



**AGENDA**  
**REGULAR ARCHITECTURAL REVIEW BOARD MEETING**  
**Public Meeting Room, Village Hall**  
**Tuesday, May 17, 2016**  
**7:00 p.m.**

*Reasonable accommodations or auxiliary aids will be provided to enable persons with disabilities to effectively participate in any public meetings. Please contact the Village Administrative Office (847.883.8600) 48 hours in advance if you need any special services or accommodations.*

**CALL TO ORDER**

**1.0 ROLL CALL**

**2.0 APPROVAL OF MINUTES**

2.1 Approval of April 12, 2016 Architectural Review Board Minutes

**3.0 ITEMS OF GENERAL BUSINESS**

3.1 Review of Site Design, Landscape Plans, Building Elevations, Exterior Lighting, Parking, Exterior Signage and Site Amenities for Proposed Redevelopment of the Former Cubby Bear Property for a Banquet Hall, 21657 and 21661 Milwaukee Avenue (Trisha Bumpass & Standard Band & Trust Co.).

**4.0 UNFINISHED BUSINESS**

**5.0 NEW BUSINESS**

**6.0 CITIZEN COMMENTS**

**7.0 ADJOURNMENT**

The Architectural Review Board will not proceed past 10:30 p.m. unless a motion is made and approved by a majority of the Architectural Review Board members to extend the meeting one-half hour to 11:00 p.m. Any agenda items or other business that are not addressed within this time frame will be continued to the next regularly scheduled Architectural Review Board Meeting.



**UNAPPROVED** Minutes of the **ARCHITECTURAL REVIEW BOARD** held on Tuesday, April 12, 2016, in the Public Meeting Room of the Village Hall, One Olde Half Day Road, Lincolnshire, IL.

**PRESENT:** Chairman Grover, Trustee-Liaison Hancock, Members, Hardnock, Baskin, and Barranco.

**ABSENT:** Members Gulatee, Jensen, and Kennerley

**ALSO PRESENT:** Tonya Zozulya, Economic Development Coordinator

## **CALL TO ORDER**

### **1.0 ROLL CALL**

The roll was called by Economic Development Coordinator Zozulya and Chairman Grover declared a quorum to be present.

### **2.0 APPROVAL OF MINUTES**

2.1 Approval of February 16, 2016 Architectural Review Board Minutes

**Member Hardnock** moved to approve the minutes as written and **Member Baskin** seconded the motion to approve the February 16, 2016 Architectural Review Board Minutes. The motion passed unanimously by voice vote.

2.2 Approval of February 29, 2016 Architectural Review Board Minutes.

**Member Hardnock** moved to approve the minutes as written and **Member Baskin** seconded the motion to approve the February 29, 2016 Architectural Review Board Minutes. The motion passed unanimously by voice vote.

### **3.0 ITEMS OF GENERAL BUSINESS**

3.1 Public Hearing regarding Sign Code Variation Request to Permit Front-lit Interior-Illuminated Wall Signs for Oak Tree Corners Retail Center, 430 Milwaukee Avenue (FREP Lincolnshire, LLC).

**Chairman Grover** moved to recess the Architectural Review Board Meeting and convene the public hearing. **Chairman Grover** then outlined public hearing procedures.

**Eric Mr. Jacobson** of Frontline Real Estate Partners (FREP), the owner and manager of the Oak Tree Corners Shopping Center, took the stand and was sworn in. **Mr. Jacobson** explained their goal is to bring the existing signage into compliance with the Sign Code and are seeking a variation to have front lit rather than rear lit signage. **Mr. Jacobson** then gave an overview of the current signage as well as examples of the proposed changes. **Mr. Jacobson** noted they



also propose to remove the Bonta box sign from the facade as it is no longer complaint with code. **Mr. Jacobson** then showed a floor plan noting the locations of the proposed signage, with one wall sign per tenant per elevation. There is a 5' minimum separation provided between any adjoining wall signs. He also noted FREP is close to signing a lease with Athletico Physical Therapy, who they anticipate will occupy the majority of the east side of the building, necessitating only one wall sign. There is, however, potential for the need of another sign if the event Athletico does not choose to occupy two spaces. **Mr. Jacobson** further explained FREP is asking for the variation as there is no ability to back lit signage due to the sloped mansard roof and the proposed raceway-mounted sign design. FREP believes front lit signage would look more professional, and is consistent with other front lit signage throughout the Village.

**Economic Development Coordinator Zozulya** explained staff has worked with the petitioner to verify the building construction limitations and noted the petitioner cites their request of a variation is for a true hardship, and possible other options other than front lit lighting. **Economic Development Coordinator Zozulya** explained goose neck lighting was considered, but also found not viable for the site. She noted front lit signs are permitted in other centers in the Village, and staff has found front lit signage to be successful. She further noted staff is in support of the petition with the following recommendations:

1. The exterior box signs from the north and east elevations be removed. The applicant is in support of this recommendation.
2. The petitioner submit a plan for a code complaint trash enclosure for the site by August 1<sup>st</sup>, 2016 with construction of the enclosure to be completed by November 1<sup>st</sup>, 2016. The petitioner is in support of this recommendation.

**FREP's** responses to the variation standards were entered into public record.

**Chairman Grover** asked if the proposal only included white lettering per the provided simulations. **Mr. Jacobson** responded that only white lettering is proposed, and **Economic Development Coordinator Zozulya** confirmed white lettering is a requirement for multi-tenant commercial building wall signs; however, registered logos are not limited by color.

**Trustee Hancock** noted that Subway restaurant at the Village Green Center has a wall sign consistent with their established brand colors. **Economic Development Coordinator Zozulya** stated the Village Green Center is an Area of Special Sign Control with its own set of signage regulations and does allow for colored signs and logos. **Trustee Hancock** asked if the petitioner is interested in non-white signage. **Mr. Jacobson** responded that it is possible if there is a tenant with an established logo they wish to use as their sign which includes non-white lettering, but given the current tenants they do not foresee the need for non-white lettering.

**Member Baskin** asked if the fonts are to be consistent throughout the center, noting his concern is too many different fonts would make the center look disjointed. **Mr. Jacobson** responded they would look to the sign code to govern



font usage; therefore it is possible to have different fonts throughout the center as the sign code permits different fonts with Village approval. **Economic Development Coordinator Zozulya** stated font is most often dictated by the brand and the sign code does not specify a font to be used. **Member Hardnock** stated it makes sense to use fonts which match an existing brand. **Member Baskin** added he has worked with companies with strong brands which have made changes to comply with signage regulations when entering a new market and he would like the caveat added that if no branding is involved with signage, the font size and style be consistent throughout the center. **Mr. Jacobson** replied he understands **Member Baskin's** comment but feels that there should be some flexibility in the font style as it may be beneficial to attracting tenants. **Trustee Hancock** commented that the Village code is silent on font requirements, and the ARB is not seeking to rewrite the code at this meeting. **Economic Development Coordinator Zozulya** stated the ARB could set requirements for this specific center which do not affect the rest of the Village without changing the code. **Mr. Jacobson** noted FREP plans other improvements at the property including roof work, landscaping, and over \$100,000 of interior work which may go towards alleviating some of **Member Baskin's** concerns of the aesthetics of the center.

**Member Baskin** asked for further information on the planned roof improvements. **Mr. Jacobson** explained the plan is to replace the current cedar shake shingles with asphalt shingles, while maintaining the mansard design. **Chairman Grover** commented he was not concerned with the font issue as businesses are going to be limited in what fonts are practical as they have to be legible from the street. **Economic Development Coordinator Zozulya** suggested the font style could be held consistent while providing flexibility for businesses with a preexisting brand identity. **Member Hardnock** stated he feels it would be difficult for the ARB to prescribe a font at this time since they have only seen mockups of the signage for the purposes of illustrating the front lit signage.

**Chairman Grover** closed the public hearing and reconvened the ARB meeting.

**Chairman Grover** called for a motion to recommend agenda item 3.1 for Village Board approval with the discussed conditions. **Member Hardnock** made the motion and **Member Baskin** seconded the motion, and the motion passed unanimously.

- 3.2 Approval of a Center-Wide Comprehensive Wall Sign Package for Oak Tree Corners Retail Center, 430 Milwaukee Avenue (FREP Lincolnshire, LLC).

**Chairman Grover** called for a motion to recommend agenda item 3.2 for Village Board approval. **Member Hardnock** made the motion and **Member Baskin** seconded the motion, and the motion passed unanimously.

- 3.3 Approval of a New Roof Material and Color for Oak Tree Corners Retail Center, 430 Milwaukee Avenue (FREP Lincolnshire, LLC).

**Eric Jacobson of FREP** gave an overview of the proposed plans to replace the existing grey shake shingles with asphalt shingles. **Economic Development**



**Coordinator Zozulya** noted staff is in support of the new roof material, mentioning the building across the parking lot, slated to open as a Strawberry Fields Pancake House, is also replacing the existing roof with similar asphalt shingles.

**Member Hardnock** asked if a metal roof had been considered, as he feels there may be other options which could further elevate the center's aesthetics. **Mr. Jacobson** stated other options were considered, but they feel the proposed work provides the biggest improvement for the funds invested.

**Member Baskin** stated he favors wood shingles as asphalt shingles can be seen as mundane, and is not in favor of the proposed changes to the roof. **Trustee Hancock** asked if the roof is in need of replacement. **Mr. Jacobson** replied it is, and the proposed plan is a financially viable one which can be immediately executed and bring improvement to the site. **Member Baskin** inquired about why the shingles need to be replaced. **Mr. Jacobson** replied they estimate the shingles to be roughly 25 years old.

**Trustee Hancock** stated he feels the proposed asphalt shingles are appropriate given the state of the current roof as well as roofs of surrounding properties.

**Mr. Jacobson** also noted FREP plans to repave the parking lot and add new landscaping in the future. The Board discussed the look of the roof and current architectural trends. **Member Baskin** stated he would like to see a report verifying the roof needs replacement. The contractor for FREP took the stand, reporting that the roof is in need of immediate replacement due to missing shingles and the overall age of the roof material.

**Member Hardnock** motioned to approve agenda item 3.4, which was seconded by **Member Baskin**. **Economic Development Coordinator** took the roll call as follows:

Yea: **Chairman Grover, Members Hardnock and Barranco**  
Nay: **Member Baskin**

**Economic Development Coordinator Zozulya** noted that final authority on this item rests with the ARB, but she needs to verify the item needs a simple majority rather than 4 positive votes for approval with the Village Attorney. She will verify and report to the ARB [update: the Village Attorney confirmed 3 positive ARB votes were sufficient to pass the motion; therefore, the roof request was approved].

- 3.4 Review of Site Design, Landscape Plans, Building Elevations, Exterior Lighting, Parking, Exterior Signage and Site Amenities for Proposed Redevelopment of Regal Theater Site, Including a 302-Unit Luxury Apartment Complex and Renovated Regal Theater in CityPark Development, Southwest Corner of Milwaukee Avenue and Aptakisic Road (ECD-Lincolnshire Theater, LLC)



**Economic Development Coordinator Zozulya** introduced the agenda item and gave a brief history of the project as well as the previous comments and requests of the ARB.

**Mark Kurensky of HKM Architects**, representing the petitioner, ECD Lincolnshire Theater LLC, took the stand and gave an overview of the updates to the proposal in response to the ARB's comments. Of note, the plan now includes a full landscape plan, with details on plant quantities, locations, appearance of landscape, and increased use of winter plants to increase color during winter months. In response to a previous ARB comment, he showed a rendering of a different color of the facade of the building, but urged the ARB to retain the originally proposed green for the façade as the Petitioner felt the green was a better match which would age more gracefully than the blue shown for comparison.

**Economic Development Coordinator Zozulya** noted the Village Board commented during a preliminary evaluation meeting they would like to see less unit density in the proposal. She also noted staff is in support of the current proposal, however feels there is an opportunity to enhance evergreen planting along the west side of the west building and along the south sides of the west and east buildings. Staff also asks for further detail on the circulation plan, as the Village Engineer believes there are further opportunities to improve the plan.

**Chairman Grover** first reported that **Member Gulatee**, who could not be present at the meeting, feels the development is fundamentally flawed and is overall too large for the site.

**Member Baskin** noted he is much more in support of this revised plan than previous iterations, and he feels it is overall well done and will appeal to millennials.

**Member Hardnock** stated he has no major issues with the site design.

The group discussed and asked questions on the design of the building and material choice. **Member Grover** stated he feels there may be too much mass on the site. **Mark Hopkins of HKM Architects** responded the articulated nature of the buildings and the color differentiation was intended to break up the massing of the buildings. **Member Baskin** stated he feels the development does a good job of giving a feel of an urban downtown style of living with a blending of Village life. He also noted he feels the massing is appropriate and is well broken up. **Member Barranco** agreed with **Member Baskin**, stating she feels the development is appealing.

**Member Baskin** stated he would like to see the trees moved closer together and find areas where masses of evergreens can be placed to provide concentrated green spaces in the winter. **Mr. Kurensky** reported on several areas throughout the development where they have tried to amass evergreens to provide concentrated green space. He stated they will continue to work with staff on adding evergreens to the plan.



**Member Barranco** asked if there are any speed bumps planned. **Mr. Kurensky stated** there are not, and they plan to add them only if necessary.

The group discussed the traffic flow, asking several clarifying questions, and the ARB encouraged extensive wayfinding signage to ensure traffic flows efficiently.

**Trustee Hancock** asked about assumptions regarding traffic flow, specifically regarding the number of vehicles leaving the parking lot in the morning.

**Bill Woodward of KLOA Traffic Consultants** responded the numbers come from the Institute of Transportation Engineers. **Trustee Hancock** asked if the trip generation figures would change dramatically if the demographics of the residents changed. **Mr. Woodward** stated they would not.

**Member Hardnock** inquired about the reasoning behind placing the monument sign along Aptakisic Road. **Mr. Kurensky** responded that since the Board asked for pedestrian access to the theater from Aptakisic Road, the petitioner wanted to add a design element to the area where the sidewalk would be placed, to augment the pedestrian walk.

**Chairman Grover** inquired about the size of the monument sign. **Economic Development Coordinator Zozulya** replied the sign does not meet code, therefore the Petitioner is asking for an exception from the code, though staff does not have an issue with the request as it is an architectural design element which adds to the site.

The ARB discussed the monument sign landscape options presented, and consented that the original option, as it is depicted in the information provided, is preferred.

**Member Hardnock** moved to recommend approval of agenda item 3.4 to the Village Board as presented subject to staff's recommendations regarding additional evergreen trees along the north side of the west building and south side of both buildings as well as the Petitioner working with staff on additional site circulation options. **Member Baskin** seconded the motion, which passed unanimously.

- 3.5 Approval of New Exterior Building Colors and New Roof Material and Color for Strawberry Field Restaurant, 410 Milwaukee Avenue (Strawberry Field Pancakes & Café Inc).

**Economic Development Coordinator Zozulya** introduced the petitioner, gave a brief history of the property, and summarized the requests of the petition.

**Joseph Drelich, 410 Milwaukee Avenue property owner**, gave a summary of the proposal and provided the ARB with two asphalt shingle options of the proposed roof color from the same Owens Corning brand.



**Mr. Gus Romas, Strawberry Field restaurant owner**, stated he prefers the Brownwood option due to warmer colors. **Member Baskin** noted he preferred the Flagstone roofing option with blue speckles. **Member Hardnock** stated he liked the Brownwood roofing. The group discussed the two options and consented to defer to staff's recommendation in working with the petitioner.

The ARB also agreed with staff's recommendation to add additional screening in the form of architectural panels or walls to the west side of the building.

**Member Hardnock** inquired as to colors to be used on exterior "Strawberry Field" wall signage which will be submitted to the Village for a sign permit. **Mr. Romas** responded wall signs will be black and he does not plan to use a restaurant logo to keep the sign more visible.

**Member Hardnock** motioned to approve agenda item 3.5 subject to recommendations contained in the staff memorandum and staff's final approval of the roof color between the Owens Corning Brownwood and Flagstone. The motion was seconded by **Member Baskin** and passed unanimously.

