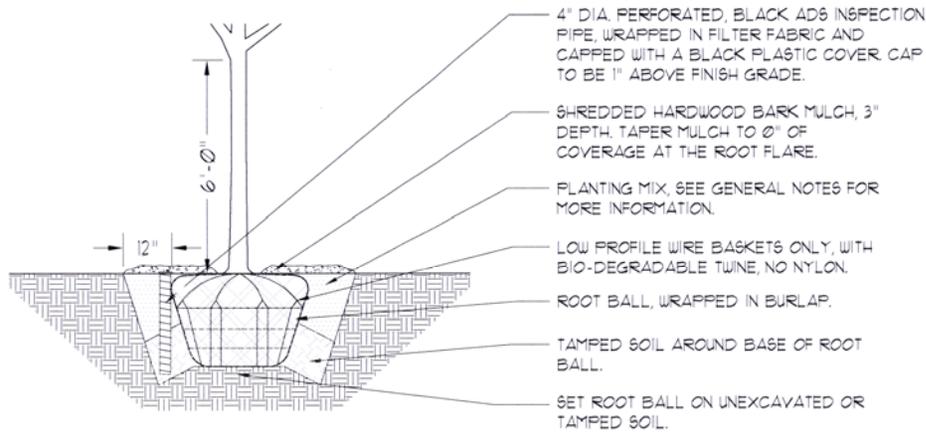


**IRRIGATION NOTES (FOR GROUND LEVEL AND AMENITY LEVEL)**

1. A PLASTIC, AUTOMATIC, TIMER-ACTIVATED IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL LANDSCAPE AREAS AT GROUND AND AMENITY LEVELS. SEPARATE ZONES TO BE PROVIDED FOR LAWN AND PLANTED BEDS.
2. PROVIDE ROTARY AND MIST POP-UP SPRAYHEADS AS APPROPRIATE FOR THE PARTICULAR SIZE AND SHAPE OF LAWN AREAS, WITH 60% HEAD TO HEAD SPACING. THERE SHALL BE NO OVER SPRAY ON ROADS OR SIDEWALKS.
3. PROVIDE RAINEIRD X88 SUBSURFACE DRIP IRRIGATION FOR ALL PLANT BEDS AND TREES IN PAVING OR TREE GRATES. DRIP IRRIGATION TO PROVIDE PROPER MOISTURE LEVEL FOR SPECIFIED PLANTS (SEE PLANS). A DRIP SYSTEM OPERATION INDICATOR SHALL BE PROVIDED FOR EACH ZONE.
4. PROVIDE WATER CONNECTION, BACKFLOW PREVENTER AND IRRIGATION CONTROLLER INSIDE THE BUILDING.
5. SIZE BOOSTER PUMP, IF REQUIRED, TO PROVIDE 50 GPM AND 40 PSI AT THE SPRINKLER HEADS.
6. PROVIDE SLEEVING AS NECESSARY AND COORDINATE SLEEVE INSTALLATION WITH THE GENERAL CONTRACTOR TO ELIMINATE FUTURE DAMAGE TO INSTALLED PAVEMENT.
7. ALL IRRIGATION EQUIPMENT SHALL BE BY RAINEIRD, OR APPROVED EQUAL.
8. THE IRRIGATION CONTRACTOR SHALL SUBMIT SHOP DRAWINGS SHOWING THE DESIGN OF THE SYSTEM FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. THE DRAWING SHOULD INDICATE THE WATER CONNECTION, BACKFLOW PREVENTER, PIPING, INCLUDING SIZES, VALVES, INCLUDING SIZES, HEADS, INCLUDING LOCATIONS, TYPE AND INDICATION OF SPRAY RADIUS DRIFTLINES, INCLUDING EMITTERS, QUICK COUPLERS, THE AUTOMATIC RAIN SHUTOFF AND THE PROPOSED ELECTRICAL CONNECTION. PROVIDE CATALOGUE CUTS FOR ALL EQUIPMENT.
9. PROVIDE AN AUTOMATIC RAIN SHUT-OFF.
10. PROVIDE A QUICK COUPLER IN OR ADJACENT TO EACH VALVE BOX, AND AT INTERVALS ALONG THE MAIN WITHIN 100' OF ALL NEW PLANTS, OR AS INDICATED ON THE PLANS.
11. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR BLOWING OUT THE SYSTEM BY AIR COMPRESSION IN THE FALL FOLLOWING INSTALLATION AND TURNING ON THE SYSTEM IN THE FOLLOWING SPRING.
12. THE ENTIRE IRRIGATION SYSTEM SHALL BE GUARANTEED BY THE CONTRACTOR AS TO MATERIAL AND WORKMANSHIP, INCLUDING SETTLING OF BACKFILLED AREAS BELOW GRADE FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE OF THE WORK.
13. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPALITY STANDARDS, CODES AND ORDINANCES.

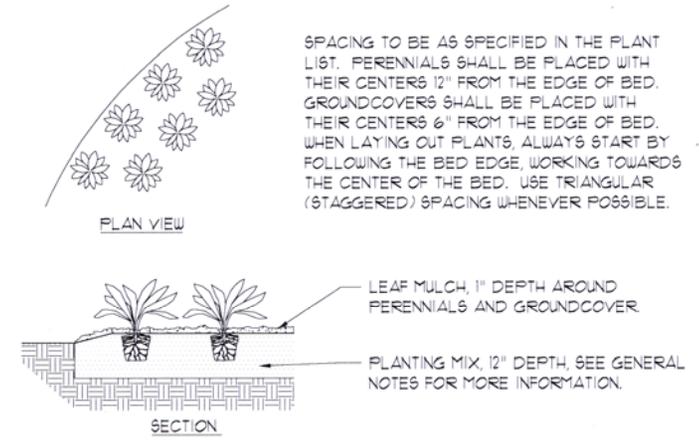


LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. TREE PIT WIDTH TO BE EXTENDED 12" AROUND THE ENTIRE ROOT BALL AS SHOWN IN THE DETAIL BELOW. TEST TREE PIT FOR DRAINAGE PRIOR TO INSTALLING TREE. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND SHAPE PRUNE AS DIRECTED BY THE LANDSCAPE ARCHITECT. FOR TREES UP TO 4" CALIFER OR 12' HEIGHT, REMOVE APPROXIMATELY 5% -10% OF THE OVERALL BRANCHING. FOR TREES OVER 4" CALIFER OR 12' HEIGHT, REMOVE APPROXIMATELY 15%-20% OF THE OVERALL BRANCHING. LOCATE ROOT FLARE IN ROOT BALL AND SET TREE HEIGHT SO THAT ROOT FLARE IS FLUSH WITH FINISH GRADE. WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE TREE PLUMB. STRAIGHTEN TREE IF SETTLING OCCURS. CONTRACTOR TO UN-TIE AND REMOVE TWINE FROM AROUND ROOT FLARE OF TREE AT THE END OF THE WARRANTY PERIOD.



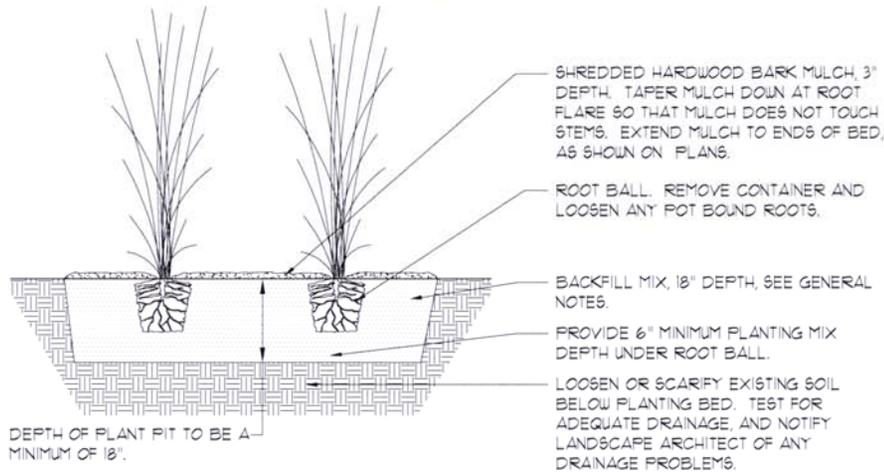
**1** DECIDUOUS TREE PLANTING DETAIL  
NOT TO SCALE

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. EXCAVATE ENTIRE PERENNIAL / GROUNDCOVER BED, AND BACKFILL WITH PLANTING MIX AS SPECIFIED. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED. MULCH LIMITS FOR PERENNIAL BEDS TO EXTEND TO ALL EDGES OF THE BEDS. SEE PLANS FOR BED LAYOUTS. SEE PLANT LIST FOR PLANT SPACING. GAPS BETWEEN PLANTS SHALL BE NO GREATER THAN THE SPECIFIED SPACING FOR THAT PARTICULAR PLANT.



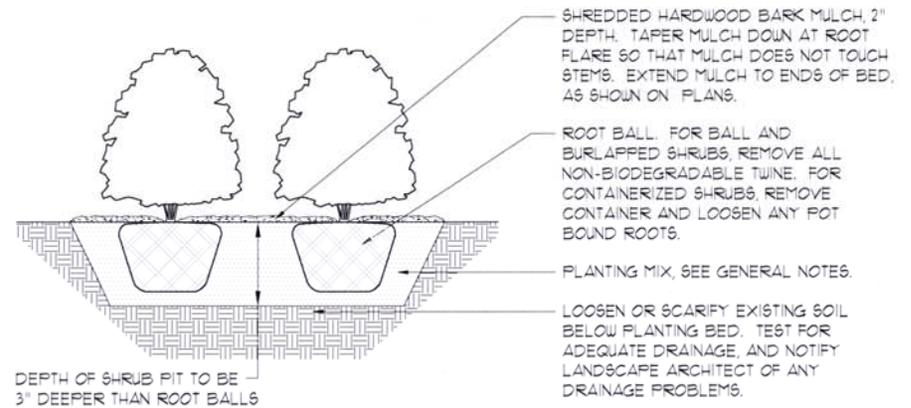
**2** PERENNIAL AND GROUNDCOVER PLANTING DETAIL  
NOT TO SCALE

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO PLANTING. PERENNIAL BEDS ARE TO BE EXCAVATED AS A SINGLE PIT. EXTEND PIT WIDTH TO EDGES OF PLANT BED AS SHOWN ON THE LANDSCAPE PLAN. LOCATE ROOT FLARE IN ROOT BALL AND SET PERENNIAL HEIGHT SO THAT ROOT FLARE IS FLUSH WITH FINISH GRADE. BACKFILL AND WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE PLANT PLUMB. STRAIGHTEN PLANT IF SETTLING OCCURS. MULCH LIMITS FOR PERENNIAL PLANTINGS SHALL EXTEND TO ALL OUTER EDGES OF PLANT BEDS, SEE LANDSCAPE PLAN FOR BED LAYOUTS.

