



# Village of Lincolnwood Plan Commission

*Workshop Meeting*  
**Wednesday February 20, 2013**  
**7:00 P.M.**

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

1. **Call to Order/Roll Call**
2. **Workshop: Planned Unit Development Conceptual Plan Review: Purple Hotel  
4500 West Touhy Avenue**  
*(Continued from January 23, 2013)*  
**Description:** Proposal by North Capital Group to Redevelop the  
Purple Hotel and Review of Proposed Site Plan
3. **Other Business**
4. **Public Comment**
5. **Adjournment**



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## MEMORANDUM

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**TO:** Chairman Eisterhold  
Members of the Plan Commission

**FROM:** Aaron N. Cook, AICP  
Development Manager

**DATE:** February 15, 2013

**SUBJECT: Plan Commission Workshop – Review Revised Purple Hotel Concept Plans**

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On January 23<sup>rd</sup> the Plan Commission met with representatives of North Capital Group (NCG) and their project team for review of an application for Conceptual Plan Review. At this meeting, the Commission undertook a straw poll of Commissioners which resulted in the majority of Commissioners supportive of the retention and renovation of the Purple Hotel buildings. The Plan Commission provided comment on the preliminary plans submitted by NCG and requested that revised plans be brought back to the Plan Commission for a second workshop review.

The Development Review Team met on February 13<sup>th</sup> to review the revised submittal and undertook its review given the direction of the Commission to entertain a development proposal that retains the existing Purple Hotel buildings. That said, many departments indicated that the retention of the Purple Hotel structure continues existing site deficiencies which are simply difficult to overcome, such as the location of the dock and trash location for the hotel.

Attached are written review comments from the department representatives. The group again focused primarily on the site plan and landscape plans. Team members indicated that the revised plans continue to be very preliminary in nature and further detail is required. Team members did note several changes which have resulted in a better site plan. The most significant of these revisions include:

- Relocation of the western Touhy Avenue access point,
- Improved internal vehicular and pedestrian circulation on the site
- Additional landscape screening

Four areas of significant concern to staff are:

**Parking:** The revised plans provide a reduction in the number of parking spaces provided from 470 spaces on the initial plans submitted in January, to a revised count of 395 spaces. The applicant's analysis of parking spaces, even using the shared parking concept proposed by the developer, indicates insufficient parking spaces for the total development as proposed. Team members noted a parking deck could solve this parking shortage.

**Storm Water Detention:** Notes contained in the revised submission suggest that the developer does not intend to comply with the Village's Storm water detention requirements prior to occupancy of the hotel. Since this is a PUD, compliance with storm water detention should be indicated in the plans and provided prior to hotel occupancy.

**Proposed Retail Component:** Very little information has been forthcoming concerning this important element of the Planned Unit Development. At the very least, a timeline and list of the proposed type of retail uses which would be permitted in the PUD should be provided. Obviously, if restaurant or entertain venues are being considered this would exacerbate the parking issue for this development.

**Driveway Paralleling Touhy Avenue:** This is proposed as one-way eastbound. The Fire Department desires this driveway to be either two way or one way west bound. If was further indicated that passengers exiting taxi cabs would be best served with a one-way westbound driveway.

Many of the initial comments by the Team remain. The Team remains concerned regarding adequacy of site access, turning movements for emergency and truck deliveries, pedestrian access and circulation and location of the new buildings.

Other comments indicated by the staff Team include but not limited to:

- 1) additional information is need on the height of parking lot lighting, and the design of lighting to reduce light pollution;
- 2) water connection should be from Lincoln Avenue and not the older Touhy Avenue water main;
- 3) consideration of new sanitary connection;
- 4) enhanced perimeter screening in the area of the loading dock;
- 5) additional internal pedestrian circulation;
- 6) consideration of permeable pavers (clarify material in the hotel courtyard/drop-off area);
- 7) consideration of a greater amount of tree species.

Attached is a list of additional information necessary in order for the process to move forward to the next step, the Preliminary Planned Unit Development (PUD) application for public hearing. Section 8.06(3) of the Zoning Ordinance outlines the Preliminary PUD application requirements. The attached list identifies additional information that staff believes is vital to the project.

At the February 20, 2013 Plan Commission Workshop staff anticipates the developer will be present to answer questions concerning the revised plans. As a reminder, the Conceptual Plan

Review is an optional step in PUD process. The Zoning Ordinance requires PUD approval for the redevelopment of the Purple Hotel and two adjoining properties.

**Attachments:**

1. Required Additional Information
2. Zoning Ordinance Section 8.06(3)
3. Community Development Department Review dated February 12, 2013
4. Land Design Collaborative Inc. Conceptual Plan Landscape Review dated February 12, 2013
5. Village Engineer Plan Review dated February 10, 2013
6. Department of Public Works Staff Plan Review dated February 12, 2013
7. Lincolnwood Fire Department Development Plan Review dated February 7, 2013
8. Lincolnwood Police Department Purple Hotel Redevelopment Plan Review dated February 14, 2013
9. Revised Conceptual Plan Review Application made by North Capital Group

## Required Additional Information

- Preliminary Planned Unit Development Submittal as Per Section 8.06(3) of the Zoning Ordinance (Attached)
- Traffic Impact Study
- Evidence of compliance with Storm water detention requirements for entire proposed PUD (note comment made in most recent submission that detention for new buildings will be considered at time of new development)
- Vehicles turning radius overlays showing adequate turning movements for Emergency and Delivery Vehicles
- Revised Lighting Plan Using Proposed Site Plan
- Revised Tree Removal Plan including quantity and diameter size of each tree to be removed
- Plat of Consolidation
- Detail on Proposed Lincoln-Touhy Plaza as well as any other public/gathering features
- Proposed Use List indicating the specific type of tenants/uses for the proposed new buildings along Lincoln. An approved list will govern the allowed uses for these buildings.
- Proposed use List for the specific type of tenants/uses for the proposed new building west of the hotel.
- Proposed maximum seating/capacity for the proposed restaurants/banquet/meetings areas of the hotel.
- Evidence of IDOT approval of curb cut/signal changes to the property.
- Project Pro forma
- Timeline for development of new buildings for site

## 8.06 SPECIFIC CONTENT

Applications for a Planned Unit Development Plats shall include at least the following documents and information, unless waived by the Plan Commission in its discretion: (Ordinance No. Z2009-368).

(1) Pre-Application Stage (Required):

- a. General Site Information: Data regarding site conditions, land characteristics, available community facilities and utilities, existing covenants, and other related information.
- b. A plat of survey of the subject property.
- c. Sketch Plan: A drawing in simple sketch form showing the proposed location and extent of the land uses, streets, lots and other features.
- d. Legal Description: A complete property survey and legal description of the site proposed for development.
- e. A written description of the proposed Planned Unit Development, describing the purpose of the development and proposed land uses.

(2) Conceptual Plan Stage (Optional):

- a. All materials required pursuant to Section 806(1) of this Article for the Pre-Application Conference.
- b. Any or all of the materials otherwise required pursuant to Section 8.06(3) of this Article for preliminary approval of the proposed Planned Unit Development.

(3) Preliminary Approval Stage (Required):

- a. Detailed Plan: A drawing of the Planned Unit Development shall be prepared at a scale of not less than one inch to one hundred feet (1"-100') and shall show such designations as proposed streets (public and private), all buildings and their uses, common open space, recreation facilities, parking areas, service areas, and other facilities to indicate the character of the proposed development. The submission may be composed of one or more sheets and drawings, and shall include, without limitation:
  - i. Boundary lines - bearings and distances.
  - ii. Easements - location, width and purpose.
  - iii. Streets on and adjacent to the tract - street name, right-of-way width, existing or proposed center line elevations, pavement type, walks, curbs, gutters, and culverts.
  - iv. Utilities on and adjacent to the subject property - location, size and invert elevation of sanitary, storm and combined sewers; location and size of water mains; location of gas lines, fire hydrants, electric and telephone lines, and street lights; direction and distance to and size of nearest usable water mains and sewers adjacent to the tract showing invert elevation of sewers.

- v. Ground elevations on the subject property.
- vi. Other conditions on the subject property - watercourses, flood plains, marshes, rock outcrops, wooded areas, isolated preservable trees one foot (1') or more in diameter, houses, accessory buildings, and other significant features.
- vii. Other conditions on adjacent land - approximate direction and gradient of ground slope, including any embankments or retaining walls; character and location of major buildings, railroads, power lines, tower, and other nonresidential land uses or adverse influences; owners of adjacent unplatted land; for adjacent platted land refer to subdivision plat by name, and show approximate percent built-up, typical lot size and dwelling type.
- viii. Zoning - show zoning districts on and adjacent to the subject property.
- ix. Proposed public improvements - highways or other major improvements planned by public authorities for future construction on or near the subject property.
- x. Open space - all parcels of land intended to be dedicated for public use or reserved for the use of all property owners, with the purpose intended.
- xi. Structures - general location, purpose and height, in feet or stories, of each building.
- xii. Map data - name of development, name of site planner, north point, scale, date of preparation, and acreage of site.
- xiii. Miscellaneous - such additional information as may be required by the Plan Commission.

b. Site Data: A written explanation of the graphic elements of the plan, including:

- i. Description and quantity of land uses;
- ii. Description of residential units by type;
- iii. Number of dwelling units;
- iv. Estimated population; and
- v. Description of the development standards and design criteria.

c. Subdivision Plat: If the subject property is to be subdivided in connection with the proposed Planned Unit Development, a preliminary subdivision plat shall be submitted, in compliance with the requirements of the Subdivision Ordinance.

d. Statement of Purpose: A statement of the purpose and planning objectives to be achieved by the proposed Planned Unit Development. This statement should include a description of the character of the proposed development, the proposed land uses, any proposed exceptions to the otherwise-applicable regulations set forth in this Zoning Ordinance, and the rationale behind the assumptions and choices of the Applicant.

e. Ownership: Statement of present and proposed ownership of all land within the proposed Planned Unit Development, including present tract designation according to official records in offices of the County Recorder of Deeds. If legal title to the property is in trust, then a statement of the names and percentage of interest of all the beneficiaries shall be submitted. If legal title to the property is

in a corporation, limited partnership or other legal entity, then a statement of the names of all persons or entities owning ten percent (10%) or more of the stock or other ownership interest shall be submitted.

- f. Schedule: Development schedule, indicating:
  - i. The stages in which the proposed Planned Unit Development project will be constructed, with an emphasis on the area, density, use and public facilities such as open space to be developed within each stage. The overall design of each stage shall be shown on the Site Plan and through supporting graphic material.
  - ii. The approximate dates for the beginning and completion of each stage of development.
- g. Covenants: Proposed agreements, provisions or covenants which will govern the use, maintenance and continued protection of the proposed Planned Unit Development.
- h. Density: Information on the density of residential uses, including the number of dwelling units per acre, the number of dwelling units by type, the number of buildings by type, and the number of bedrooms in each dwelling unit type.
- i. Nonresidential Use: Provide information on the type and amount of ancillary and nonresidential uses, including the amount of common open space.
- j. Service Facilities: Provide information on all service facilities and off-street parking facilities.
- k. Architectural Plans: Preliminary architectural plans for all primary buildings shall be submitted in sufficient detail to afford an understanding of the style of the development, the design of the building, and the number, size and type of dwelling units. The floor area of all building types, and the total ground coverage and height of buildings, shall also be provided.
- l. Environment: A preliminary statement identifying existing natural and environmental resources and the method to protect the physical amenities of the site, including information on topography, surface hydrology, vegetation and natural coverage, and soils and subsurface conditions.
- m. Utilities: A preliminary engineering study providing information on existing and proposed sanitary, storm, water and other utilities necessary to adequately service the proposed Planned Unit Development.
- n. Landscape Plans: Preliminary plans for vegetation, earth sculpturing, berming and aesthetic features shall be submitted in accordance with Part D of Article VI of this Zoning Ordinance. (Ordinance No. Z2009-368).
- o. Facilities Plans: Preliminary plans or information demonstrating the adequacy of service to the proposed PUD shall be submitted for:

- i. Roads, including classification, width of right of way, width of pavement and typical construction details;
    - ii. Lighting programs; and
    - iii. Sidewalks, paths and cycle trails.
  - p. School Impact Study: Information on the tax impact of the proposed PUD on local school districts, including details regarding student load, student scheduling, and the financial impact.
  - q. Tax Impact Study: Information on the taxes to be generated by the proposed PUD and the cost to the various taxing bodies to provide the necessary services to the development.
  - r. Traffic Analysis: Information on the adequacy of the local transportation and thoroughfare system to handle anticipated traffic volumes generated by the proposed Planned Unit Development, along with an analysis of the adequacy of the internal vehicular circulation pattern.
  - s. Market Study: An economic feasibility study of the proposed Planned Unit Development, including information on land utilization and marketing potential. Evidence should be presented showing the need and feasibility of the proposed development.
- (4) Final Plat Stage (Required):
- a. Subdivision Plat: If the subject property is to be subdivided in connection with the proposed Planned Unit Development, a final subdivision plat shall be submitted, in compliance with the requirements of the Subdivision Ordinance.
  - b. Common Open Space Documents: All common open space may be either conveyed to a municipal or public corporation, conveyed to a not-for-profit corporation or entity established for the purpose of benefiting the owners and residents of the planned development or retained by the developer. In any event, the Plan Commission may require legally binding covenants and other guarantees, in a form approved by the Village Attorney, that the common open space will be permanently preserved as an open area. All land conveyed to a not-for-profit corporation or like entity shall be subject to the right of said corporation to impose a legally enforceable lien against the individually owned property in the Planned Unit Development for maintenance and improvement of the common open space. Such documents shall also provide that the Village shall have the right, but not the obligation, to perform necessary maintenance of the common open space, and shall have a lien against the individually owned property in the Planned Unit Development for the costs thereof.
  - c. Facilities and Improvements: Detailed construction plans shall be submitted for all facilities and improvements to be built in connection with the proposed Planned Unit Development, including, without limitation: roads, curbs, gutters, street lights, street signs, water, sewers, improvements of open spaces, recreational facilities, and public parking facilities.

