



AGENDA
SPECIAL ARCHITECTURAL REVIEW BOARD MEETING
Public Meeting Room, Village Hall
Wednesday, June 1, 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 May 17, 2016 Architectural Review Board Minutes

3.0 ITEMS OF GENERAL BUSINESS

3.1 Continued 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 Bank & 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, May 17, 2016, in the Public Meeting Room of the Village Hall, One Olde Half Day Road, Lincolnshire, IL.

PRESENT: Chairman Grover, Members Gulatee, Kennerley, Jensen, Baskin, and Barranco.

ABSENT: Trustee-Liaison Hancock

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.

Chairman Grover noted the resignation of Roger Hancock, as he is moving out of Lincolnshire; and on behalf of the ARB, he extended appreciation to Roger for over 10 years of service on the ARB.

2.0 APPROVAL OF MINUTES

2.1 Approval of April 12, 2016 Architectural Review Board Minutes.

Member Baskin moved to approve the minutes as written and **Member Barranco** seconded the motion to approve the April 12, 2016 Architectural Review Board Minutes. The motion passed unanimously by voice vote.

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.).

Tonya Zozulya, Economic Development Coordinator noted that the Village has been working closely with the Petitioner, Trisha Bumpass, for the past several weeks to get this proposal off the ground. On April 25th, the Village Board gave the Petitioner a positive recommendation for referral to the Zoning Board, and on May 10, 2016 the Zoning Board held a Public Hearing for Rezoning classification, a Special Use request for their proposed banquet hall, and Variations due to existing hardships on the property. The Petitioner received a positive unanimous recommendation from the Zoning Board. Since the Petitioner intends to repurpose the existing building for a banquet hall, Staff reminded the ARB's review should focus on site design, landscaping, exterior



lighting, parking, exterior signage, and building elevations such as design, materials, colors, scale, height, and roof-top unit screening. No new site amenities are proposed for this development. Further, Staff is in support of the proposal with the following two recommendations: 1.) Consider architectural enhancements to the front (or west) elevation and additional architectural details on all four elevations of the building design for added interest; and 2.) Revise the ground sign column material from stucco to brick or stone to comply with the Village Sign Code requirements.

Paul Kozlowski, Architect with d+k Architects, introduced the project by stating the shape of the building will remain while the outside of the building will be addressed by changing the colors to warm up the exterior, improving the landscaping, and bringing it into compliance from a zoning and landscape standpoint. This includes eliminating the parking in front, and changing the landscaping to beautify it for the streetscape of the building. He displayed the existing site plan and noted the parking along Milwaukee Avenue including limited landscaping, parking spaces along the perimeter in the side setbacks, a dead-end drive aisle, and poor traffic circulation. The proposed site plan was also displayed with additional ADA parking spaces, elimination of the front parking area and in the perimeter side setbacks and continuous drive aisles. In addition, a slight berm is proposed along Milwaukee Avenue and landscaping will be enhanced around the building and the perimeter of the site, along with Staff's suggestion to make a separation from the adjacent property to the south. The existing trash enclosure and ground mounted hvac equipment will also be brought into compliance with screening.

David McCallum, Landscape Architect, with David R. McCallum Associates, provided an overview of the proposed landscape plan and focused on the three primary areas. The streetscape along Milwaukee Avenue will have a slight berm with shade trees, evergreens, ornamental trees, a variety of oaks and hackberry trees all of varying heights. The foundation area surrounding the building will be landscaped with low growing native grasses and salt-tolerant shrubs, ornamental trees, as well as perennials. Evergreen shrubs ranging from 6' to 10' in size will provide landscape screening for the trash enclosure and the mechanical equipment. The ground monument sign will also be landscaped per the Village Sign Code. All selected plant material is drought and salt tolerant and adaptable to the environment, while providing a year-round color palate. The detention basin will be planted with native grasses and reseeded, with oak and hackberry trees along the perimeter, and mix of perennials.