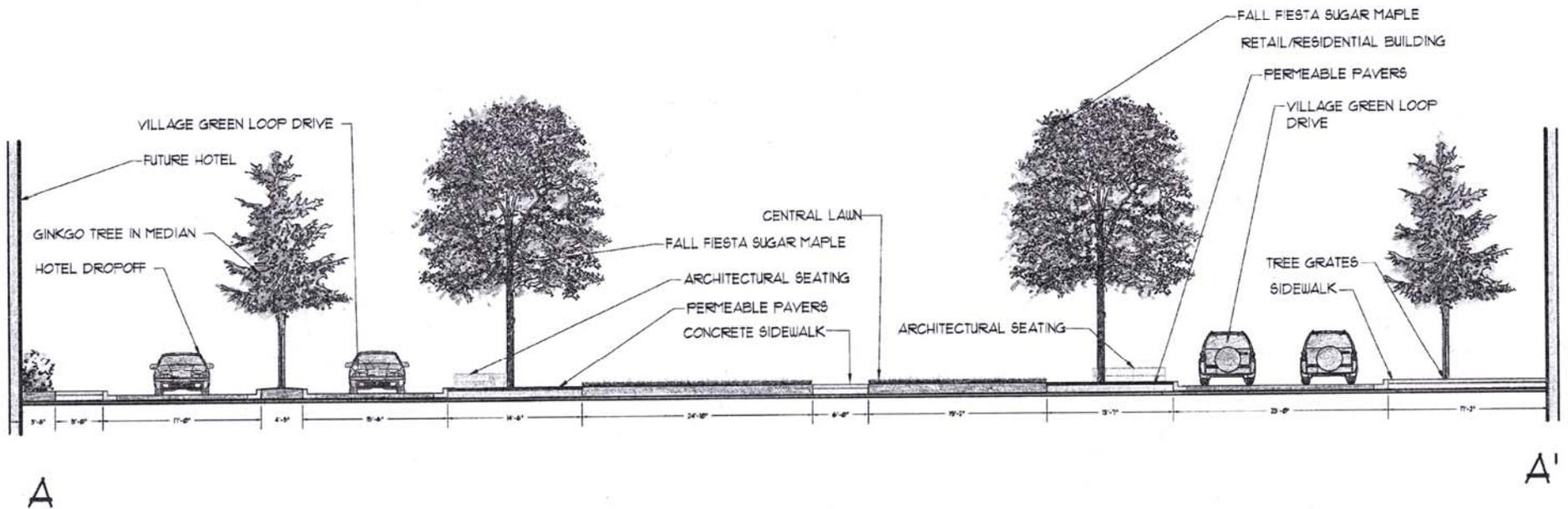


1 ORNAMENTAL GRASS PLANTING DETAIL  
NOT TO SCALE

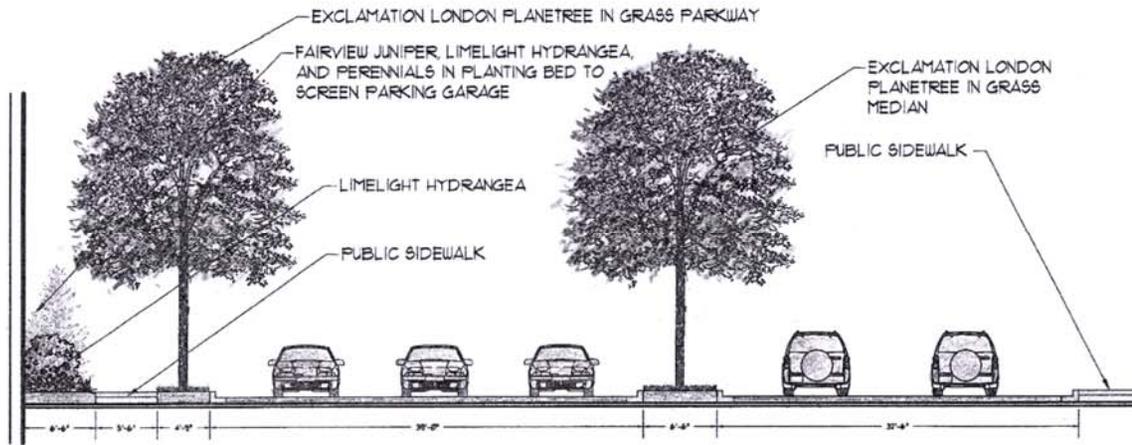
LOCATE ALL UNDERGROUND UTILITIES PRIOR TO PLANTING. SHRUBS BEDS ARE TO BE EXCAVATED AS A SINGLE SHRUB PIT. EXTEND SHRUB PIT WIDTH TO EDGES OF PLANT BED AS SHOWN ON THE LANDSCAPE PLAN. LOCATE ROOT FLARE IN ROOT BALL AND SET SHRUB HEIGHT SO THAT ROOT FLARE IS FLUSH WITH FINISH GRADE. REMOVE TWINE FROM ROOT FLARE. BACKFILL AND WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE SHRUB PLUMB. STRAIGHTEN SHRUB IF SETTLING OCCURS. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND SHAPE PRUNE AS DIRECTED BY THE LANDSCAPE ARCHITECT. MULCH LIMITS FOR SHRUBS SHALL EXTEND TO ALL OUTER EDGES OF PLANTING BEDS, SEE LANDSCAPE PLAN FOR BED LAYOUTS.



2 SHRUB PLANTING DETAIL  
NOT TO SCALE



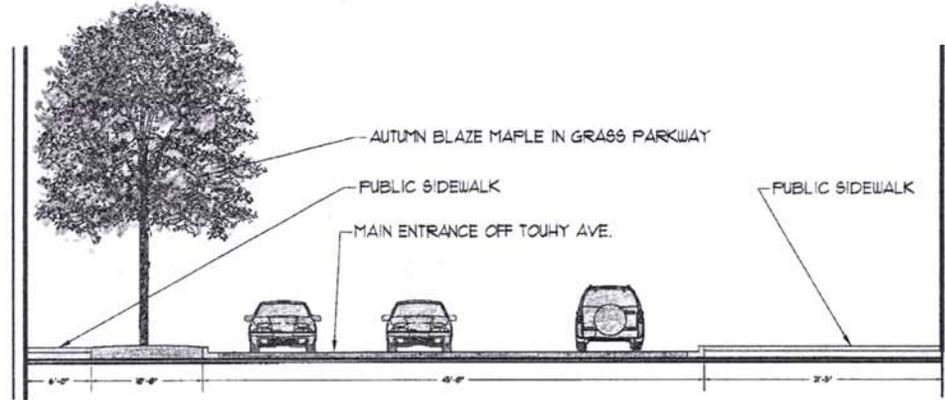
1 SECTION A THRU VILLAGE GREEN  
SCALE: 3/32" = 1'-0"



**B**

**2 SECTION B THRU LINCOLN AVENUE**

SCALE: 3/32" = 1'-0"



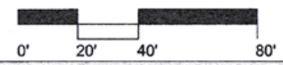
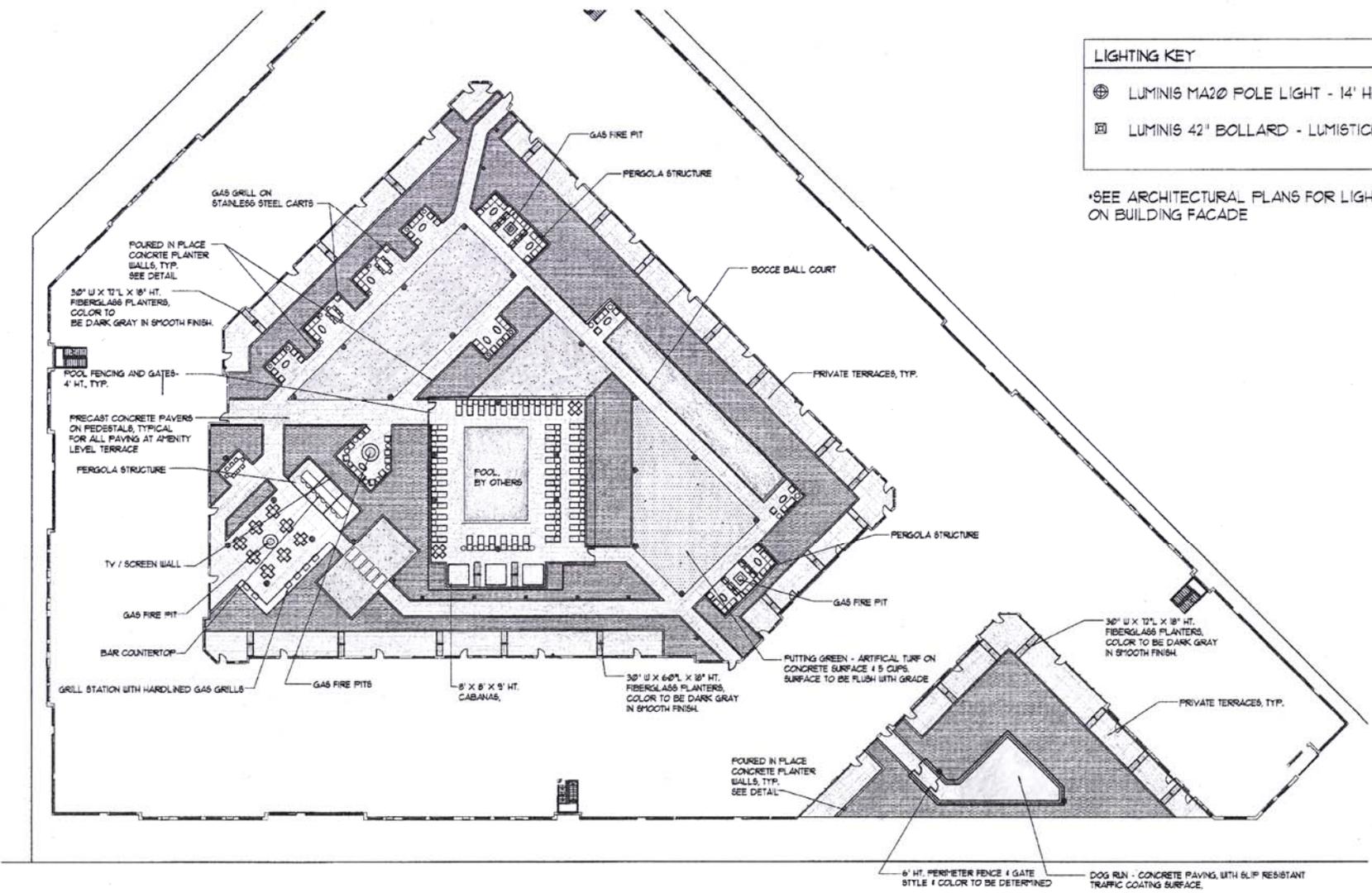
**C**

**3 SECTION C THRU ENTRANCE AT TOUHY AVENUE**

SCALE: 3/32" = 1'-0"

| LIGHTING KEY  |   |
|---|---|
|  | LUMINIS MA20 POLE LIGHT - 14' HEIGHT    |
|  | LUMINIS 42' BOLLARD - LUMISTICK CL.823. |

\*SEE ARCHITECTURAL PLANS FOR LIGHTING ON BUILDING FACADE



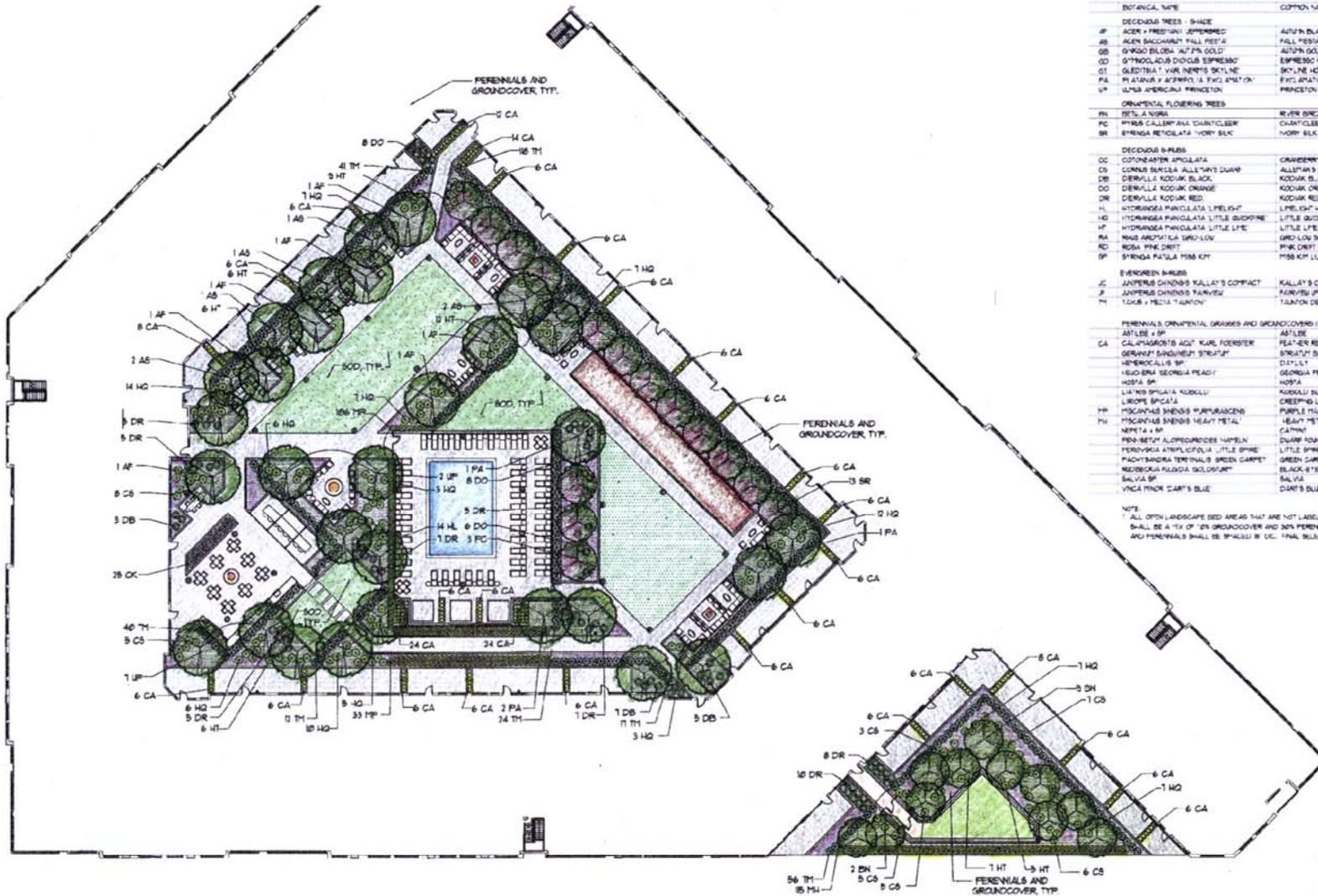
CALLISORTKI

**TUCKER**  
DEVELOPMENT

DISTRICT  
**1860**

**AMENITY LEVEL LAYOUT PLAN**

PL-201  
11/11/2019



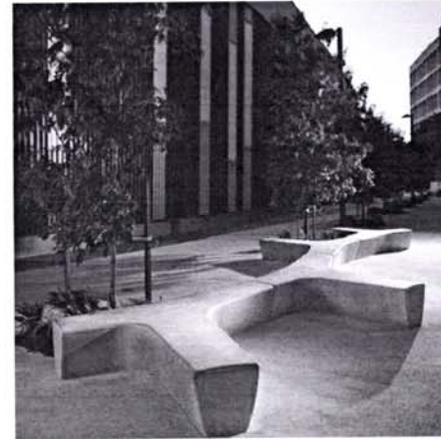
GROUND LEVEL / AMENITY LEVEL PLANT LIST - (MAY INCLUDE BUT NOT LIMITED TO THE FOLLOWING SPECIES)