# Community Development Department Review

## 2<sup>nd</sup> Review- Revised Plans

### Regarding Purple Hotel Property

Plan Date February 5, 2013

### Department Review February 12, 2013

Overall, the revised resubmitted plans show much improved site access and internal circulation as well as improved site landscaping areas and screening, over the initial plans presented. The Preliminary Planned Unit Development process is intended to review and provide tentative approval and/or commitments from the Village on plans, designs and programs that the developer intends to build. Staff raises a central issue for review is off-street parking not only for the proposed rehabilitation of the hotel but also the desired future retail/office outlot development. Additional information should be provided on the intention relative to the outlot construction i.e. a list of proposed potential land uses and timelines for construction.

#### Significant Revision to Plans Include

- ❖ Reduction in parking spaces from 470 spaces to 395 spaces
- ❖ Relocation of Touhy Avenue Access Point
- ❖ Addition of landscaping screening
- ❖ Improved internal vehicular circulation

#### Staff Comments

- ❖ The revised plans indicate a relocated Touhy Avenue curb cut and two new curb cuts on Lincoln Avenue. IDOT approval of these new and relocated curb cuts should be provided.
- ❖ Dimensions for all landscape areas need to be provided.
- ❖ A timeline for development of the new buildings on the site should be provided.
- ❖ The Developer estimates of parking demand, which include reductions to parking demand taken to account for shared parking among uses, indicate that a peak parking demand of 440 parking spaces would result but only 395 parking spaces would be provided on the property. It is not clear from the study provided what parking demand factor was used for the new development areas. Staff notes that restaurants and entertainment venues typically require higher parking requirements than general retail

and as such, lack of sufficient parking may preclude these desirable uses from this development.

- ❖ Comments provided concerning parking demand and supply generated in the PUD suggest that the future retail phases of the PUD may not occur should hotel operations, once open, indicate a lack of parking available for the new retail-office development.
- ❖ Plans indicate 13,000 square feet of retail is proposed as future development along Lincoln. As illustrated, this retail space does not appear to be designed for an anchor tenant use but for smaller retailers. The developer should provide a list of the types of retail that would be allowed in this PUD for this space.
- ❖ A proposed 20,000 square foot building identified as retail is proposed along Touhy, west of the Purple Hotel building. Village Plans indicate such new buildings should be located closer to the right of way with parking toward the rear. The developer should provide a list of the type of retail that would be allowed for this proposed 20,000 square foot building.
- ❖ Trees indicated to remain on the Site Tree Inventory do not appear to align with the proposed landscape/site plan. (legend wrong?)
- ❖ It appears from narrative provided that Storm Water detention has not yet been designed for any of the new buildings proposed for the site. Staff notes that the Town Center PUD provided all storm water detention in the first phase of that development. Staff recommends that total storm water determination for the development as proposed be provided, detention locations indicated and detention installed as part of the initial improvements planned for the PUD.
- ❖ The lighting plan indicates that 1 foot candle at property lines is exceeded in several locations.

### **Recommended Conditions**

All surface parking areas must be replaced with new asphalt paving.

Areas indicated for future development shall be initially covered with grass turf and the turf maintained until development proceeds on the respective parcel.

Storm Water detention for the full development as proposed, shall be provided prior to initial issuance of occupancy permit(s) for the hotel.



**MEMORANDUM**

**To:** Tim Clarke, Village of Lincolnwood

**Project:** 4500 West Touhy  
Purple Hotel Property  
Conceptual Plan Landscape Review  
Lincolnwood, Illinois  
Land Design Collaborative, Inc.

**Date Prepared:** February 12, 2013

**Prepared by:** Jim Gamble  
Land Design Collaborative, Inc.

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**Introduction**

The following review and comments are for the landscape review of the

- Conceptual Landscape Plan L-04;
- Existing Tree Inventory L-01;
- Tree Protection & Removal Plan L-02;
- Pedestrian Circulation Plan L-03
- Lighting Plan general comments

Due to the conceptual nature of the plans some Village Ordinance specifics, such as: tree spacing dimensions and plant bed materials and dimensions are unable to be addressed without a more detailed plan submission. These current comments are follow-up remarks to the LDC 1-14-13 Landscape Ordinance review comments.

**Landscape Ordinance Section Observations**

*6.12 Landscape Plans Required*

- The plan submitted does not meet all the requirements of this section. A detailed, dimensioned, landscape or site plan was not included making verification of tree spacing, landscape areas, parking spaces and other dimensions impossible.

*Section 6.12 (2)*

Some detail elements are missing such as:

- d. Identification of all proposed plant materials with planting bed locations and dimensions. Of particular interest is the designation of shrub plantings, as well as identification of specific proposed plants by common and botanical name.
- e. The submittal does not identify treatment of all ground surfaces (ground covers, sod, seed, and seasonal beds, impervious and pervious materials). The color rendering aids in interpreting these items but is not definitive.
- h. Walls and fences
- l. Berms, with one(1) foot intervals
- n. Sign locations

3207 Central Street  
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fax





- o. Refuse/Recycling disposal areas.

#### 6.13 Design Planning and Preservation Criteria

##### *Item (1) Landscape Design and Selection of Plant Material*

- (4) Shrubs shall be used whenever possible: there appear to areas along the buildings, in landscape islands and parking lot edges needing softening and screening requiring shrubs. These should be shown in a more detailed submittal.
- (5) Plants along long expanses of building walls: There are areas of the buildings (particularly #2) that should have more detail provided for shrubs and other plantings shown.

##### *Item (9) Tree preservation During Construction*

- Tree protection requirements should be provided in the construction documents.

#### 6.14 Minimum Landscape Requirements for Off-Street Parking

- (1) Perimeter Screening Required: The existing parking lot should be landscape screened along Touhy and Lincoln Avenues including a continuous wall (5 feet wide) or shrubs (8 feet wide). The planting shown does not indicate space for shrubs or a wall for screening the parking along Lincoln Avenue at the midpoint drive area (basically the area shown in the photo).



Existing Parking along Lincoln Ave. Sidewalk

- (2) Interior Landscape Requirements: These requirements should be applied. Particular attention should be paid to planting areas after 20 parking spaces (north end parking aisle and south east along Lincoln Avenue).

#### 6.15 Minimum Landscape Requirements for Foundation Plantings

- See item 6.13 item (4), (5) above.





#### 6.17 Miscellaneous Landscape Requirements

- (1) Parkway landscaping see item 6.14 above.
- (3) Irrigation water service, There was no Irrigation Plan observed in packet.

### General Comments Regarding Site Design

#### Parking Lot layout

- The overall vehicular and pedestrian access to the front entry area and vehicular on-site circulation is much improved.

#### Pedestrian Walkways

- The walk along the south side of the building should have additional access from the roadway such as a carriage walk, for pedestrians to safely step out of the roadway to the sidewalk. A mid-way connection from road to building walk in the west portion would also be useful.
- The placement of walks should be considered along the side of the main entry drive from Lincoln Avenue to the round-about.
- Consider an east-west walk along the south façade of the west Future Development connecting to the south face of the hotel. Also connecting to the proposed parking in the ComEd right of way.
- Consider an east-west walk at the southeast corner of the hotel across the drive to the southeast Future Development parking area.
- Pedestrian Linkages from outer parking lots to Buildings are inadequate. Additional walkways should be added for pedestrians walking between parking and building entries in the northwest lot and as described above.
- Walkways along the north side of Building 2 are not shown for pedestrians to walk past the dumpster area screen wall.

#### Site Lighting

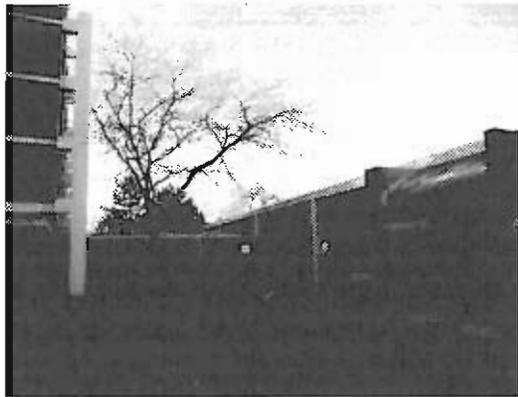
- A few observations about lighting are provided but not a detailed review of the proposed lighting plan.
- The illumination levels in the roadway along the south façade of the hotel seem low, Fc ranging from .5 to 1.0. Some of the lowest light levels (Fc 0.00) are where people will get out on the far side of the car. Additional lights should be considered for the south planting area.
- There are low light levels indicated in the dumpster area and stair alcoves of building #2 (Fc 0.5) which is low for security purposes.
- There are not any light levels shown in the east and west alcoves of Building #2 which need proper security illumination.
- The plan is inconsistent with the new layout and is not coordinated with illumination of pedestrian walks in parking areas. Note; proper illumination of pedestrian walkways through parking lots is essential.





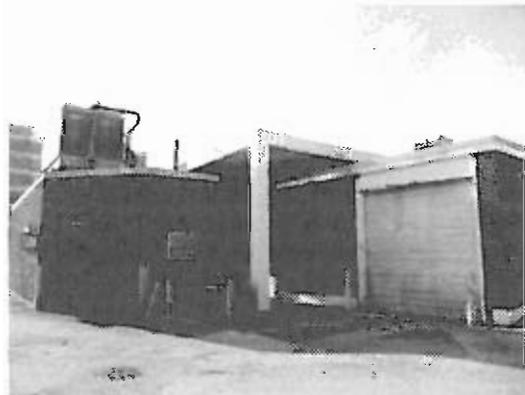
## Pedestrian Safety (Previous Comments)

- “For aesthetic and safety/security reasons to avoid an entrapment potential near the dumpsters a decorative, lockable gate should be considered.”
- “Pedestrian access is unclear between building #1 and Buildings #2 and #3. Will the building entries be located in this area? Will these entries require access codes or cards? The areas between the buildings need to be well lighted and safe with exits to prevent “trapping” of unaware pedestrians.”



East Alcove between Building #1 and #3

- The dumpster bay and the east side stairway at the dumpster area are potential entrapment places and need to be lighted and secured.



East Side of Dumpster Area at Stairway

## Summary

### General

The current landscape submittal is much improved although lacking some detail dimensions, and refinements, the plan has addressed many of the challenges of the





site. A plaza at Touhy Avenue and Lincoln Avenue corner is a highly visible feature for the community and the Purple Hotel site. The conceptual design of a plaza type improvement provided by the developer is encouraged.

#### Key Points

- Provisions for adequate space (3 feet width) for required hedge plantings meeting the landscape Ordinance for continuous parking lot screening along Lincoln Avenue does not appear to be provided.
- The walkways and pedestrian links to and through the parking lots as well as connections to the public sidewalk are much improved but need some refinement.
- East and west alcoves between Building 1 and Buildings 2 and 3, and the Building #2 dumpster area are potential entrapment places and lighting and "escape routes" need to be provided for pedestrians.
- Spacing of street parkway shade trees must be 25 feet apart.
- Site and pedestrian lighting is essential to provide safe pedestrian routes through parking and to illuminate dark areas adjacent to the building.
- The Com Ed right-of-way connection should be coordinated with the Lincolnwood Park Department regarding parking layout, pedestrian and bikeway access.





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## MEMORANDUM

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**TO:** Development Review Team  
**FROM:** Jim Johnson, Village Engineer  
**DATE:** February 10, 2013  
**SUBJECT:** 4500 West Touhy Avenue

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I reviewed the documents related to the subject property submitted on February 6, 2013, and offer the following engineering related comments:

### Survey

Due to the scale of the document, I am unable to review.

### Preliminary Engineering Study and Schematic Engineer

Due to the scale of the document and the lack of information regarding stormwater management, I am unable to review.

### Shared Parking Study

In general, I support the concept of shared parking and have no specific comments for the information provided. As a general comment, I would like more information on the impacts of parking associated with the hotel guests to include the number of guests requiring parking and the extent/duration of the stay. In referring to hotel guests, this means those that are staying in the rooms.

### General

No traffic study was included with the submittal, no stormwater management plan was provided, and submitted documents are inadequate or are of a scale insufficient for review. I will not provide a comprehensive review of the project piecemeal.

If the applicant has questions or needs additional information, please have them contact me at [jjohnson@lwd.org](mailto:jjohnson@lwd.org) or 847-745-4862.

Department of Public Works  
Staff Plan Review



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**MEMORANDUM**

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**TO:** Development Review Team

**FROM:** Manuel Castaneda, Director of Public Works

**DATE:** February 12, 2013

**SUBJECT:** 4500 W Touhy Avenue

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The Public Works Department has reviewed the revised materials dated 02/05/2013 submitted by North Capitol Group. The following additional comments were made for your consideration:

**Trees**

Per Village ordinance a tree removal permit will be needed and the fee is \$250 in addition any tree removed the cost will be \$150 per inch. We need to see a total number of trees that will be removed; as well we need you to contact the Village arborist to get a list of tree species to plant a more diverse species of trees.

**Stormwater Ordinance**

- The Village of Lincolnwood is conducting a storm water modeling project to meet a 10 year rain event level of protection throughout the Village. Therefore the expectancy for water detention within the property will be pursued. In addition a release mechanism will have to be established to regulate the rate of storm water flowing into our combined sewer system.

**Potable Water**

- Along Lincoln Ave. there is a 5 year old 16-in. ductile iron water main that is strongly suggested that new fire sprinkler system line and a domestic water line should be connected. The existing fire sprinkler system line and domestic line along Touhy Ave. are approximately 80 years old and they have history of broken mains in the past. By doing so it will avoid future shut downs and service interruptions for the hotel.

**Sanitary Sewer**

- It is strongly suggested that the existing sanitary sewer line connected to the building be televised and if needed be re-lined if this sanitary would not have to be upgraded.

Department of Public Works  
Staff Plan Review

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

Manuel Castaneda



# LINCOLNWOOD FIRE DEPARTMENT

6900 N. LINCOLN AVENUE – LINCOLNWOOD, ILLINOIS - 60712

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

Lt. Clyde G. Heineman  
Director of Fire Prevention  
[cheineman@lwd.org](mailto:cheineman@lwd.org)

To: Developmental Plan review Team Members  
From: Lt. Clyde Heineman  
Date: 2-13-2013

## Developmental Plan Review

Address: 4500 W. Touhy Avenue

Business Name: The Purple Hotel

Date Plans Received: 1-11-2013

Date Plan Reviewed: 2-7-2013

Building Square Footage: (Varied)

Proposed Occupancy Load: (Varied)

The submitted changes do not impact the comments we provided in the initial review. The Fire Department comments from the initial review are therefore included below for consistency as they have not changed.

