March 9, 2020

Mayor Elizabeth Brandt and Village Trustees
Village of Lincolnshire
One Olde Half Day Road
Lincolnshire, IL 60069

Re: 90, 98 and 100 Half Day Road

Dear Mayor Brandt and Village Trustees:

Thank you for providing TSJ Lincolnshire Property LLC, the Owner of the Property, the opportunity to present our preliminary plan for approval for The St. James facility to be located on the land at 90, 98, & 100 Half Day Road (the “Property”).

In addition to the positive recommendation from the ARB Committee, and continued Staff guidance regarding our plan to create a premier sports, wellness, active entertainment, hospitality, and dining complex for the Lincolnshire community, we appreciated your input and feedback during the Public Hearing that took place the evening of Monday, February 24, 2020.

The following are Village Board comments along with our responses to those comments:

1. The Village Board asked The St. James to study additional fieldhouse standing seam roof colors.

   **Response:** The St. James has provided Sheets 1 through 4 within the Preliminary Development Plan for Approval – Supplemental Sheets dated March 9, 2020, which includes three (3) color options for the fieldhouse standing seam roof for Village Board review. We will be presenting all (3) physical color samples for review and approval at the Village Board Meeting on March 9, 2020. The TPO roofing material that is included at all flat roof locations, and all non-visible roof areas, remains unchanged from the Village Board submission, presentation, and material sample provided during the Village Board Meeting on February 24, 2020. The color of the TPO is “White” by Firestone.

2. The Village Board requested that The St. James provide a sustainability summary for the project.

   **Response:** The St. James, along with its design team, has endeavored to create an environmentally sustainable building consistent with The St. James brand. There are many factors that must be considered when determining which sustainable elements can be included in the project: site specific characteristics, building program, energy savings, economic feasibility, required operations & maintenance, etc. There are also many ways to evaluate the level of sustainability for a building. The St. James team explored the possibility of achieving LEED, Green Globes or Energy Star certification. For LEED and Green Globes the site-specific characteristics (not a high need site, access to transit, surrounding uses, required parking) were a limiting factor in being able to achieve the required number of points for official certification. For Energy Star certification, due to the complexity and number of uses in The St. James building, it is not eligible to receive an efficiency score under their current rating system. However, when evaluating The St. James...
The St. James' mission is to deliver the premier sports, entertainment and wellness destinations in the country. To achieve this goal, The St. James is working to develop ~450,000 SF sports and entertainment complexes in all major markets around the county. Each complex's comprehensive offering of high-quality sports and wellness facilities, programs and instruction “under one roof” addresses two high demand problems:

- The lack of access to quality sports competition and training facilities, programming and instruction for sports enthusiasts of all ages
- The severe logistics burden faced by “time starved” families because of the highly fragmented sports and wellness facilities market

The combination of best-in-class athletics and fitness facilities, coaching and training in nearly (25) sports, hospitality amenities and sports medicine and general health and wellness services will make The St. James the epicenter of sports programming (youth and adult) and the “place to be” for active families. The St. James will offer a differentiated product by leveraging its size and strategic partnerships with both the private and public sectors and community organizations to deliver unique educational and experiential content.

To further this goal, The St. James is targeting major markets across the country to build their flagship complexes. The greater Chicago area is a very attractive market for this sports, entertainment and wellness product. In particular, the northern suburbs of Chicago have the population density combined
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with sports participation rates and education levels that comprise most of The St. James target audience. After an extensive site search across many different municipalities, The St. James decided on this Property in Lincolnshire. The most attractive feature of the site is its visibility and accessibility off two major thoroughfares in the region. Users will drive from as far away as 20-miles to use the facility and easy access off major roads is a key driver to success. In addition, this site is slightly larger than what is needed to build the complex so it affords the opportunity to develop complimentary uses which will help drive the success of The St. James. The St. James vision for the site is to create the premier sports, entertainment, hospitality and wellness destination in the region. The St. James complex will be the anchor tenant on the site and will have the following components:

- Federation International Football Association (FIFA) regulation sized multi-purpose turf field
- Premium swimming pool
- Indoor splash park
- Two NHL sized hockey rinks
- Spectator seating for field, pool and rinks
- Four basketball courts and nine volleyball courts
- Team locker rooms
- Team meeting rooms
- Seven recreational squash courts with one center stage championship court
- Batting cage with six hitting bays
- Golf simulator area
- Gymnastics area
- Fitness center with cardio area, fitness studios and high-performance training center
- Member locker room with lounge
- Public locker room
- Family locker rooms
- Spa
- Restaurant
- Active Entertainment Center (party rooms, gaming, play structure, ninja warrior obstacle course)
- Sports Medicine facility
- Classroom and event space

These features will attract active families, active adults and aspirational youth athletes to The St. James for best in class sports and entertainment experiences. In addition, complimentary entertainment and hospitality uses on the site will create a true destination or “third place” for people to come and pursue their individual passions. The St. James Facility will offer programming in approximately (25) different types of sporting activities.

