

THIS SPACE FOR RECORDERS USE ONLY

VILLAGE OF LINCOLNWOOD

ORDINANCE NO. 2020-3453

**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 18th DAY OF FEBRUARY, 2020.

Published in pamphlet form
by the authority of the
President and Board of Trustees
of the Village of Lincolnwood,
Cook County, Illinois
this 18th day of February, 2020

VILLAGE OF LINCOLNWOOD

ORDINANCE NO. 2020-2453

**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, the Owner 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 Owner 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 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, the President and Board of Trustees have adopted Resolutions No. R2019-2200 and R2020-2221, 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 Owner decided to pursue 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, First LWD, LLC (***"Applicant"***), the contract purchaser of that portion of the Property on which the Hotel Building will be constructed (***"Hotel Parcel"***), with the consent of the Owner has filed with the Village a final development plan for Stage 2 of the Proposed Development (***"Stage 2 Final Development Plan"***); and

WHEREAS, public meetings of the Village Plan Commission to consider the Stage 2 Final Development Plan for the Proposed Development of the Property were held on January 8 and February 5, 2020, at which meetings the Plan Commission recommended approval of the Stage 2 Final Development Plan; and

WHEREAS, the Village, the Owner, 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. 2019-2201, 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 2 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 2 of the Proposed Development for the Property, and to grant certain zoning modifications within Stage 2 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 2 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 2 FINAL DEVELOPMENT PLAN. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 5 of this Ordinance, the Stage 2 Final Development Plan for Stage 2 of the planned development for the Property, consisting of the following documents, is hereby approved:

- A. The Engineering Plans, consisting of three sheets and prepared by Gewalt Hamilton Associates Inc, with a date of January 20, 2020, copies of which are attached to and, by this reference, made a part of this Ordinance as **Exhibit B**;
- B. The Photometric Plan, consisting of one sheet and prepared by Gewalt Hamilton Associates, with a date of January 20, 2020, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit C**;
- C. The Hotel Layout & Landscape Plans, consisting of four sheets and prepared by NORR architects, with a date of January 20, 2020, copies of which are attached to and, by this reference, made a part of this Ordinance as **Exhibit D**;
- D. The Site Plan, consisting of one sheet and prepared by NORR architects, with a date of January 20, 2020, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit E**;
- E. The Floor and Roof Plans, consisting of eight sheets and prepared by NORR architects, with a date of January 20, 2020, copies of which are attached to and, by this reference, made a part of this Ordinance as **Exhibit F**;
- F. The Building Elevations, consisting of four sheets and prepared by NORR architects, with a date of January 20, 2020, copies of which are attached to and, by this reference, made a part of this Ordinance as **Exhibit G**;
- G. The Sight Line Study, consisting of one sheet and prepared by NORR architects, with a date of January 20, 2020, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit H**;

- H. The Renderings, consisting of three sheets and prepared by NORR architects, with a date of January 20, 2020, copies of which are attached to and, by this reference, made a part of this Ordinance as **Exhibit I**;
- I. The Signage Plans, consisting of seven sheets and prepared by Persona Signs, with a date of January 20, 2020, copies of which are attached to and, by this reference, made a part of this Ordinance as **Exhibit J**;
- J. The Digital Material Board, consisting of one sheet and prepared by NORR architects, with a date of January 20, 2020, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit K**;

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 2 of the Proposed Development of the Property are hereby granted for, and with respect to, Stage 2 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 Modification. A modification from Sections 4.13 and 8.11 of the Zoning Ordinance to further increase the maximum height of the proposed Hotel Building from 65 feet and five stories to 85 feet and seven stories.
- B. Build-To Line Modification. A modification from Sections 4.13 and 8.11 of the Zoning Ordinance to decrease the minimum build-to line for that portion of the Hotel Building to be located along Lincoln Avenue, from five feet to four feet 10 inches.
- C. Upper-Story Setback Modification. A modification from Section 8.11 of the Zoning Ordinance to decrease the minimum setbacks from Lincoln Avenue for those portions of the Hotel Building located above the third story, from 10 feet to zero feet.
- D. Off-Street Loading Space Modification. A modification from Section 7.08(2) of the Zoning Ordinance to decrease the dimensions of one loading space for the Hotel Building, from 10 feet by 55 feet to 17 feet by 17 feet.
- E. Building Materials Modification. A modification from Section 6.04(3)b of the Zoning Ordinance to reduce the minimum percentage of high-quality materials required to be used for the exterior elevations of the Hotel Building, as follows:
 - 1. From 75% to 34% for the southeast elevation;
 - 2. From 75% to 18% for the northeast elevation;
 - 3. From 75% to 18% for the southwest elevation; and

4. From 75% to 26% for the northwest elevation.

- F. Minimum Landscaping Width Modification. A modification from Section 6.14(1) of the Zoning Ordinance to decrease the minimum width of the perimeter screening area for the off-street parking lots to be constructed on the Property, along the northwest property lines of the Hotel Parcel, from eight feet to three feet.

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 Owner or 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 2 Final Development Plan. The redevelopment, use, operation, and maintenance of the Property must comply with the Stage 2 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.F and 5.H of this Ordinance.
- C. 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 of the Hotel Parcel, 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 Hotel Parcel, other than the guest rooms within the Hotel Building, 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 Hotel Parcel, in specific locations to be approved in advance by the Chief of Police or his designee.

D. Public Safety Improvements.

1. The Applicant must install bi-directional amplifiers in the Hotel Building 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 Hotel Parcel 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.

E. Off-Street Parking. All required off-street parking spaces for the Hotel Building 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.

F. Lighting Improvements. No light pole may be installed in the parking lot on the Hotel Parcel in locations that will interfere with or impede the natural growth of trees planted within the parking lot. The Applicant must adjust or relocate light poles in the parking lot as necessary to comply with this Section 5.F.

G. Exterior Appearance of Hotel Building.

1. The Applicant must coordinate and cooperate in good faith with the Owner to ensure that the color and pattern of the wood-look fiber cement proposed for the Hotel Building match the color and pattern of the Mixed-Use Building and the Retail/Commercial Building.
2. The percentage of materials used for the exterior elevations of the Hotel Building that are comprised of glass and "NewBrick" must be no less than 50% for the southeast elevation, 53% for the northeast elevation, 50% on the southwest elevation, and 57% on the northwest elevation, all as depicted in the Stage 2 Final Development Plan.

H. 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 of the Hotel

Parcel 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 Owner, the Applicant, and their respective 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 Owner or 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 Owner and 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.

PASSED this 18th day of February, 2020

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

NAYS: None

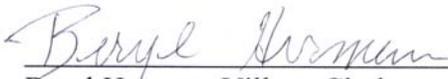
ABSTENTION: None

APPROVED by me this 18th day of February, 2020.



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

ATTESTED and FILED in my office this
18th day of February, 2020



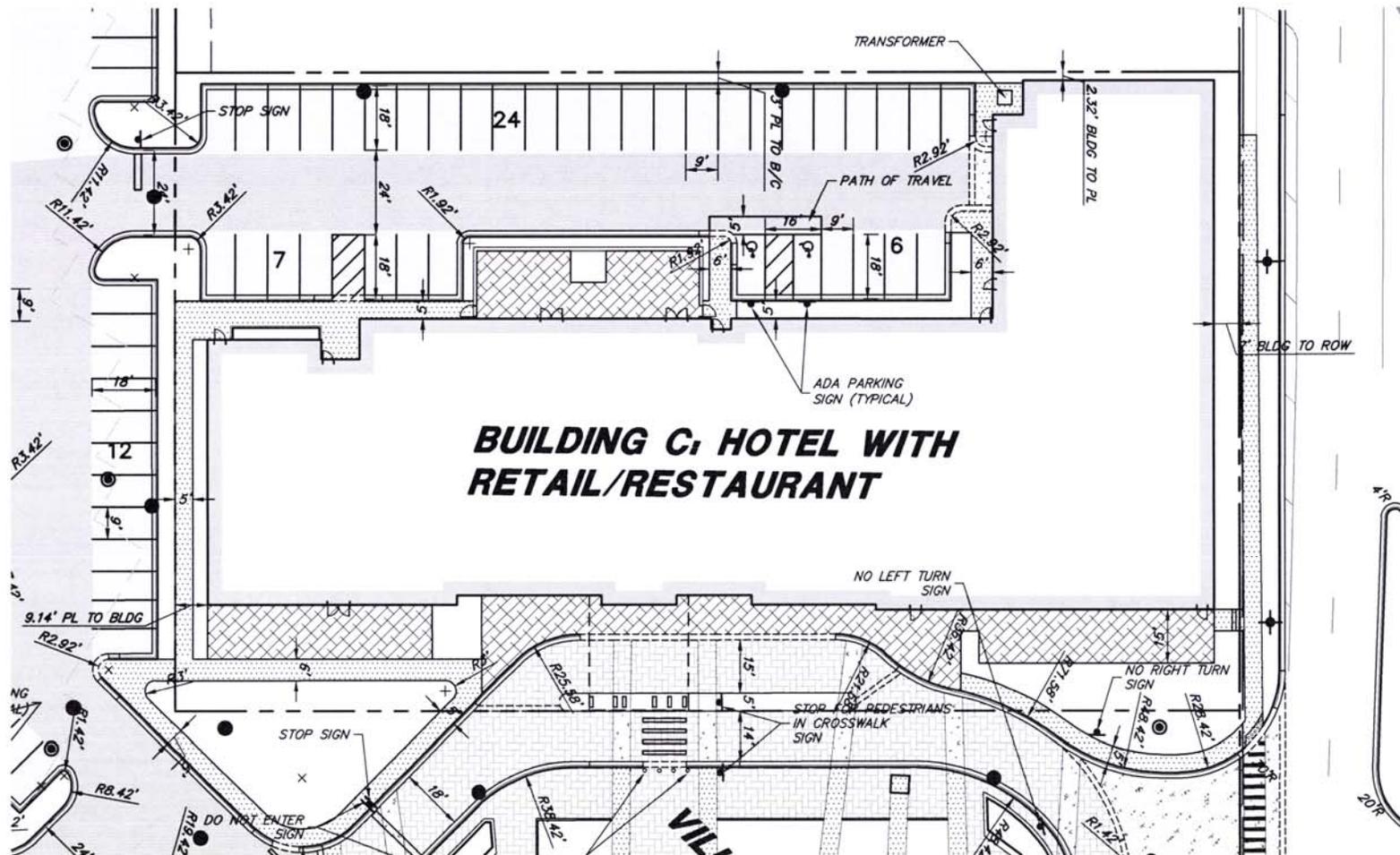
Beryl Herman, Village Clerk
Village of Lincolnwood, Cook County, Illinois

EXHIBIT A

Legal Description of the Property

LINCOLN-TOUHY SECOND ADDITION TO LINCOLNWOOD. BEING A SUBDIVISION IN THE SOUTHWEST $\frac{1}{4}$ 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
Engineering Plans



PROPOSED LEGEND

- DETECTABLE WARNINGS
- B6.12 CURB & GUTTER (REGULAR)
- B6.12 CURB & GUTTER (DEPRESSED)
- B6.12 CURB & GUTTER (REVERSE PITCH)
- HEAVY DUTY HMA PAVEMENT
- IDOT PAVEMENT
- NORMAL DUTY HMA PAVEMENT
- PCC PAVEMENT
- PERMEABLE PAVERS
- STANDARD PAVERS
- PCC SIDEWALK
- CLASS D PATCH
- SPECIAL PAVING

**BUILDING C, HOTEL WITH
RETAIL/RESTAURANT**

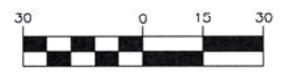
Site Summary:

Site Area: 1.23 acres
 Impervious Area: 1.10 acres
 Pervious Area: 0.13 acres

Surface Parking Summary:

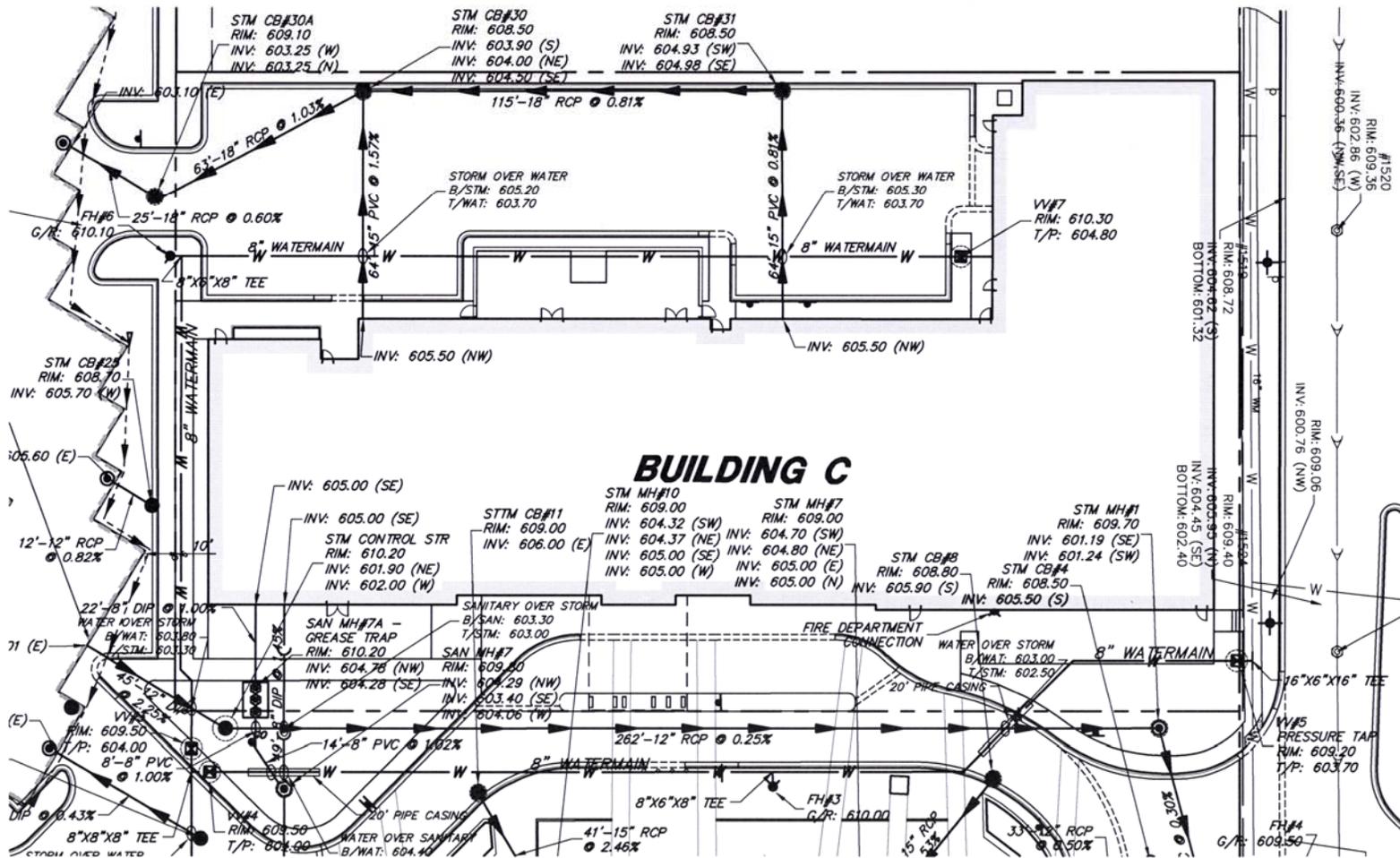
Parking Stalls: 37 spaces
 (Includes 2 ADA Stalls)

GRAPHIC SCALE



(IN FEET)
 1 inch = 30 ft.