Mr. Kozlowski presented the building elevations and explained the design changes which help break up the existing building massing in the front with the wrap-around railing. Foremost, the second floor railing across the middle of the building will be eliminated and pergola-type taller trellises will be created on each end bay and a lower trellis in the middle front bay. Festoon lighting on each trellis and vertical sconce lighting on the wall of the middle bay, as well as a light on each column will offer rhythmic interest on the building elevations. The building will be painted in neutral shades of various tones on the various elements. All the railings will be reconstructed using metal pickets and wood



posts, railings and trim. He also pointed out the trash enclosure and mechanical equipment screening will also coincide with the design changes of the elevations. Since the Petitioner is currently upgrading some of the roof-top equipment, **Mr. Kozlowski** assured the roof-top screening will be code compliant. He alluded to the material/color samples, and noted the ground sign will also incorporate these elements, as well as using Staff's suggestion to revise the sign column material from stucco to brick or stone. Ground lighting will provide sign illumination. Further, **Mr. Kozlowski** provided a brief overview of the interior layout of the building and noted the parking lot photometric reading is code compliant.

At this time, **Chairman Grover** requested input from the members with regard to the elevations. **Member Baskin** noted due to the "box" design of the existing building, he appreciates the architect's design efforts given the oddity of some of the current elements such as the cornices and the wrap-around railing. He suggested turning the design problem into something "hip" with more interest offering the use of material enhancements to the railings. Also to be considered is the entrance to the facility, as it becomes a "ceremony" of coming through the front drive around to the back of the building, coupled with the enhanced landscaping of the building front, lends itself to the "ceremony" scale and focal point. **Mr. Kozlowski** stated there are budget constrictions, but the plan is to create the procession through lighting for a warmer, approachable feel, and he welcomes more discussion with regard to the design elements. He also noted that a drop-off aisle has been incorporated across the front of the building.

Member Gulatee noted the opportunity to do something interesting, and expressed his agreement with Staff for the need to have articulation in the facades. He suggested converting the entire front area of the building into a front court with benches, lighting, and landscaping for people to enjoy and be seen from Milwaukee Avenue. He noted the south side of the building has the service yard appearance with the trash enclosure in place, and moving the hvac equipment from the north side to the south side, would provide the opportunity to combine the north and east side/corner area as the main entry, as well as relocating the drop-off aisle and the porte cochere in the same vicinity. With regard to the facades, **Member Gulatee** noted articulation through the use of panels to reflect some activity on the inside and centering glass on the front elevation, connected with ramping leading downward to a front paved garden court.

Member Jensen agreed somewhat with Member Gulatee's comments. He thought the proposed building concept looks good albeit it has an industrial appearance. He is concerned with the wood deck element that may or may not fit the building and suggested creating more dimensions with landscaping to warm or compliment the wood. **Mr. Kozlowski** expressed his desire to work with some of these suggestions and explained that the use of panels did not provide enough depth or shadowing, and thus, the trellises, balconies, and railings were created. He offered using glass doors in lieu of the existing metal doors, and sees the opportunities suggested and would entertain these ideas while keeping in line with the budgetary constraints.



Member Kennerley pointed out that the removal of the wooden railing and incorporating black railing or wrought iron or other black elements will change the character of the appearance, whereas wood softens and gives a “homey” look. She agrees with **Member Gulatee** with regard to the suggestion of a front yard area to attract people, as the bulk of the activity is on the back side of the building. **Mr. Koslowski** added that the intent is for an industrial building in form, however, the wood serves to soften and warm in coloring.

Given the building design challenges, **Chairman Grover** questioned the purpose of the front drive/drop-off aisle, because he felt the suggestions for a front landscaped court area would add to the appearance. Further, he sees no opposition from the members to a more modern design for the building to which **Mr. Koslowski** responded favorably to move forward with revisions to embrace and entertain the industrial side of the building and taking it to a modern twist. **Member Gulatee** added there is the option to not follow the outline of the previous balconies and consider a cantilever out design.