**NOTE:** The one new item we would like to see changed is the traffic flow pattern of the south drive along Touhy Avenue as any arriving fire department vehicles may be using this drive. Especially in the case of an arriving ambulance traffic will not be able to clear the drive by “pulling forward” so the ambulance can gain access, but rather would be blocked in or need to back-up to clear the drive for the fire department vehicles. The proposed direction change goes against the natural flow of traffic for arriving vehicles which would have a difficult time making a “U-Turn” to access the drive as proposed.

Previous Comments from Review (No Changes):

1. All plans will be reviewed to the currently adopted versions of the NFPA code set including, *but not limited to* NFPA 1 Fire Code 2009 Edition, NFPA 13 Standard for the Installation of Sprinkler Systems 2010 Edition, NFPA 14 Standard for the Installation of Standpipes and Hose Systems 2010 Edition, NFPA 17A Standard for Wet Chemical

Extinguishing Systems 2009 Edition, NFPA 20 Standard for the Installation of Stationary Pumps for Fire Protection 2010 Edition, NFPA 24 Standard for the Installation of Private Fire Service Mains and Their Appurtenances 2010 Edition, NFPA 70 National Electrical Code® 2011 Edition, NFPA 72 National Fire Alarm and Signaling Code 2010 Edition, NFPA 80 Standard for Fire Doors and Other Opening Protectives 2010 Edition, NFPA 92A: Standard for Smoke-Control Systems Utilizing Barriers and Pressure Differences, 2009 Edition, NFPA 92B Standard for Smoke Management Systems in Malls, Atria, and Large Spaces, 2009 Edition, NFPA 96 Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations 2011 Edition, NFPA 101®*Life Safety Code*® 2012 Edition, NFPA 105 Standard for the Installation of Smoke Door Assemblies and Other Opening Protectives 2010 Edition, NFPA 110 Standard for Emergency and Standby Power Systems 2010 Edition, as well as the 2006 International Fire Code

2. The number of exits, and exit widths provided throughout the buildings has not changed from the original design of the existing structure. Architectural plans will need to be reviewed for compliance with the existing ICC Code set & NFPA 101®*Life Safety Code*® requirements.
  3. The existing stairway to the lower level from the main level banquet area was found to be non-compliant for inadequate separation and was flagged by the State Fire Marshalls Office a number of years ago. Any construction changes will need to address this deficiency. (Possible Exemption to be determined)
  4. The existing sprinkler system has been subjected to several years of freeze / thaw cycles. All existing sprinkler piping and components must be removed due to years of exposure to freezing conditions. A new NFPA 13 compliant sprinkler system shall be installed throughout.
  5. Fire Department Connection(s) location(s) to be determined in conjunction with the Fire Prevention Bureau, the sprinkler contractor and the plan reviewer prior to final design.
  6. The existing fire pump on the system has been submerged in the flooded basement and subjected to several years of freeze / thaw cycles. A new pump compliant with NFPA 20 shall be installed.
  7. A complete fire alarm and communication system compliant with NFPA 72 shall be provided per High Rise requirements of the NFPA 101®*Life Safety Code*®.
  8. The fire alarm system is required to be connected to the fire department dispatch center by way of the Village of Lincoln fire alarm radio network. The fire alarm contractor will be required to coordinate with the Village of Lincoln for installation of the radio by the Village's radio contractor at the completion of the alarm systems installation.
  9. Any kitchen hood installed must be equipped with a hood & duct suppression system
-

compliant with NFPA 96 for mechanical & NFPA 17A for fire suppression, and be connected to the fire alarm system.

10. The installation of a Knox Box® (Key Box) at each entrance not open 24/7/365 will be required.
  11. Water supply for fire suppression will need to be evaluated and possibly expanded beyond that of the existing hydrant locations.
  12. Any combustible construction currently above the ceilings will need to be replaced with non-combustible construction or protected by the fire sprinkler system.
  13. Provide access on all sides for fire department ladder tower vehicle placement.
-



# LINCOLNWOOD POLICE DEPARTMENT

---

## INTER-OFFICE MEMO

Robert LaMantia  
Chief of Police

To: Mr. Tim Clarke, Community Development Director  
From: Lieutenant Randall Rathmell # 243  
Date: February 13, 2013  
Subject: Purple Hotel Redevelopment Revised Plans Review

---

We have reviewed the revised plans for the Purple Hotel Site. The following recommendations were prepared and submitted as written review comments for the development.

We have reviewed the conceptual plan submission for the Purple Hotel Property located at 4500 West Touhy Avenue. Examination of the proposed parking areas plan shows a design which appears to provide natural surveillance of the location for both law enforcement and the public by eliminating visual obstacles or concealment for potential offenders. Sufficient on-site exterior lighting will be provided which is an important consideration as a crime prevention tool in order to safeguard parked vehicles and reduce the potential for criminal damage and vandalism on the property. We recommend a left only turn lane northbound North Lincoln Avenue into the entry gateway at West Chase Avenue to minimize the potential for traffic congestion on adjacent roads and streets. We also recommend the coordination of appropriate pedestrian crosswalks and unobstructed lines of sight on North Lincoln Avenue at West Chase Avenue due to increased pedestrian and vehicular traffic near the property.

Safe designated pedestrian walkways should be provided on the property including both the south side of the building as well as the east side of Building # 2. This will assist pedestrian access from the roadway to the sidewalk and prevent possible pedestrian "entrapment" on the site. This will also serve to define walking areas between parking lots and buildings. Installation of a security gate to control access and provide safety near the dumpster bay area should be considered. Management may further safeguard the property by issuing access codes or cards for hotel patron entry into the building.

In addition, consideration of a security system which includes the installation of alarms, cameras, sensor lights and intrusion detectors made visible to potential offenders, will deter Theft and assist in a criminal investigation. We respectfully request possibly positioning cameras in both the parking lots, hotel floors and commercial businesses

located on the property to help law enforcement investigate Burglaries or other crimes which may occur on the site. New site trees and landscaping along property lines establish natural boundaries for the location.

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

Thank you for your consideration on this matter.

**VILLAGE OF LINCOLNWOOD  
CONCEPTUAL PLAN REVIEW APPLICATION**

Per Village Resolution No. R2012-1714

For

**4500 WEST TOUHY**

**REVISED MATERIALS 02/05/13**





DLA Piper LLP (US)  
203 North LaSalle Street, Suite 1900  
Chicago, Illinois 60601-1293  
www.dlapiper.com

Harold W. Francke  
harold.francke@dlapiper.com  
T 312.368.4047  
F 312.630.5380

**By Hand Delivery**

February 6, 2013

Mr. Timothy M. Clarke, Director of Community Development  
Mr. Aaron N. Cook, Development Manager  
Village of Lincolnwood  
6900 North Lincoln Avenue  
Lincolnwood, Illinois 60712

**Re: North Capital Group / Purple Hotel Property / Conceptual Plan Submission #2**

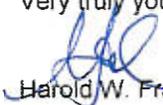
Gentlemen:

In furtherance of our continuing discussions with the Village and in anticipation of our upcoming second conceptual plan workshop with the Plan Commission we are pleased to be forwarding to you the following:

1. Updated Conceptual Site Plan prepared by Teska Associates, Inc.;
2. Updated Boundary and Topographic Survey prepared by Professionals Associated Survey, Inc.;
3. Updated Description of the Planned Unit Development prepared by Koo & Associates, Ltd.;
4. Existing Tree Inventory and Tree Removal & Protection Plan prepared by Teska Associates, Inc.;
5. Pedestrian Circulation Plan prepared by Teska Associates, Inc. and Lighting Plan prepared by Cooper Lighting;
6. Revised Conceptual Landscape Plan prepared by Teska Associates, Inc.;
7. Preliminary Engineering Study and Schematic Engineering Plan prepared by Gary A. Wiss, Incorporated; and
8. Shared Parking Study prepared by KLOA, Inc.

Please contact me with any questions or if any additional information is required in advance of our February 20th meeting with the Plan Commission.

Very truly yours,

  
Harold W. Francke

cc: Nick Patera  
Jackie Koo and Dan Rappel  
Michael Werthmann  
Gary Wiss  
Tom Brantley  
Jake Weiss

**RECEIVED**  
FEB 08 2013  
LINCOLNWOOD  
COMMUNITY DEVELOPMENT

**8.06(2)  
CONCEPTUAL  
PLAN STAGE  
Submission  
for  
4500 West  
Touhy  
"Purple Hotel"**

**Revised  
Materials**  
submitted 02/05/13

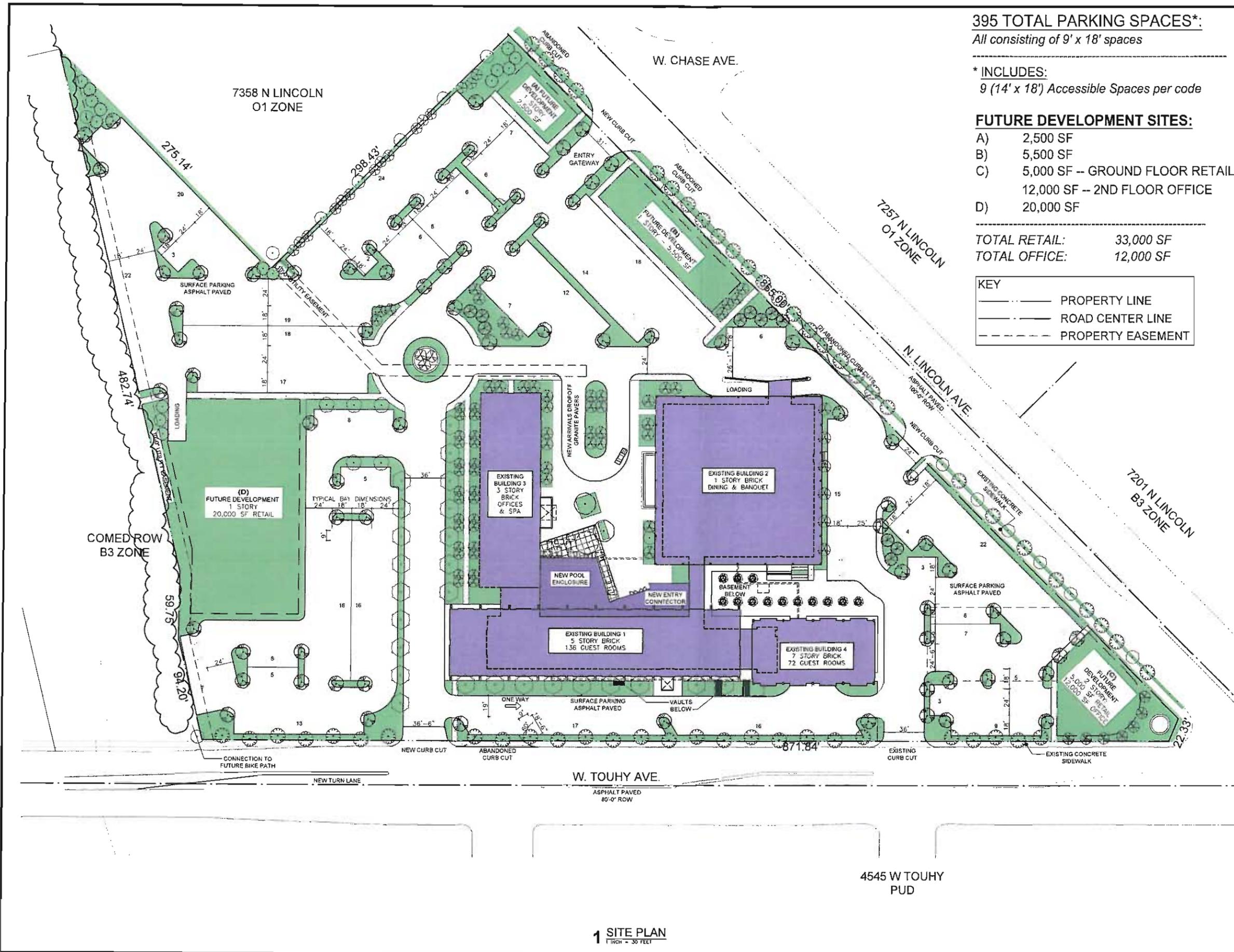
Detailed Plans 8.06(3)(a)  
PUD Description 8.06(3)(h-j)  
Environmental 8.06(3)(l)  
Utilities 8.06(3)(m)  
Landscape Plans 8.06(3)(n)  
Facilities Plan 8.06(3)(o)  
Parking Study 8.06(3)(r)

**8.06(3)(a) Detailed Plans**

Survey

Site Plan





**395 TOTAL PARKING SPACES\*:**  
 All consisting of 9' x 18' spaces

\* INCLUDES:  
 9 (14' x 18') Accessible Spaces per code

**FUTURE DEVELOPMENT SITES:**  
 A) 2,500 SF  
 B) 5,500 SF  
 C) 5,000 SF -- GROUND FLOOR RETAIL  
 12,000 SF -- 2ND FLOOR OFFICE  
 D) 20,000 SF

TOTAL RETAIL: 33,000 SF  
 TOTAL OFFICE: 12,000 SF

**KEY**  
 - - - - - PROPERTY LINE  
 - - - - - ROAD CENTER LINE  
 - - - - - PROPERTY EASEMENT

KEY PLAN

**WEISS PROPERTIES, INC.**  
 8170 McCormick Blvd Suite 100  
 Skokie, Illinois 60076

100 AND ASSOCIATES LTD  
 20 W JACKSON IN #3 STE 215  
 CHICAGO, IL 60604  
 312-255-8800 PH

Engineer 1  
 STRUCTURAL ENGINEER

Engineer 2  
 CIVIL ENGINEER

Engineer 3  
 MEP ENGINEER

Engineer 4  
 EXTRA ENGINEER

**PURPLE HOTEL**  
 4500 Touhy Ave  
 Lincolnwood, IL 60712

REVISIONS

DATE	DESCRIPTION
10-10-2012	SCHEMATIC DESIGN
12-31-2012	PUD APPLICATION
2-5-2013	PUD APP. PART II

NORTH

SCALE: 1" = 30'-0"  
 0 15' 30' 60'

4500 WEST TOUHY SITE PLAN

DRAWING NO.  
**PUD-01**

**1 SITE PLAN**  
 1" INCH = 30' FEET

4545 W TOUHY PUD

USER:  
 PART SCALE:  
 PLOT DATE:

**8.06(3)(h-j) PUD Description**



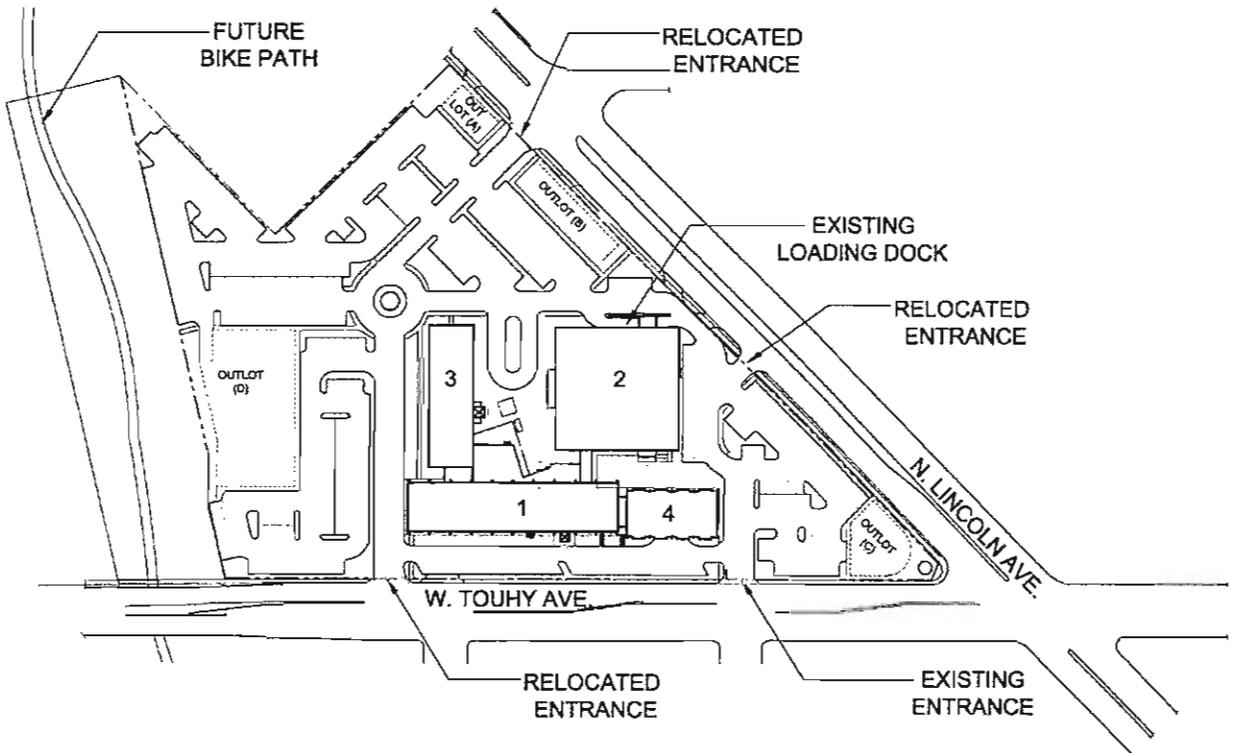
2/6/2013 Revised 12/13/2012

Mr. Jake Weiss  
Weiss Properties  
8170 McCormick Boulevard, Suite 100  
Skokie, Illinois 60076

Re: PUD Application for 4500 West Touhy, Lincolnwood, IL

Dear Mr. Weiss,

The following descriptions are required by the Village of Lincolnwood's Zoning department as part of the PUD application process. The following diagram graphically describes the site.



**8.06.3.h Density**

Site is 8.5 acres. No residential use is anticipated.

**8.06.3.i Non-Residential Uses**

**Building 1 (102,150 GSF)** is an existing 5-story masonry and concrete structure, containing 136 hotel guest rooms. A typical guestroom floor provides 15,050 GSF. A new, one story addition will be added to the north façade, replacing the existing enclosure for the hotel pool and creating a new guest entry. The lower level houses 4,400 NSF of banquet/meeting space, hotel back-of-house facilities and mechanicals.

**Building 2 (36,815 GSF)** is an existing 1-story masonry and concrete structure. The main level will house a minimum of 2 restaurants, with 10,600 NSF of dining space coupled with a 5,600 NSF kitchen. One of the restaurants will be an upscale dining experience, and one will provide meals throughout the day (breakfast, lunch and dinner). The lower level provides 6,635 NSF of back-of-house/banquet kitchen space, and an 8,000 NSF banquet room. The banquet room can be further sub-divided into 3 distinct event spaces.

**Building 3 (27,900 GSF)** is an existing 3-story masonry structure. The ground floor houses the 4,180 NSF executive business center, containing eight conference rooms, the 640 NSF hotel business center, and 1,275 NSF fitness center for the hotel. The second floor houses the 5,540 NSF spa, providing six treatment rooms, reception, and changing facilities. The third floor provides 7,450 NSF of back-of-house offices for the hotel.

**Building 4 (38,000 GSF)** is an existing 7-story masonry and concrete structure, containing 72 hotel guest rooms. A typical guestroom floor provides 6,300 GSF.

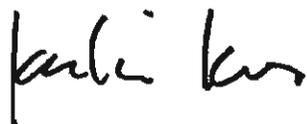
**Future Development** The Site Master Plan shows 4 out-lots, totaling approximately 33,000 GSF of additional retail and 12,000 GSF of office development opportunities.

**8.06.3.j Service Facilities**

A loading dock, located on the north side of Building 2, will provide for all service needs. The basement connects all buildings.

Surface parking is available for approximately 395 vehicles, including 9 ADA spaces. This is a preliminary plan and is not based on final engineered drawings. The parking consultancy Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA) has been retained, and has provided a parking planning and analysis study for the project. Based on their shared parking study, the surface parking shown will meet the parking demands.

Sincerely,  
Koo and Associates Ltd.



Jackie Koo, AIA, LEED A.P., IIDA

**8.06(3)(I) Environment**

Existing Tree Inventory

Tree Removal and Protection Plan

# SITE TREE INVENTORY:

## TREE INVENTORY NOTES

TREE EVALUATION/ANALYSIS AND TAGGING WAS CONDUCTED DURING SITE VISIT ON JANUARY 29, 2013

### LINCOLN AVENUE PARKWAY TREES:

TAG #:	SPECIES:	CALIPER INCHES:	CONDITIONS/COMMENTS:
0001	Maple	18"	2 - trimmed
0002	Maple	18"	2 - trimmed
0003	Maple	12"	3
0004	Locust	12"	1
0005	Locust	14"	2 - leaning
0006	Maple	14"	4
0007	Locust	14"	4
0008	Maple	12"	4
0009	Locust	8"	1
0010	Locust	14"	4

### TOUHY AVENUE PARKWAY & UNTAGGED SITE TREES:

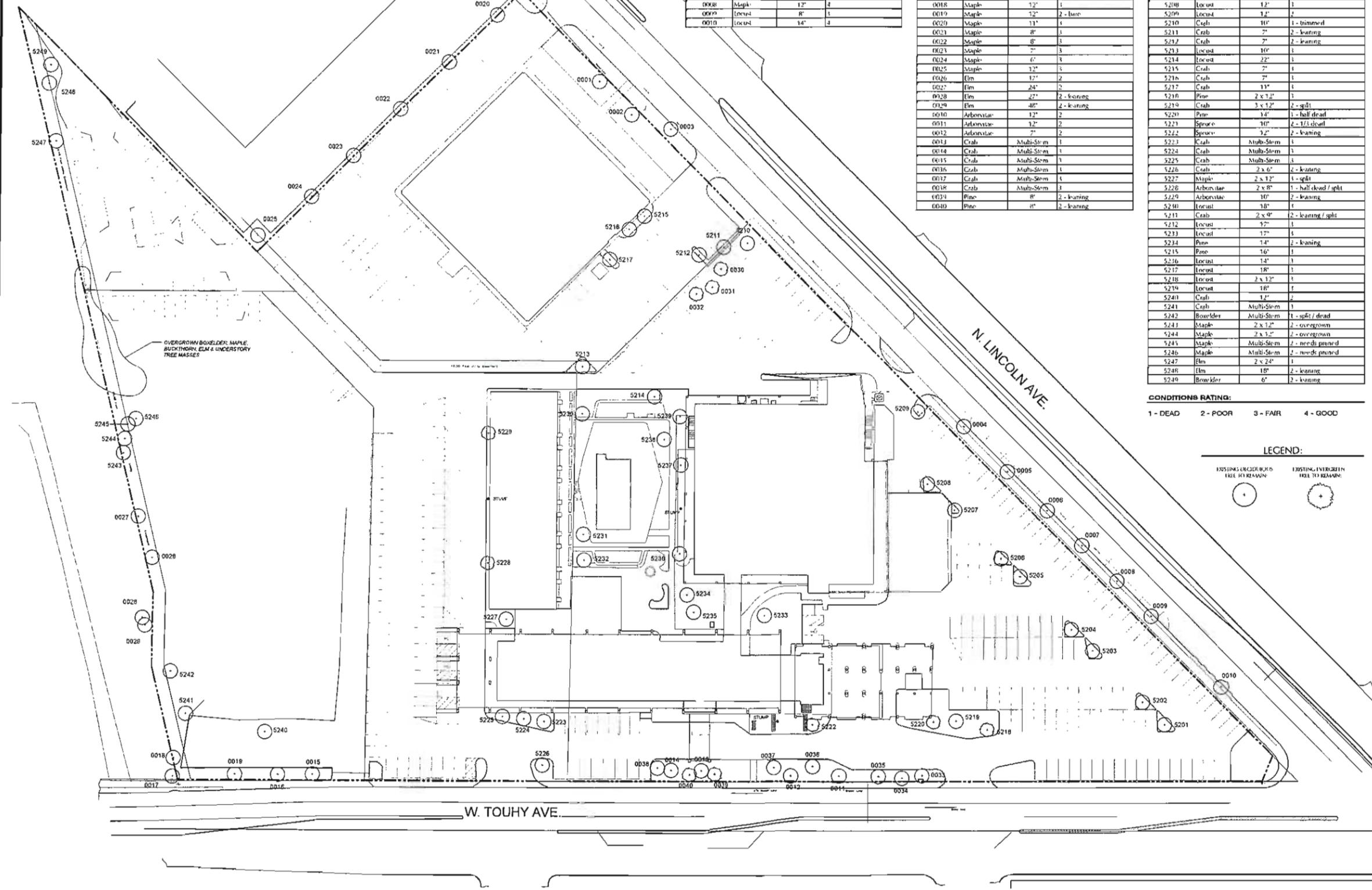
TAG #:	SPECIES:	CALIPER INCHES:	CONDITIONS/COMMENTS:
0011	Maple	12"	1
0012	Pine	24"	1
0013	Pine	12"	2 - leaning
0014	Elm	12"	2 - leaning
0015	Ash	12"	1
0016	Ash	12"	1
0017	Maple	14"	1
0018	Maple	12"	1
0019	Maple	12"	2 - bare
0020	Maple	11"	1
0021	Maple	8"	1
0022	Maple	8"	1
0023	Maple	7"	1
0024	Maple	6"	1
0025	Maple	12"	1
0026	Elm	12"	2
0027	Elm	24"	2
0028	Elm	22"	2 - leaning
0029	Elm	40"	2 - leaning
0030	Arbutus	12"	2
0031	Arbutus	12"	2
0032	Arbutus	7"	2
0033	Crab	Multi-Stem	1
0034	Crab	Multi-Stem	1
0035	Crab	Multi-Stem	1
0036	Crab	Multi-Stem	1
0037	Crab	Multi-Stem	1
0038	Crab	Multi-Stem	1
0039	Pine	8"	2 - leaning
0040	Pine	8"	2 - leaning

### TAGGED SITE TREES:

TAG #:	SPECIES:	CALIPER INCHES:	CONDITIONS/COMMENTS:
5201	Locust	14"	1
5202	Locust	14"	2
5203	Locust	14"	1
5204	Locust	14"	2
5205	Maple	6"	2 - bare
5206	Maple	8"	4
5207	Maple	7"	1
5208	Locust	12"	1
5209	Locust	14"	2
5210	Crab	10"	1 - trimmed
5211	Crab	7"	2 - leaning
5212	Crab	7"	2 - leaning
5213	Locust	10"	1
5214	Locust	22"	1
5215	Crab	7"	1
5216	Crab	7"	1
5217	Crab	11"	1
5218	Pine	2 x 12"	1
5219	Crab	3 x 12"	2 - split
5220	Pine	14"	1 - half dead
5221	Spruce	10"	2 - 1/3 dead
5222	Spruce	12"	2 - leaning
5223	Crab	Multi-Stem	1
5224	Crab	Multi-Stem	1
5225	Crab	Multi-Stem	1
5226	Crab	2 x 6"	2 - leaning
5227	Maple	2 x 12"	1 - split
5228	Arbutus	2 x 8"	1 - half dead / split
5229	Arbutus	10"	2 - leaning
5230	Locust	18"	1
5231	Crab	2 x 9"	2 - leaning / split
5232	Locust	12"	1
5233	Locust	14"	1
5234	Pine	14"	2 - leaning
5235	Pine	16"	1
5236	Locust	14"	1
5237	Locust	18"	1
5238	Locust	2 x 12"	1
5239	Locust	18"	1
5240	Crab	12"	2
5241	Crab	Multi-Stem	1
5242	Bowlder	Multi-Stem	1 - split / dead
5243	Maple	2 x 12"	2 - overgrown
5244	Maple	2 x 12"	2 - overgrown
5245	Maple	Multi-Stem	2 - needs pruned
5246	Maple	Multi-Stem	2 - needs pruned
5247	Elm	2 x 24"	1
5248	Elm	18"	2 - leaning
5249	Bowlder	6"	2 - leaning

CONDITIONS RATING:  
1 - DEAD 2 - POOR 3 - FAIR 4 - GOOD

### LEGEND:



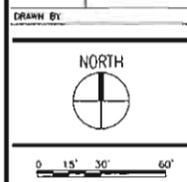
WEISS PROPERTIES, INC.  
8170 McCormick Blvd, Suite 100  
Skokie, Illinois 60076

KOO AND ASSOCIATES LTD  
83 W JACKSON BLVD STE 215  
CHICAGO, ILLINOIS  
312-254-0020 PH

Engineer 1  
Structural Engineer  
Engineer 2  
Civil Engineer  
Engineer 3  
MEP Engineer  
Engineer 4  
Extra Engineer

**PURPLE HOTEL**  
4500 Touhy Ave  
Lincolnwood, IL 60712

REVISIONS	
DATE	DESCRIPTION
10-10-2012	SCHEMATIC DESIGN
12-31-2012	PVD APPLICATION
07-05-2013	



Existing Tree Inventory

DRAWING NO  
**L-01**

PLOT DATE: PDATE USER LOGON: USER LOGON PLOT SCALE: PLOTSCALE

**TREE PROTECTION NOTES**

- Contractor shall protect existing trees to remain shown on the drawings.
- Do not store construction material within dripline of trees to remain.
- Protect tree root system from damage due to noxious materials in solution caused by runoff, seepage, or spillage during mixing, storage, or placement of construction materials.
- Place temporary fencing 10' beyond dripline of each tree or group of trees to remain for entire duration of construction activities. Fencing shall be secured in place with posts installed at 6' o.c. Posts shall be sunk 2' min below grade and shall be 4" ht as measured above finished grade.
- Pruning and removal of branches shall be performed by a qualified tree surgeon only as directed by landscape architect.