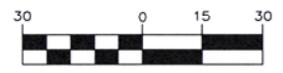
SITE PLAN C1



UTILITY PLAN LEGEND

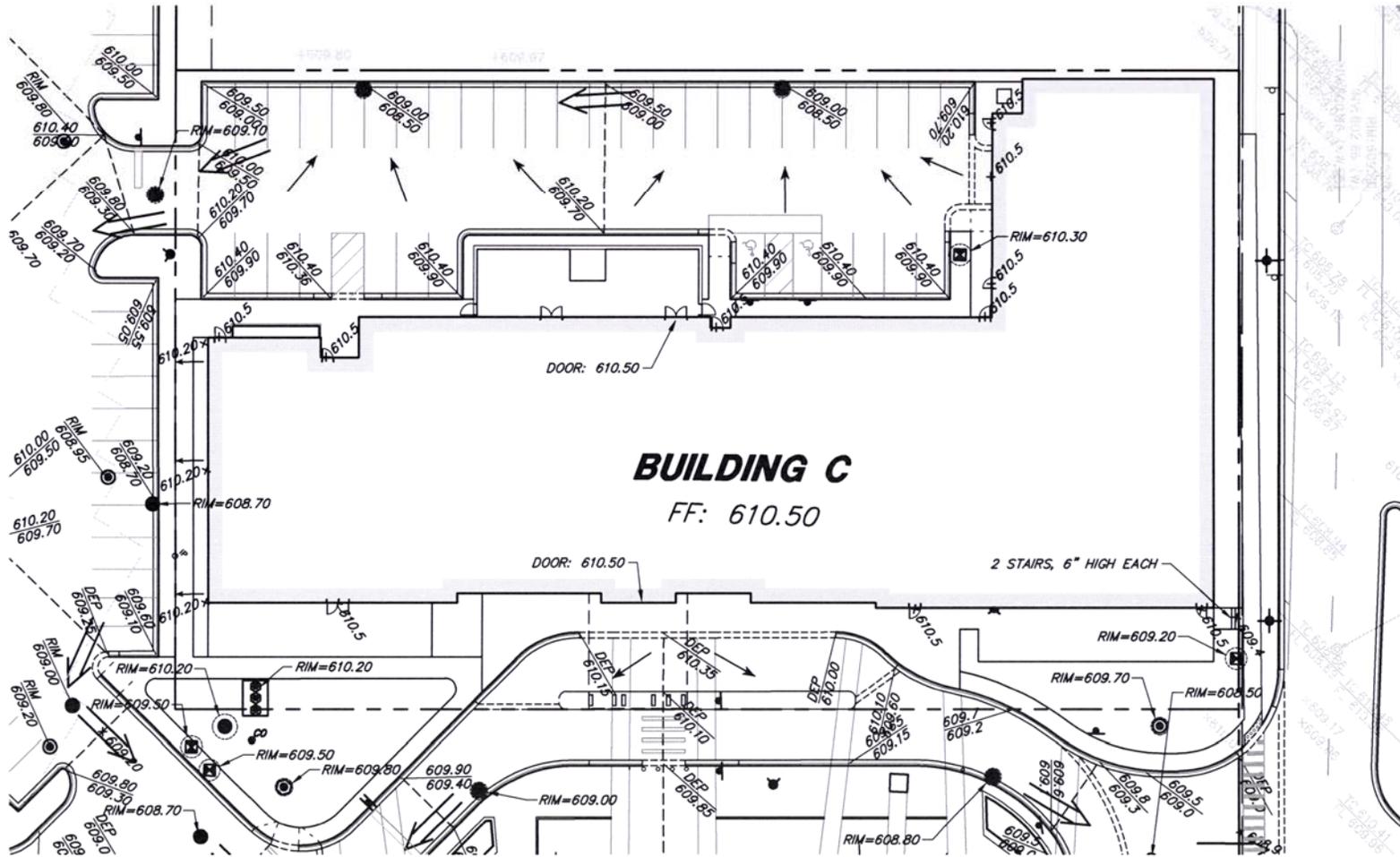
- | | |
|--|-------------------------|
| | EXISTING STORM SEWER |
| | EXISTING SANITARY SEWER |
| | EXISTING WATERMAIN |
| | PROPOSED STORM SEWER |
| | PROPOSED SANITARY SEWER |
| | PROPOSED WATERMAIN |
-
- | EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|--------------------|
| | | STORM MANHOLE |
| | | STORM CATCHBASIN |
| | | STORM INLET |
| | | FLARED END SECTION |
| | | SANITARY MANHOLE |
| | | VALVE VAULT |
| | | VALVE BOX |
| | | FIRE HYDRANT |
| | | BUFFALO BOX |
| | | STREET LIGHT |
| | | POWER POLE |
| | | SIGN |

GRAPHIC SCALE



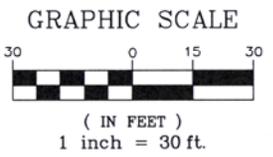
(IN FEET)
1 inch = 30 ft.

UTILITY PLAN C2



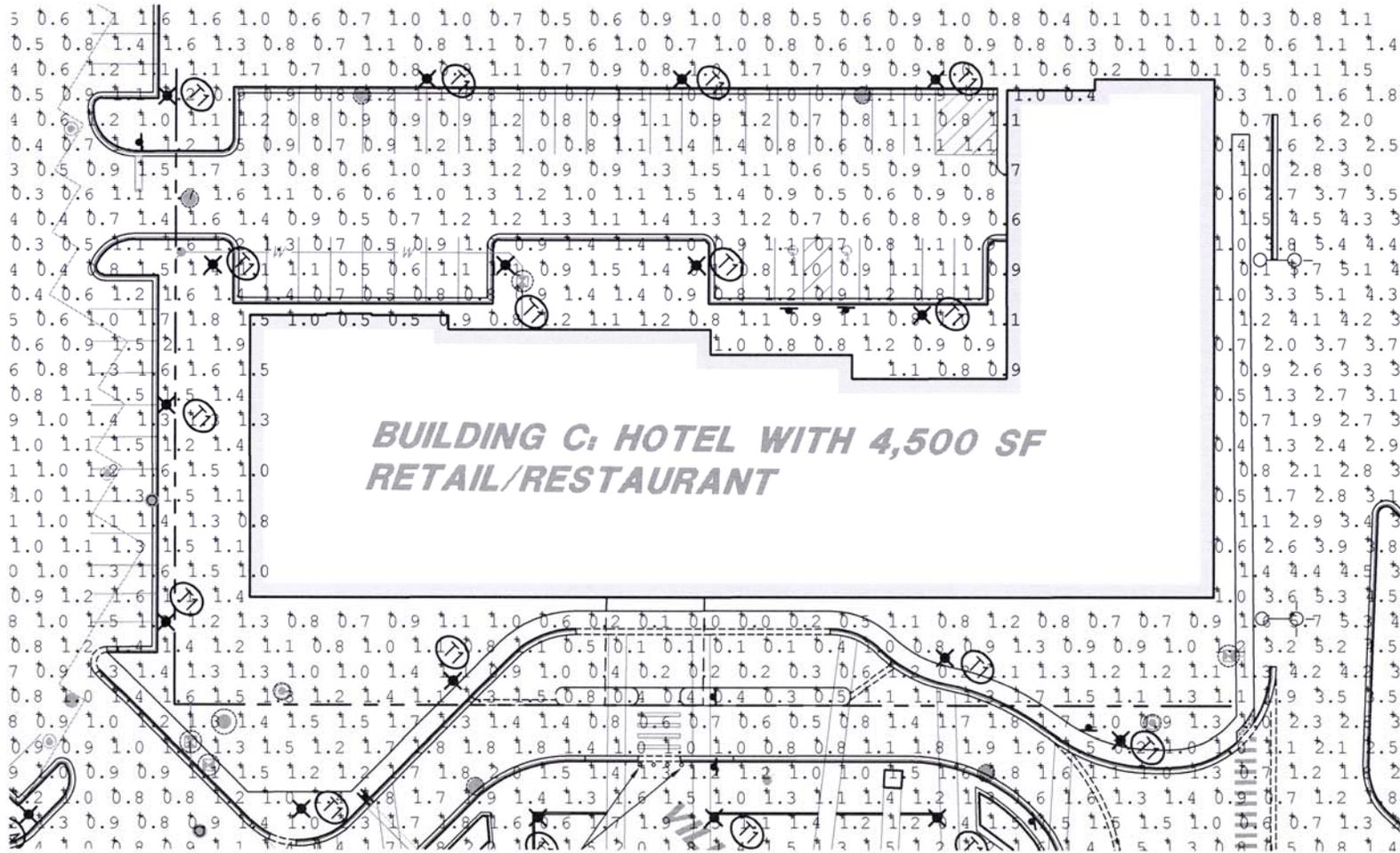
LEGEND

- TOP OF CURB FLOW LINE
- PROPOSED SPOT ELEVATION
- CONTOUR
- STRUCTURE ADJUSTMENT
- SUMMITS
- SLOPES
- SWALES
- OVERLAND FLOW ROUTE
- DETECTABLE WARNINGS
- B6.12 CURB & GUTTER (REGULAR)
- B6.12 CURB & GUTTER (DEPRESSED)
- B6.12 CURB & GUTTER (REVERSE PITCH)
- B6.24 CURB & GUTTER (REGULAR)



GRADING PLAN C3

EXHIBIT C
Photometric Plan



**BUILDING C: HOTEL WITH 4,500 SF
RETAIL/RESTAURANT**

Proposed Lighting Schedule	
Label	Manufacturer & Model Specifics
+ T1	Luminis Lighting – Maya Series LED Post Mounted, MA20, 4000K, Type V (36W), 14-Ft. M.H.
+ T3	Cooper Lighting – Vision Site Series 7 LED LightBar (F3), 4000K, Type SL3 with House Side Shield, 24-Ft. M.H.
+ T4	Cooper Lighting – Vision Site Series 7 LED LightBar (F3), 4000K, Type 5XQ (Square Extra Wide), 24-Ft. M.H.
+ T5	Cooper Lighting – Vision Site Series 7 LED LightBar (F3), 4000K, Type SL4 with House Side Shield, 24-Ft. M.H.
* T6	Luminis Lighting – LumiSTIK Series 8-inch LED Ballard Light, CL823, L168W45, 4000K/80CRI, 42-inches.
+ T7	WAC Lighting – Caliber Series Building Mounted Light (11'-8" M.H.), WS-W36614 (Up/Down), 3000K/90CRI.
○	Village Street Light Philips Lumec-RX2 LEDGINE 30-Ft. M.H.