Chairman Grover requested comments from the Board with regard to the landscaping. **Member Kennerley** requested clarification of the landscaping along the front building and requested different elevations of height between the grasses and shrubs. With regard to the berm, she also suggested plantings to soften and feather some of the evergreen and tree heights. **Member Baskin** suggested using landscaping as a way of shaping a space by using groupings of plantings along the front area to enhance the scale or adding interesting specimens as focal points. It can also be used as a textural change to take you to the entrance. With regard to the berm, **Chairman Grover** inquired as to the extent of screening. **Mr. McCallum** responded the intent is to articulate with three continuous layers of evergreens and shrubs, with a beginning vertical height ranging from 6’ to 16’ and at maturity reaching upwards from 20’ to 55’. A mix of assorted evergreens, ornamental trees, and shade trees is proposed. **Mr. Gulatee** suggested incorporating birch trees if permitted.

Economic Development Coordinator Zozulya noted the lack of landscaping islands within the parking lot is due to the Petitioner’s request for a legal non-conforming variation to maintain as many parking spaces as possible on the site. **Mr. Kozlowski** explained the building can legally occupy 2000 and by zoning ratio standards, the number of the existing 255 parking spaces is far below the required amount. Discussion ensued with regard to options, to which **Mr. Kozlowski** explained the reasoning for the lack of any possibilities to increase parking or revise the parking lot layout, thus the legal non-conforming variations requested.

Chairman Grover questioned the proposed ground sign location, given its 50’ distance from Milwaukee Avenue. **Economic Development Coordinator Zozulya** noted that Code prohibits any signage on berms. In consideration of the addition of a berm along Milwaukee Avenue property frontage, **Chairman Grover** expressed concern for the visibility of the sign. **Mr. Kozlowski** considers it to be visible enough with the illumination, to which **Chairman Grover**



suggested reducing the end of the berm at the entrance in order to move the sign closer to the street. There was also a suggestion for a wall sign on the front elevation for visibility. **Mr. Kozlowski** agreed to reconsider the ground sign location. **Chairman Grover** requested the stucco be removed from the sign base supports, to which **Mr. Kozlowski** offered using concrete, maintaining the wood for the sign and metal lettering and trim all of which would correlate the sign materials to those on the buildings. Also, the sign will be illuminated from ground lighting only.

With regard to the building lighting, **Chairman Grover** expressed his satisfaction for the vertical lighting. **Mr. Kozlowski** pointed out there will be festoon lighting on the trellises and lighting underneath the decks.

Limited discussion ensued with regard to meeting the Petitioner's time constraints, and there was a consensus among the ARB to cooperate in moving this project forward by scheduling a special meeting to further discuss any revisions made in accordance with tonight's discussions. There being no further comments, **Chairman Grover** requested a motion to continue.

Mr. Baskin moved and Mr. Jensen seconded a motion to continue the 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 Bank & Trust Co.).

The motion passed unanimously by voice vote.

- 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 8:59 p.m.

Respectfully Submitted,
Linda Jones, Administrative Assistant, Community & Economic Development Dept.

**REQUEST FOR BOARD ACTION
Special Architectural Review Board
June 1, 2016**

Subject:	Redevelopment of a Former Cubby Bear Bar Site - Loft 21 Banquet Hall
Action Requested:	Continued 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
Petitioner:	Trisha Bumpass & Standard Bank & Trust Co.
Originated By/Contact:	Tonya Zozulya, Economic Development Coordinator Department of Community & Economic Development
Advisory Board Review:	Architectural Review Board

Background:

- At the May 17, 2016 meeting, the ARB considered the request for the redevelopment of the former Cubby Bear site for a banquet hall use. At the conclusion of the meeting, the ARB requested the petitioner return to the ARB for additional discussion after taking into consideration the following feedback:
 - Redesign the building façade to make it more modern and “hip”.
 - Relocate the proposed ground sign closer to Milwaukee Avenue; make it consistent with the building; enhance sign proportions and eliminate the stucco material.
 - Revise the landscape plan to add new tree species and grasses around the building and create a new landscape area adjacent to the proposed drop-off area to break up the building mass.
- Attached meeting minutes provide an in-depth overview of additional comments expressed by ARB members.

Staff Comments:

- The attached petitioner’s cover letter outlines in detail the revisions made per the ARB direction.
- Staff finds the revised packet reflects the main changes requested by the ARB. Staff requests the ARB determine whether additional enhancements are necessary.

Staff Recommendations:

Staff recommends forwarding a favorable recommendation of the proposed development plans.