**SITE TREE INVENTORY:**

**LINCOLN AVENUE PARKWAY TREES:**

TAG #:	SPECIES:	CALIPER INCHES:	CONDITIONS/COMMENTS:
0001	Maple	18"	2 - trimmed
0002	Maple	18"	2 - trimmed
0003	Maple	12"	3
0004	Locust	12"	3
0005	Locust	14"	2 - leaning
0006	Maple	15"	4
0007	Locust	14"	4
0008	Maple	12"	4
0009	Locust	8"	1
0010	Locust	14"	4

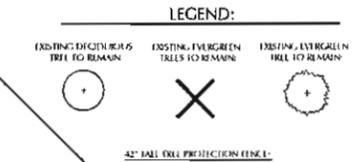
**TOUHY AVENUE PARKWAY & UNTAGGED SITE TREES:**

TAG #:	SPECIES:	CALIPER INCHES:	CONDITIONS/COMMENTS:
0011	Maple	12"	1
0012	Pine	24"	1
0013	Pine	17"	2 - leaning
0014	Elm	12"	2 - leaning
0015	Ash	12"	1
0016	Ash	12"	1
0017	Maple	14"	3
0018	Maple	12"	1
0019	Maple	12"	2 - bare
0020	Maple	11"	1
0021	Maple	8"	3
0022	Maple	8"	1
0023	Maple	7"	1
0024	Maple	6"	1
0025	Maple	12"	1
0026	Elm	17"	2
0027	Elm	24"	2
0028	Elm	27"	2 - leaning
0029	Elm	48"	2 - leaning
0030	Arbutus	12"	2
0031	Arbutus	12"	2
0032	Arbutus	7"	2
0033	Crab	Multi-Stem	1
0034	Crab	Multi-Stem	1
0035	Crab	Multi-Stem	1
0036	Crab	Multi-Stem	1
0037	Crab	Multi-Stem	1
0038	Crab	Multi-Stem	1
0039	Pine	8"	2 - leaning
0040	Pine	8"	2 - leaning

**TAGGED SITE TREES:**

TAG #:	SPECIES:	CALIPER INCHES:	CONDITIONS/COMMENTS:
5201	Locust	14"	1
5202	Locust	14"	1
5203	Locust	14"	1
5204	Locust	14"	2
5205	Maple	6"	2 - bare
5206	Maple	8"	4
5207	Maple	7"	1
5208	Locust	12"	1
5209	Locust	12"	2
5210	Crab	10"	1 - trimmed
5211	Crab	7"	2 - leaning
5212	Crab	7"	2 - leaning
5213	Locust	10"	1
5214	Locust	22"	1
5215	Crab	7"	1
5216	Crab	7"	1
5217	Crab	11"	1
5218	Pine	2 x 12"	1
5219	Crab	3 x 12"	2 - split
5220	Pine	14"	1 - half dead
5221	Spruce	10"	2 - 1/3 dead
5222	Spruce	12"	2 - leaning
5223	Crab	Multi-Stem	1
5224	Crab	Multi-Stem	1
5225	Crab	Multi-Stem	1
5226	Crab	2 x 6"	2 - leaning
5227	Maple	2 x 12"	1 - split
5228	Arbutus	2 x 8"	1 - half dead / split
5229	Arbutus	10"	2 - leaning
5230	Locust	18"	1
5231	Crab	2 x 9"	2 - leaning / split
5232	Locust	17"	1
5233	Locust	17"	1
5234	Pine	14"	2 - leaning
5235	Pine	16"	1
5236	Locust	14"	1
5237	Locust	16"	1
5238	Locust	2 x 12"	1
5239	Locust	18"	1
5240	Crab	12"	2
5241	Crab	Multi-Stem	1
5242	Box Elder	Multi-Stem	1 - split / dead
5243	Maple	2 x 12"	2 - overgrown
5244	Maple	2 x 12"	2 - overgrown
5245	Maple	Multi-Stem	2 - needs pinned
5246	Maple	Multi-Stem	2 - needs pinned
5247	Elm	2 x 24"	1
5248	Elm	78"	2 - leaning
5249	Box Elder	6"	2 - leaning

**CONDITIONS RATING:**  
 1 - DEAD    2 - POOR    3 - FAIR    4 - GOOD  
 74 TREES TO BE REMOVED ; 16 TREES TO REMAIN



**WEISS PROPERTIES, INC.**  
 8170 McCormick Blvd, Suite 100  
 Skokie, Illinois 60076

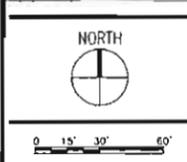
**KOO AND ASSOCIATES LTD.**  
 55 W JACKSON BLVD STE 215  
 CHICAGO, ILLINOIS  
 312-258-0020 PH

**Engineer 1**  
**Engineer 2**  
**Engineer 3**  
**Engineer 4**

**PURPLE HOTEL**  
 4500 Touhy Ave  
 Lincolnwood, IL 60712

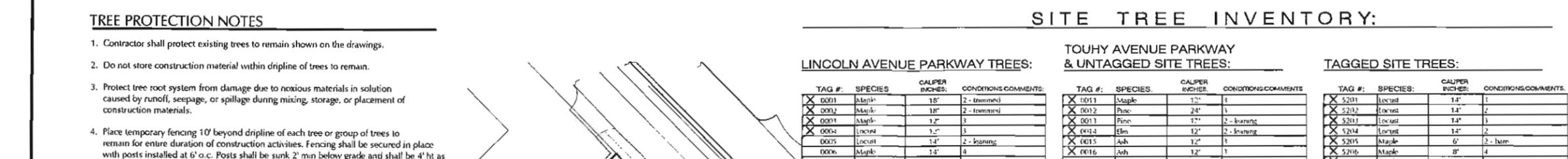
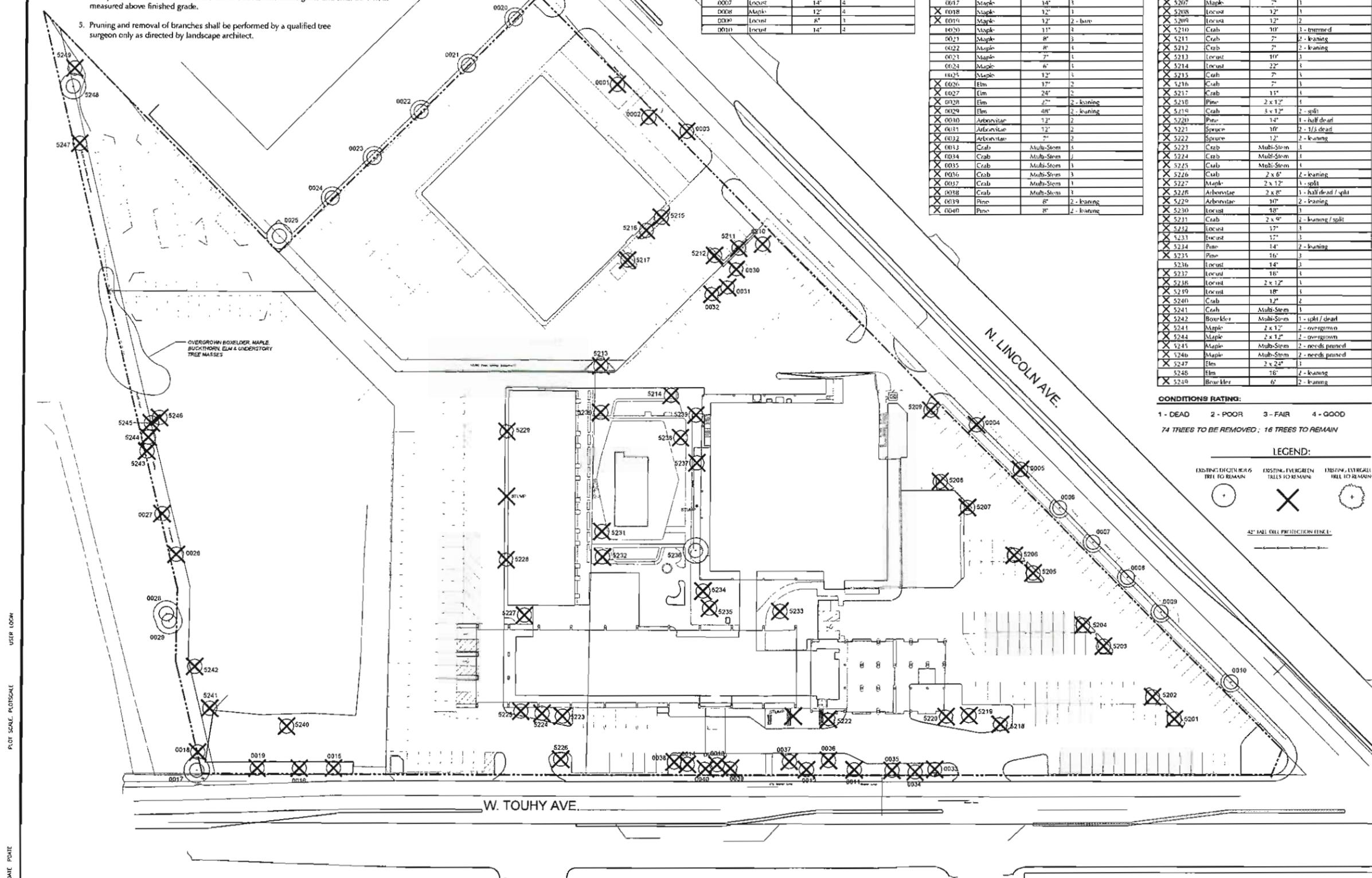
**REVISIONS**

DATE	DESCRIPTION
10-10-2012	SCHEMATIC DESIGN
12-31-2012	PKD APPLICATION
02-05-2013	



**Tree Protection & Removal Plan**

DRAWING NO  
**L-02**



PLOT DATE: PKDATE  
 PLOT SCALE: PLOTSCALE  
 USER: LOGON

**8.06(3)(m) Utilities**

Preliminary engineering Study

Schematic Site Plan



February 5, 2013

**PRELIMINARY ENGINEERING STUDY**

**FOR**

**PURPLE HOTEL PROPERTY**

**4500 W. TOUHY AVENUE**

**LINCOLNWOOD, ILLINOIS**

**NOTE: Refer to Schematic Site Engineering Plan dated February 5, 2013**

**SANITARY SEWER**

The site is bordered on the Lincoln Avenue side by an 18-inch combined sewer and on the Touhy Avenue side by a 48-inch combined sewer. The existing buildings to remain are served by a 6-inch connection to Touhy Avenue. The existing service will be upgraded if so dictated by its condition or increased demand from the renovated building.

Each new structure will be served by a new connection to the combined sewer in either Lincoln or Touhy, as appropriate.

**STORM SEWER AND DETENTION**

An entirely new on-site storm sewer system is proposed with a connection, via a controlled outlet, to the 18-inch combined sewer in Lincoln Avenue. Storm water detention for all redeveloped areas of the site will be provided in compliance with the Storm Water Management Ordinance. For areas of new pavement and landscaping, this will be accomplished by storing detained water on the surface of new asphalt parking areas, and in the new storm sewer system.

It is not known at this time if sufficient storage volume can be provided on the parking lot surface and in the storm system for new buildings. If the demand of a proposed building cannot be accommodated, then an underground storage vault will be provided as part of the building construction, which will have sufficient volume to make up the deficiency, as determined by the Village Engineer.