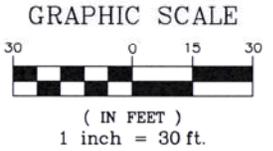
PROPOSED PARKING LOT PHOTOMETRICS (COMMERCIAL DEVELOPMENT)				BUILDING 'B' PARKING	
				ROOFTOP	RAMP
AVG ILLUMINANCE (FC)	N/A	1.12	1.12	1.34	0.65
MAXIMUM ILLUMINANCE (FC)	2.1	2.8	2.8	3.0	1.3
MINIMUM ILLUMINANCE (FC)	0.2	0.3	0.3	0.4	0.3
MAXIMUM/MINIMUM RATIO	10.5:1	9.3:1	9.3:1	7.5:1	4.3:1
AVERAGE/MAXIMUM RATIO	3:1	0.4:1	0.4:1	0.4:1	0.5:1
	REQUIRED	SPECIFIED	WITH STREET LIGHTS		

PROPOSED PHOTOMETRICS – AT PROPERTY LINE (LINCOLN AVE & TOUHY AVE)		
AVG ILLUMINANCE (FC)	MIN	MAX
0.18	0.0	1.5
0.75	0.0	2.3

WITH STREET LIGHTS

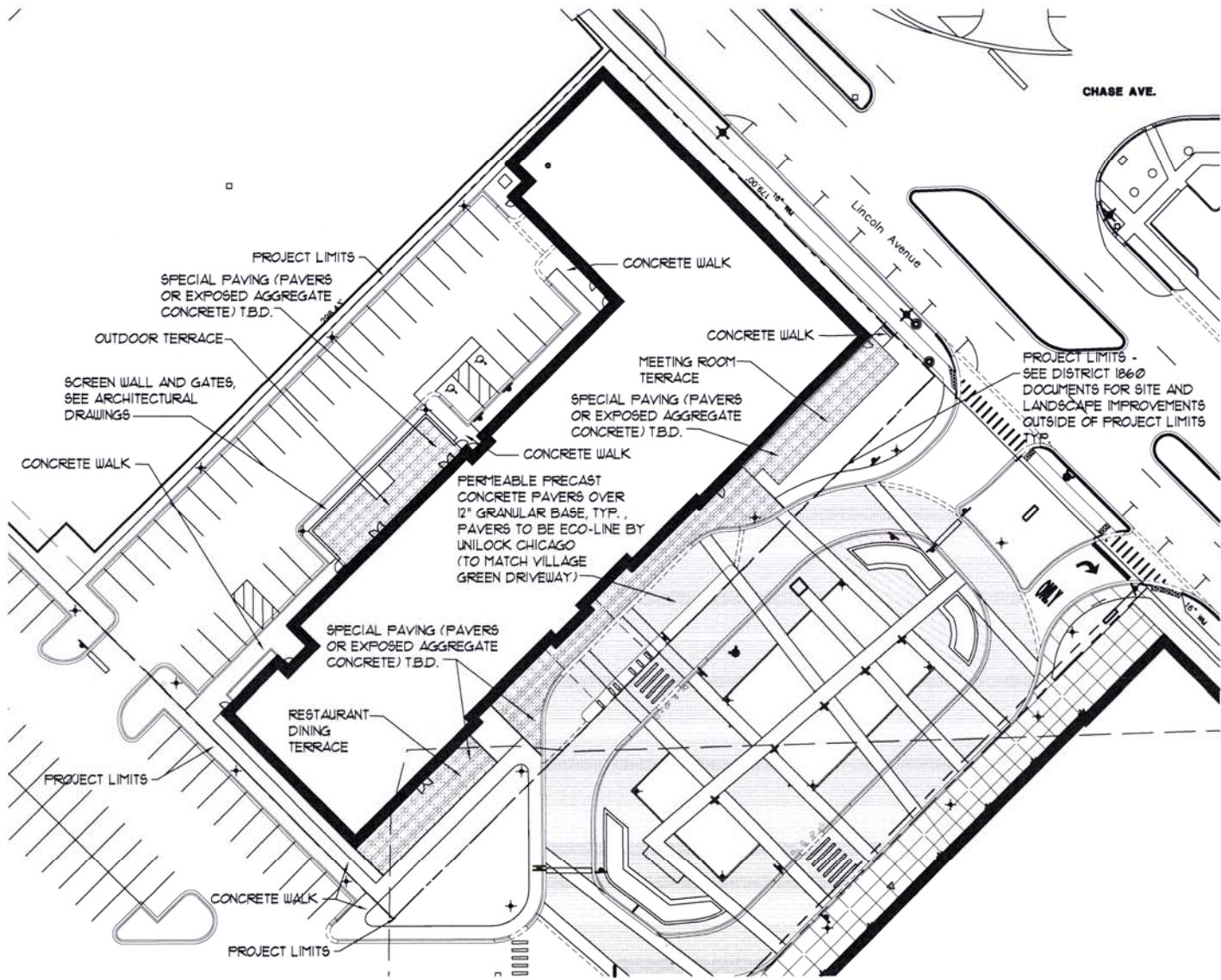
PROPOSED PHOTOMETRICS – AT PROPERTY LINE (WEST LOT LINE – NON-RESIDENTIAL)		
AVG ILLUMINANCE (FC)	MIN	MAX
0.12	0.0	1.2
0.13	0.0	1.2

WITH STREET LIGHTS



PHOTOMETRIC PLAN C4

EXHIBIT D
Hotel Layout & Landscape Plans



CHASE AVE.

Lincoln Avenue

PROJECT LIMITS -
SEE DISTRICT 1860
DOCUMENTS FOR SITE AND
LANDSCAPE IMPROVEMENTS
OUTSIDE OF PROJECT LIMITS
TYPE



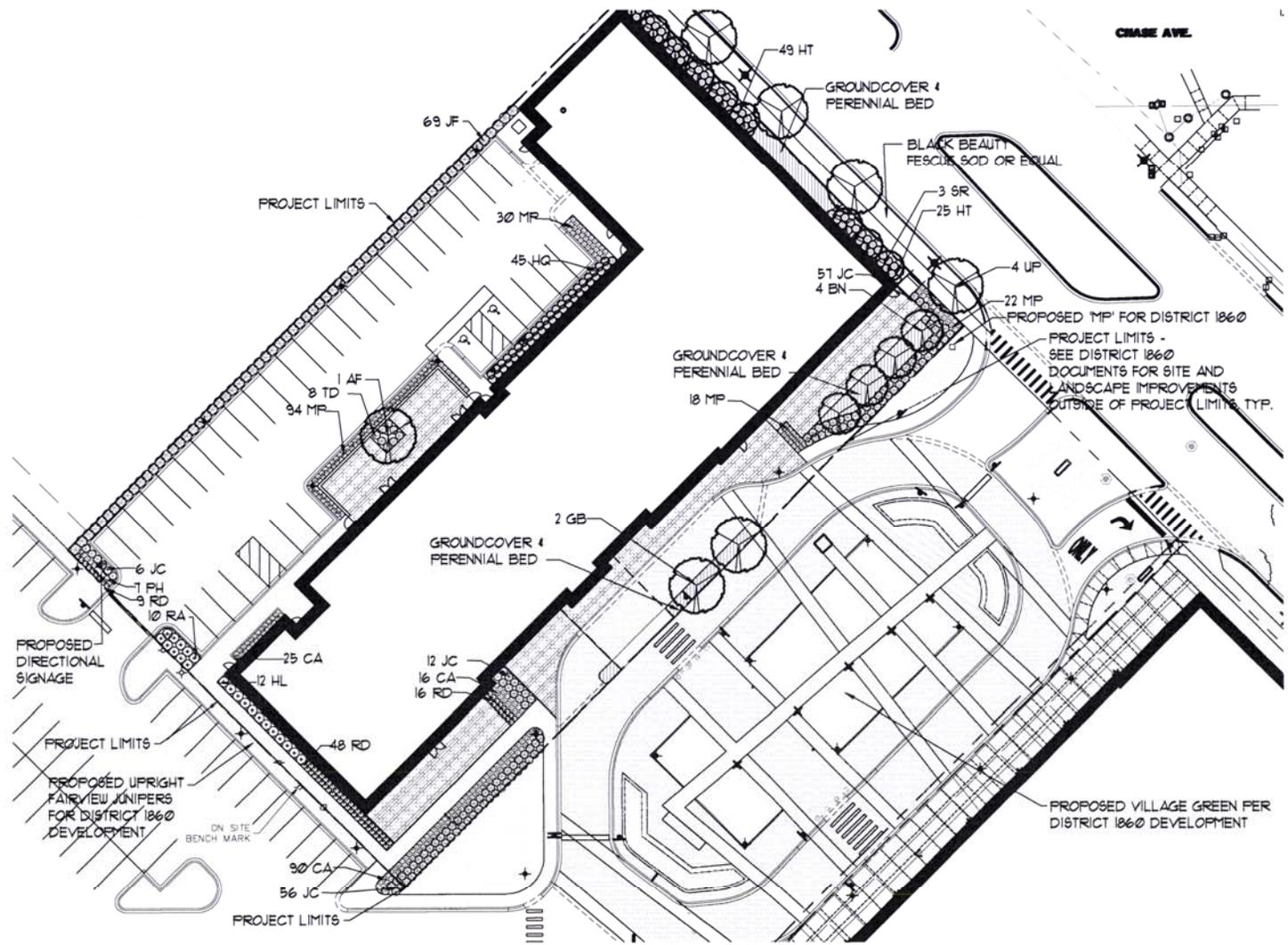
HOTEL LAYOUT PLAN PL-101

Dual-Brand Hotel at District 186C
Lincolnwood, IL 60712

SPRINGHILL SUITES[®] BY MARRIOTT | Residence INN BY MARRIOTT

FIRST HOSPITALITY | NORR

Conceptual Design
1/20/2020



ALL LANDSCAPE BEDS WILL BE IRRIGATED WITH A PLASTIC, AUTOMATIC, TIMER-ACTIVATED DRIP IRRIGATION SYSTEM.

HOTEL LANDSCAPE PLAN PL-102

Dual-Brand Hotel at District 186C
Lincolnwood, IL 60712

SPRINGHILL SUITES
BY MARRIOTT

Residence INN
BY MARRIOTT

FIRST HOSPITALITY | **NORR**

Conceptual Design
01/20/20

	SCIENTIFIC NAME	CULTURAL NAME	SIZE	UNIT	ADDITIONAL NOTES
DECIDUOUS TREES - SHADE					
AF	ACER X FREMANII 'AUTUM BLAZE'	AUTUMN BLAZE MAPLE	4" CALIFER		BRANCHED UP 6'
GB	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	3" CALIFER		BRANCHED UP 6'
UP	ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM	3" CALIFER		BRANCHED UP 6'
ORNAMENTAL FLOWERING TREES					
BN	BETULA NIGRA	RIVER BIRCH	12' HT x 8' W		CLUMP FORM, 3 TRUNKS
SR	SYRINGA RETICULATA	TREE LILAC	12' HT x 8' W		TREE FORM, BRANCHED UP 6'
DECIDUOUS SHRUBS					
HQ	HYDRANGEA PANICULATA 'LITTLE QUICKFIRE'	LITTLE QUICKFIRE HYDRANGEA	24" HT x 24" W		
HT	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	24" HT x 24" W		
HL	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	36" HT x 36" W		
RA	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	18" HT x 18" W		
RD	ROSA 'PINK DRIFT'	PINK DRIFT ROSE	18" HT x 18" W		
EVERGREEN SHRUBS					
JC	JUNIPERUS CHINENSIS 'KALLAY'S COMPACT'	KALLAY'S COMPACT JUNIPER	24" HT x 24" W		
JF	JUNIPERUS CHINENSIS 'FAIRVIEW'	FAIRVIEW UPRIGHT JUNIPER	6' HT x 24" W		
TD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	24" HT x 24" W		

PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVERS (PLANTS THAT MAY BE INCLUDED BUT NOT LIMITED TO OTHER SPECIES)					
	ASTILBE x SP.	ASTILBE	1 GALLON		SPACED 18" O.C.
CA	CALAMAGROSTIS ACUT. 'KARL FOERSTER'	FEATHER REED GRASS	1 GALLON		SPACED 24" O.C.
	GERANIUM SANGUINEUM 'STRIATUM'	STRIATUM BLOODY CRANESBILL	1 GALLON		SPACED 15" O.C.
	HEMEROCALLIS 'SP.'	DAYLILY	1 GALLON		SPACED 18" O.C.
	HEUCHERA 'GEORGIA PEACH'	GEORGIA PEACH CORALBELLS	1 GALLON		SPACED 15" O.C.
	HOSTA 'SP.'	HOSTA	1 GALLON		SPACED 18" O.C.
	LIATRIS SPICATA 'KOBOLD'	KOBOLD BLAZING STAR	1 GALLON		SPACED 18" O.C.
	LIRIOPE SPICATA	CREEPING LILYTURF	1 QUART		SPACED 12" O.C.
MP	MISCANTHUS SINENSIS 'PURPURASCENS'	PURPLE MAIDEN GRASS	1 GALLON		SPACED 24" O.C.
	NEPETA x SP.	CATMINT	1 GALLON		SPACED 18" O.C.
	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	1 GALLON		SPACED 18" O.C.
PH	PENNESETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	1 GALLON		SPACED 18" O.C.
	PACHYSANDRA TERMINALIS 'GREEN CARPET'	GREEN CARPET PACHYSANDRA	1 QUART		SPACED 12" O.C.
	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	1 GALLON		SPACED 18" O.C.

NOTE:

- ALL OPEN LANDSCAPE BED AREAS THAT ARE NOT LABELED AS SHRUBS OR ORNAMENTAL GRASSES SHALL BE A MIX OF 10% GROUNDCOVER AND 30% PERENNIALS. GROUNDCOVER SHALL BE SPACED 18" O.C. AND PERENNIALS SHALL BE SPACED 18" O.C. FINAL SELECTION AND LAYOUT TBD.
- ALL LANDSCAPED ISLANDS SHALL HAVE A MINIMUM TOPSOIL/PLANTING BACKFILL MIX OF THREE FEET AND MOUNDED TO A CENTER HEIGHT OF 6 TO 12 INCHES ABOVE TOP OF CURB.