| BOTANICAL NAME  | COTTON NAME                     | SIZE           | QTY | ADDITIONAL NOTES    |
|---|---------------------------------|----------------|-----|---------------------|
| <b>DECIDUOUS TREES - SHADE</b>  |                                 |                |     |                     |
| AF ACER / FRESHWATER SPANANED   | AUTUMN BLAZE MAPLE              | 3' CALIPER     | 16  | BRANCHED UP #       |
| AG ACER SACCHARIN / FALL PESTO  | FALL PESTO BURNING MAPLE        | 3' CALIPER     | 16  | BRANCHED UP #       |
| OB GINKGO BILOBA / AUTUMN GOLD  | AUTUMN GOLD GINKGO              | 3' CALIPER     | 16  | BRANCHED UP #       |
| OD SYMPLOCOS BINOBIUS / ESPRESSO  | ESPRESSO / KENTUCKY COFFEE TREE | 3' CALIPER     | 16  | BRANCHED UP #       |
| QT GLEDITSIA / VAR. NORTON'S SKYLINE  | SKYLINE HONEYLOCUST             | 3' CALIPER     | 14  | BRANCHED UP #       |
| PA PLATANUS X AFERNOLIA / EXOTIC AMALION  | EXOTIC AMALION / OCEAN PLANTAIN | 3' CALIPER     | 10  | BRANCHED UP #       |
| UP ULMUS AMERICANA / PRINCETON  | PRINCETON ELM                   | 3' CALIPER     | 10  | BRANCHED UP #       |
| <b>ORNAMENTAL FLOWERING TREES</b>   |                                 |                |     |                     |
| PH BETULA / NORVA   | NEVER DROPS                     | 12' HT x 8' W  | 1   | CUFF TOPP. 3 TRUNKS |
| PC SPYRA CALLERYANA / QUANTICOBER   | QUANTICOBER PEACH               | 3' CALIPER     | 1   |                     |
| BR SPYRGA RETICULATA / VORY BLK   | VORY BLK. JAPANESE TREE LLAC    | 5' HT          | 18  | CUFF TOPP. 3 TRUNKS |
| <b>DECIDUOUS SHRUBS</b>   |                                 |                |     |                     |
| OC COTONEASTER APICULATA  | ORANGEBERRY COTONEASTER         | 5 GAL          | 14  |                     |
| CS CORNUS BENCOIA / ALLEWAYS DUANE  | ALLSTARS DUANE DOGWOOD          | 20" HT x 16" W | 19  |                     |
| DB DIERVILLA KODIAK BLACK   | KODIAK BLACK BUSH HONEYBUCKLE   | 14" HT x 14" W | 9   |                     |
| DO DIERVILLA KODIAK ORANGE  | KODIAK ORANGE BUSH HONEYBUCKLE  | 14" HT x 14" W | 10  |                     |
| DR DIERVILLA KODIAK RED   | KODIAK RED BUSH HONEYBUCKLE     | 14" HT x 14" W | 11  |                     |
| HL HYDRANGEA PANICULATA / LITTLE LITE   | LITTLE LITE HYDRANGEA           | 16" HT x 16" W | 14  |                     |
| HO HYDRANGEA PANICULATA / LITTLE QUONOMA  | LITTLE QUONOMA HYDRANGEA        | 14" HT x 14" W | 16  |                     |
| HF HYDRANGEA PANICULATA / LITTLE LITE   | LITTLE LITE HYDRANGEA           | 14" HT x 14" W | 16  |                     |
| PA RHOD ANTHYLLA / SMO-LON  | SMO-LON SPITAL                  | 5 GAL          | 14  |                     |
| RD ROSA / PINK DREAM  | PINK DREAM ROSE                 | 16" HT x 16" W | 14  |                     |
| RF SPYRGA FATULA / TISSOT KTY   | TISSOT KTY LLAC                 | 16" HT x 16" W | 11  |                     |
| <b>EVERGREEN SHRUBS</b>   |                                 |                |     |                     |
| JC JAPANESE CHERRY / KALAY'S COMPACT  | KALAY'S COMPACT JAPANESE        | 24" HT x 24" W | 11  |                     |
| JF JAPANESE CHERRY / FANVIEW  | FANVIEW JAPANESE                | 8" HT x 24" W  | 11  |                     |
| M TAXUS / PECTA / TANNON  | TANNON DENISE YSU               | 24" HT x 24" W | 10  |                     |
| <b>PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVERS (PLANTS THAT MAY BE INCLUDED BUT NOT LIMITED TO OTHER SPECIES)</b> |                                 |                |     |                     |
| CA CALYPSO / BILLYE ACER / KALAY FORESTER   | BILLYE ACER / KALAY FORESTER    | 1 GALLON       | 12  | SPACED 14" OC       |
| CA GERANIUM / SANDWICH / STRUTT   | STRUTT / SANDWICH / GERANIUM    | 1 GALLON       | 12  | SPACED 14" OC       |
| CA HEBERCALLIS / SP   | HEBERCALLIS                     | 1 GALLON       | 12  | SPACED 14" OC       |
| CA HELIOPSIS / GEORGIA PEACH  | GEORGIA PEACH / CORNABELLS      | 1 GALLON       | 12  | SPACED 14" OC       |
| CA HOSIA / SP   | HOSIA                           | 1 GALLON       | 12  | SPACED 14" OC       |
| CA LIA / NO SPICATA / KODIAK  | KODIAK / BLAZING STAR           | 1 GALLON       | 12  | SPACED 14" OC       |
| CA LIROPE / SPICATA   | CREeping LILYTOP                | 1 QUART        | 12  | SPACED 14" OC       |
| PH PISCIFRONS / SHENOS / PURPURASCENS   | PURPLE PLAZER GRASS             | 1 GALLON       | 12  | SPACED 14" OC       |
| PH PISCIFRONS / SHENOS / HEAVY METAL  | HEAVY METAL / PACIFIC GRASS     | 1 GALLON       | 12  | SPACED 14" OC       |
| CA MERTIA / SP  | MERTIA                          | 1 GALLON       | 12  | SPACED 14" OC       |
| CA PENN / BETH / ALOPECURIDES / WAPLEN  | DUANE ROATAN GRASS              | 1 GALLON       | 12  | SPACED 14" OC       |
| CA PEROVSKIA / ANTHYLLA / LITTLE SPINE  | LITTLE SPINE / BURNING BUSH     | 1 GALLON       | 12  | SPACED 14" OC       |
| CA PACHYANDRA / TERNIBALLS / GREEN CARPET   | GREEN CARPET / PACHYANDRA       | 1 QUART        | 12  | SPACED 14" OC       |
| CA MERTICIA / ALGIDA / GLOUWART   | BLACK-STRIP BURNING             | 1 GALLON       | 12  | SPACED 14" OC       |
| CA SALVIA / SP  | SALVIA                          | 1 GALLON       | 12  | SPACED 14" OC       |
| CA VINCA / MINOR / CARTER'S BLUE  | CARTER'S BLUE / PENWIPPLE       | 1 QUART        | 12  | SPACED 14" OC       |

NOTE:  
 1. ALL OTHER LANDSCAPE BED AREAS THAT ARE NOT LABELED AS SHRUBS OR ORNAMENTAL GRASSES SHALL BE A 14" OC OR GROUNDCOVER AND NOT PERENNIALS. GROUNDCOVER SHALL BE SPACED 14" OC AND PERENNIALS SHALL BE SPACED 18" OC. FINAL SELECTION AND LAYOUT TO BE DETERMINED BY THE LANDSCAPE ARCHITECT.



PERMEABLE PAVERS (STYLE, PATTERN AND COLOR TO BE DETERMINED)



SCULPTURAL PERIMETER BENCHES AT THE GREEN (COLOR AND MANUFACTURER T.B.D.)



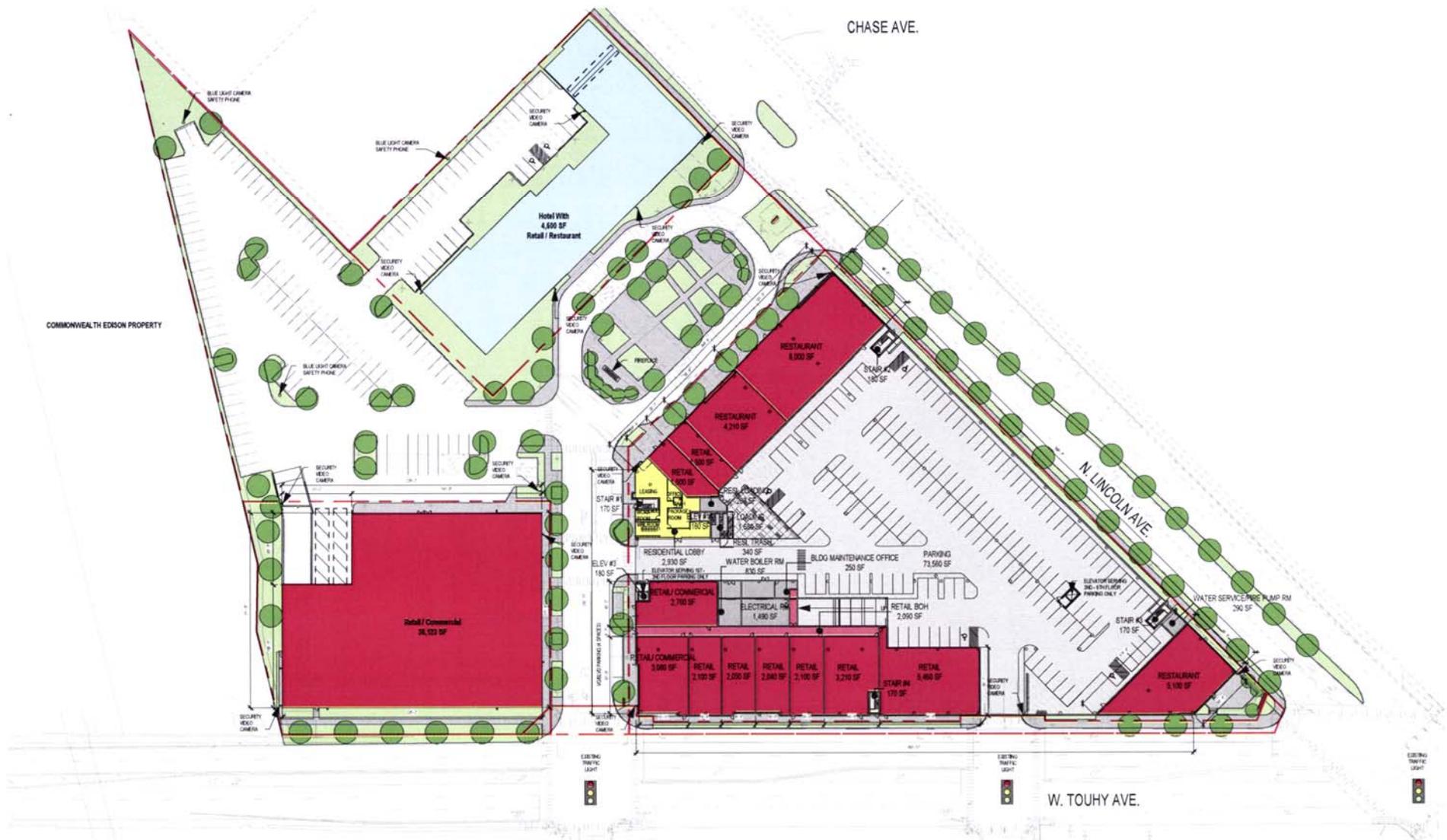
LOOP BIKE RACKS (COLOR AND MANUFACTURER T.B.D.)



5' X 10', ADA COMPLIANT TREE GRATES (4-PIECE, STYLE AND MANUFACTURER T.B.D.)

**EXHIBIT L**  
**Floor/Site Plans**

Exhibit K-1



COMMONWEALTH EDISON PROPERTY

CHASE AVE.

