




MEMORANDUM

TO: Scott R. Niehaus, Village Manager

FROM: William J. Heniff, AICP, Director of Community Development 

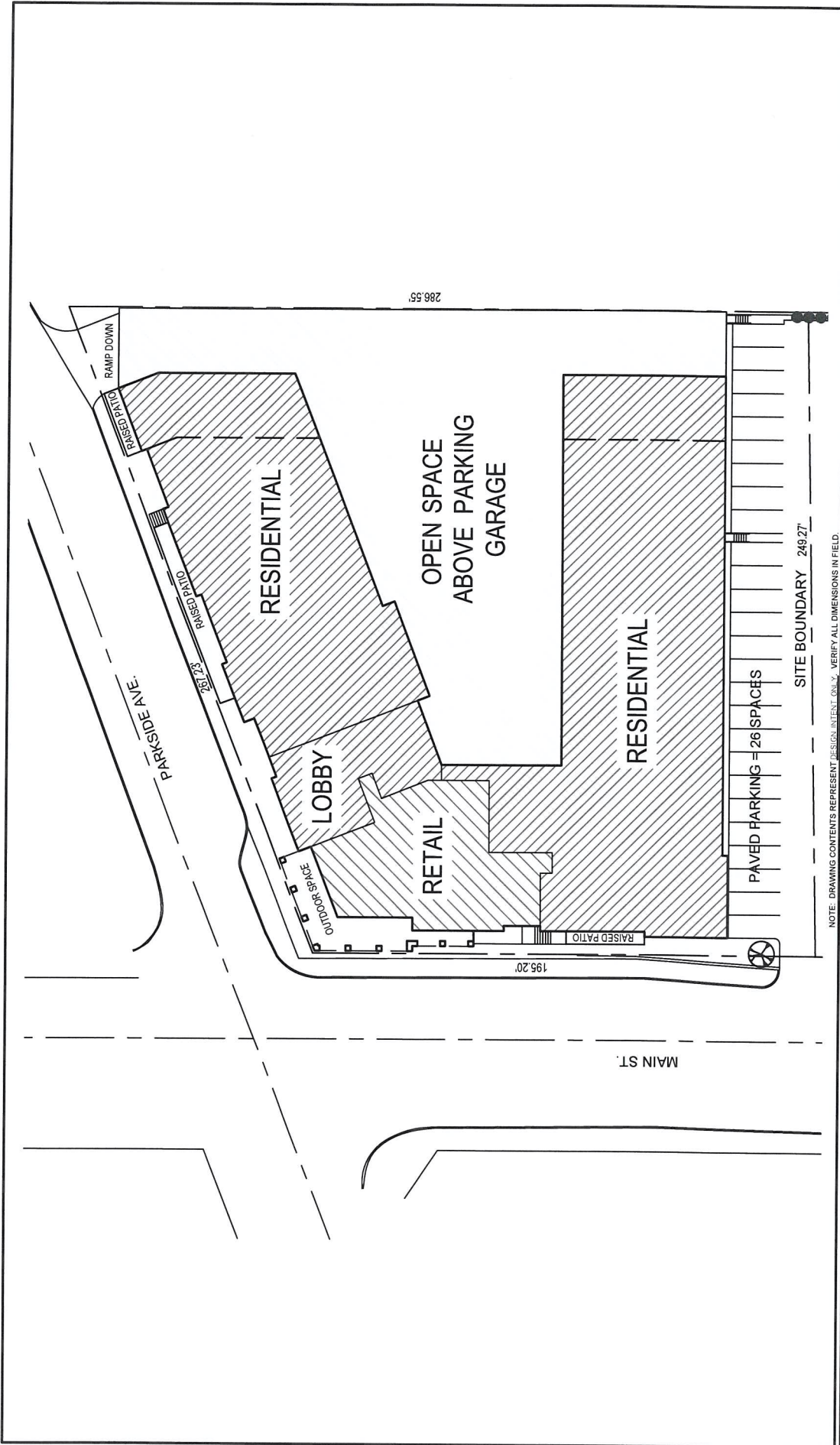
MEETING DATE: April 18, 2019

SUBJECT: **101-109 S. Main Street Property – Redevelopment Agreement (RDA)
Holladay Properties' Lilac Station**

Attached please find concept plans as exhibits to be included in to the Redevelopment Agreement (RDA) provided as part of the regular Village Board packet for April 18, 2019. Should the RDA be approved, Holladay Properties' will refine these plans as part of a forth coming public hearing submittal.

ACTION REQUESTED

Please place these exhibits in the RDA packet for the April 18, 2019 Village Board agenda.