- 4.0 UNFINISHED BUSINESS (None)
- 5.0 NEW BUSINESS (None)
- 6.0 CITIZEN COMMENTS (None)
- 7.0 ADJOURNMENT

There being no further business, **Chairman Grover** adjourned the meeting at 9:55 p.m.

Respectfully Submitted,  
Youssef Shoukry, Management Analyst

**REQUEST FOR BOARD ACTION  
Architectural Review Board  
May 17, 2016**

<b>Subject:</b>	Redevelopment of a Former Cubby Bear Bar Site - Loft 21 Banquet Hall
<b>Action Requested:</b>	Review of Site Design, Landscape Plans, Building Elevations, Exterior Lighting, Parking, Exterior Signage and Site Amenities for Proposed Redevelopment of the Former Cubby Bear Property for a Banquet Hall, 21657 and 21661 Milwaukee Avenue
<b>Petitioner:</b>	Trisha Bumpass & Standard Bank & Trust Co.
<b>Originated By/Contact:</b>	Tonya Zozulya, Economic Development Coordinator Department of Community & Economic Development
<b>Advisory Board Review:</b>	Architectural Review Board

**Background:**

- Trisha Bumpass, contract purchaser for the property located at 21657 and 21661 Milwaukee Avenue, and Standard Bank & Trust Co, property owner, seek design review for the redevelopment of the former Cubby Bear site for a new banquet hall use. The site is depicted on the attached Location Map (note the property is being assigned a 4-digit Lincolnshire address).
- Loft 21 proposes to operate a banquet facility within the existing 31,000-square-foot, two-story commercial building on the former Cubby Bear site. The banquet use plans to host corporate, social and charity events and house a non-cooking kitchen, offices and storage on the lower level. Refer to the attached cover letter for information regarding proposed business operations and attached list of proposed interior and exterior improvements provided by the petitioner.
- The subject property was annexed into Lincolnshire earlier this year. The property was originally developed as Julie's Country Western Saloon in 1995 and operated for 2.5 years. For a short period after Julie's closed, the property was operated as Gold Dust, a country western bar. In 1999, the property was sold and operated as Cubby Bear North, a restaurant and sports bar until January 1, 2014. The facility has remained vacant since that time.
- On April 25, 2016, the Village Board reviewed and referred this request to the Zoning Board for a Public Hearing regarding zoning matters and to the ARB for design review. On May 10, 2016, the Zoning Board held a Public Hearing and unanimously recommended approval.

**Project Summary:**

- The petitioner intends to repurpose the existing building for a banquet hall. They propose to upgrade the building exterior, improve parking lot layout/circulation, and install additional landscaping and new ground signage.
- The current ARB's review should focus on the following areas:
  - Site design
  - Landscaping
  - Building elevations (design, materials, colors, massing, scale and height)
  - Exterior lighting
  - Parking, and
  - Exterior signage

*Note: Internal building design elements or functions are not within the ARB purview.*

### Plan Review Comments:

*Please note the petitioner requests a number of parking variations which were considered at the Zoning Board Public Hearing (see attached list for information purposes).*

- Site Design

The petitioner proposes site access via an existing curb cut off Milwaukee Avenue to remain the same. The Site Plan shows existing parking spaces in front of the building and along the south property line to be eliminated. Internal site circulation will be enhanced with the addition of a pick-up/drop-off zone in the front and parking layout revisions. The attached KLOA parking study indicates no access or parking challenges expected as a result of the proposed banquet hall use.

- Landscaping

Extensive landscaping is proposed in a new planted berm area along the Milwaukee Avenue frontage. In addition, the petitioner proposes to install new foundation landscaping near the building, adjacent to ground-mounted equipment for screening, and at the base of the proposed ground sign. The front part of the site will be enhanced with new trees, shrubs, grasses and flowers. The proposed plan shows new trees and detention pond plantings in the rear of the site. At the Zoning Board Public Hearing, the petitioner agreed to provide additional detention area landscaping to meet Village Code. As depicted in the attached zoning variations list, the petitioner seeks a number of variations regarding building foundation and parking landscaping which received Zoning Board support.

- Building Elevations

The petitioner proposes to renovate the interior and exterior of the existing building. The existing building materials will be preserved (cedar wood on the first floor and standing seam metal panel on the second floor). The building exterior is to be repainted neutral colors (see attached photos and material/color sheet) and the deck is to be refurbished, stained and improved with a new guard rail and trellises. The existing window and door openings are to remain and the frames are to be repainted. In addition, the refuse area will be screened with a new code-compliant wood plank enclosure in the southeast corner of the building. The existing wall sign and blue awnings will be eliminated and not replaced. Staff believes the proposed building elevations, especially the front façade, lack articulation above the deck area. Staff requested the petitioner consider adding new architectural detailing, such as a raised parapet wall or a wall sign in the middle section of the front façade and banding or lintels on all facades to for visual interest. The petitioner informed us additional architectural elements are not considered due to the fact it is an existing building and due to budgetary constraints. **Staff continues to recommend changes to the front elevation to add visual interest and the addition of architectural details on all four elevations of the building design.** Please note existing satellite dishes are proposed to remain in their current locations until their functions are fully evaluated by the petitioner upon business opening. The petitioner indicated rooftop unit dimensions are not available at this time. The plans do show all rooftop units will be screened with existing parapet walls or code-compliant screens (see attached cut sheets).

- Exterior Lighting  
The site will continue to be illuminated via two existing light poles and new building wall lights. The lighting intensity will meet code. The height of the light poles exceeds the maximum code permitted height of 25' and is to be legally nonconforming (the Zoning Board has accepted it as such and the poles will be brought into compliance at a later date). Proposed building wall lights consist of accent and festoon lights (see attached cut sheets).
- Parking  
The Site Plan shows existing parking spaces in front of the building and along the south property line to be eliminated. In addition, the existing diagonal spaces on the east side of the detention area will also be eliminated. Internal site circulation will be enhanced with the addition of a pick-up/drop-off zone in the front and parking layout revisions to eliminate dead ends. The attached KLOA parking study indicates no access or parking challenges expected as a result of the proposed banquet hall use. The parking lot will be sealcoated and restriped and no-parking zones demarcated.
- Exterior Signage  
One ground monument identification sign that displays "Loft 21" is proposed to replace the old Cubby Bear ground sign (see attached renderings and specifications). The sign materials include a wood plank panel, an aluminum metal cap and stucco posts. **Staff recommends another material, such as brick or stone, be used for the posts as the Sign Code allows a stucco sign material only if it is used as a primary building material. Staff requests the ARB consider whether the width of the posts should be reduced for improved sign proportions.** The sign is to be illuminated via external floodlights. Please note the Sign District Map currently does not include this property as it was previously in unincorporated Lake County. In consultation with the Village Attorney, staff determined this sign request should be evaluated according to Corridor Commercial Sign District standards consistent with other adjacent properties with Milwaukee Avenue frontage (staff intends to bring a Sign District Map revision to include this and other newly incorporated properties along Milwaukee Avenue to the ARB along with other amendments in the near future). The proposed sign complies with all Commercial Corridor Sign District standards regarding sign dimensions and setbacks.
- Site Amenities  
No new site amenities, including outdoor furniture, are proposed at this time.

**Staff Recommendations:**

Staff recommends forwarding a favorable recommendation of the proposed development plans with the following conditions:

1. Consider architectural enhancements to the front elevation and additional architectural details on all four elevations of the building design.
2. Revise the ground sign column material from stucco to brick or stone.

**Motion:**

*The Architectural Review Board moves to recommend to the Village Board for their approval of a proposed site design, landscape plans, building elevations, exterior lighting, parking and exterior signage for a proposed redevelopment of the former Cubby Bear Bar site for a Loft 21*

*banquet hall, as presented in the packet submitted by Loft 21, dated May 9, 2016, date stamped received May 10, 2016, and as depicted in the material/color sample board provided at the meeting, subject to the Staff recommendations, and further subject to. . . .*

*{Insert any additional conditions or modification desired by the Architectural Review Board}*

**Reports and Documents Attached:**

- Location map, prepared by MGP GIS Consortium.
- Cover letter, prepared by Paul Kozlowski, d+k Architects, dated May 9, 2016, date stamped received May 10, 2016.
- Presentation packet, submitted by Loft 21, dated May 17, 2016.
- List of code variations sought, compiled by staff.
- Corridor Commercial Sign District ground sign requirements.
- Photographs of the existing site, prepared by staff.

<b>Meeting History</b>	
<b>Village Board Preliminary Evaluation (COW):</b>	April 25, 2016
<b>Zoning Board Meeting</b>	May 10, 2016
<b>Architectural Review Board (current)</b>	May 17, 2016



May 9, 2016

Mr. Wes Grover  
ARB Chairman  
Lincolnshire, IL

Re: Proposed Banquet Hall at site of former Cubby Bear North  
21661 N Milwaukee Ave, Lincolnshire, Illinois 60069

Dear Mr. Grover and members of the Board,

With this letter we hope to provide an overview of our proposal to renovate the vacant property at 21661 N Milwaukee Avenue in Lincolnshire (site of former Cubby Bear North), as a new banquet hall and event space, hereafter referred to as 'Loft 21'. Below I will provide a brief summary of our planned improvements. You will also find attached a more detailed packet containing the following items:

- Preliminary product specifications
- Proposed exterior rendering
- Existing plat of survey
- Proposed architectural site plan
- Proposed floor plans
- Proposed exterior color elevations
- Proposed monument sign elevations and rendering
- Proposed landscape plan, plant species legend and plant images

Speaking on behalf of our client, Trisha Bumpass, we hope to settle on a scheme for this property that will be mutually beneficial and bring additional value to the surrounding area.

**Background:**

We propose to renovate the existing facility to host high-end corporate, social, and charity events. Our client has been engaged in the event planning business for over 23 years and currently operates a highly successful event planning business. It is her intention to upgrade the existing facility and to utilize the main floor and upper loft area for events such as weddings, bar mitzvahs, corporate events, conferences, school events, and charity galas, providing audio, visual, and lighting features and making available catering services from a preferred list of caterers. The lower level of the existing building would be used for office space, storage, and kitchen use.

The subject property was zoned R-1 when involuntarily annexed to the Village and we are requesting that it be rezoned to the B-2 zoning classification and that a special use be granted for assembly. The existing facility is legally non-conforming as it was constructed under Lake County standards prior to annexation into the Village. In conjunction therewith, although we intend on making significant changes to the front of the existing building as well as removing all current parking spaces between the building and Milwaukee Avenue, we propose to substantially maintain the current legally conforming parking plan in the rear.

**Exterior Site Work:**

We are providing a new landscape design composed of native and adapted trees, shrubs, perennials, and grasses. At the front of the building we are providing an additional 3300sf bermed planting bed, a monument sign with surrounding plantings, and continuous landscaping along where the building meets the ground. In the rear of the building we are providing new trees and reseeding at the existing detention pond. The existing parking lot will

remain largely as is, with improvements to the circulation, additional ADA spaces and existing conditions up to code where financially feasible.

**Exterior Façade Work:**

Our aim is to create a more refined building façade with softer colors and emphasized wood elements in trying to marry village aesthetic requirements with the desires of the client. We would like to refinish the existing deck with minor modifications and replace the existing guard rail. The new guard rail will have a more architectural look, with larger base posts, trim caps, and thinner balusters. We are removing a portion of the deck at the front of the building and adding new overhead trellises. We will also provide new paint, new lighting, and repairs as needed, including screening of the existing and proposed infrastructure and equipment.

**Interior Building Work:**

In general, we would like to create a more open interior space by removing existing non-load bearing partitions and seating. Our client desires a flexible event space with operable walls and a contemporary aesthetic. The existing vertical conveyance, mechanical, electrical, and plumbing systems will be repaired and brought up to current code as necessary. The existing sprinkler system will remain with minor adjustments as necessary with the revised plan.