N. LINCOLN AVE.

W. TOUHY AVE.

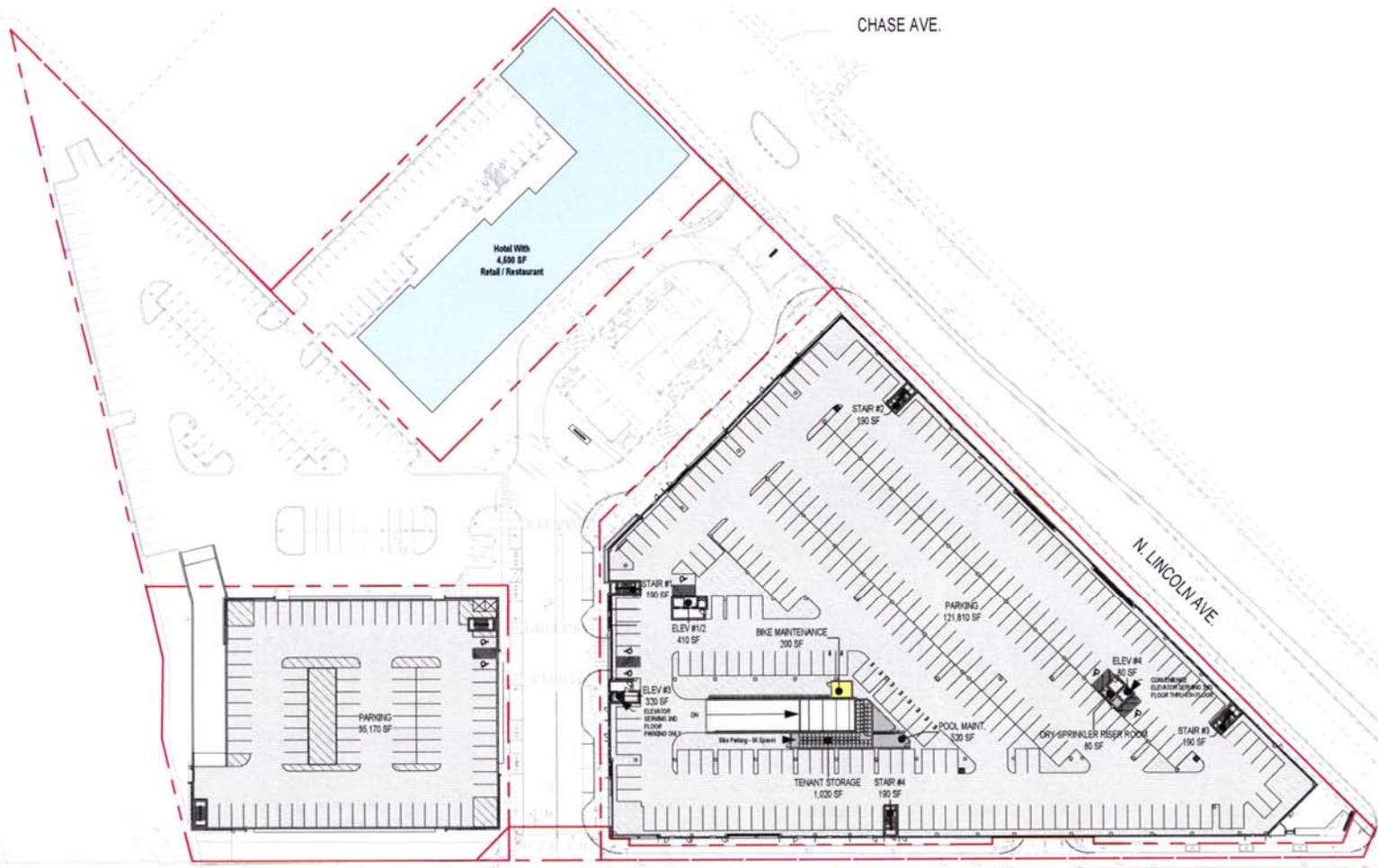


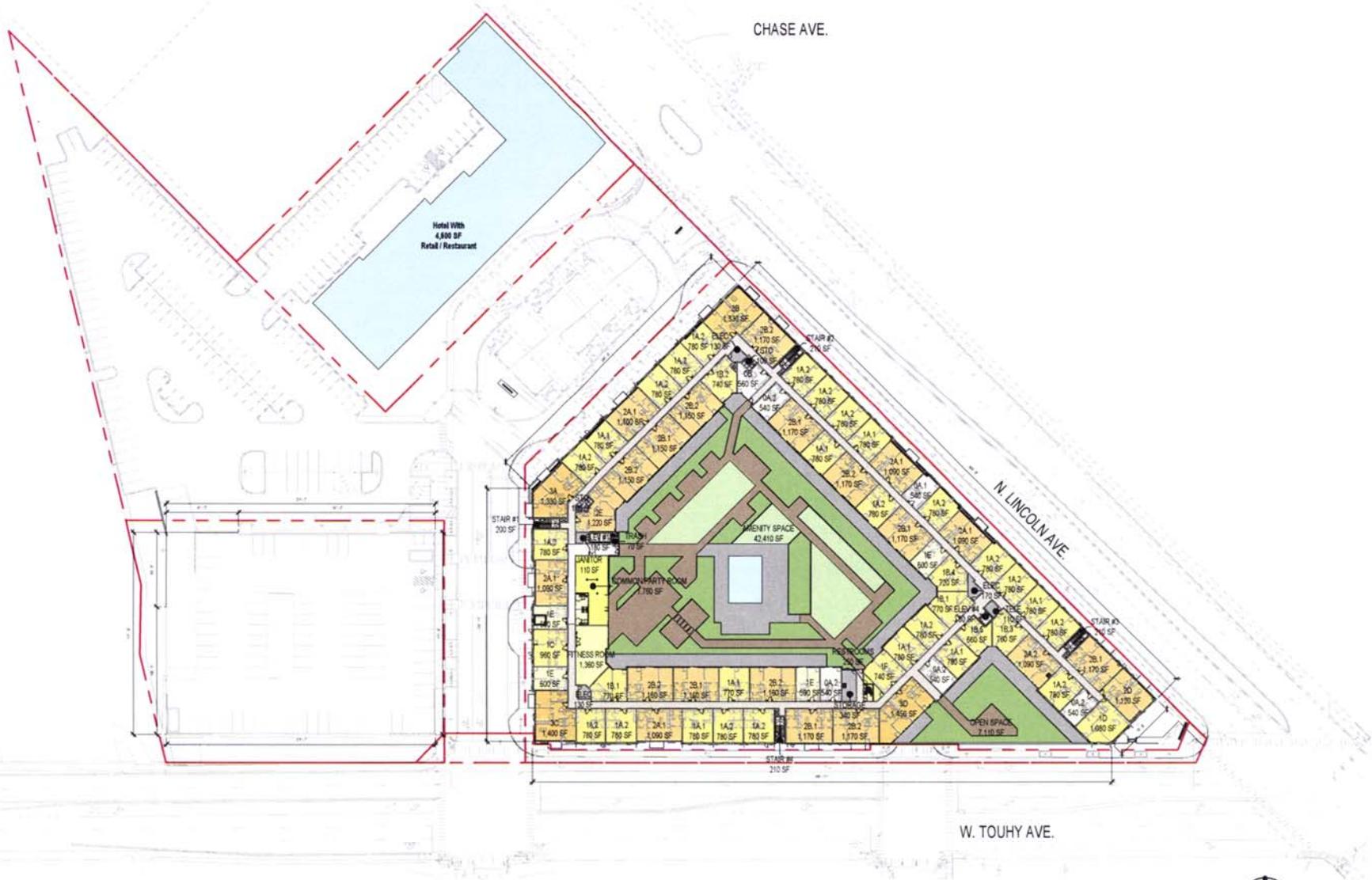
CHASE AVE.

Hotel With  
4,500 SF  
Retail / Restaurant

N LINCOLN AVE.

W. TOUHY AVE.





CHASE AVE.

Hotel With  
4,800 SF  
Retail / Restaurant

N. LINCOLN AVE.

W. TOUHY AVE.



CHASE AVE.