On September 15, 2018, The St. James opened its first facility in Springfield, Virginia, and is now in full operation. Operations at this site have gotten off to a successful start and it continues to grow in its second year. Membership sales are exceeding expectations and continue to grow month over month. Sports programming is another bright spot with fully subscribed winter lacrosse and indoor soccer leagues. There are fully developed travel team programs in hockey, volleyball, swimming, soccer and basketball. The St. James basketball team is “Team Durant at The St. James” sponsored by Kevin Durant of the Brooklyn Nets. World class athletes have used the facility to train, including Stefon Diggs of the Minnesota Vikings, Alex Ovechkin of the Washington Capitals and gold medalist swimmer Katie Ledecky. D.C. United, the local Major League Soccer franchise, uses the facility as their official indoor training space. These are just some of the highlights over the first year and a half and the business continues to grow and develop.
The St. James Economic Impact and Complex Operations

The St. James operations will have a tremendous positive effect on the economy of Lincolnshire and the surrounding region. During the 24-month construction project, the building project will generate up to (600) jobs. The St. James Facility is expected to create up to (300) full-time jobs, and up to (400) part-time jobs. The event, sports programming, and food and beverage sales will have a direct impact by generating additional tax revenue for the Village. In addition, The St. James will host a variety of sporting events and tournaments. It is anticipated that there will be approximately (30) events annually at the facility; these events will average about (480) visitors per event many coming from outside of the region. These outside visitors will stay at local hotels and eat in local restaurants contributing greatly to the economic activity of the Village of Lincolnshire and the region.

The St. James complex will be open to members 24 hours a day but not all the areas of the facility will be open for that duration. The attached “Typical Hours of Operation” outlines the anticipated schedule for the various venues and retail outlets. This is based on the current operations of the Springfield complex.

In regard to facility security, there are typically three (3) unarmed security guards onsite 24/7. Security Staff increases with larger events, and Security Staff is supplemented by local law enforcement for special events if necessary. Cameras / video surveillance and access control is included throughout the Facility.

The restaurant patio location is approximately 730-feet away from the closest house across Half Day Road. It will be utilized for patrons to sit and enjoy food and beverage. The space will have speakers integrated into the ceiling that play streaming music (e.g. Pandora or Spotify) as background music.

Site & Building Design

The St. James, Lincolnshire is a 435,488 SF facility that features best-in-class facilities, programming, instruction, training and active fun in an environment that will engage, inspire and delight everyone who comes through our doors.

The St. James Sport Complex aims to be the center of the social community at Lincolnshire, IL where people will come to celebrate the best moments of their lives. The mission of the company is to maximize human potential by designing, developing and operating sports, wellness and active entertainment destinations. The design will be clean, bright, and be executed with the highest level of quality and refinement--a direct reflection of the company’s brand + lifestyle.

The building orientation as shown was selected as it was best suited to address several concerns including solar orientation, building footprint, watershed and floodplain issues, as well as serving as the backdrop to the rest of the development. The building faces south and utilizes an overhang to mitigate solar gain on the front facade. The other sides of the building have limited glazing so this orientation should improve energy performance over a western or eastern facing building. The footprint for this facility, due to geographic considerations, could only exist somewhere on the north side of the site without dramatic rework of the existing site. Further complicated by watershed and floodplain issues, the building sits in the middle of the north side of the development to avoid interference with the river watershed. Because of this siting, the building features prominently as the central focus of the site and of the future development.

The materials selected for this building are a reflection and advancement of the brand concept for the St. James. The primary materials of this facility are precast concrete, glazing, and aluminum composite
material panels. The tone of the building is reserved, featuring a palette of white precast concrete, gray precast concrete, gray ACM panels, low-iron glazing at the lobby and restaurant, and insulated glazing throughout the rest of the facade.

The precast also serves an additional purpose of being the primary structural system for much of the facility. This helps improve the speed of construction in a number of ways. The precast panels are formed with a custom form-liner to provide a unique shape that creates visual interest.