Thank you for your consideration,

Paul Kozlowski – d+k Architects–Interiors–Management

Ted Peck – d+k Architects–Interiors–Management

Andy Bonesz – d+k Architects–Interiors–Management

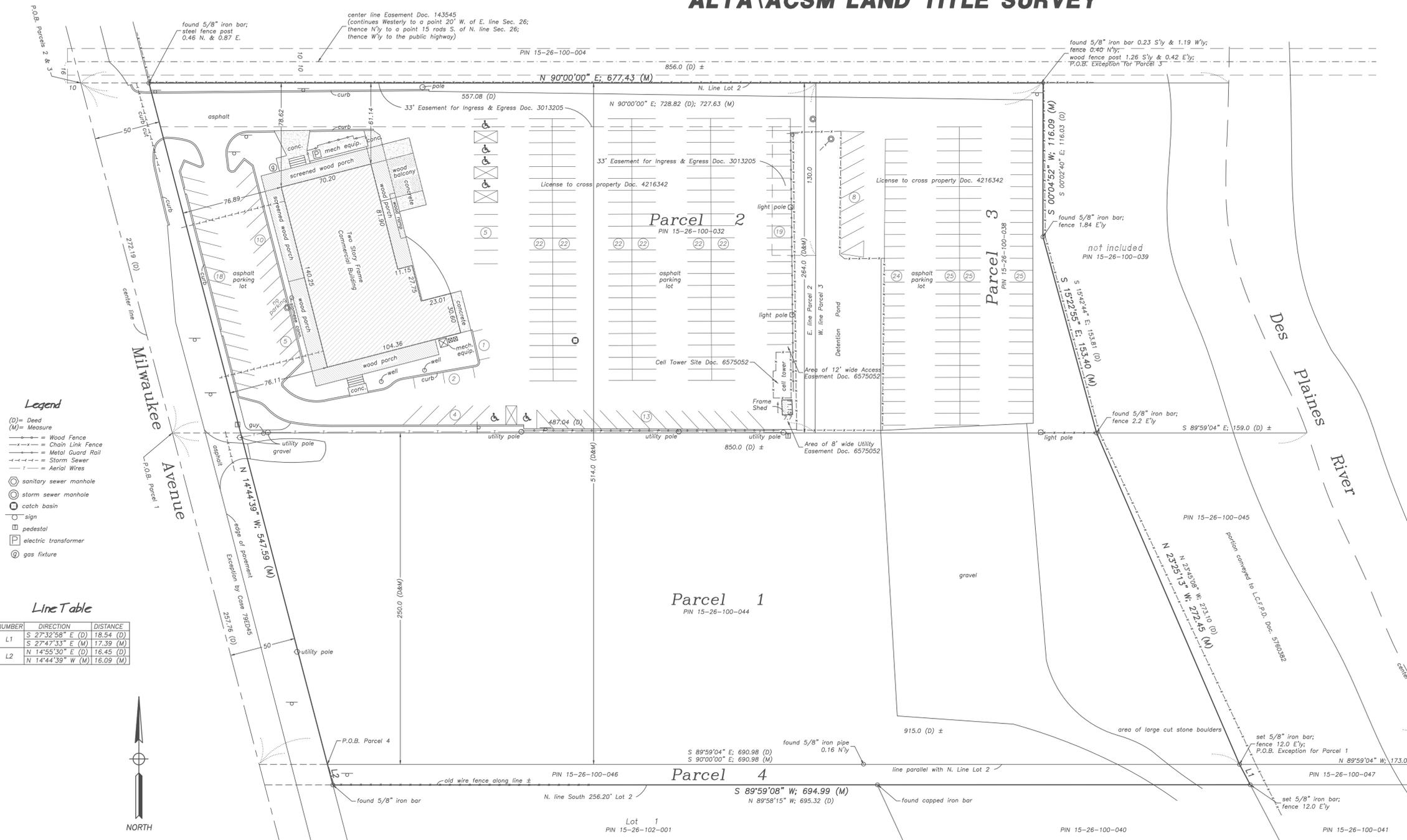
# ALTA/ACSM LAND TITLE SURVEY

**PARCEL 1:**  
 THAT PART OF LOT 2 IN TRIPP'S SUBDIVISION OF PART OF SECTIONS 26 AND 27, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED APRIL 21, 1894, AS DOCUMENT NUMBER 58422, IN BOOK "C" OF PLATS, PAGE 80, DESCRIBED AS FOLLOWS, TO-WIT:  
 BEGINNING AT THE CENTER LINE OF MILWAUKEE AVENUE, AT A POINT SOUTHEASTERLY OF THE NORTH LINE OF SAID LOT 2, 272.15 FEET ALONG SAID CENTER LINE OF MILWAUKEE AVENUE, THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID MILWAUKEE AVENUE, 257.76 FEET; THENCE RUNNING EAST 815 FEET, MORE OR LESS, ON A LINE PARALLEL TO SAID NORTH LINE OF SAID LOT 2 AND DISTANT 514 FEET SOUTH THEREFROM TO THE CENTER LINE OF THE DES PLAINES RIVER; THENCE RUNNING NORTHWESTERLY ALONG THE CENTER LINE OF THE DES PLAINES RIVER TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL TO THE NORTH LINE OF SAID LOT 2 AND DISTANT 264 FEET SOUTH THEREFROM; THENCE RUNNING WEST 850 FEET, MORE OR LESS ALONG SAID LINE TO THE PLACE OF BEGINNING (EACR) THAT PART ACQUIRED FOR ROAD PURPOSES BY THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION IN EMINENT DOMAIN CASE 78045 DESCRIBED AS FOLLOWS: THAT PART OF THE LAND FALLING IN THE FOLLOWING DESCRIBED TRACT, THE WEST 60 FEET, AS MEASURED PERPENDICULAR TO THE CENTERLINE OF MILWAUKEE AVENUE, OF THE SOUTH 250 FEET OF THE NORTH 514 FEET OF THAT PART OF LOT 2 LYING EAST OF THE CENTER OF MILWAUKEE AVENUE IN TRIPP'S SUBDIVISION (AFORESAID), ALSO EXCEPTING THEREFROM THAT PART CONVEYED TO THE LAKE COUNTY FOREST PRESERVED DISTRICT BY DEED RECORDED AS DOCUMENT 5760382 DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF MILWAUKEE AVENUE AND THE SOUTH LINE OF THE NORTH 514 FEET OF SAID LOT 2, THENCE SOUTH 89 DEGREES 50 MINUTES 04 SECONDS EAST, ALONG THE SAID SOUTH LINE 800 FEET ALONG SAID SOUTH LINE OF THE NORTH 514 FEET OF LOT 2 TO THE POINT OF BEGINNING THENCE NORTH 23 DEGREES 45 MINUTES 09 SECONDS WEST, 273.10 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 284 FEET OF SAID LOT 2; THENCE SOUTH 89 DEGREES 50 MINUTES 04 SECONDS EAST ALONG SAID NORTH LINE, 159 FEET, MORE OR LESS, TO THE CENTER OF THE DES PLAINES RIVER; THENCE SOUTHERLY ALONG THE CENTER OF THE DES PLAINES RIVER TO A POINT ON THE SOUTH LINE OF THE NORTH 514 FEET OF SAID LOT 2; THENCE NORTH 89 DEGREES 50 MINUTES 04 SECONDS WEST, ALONG SAID SOUTH LINE 173 FEET MORE OR LESS, TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

**PARCEL 2:**  
 THAT PART OF LOT 2 IN TRIPP'S SUBDIVISION OF PART OF SECTIONS 26 AND 27, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED APRIL 21, 1894 AS DOCUMENT 58422, IN BOOK "C" OF PLATS, PAGE 80, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID LOT 2 WITH THE CENTER LINE OF MILWAUKEE AVENUE, RUNNING THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF MILWAUKEE AVENUE, 272.15 FEET; THENCE RUNNING EAST 850.0 FEET, MORE OR LESS, ON A LINE PARALLEL TO SAID NORTH LINE OF SAID LOT 2 AND DISTANCE 264.0 FEET SOUTH THEREFROM TO THE CENTER OF THE DES PLAINES RIVER; THENCE NORTHWESTERLY ALONG THE CENTER OF THE DES PLAINES RIVER TO THE NORTH LINE OF SAID LOT 2; THENCE NORTHWEST 850.0 FEET, MORE OR LESS, ALONG SAID NORTH LINE OF SAID LOT 2, TO THE POINT OF BEGINNING (EXCEPT THAT PART TAKEN FOR MILWAUKEE AVENUE) TAKEN AS A TRACT, ALSO (EXCEPTING FROM SAID TRACT THAT PART LYING EAST OF A LINE 557.08 FEET EAST OF THE NORTHWEST CORNER OF SAID TRACT TO A POINT ON THE SOUTH LINE THEREOF, 457.04 FEET EAST OF THE SOUTHWEST CORNER), IN LAKE COUNTY, ILLINOIS.

**PARCEL 3:**  
 THAT PART OF LOT 2 IN TRIPP'S SUBDIVISION OF PART OF SECTIONS 26 AND 27, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED APRIL 21, 1894 AS DOCUMENT 58422, IN BOOK "C" OF PLATS, PAGE 80, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID LOT 2 WITH THE CENTER LINE OF MILWAUKEE AVENUE, RUNNING THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF MILWAUKEE AVENUE, 272.15 FEET; THENCE RUNNING EAST 850.0 FEET, MORE OR LESS, ON A LINE PARALLEL TO SAID NORTH LINE OF SAID LOT 2 AND DISTANCE 204.0 FEET SOUTH THEREFROM TO THE CENTER OF THE DES PLAINES RIVER; THENCE NORTHWESTERLY ALONG THE CENTER OF THE DES PLAINES RIVER TO THE NORTH LINE OF SAID LOT 2; THENCE NORTHWEST 487.04 FEET EAST OF THE SOUTHWEST CORNER, AND ALSO (EXCEPTING THAT PART THEREOF LYING EASTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF MILWAUKEE AVENUE AND THE NORTH LINE OF SAID LOT 2; THENCE NORTH 89 DEGREES 50 MINUTES 04 SECONDS EAST ON THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 728.82 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 02 MINUTES 40 SECONDS EAST, 119.03 FEET; THENCE SOUTH 15 DEGREES 42 MINUTES 44 SECONDS EAST, 152.81 FEET TO A POINT ON A LINE 264.0 FEET SOUTH OF SAID NORTH LINE), IN LAKE COUNTY, ILLINOIS.

**PARCEL 4:**  
 THAT PART OF LOT 2 IN TRIPP'S SUBDIVISION OF PART OF SECTIONS 26 AND 27, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED APRIL 21, 1894, AS DOCUMENT NUMBER 58422, LYING BETWEEN THE CENTER LINE OF MILWAUKEE AVENUE AND THE CENTER LINE OF THE DES PLAINES RIVER, (EXCEPT THE WESTERLY 50 FEET MEASURED AT RIGHT ANGLES TO THE CENTER LINE OF MILWAUKEE AVENUE AND EXCEPT THE NORTH 514 FEET AND EXCEPT THE SOUTH 250 FEET THEREOF) DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF MILWAUKEE AVENUE AND THE SOUTH LINE OF THE NORTH 514 FEET OF SAID LOT 2; THENCE SOUTH 89 DEGREES 50 MINUTES 04 SECONDS EAST, ALONG THE SAID SOUTH LINE, 600.50 FEET; THENCE SOUTH 27 DEGREES 32 MINUTES 58 SECONDS EAST, 18.54 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 250.20 FEET OF SAID LOT 2; THENCE NORTH 89 DEGREES 50 MINUTES 16 SECONDS WEST ALONG SAID NORTH LINE, 606.22 FEET, TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MILWAUKEE AVENUE; THENCE NORTH 14 DEGREES 55 MINUTES 30 SECONDS EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 16.45 FEET TO THE POINT OF BEGINNING IN LAKE COUNTY, ILLINOIS.

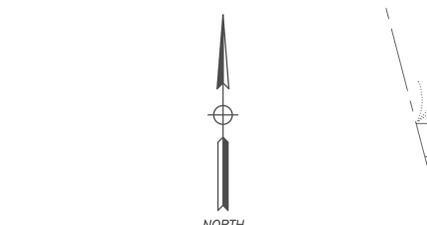


**Legend**

- (D) = Deed
- (M) = Measure
- = Wood Fence
- - - = Chain Link Fence
- - - = Metal Guard Rail
- - - = Storm Sewer
- - - = Aerial Wires
- ⊙ = sanitary sewer manhole
- ⊙ = storm sewer manhole
- ⊙ = catch basin
- ⊙ = sign
- ⊙ = pedestal
- ⊙ = electric transformer
- ⊙ = gas fixture

**Line Table**

NUMBER	DIRECTION	DISTANCE
L1	S 27°32'58" E (D)	18.54 (D)
	S 27°47'33" E (M)	17.39 (M)
L2	N 14°55'30" E (D)	16.45 (D)
	N 14°44'39" W (M)	16.09 (M)



ALL DISTANCE IN FEET AND DECIMAL PARTS THEREOF. NO DIMENSIONS TO BE ASSUMED BY SCALING.

GRAPHIC SCALE

FILE NO. 14-101  
 ORDERED BY: G. Vranas  
 PROPERTY ADDRESS: 21615-21661 N. Milwaukee Ave., Lincolnshire, IL

**General Notes:**

- 1.) This survey based upon Chicago Title Insurance Company Title Commitment No. 1401 008963056 D2, dated May 14, 2014.
- 2.) From Schedule B of Title Commitment, Item No. 1 through 30, 32, 33, 37, 38, 39, 42 and 43 are general in nature, affect property and can not be drawn.
- 3.) From Schedule B of Title Commitment, Item No. 31, 35 and 36 affect property and are drawn hereon. Item No. 36 is shown in a general location due to multiple defects in the legal description for the location of the cell tower site, its access easement and its utility easement. Item No. 40 and 41 refer to a prior survey.
- 4.) This property has direct access to Milwaukee Avenue, a dedicated public right of way.
- 5.) This property contains 350,800 sq.ft. (8.05 acres).
- 6.) The basis of bearings refer to deed calls.
- 7.) There are 316 striped regular parking spaces and 6 striped handicapped parking spaces.
- 8.) This property is located in a designated special flood hazard area, according to the latest Flood Insurance Rate Map, as far as can be determined. Community Map No. 17097C0266K, Dated 9/18/2013; Zone "AE".

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.



STATE OF ILLINOIS } s.s.  
 COUNTY OF LAKE }

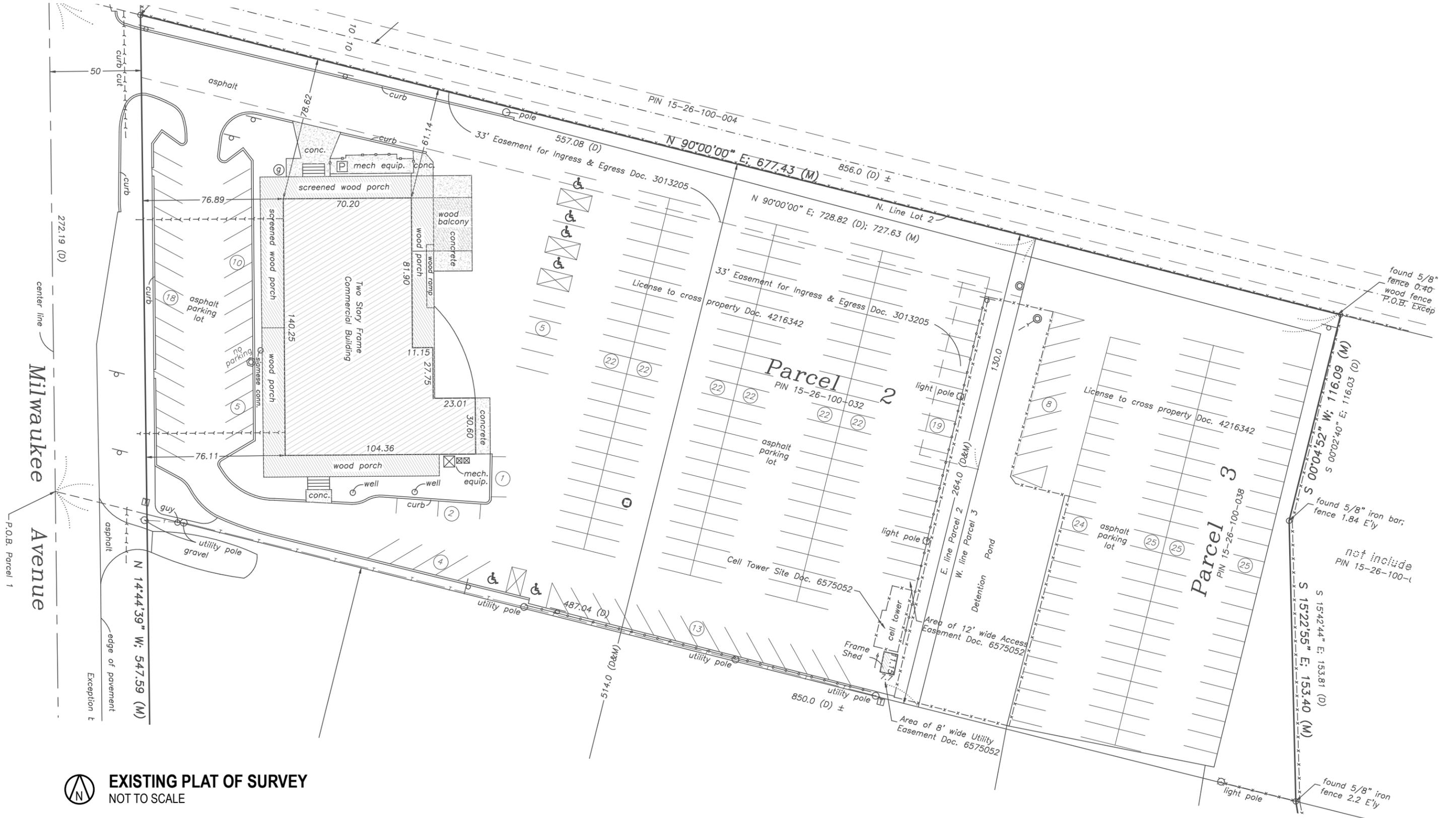
TO: Chicago Title Insurance Company  
 Standard Bank and Trust Company, as trustee under Trust agreement dated August 29, 2011 and known as trust number 21103.

This is to certify that this plat and the survey on which it is based were made in accordance with 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 7(a), 8, 9 and 11(a) of Table "A" thereof. The field work was completed on 5/26/2014.

Gurnee, Il., June 4th A.D., 20 14  
 By \_\_\_\_\_  
 Illinois Professional Land Surveyor No. 2549. My license expires 11/30/2014



**LOFT 21 - PROPOSED EVENT VENUE**  
21661 N MILWAUKEE AVE, LINCOLNSHIRE  
VILLAGE OF LINCOLNSHIRE REVIEW PACKET



 **EXISTING PLAT OF SURVEY**  
NOT TO SCALE





**Landscape Calculations**

Total Impervious Area	172,869 square feet	Total Pervious Area	37,902 square feet
Building Footprint (excluding deck)	10,994 square feet	Detention Basin	11,797 square feet
Deck Footprint	5,784 square feet	Landscape Areas	26,105 square feet
Walks	720 square feet		
Parking Lot	117,469 square feet		

**Sedge Meadow Seed Mix**

Grasses, Sedges, and Rushes Botanical Name	Common Name	Oz./Acre	Total lbs./Acre
Carex comosa	Bristly Sedge	16	
Carex vulpinoidea	Brown Fox Sedge	16	
Elymus virginicus	Virginia Wild Rye	48	
Panicum virgatum	Switch Grass	128	
Total Grasses, Sedges, and Rushes:		208	13

Forbs Botanical Name	Common Name	Oz./Acre	Total lbs./Acre
Asclepias incarnata	Swamp Milkweed	8	
Helenium autumnale	Sneezeweed	5	
Lobelia cardinalis	Cardinal Flower	2	
Lobelia siphilitica	Great Blue Lobelia	1	
Penstemon digitalis	Foxglove Beard Tongue	5	
Physostegia virginiana	Obedient Plant	5	
Solidago riddellii	Riddell's Goldenrod	6	
Total Forbs:		32	2
Total Grasses, Sedges, Rushes and Forbs:		240	15

Temporary Cover Crop Botanical Name	Common Name	Oz./Acre	Total lbs./Acre
Avena sativa	Common Oats	320	20

Applied at the rate of 15 lbs. per acre. | Cover with NAG S75BN Erosion Control Blanket (biodegradable).