Hotel With  
Retail / Restaurant

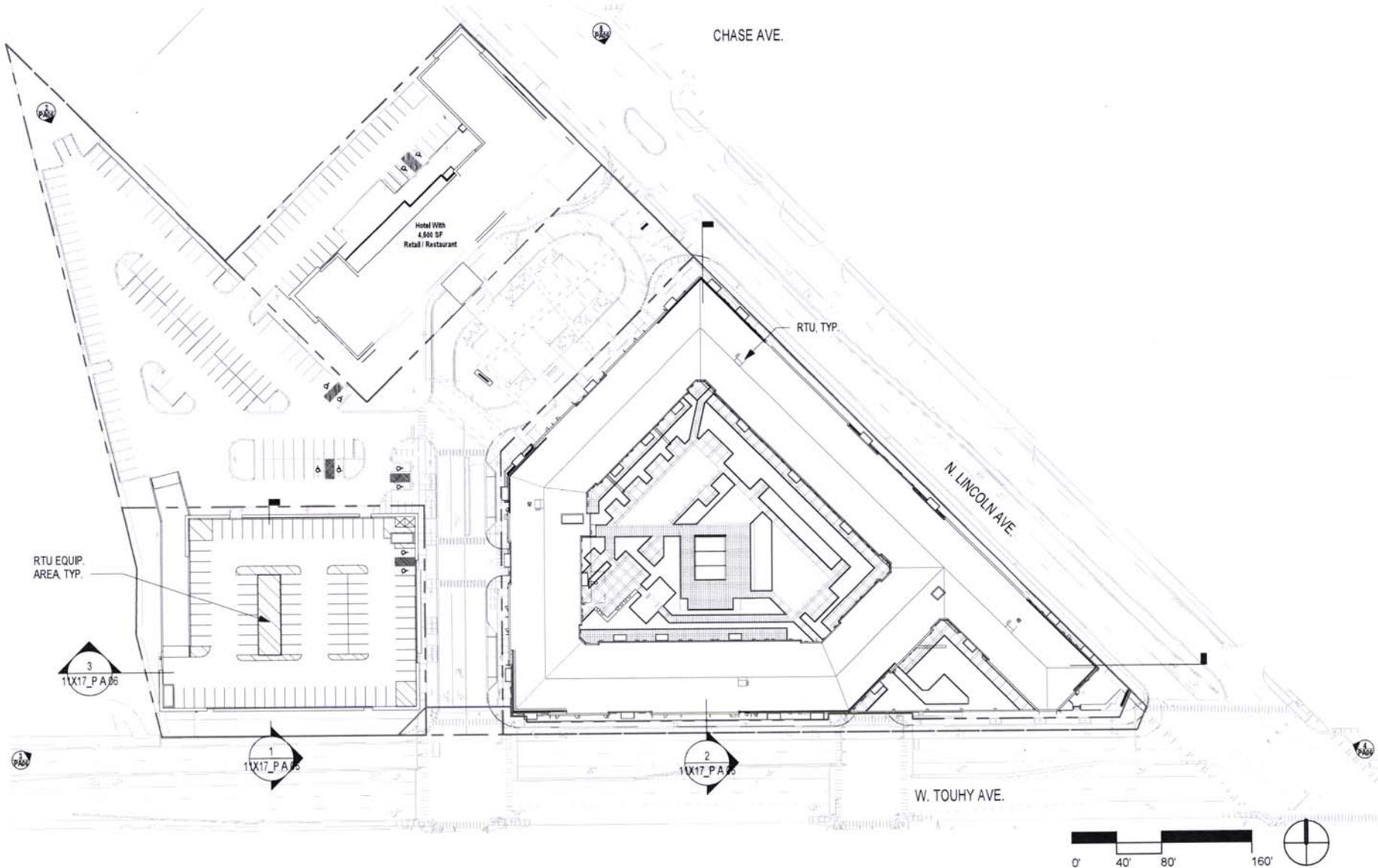
**PARTIAL LEVEL 06 FLOOR PLAN**

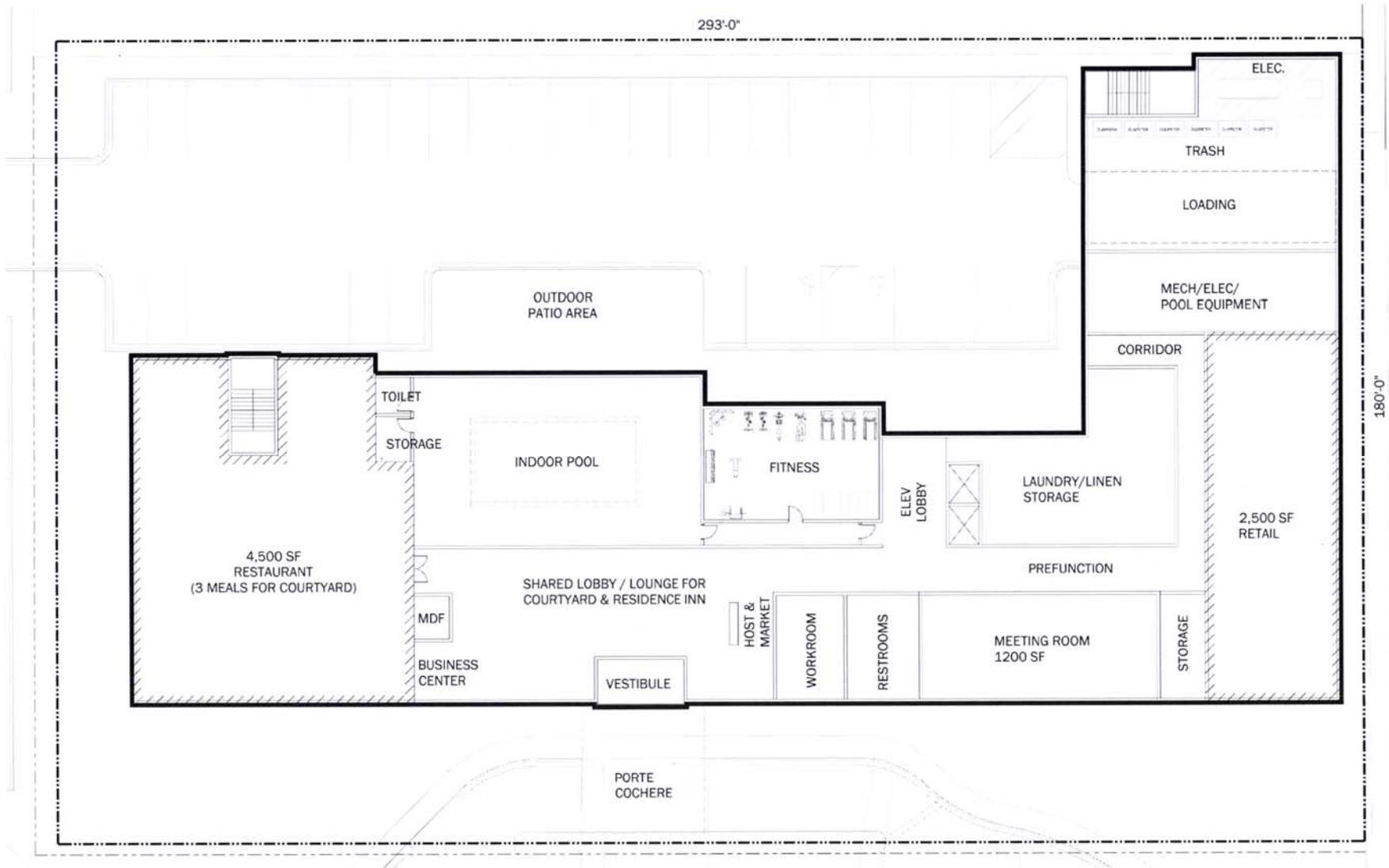


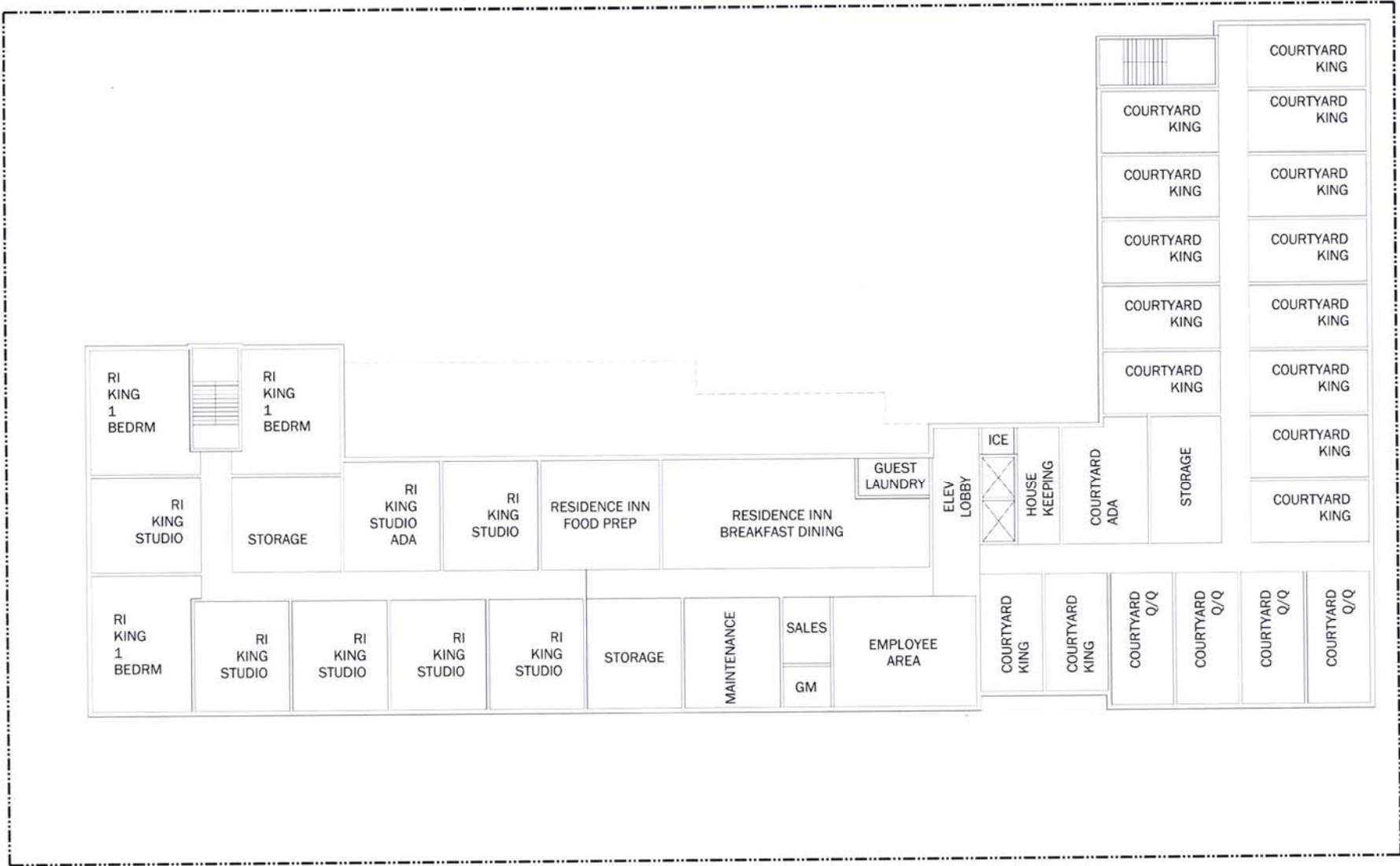
N. LINCOLN AVE.

W. TOUHY AVE.



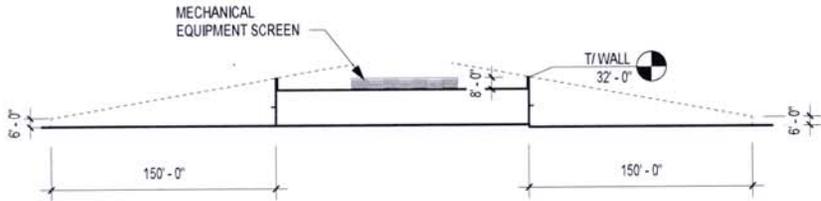




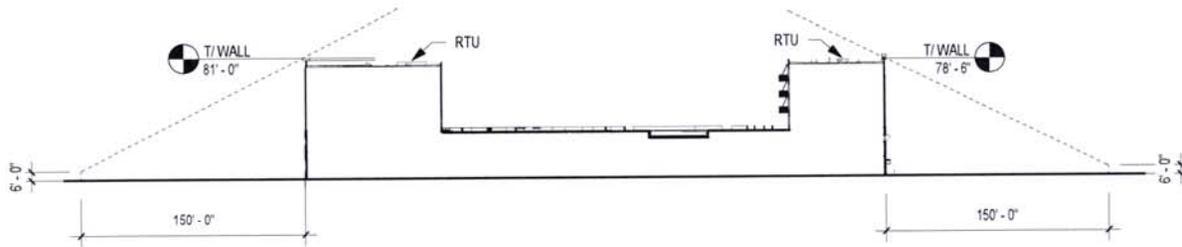




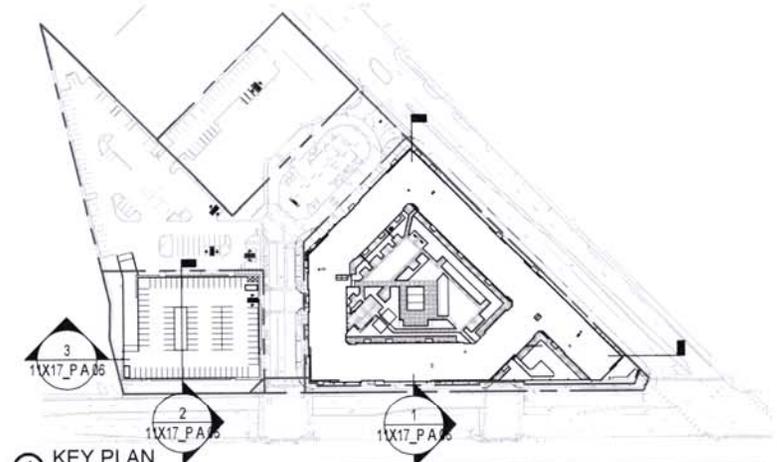
**EXHIBIT M**  
**Building Elevations**



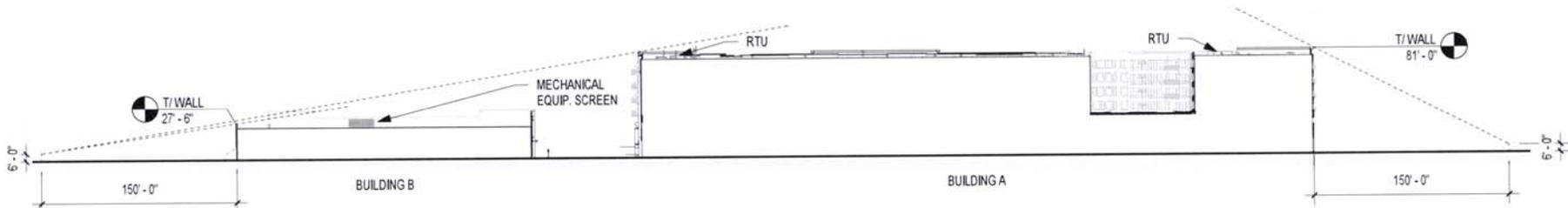
① SIGHT LINE SECTION - BUILDING B N/S  
1" = 80'-0"



② SIGHT LINE SECTION - BUILDING A N/S  
1" = 80'-0"

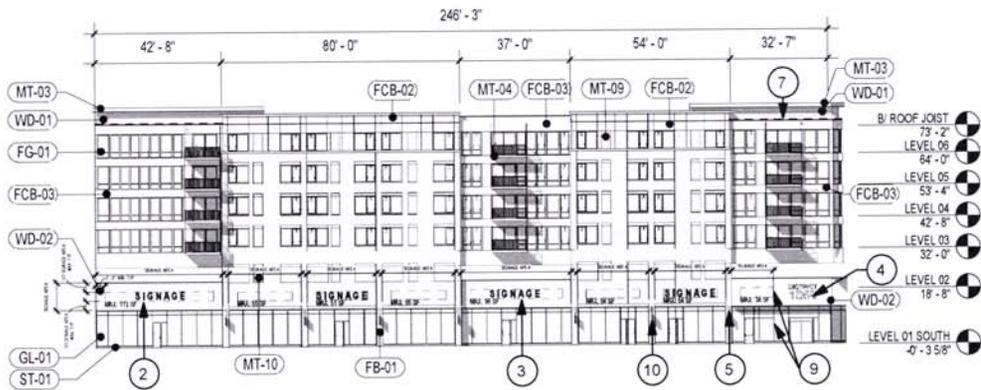


④ KEY PLAN  
1" = 200'-0"



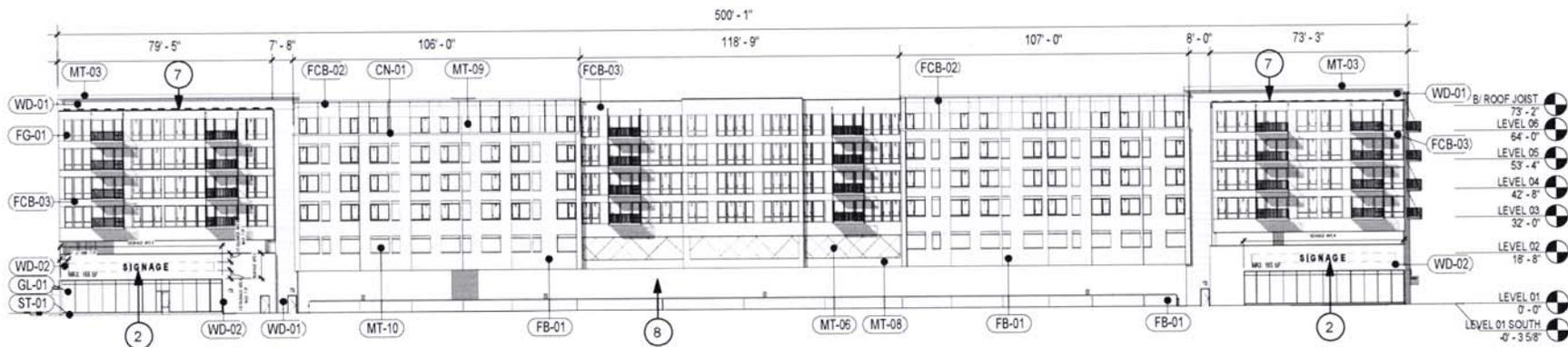
③ SIGHT LINE SECTION - E/W  
1" = 80'-0"

NOTE: VIEWS SHOWN ABOVE DEPICT INABILITY TO SEE ROOF TOP UNITS FROM POSITIONS ON OR OFF SITE, THEREFORE, ROOF TOP SCREENING NOT NEEDED.