Symbolically, the form given to the building is about transformation and movement. Imagine the large simple volumes containing the fieldhouse, icehouse, and other program are being sculpted by the roof blade cutting through the south façade. This action carries the eye along the façade between simple and articulated forms, ultimately meeting the sky and pointing upward. The simple masses are stoic forms, while the south façade features jogging, interleaved panels and glazing to indicate activity.

The site and building design have been significantly improved through the course of the DRT and ARB processes. We had (2) ARB workshops on November 19, 2019, and December 16, 2019, and received the positive ARB recommendation to the Village Board of Trustees for approval on January 21, 2020.

We received important feedback at our ARB workshops and have incorporated design improvements based on that feedback. While The St. James is a large facility, we have made every effort to break down the scale, screen the larger elements with landscaping, and create an open view to interior and exterior activity across the entire entry façade. The main façade is highly articulated and centers on a generous glazed entry condition.

Regarding the perceived length of the building, as a first step we have pushed the pool and waterpark 100'-0" back from the main façade, and placed a landscaped area in front of it, shortening the visible building by 190'-0" in width. From the west, the mass of the building is broken down as the programmatic elements push and pull along the width of the building. We have also added glazing to break down the monolith and create opportunities for natural light to impact the interior. Along the south side of the building, we then have set back the gymnastics area and created a different façade rhythm and a darker color, again perceptually shortening the main façade by roughly 100'-0" and creating a series of four distinct elements in the front of the building all living under one roof. Each of these elements is scaled to a more human proportion in its shortened width.

The visible building is already quite low in height at 45'-0" and is consistent with the height of the current office buildings on site. This front building stands so far forward of the larger field house, that in eye level views the taller elements are almost never visible – including the mechanical units. Additionally, by using a long diagonal canopy, the effective height of the building to a pedestrian comes all the way down to 15’ at the southwestern edge. Therefore, we have focused on scale and composition about the length of the façade, not the height.

At the request of the Village Trustees, we erected a boom-lift to the peak height of the fieldhouse at 75’ above grade and positioned it at the south elevation of the fieldhouse box to illustrate how tall the fieldhouse peak is on property. The boom-lift was erected between the hours of 7:00 AM and 10:00 AM on Tuesday, Wednesday, and Thursday, January 14th, 15th, and 16th, 2020, for viewing by interested parties. The lift was most visible at the Half Day Road / I-94 overpass, and when entering the Property from Half Day Road. In most instances, it was not visible at all due to existing perimeter tree and natural vegetation from any other perspective. On August 27, 2018, the Village Board approved Ordinance 18-3780-208, which in addition to rezoning the Property from OC Office Campus to B2 General Business, granted a height exception for the fieldhouse not in excess of 75-feet. Where the fieldhouse roof is
exposed to view, we have incorporated at standing seam roof for aesthetic enhancement. A Thermoplastic Polyolefin single-ply roofing membrane system (TPO) is planned for all flat roofs and non-visible roof areas.

We had our Civil Engineering Team review lowering the fieldhouse finished floor elevation and have determined that it cannot be lowered below the current finished floor elevation of the building. There is a careful balance between parking/building elevations and the conveyance of stormwater in a flooded condition on this site. The 100-year overflow route that is conveyed along the rear drive is designed to be no closer than one foot below the lowest opening to the fieldhouse. If we were to lower the floor even 6 inches, the parking lot would flood the building in a 100-year event. There is little to no flexibility in lowering the building due to stormwater requirements and floodplain elevations within the adjacent North Branch of the Chicago River. Furthermore, we need to be aware that there are life-safety considerations. It is in the best interest of the health, safety, and welfare of the general public to align the adjacent ground plane to maintain convenient and safe egress pathways. If the building were to be placed lower than the ground plane, it would complicate egress pathways by introducing stairs and/or ramps at every doorway and utilize more the public pathways outside of the building. For these reasons, we have determined that the fieldhouse building should remain at the current elevation.

**Landscape Design**

Similarly to the site and building design, the landscape design has been much improved through the course of the ARB process. The landscape design intent is to both maintain some of the character of the site as it exists today while also proposing a landscape and preservation plan that complements the proposed and future uses. This is achieved by preserving many of the site’s existing high-quality trees, supplementing trees that are proposed for removal with natural groupings of evergreen, canopy and understory trees for screening purposes, framing views of the building as you enter the site from Half Day Road, and by softening the building entry through the use of geometrically shaped planters that provide seasonal color and interest.