**Plant List**

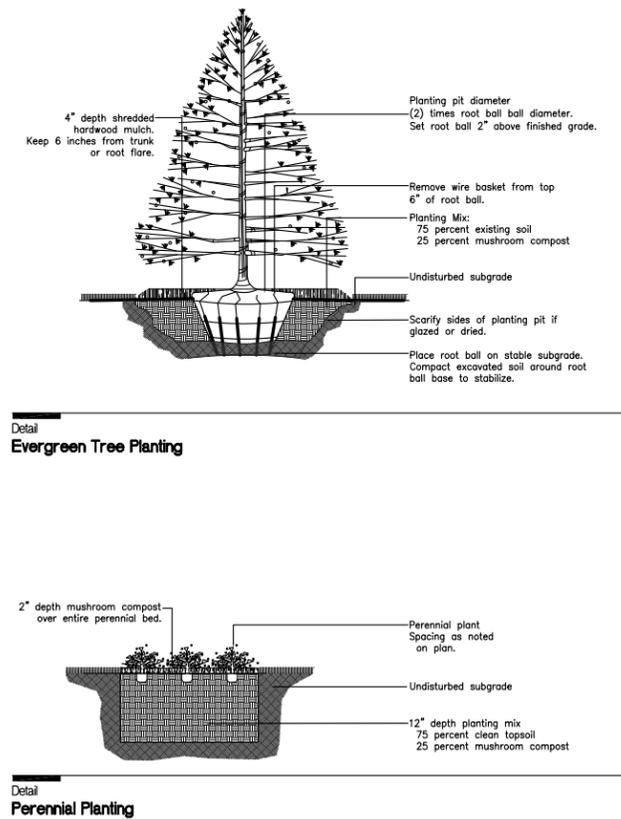
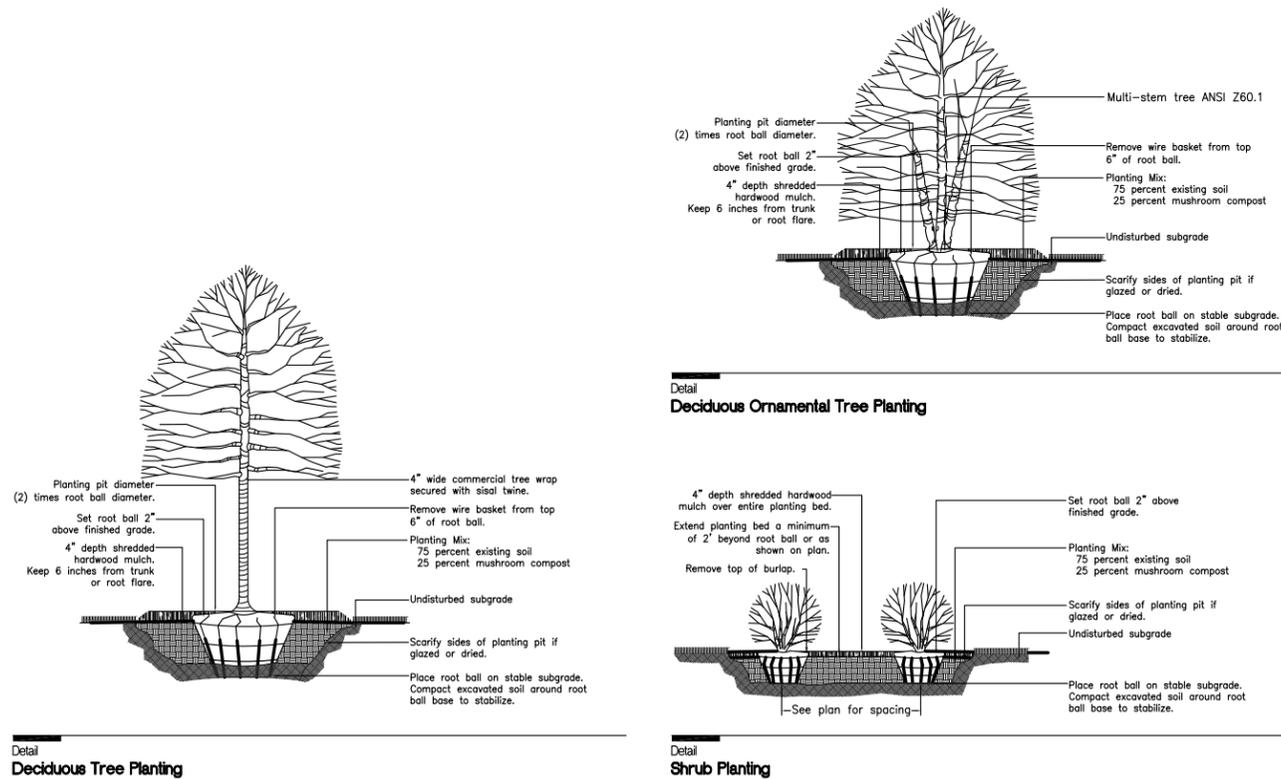
Shade Trees Key	Qty.	Size	Botanical Name	Common Name	Remarks	Flowering Period
CEO	4	2.5"	Celtis occidentalis 'Prairie Pride'	Prairie Pride Common Hackberry	BB	N/A
CEC	2	4.5"	Celtis occidentalis 'Prairie Pride'	Prairie Pride Common Hackberry	BB	N/A
GPS	4	2.5"	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	BB	N/A
GTS	2	3"	Gleditsia triacanthos var. inermis 'Skyline'	Skyline Thornless Honeylocust	BB	N/A
QUB	6	3"	Quercus bicolor	Swamp White Oak	BB	N/A

Ornamental Trees Key	Qty.	Size	Botanical Name	Common Name	Remarks	Flowering Period
AMC	1	9'	Amelanchier canadensis	Shadblow Serviceberry	BB/Clump	April - May
MLS	5	6'	Malus sargentii	Sargent Crabapple	BB/Clump	April - May

Evergreen Trees Key	Qty.	Size	Botanical Name	Common Name	Remarks	Flowering Period
JUV	2	8'	Juniperus virginiana	Eastern Redcedar	BB	N/A
JUV	3	10'	Juniperus virginiana	Eastern Redcedar	BB	N/A
PBB	2	8'	Picea pungens 'Baby Blueeyes'	Baby Blueeyes Spruce	BB	N/A
PBB	1	10'	Picea pungens 'Baby Blueeyes'	Baby Blueeyes Spruce	BB	N/A

Shrubs Key	Qty.	Size	Botanical Name	Common Name	Remarks	Flowering Period
HPW	4	24"	Hydrangea paniculata 'Pinky Winky'	Pinky Winky Hydrangea	BB	July - Sept.
JCS	6	24"	Juniperus chinensis 'Sargentii'	Sargent Juniper	BB	N/A
JSC	32	3"	Juniperus chinensis 'Sea Green'	Sea Green Juniper	BB	N/A
RHG	49	24"	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	BB	March - April
ROS	18	#3	Rosa 'Pavement'	Pink Pavement Rose	Container	May - Sept.
TOT	9	6'	Thuja occidentalis 'Technyii'	Mission Arborvitae	BB	N/A
VBM	16	3"	Viburnum dentatum 'Christom'	Blue Muffin Arrowwood Viburnum	BB	May

Perennials and Ornamental Grasses Key	Qty.	Size	Botanical Name	Common Name	Remarks	Flowering Period
ACH	34	#1	Achillea 'Moonshine'	Moonshine Yarrow	Container	July - Sept.
ACO	502	2"	Acorus calamus	Sweet Flag	Plugs	May - June
ALL	205	#1	Allium 'Summer Beauty'	Summer Beauty Allium	Container	July - Aug.
BER	28	#1	Bergenia cordifolia 'Winter Glow'	Winter Glow Bergenia	Container	April
CMK	23	#1	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	Container	June - July
PAN	82	#1	Panicum virgatum	Switch Grass	Container	July
POL	348	2"	Polygonum amphibium	Water Smartweed	Plugs	June - Sept.
SAG	488	2"	Sagittaria latifolia	Broadleaf Arrowhead	Plugs	July - Sept.
SAM	458	2"	Scirpus americanus	Chairmaker's Rush	Plugs	May - Sept.
SCA	824	2"	Scirpus acutus	Hard Bulrush	Plugs	June - Sept.
SCH	45	#1	Schizachyrium scoparium	Little Bluestem	Container	Sept. - Oct.
SPO	24	#1	Sporobolus heterolepis	Prairie Dropseed	Container	Aug. - Sept.



**PLANTING DIAGRAMS AND SCHEDULES**



Prairie Pride Common Hackberry



Princeton Sentry Ginkgo



Skyline Thornless Honeylocust



Swamp White Oak



Shadblow Serviceberry



Sargent Crabapple



Eastern Redcedar



Baby Blueeyes Spruce



Pinky Winky Hydrangea



Sea Green Juniper



Gro-Low Fragrant Sumac



Pink Pavement Rose



Blue Muffin Arrowwood Viburnum



Moonshine Yarrow



Sweet Flag



Summer Beauty Allium



Winter Glow Bergenia



Feather Reed Grass



Switch Grass



Sargent Juniper



Water Smartweed



Broadleaf Arrowhead



Chairmaker's Rush



Hard Bulrush

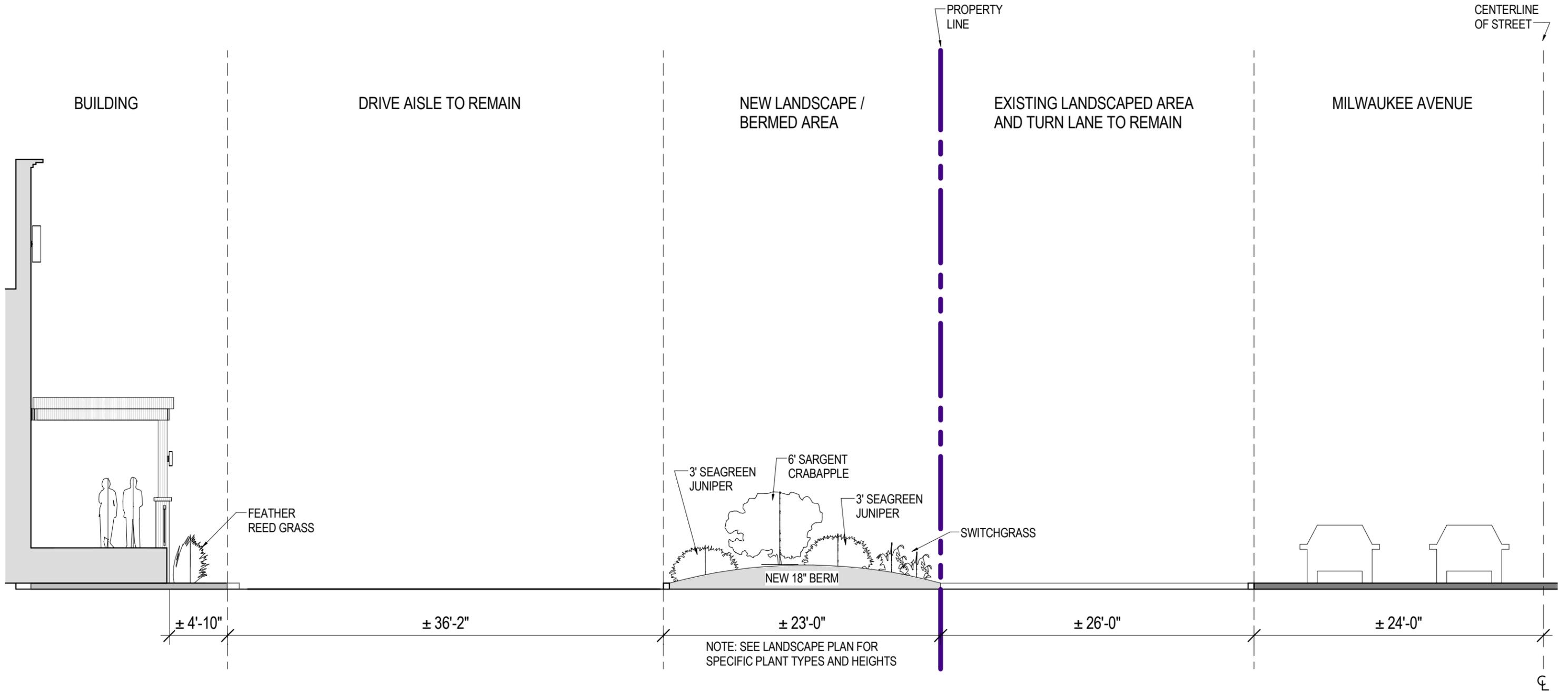


Little Bluestem

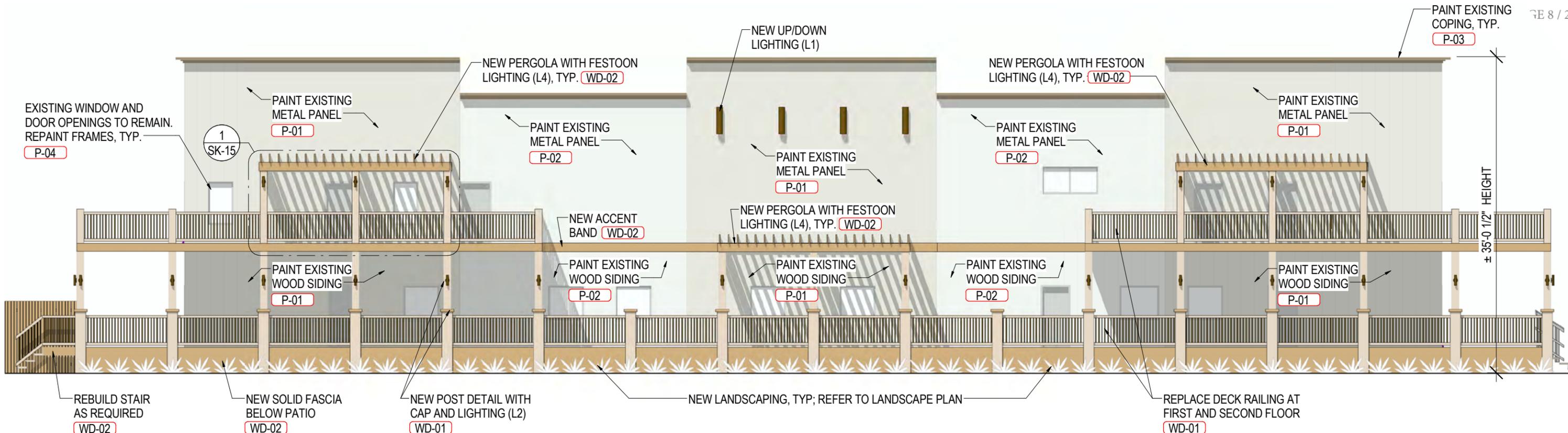


Prairie Dropseed

PLANTING SAMPLE PHOTOS

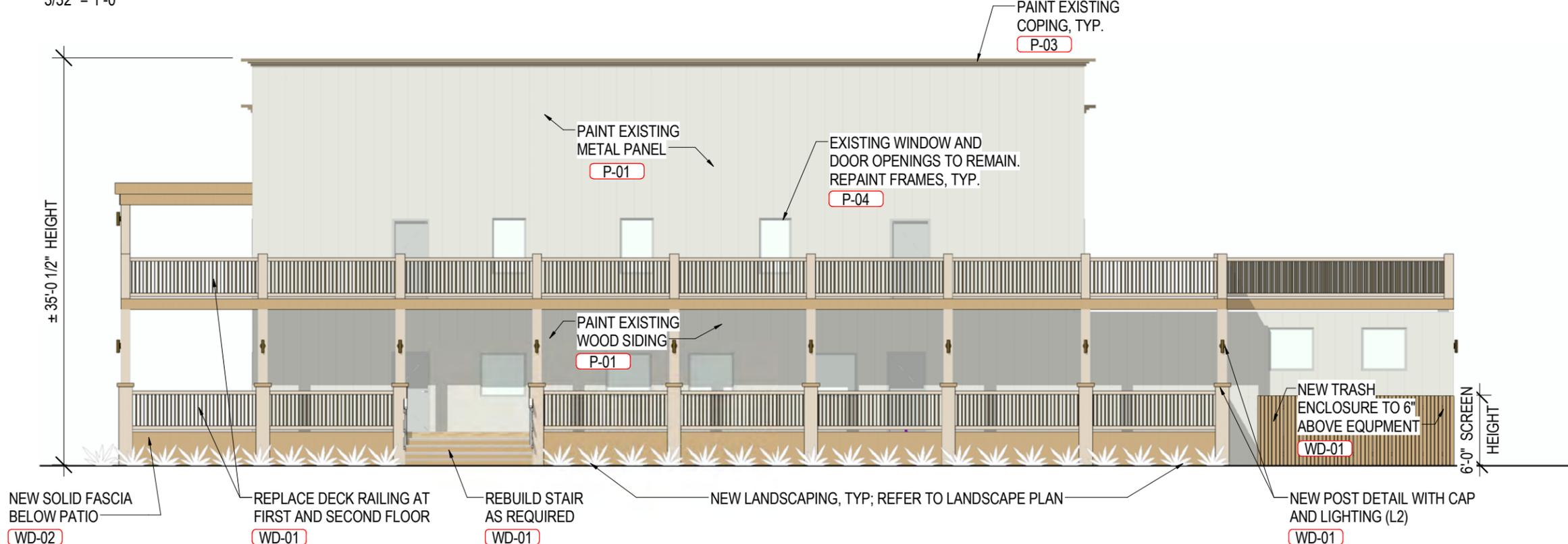


**CONCEPTUAL STREETSCAPE SECTION**  
NOT TO SCALE



**PROPOSED WEST (STREET FACING) ELEVATION**

3/32" = 1'-0"