② NORTHWEST ELEVATION  
1" = 40'-0"

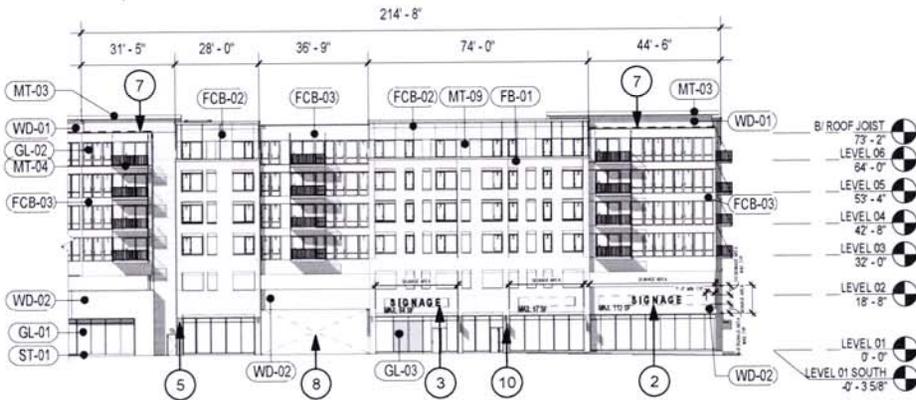
| KEYNOTE LEGEND |   |
|----------------|---|
| #              | DESCRIPTION   |
| 1              | ANCHOR TENANT SIGNAGE<br>•ANCHOR TENANT ALLOWED (1) SIGN PER ELEVATION, LOCATION OPTIONS SHOWN IN BUILDING ELEVATION<br>•MAX. WIDTH = LENGTH OF DEFINED SIGNAGE AREA WIDTH (TYP LENGTH OF STOREFRONT) OFFSET 3'-0" MIN FROM EACH END<br>•MAX. HEIGHT = 1/3 DIMENSION OF DEFINED SIGNAGE AREA HEIGHT<br>•SIGNAGE TO BE INDIVIDUAL, PIN-MOUNTED, INTERNALLY ILLUMINATED LETTERS, MAX DOUBLE LINE                |
| 2              | CORNER TENANT SIGNAGE<br>•CORNER TENANT ALLOWED (2) SIGNS, (1) PER ELEVATION, LOCATION OPTIONS SHOWN IN BUILDING ELEVATION<br>•MAX WIDTH: LENGTH OF DEFINED SIGNAGE AREA WIDTH (TYP LENGTH OF STOREFRONT) OFFSET 3'-0" MIN FROM EACH END<br>•MAX HEIGHT = 1/3 DIMENSION OF DEFINED SIGNAGE AREA HEIGHT<br>•SIGNAGE TO BE INDIVIDUAL, PIN-MOUNTED, INTERNALLY ILLUMINATED LETTERS, MAX DOUBLE LINE             |
| 3              | IN-LINE TENANT SIGNAGE, TYP UNO<br>•IN-LINE TENANT ALLOWED (1) SIGN PER ELEVATION, LOCATION OPTIONS SHOWN IN BUILDING ELEVATION<br>•MAX WIDTH: LENGTH OF DEFINED SIGNAGE AREA WIDTH (TYP LENGTH OF STOREFRONT) OFFSET 3'-0" MIN FROM EACH END<br>•MAX HEIGHT = 1/3 DIMENSION OF DEFINED SIGNAGE AREA HEIGHT<br>•SIGNAGE TO BE INDIVIDUAL, PIN-MOUNTED, INTERNALLY ILLUMINATED LETTERS, MAX DOUBLE SINGLE LINE |
| 4              | BUILDING SIGNAGE, REFER TO SIGNAGE ELEVATIONS   |
| 5              | UP/DOWN SCONCE LIGHTING, TYP.   |
| 6              | LOADING DOCK BEYOND   |
| 7              | STRIP ACCENT UP LIGHTING, TYP.  |
| 8              | PARKING GARAGE BEYOND   |
| 9              | SIGNAGE TO NOT PROTRUDE PAST MULLION EDGE   |
| 10             | BLADE SIGN<br>•EACH TENANT ALLOWED (1) BLADE SIGN PER ELEVATION, LOCATION OPTIONS SHOWN IN ELEVATION<br>•MAX SIZE: 3'-0"x3'-0"<br>•MOUNT: AT 8'-0" AFF  |



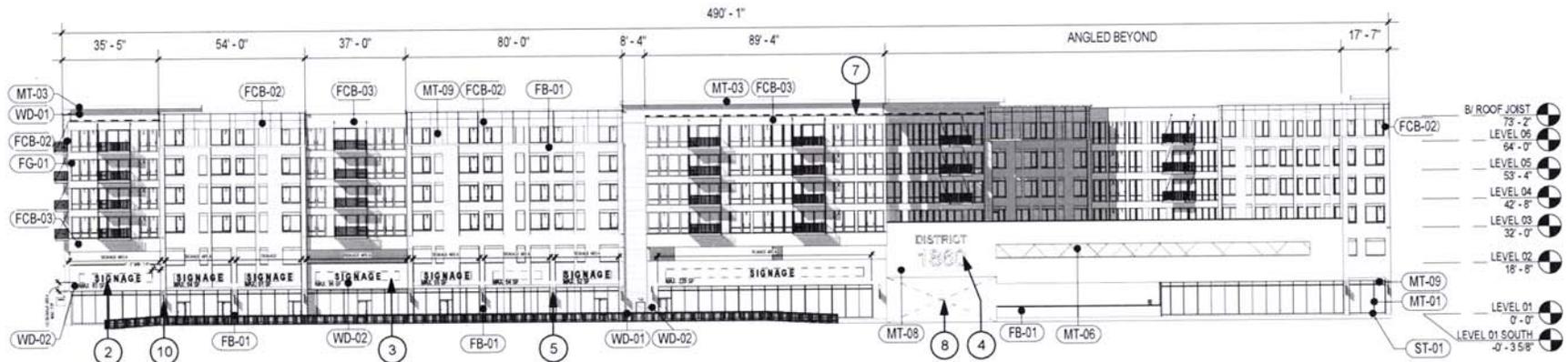
① NORTHEAST ELEVATION  
1" = 40'-0"

KEYNOTE LEGEND

| #  | DESCRIPTION   |
|----|---|
| 1  | ANCHOR TENANT SIGNAGE<br>•ANCHOR TENANT ALLOWED (1) SIGN PER ELEVATION, LOCATION OPTIONS SHOWN IN BUILDING ELEVATION<br>•MAX. WIDTH = LENGTH OF DEFINED SIGNAGE AREA WIDTH (TYP LENGTH OF STOREFRONT) OFFSET 3'-0" MIN FROM EACH END<br>•MAX. HEIGHT = 1/3 DIMENSION OF DEFINED SIGNAGE AREA HEIGHT<br>•SIGNAGE TO BE INDIVIDUAL, PIN-MOUNTED, INTERNALLY ILLUMINATED LETTERS, MAX DOUBLE LINE                |
| 2  | CORNER TENANT SIGNAGE<br>•CORNER TENANT ALLOWED (2) SIGNS, (1) PER ELEVATION, LOCATION OPTIONS SHOWN IN BUILDING ELEVATION<br>•MAX WIDTH: LENGTH OF DEFINED SIGNAGE AREA WIDTH (TYP LENGTH OF STOREFRONT) OFFSET 3'-0" MIN FROM EACH END<br>•MAX HEIGHT = 1/3 DIMENSION OF DEFINED SIGNAGE AREA HEIGHT<br>•SIGNAGE TO BE INDIVIDUAL, PIN-MOUNTED, INTERNALLY ILLUMINATED LETTERS, MAX DOUBLE LINE             |
| 3  | IN-LINE TENANT SIGNAGE, TYP UNO<br>•IN-LINE TENANT ALLOWED (1) SIGN PER ELEVATION, LOCATION OPTIONS SHOWN IN BUILDING ELEVATION<br>•MAX WIDTH: LENGTH OF DEFINED SIGNAGE AREA WIDTH (TYP LENGTH OF STOREFRONT) OFFSET 3'-0" MIN FROM EACH END<br>•MAX HEIGHT = 1/3 DIMENSION OF DEFINED SIGNAGE AREA HEIGHT<br>•SIGNAGE TO BE INDIVIDUAL, PIN-MOUNTED, INTERNALLY ILLUMINATED LETTERS, MAX DOUBLE SINGLE LINE |
| 4  | BUILDING SIGNAGE, REFER TO SIGNAGE ELEVATIONS   |
| 5  | UP/DOWN SCONCE LIGHTING, TYP.   |
| 6  | LOADING DOCK BEYOND   |
| 7  | STRIP ACCENT UP LIGHTING, TYP.  |
| 8  | PARKING GARAGE BEYOND   |
| 9  | SIGNAGE TO NOT PROTRUDE PAST MULLION EDGE   |
| 10 | BLADE SIGN<br>•EACH TENANT ALLOWED (1) BLADE SIGN PER ELEVATION, LOCATION OPTIONS SHOWN IN ELEVATION<br>•MAX SIZE: 3'-0"x3'-0"<br>•MOUNT: AT 8'-0" AFF  |



② WEST ELEVATION  
1" = 40'-0"

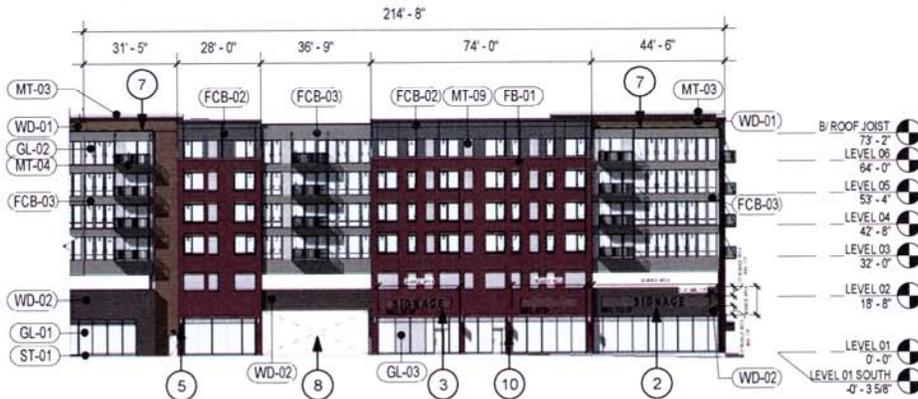


① SOUTH ELEVATION  
1" = 40'-0"

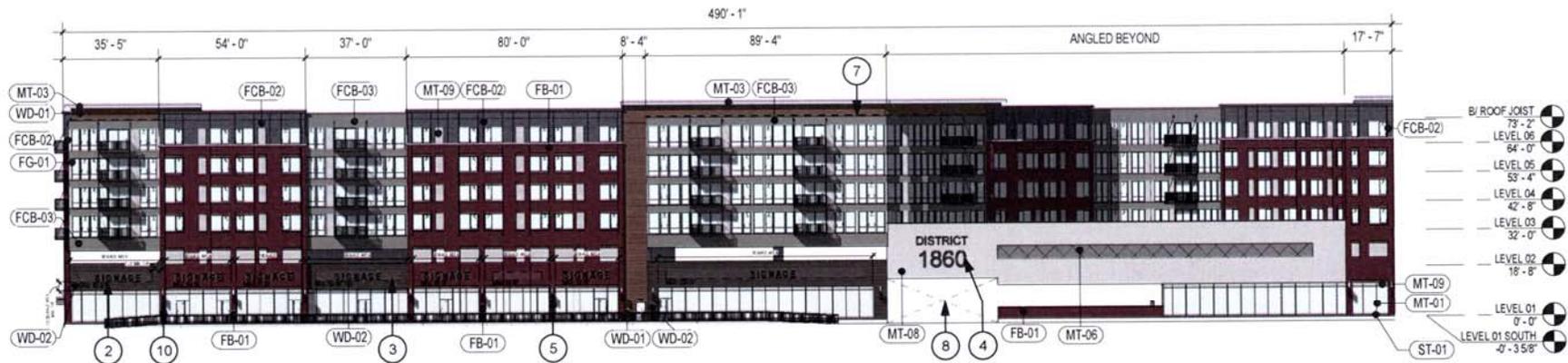


KEYNOTE LEGEND

| #  | DESCRIPTION   |
|----|---|
| 1  | ANCHOR TENANT SIGNAGE<br>•ANCHOR TENANT ALLOWED (1) SIGN PER ELEVATION, LOCATION OPTIONS SHOWN IN BUILDING ELEVATION<br>•MAX. WIDTH = LENGTH OF DEFINED SIGNAGE AREA WIDTH (TYP LENGTH OF STOREFRONT) OFFSET 3'-0" MIN FROM EACH END<br>•MAX. HEIGHT = 1/3 DIMENSION OF DEFINED SIGNAGE AREA HEIGHT<br>•SIGNAGE TO BE INDIVIDUAL, PIN-MOUNTED, INTERNALLY ILLUMINATED LETTERS, MAX DOUBLE LINE                |
| 2  | CORNER TENANT SIGNAGE<br>•CORNER TENANT ALLOWED (2) SIGNS, (1) PER ELEVATION, LOCATION OPTIONS SHOWN IN BUILDING ELEVATION<br>•MAX WIDTH: LENGTH OF DEFINED SIGNAGE AREA WIDTH (TYP LENGTH OF STOREFRONT) OFFSET 3'-0" MIN FROM EACH END<br>•MAX HEIGHT = 1/3 DIMENSION OF DEFINED SIGNAGE AREA HEIGHT<br>•SIGNAGE TO BE INDIVIDUAL, PIN-MOUNTED, INTERNALLY ILLUMINATED LETTERS, MAX DOUBLE LINE             |
| 3  | IN-LINE TENANT SIGNAGE, TYP UNO<br>•IN-LINE TENANT ALLOWED (1) SIGN PER ELEVATION, LOCATION OPTIONS SHOWN IN BUILDING ELEVATION<br>•MAX WIDTH: LENGTH OF DEFINED SIGNAGE AREA WIDTH (TYP LENGTH OF STOREFRONT) OFFSET 3'-0" MIN FROM EACH END<br>•MAX HEIGHT = 1/3 DIMENSION OF DEFINED SIGNAGE AREA HEIGHT<br>•SIGNAGE TO BE INDIVIDUAL, PIN-MOUNTED, INTERNALLY ILLUMINATED LETTERS, MAX DOUBLE SINGLE LINE |
| 4  | BUILDING SIGNAGE, REFER TO SIGNAGE ELEVATIONS   |
| 5  | UP/DOWN SCENCE LIGHTING, TYP.   |
| 6  | LOADING DOCK BEYOND   |
| 7  | STRIP ACCENT UP LIGHTING, TYP.  |
| 8  | PARKING GARAGE BEYOND   |
| 9  | SIGNAGE TO NOT PROTRUDE PAST MULLION EDGE   |
| 10 | BLADE SIGN<br>•EACH TENANT ALLOWED (1) BLADE SIGN PER ELEVATION, LOCATION OPTIONS SHOWN IN ELEVATION<br>•MAX SIZE: 3'-0"x3'-0"<br>•MOUNT: AT 8'-0" AFF  |