Preliminary Engineering Study  
Purple Hotel Property  
4500 W. Touhy Avenue  
Page 2  
February 5, 2013

### **WATER SUPPLY**

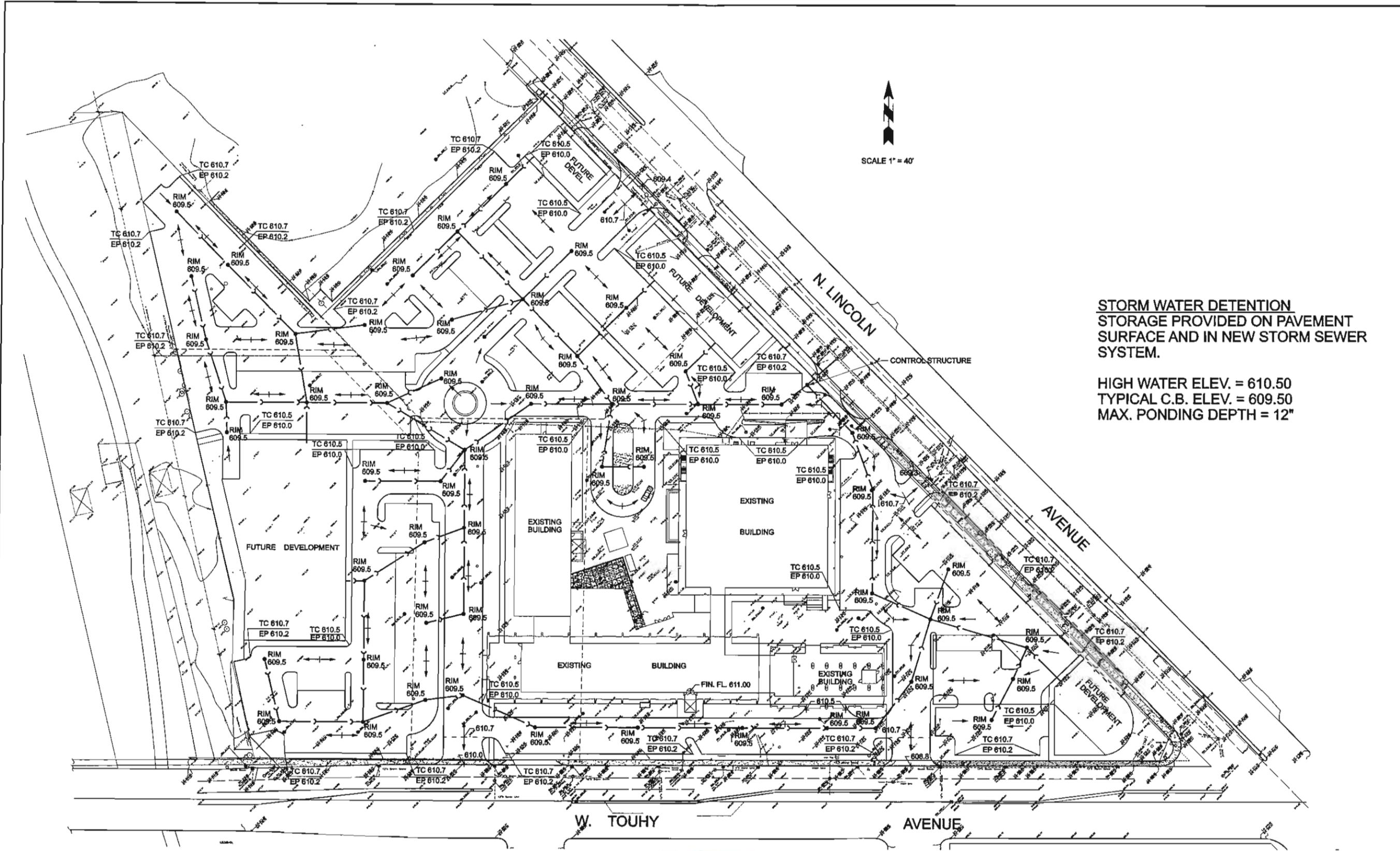
The site is bordered on the Lincoln Avenue side by an 8-inch public water main and on the Touhy Avenue side by a 10-inch public water main. The existing buildings to remain are served by a connection to Touhy Avenue. The existing service will be upgraded if so dictated by its condition or increased demand from the renovated building.

Each new structure will be served by a new connection to the public main in either Lincoln or Touhy, as appropriate.

Fire protection for all existing and new structures will be provided by fire sprinkler systems meeting current building codes, including fire pumps as required. If new on-site fire hydrants are deemed necessary by the Fire Department, the design of new on-site water mains to serve them will be coordinated with the Fire Department, Public Works Department and Village Engineer.

### **GAS, TELEPHONE, ELECTRIC AND CABLE TV SERVICE**

A detailed analysis has not been performed, but the design team believes at this time that all necessary utility services are readily available.



**STORM WATER DETENTION STORAGE PROVIDED ON PAVEMENT SURFACE AND IN NEW STORM SEWER SYSTEM.**

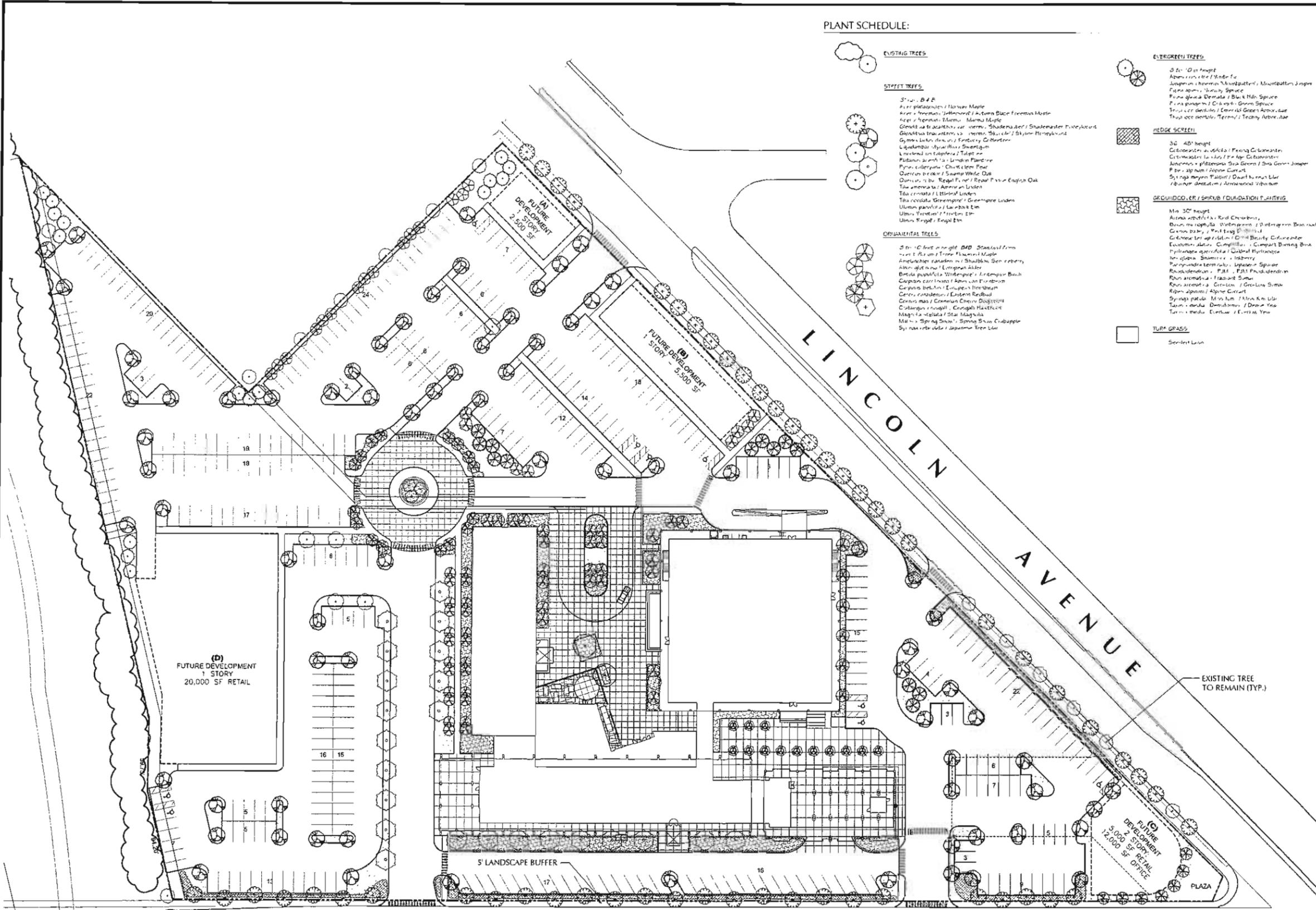
**HIGH WATER ELEV. = 610.50  
TYPICAL C.B. ELEV. = 609.50  
MAX. PONDING DEPTH = 12"**

2/5/2013 J:\GARY\12048\CAD\1\_Proposed Improvements.dgn

 <b>CONSULTING CIVIL ENGINEERS</b> 450 SKOKIE BLVD. SUITE 105 NORTHBROOK, ILLINOIS (847) 480-0240		<b>PURPLE HOTEL</b> 4500 W. TOUHY AVENUE LINCOLNWOOD, ILLINOIS		SHEET <b>C1</b> OF 1	
DESIGNED BY: G.W.	CHECKED BY: G.W.	SCALE: 1" = 40'			
DRAWN BY: J.R., S.W.	JOB NO.: 12048-6988	BOOK:	<b>SCHEMATIC SITE ENGINEERING PLAN</b>		
DATE: 02-05-13	BY: S.W.	P.U.D. APPLICATION		REVISION	DATE: 02-05-13

**8.06(3)(n) Landscape Plans**





**PLANT SCHEDULE:**

- EXISTING TREES**
- STREET TREES**
- EVERGREEN TREES**
- HEDGE SCREEN**
- DECIDUOUS / SHRUB FOUNDATION PLANTING**
- TURF GRASS**
- ORNAMENTAL TREES**

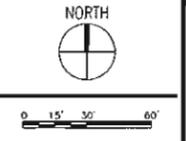


Engineer 1  
 ENGINEER  
 Engineer 2  
 CHL. ENGINEER  
 Engineer 3  
 MEP ENGINEER  
 Engineer 4  
 EXTRA ENGINEER

**PURPLE HOTEL**  
 4500 Touhy Ave  
 Lincolnwood, IL 60712

REVISIONS	
DATE	DESCRIPTION
10-10-2012	SCHEMATIC DESIGN
12-31-2012	PUD APPLICATION
02-05-2013	

DRAWN BY:



Conceptual  
 Landscape Plan

DRAWING NO.

**L-04**

USER LOGON  
 PLOT SCALE, PLOTSCALE  
 PLOT DATE, PRINT

**8.06(3)(o) Facilities Plans**  
Pedestrian Circulation  
Lighting Plan



627 Grove Street  
Evanston, Illinois 60201  
Tel: 847.269.2015  
Fax: 847.269.2059



WEISS PROPERTIES, INC.  
8170 McCormick Blvd., Suite 100  
Skokie, Illinois 60076



KOO AND ASSOCIATES LTD.  
12 W JACKSON BLVD STE 215  
CHICAGO IL 60604  
TEL: 312-680-7100

Engineer 1  
STRUCTURAL ENGINEER

Engineer 2  
CIVIL ENGINEER

Engineer 3  
MEP ENGINEER

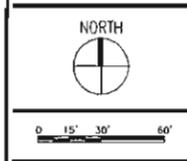
Engineer 4  
EXTRA ENGINEER

**PURPLE HOTEL**  
4500 Touhy Ave  
Lincolnwood, IL 60712

REVISIONS

DATE	DESCRIPTION
10-10-2012	SCHEMATIC DESIGN
12-31-2012	PUD APPLICATION
02-05-2013	

DRAWN BY:



Pedestrian Circulation Plan

DRAWING NO.  
**L-03**

PEDESTRIAN CIRCULATION LEGEND:

	INTERNAL CIRCULATION
	PUBLIC CIRCULATION

PUBLIC PEDESTRIAN CIRCULATION (TYP.)

INTERNAL PEDESTRIAN CIRCULATION (TYP.)

(A)  
FUTURE DEVELOPMENT  
2,200 SF

(B)  
FUTURE DEVELOPMENT  
1 STORY - 5,500 SF

(D)  
FUTURE DEVELOPMENT  
1 STORY  
20,000 SF RETAIL

(E)  
FUTURE DEVELOPMENT  
2,000 SF RETAIL  
12,000 SF OFFICE

PART DATE PAGE  
PLOT SCALE PLOTSCALE  
USER LOCATION

**DESCRIPTION**

The McGraw-Edison Talon is the most versatile, functionally designed, universally adaptable outdoor luminaire available. The Talon brings outstanding performance to walkways, parking lots, roadways, building areas, and any security lighting application. U.L. listed and CSA certified for wet locations. IP66 Rated.

Catalog #		Type	
Project		Date	
Comments			
Prepared by			

**SPECIFICATION FEATURES**

**Construction**

One-piece heavy-wall, die-cast aluminum construction with integral reveal channels along top surface of housing. Internal cast-in wall separates optical and electrical chambers allowing components to operate cooler. One-piece die-cast aluminum door frame with integral cast-in gasket channel seals optical chamber to an IP66 rating. Stainless steel latches and hinges allow for toolless opening and removal of door frame.

**Electrical**

Offered standard with ballast and related electrical componentry hard mounted to die-cast housing details for optimal heat transfer and operating efficiency. Optional galvanized steel swing-down power tray with integral handle. Electrical disconnects allow tray to be completely removed from the housing providing ample hand and tool room for attachment of fixture during installation.

**Optical**

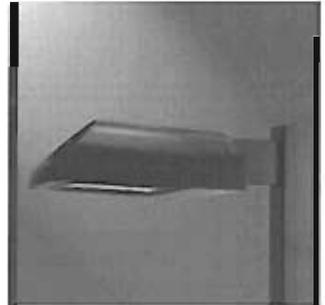
**REFLECTOR:** Choice of 14 high efficiency optical systems utilizing horizontal and vertical lamp orientations. Optional high efficiency segmented optical systems constructed of premium 95% reflective anodized aluminum sheet. Optical segments are rigidly mounted inside a thick gauge aluminum housing for superior protection. All segment faces are clean of rivet heads, tabs or other means of attachment which may cause streaking in the light distribution. Standard with mogul-base socket for HPS, MH and 250-400W MP. Standard with medium-base socket for 200W MP and below. All optical modules feature quick disconnect wiring plugs and are field rotatable in 90° increments.

**Mounting**

Extruded 8" aluminum arm includes internal bolt guides allowing for easy positioning of fixture during installation to pole or wall surface. Standard single carton packaging of housing, square pole arm and round pole adapter for contractor friendly arrival of product on site.

**Finish**

Housing and arm finished in a 5 stage premium TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum, and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.



**TLM  
TALON MEDIUM**

**70 - 400W**

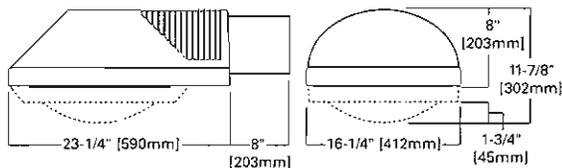
Pulse Start Metal Halide  
High Pressure Sodium  
Metal Halide

**ARCHITECTURAL  
AREA LUMINAIRE**

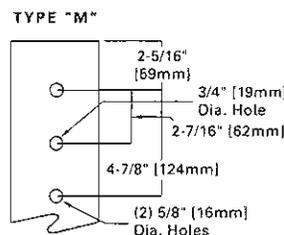


NOTE: In all flat glass configurations only.