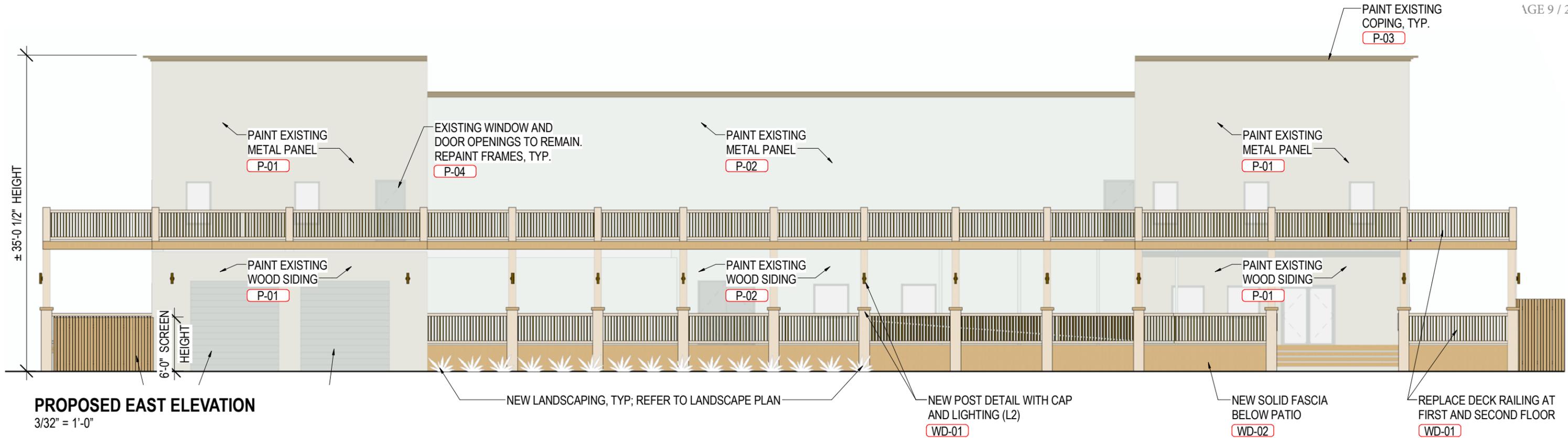
**PROPOSED SOUTH ELEVATION**

3/32" = 1'-0"

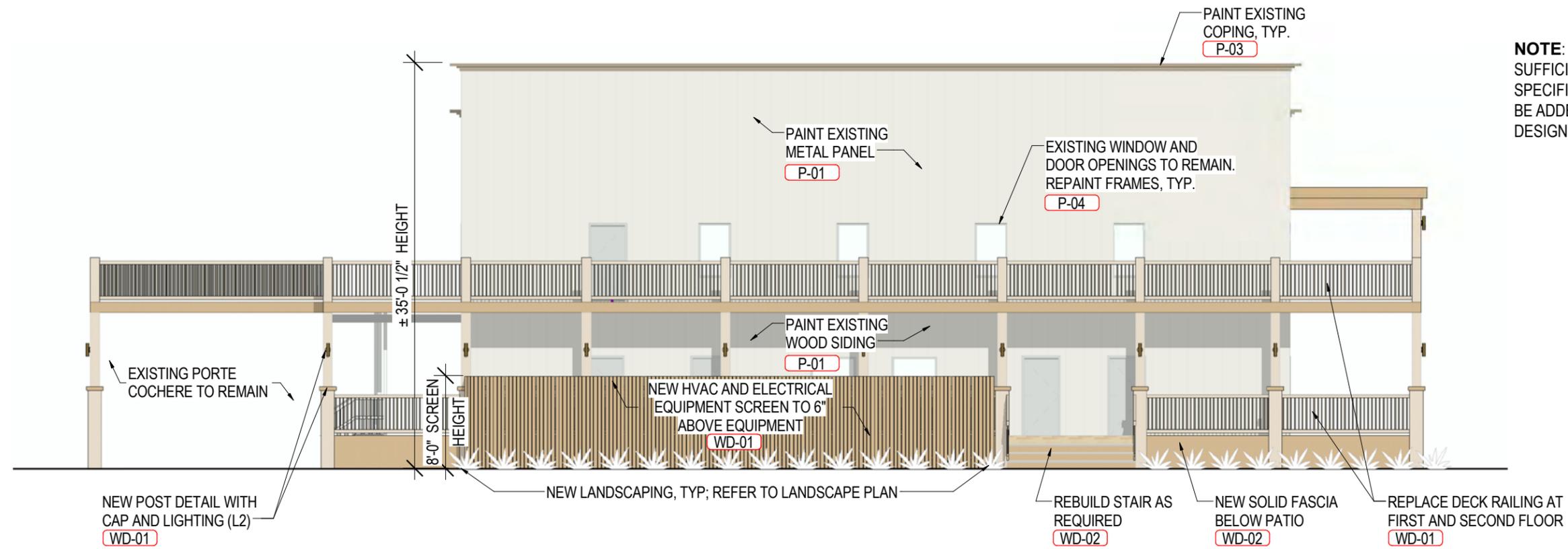
**NOTE:** MECHANICAL DESIGN IS NOT AT A POINT TO SUFFICIENTLY DETERMINE ROOFTOP EQUIPMENT SPECIFICATION OR HEIGHT. THIS INFORMATION WILL BE ADDED TO THE DRAWINGS DURING THE MAIN DESIGN PHASE OF THE PROJECT.



**PROPOSED EQUIPMENT AND TRASH ENCLOSURE SCREENING**  
(AT GROUND LEVEL ONLY)

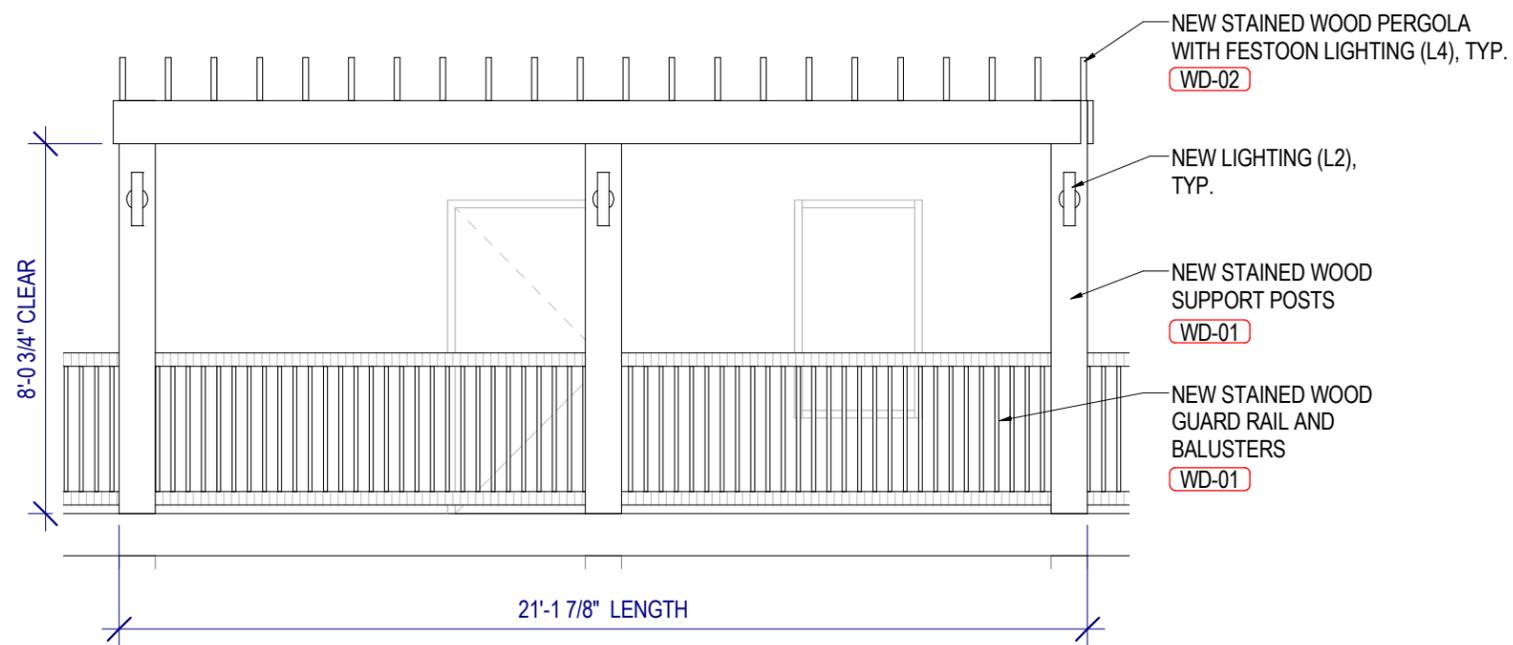


**PROPOSED EAST ELEVATION**  
3/32" = 1'-0"



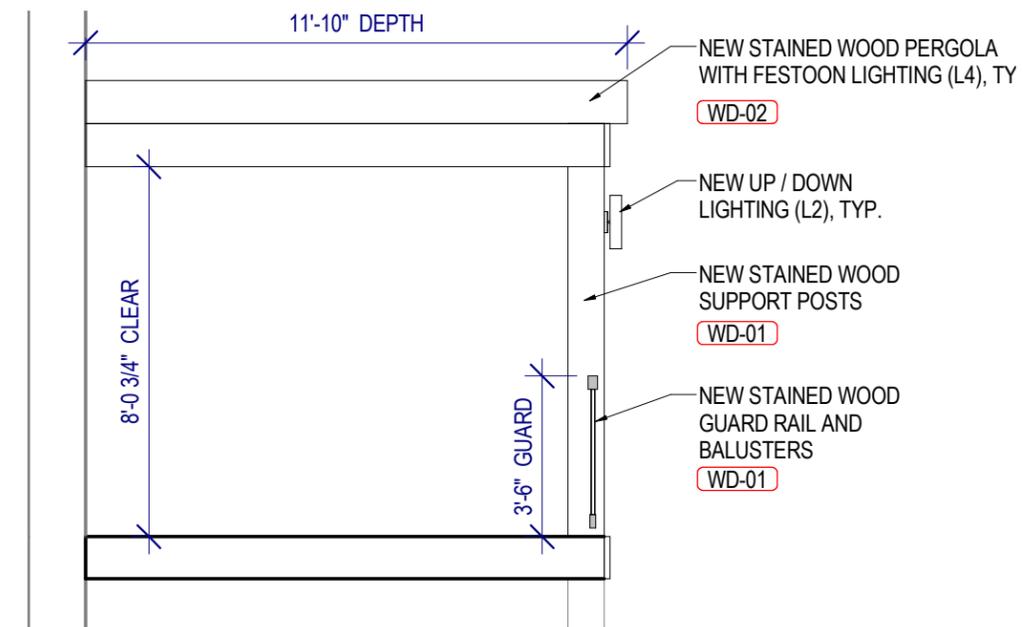
**PROPOSED NORTH ELEVATION**  
3/32" = 1'-0"

**NOTE:** MECHANICAL DESIGN IS NOT AT A POINT TO SUFFICIENTLY DETERMINE ROOFTOP EQUIPMENT SPECIFICATION OR HEIGHT. THIS INFORMATION WILL BE ADDED TO THE DRAWINGS DURING THE MAIN DESIGN PHASE OF THE PROJECT.



**PROPOSED PERGOLA DETAIL - FRONT**

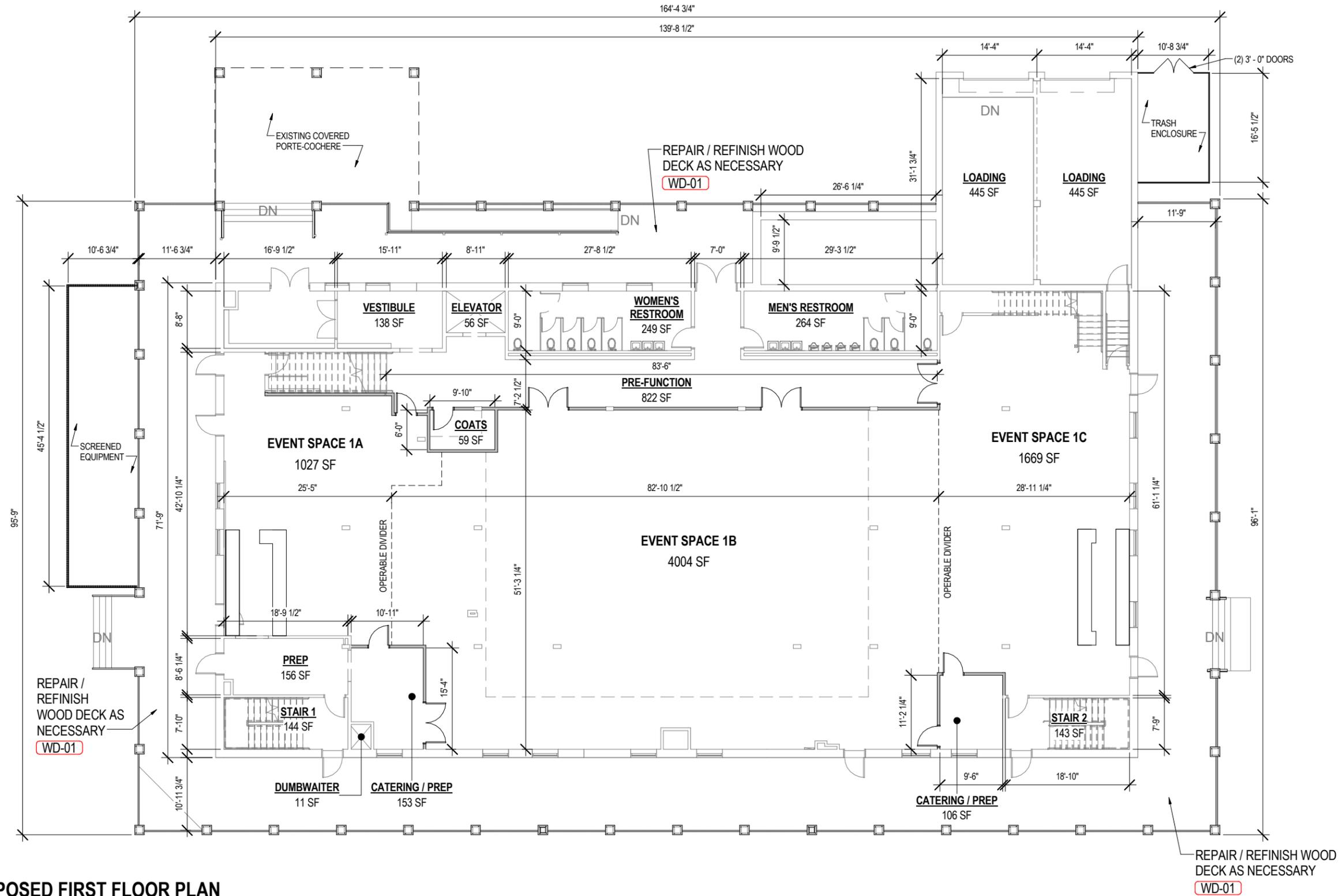
1/4" = 1'-0"