2 WEST ELEVATION  
 1" = 40'-0"



1 SOUTH ELEVATION  
 1" = 40'-0"

# MATERIAL KEY

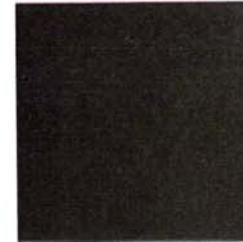
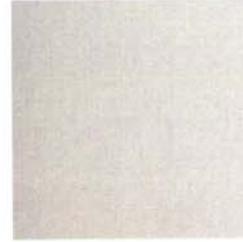
| FINISH CODE | MATERIAL  |
|-------------|---|
| CN-01       | CAST STONE SILL                                       |
| CN-02       | CAST STONE SILL                                       |
| FB-01       | FACE BRICK  |
| ST-01       | STONE VENEER  |
| MT-01       | PREFINISHED ALUMINUM STORE FRONT                      |
| MT-02       | PREFINISHED METAL COPING                              |
| MT-03       | PREFINISHED ALUMINUM COMPOSITE PANEL                  |
| MT-04       | PREFINISHED ALUM. BALCONY                             |
| MT-06       | EXPANDED ALUMINUM MESH                                |
| MT-07       | PREFINISHED METAL COPING                              |
| MT-08       | PREFINISHED ALUMINUM COMPOSITE PANEL                  |
| MT-09       | PREFINISHED ALUM. LOUVER TO MATCH STOREFRONT          |
| MT-10       | PREFINISHED ALUM. LOUVER TO MATCH STOREFRONT (GARAGE) |
| WD-01       | COMPOSITE WOOD PANEL                                  |
| WD-02       | COMPOSITE WOOD PANEL                                  |
| GL-01       | 1" INSULATED LOW-E GLAZING - TRANSPARENT              |
| GL-02       | 3/4" INSULATED LOW-E GLAZING - TRANSPARENT            |
| GL-03       | INSULATED GLAZING - SPANDREL                          |
| FCB-01      | FIBER CEMENT BOARD                                    |
| FCB-02      | FIBER CEMENT BOARD                                    |
| FCB-03      | FIBER CEMENT BOARD                                    |
| FCB-04      | FIBER CEMENT BOARD (ALTERNATE)                        |
| FG-01       | FIBERGLASS WINDOWS                                    |



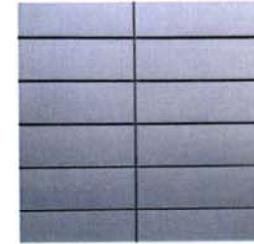
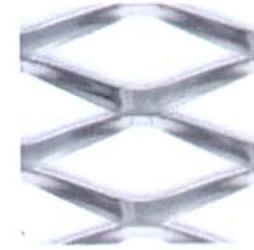
FACE BRICK



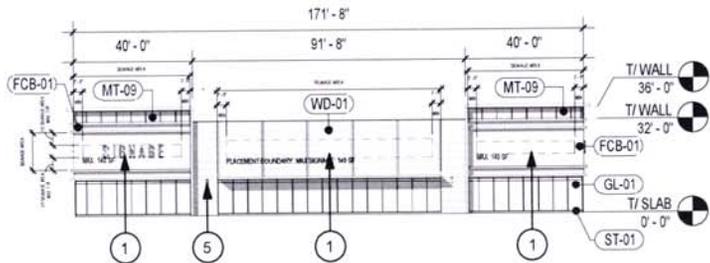
COMPOSITE WOOD PANEL



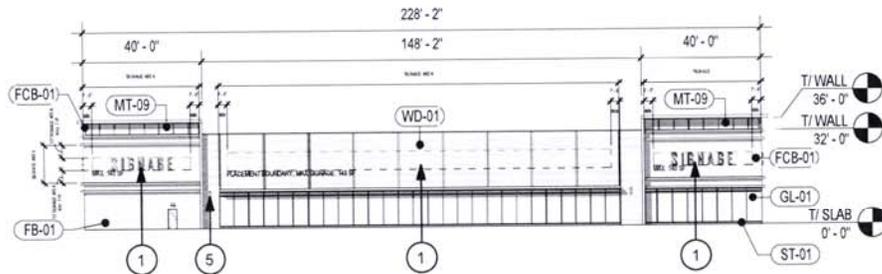
FIBER CEMENT BOARD



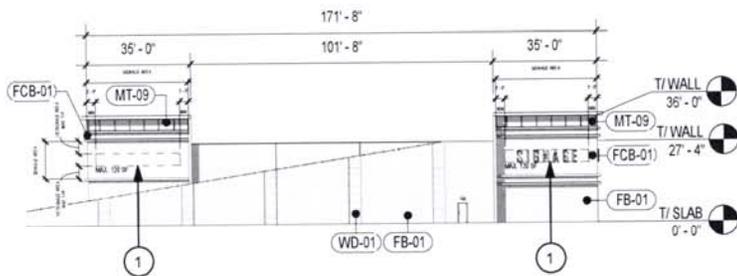
METAL PANEL/ EXPANDED METAL MESH



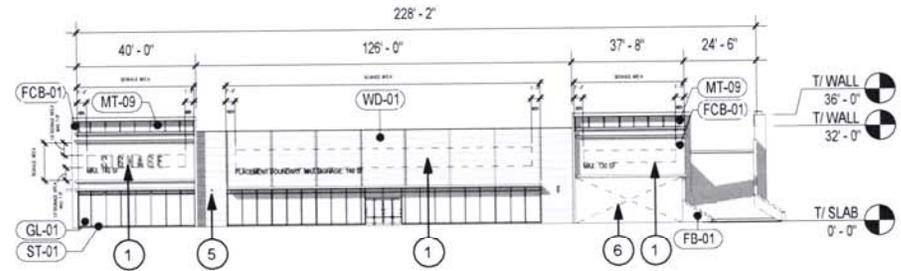
4 BUILDING B ELEVATION - EAST - 1"=40'  
1" = 40'-0"



3 BUILDING B ELEVATION - SOUTH - 1"=40'  
1" = 40'-0"



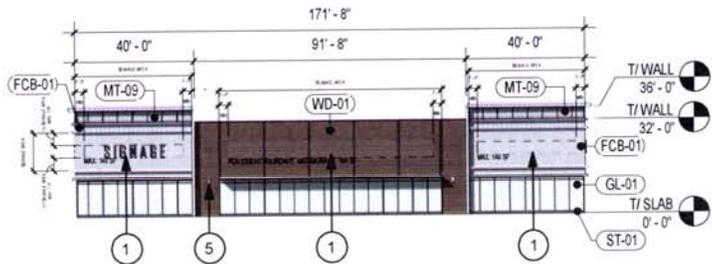
2 BUILDING B ELEVATION - WEST - 1"=40'  
1" = 40'-0"



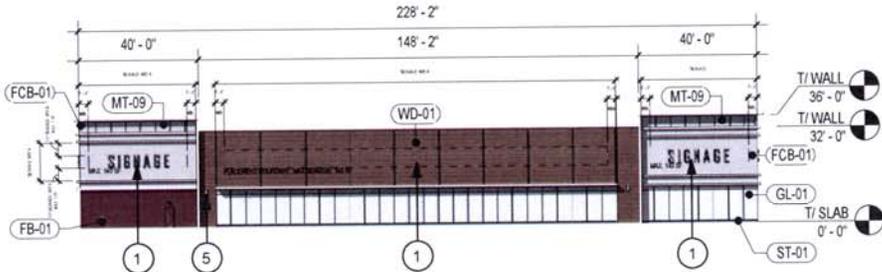
1 BUILDING B ELEVATION - NORTH - 1"=40'  
1" = 40'-0"

KEYNOTE LEGEND

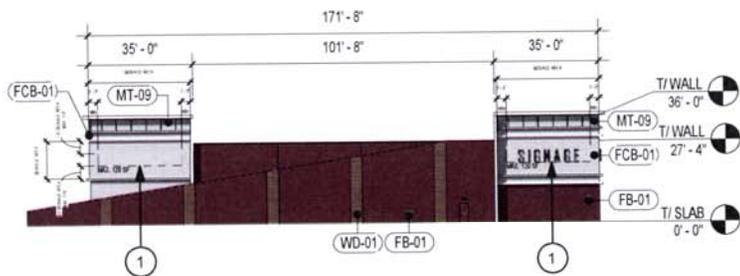
| #  | DESCRIPTION   |
|----|---|
| 1  | ANCHOR TENANT SIGNAGE<br>•ANCHOR TENANT ALLOWED (1) SIGN PER ELEVATION, LOCATION OPTIONS SHOWN IN BUILDING ELEVATION<br>•MAX. WIDTH = LENGTH OF DEFINED SIGNAGE AREA WIDTH (TYP LENGTH OF STOREFRONT) OFFSET 3'-0" MIN FROM EACH END<br>•MAX. HEIGHT = 1/3 DIMENSION OF DEFINED SIGNAGE AREA HEIGHT<br>•SIGNAGE TO BE INDIVIDUAL, PIN-MOUNTED, INTERNALLY ILLUMINATED LETTERS, MAX DOUBLE LINE                |
| 2  | CORNER TENANT SIGNAGE<br>•CORNER TENANT ALLOWED (2) SIGNS, (1) PER ELEVATION, LOCATION OPTIONS SHOWN IN BUILDING ELEVATION<br>•MAX WIDTH: LENGTH OF DEFINED SIGNAGE AREA WIDTH (TYP LENGTH OF STOREFRONT) OFFSET 3'-0" MIN FROM EACH END<br>•MAX HEIGHT = 1/3 DIMENSION OF DEFINED SIGNAGE AREA HEIGHT<br>•SIGNAGE TO BE INDIVIDUAL, PIN-MOUNTED, INTERNALLY ILLUMINATED LETTERS, MAX DOUBLE LINE             |
| 3  | IN-LINE TENANT SIGNAGE, TYP UNO<br>•IN-LINE TENANT ALLOWED (1) SIGN PER ELEVATION, LOCATION OPTIONS SHOWN IN BUILDING ELEVATION<br>•MAX WIDTH: LENGTH OF DEFINED SIGNAGE AREA WIDTH (TYP LENGTH OF STOREFRONT) OFFSET 3'-0" MIN FROM EACH END<br>•MAX HEIGHT = 1/3 DIMENSION OF DEFINED SIGNAGE AREA HEIGHT<br>•SIGNAGE TO BE INDIVIDUAL, PIN-MOUNTED, INTERNALLY ILLUMINATED LETTERS, MAX DOUBLE SINGLE LINE |
| 4  | BUILDING SIGNAGE, REFER TO SIGNAGE ELEVATIONS   |
| 5  | UP/DOWN SCONCE LIGHTING, TYP.   |
| 6  | LOADING DOCK BEYOND   |
| 7  | STRIP ACCENT UP LIGHTING, TYP.  |
| 8  | PARKING GARAGE BEYOND   |
| 9  | SIGNAGE TO NOT PROTRUDE PAST MULLION EDGE   |
| 10 | BLADE SIGN<br>•EACH TENANT ALLOWED (1) BLADE SIGN PER ELEVATION, LOCATION OPTIONS SHOWN IN ELEVATION<br>•MAX SIZE: 3'-0"x3'-0"<br>•MOUNT AT 8'-0" AFF   |



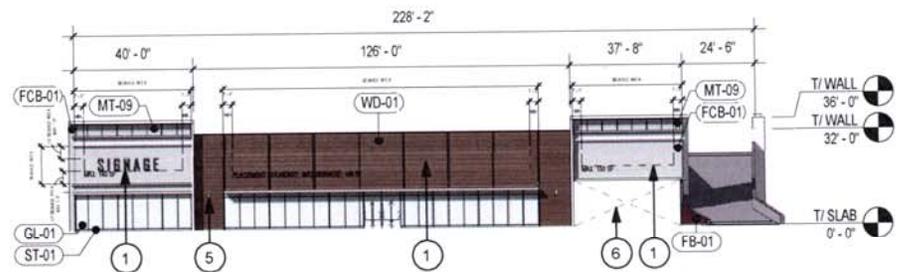
4 BUILDING B ELEVATION - EAST - 1"=40'  
1" = 40'-0"