ECO-LINE PERMEABLE PAVERS BY UNILOCK

PERMEABLE DRIVEWAY PRECAST CONCRETE PAVERS

(TO MATCH PERMEABLE PAVERS OF VILLAGE GREEN DRIVEWAY)



EXPOSED AGGREGATE CONCRETE WITH SCORE LINES



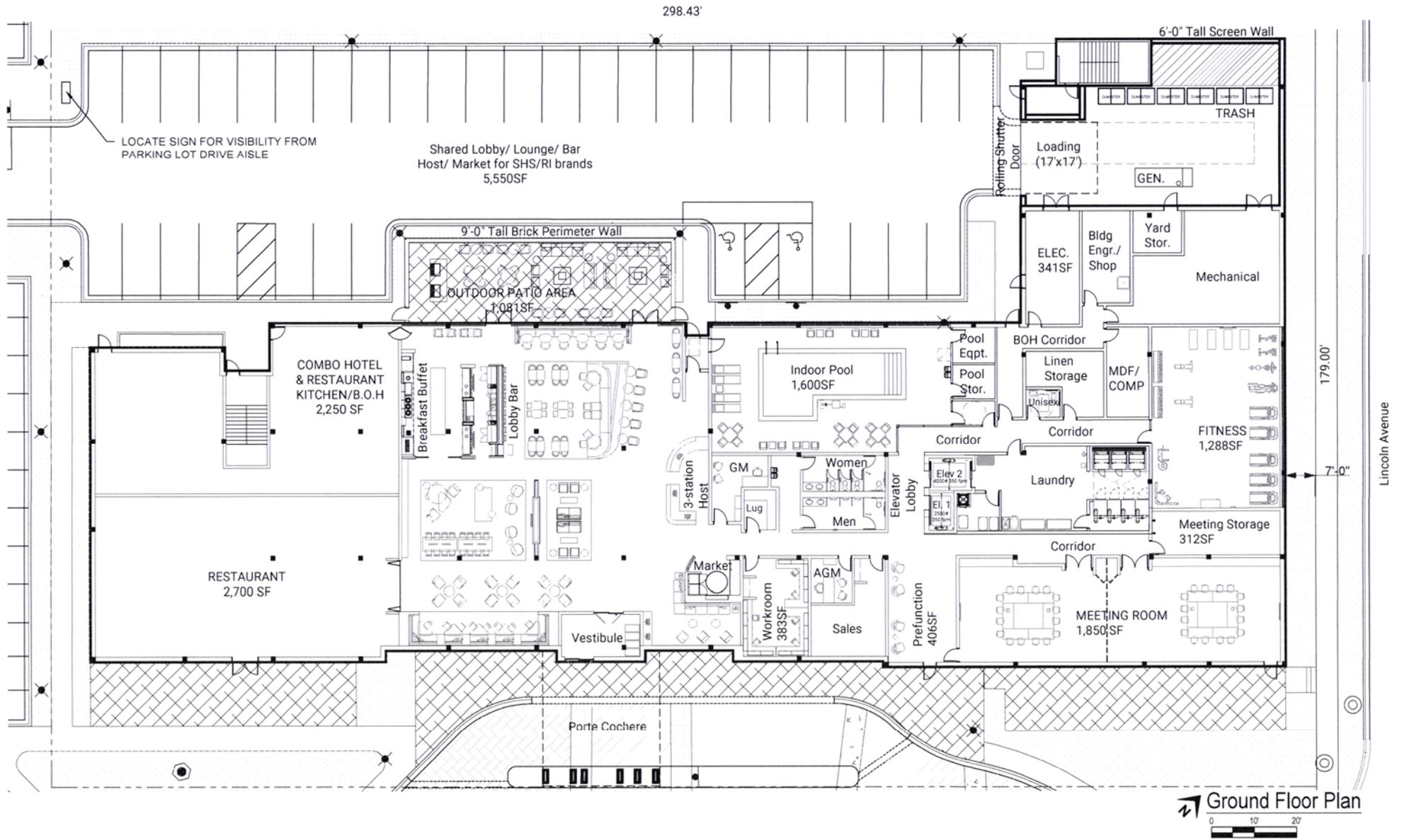
LARGE FORMAT PAVERS (CONCRETE OR GRANITE)

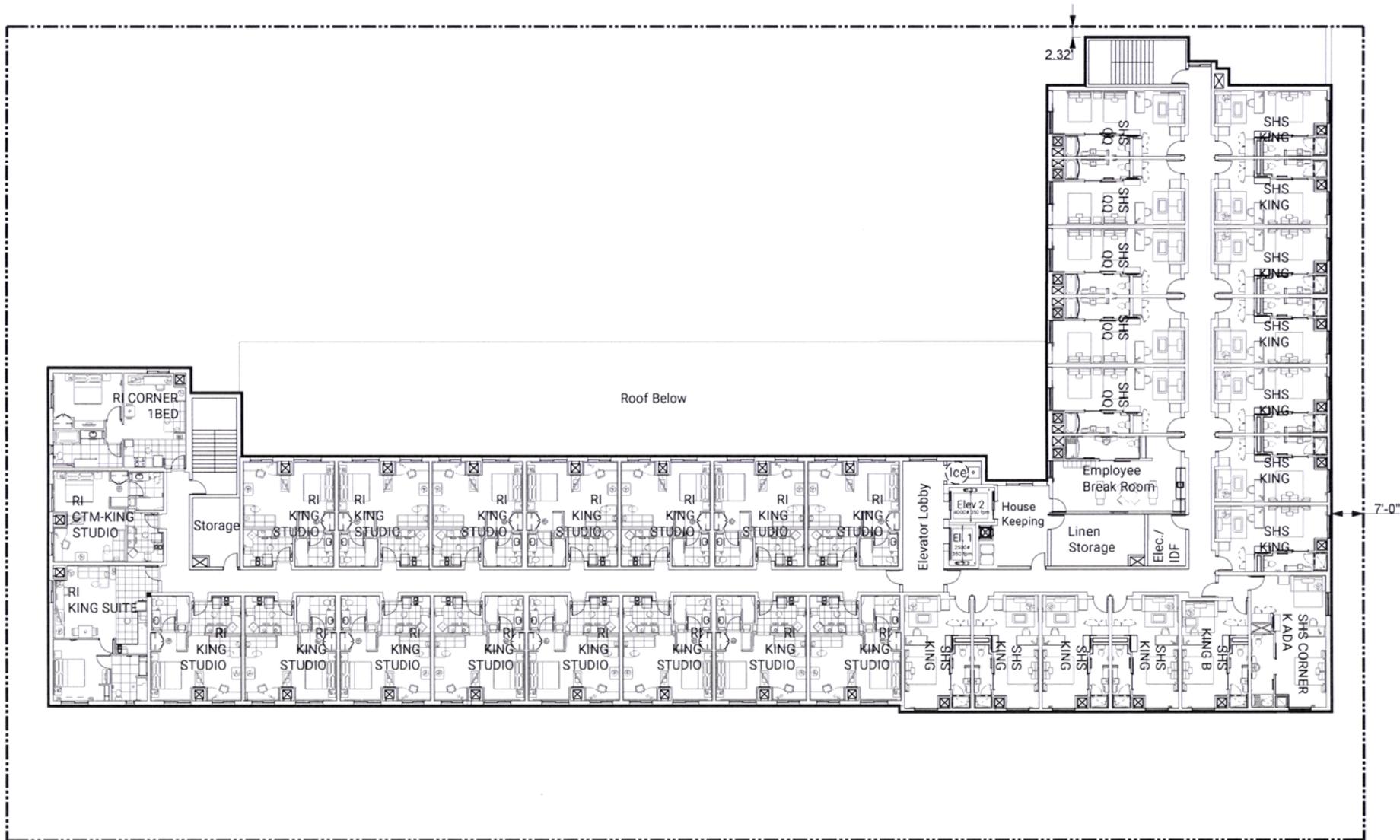
NORTH AND RESTAURANT TERRACE / HOTEL ENTRANCE SPECIAL PAVING

(TO BE DESIGNED IN THE STYLE OF IMAGES SHOWN - FINAL MATERIAL AND LAYOUT T.B.D.)