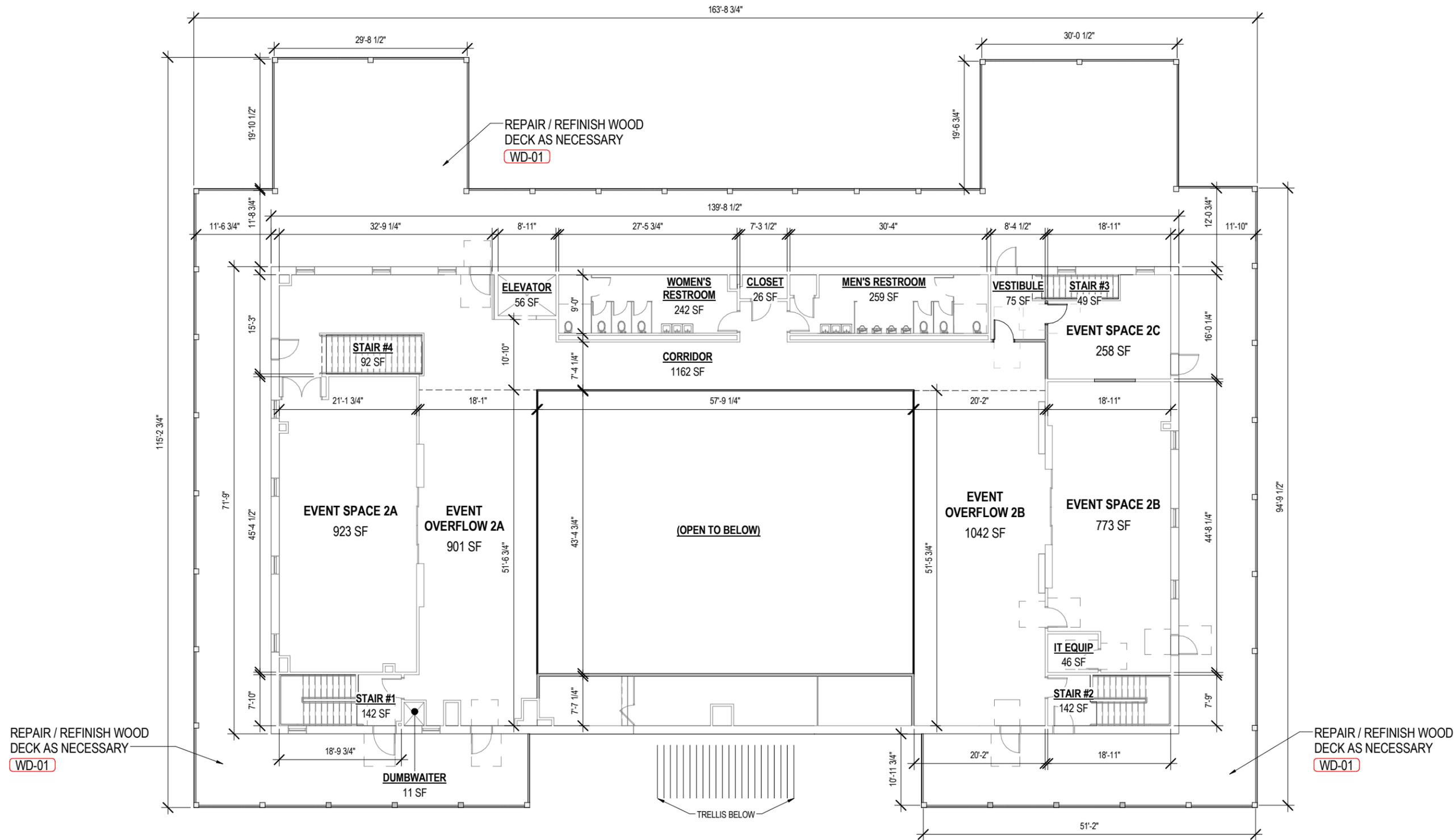
**PROPOSED PERGOLA DETAIL - SIDE**

1/4" = 1'-0"

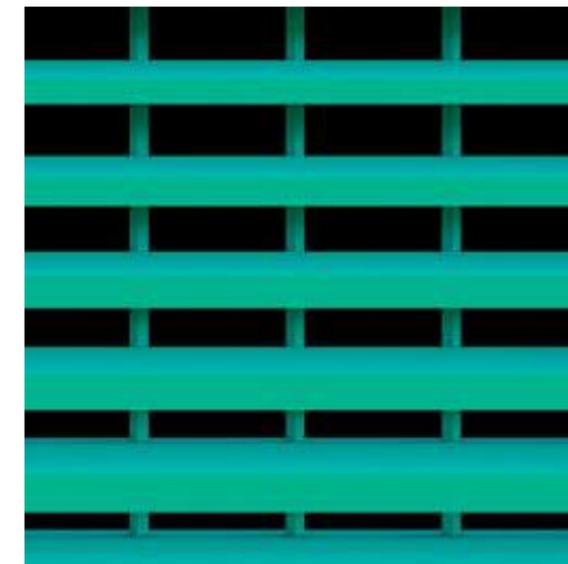
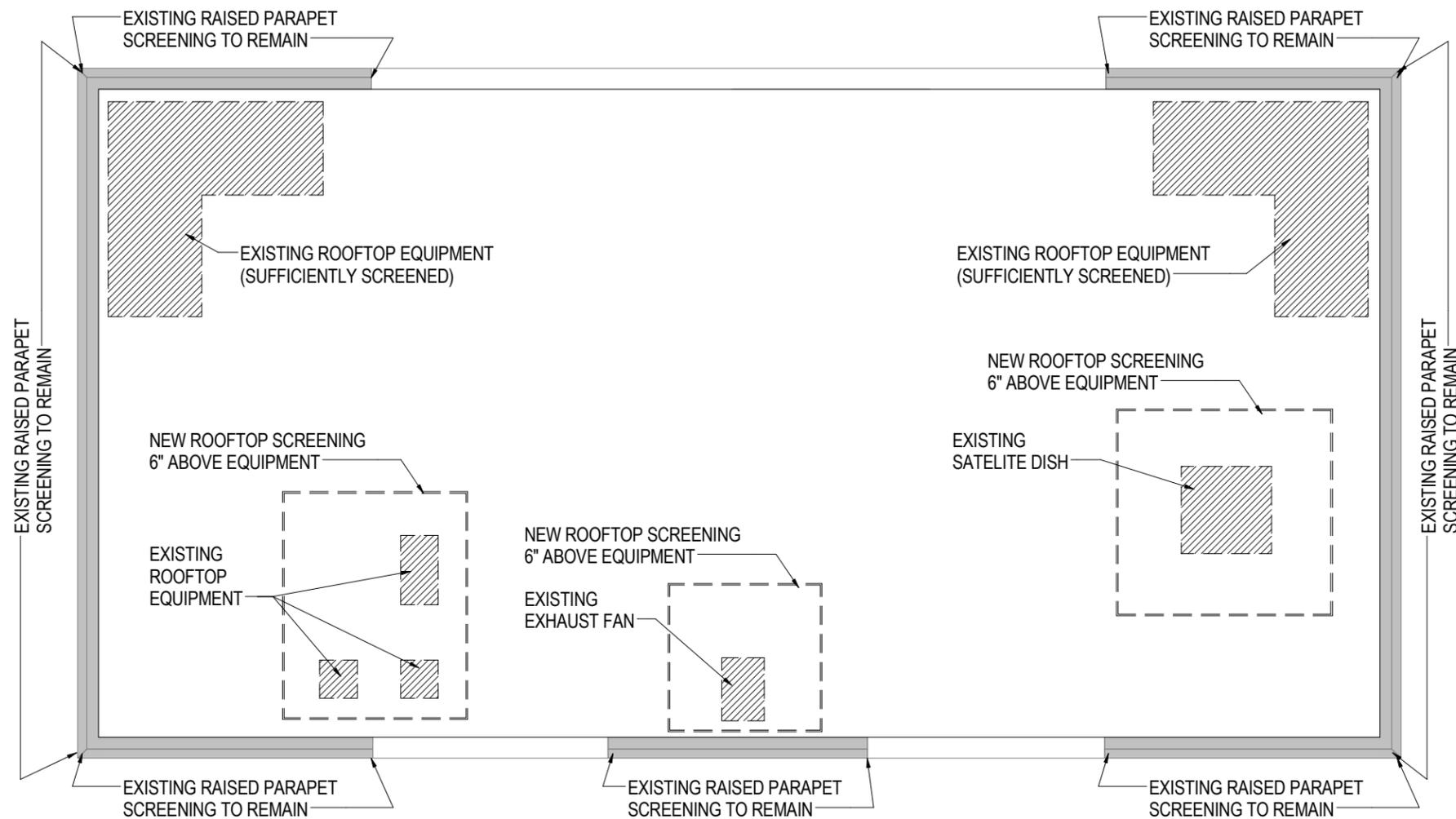




 **PROPOSED FIRST FLOOR PLAN**  
1/8" = 1'-0"



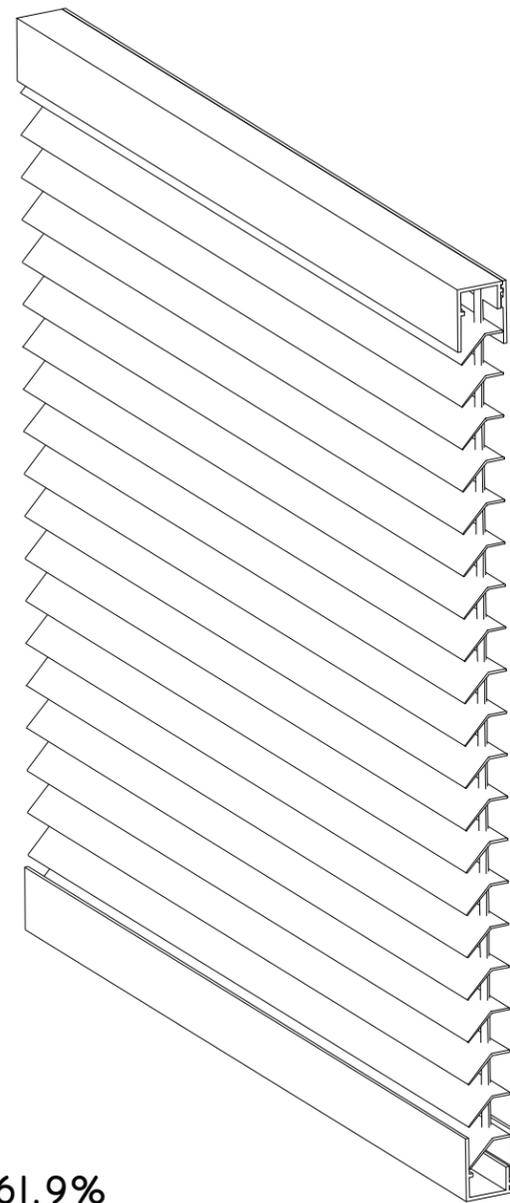
 **PROPOSED SECOND FLOOR PLAN**  
1/8" = 1'-0"



**PREFERRED ROOF SCREEN:**  
**CS ECONO LINE 240**  
COLOR TO COMPLEMENT BUILDING EXTERIOR

 **PROPOSED ROOF / EQUIPMENT SCREENING PLAN**  
1/8" = 1'-0"

# C/S Grilles



EL-240  
FREE AREA = 61.9%

## Grille Color Selector

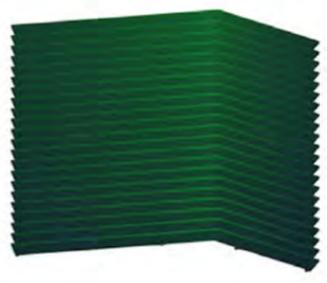
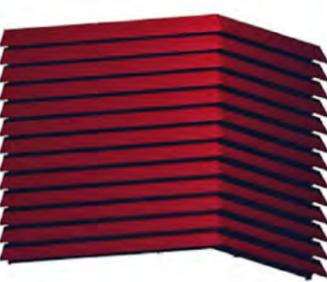
C/S 20 Year AAMA 2605 Powder Coat Finishes

\*Premium (extra cost) color.

#521 Bone White	#519 Sandstone	#563 Seawolf Gray	#580 Interstate Green*	#562 Phantom Gray	#549 Charcoal
#548 Light Bronze	#585 Arabian Blue*	#559 Mushroom	#516 Spanish White	#543 Medium Bronze	#518 Colonial White*
#560 Onyx Gray	#572 Sand Beige	#546 Dark Bronze	#581 Forge Red*	#512 Black	#532 Terra Cotta
#537 Cordovan Brown	#584 Banner Red*				

<p><b>Construction Specialties™</b> 49 MEEKER AVENUE, CRANFORD, NEW JERSEY PHONE: 1-800-631-7379 / FAX: 908-272-5844</p>	PROJECT: EL 240 GRILLE DETAILS	REVISION:
	TITLE: ISOMETRIC VIEW	DATE: 07-18-11
	SCALE: NTS	SHEET: 4 OF 4
	DRW BY: R. GEIST	DRW NO : RD- 1236

**ROOFTOP EQUIPMENT SCREEN - PREFERRED OPTION**  
**CS ECONO LINE 240**  
COLOR TO COMPLEMENT BUILDING EXTERIOR

Louvered Equipment Screens		Standard Construction	
Equipment Screens are vision barriers mounted on building rooftops to hide mechanical equipment and other unsightly items. Standard construction equipment screens are sight proof from horizontal sight line and below, but allow sight through from above.			
<b>V2KS</b>		<b>V4JS</b>	
Blade Depth	2.0"	Blade Depth	4.0"
Blade Spacing	2.0"	Blade Spacing	5.0"
Blade Angle	45°	Blade Angle	45°
Free Area <sup>1</sup>	53.5%	Free Area <sup>1</sup>	55.4%
Louvered Equipment Screens		Sight Proof Construction	
Sight proof construction equipment screens utilize a nested Y blade profile and are sight proof from all angles.			
<b>V4YH</b>		<b>V4YV</b>	
Blade Depth	4.0"	Blade Depth	4.0"
Blade Spacing	3.5"	Blade Spacing	3.5"
Blade Angle	60°	Blade Angle	60°
Free Area <sup>1</sup>	30.6%	Free Area <sup>1</sup>	30.6%

<sup>1</sup> - Free Area is the space between frame and blades divided by the overall size (based on a size 48" Wide by 48" High)

**ROOFTOP EQUIPMENT SCREEN - ALTERNATE 1**  
**ARCHITECTURAL LOUVERS**  
 HORIZONTAL OR VERTICAL BLADE OPTIONS - COLOR TO COMPLEMENT BUILDING EXTERIOR



QUALITY YOU CAN COUNT ON – SINCE 1954  
 (305) 547-8383

HOME ABOUT US TESTIMONIALS PRODUCTS GALLERY CONTACT US



**QUALITY YOU CAN COUNT ON**  
 Just read what our customers have to say.



**COMMERCIAL AND ARCHITECTURAL BIDS**  
 Fast Quoting and Quick Turnaround for your commercial needs.



**RESIDENTIAL BIDS**  
 Contact us for your residential projects.

**PRODUCTS**

GRILLES & SCREENS >

LOUVERS >

SUNSHADES >

COLONIAL SHUTTERS >

BAHAMA SHUTTERS >

ROLL-UP SHUTTERS >

ACCORDION SHUTTERS >

REMOVEABLE STORM SHUTTERS >

**ECONOSPAN® SCREEN SYSTEM**

The EconoSpan® louver and screen system is a continuous, "free-standing" louver product comprised mainly of roll formed louvers that snap firmly onto "double-gripped" stringers or posts installed on pre-determined intervals. This system is ideal for roof top equipment screening or other applications with large areas requiring concealment and ventilation. It is available in two major styles: Pitched Louver (both 45° and 22-1/2° pitches) and Flat Picket (both horizontal and vertical orientations).