**DIMENSIONS**



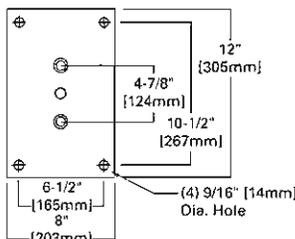
**ARM DRILLING**



**WATTAGE TABLE**

Lamp Type	Wattage
Pulse Start Metal Halide (MP)	70, 100, 150, 175, 200, 250, 320, 350, 400W
High Pressure Sodium (HPS)	70, 100, 150, 250, 400W
Metal Halide (MH)	175, 250, 400W

**WALL DRILLING**



**ENERGY DATA**

**Hi-Reactance Ballast Input Watts**

- 70W HPS HPF (86 Watts)
- 70W MP HPF (94 Watts)
- 100W HPS HPF (115 Watts)
- 100W MP HPF (129 Watts)
- 150W HPS HPF (170 Watts)
- 150W MP HPF (185 Watts)

**CWA Ballast Input Watts**

- 175W MP HPF (198 Watts) G
- 200W HPS HPF (240 Watts)
- 200W MP HPF (227 Watts) G
- 250W HPS HPF (295 Watts)
- 250W MP HPF (283 Watts) G
- 320W MP HPF (361 Watts) G
- 350W MP HPF (397 Watts) G
- 400W HPS HPF (457 Watts)
- 400W MP HPF (452 Watts) G

**EPA**

- Effective Projected Area: (Sq. Ft.)
- Recessed Door w/o Arm: 0.79
- Deep Door w/o Arm: 1.02
- 8" Arm: 0.43

**SHIPPING DATA**

- Approximate Net Weight:
- Recessed Door: 47 lbs. (21.79 kgs.)
- Deep Door: 52 lbs. (23.63 kgs.)



MOUNTING CONFIGURATIONS

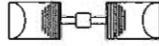
Wall Mount



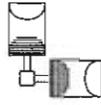
**Arm Mount Single**  
E.P.A.  
TLM  
Recessed Door 1.22  
Deep Door 1.45



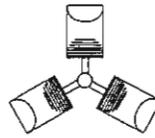
**Arm Mount 2 @ 180°**  
E.P.A.  
TLM  
Recessed Door 2.44  
Deep Door 2.90



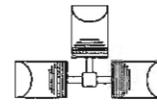
**Arm Mount 2 @ 90°**  
E.P.A.  
TLM  
Recessed Door 2.44  
Deep Door 2.90



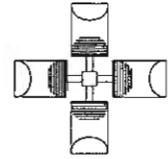
**Arm Mount 3 @ 120°**  
E.P.A.  
TLM  
Recessed Door 3.23  
Deep Door 3.92



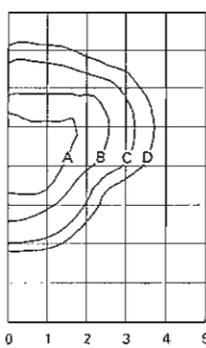
**Arm Mount 3 @ 90°**  
E.P.A.  
TLM  
Recessed Door 3.23  
Deep Door 3.92



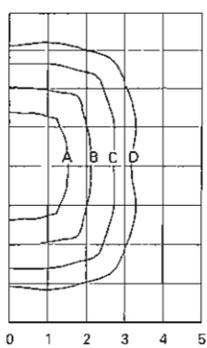
**Arm Mount 4 @ 90°**  
E.P.A.  
TLM  
Recessed Door 3.63  
Deep Door 4.43



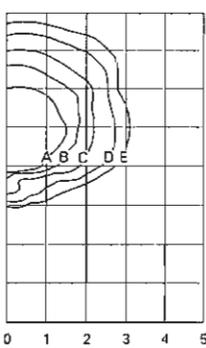
PHOTOMETRICS [Complete IES files available at www.cooperlighting.com]



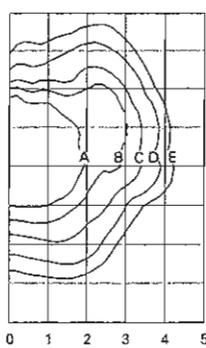
**TLM-150-MP-3V-FG**  
150-Watt MP  
14,000-Lumen Clear Lamp  
Type III Vertical  
Flat Glass



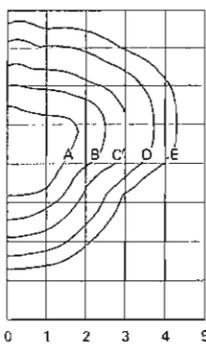
**TLM-150-MP-AS-FG**  
150 Watt MP  
14,000-Lumen Clear Lamp  
Area Square  
Flat Glass



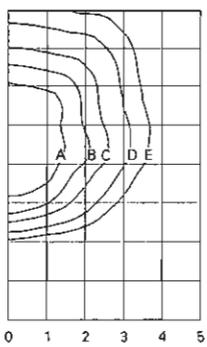
**TLM-250-MP-SL-FG**  
250-Watt MP  
22,000-Lumen Clear Lamp  
Spill Light Eliminator  
Flat Glass



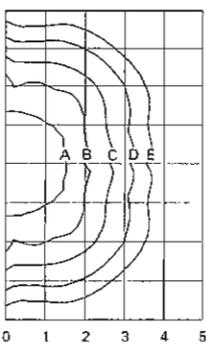
**TLM-400-MP-3S-FG**  
400-Watt MP  
40,000-Lumen Clear Lamp  
Type III Segmented  
Flat Glass



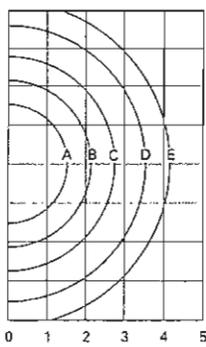
**TLM-400-MP-3V-SG**  
400-Watt MP  
44,000-Lumen Clear Lamp  
Type III Vertical  
Sag Glass



**TLM-400-MP-4V-SG**  
400-Watt MP  
44,000-Lumen Clear Lamp  
Type IV Automotive Perimeter  
Sag Glass



**TLM-400-MP-5S-FG**  
400-Watt MP  
40,000-Lumen Clear Lamp  
Type V Segmented  
Flat Glass



**TLM-400-MP-AR-SG**  
400-Watt MP  
44,000-Lumen Clear Lamp  
Area Round  
Sag Glass

Footcandle Table

Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
<b>175W [3V/AS]</b>					
15'	1.70	0.85	0.34	0.17	--
20'	1.00	0.50	0.20	0.10	--
25'	0.64	0.32	0.13	0.06	--
<b>250W [SL]/400W [3S]</b>					
20'	2.00	1.00	0.50	0.20	0.10
25'	1.28	0.64	0.32	0.13	0.06
30'	0.88	0.44	0.22	0.09	0.04

Footcandle Table

Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
<b>400W [3V/4V/5S/AR]</b>					
20'	3.00	1.50	0.75	0.30	0.15
25'	2.00	1.00	0.50	0.20	0.10
30'	1.38	0.69	0.34	0.13	0.06

ORDERING INFORMATION

Sample Number: TLM-400-MP-MT-3F-FG-BK-HS

--	--	--	--	--	--	--	--

**Product Family** <sup>1</sup>

TLM=Talon Site Medium

**Lamp Wattage** <sup>2</sup>

- ME**  
 70= 70W  
 100= 100W  
 150= 150W  
 175= 175W  
 200= 200W<sup>3</sup>  
 250= 250W  
 320= 320W<sup>3</sup>  
 350= 350W<sup>3</sup>  
 400= 400W<sup>3</sup>  
**HPS**  
 70= 70W  
 100= 100W  
 150= 150W  
 250= 250W  
 400=400W  
**MH** <sup>4</sup>  
 175=175W  
 250=250W  
 400=400W<sup>3</sup>

**Lamp Type**

MP=Pulse Start Metal Halide  
 HPS=High Pressure Sodium  
 MH=Metal Halide<sup>4</sup>

**Voltage** <sup>5</sup>

- 120=120V  
 208=208V  
 240= 240V  
 277= 277V  
 347= 347V  
 480= 480V  
**DT**= Dual-Tap<sup>6</sup>  
**MT**= Multi-Tap<sup>6</sup>  
**TT**= Triple-Tap<sup>6</sup>

**Distribution**

**Horizontal Lamp**

- 2F=Type II Formed  
 2S= Type II Segmented  
 3F= Type III Formed  
 3S= Type III Segmented  
 4F= Type IV Formed  
 4S= Type IV Segmented  
 5F= Type V Formed  
 5S= Type V Segmented  
**SL**= Spill Light Eliminator  
**AF**= Automotive Front Row

**Vertical Lamp**

- 3V= Type III Vertical<sup>7</sup>  
 4V= Type IV <sup>7</sup>  
 Automotive Perimeter  
**AR**=Area Round<sup>7</sup>  
**AS**=Area Square<sup>7</sup>

**Lens Type**

FG=Flat Glass  
 SG=Sag Glass

**Color** <sup>8</sup>

- AP=Grey  
 BZ=Bronze  
 BK= Black  
 WH= White  
 DP= Dark Platinum  
 GM= Graphite Metallic

**Options** <sup>9</sup>

- F=Single Fuse (120, 277 or 1<sup>0</sup> 347V)  
 FF= Double Fuse (208, 240 or 1<sup>0</sup> 480V)  
 L= Lamp Included  
 P= Button Type Photocontrol<sup>10</sup> (120, 208, 240 or 277V)  
 EM= Quartz Restrike w/Delay <sup>11</sup> (Also Strikes at Cold Start)  
 Q= Quartz Restrike<sup>11</sup>  
 EM/SC= Quartz Emergency<sup>11</sup> Separate Circuit  
 PT= Electrical Power Tray  
 R= NEMA Twistlock Photocontrol Receptacle  
 HS= Internal House-side Shield<sup>12</sup>  
 VS= Polycarbonate Vandal Shield  
 DD= Deep Door  
 WM= Wall Mount with 8 inch Arm  
 DM=Direct Mount for Round or Square Pole  
 DW=Direct Wall Mount  
 MS=External Mast Arm Adapter  
 HL=Hi/Low Dimming<sup>13</sup>

**Accessories** <sup>14</sup>

- MA1010-XX=Single Tenon Adapter for 3 1/2" O.D. Tenon  
 MA1011-XX=2@180° Tenon Adapter for 3 1/2" O.D. Tenon  
 MA1012-XX= 3@120° Tenon Adapter for 3 1/2" O.D. Tenon  
 MA1013-XX= 4@90° Tenon Adapter for 3 1/2" O.D. Tenon  
 MA1014-XX= 2@90° Tenon Adapter for 3 1/2" O.D. Tenon  
 MA1015-XX= 2@120° Tenon Adapter for 3 1/2" O.D. Tenon  
 MA1016-XX= 3@90° Tenon Adapter for 3 1/2" O.D. Tenon  
 MA1017-XX= Single Tenon Adapter for 2 3/8" O.D. Tenon  
 MA1018-XX= 2@180° Tenon Adapter for 2 3/8" O.D. Tenon  
 MA1019-XX= 3@120° Tenon Adapter for 2 3/8" O.D. Tenon  
 MA1045-XX= 4@90° Tenon Adapter for 2 3/8" O.D. Tenon  
 MA1048-XX= 2@90° Tenon Adapter for 2 3/8" O.D. Tenon  
 MA1049-XX= 3@90° Tenon Adapter for 2 3/8" O.D. Tenon  
 OARA1016=NEMA Twistlock Photocontrol (105-285V)  
 OARA1027=NEMA Twistlock Photocontrol (480V)  
 OARA1201=NEMA Twistlock Photocontrol (347V)  
 OARA1013=Photocontrol Shorting Cap  
 MA1213-XX=External House-side Shield Kit (EPA= 0.38)

**Notes:** 1 8" arm and round pole adapter included with fixture. 2 Standard with mogul-base socket for HPS, MH and 175 - 400W MP. Vertical optics offered with medium-base socket standard up to 200W MP. 3 Requires reduced envelope lamp. 4 175, 250 and 400W MH available for non-US markets only. 5 Products also available in non-US voltages and 50Hz for international markets. Consult factory for availability and ordering information. 6 Dual-Tap ballast is 120/277V wired 277V. Multi-Tap ballast is 120/208/240/277V wired 277V. Triple-Tap ballast is 120/277/347V wired 347V. 7 Vertical lamp optics ship standard with deep door. 250 - 400W not available with flat glass. 8 Custom and RAL color matching available upon request. Consult Cooper Lighting Representative for further information. 9 Add as suffix. 10 Must specify voltage. 11 Quartz options not available with SL and AF optics. 12 House-side shield not available on 5S, 5F, AS, AR, and SL optics. 13 Requires vertical lamp orientation. Provides 24V low voltage leads used in dimming control. 14 Order separately, replace XX with color designation.