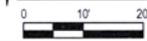
EXHIBIT E
Site Plan

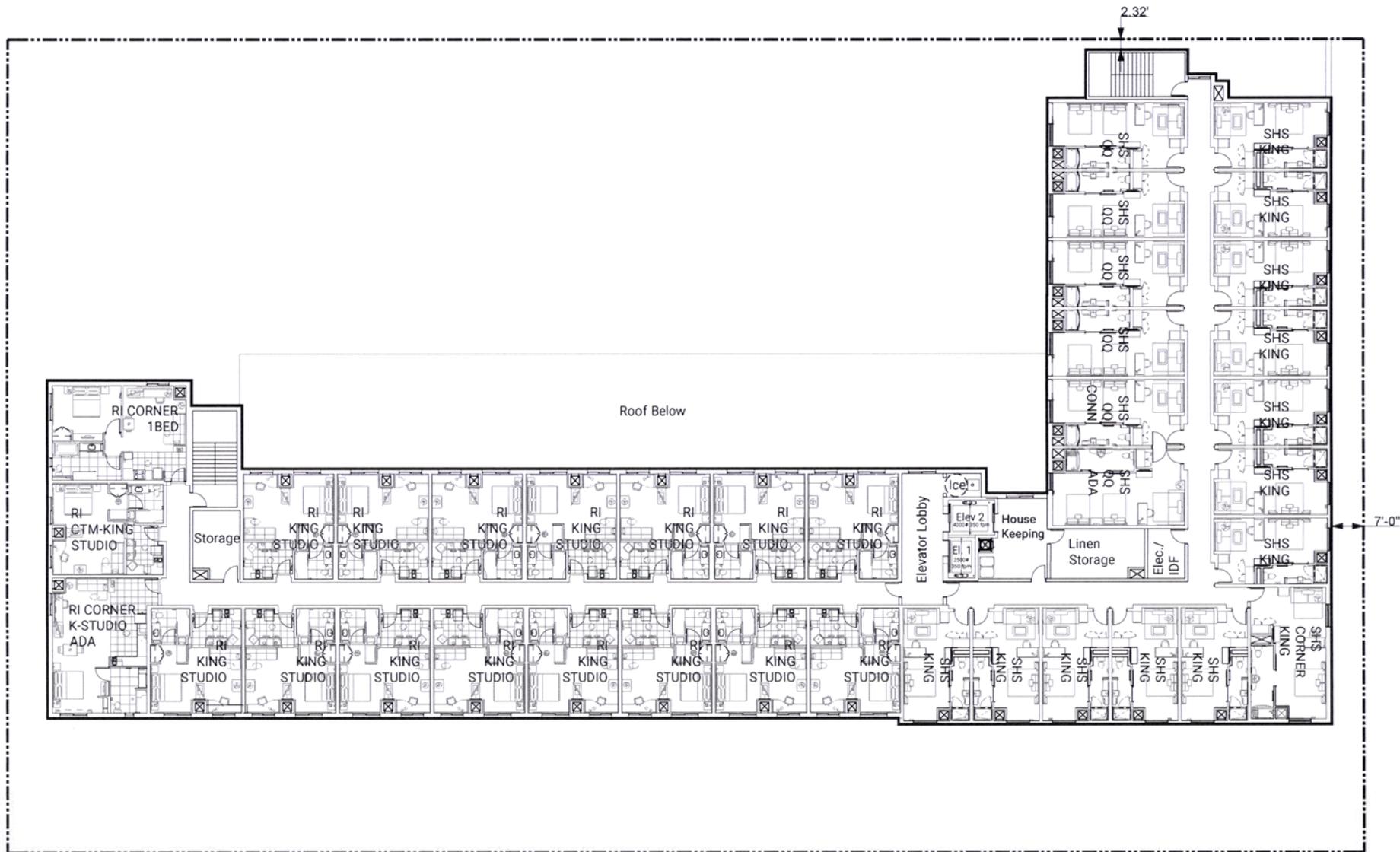
EXHIBIT F
Floor & Roof Plans





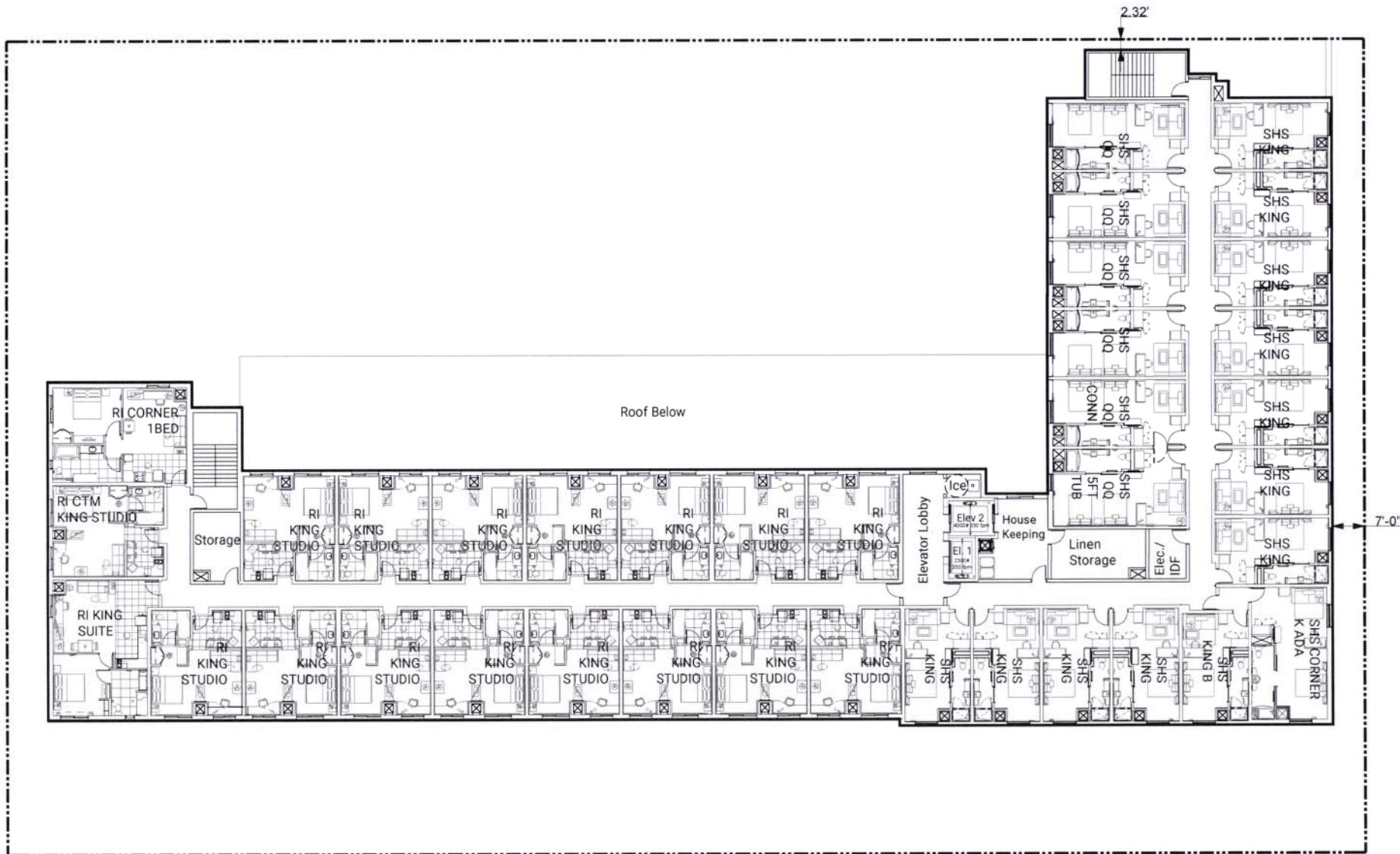
Second Floor Plan



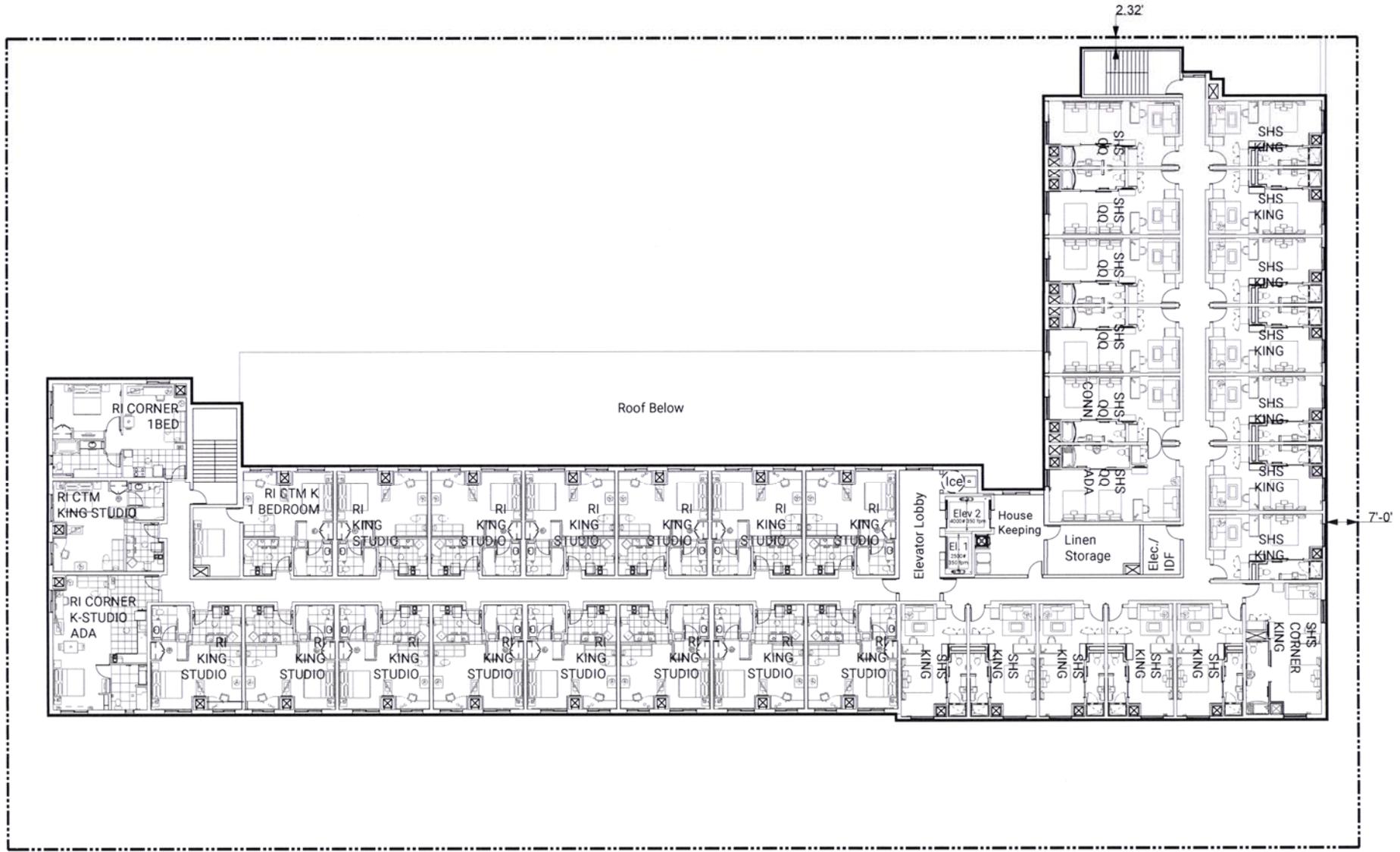


Third Floor Plan

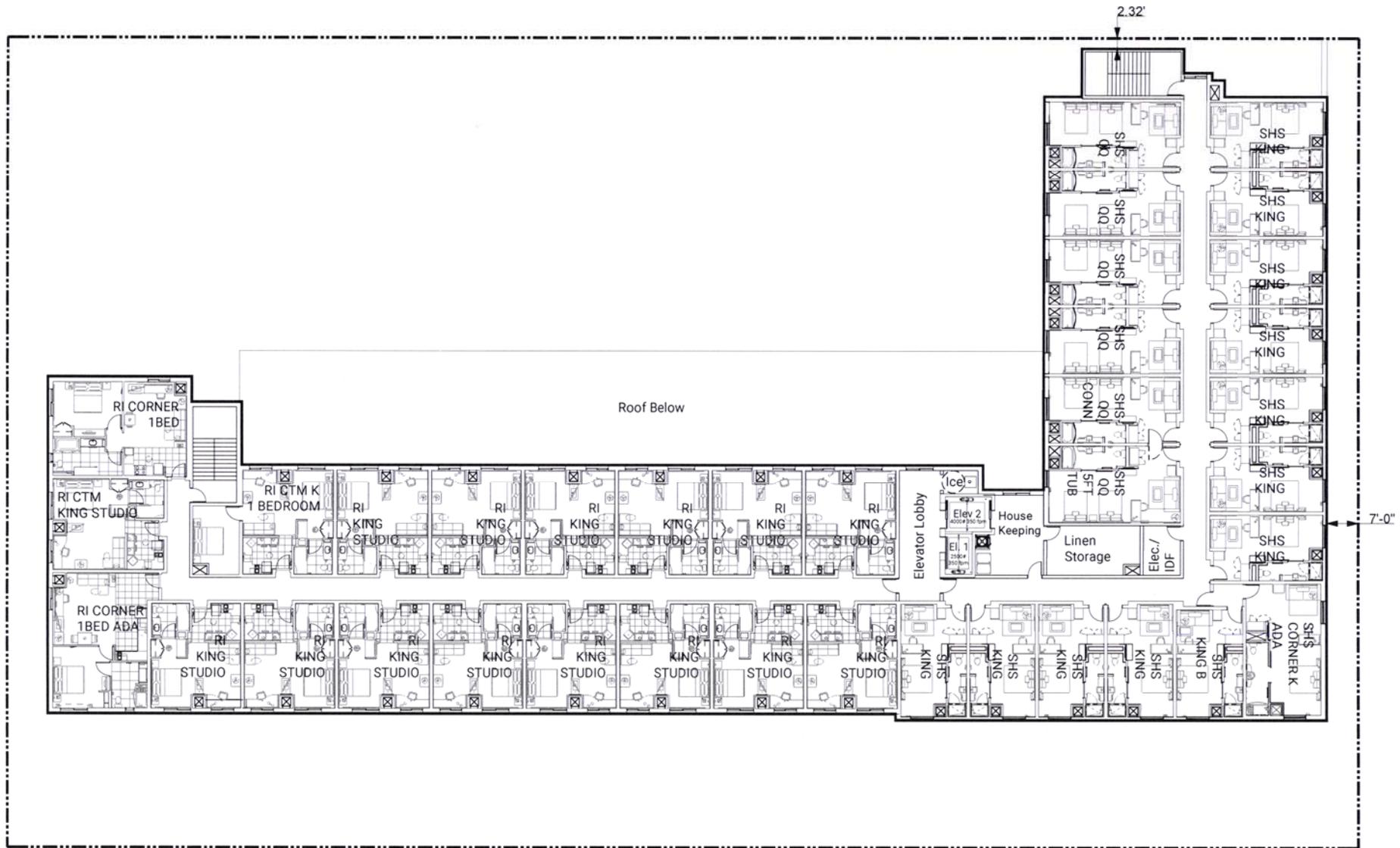




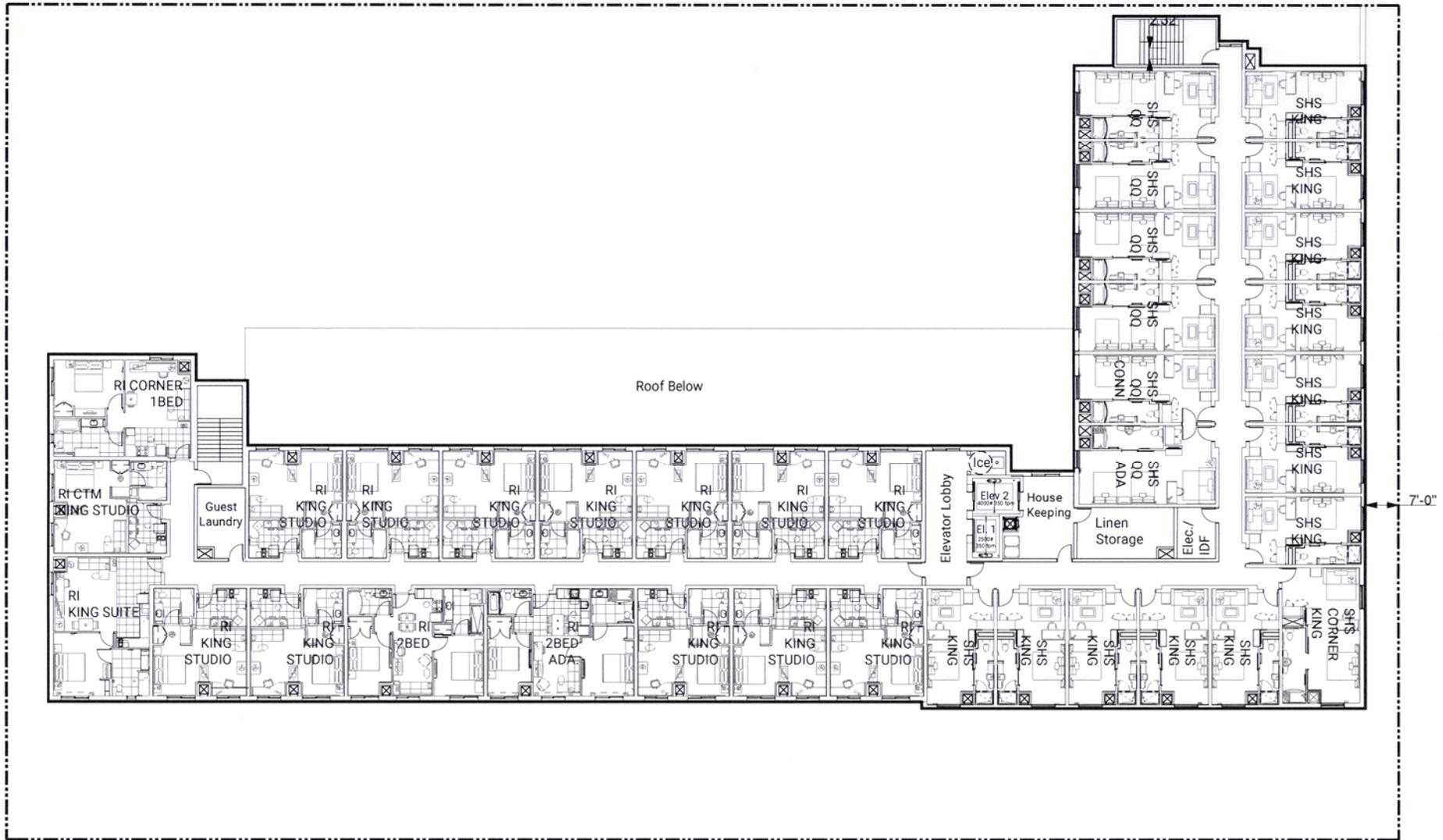
 **Fourth Floor Plan**
 0 10' 20'