Along with being very attractive, it is also one of the industry's most affordable systems. Using standard production components, the EconoSpan® system is designed and manufactured as required to be installed on a supporting structure. This allows the supporting structure to be provided locally, based on local code requirements\*, yielding further cost savings. This simple "knock-down" product design allows it to be shipped as a kit in relatively small crates with step by step installation drawings making it convenient, simple and relatively quick for general contractors to install.

**CONTACT US**

Name

Email

Phone

Message

**EconoSpan® 45° Pitched Louver**

- Reinforced, 45° pitched stringer
- 60% free air flow
- Slat pitch direction may be inverted

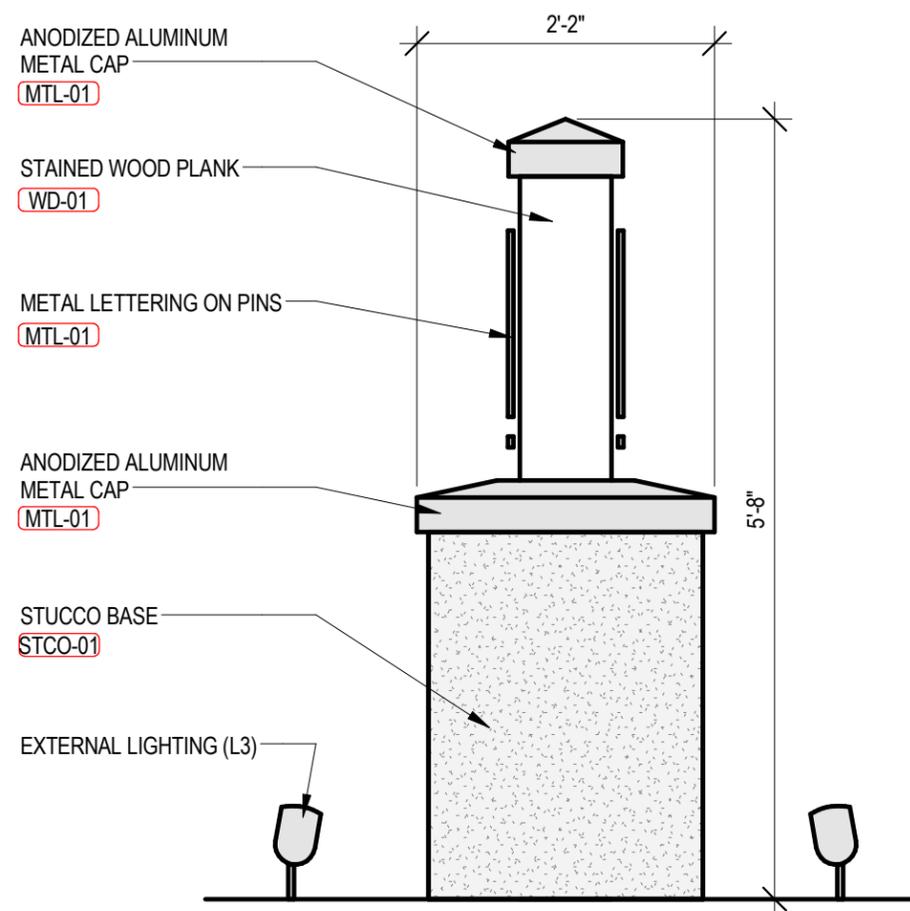


**EconoSpan® 22.5° Pitched Louver**

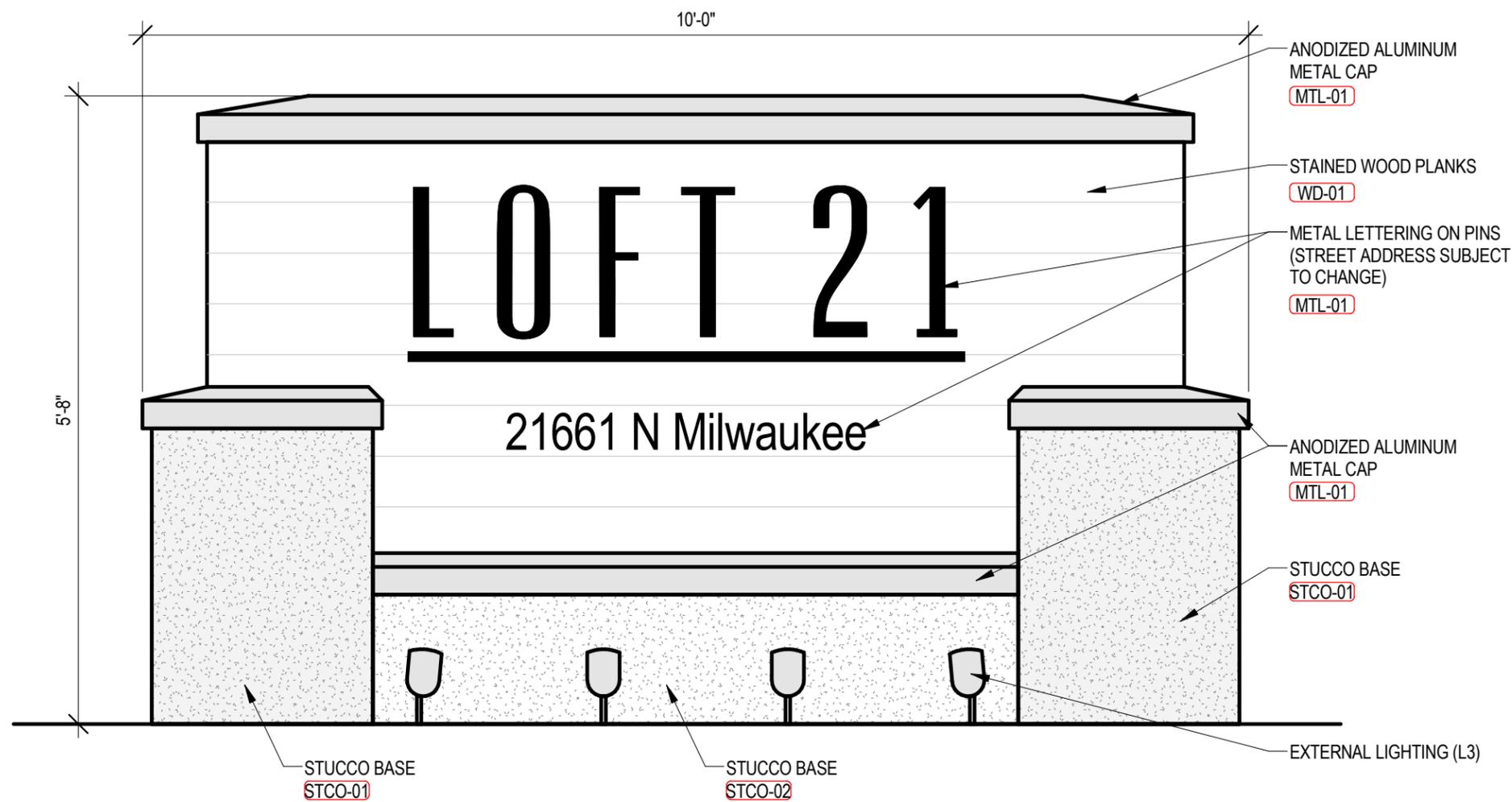
- Reinforced, 22-1/2° pitched stringer
- 30% free air flow
- Slat pitch direction can be inverted

SUBMIT

**ROOFTOP EQUIPMENT SCREEN - ALTERNATE 2**  
**WILLARD SHUTTERS, INC.**  
 ECONOSPAN PITCHED LOUVERS



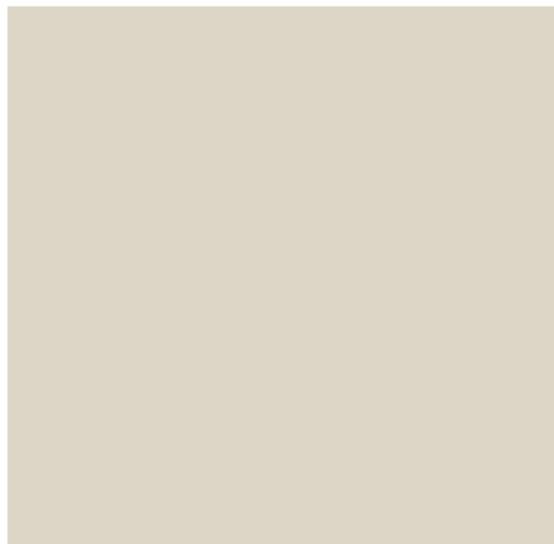
**PROPOSED SIGNAGE ELEVATIONS**  
3/4" = 1'-0"



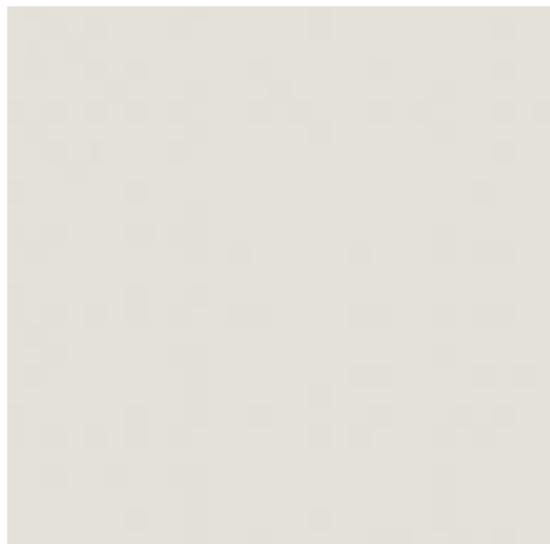
SIGNAGE REQUIREMENTS:	REQUIREMENT:	PROPOSED:
SIGNAGE ZONE:	CORRIDOR COMMERCIAL	NO CHANGE
SIGN AREA:	60 SF MAXIMUM	56 SF
HEIGHT OF MONUMENT:	6 FT MAXIMUM	5'-8" FT
LENGTH OF MONUMENT:	10 FT MAXIMUM	10 FT
SETBACK:	15 FT MINIMUM	50 FT



**PROPOSED SIGNAGE COLOR RENDER**  
NOT TO SCALE



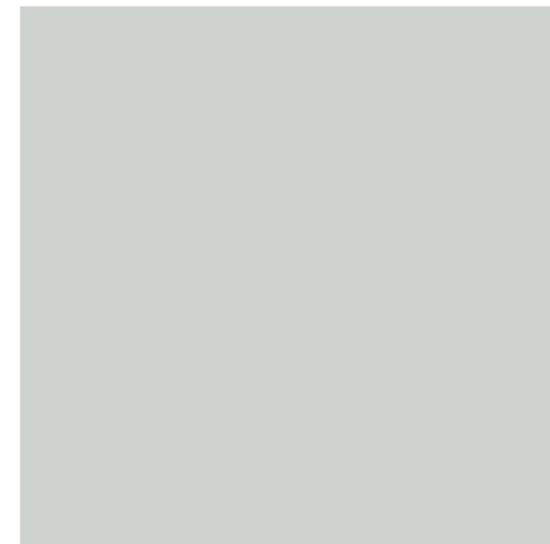
**P-01 Flat Paint**  
Benjamin Moore OC-12 Muslin  
Exterior Building, Loading Doors, Signage Base



**P-02 Flat Paint**  
Benjamin Moore OC-23 Classic Gray  
Exterior Building, Signage Base



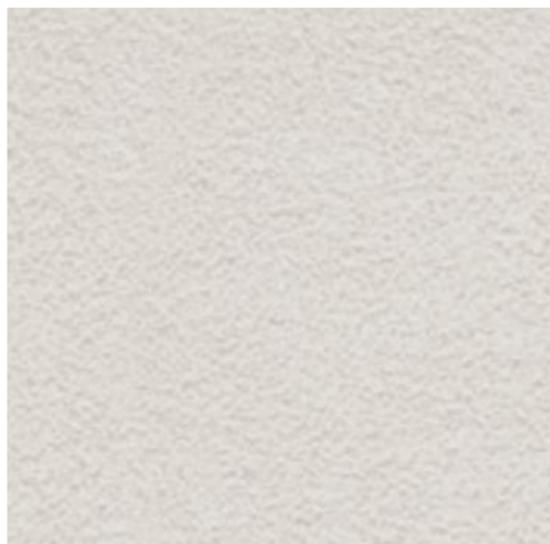
**P-03 Semi Gloss Paint**  
Benjamin Moore HC-76 Davenport Tan  
Building Coping



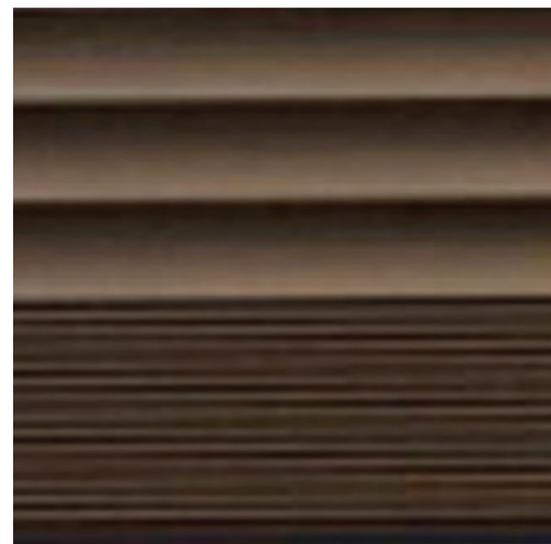
**P-04 Semi Gloss Paint**  
Benjamin Moore 1591 Sterling  
Exterior Door and Window Frames



**STCO-01 Color Blended Stucco**  
Omega Products Colortek 422 Great Wall  
Signage Base



**STCO-02 Color Blended Stucco**  
Omega Products Colortek 35 Cloud Gray  
Signage Base



**MTL-01 Prefinished Metal**  
Arcadia AB-4 Medium Bronze  
Signage Lettering and Cap

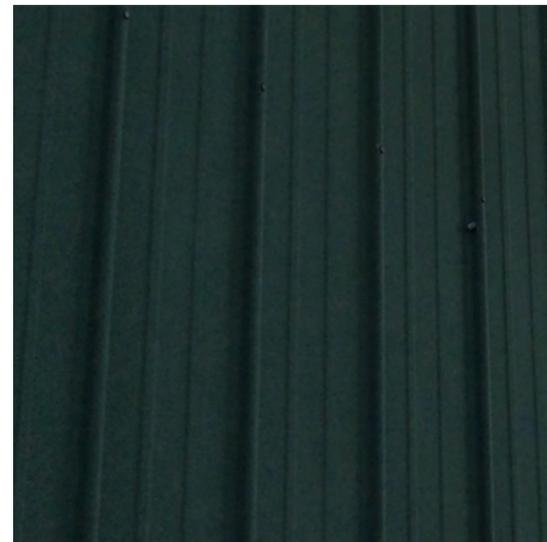
**PROPOSED FINISH MATERIAL PALETTE**  
SEE PLANS AND ELEVATIONS FOR SPECIFIC LOCATIONS