**COOPER Lighting**

James Malecha  
 Philip Grist & Associates

Project: Purple Hotel  
 Lincolnwood, IL

Date: 12/19/2012

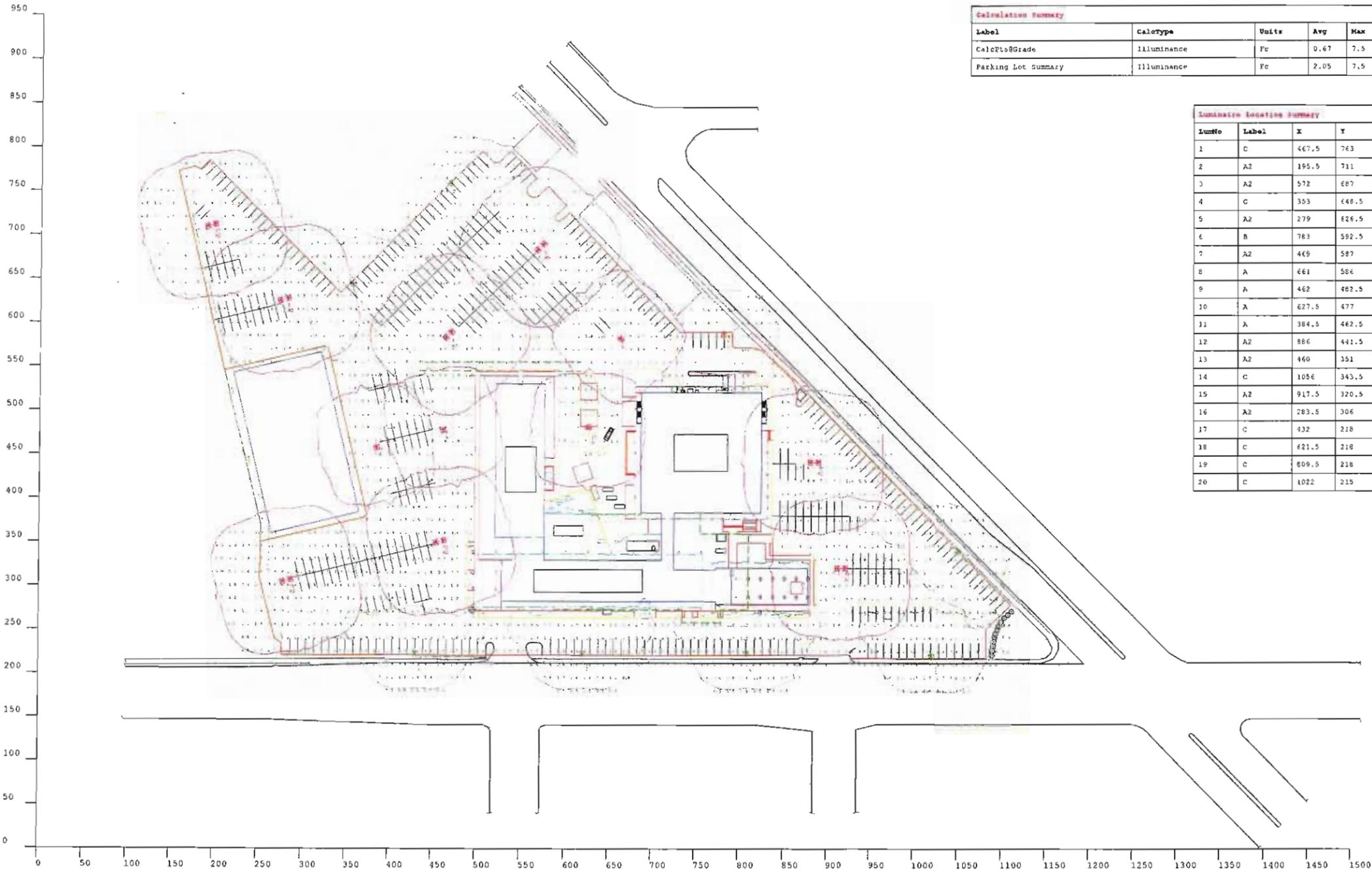
Project No: 1202631

Parking Lot Design Guide	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)
1	2002	3005	10010	30000.00 6.0
2	20 1	15 1	15 1	41 180 Min
3	1001	350.25	5000.50 0.8	12 4013.60

Symbol	Qty	Label	Arrangement	LLF	Description	Lumens/Lamp
	4	A	SINGLE	0.800	TLM-400-MF-KX-55-FG	40000
	8	A2	BACK-BACK	0.800	TLM-400-MF-KX-55-FG	40000
	1	B	SINGLE	0.800	TLM-400-MF-KX-45-FG	40000
	7	C	SINGLE	0.800	TLM-400-MF-KX-35-FG	40000

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts@Grade	Illuminance	Fc	0.47	7.5	0.0	N.A.	N.A.
Parking Lot Summary	Illuminance	Fc	2.05	7.5	0.5	4.10	15.00

LumNo	Label	X	Y	Z	Orient	Tilt
1	C	467.5	763	30	315	0
2	A2	195.5	711	30	45	0
3	A2	572	687	30	45	0
4	C	353	648.5	30	315	0
5	A2	279	626.5	30	15	0
6	B	783	592.5	30	270	0
7	A2	469	587	30	45	0
8	A	661	586	30	315	0
9	A	462	482.5	30	285	0
10	A	627.5	477	30	90	0
11	A	384.5	462.5	30	285	0
12	A2	886	441.5	30	0	0
13	A2	460	351	30	15	0
14	C	1056	343.5	30	225	0
15	A2	917.5	320.5	30	0	0
16	A2	283.5	306	30	15	0
17	C	432	218	30	90	0
18	C	621.5	218	30	90	0
19	C	809.5	218	30	90	0
20	C	1022	215	30	90	0



**8.06(3)(r) Parking Study**  
Part of Traffic Analysis

MEMORANDUM TO: Jake Weiss  
Weiss Properties Incorporated

FROM: Michael A. Werthmann, PE, PTOE  
Principal

DATE: February 6, 2013

SUBJECT: Shared Parking Study  
Redevelopment of the Purple Hotel  
Lincolnwood, Illinois

This memorandum summarizes the methodologies, results, and findings of a shared parking study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the redevelopment of the Purple Hotel and two adjacent properties located in Lincolnwood, Illinois. The existing hotel and adjacent properties are located in the northwest quadrant of the intersection of Touhy Avenue and Lincoln Avenue. As proposed, the first phase of the project is to consist of the redevelopment of the existing buildings into a full service hotel which will include the following primary uses:

- 208 hotel rooms
- 16,200 square feet of restaurant space (including kitchen)
- 15,940 square feet of multipurpose space (banquet, conference and meeting space/rooms)
- 7,000 square-foot spa

The subsequent phases of the project are to consist of the development of approximately 33,000 square feet of retail space and 12,000 square feet of office space in several outlot buildings to be located around the site. Based on the most current development plan, a total of 395 parking spaces are to be provided. The purpose of this study was to determine the peak parking demand of the full service hotel and the overall development and was based on two different methods, including a shared parking analysis and an analysis of the rates provided in the *ITE Parking Generation Manual*, 4<sup>th</sup> Edition.

## Shared Parking Analysis

The shared parking methodology is based on the following two main principles:

1. The variation in the peak accumulation of parked vehicles due to time differences in the activity patterns of adjacent or proximate land uses (by hour, by day, by season).
2. The relationships among land use activities in a given area or development that result in people being attracted to two or more land uses on a single auto trip.

The overall development, particularly the full service hotel, consists of several component land uses that can be served by shared parking as outlined below.

- The parking demand of the hotel will be the highest during the overnight hours when most other uses are generally closed. Further, the multipurpose space will generally peak during the evenings where as the spa, retail and office uses will peak during the day.
- Second, because of the various types of land uses proposed at the full service hotel and the overall development, a considerable volume of multipurpose trips will be generated. For example, restaurant patrons will be generated from the hotel and multipurpose guests/patrons as well as from retail patrons and office employees. Further, many patrons of the functions held within the multipurpose space will also stay at the hotel. Lastly, patrons of the spa and the retail space will be generated by the hotel guest and/or the office employees.

Thus, the shared parking methodology reduces the total number of parking spaces that will be required for the full service hotel and the overall development.

The estimated parking demand of each use was based on parking rates and time of day factors provided in the Urban Land Institute (ULI) *Shared Parking Manual*, 2<sup>nd</sup> Edition. As indicated previously, shared parking methodology is based on the variations in the peak accumulation of parked vehicles due to time differences in the activity patterns of adjacent or proximate land uses (by hour, by day, by season). The following outlines several assumptions used in determining the parking demand.

- The spa parking demand was based on the retail parking rates while the time of day factors were slightly modified to better reflect the operating hours of the spa.
- Based on information provided by First Hospital Group, Inc. (FTG), the hotel time of day factors during the weekday were modified slightly.
- Since the 4,400 square feet of meeting space in the basement of Building 1 will be used for breakout rooms or employee/staff meetings, it was not included in determining the parking demand of the multipurpose space.

One of the main principles of the shared parking methodology is the relationships among land use activities in a development that result in people being attracted to two or more land uses on a single auto trip. As a result, the parking demand generated by the full service hotel and the overall development will be reduced due to the captive market effects (interaction and/or multipurpose trips) between the various uses. Based on the information provided by FTG and rates provided in the ULI *Shared Parking Manual*, the following parking reductions were considered appropriate for this analysis:

- A 30 percent reduction was assumed on weekdays and weekends for out of town hotel patrons who do not drive to the facility.

- A 30 percent reduction was assumed on weekdays and weekends for restaurant patrons that are captive to the hotel and overall development (i.e., hotel guests, patrons of the multipurpose space, office employees and/or retail and spa patrons).
- A 50 percent reduction was assumed on weekdays and weekends for patrons attending functions held within the multipurpose space who also stay at the hotel.
- A 30 percent reduction was assumed on weekdays and weekends for spa patrons that are captive to the hotel and overall development (i.e., hotel guests, office employees and/or retail patrons).
- A 10 percent reduction was assumed on weekdays and weekends for retail patrons that are captive to the hotel and overall development (i.e., hotel guests, patrons of the multipurpose space, office employees and/or retail patrons).

It is important to note that the ULI *Shared Parking Manual* and previous studies have shown that many hotels experience greater parking reductions. However, to provide a conservative, lower reduction factors were assumed for some of the uses within the full service hotel.

The estimated weekday and weekend parking demand for the full service hotel and the overall development is shown in **Tables 1** and **2**. It should be noted that the estimated parking demand is inclusive of the total parking demand for each use, including guests, patrons, employees, etc. Further, the estimated parking demand assumes 100 percent occupancy and/or activity for each of the individual uses, which provides for a very conservative (worst case) analyses. The results of the analyses reveal the following:

- The full service hotel is estimated to have a peak parking demand of 324 vehicles on a weekday and 320 vehicles on a weekend.
- The overall development is estimated to have a peak parking demand of 440 vehicles on a weekday and 419 vehicles on a weekend.

Table 1  
ESTIMATED PARKING DEMAND—WEEKDAY

Time	Hotel	Restaurants	Spa	Conference	Retail	Office	Hotel Total	Development Total
6:00 A.M.	140	0	4	0	3	1	144	148
7:00 A.M.	142	11	8	0	7	13	161	181
8:00 A.M.	149	34	12	35	21	32	230	283
9:00 A.M.	135	11	15	69	46	42	230	318
10:00 A.M.	124	11	17	69	74	46	221	341
11:00 A.M.	95	6	18	69	93	44	188	325
12:00 P.M.	90	113	17	75	103	38	295	436
1:00 P.M.	90	113	16	75	107	39	294	440
2:00 P.M.	95	37	16	75	103	46	223	372
3:00 P.M.	95	11	17	75	98	44	198	340
4:00 P.M.	96	11	17	75	98	38	199	335
5:00 P.M.	127	34	17	115	102	21	293	416
6:00 P.M.	124	62	14	115	102	11	315	428
7:00 P.M.	116	68	10	115	102	4	309	415
8:00 P.M.	124	79	6	115	88	3	324	415
9:00 P.M.	131	76	2	115	59	1	324	384
10:00 P.M.	146	68	1	58	34	0	273	307
11:00 P.M.	149	45	1	0	12	0	195	207

Table 2  
ESTIMATED PARKING DEMAND—WEEKEND

Time	Hotel	Restaurants	Spa	Conference	Retail	Office	Hotel Total	Development Total
6:00 A.M.	126	0	3	0	3	0	129	132
7:00 A.M.	126	11	8	0	8	1	145	154
8:00 A.M.	128	34	11	35	19	3	208	230
9:00 A.M.	115	11	14	69	46	4	209	259
10:00 A.M.	105	11	16	69	68	4	201	273
11:00 A.M.	105	6	18	69	84	5	198	287
12:00 P.M.	98	113	20	75	100	4	306	410
1:00 P.M.	98	113	20	75	109	4	306	419
2:00 P.M.	105	37	19	75	119	3	236	358
3:00 P.M.	105	11	18	75	119	2	209	330
4:00 P.M.	109	11	16	75	114	1	211	326
5:00 P.M.	111	34	15	115	108	0	275	383
6:00 P.M.	114	62	13	115	96	0	304	400
7:00 P.M.	113	68	10	115	90	0	306	396
8:00 P.M.	119	79	7	115	80	0	320	400
9:00 P.M.	126	76	3	115	63	0	320	383
10:00 P.M.	136	68	1	58	44	0	263	307
11:00 P.M.	143	45	1	0	18	0	189	207

## **ITE Parking Rates**

Parking generation rates published in the *ITE Parking Generation Manual*, 4<sup>th</sup> Edition show that full service hotels have the following peak parking demand:

- On a weekday, the surveyed hotels had an average peak parking demand of 0.89 vehicles per occupied room and an 85<sup>th</sup> percentile peak parking demand of 1.08 vehicles per occupied room.
- On a weekend, the surveyed hotels had an average peak parking demand of 1.20 vehicles per occupied room and an 85<sup>th</sup> percentile peak parking demand of 1.51 vehicles per occupied room.

Per the description provided in the *Parking Generation Manual*, “Hotels are places of lodging that provide sleeping accommodations and supporting facilities such as restaurants; cocktail lounges; meeting and banquet rooms or convention facilities; limited recreational facilities (pool, fitness room), and/or retail and service shops”. Based on the ITE rates, the proposed full service hotel is estimated to have a peak parking demand of 250 to 314 vehicles.

## **Conclusion**

### **Full Service Hotel Parking Demand (First Phase)**

The results of the parking study have shown that the full service hotel or the first phase of the project is estimated to have a peak parking demand as follows:

- Based on the shared parking analysis, the full service hotel is estimated to have a peak parking demand of 324 vehicles. However, as indicated, this estimate represents a conservative analyses and represents 100 percent occupancy and/or activity for each of the individual uses.
- Based on the ITE parking rates, the full service hotel is estimated to have a peak parking demand between 250 and 314 vehicles.

As such, it can be seen that the 395 parking spaces to be provided within the development is sufficient to accommodate the proposed full service hotel or the first phase of the project.

### **Total Development Parking Demand (first Phase and Subsequent Phases)**

Based on the shared parking analyses, the overall development is projected to have a peak parking demand of approximately 440 vehicles. This will exceed the parking to be provided by approximately 45 parking spaces. However, the shared parking analysis provides a conservative estimate regarding the full service hotel parking demand and represents 100 percent occupancy of each of the hotel uses. Assuming the peak parking demand of the hotel based on the ITE parking rates, the overall development is estimated to have a peak parking demand of between 370 to 430 vehicles. As such, depending on (1) the ultimate hotel parking demand and (2) the other uses that are developed within the project, the 395 parking spaces may be sufficient to meet the peak parking demand of the overall development. To ensure that adequate parking is provided for the overall development, the developer has committed to the following.

- To continue to seek additional off-site parking via the Commonwealth property adjacent to the site and/or off-site parking facilities for days when peak functions are occurring at the hotel.
- To develop the project in phases with the first phase to consist of the full service hotel only. As has been demonstrated the 395 parking spaces to be provided are sufficient to meet the full service hotel's peak parking demand.
- To perform follow-up parking surveys/studies after the full service hotel is completed and operating to determine if sufficient parking is available to accommodate the full service hotel and subsequent phases before any additional phases are developed.