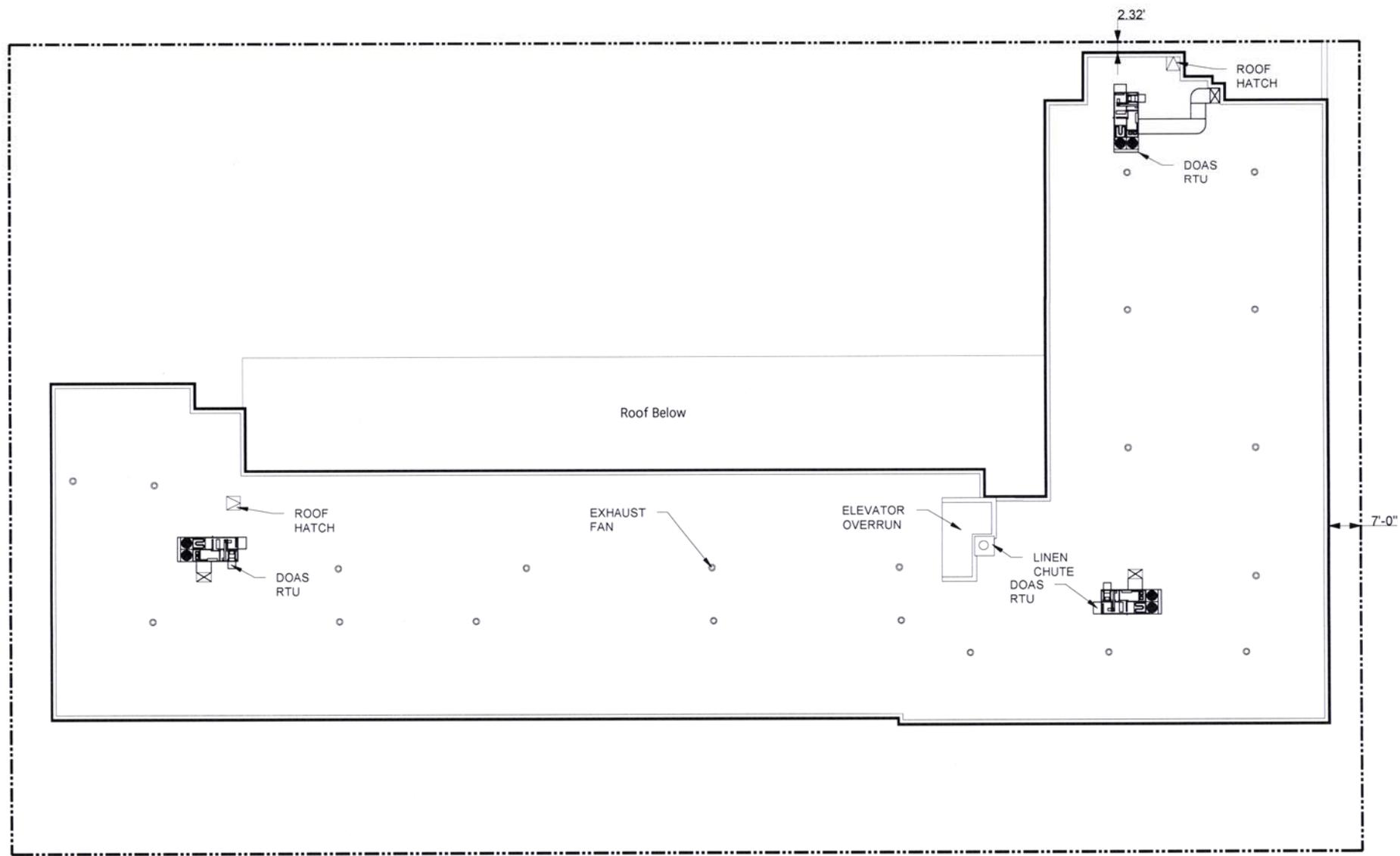

Fifth Floor Plan
 0 10' 20'




Sixth Floor Plan
 0 10' 20'


Seventh Floor Plan

Roof Plan
 0 10' 20'

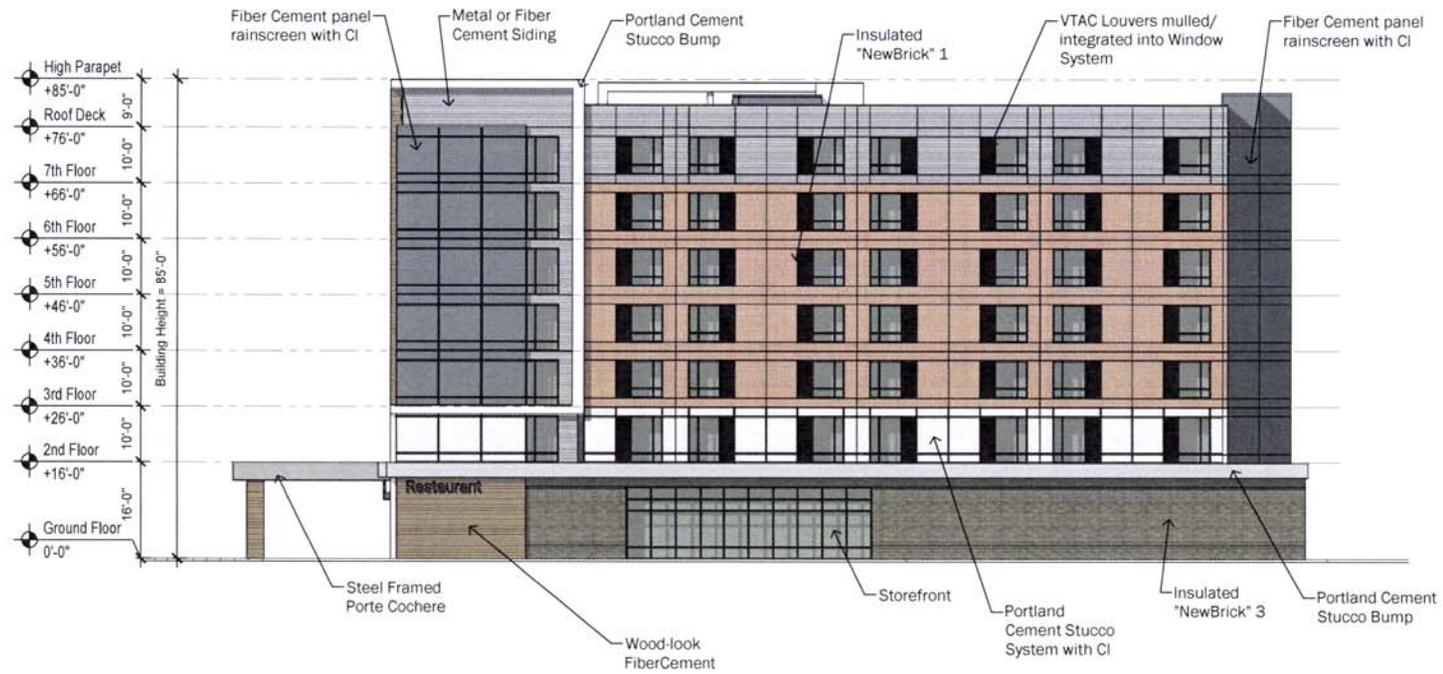
EXHIBIT G
Building Elevations

FACADE TOTAL AREA: 24,120 SF (100%)
 GLASS & INSULATED "NEWBRICK" AREA: 13,670 SF (57%)
 OTHER MATERIALS AREA: 10,450 SF (43%)



SouthEast Elevation
 0 10 20

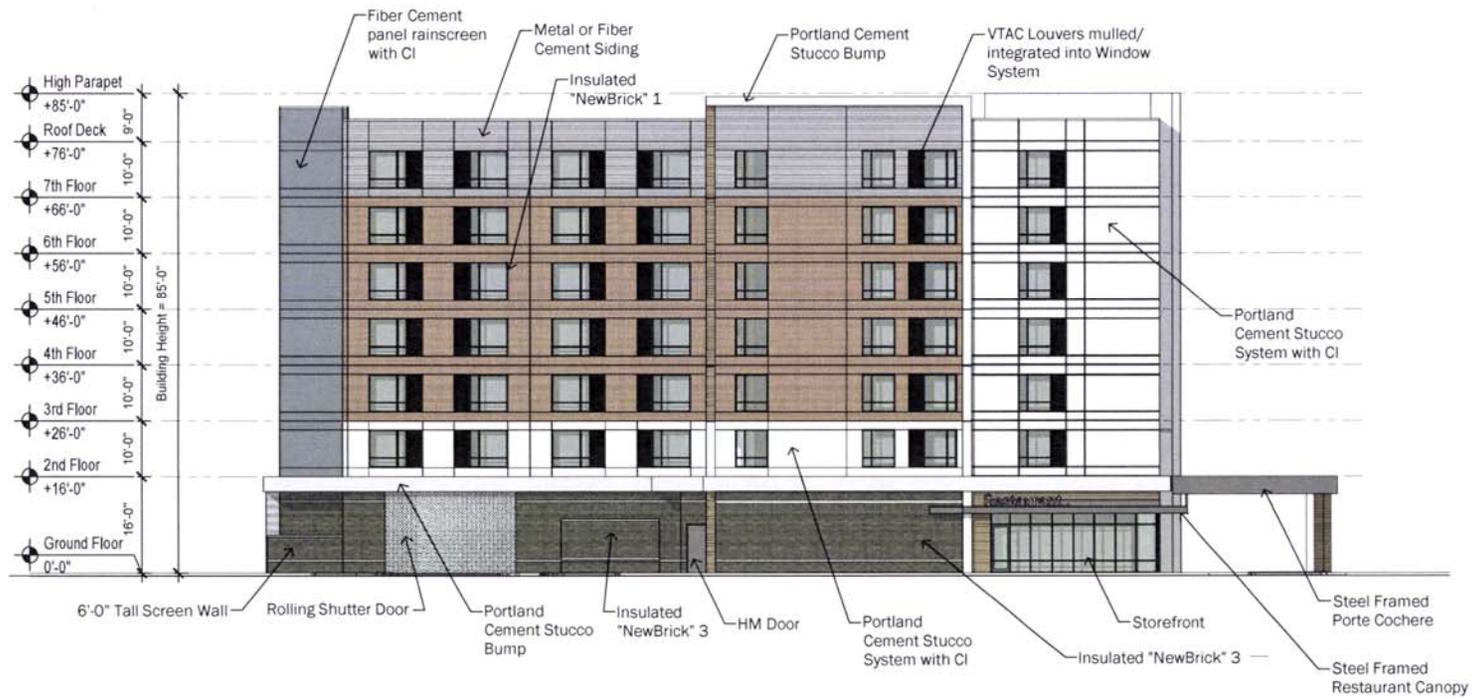
FACADE TOTAL AREA: 12,325 SF (100%)
 GLASS & INSULATED "NEWBRICK" AREA: 6,490 SF (53%)
 OTHER MATERIALS AREA: 5,835 SF (47%)



NorthEast Elevation



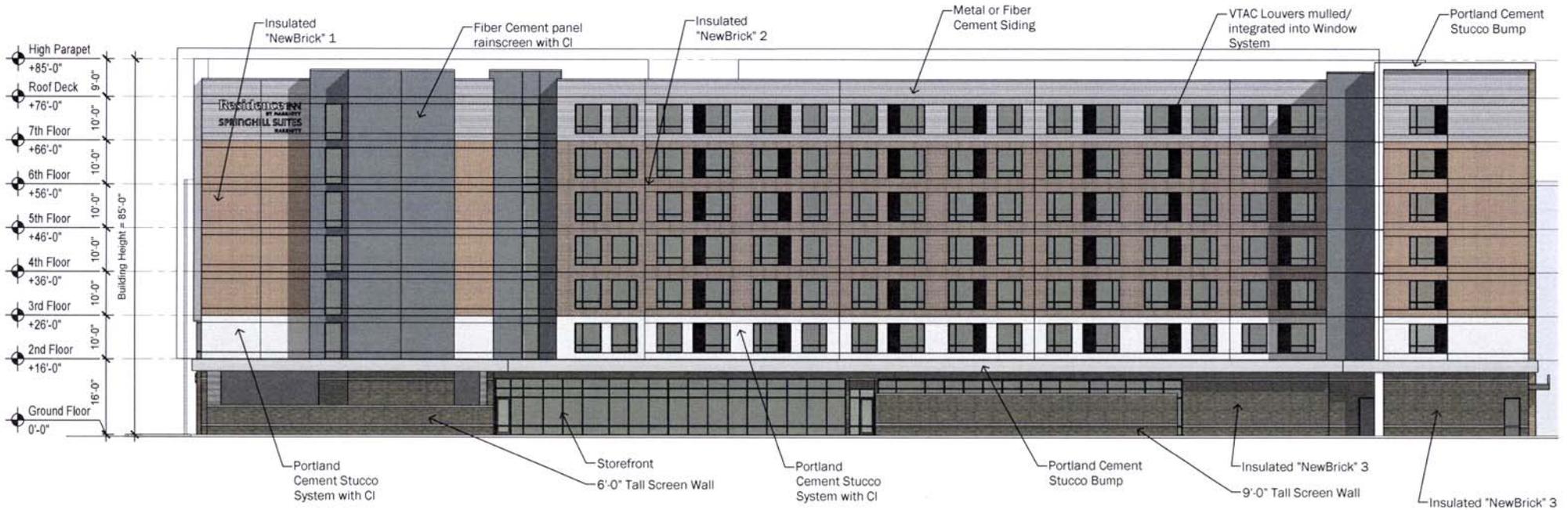
FACADE TOTAL AREA: 12,075 SF (100%)
 GLASS & INSULATED "NEWBRICK" AREA: 6,070 SF (50%)
 OTHER MATERIALS AREA: 6,005 SF (50%)



SouthWest Elevation



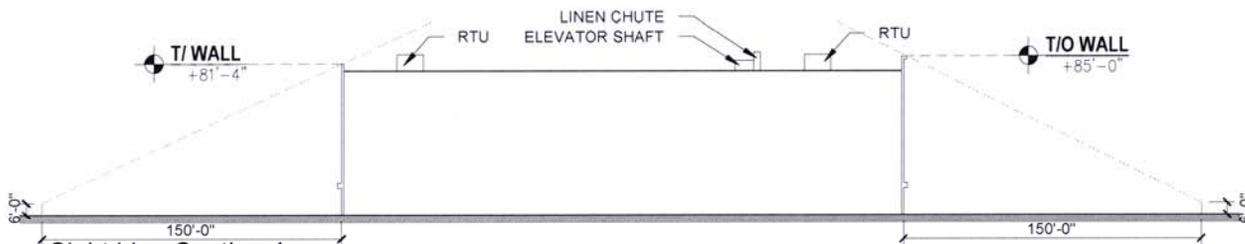
FACADE TOTAL AREA: 23,120 SF (100%)
 GLASS & INSULATED "NEWBRICK" AREA: 13,080 SF (57%)
 OTHER MATERIALS AREA: 10,040 SF (43%)



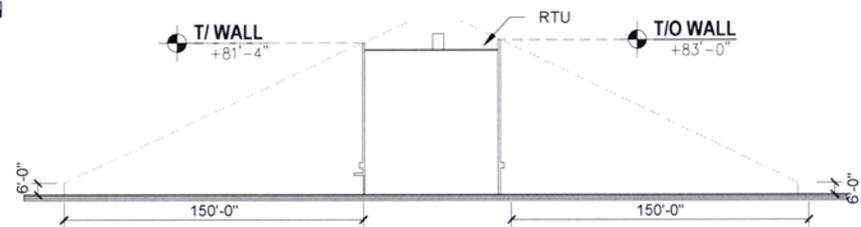
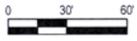
NorthWest Elevation