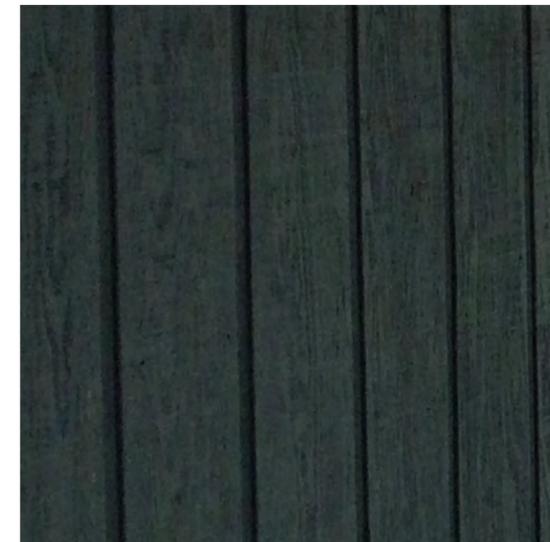
**WD-01** Wood Clear Seal  
Sherwin Williams Minwax Helmsman Spar Urethane 13205000  
Deck Railings & Posts, Signage Backing Slats, Trash and  
Equipment Screens, Deck Flooring



**WD-02** Wood Stain  
Sherwin Williams 3511 Cedar Bark  
Deck Perimeter Board, Fascia Below Patio, Pergola Finish



**EXISTING** Metal Panel at Level 2  
(Product Specification Not Known)



**EXISTING** Wood Siding at Level 1  
(Product Specification Not Known)



NOTE: ACTUAL LIGHTING LEVELS MEASURED ON SITE ALONG PROPERTY LINE AS SHOWN

 **EXISTING PHOTOMETRIC / LIGHTING PLAN**  
NOT TO SCALE

# LUMIÈRE®

## DESCRIPTION

Cambria 703 is an ultra-compact fixture for use with MR16 ceramic metal halide lamps. It is available with a fully adjustable side swivel stem (703, 703-FL), an adjustable center rear swivel (703-CRS) or stationary rear flush mount (703-FM). Various lenses, louvers and color or dichroic filters can be combined - up to three at once - to create multiple lighting effects. Lumière's exclusive Siphon Protection System (S.P.S.) prevents water from siphoning into the fixture through its own lead wires.

Catalog #	Type
Project	
Comments	Date
Prepared by	

## SPECIFICATION FEATURES

### A ... Material

Housing, hood and mounting stem are precision-machined from corrosion-resistant 6061-T6 aluminum billet, C360 brass, C932 bronze, C110 copper or 303/304 stainless steel.

### B ... Finish Painted

Fixtures constructed from 6061-T6 aluminum are double protected by a chemical film undercoating and polyester powdercoat paint finish, surpassing the rigorous demands of the outdoor environment. A variety of standard colors are available.

### C ... Brass, Bronze, Copper or Stainless Steel

Fixtures constructed from brass, bronze, copper or stainless steel are left unpainted to reveal the natural beauty of the material. Brass, bronze and copper will patina naturally over time.

### D ... Hood

Hood is removable for easy relamping and accepts up to three internal accessories at once (lenses, louvers, filters) to achieve multiple lighting effects. Model 703, 703-CRS & 703-FM: Weep holes prevent water and mineral stains from collecting on the lens, even in the straight-up position. Model 703-FL: The flush lens design reduces fixture length, minimizes debris collection and prevents water and mineral stains from collecting on the lens.

### E ... Gasket

Housing and hood are sealed with a high temperature silicone o-ring gasket to prevent water intrusion.

### F ... Lens

Tempered glass lens, factory sealed with high temperature adhesive to prevent water intrusion and breakage due to thermal shock.

### G ... Mounting Stem

Model 703 and 703-FL include fully adjustable side-mounted swivel stem, providing 340° tilt and 360° rotation for easy aiming. Center rear swivel (703-CRS) or stationary rear flush mount (703-FM) models are also available. All models include 1/2" NPS threaded male fitting. Stainless steel aim-locking mechanisms are standard (not available on 703-FM). Lumière's exclusive Siphon Protection System (S.P.S.) prevents water from siphoning into the fixture through its own lead wires.

### H ... Hardware

Stainless steel hardware is standard to provide maximum corrosion-resistance.

### I ... Socket

Ceramic socket with 250° C Teflon® coated lead wires and GX10 two-pin twist and lock base.

### J ... Ballast

Remote core & coil ballast is standard (120/208/240/277/347V). Maximum remote mounting distance for a core & coil ballast is 50'. Remote electronic ballast (120/277V) is available as an option by adding the prefix "EL" to the ballast/mounting code. Maximum remote mounting distance for an electronic ballast depends upon the ballast manufacturer and may require the use of special low capacitance wire, separate conduit runs for lead wires, or other special installation requirements. See ballast manufacturer's installation instructions or contact the factory for remote mounting distance and installation requirements.

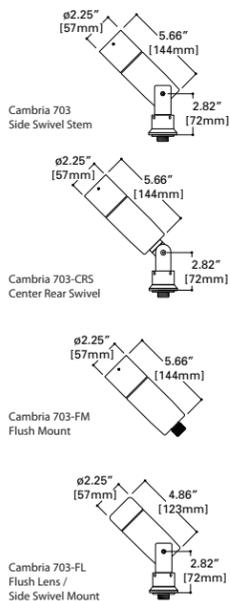


## CAMBRIA 703

39W (max.) CMH16  
Metal Halide

Accent/Flood

IP65



COOPER Lighting  
www.cooperlighting.com

Specifications and Dimensions subject to change without notice.  
Consult your representative for additional options and finishes.

ADL082477  
07/12/2013 12:13:37 PM

## L3 - EXTERIOR SIGNAGE LIGHTING

## FESTOON LIGHT STRING

Made to your specifications with watertight, shock resistant modules in either 12V DC LED or 24V AC Xenon versions.

### Performance

- Durable clear polycarbonate globes are shatterproof, weatherproof and resistant to vibrations
- UL Listed, IP68 custom built lengths are made to order (allow 3-4 weeks lead time)
- Provides safe and reliable service even in adverse conditions

### Construction

- Durable clear polycarbonate globes cover specially designed sockets, engineered to absorb vibrations
- Stranded tinned copper conductors in heavy duty rubber cable supports spans up to 15 feet
- Injection molded nylon sockets are pre-assembled prior to shipping

### Installation

- Requires 12V DC input (power supply sold separately) for LED modules, 24V AC input for Xenon
- For horizontal mount to wall or vertical mount to shine upwards from a ledge, order LFS-CABLE CLIPS (one per module, will ship pre-assembled)
- For span distances greater than 15 feet, Festoon Light String needs to be supported with a guy wire or catenary cable system
- Be sure to seal all outdoor connections with dielectric grease and shrink tube

### Ordering Information

When ordering, specify socket spacing and total cable length including lead and tail wire requirements, preferably in a line drawing with notations. Designate the type of socket assembly to be factory-assembled onto cable. Choose between 12V DC LED and 24V AC Xenon. Socket assemblies include clear globes. Colored globes are sold separately.



### Specifications

Series	LFS-12V-1.5-LED / LFS-24V
Input voltage	12V DC (LED) / 24V AC, 60Hz (Xenon)
Color temperature	2950K / 2800K
CRI	74 / 99
Wattage	1.5W LED / 5W, 8.5W, 10W Xenon
Lumens	See individual product
Maximum run	300W LED / 600W Xenon
Beam angle	310°
Dimming	N/A
Housing	Rubber cable, nylon sockets
Lens	Polycarbonate globe
Rating	c/UL/us Listed, wet locations
Dimensions	Custom spacing, 2-3/8" globes
Switching	Hardwire
Mounting	Backplate or cable clip
Linking	N/A
Lamp type	9 x 3528 SMD LEDs / T4 Xenon
Rated life	80,000 hrs / 20,000 hrs



Photos are for representational purposes and do not display actual socket spacing

ACCENT LIGHTING AMERICANLIGHTING.COM

## L4 - EXTERIOR FESTOON LIGHTING



Wall luminaires with double-sided light output

**Housing:** Extruded and die cast aluminum. Mounts directly to a BEGA 537 box (provided). Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

**Enclosure:** Tempered clear glass, the bottom and top diffuser are flush to the die casting to prevent water accumulation. Fully gasketed for weather tight operation using a "U" channel molded silicone rubber gasket.

**Electrical:** 36W LED luminaire, 43.9 total system watts, -40°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an 85 CRI. Available in 4000K (85 CRI); add suffix K4 to order.

**Notes:** LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to [www.bega-us.com](http://www.bega-us.com).

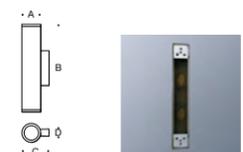
**Finish:** All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

**CSA certified to U.S. and Canadian standards for wet locations.**  
Protection class IP65

**Weight:** 11.5 lbs

**Luminaire Lumens:** 1726  
Tested in accordance with LM-79-08

**Mounting options:**  
**547** Surface-mount wiring box



These luminaires mount over a custom BEGA recessed box. This box can be shipped ahead of the luminaire.

Narrow beam in both directions

	Lamp	β	A	B	C	D	Wiring box*
66519*	36W LED	18°	5 7/8"	2 1/8"	7 7/8"	1 1/8"	19537

β = Beam angle \*Small opening wiring box included.

**BEGA-US** 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 [www.bega-us.com](http://www.bega-us.com)  
©copyright BEGA-US 2016 Updated 02/16

Type:  
BEGA Product:  
Project:  
Voltage:  
Color:  
Options:  
Modified:



L1 - EXTERIOR SCONCE AT NEW FEATURE WALL

11251 Outdoor LED Up/Down Wall Sconce



**Description:**  
11251 Outdoor LED Up/Down Wall Sconce features a cylinder with up and down light used to highlight architectural surfaces. Made of cast aluminum with powder coat finish in Textured Architectural Bronze or Textured Black finish and polycarbonate top shield. Includes one 5 watt LED uplight and one 10 watt LED downlight totaling 15 watts with Pure White 3000K, 905CRI color temperature and LED driver. 40,000 hour average lamp life. 4.5 inch width x 12.25 inch height x 6.5 inch depth. UL listed. Title 24 Compliant. Suitable for wet locations.

Shown in: Textured Architectural Bronze

List Price: \$187.50  
Our Price: \$165.00

Shade Color: N/A  
Body Finish: Textured Architectural Bronze  
Lamp: 1 x LED/15W/120V LED  
Wattage: 15W  
Dimmer: Not Dimmable  
Dimensions: 12"H x 5"W x 6.5"D

Technical Information  
Lamp Color: 3000 K  
Color Rendering: 85 CRI

Product Number: <b>KHR349589</b>			
Company:	Fixture Type:	Date:	May 02, 2016
Project:	Approved By:		

L2 - EXTERIOR SCONCE AT DECK POSTS

Fax: (773) 883-6131

Phone: 866-954-4489

Address: 1718 W. Fullerton Ave. Chicago IL 60614

[www.Lightology.com](http://www.Lightology.com)

**Loft 21 Zoning Variations**  
**(For ARB's reference only)**

Applicant is requesting the following variations:

1. To permit parking spaces of 18 feet in length rather than 19 feet in length.
2. To permit drive aisles of 24 feet rather than 25 feet.
3. Not to require the addition of landscape islands at the end of each parking row.
4. Not to require the addition of landscape islands for every 15 parking spaces.
5. Not to require continuous 8 feet landscaping planting area between the building and parking areas.

## CHAPTER 9

### SIGN CONSTRUCTION AND DESIGN: SPECIFIC STANDARDS BY SIGN TYPE

#### SECTION:

#### 12-9-1 SIGN CONSTRUCTION AND DESIGN: SPECIFIC STANDARDS BY SIGN TYPE

The following signs are the only types of permanent signs permitted in the Village.

##### A. Ground Signs

Ground signs are permitted subject to the following:

1. Ground signs are permitted only in the districts listed in Tables 1 and 2, subject to the regulations of Tables 1 and 2 and this Title.
2. One (1) ground sign is permitted per street frontage of a zoning lot with a maximum of two (2) sign faces, except that any lot or parcel with a frontage of eight hundred (800) feet or more may have two (2) ground signs located not less than four hundred (400) feet apart. If a zoning lot has frontage on more than one (1) street then said lot will be allowed one (1) ground sign per frontage, provided there is sufficient frontage to place the two (2) signs no closer than one hundred (100) feet apart.
3. In addition to a ground sign, drive-through establishments are permitted one (1) menu board sign, whether constructed as a ground sign or double post sign, no more than forty (40) square feet in sign area, no more than six (6) feet in height and no less than twenty (20) feet from any lot line.
4. Ground signs must be setback a minimum distance from the edge of the street, as shown in Table 1: Ground Signs – Monument and Table 2: Ground Signs – Double Post. All signs must be located entirely on private property. No part of any ground sign may be located within or over a street.
5. All ground signs shall be approved by the Department of Community and Economic Development as being in compliance with Title 5, Chapter 4 of the Village Code and shall be constructed of incombustible or approved combustible materials as defined in Section 12-3-1 Definitions.
6. Externally illuminated ground signs must be illuminated by backlit/halo lighting or from external lighting fixtures, with lighting color restricted to shades of white. Internally illuminated ground signs shall be designed so light is filtered through the face of individually cut letter sets. Within the Downtown Sign District, internal illumination shall be limited to multi-tenant ground signs only.
7. The sign structure and sign face of ground signs shall exhibit good scale and proportion; and shall be an integral part of the site and building design by sharing architectural features with the principal structure, including one or more building materials, colors, or design elements.
8. The sign material of ground signs shall consist of materials such as wood, stone, brick, copper, bronze, steel, brushed aluminum, iron, concrete, or similar. Synthetic plaster

shall be permitted if it is used as a primary exterior material on the approved principal structure.

9. Letters and logo(s) are limited to no more than two (2) colors and must be individually carved, etched, or raised and may consist of plastic, wood, or metal letters, with a non-reflective surface, on a contrasting background. Multiple colors used on a logo or mark registered with the United States Patent and Trademark Office are permitted. Consistency must be provided between ground sign lettering and the accompanying wall signs on the building.
10. All ground signs in the Downtown District must be constructed of natural materials, such as wood, stone or masonry, including composite materials that give the impression of such materials.
11. All monument ground signs in the Downtown District shall be composed of three (3) parts: base, sign area and cap.
12. Ground signs for multi-tenant buildings shall exhibit the same design characteristics; including materials, color, fonts, lighting, tenant panels, etc, and shall be consistent in design where there are multiple ground signs on a single property. Ground signs for multi-tenant buildings are limited to four (4) tenants per sign face and a development name. The development name must be larger than the name of individual tenants. In addition, the development name may be distinguished from the individual tenants by font, color or material.
13. The Copy Area shall be a minimum of six inches (6") from the perimeter of each Sign Face and shall not exceed a maximum of seventy percent (70%) of the Sign Area.

TABLE 1 GROUND SIGNS – MONUMENT				
SIGN DISTRICT	Maximum Sign Area	Maximum Height of Monument	Maximum Length of Monument	Minimum Setback
Downtown Sign District - Single Tenant	54 sq. ft.	6 ft.	9 ft.	15 ft.
Downtown Sign District - Multi Tenant	67.5 sq. ft.	7.5 ft.	9 ft.	15 ft.
Corridor Commercial Sign District - Single Tenant	60 sq. ft.	6 ft.	10 ft.	15 ft.
Corridor Commercial Sign District - Multi Tenant	75 sq. ft.	7.5 ft.	10 ft.	15 ft.
Office/Industrial Sign District	72 sq. ft.	6 ft.	12 ft.	15 ft.
Residential Sign District - Non-residential Subdivision Use	30 sq. ft.	5 ft.	6 ft.	15 ft.

Front (West Elevation)



Rear (East Elevation)



South Elevation