Preservation of the existing trees is accomplished by a 50’ Conservation Easement along the west and northern perimeter of the site, preservation of all existing woodlands south of the internal ring road, and preservation of the existing trees and plant material along the east portion of the site which abuts I-94 and the southeast portion of the site which abuts Half Day Road. Between the conservation easement and preservation of trees, they effectively screen the proposed building and future development from Half Day Road, I-94 and adjacent parcels of land to the west and north. Additionally, berms planted with dense groupings of evergreen trees, expected to reach over 35’ at maturity, are proposed to extend along the south and western perimeter of Future Development Lots 3 and 4, and the west and north property lines of The St. James development further screening future development from adjacent properties.

The main entry plaza has been designed to be open, comfortable, and inviting with landscaped respite areas containing reclaimed wood benches, bike racks and planters consisting of flowering perennials and ornamental trees as well as massing’s of ornamental grasses that provide a variety of textures, color and seasonal interest.

Massings of ornamental grasses are proposed along the entry drive parkway to add softness, light and movement to the landscape as you enter the site. Low Juniper shrubs and Cotoneaster are also proposed along the perimeter of many of the site’s pedestrian walkways to define the sidewalks and add to the winter season color in the landscape.
The St. James Facility will be friendly to both pedestrian and vehicular traffic. The pedestrian flow connects Half Day Road directly to the facility via a sidewalk with a landscaped buffer, while also taking in
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consideration connectivity to the future parcels on site as well as the neighboring Florsheim parcel. Similarly, vehicular circulation is fairly simple featuring an east west boulevard connected by an access road that surrounds the facility. To avoid traffic conflicts on the east-west roadway, a separate drop off for The St James is provided. A ring road surrounds the entire site to allow for full site circulation. There is bus parking along the north property line that can accommodate up to (11) buses during special events. We are currently working with IDOT review the site plan and have them signoff on the Plat of ReSubdivision.

The Village of Lincolnshire does not have off-street parking requirements for a unique facility such as the proposed The St. James Facility. As such, the parking requirements, as defined by Code, are based on the primary uses that are offered within the indoor facility which includes the recreational facility, the swimming pool, the meeting and events center space, the physician’s office, and spectator seating. The St. James will only host one event at a time. Therefore, parking was estimated for the largest venue with a capacity of (900) seats.

Table 1 shows the off-street parking spaces required based on Village Code and is compared to the proposed parking supply of (880) parking spaces. In addition to the uses outlined above, The St. James will include complementary uses that include a day spa, daycare center, a sundry/exercise gear shop, and a restaurant. All these uses are considered ancillary uses to the overall development, where a patron will participate in the recreation center facility while also using one of these services in the same visit (e.g. a patron drops their child at the provided daycare and then uses the facility) and therefore no additional parking demand is expected to be generated by these ancillary uses. However, these ancillary uses were included as separate land uses in Table 1 to provide for a conservative analysis. As shown in Table 1, the proposed parking supply will exceed the Village Code requirements.

The Development Review Team (DRT) Site Plan dated June 3, 2019 identifies the total parking provided as (934) spaces in the Site Data Table on the right side of the plan. Additionally, there are (3) locations that provide parking count information within the layout of the parking lot (256), (76) and (602), which total (934) spaces. However, when you manually count the spaces on the Site Plan, the actual total is (878) spaces. The discrepancy is the parking count on the east parking lot where (602) was labeled versus (546) actually being provided. This Site Plan was the basis for all DRT and Architectural Review Board (ARB) reviews, discussions and revisions moving forward from June 2019 through February 2020.

As plans for The St. James progressed through the (3) ARB meetings, it became evident to our team that the project was overparked. A Parking Study of the Springfield, VA facility was conducted in December 2019 to observe traffic and parking data on typical days, and busy days when events occur. The Springfield site has (821) spaces provided with a 15,000 SF larger building compared to (880) spaces provided in Lincolnshire. At the peak of the event day, the parking lot does not exceed (586) spaces which means, even with a surge of parking activity, the total parking supply has ample capacity to accommodate parking demand.

Additionally, we’ve confirmed actual programming of the Springfield, VA facility versus assumptions at the onset of the Lincolnshire entitlement process in terms of employee count. As a result, The St. James has confirmed and provided an Hours of Operation and Employee Count Exhibit to illustrate how the facility operates, and employee headcounts for maximum on-duty employees at one time. This has been reflected in an updated Parking Evaluation Letter dated February 18, 2020 and is based on Village Code (Table 1).
We have provided a Traffic Study Amendment, which is based on real statistics from The St. James Facility in Springfield, Virginia. Along with this Amendment, we are providing a Sample Complex Traffic Days Exhibit, which is a study of non-busy days, typical busy days, and atypical busy days, and the number of visitors and vehicles on each of those given days.