NOTE: DRAWING CONTENTS REPRESENT DESIGN INTENT ONLY. VERIFY ALL DIMENSIONS IN FIELD.

PROJECT: LILAC STATION
 TITLE: SITE PLAN - PARCEL 1
 DATE: 2019.04.11
 SCALE: 1/32" = 1'-0"

TANDEM
 ARCHITECTURE
 700 N CARPENTER STREET CHICAGO, IL 60642

REFERENCE SHEET NO.:

EXHIBIT C-1



NOTE: DRAWING CONTENTS REPRESENT DESIGN INTENT ONLY. VERIFY ALL DIMENSIONS IN FIELD.

PROJECT:	LILAC STATION
TITLE:	PRELIMINARY EXTERIOR DESIGN
DATE:	2019.04.11
SCALE:	NO SCALE

T TANDEM
ARCHITECTURE

700 N. CARPENTER STREET CHICAGO, IL 60642

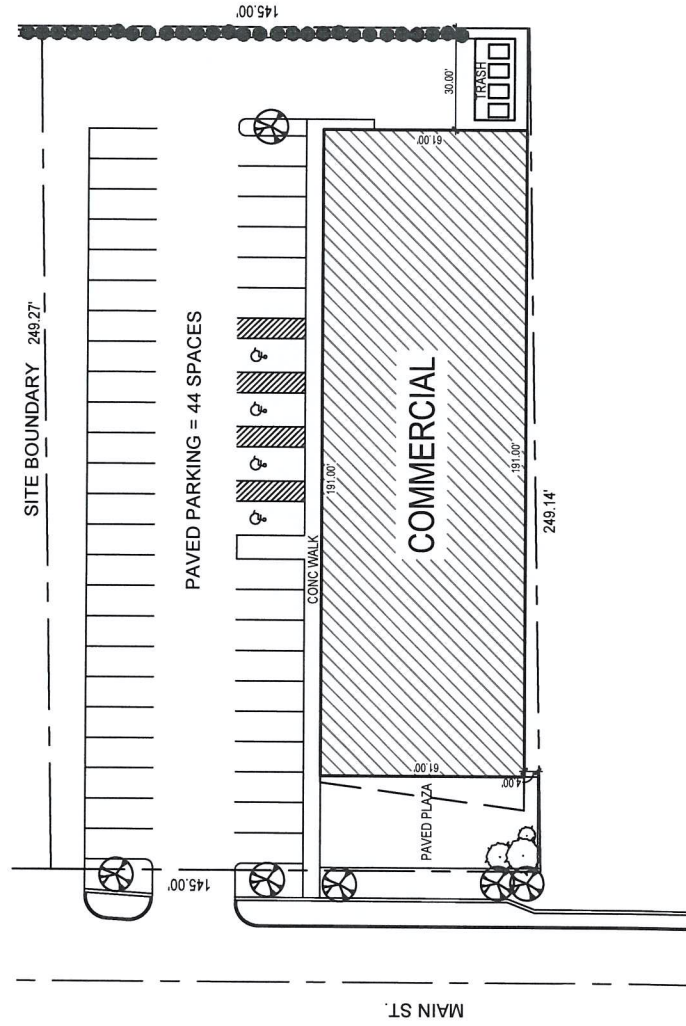
REFERENCE SHEET NO.:

EXHIBIT C-2

EXHIBIT C-2

North Building Project Description

- No more than 120 units of market rate luxury residential apartment units
- Three levels of residential space above enclosed parking structure
- Lobby and not less than 3,000 square feet, and up to 4,000 square feet, of commercial/Restaurant space located at the northwest corner of the building
- Enclosed parking garage to include 1.2 parking spaces per dwelling unit
- Twenty five surface parking spaces located to the south of the North Building.



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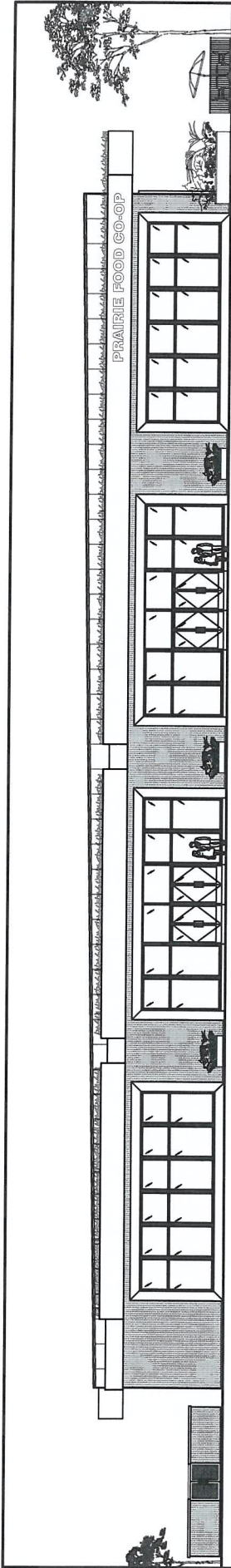
PROJECT: LILAC STATION
 TITLE: SITE PLAN - PARCEL 2
 DATE: 2019.04.11
 SCALE: 1/32" = 1'-0"