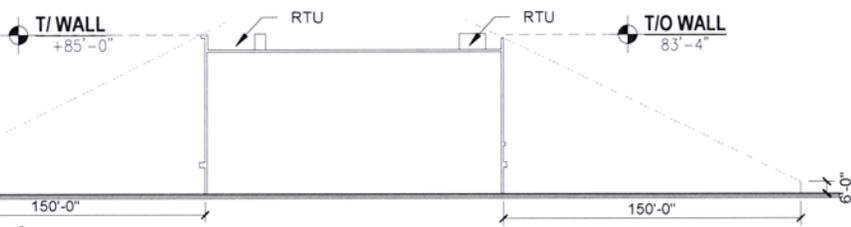
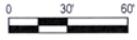
EXHIBIT H
Sight Line Study



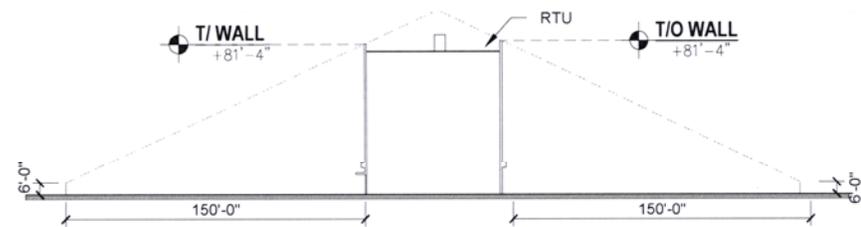
Sight Line Section 1



Sight Line Section 2



Sight Line Section 3



Sight Line Section 4

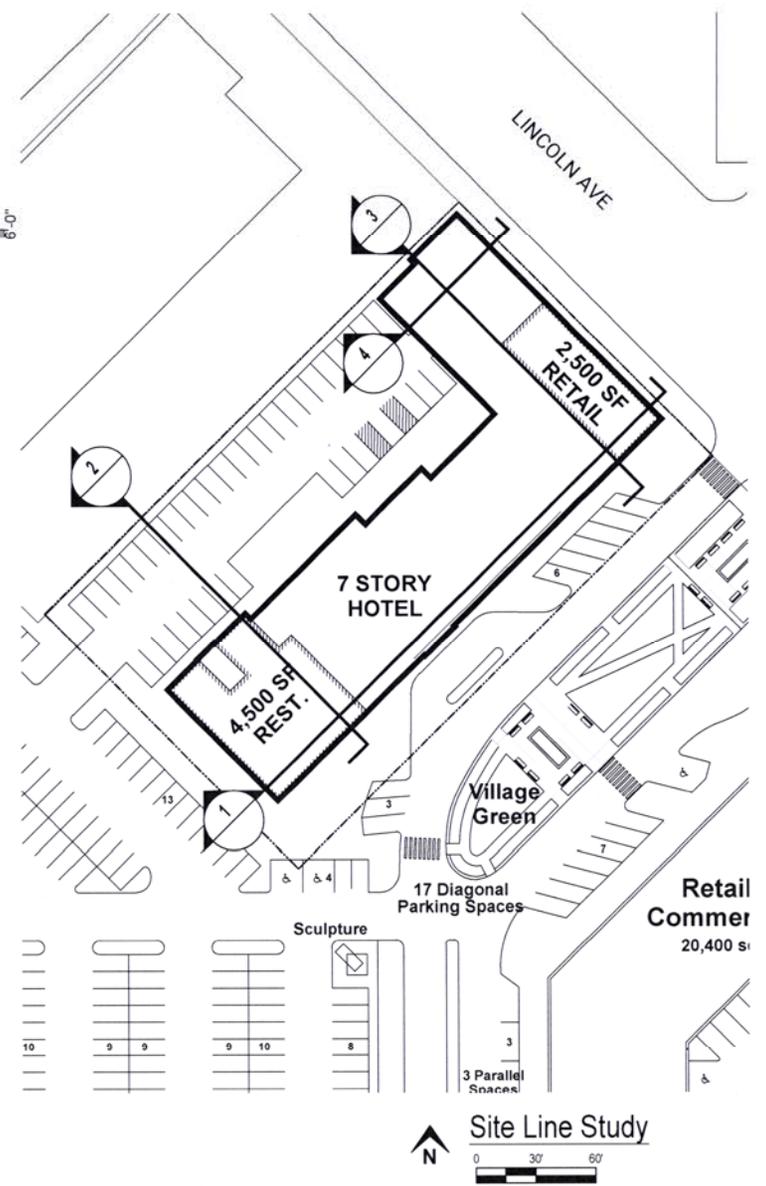


EXHIBIT I
Renderings



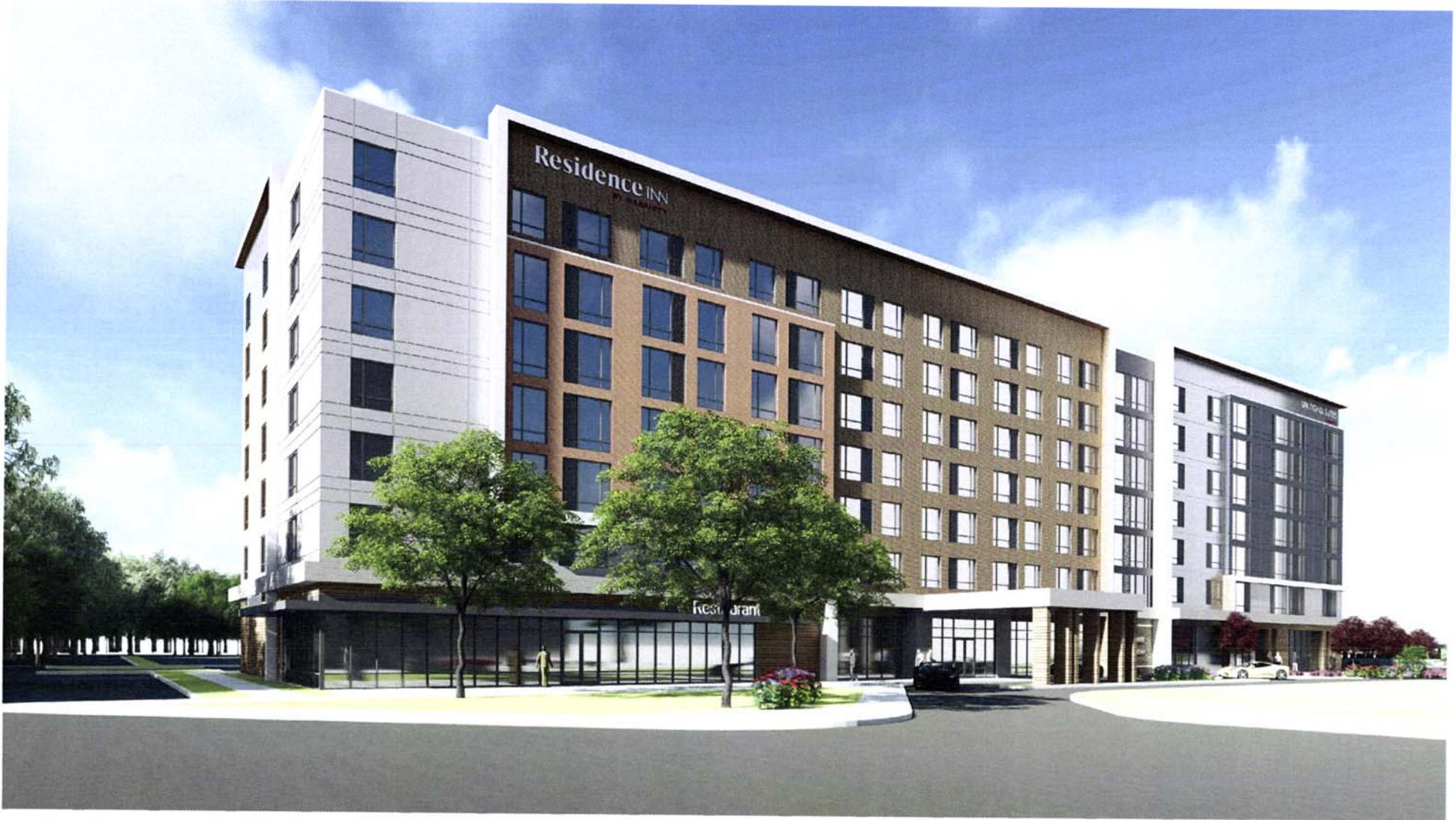
View Looking West from Lincoln Avenue

Dual-Brand Hotel at District 1860
Lincolnwood, IL 60712

SPRINGHILL SUITES[®] BY MARRIOTT | Residence INN BY MARRIOTT

FIRST HOSPITALITY | NORR

Conceptual Design
1/20/2020



View Looking North from Touhy Avenue



View of Hotel Porte Cochere Entry

Dual-Brand Hotel at District 1860
Lincolnwood, IL 60712

SPRINGHILL SUITES[®] BY MARRIOTT | **Residence INN** BY MARRIOTT

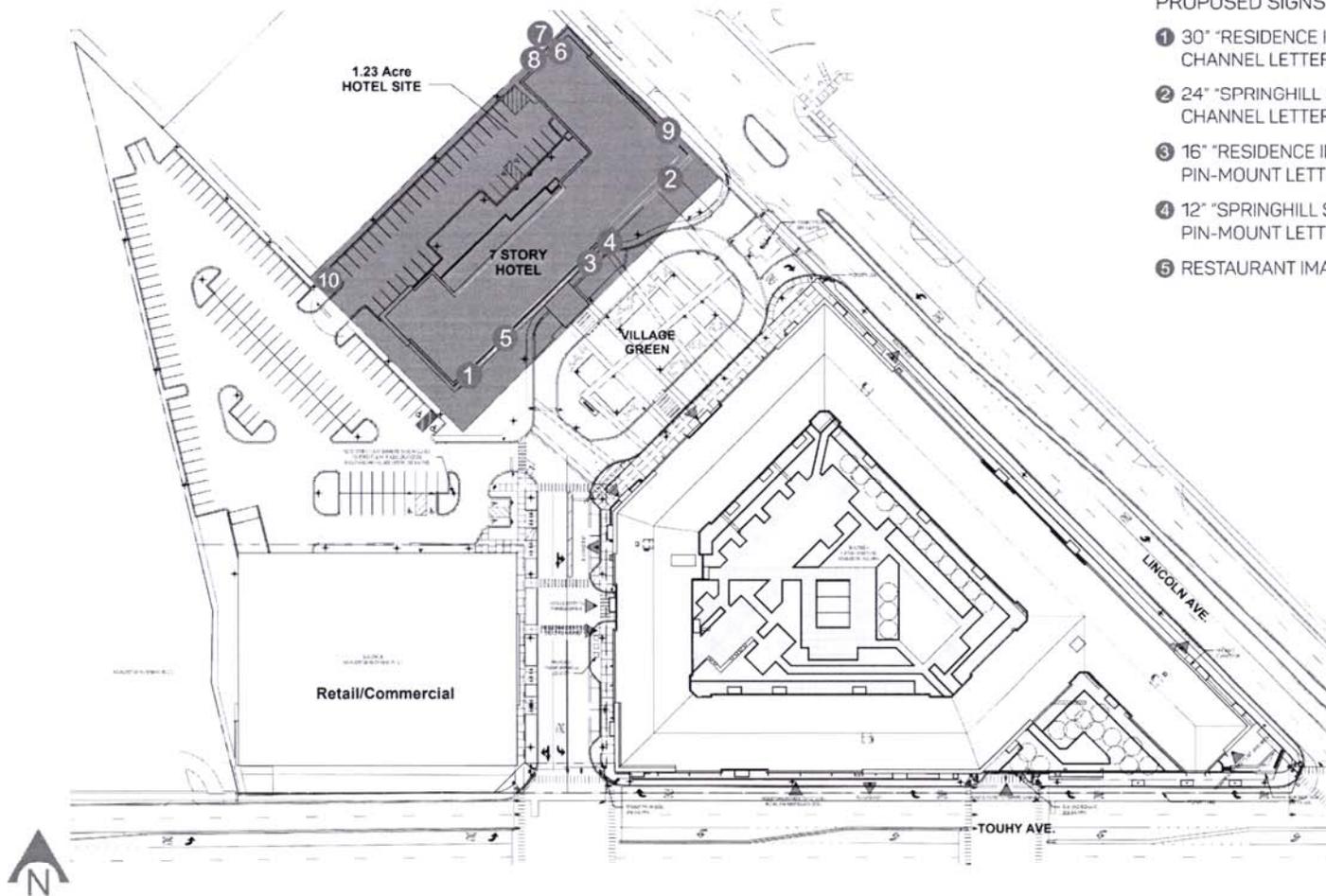
FIRST HOSPITALITY |

NORR

Conceptual Design
1/20/2020

EXHIBIT J
Signage Plans

RESIDENCE INN
LINCOLNWOOD, IL 60712



PROPOSED SIGNS:

- ① 30" "RESIDENCE INN" CHANNEL LETTER SET
- ② 24" "SPRINGHILL SUITES" CHANNEL LETTER SET
- ③ 16" "RESIDENCE INN" PIN-MOUNT LETTER SET
- ④ 12" "SPRINGHILL SUITES" PIN-MOUNT LETTER SET
- ⑤ RESTAURANT IMAGE TBD
- ⑥ 24" "RESIDENCE INN" CHANNEL LETTER SET
- ⑦ 18" "SPRINGHILL SUITES" CHANNEL LETTER SET
- ⑧ RESTAURANT IMAGE TBD
- ⑨ RESTAURANT IMAGE TBD
- ⑩ 2'-1" X 14'-11 3/4" DIRECTIONAL AT 5'-9" OAH

APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

Date

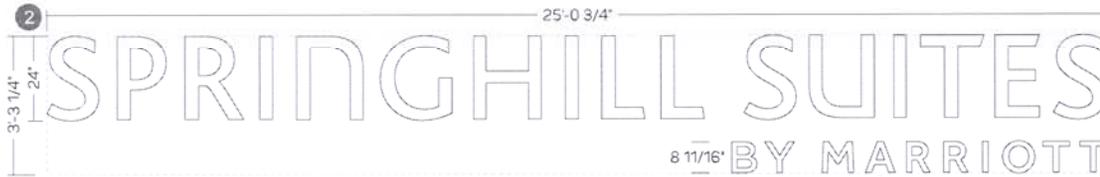
NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: RESIDENCE INN SPRINGHILL SUITES	Date: 1/20/20	Prepared By: KH	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>	 SIGNS LIGHTING IMAGE	<small>DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com</small>
Location: LINCOLNWOOD, IL	File Name: 232896 - R5 - LINCOLNWOOD, IL	Eng: -			

- 1
- 2
- 3
- 4
- 5

SOUTHEAST ELEVATION

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

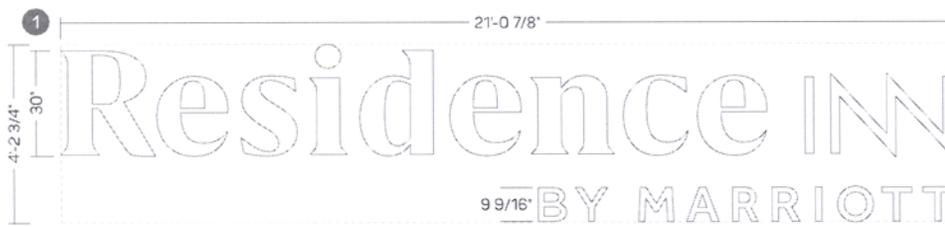


NOTE: LED BACK-LIT INDIVIDUAL LETTERS



NOTE: NON-ILLUMINATED ALUMINUM STUD-MOUNT LETTER SETS

SIDE VIEW DETAIL NOT TO SCALE



CHANNEL LETTER DETAIL
SCALE: 3/4" = 1'-0"



PIN-MOUNT LETTER DETAIL
SCALE: 3/4" = 1'-0"

SIDE VIEW DETAIL NOT TO SCALE

- SIGN 1: 39.14 SQ FT
- SIGN 2: 81.98 SQ FT
- SIGN 3: 25.35 SQ FT
- SIGN 4: 20.30 SQ FT
- SIGN 5: 26.74 SQ FT +/-
- TOTAL: 243.51 SQ FT +/-

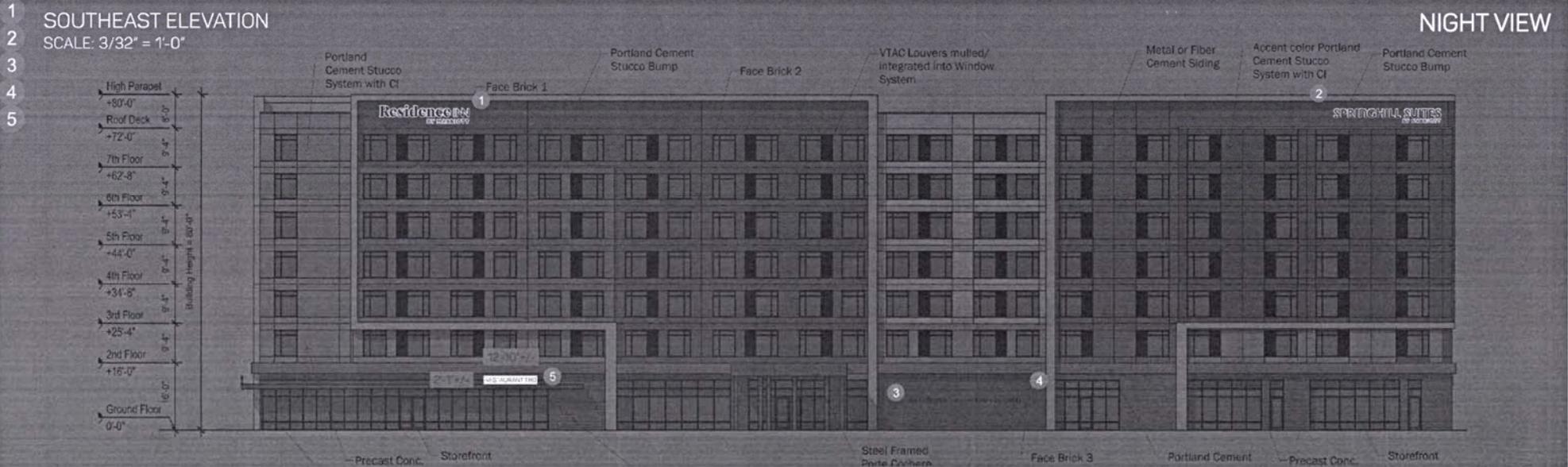
APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL		Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: RESIDENCE INN SPRINGHILL SUITES	Date: 1/20/20	Prepared By: KH/CM	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest DMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
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Customer:	RESIDENCE INN SPRINGHILL SUITES	Date:	1/20/20	Prepared By:	KH/CM	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.	
Location:	LINCOLNWOOD, IL	File Name:	232896 - R5 - LINCOLNWOOD, IL			Eng:	-

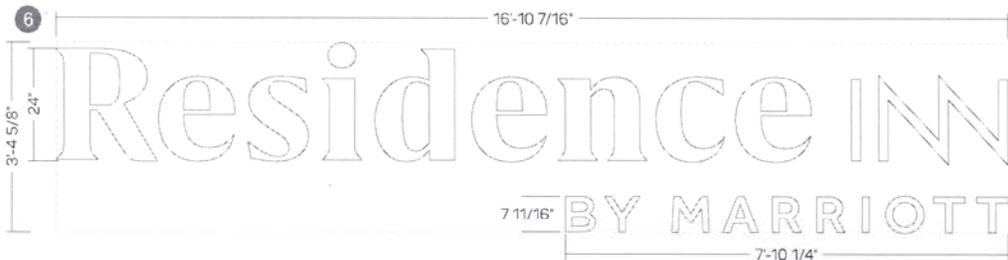
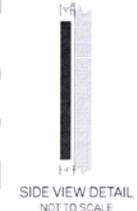
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6
7
8

NORTHWEST ELEVATION

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



SIGN 6: 5708 SQ FT
 SIGN 7: 49.64 SQ FT
 SIGN 8: 26.74 SQ FT +/-
 TOTAL: 133.46 SQ FT +/-

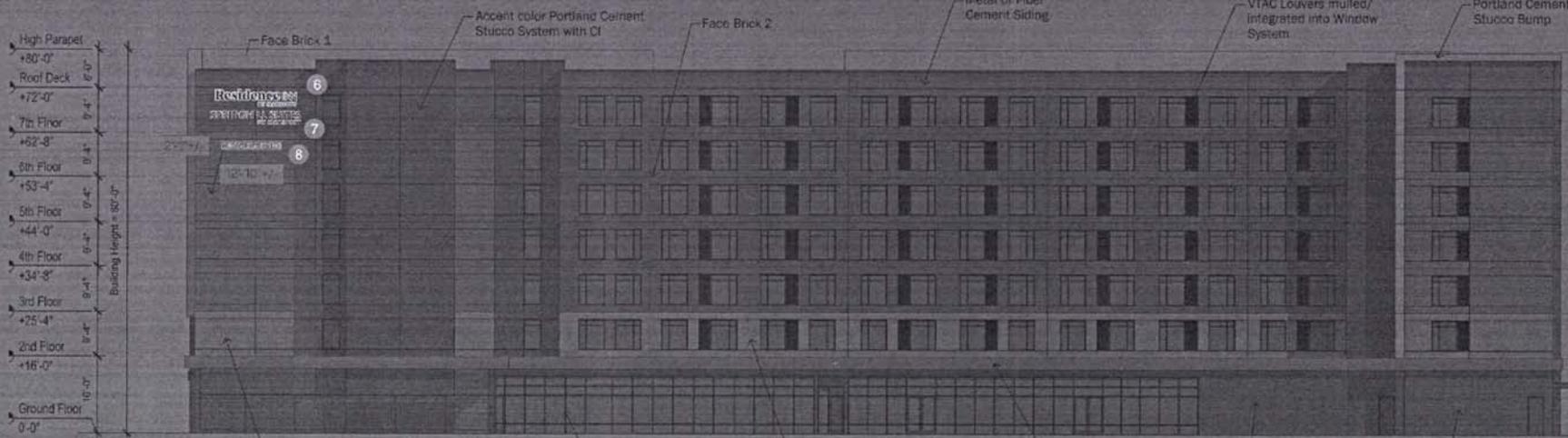
APPROVAL BOX - PLEASE INITIAL	
CUSTOMER APPROVAL	Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: RESIDENCE INN SPRINGHILL SUITES	Date: 1/20/20	Prepared By: KH/CM	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>	<p>persōna SIGNS LIGHTING IMAGE</p>	<small>DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 · www.personasigns.com</small>
Location: LINCOLNWOOD, IL	File Name: 232896 - R5 - LINCOLNWOOD, IL	Eng: -			

6 NORTHWEST ELEVATION
7 SCALE: 3/32" = 1'-0"

NIGHT VIEW



18'-9 9/16"
2'-7 11/16"
18"
SPRINGHILL SUITES
8 11/16"
BY MARRIOTT
8'-10 5/8"

CHANNEL LETTER DETAIL
SCALE: 1" = 1'-0"

SIDE VIEW DETAIL
NOT TO SCALE

16'-10 7/16"
3'-4 5/8"
24"
Residence INN
7 11/16"
BY MARRIOTT
7'-10 1/4"

SIGN 6: 57.08 SQ FT
SIGN 7: 49.64 SQ FT
SIGN 8: 26.74 SQ FT +/-
TOTAL: 133.46 SQ FT +/-

APPROVAL BOX - PLEASE INITIAL
CUSTOMER APPROVAL _____ Date _____

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

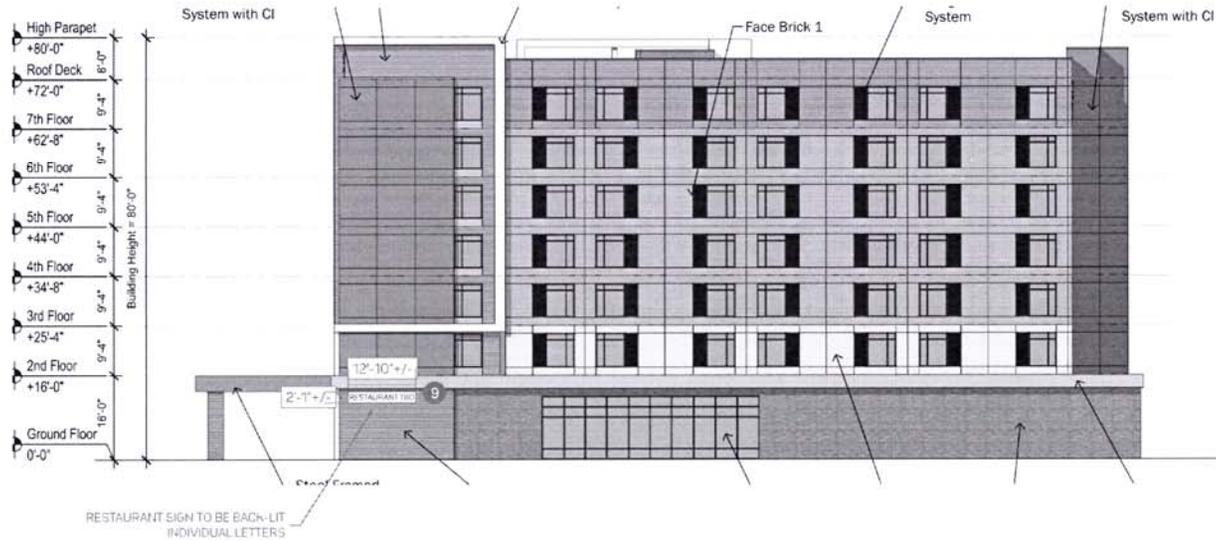
Customer: RESIDENCE INN SPRINGHILL SUITES	Date: 1/20/20	Prepared By: KH/CM	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.	Eng: -
Location: LINCOLNWOOD, IL	File Name: 232896 - R5 - LINCOLNWOOD, IL			

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9

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



APPROVAL BOX - PLEASE INITIAL	
CUSTOMER APPROVAL	Date

SIGN 9: 26.74 SQ FT +/-

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: RESIDENCE INN SPRINGHILL SUITES	Date: 1/20/20	Prepared By: KH/CM	<small>NOTE: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>	 SIGNS LIGHTING IMAGE	<small>DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com</small>
Location: LINCOLNWOOD, IL	File Name: 232896 - R5 - LINCOLNWOOD, IL	Eng: -			



BOXED SQ FT. 10.37 EACH

CHANNEL LETTER DETAIL
SCALE: 1-1/2" = 1'-0"

APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL		Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

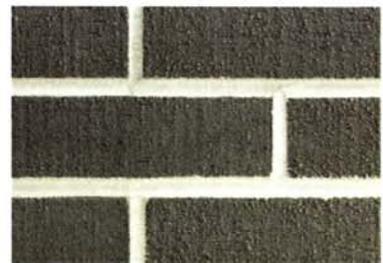
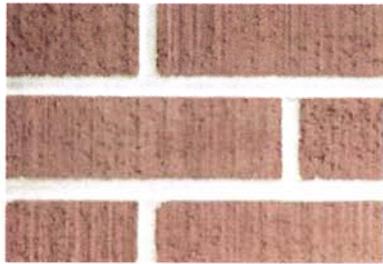
Customer: RESIDENCE INN SPRINGHILL SUITES	Date: 1/20/20	Prepared By: KH/CM	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>
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EXHIBIT K
Digital Material Board

INSULATED "NEWBRICK"



FIBER CEMENT PANELS



PORTLAND CEMENT STUCCO



METALS



Digital Material Board