Based on the preceding parking evaluation, the proposed (880) parking spaces for The St. James development will exceed the parking requirements based on the Village of Lincolnshire Code. The following parking summary is based on Village Code:
### The St. James

#### Table 1

**Parking Summary Based on Village Code**

<table>
<thead>
<tr>
<th>Use</th>
<th>Parking requirement</th>
<th>Area of Use</th>
<th>Occupancy Load</th>
<th>Number of Employees</th>
<th>Parking Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Private or Public Recreational Facility and Community Buildings</td>
<td>1 space per 3 persons (1/3) based on occupancy load plus one (1) space per employee</td>
<td>--</td>
<td>875 persons</td>
<td>105</td>
<td>397</td>
</tr>
<tr>
<td>Swimming Pool</td>
<td>1 space per 100 square feet of water surface area</td>
<td>8,625 s.f.</td>
<td>--</td>
<td>--</td>
<td>87</td>
</tr>
<tr>
<td>Meeting &amp; Events Center</td>
<td>1 space per 4 persons at max occupancy</td>
<td>--</td>
<td>192 persons</td>
<td>--</td>
<td>48</td>
</tr>
<tr>
<td>Physician’s Office</td>
<td>1 space per employee and 2 spaces per exam room</td>
<td>2 exam rooms</td>
<td>--</td>
<td>5</td>
<td>9</td>
</tr>
<tr>
<td>Spectator Seating</td>
<td>0.25 spaces per seat</td>
<td>--</td>
<td>900 seats</td>
<td>--</td>
<td>225</td>
</tr>
<tr>
<td>Daycare Center</td>
<td>1 space per 500 square feet</td>
<td>1,570 s.f.</td>
<td>--</td>
<td>--</td>
<td>3</td>
</tr>
<tr>
<td>Restaurant</td>
<td>12 spaces per 1,000 square feet</td>
<td>5,635 s.f.</td>
<td>--</td>
<td>--</td>
<td>68</td>
</tr>
<tr>
<td>Retail</td>
<td>1 space per 200 square feet</td>
<td>2,415 s.f.</td>
<td>--</td>
<td>--</td>
<td>12</td>
</tr>
<tr>
<td>Day Spa</td>
<td>1 space per 150 square feet</td>
<td>3,694 s.f.</td>
<td>--</td>
<td>--</td>
<td>25</td>
</tr>
</tbody>
</table>

**Total Spaces Required:** 874  
**Total Spaces Provided:** 880  
**Parking Surplus (Deficit):** 6

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2. Based on Meeting and Events Code requirements dated October 15, 2019.
3. Number of employees on duty.
4. Includes the WC and storage area for the daycare.
5. Includes fitting rooms and storage area.

During special events, The St. James offers valet parking to increase supply if/when needed. By utilizing valet parking, the facility can handle any overflow parking needs onsite, without needing to source offsite parking.
Stormwater Management

LCSMC has previously reviewed and commented on our concept engineering plan and has been reviewing our final engineering plans since July 2019. We will continue to work with both the County and Village Staff to receive drainage approval within the next 30 days.

The northeast Illinois rainfall intensities have been updated by the Illinois State Water Survey as of the 1st of this year (7.58 in vs. 8.57 in). While the County has not formally adopted the higher rainfall intensities as of the date of this letter, our drainage design has been updated to incorporate them into the sizing of the proposed storm sewer system. Generally speaking, the storm sewer system has been upsized either one or two pipe diameter sizes from our original design in 2019 to convey the additional flow as a result of the higher rainfall intensities. In addition, we have confirmed that the proposed parking lot can convey the higher 100-year rainfall intensity via overland flow across the parking lot without entering the building and maintaining at least one foot of vertical separation between the water surface and the building finish floor elevation.

The proposed detention design meets the current County Ordinance to provide the allowable 100-year release rate from the proposed development. The updated rainfall intensity requires a detention volume of approximately 16.5 acre-feet which is about 20% more detention volume than under the previous requirements. The proposed development has a volume of approximately 16.5 acre-feet when the storm sewer pipe (0.6 ac-ft), surface storage on top of the parking lot (1.3 ac-ft) and the underground pipe system (14.6 ac-ft) is totaled together. Therefore, the drainage design is able to provide the required detention volume utilizing the updated rainfall intensity.