TANDEM
 ARCHITECTURE

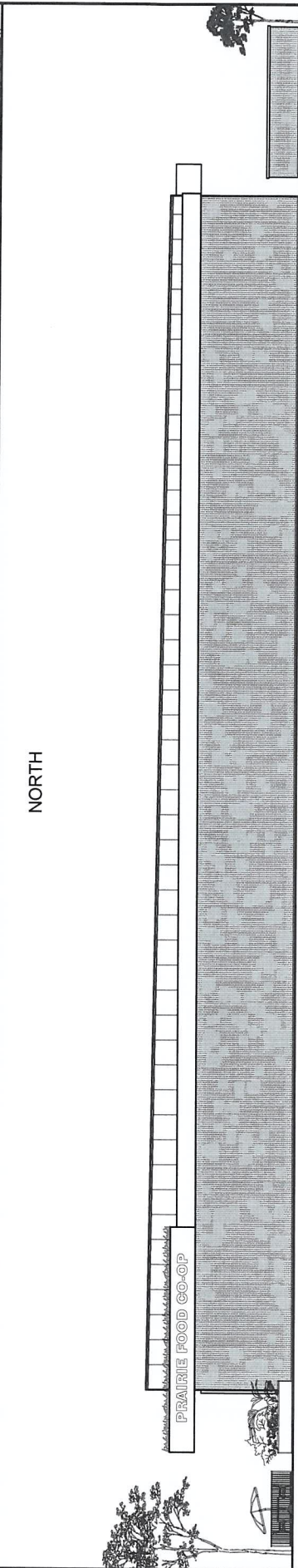
700 N CARPENTER STREET CHICAGO, IL 60642

REFERENCE SHEET NO.:

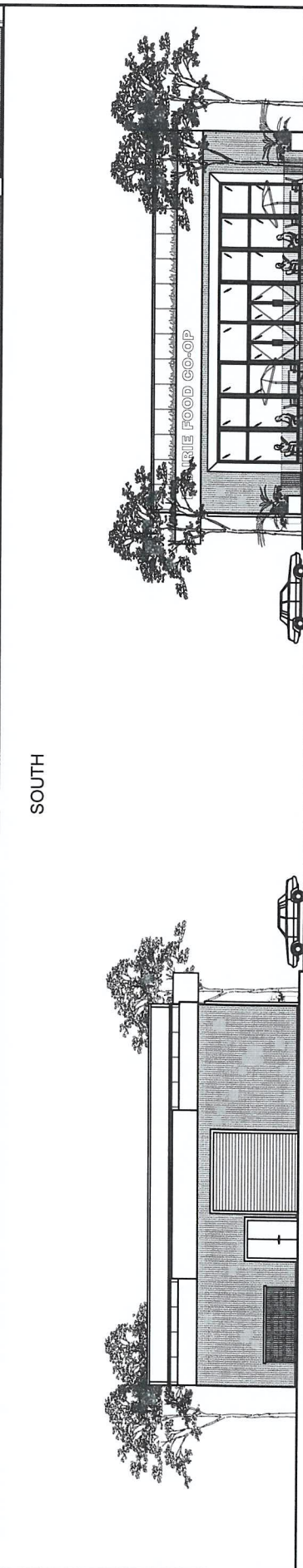
EXHIBIT D-1



NORTH



SOUTH



EAST



WEST

NOTE: DRAWING CONTENTS REPRESENT DESIGN INTENT ONLY. VERIFY ALL DIMENSIONS IN FIELD.

PROJECT:	LILAC STATION
TITLE:	PRELIMINARY ELEV - COMMERCIAL
DATE:	2019.04.11
SCALE:	1/16" = 1'-0"



TANDEM
 ARCHITECTURE
700 N CARPENTER STREET CHICAGO, IL 60642

REFERENCE SHEET NO:
EXHIBIT D-2

EXHIBIT D-2

South Building Project Description

- 12,000 SF single story retail building -intended to be leased to community grocery store operator
- Surface parking lot with 45 spaces
- Public plaza area to the west of the retail building along Main Street including landscape, hardscape and seating area.