3 BUILDING B ELEVATION - SOUTH - 1"=40'  
1" = 40'-0"



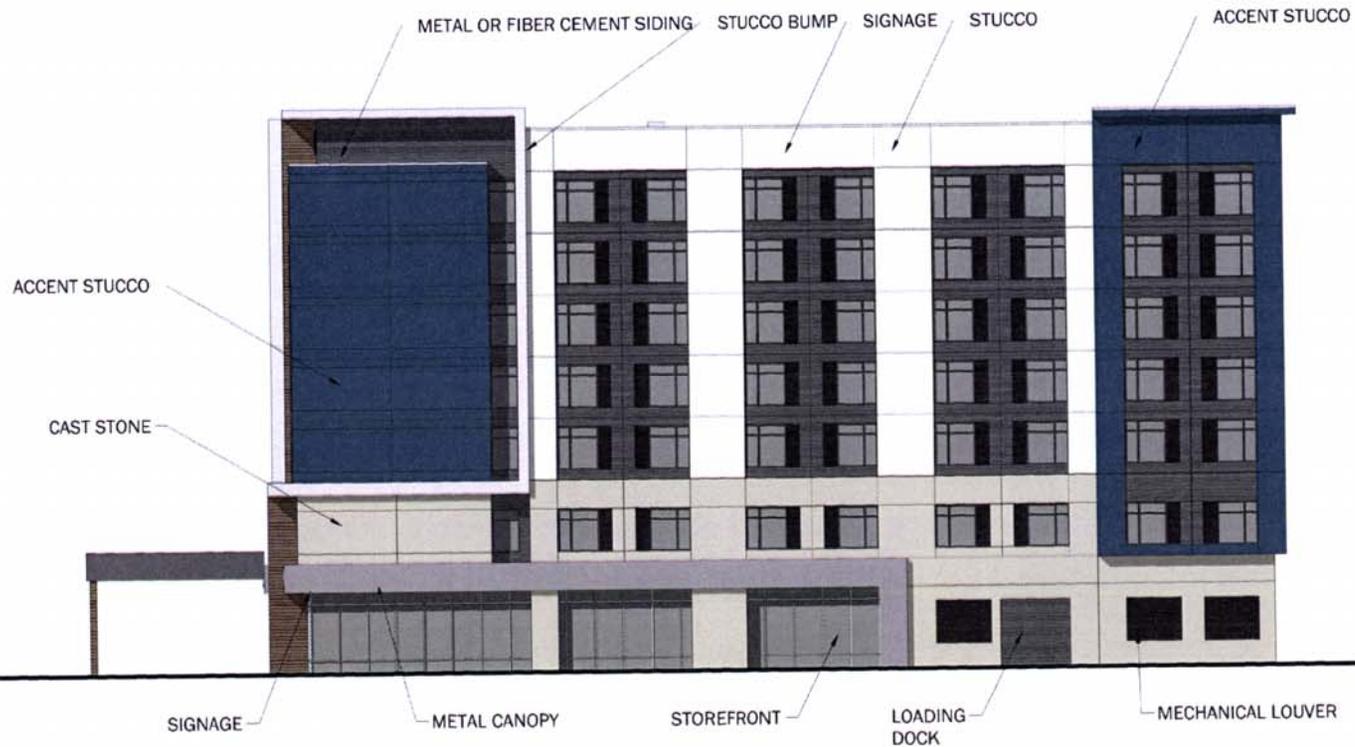
2 BUILDING B ELEVATION - WEST - 1"=40'  
1" = 40'-0"



1 BUILDING B ELEVATION - NORTH - 1"=40'  
1" = 40'-0"

KEYNOTE LEGEND

| #  | DESCRIPTION   |
|----|---|
| 1  | ANCHOR TENANT SIGNAGE<br>•ANCHOR TENANT ALLOWED (1) SIGN PER ELEVATION, LOCATION OPTIONS SHOWN IN BUILDING ELEVATION<br>•MAX. WIDTH = LENGTH OF DEFINED SIGNAGE AREA WIDTH (TYP LENGTH OF STOREFRONT) OFFSET 3'-0" MIN FROM EACH END<br>•MAX. HEIGHT = 1/3 DIMENSION OF DEFINED SIGNAGE AREA HEIGHT<br>•SIGNAGE TO BE INDIVIDUAL, PIN-MOUNTED, INTERNALLY ILLUMINATED LETTERS, MAX DOUBLE LINE                |
| 2  | CORNER TENANT SIGNAGE<br>•CORNER TENANT ALLOWED (2) SIGNS, (1) PER ELEVATION, LOCATION OPTIONS SHOWN IN BUILDING ELEVATION<br>•MAX WIDTH: LENGTH OF DEFINED SIGNAGE AREA WIDTH (TYP LENGTH OF STOREFRONT) OFFSET 3'-0" MIN FROM EACH END<br>•MAX HEIGHT = 1/3 DIMENSION OF DEFINED SIGNAGE AREA HEIGHT<br>•SIGNAGE TO BE INDIVIDUAL, PIN-MOUNTED, INTERNALLY ILLUMINATED LETTERS, MAX DOUBLE LINE             |
| 3  | IN-LINE TENANT SIGNAGE, TYP UNO<br>•IN-LINE TENANT ALLOWED (1) SIGN PER ELEVATION, LOCATION OPTIONS SHOWN IN BUILDING ELEVATION<br>•MAX WIDTH: LENGTH OF DEFINED SIGNAGE AREA WIDTH (TYP LENGTH OF STOREFRONT) OFFSET 3'-0" MIN FROM EACH END<br>•MAX HEIGHT = 1/3 DIMENSION OF DEFINED SIGNAGE AREA HEIGHT<br>•SIGNAGE TO BE INDIVIDUAL, PIN-MOUNTED, INTERNALLY ILLUMINATED LETTERS, MAX DOUBLE SINGLE LINE |
| 4  | BUILDING SIGNAGE, REFER TO SIGNAGE ELEVATIONS   |
| 5  | UP/DOWN SCONCE LIGHTING, TYP.   |
| 6  | LOADING DOCK BEYOND   |
| 7  | STRIP ACCENT UP LIGHTING, TYP.  |
| 8  | PARKING GARAGE BEYOND   |
| 9  | SIGNAGE TO NOT PROTRUDE PAST MULLION EDGE   |
| 10 | BLADE SIGN<br>•EACH TENANT ALLOWED (1) BLADE SIGN PER ELEVATION, LOCATION OPTIONS SHOWN IN ELEVATION<br>•MAX SIZE: 3'-0"x3'-0"<br>•MOUNT: AT 8'-0" AFF  |







WOOD LOOK FIBER CEMENT SIDING

BRICK 1

BRICK 2



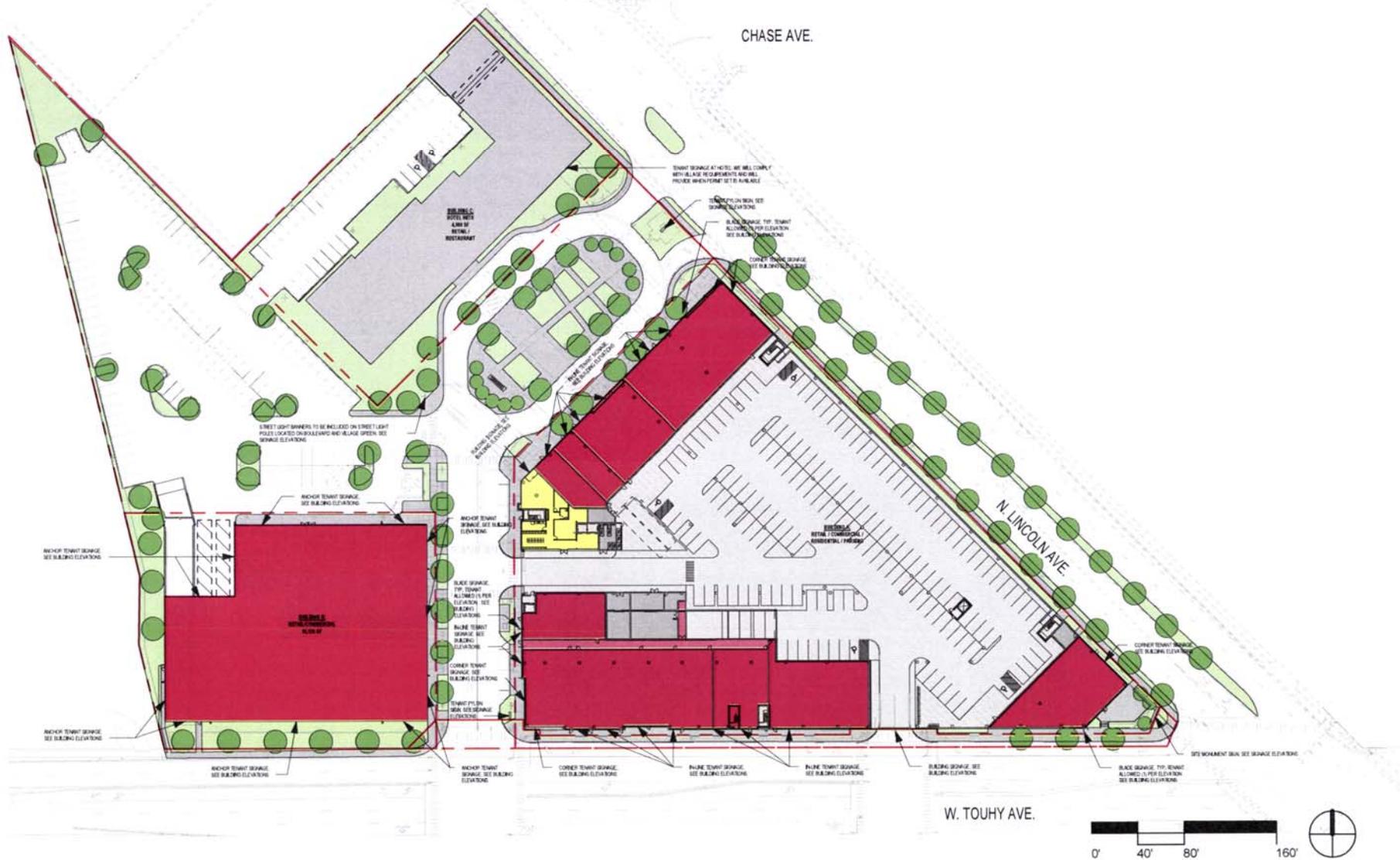
CAST STONE

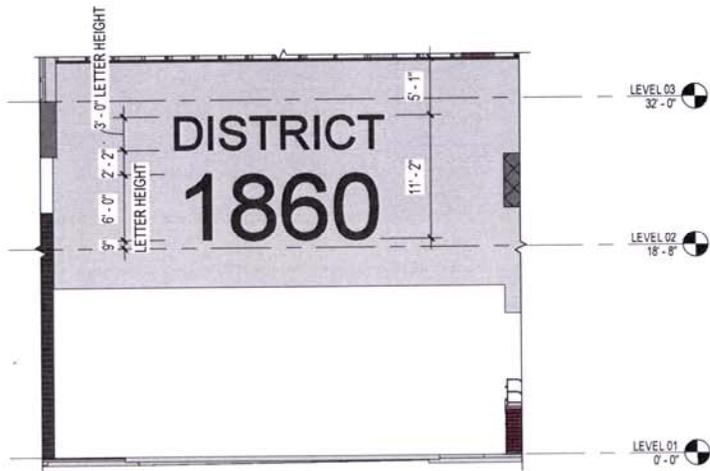
LOADING DOCK

STOREFRONT

METAL CANOPY

**EXHIBIT N**  
**Signage Plans**





**BUILDING SIGN - NOTES**

- INDIVIDUAL INTERNALLY ILLUMINATED ALUMINUM CHANNEL LETTERS WITH ACRYLIC FACE

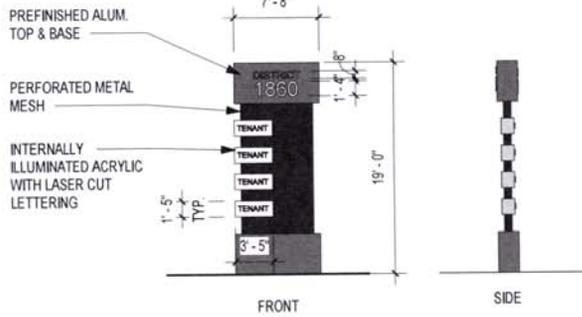
⑤ BUILDING SIGNAGE - SOUTH ELEVATION  
3/32" = 1'-0"



**BUILDING SIGN - NOTES**

- INDIVIDUAL INTERNALLY ILLUMINATED ALUMINUM CHANNEL LETTERS WITH ACRYLIC FACE

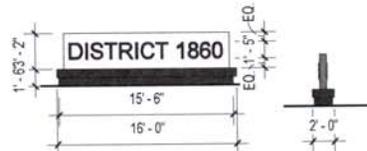
④ BUILDING SIGNAGE - NORTHWEST ELEVATION  
3/32" = 1'-0"



**TENANT PYLON SIGN - NOTES**

- TWO-SIDED PRIMARY MONUMENT IDENTITY WITH ILLUMINATED TENANT "CUBES"
- INTERNALLY ILLUMINATED (BACKLIT) ACRYLIC "DISTRICT 1860" LETTERING

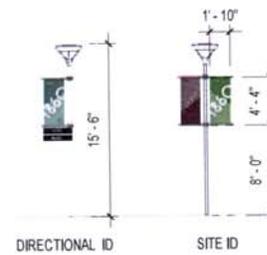
③ TENANT PYLON SIGN ELEVATION  
3/32" = 1'-0"



**SITE MONUMENT SIGN - NOTES**

- TWO-SIDED PRIMARY MONUMENT IDENTITY WITH ILLUMINATED RETURNS
- INTERNALLY ILLUMINATED (BACKLIT) PREFINISHED ALUMINUM PANEL WITH LASER CUT LETTERS

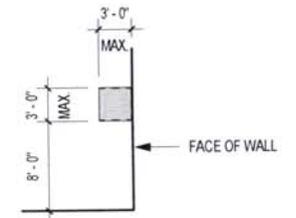
② SITE MONUMENT SIGN ELEVATION  
3/32" = 1'-0"



**STREET LIGHT BANNERS - NOTES**

- TWO-SIDED VINYL PRINTED BANNERS ATTACHED WITH BRACKETS TO LIGHT POLES.

① SIGNAGE - BANNERS & BLADE SIGNS  
3/32" = 1'-0"



**BLADE SIGN - NOTES**

- TWO-SIDED 3'-0"x3'-0" MAX. BLADE SIGN MOUNTED AT 8'-0" AFF. ATTACHED WITH BRACKETS TO FACADE.

**EXHIBIT O**  
**Renderings**



CALLISON|TKL





CALLISON|TKL



CALLISONRTKL

CALLISONRTKL



DISTRICT  
1860

VIEW NORTH INTO SITE BETWEEN BUILDINGS A AND B

P A 21

11/11/2019