In addition, we are providing the following summary of calculations for context to understand the overall drainage impacts to the North Branch of the Chicago River and downstream properties:

Baseline Flow Information of Adjacent River
North Branch Chicago River Flow: 520 cfs (from FEMA Study)

Existing Conditions Comparison
Runoff Rate from Property: 24 cfs (previous rainfall intensity)
Runoff Rate from Property: 28 cfs (updated rainfall intensity)
Note: 4 cfs difference is less than 1% total impact to existing River flow rate

Proposed Conditions Comparison
Runoff Rate from Property: 5 cfs (previous rainfall intensity)
Runoff Rate from Property: 5 cfs (updated rainfall intensity)

Some observations for the Board to consider from the above information: the development meets the release rates under the County’s Ordinance; the change in 100-year runoff from the existing site is nominal when compared to the flow of the river as well as the developed condition; while we recognize that there are downstream flooding conditions experienced during significant rainfall events in the past, The St. James development is a very small part of the flooding that occurs; both release rates in the developed condition are still significantly lower than the existing runoff rates from the Hewitt office development which clearly illustrates that The St. James development is not increasing peak flows when experiencing 100-year flooded conditions downstream of Half Day Road.
All stormwater detention will be placed beneath the proposed surface parking lot located east of The St. James facility and it will outfall into the North Branch of the Chicago River east of the property adjacent to the southbound Tollway ramp. There is existing FEMA 100-year mapped floodplain located at the northeast corner of the property that is being filled by the proposed parking lot and building improvements. The County requires compensatory storage for the fill that has been located at the southeast corner (Lot 7) of the site which creates attractive site lines into the site from the Tollway off-ramp and Half Day Road. In addition, there is no current plan to construct improvements within the existing Tollway easements along the east property line other than some minor tree cleanup.

**Existing Property**

The Property as it resides today consists of (3) vacant office buildings with an active data center that is currently in the process of being relocated. The vacant buildings are accompanied by surface level parking, areas of wooded vegetation, and retention ponds and wetlands. The Property at the time of purchase was largely unmaintained and disserted. In conjunction with The St. James development, the existing buildings will be demolished, and the existing retention ponds will be filled in to create building pads for future development. The four (4) existing detention facilities were designed and constructed in the 80’s and 90’s and permitted by the Village. As a result, Lake County SMC determined that these locations are not considered regulatory wetlands or waters of the US per SMC’s Preliminary Wetland Jurisdictional Determination letter dated September 6, 2018. The existing wetland complex along Half Day Road west of the main entrance to the Property will remain as they are today. The balance of wetland impacts onsite will be mitigated offsite as part of a wetland bank. As of the date of the Board meeting, we have received the necessary paperwork from the Army Corps to move forward with the wetland permitting and should have that permit in the following weeks.

**Future Development Pads**

In addition to The St. James facility, there is potential for four (4) future development sites within the property that we are actively marketing. Lots 3 & 4 are being marketed as both separate and combined lots, and should they be combined, would reduce the overall number of developed lots to four (4) including The St. James facility. In addition, we have adjusted Lot 5 to be located 120 feet setback from the Half Day Road right-of-way to minimize the opportunity to view the future development from the roadway.

The uses of the future outlots for development range from restaurants to hotels to general entertainment uses. Layout of the site was driven by many factors, which included function of The St. James facility, site circulation, and street frontage for both The St. James facility and marketability the future development pads. The entrance boulevard elegantly landscaped creates a welcoming entry into the Property, with The St. James facility the centerpiece upon approach.

Two (2) of the Lots included with the seven (7) total lots are 1) Common Area, and 2) Compensatory Storage. The Common Area Lot is a lot created for the development that is a beneficial shared use by all Lots. Included with the Common Area on this Property is the Wetlands along Half Day Road, the site entrance roadway, and the east-west roadway. The Compensatory Storage Lot is a Lot created in order to meet the Stormwater Best Management Practices requirement, which is also a benefit to all Lots on the Property. Neither of these Lots are to be considered as future development lots.

We have included the following for your review and consideration:
Lastly, to coincide with our brand, we request the street name to be changed from “Hewitt Drive” to “St. James Way”.

Again, thank you for your time, consideration, and guidance on development of this Property and The St. James facility.

Yours truly,
TSJ Lincolnshire Property LLC

Michael Kerin

Enclosures

Cc: Brad Burke, Village Manager