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 June 1, 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:

- Cover letter, prepared by d+k Architects, dated May 24, 2016, date stamped received May 25, 2016.
- Presentation packet, submitted by Loft 21, dated June 1, 2016.
- May 17, 2016 Staff ARB memorandum.

Meeting History	
Village Board Preliminary Evaluation (COW):	April 25, 2016
Zoning Board Meeting	May 10, 2016
Architectural Review Board	May 17, 2016
Architectural Review Board (current)	June 1, 2016

May 24, 2016

Mr. Wes Graver
ARB Chairman
Lincolnshire, IL

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

Dear Mr. Graver and Members of the Board,

With this letter we hope to provide an overview of our revised 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', based on comments received from the ARB at the meeting on May 17th, 2016. Below I will provide a brief summary of our planned improvements, as well as revisions made to the original proposal. You will also find attached a more detailed packet containing the following items:

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

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 building and zoning codes 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 3500 SF bermed planting bed, a monument sign with surrounding plantings, and continuous landscaping along where the building meets the ground, as well as an added accent landscape peninsula centered on the west building façade. In the rear of the building we are

providing new trees and reseeding at the existing detention pond. The existing parking lot to the east of the building will remain largely as is, with improvements to the circulation, additional ADA spaces and existing conditions up to code where financially feasible, as well as adding a new, larger landscape island adjacent to the existing porte-cochere at the main entry.

Exterior Façade Work:

Our aim is to create a more refined building façade with softer, cooler and more contemporary colors, emphasized wood elements and additional metal components to meet 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 slightly larger base posts and infill metal 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.

Revisions to the Design Package from the ARB meeting on May 17, 2016:

Based on the feedback received from the ARB meeting on May 17, 2016, the Loft 21 project team has made the following revisions to the proposed design package:

- Additional plant materials including a Sargent Crabapple, evergreen shrubs and grasses have been provided adjacent to the west building façade.
- The Eastern Red Cedar have been substituted with Mission Arborvitae.
- Plant materials including River Birch, Little Bluestem, Feather Reed Grass and perennials have been provided adjacent to the east building façade.
- A large landscaped island has been added adjacent to the existing porte-cochere in the parking lot to the east of the building, adjacent to the main entry to the building.
- The landscape planting has been revised along the existing west building façade to include a mixture of low-grow shrubs, as well as taller native grasses. In addition to this, we have also added a larger landscaped peninsula centered on the building façade to provide more depth to the elevation, as well as break-up the length and linearity of the façade and provide some elevational variation to the building façade. This also breaks-up the length of the pick-up/drop-off aisle into smaller segments and add more permeable material to the site for storm water management.
- The design team has revised the monument sign design and location, based on comments from the ARB. We have moved the sign to the landscaped berm along Milwaukee Avenue, but still within the 15'-0" signage setback from the lot line. We have also adjusted the adjacent plantings at the sign and on the berm to allow for appropriate visibility, as well as slightly adjusting the landscaped area and drive aisle inlet to allow for the sign to be properly located.
- The materiality of the sign has also been adjusted based on the ARB comments. The previously-proposed stucco has been removed and the base has been adjusted to concrete, as well as the footprint of the base has been minimized. The main wood material of the sign has been adjusted to match the adjusted wood stain on the building being proposed, which is a cooler grey stain color now. The main wood component of the sign has been trimmed out with a minimal accent metal band around the border of the wood.
- The revised detailing of the proposed railing on the existing first and second floor balconies has been revised based on the comments from the ARB to go a more contemporary route with regard to color,

finish, form and materiality. The vertical balusters are now an accent metal while the main vertical supports are an accent stained wood, with main horizontals to match.

- The proposed trellis along the west façade has been updated so the perpendicular horizontal elements have been recessed within the main border ledgers for a more contemporary detail. The proposed festoon lights have also been tightened up so there is slightly less slack in the cord to provide less draping of the lights. The stain color of the wood trellis has also been updated as shown in the revised rendering and design package.
- The existing cornice coping at the top of the existing building parapet has been updated to include a new, cooler, darker finish to match the new cooler, more contemporary colors being proposed on the revised building proposal.

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

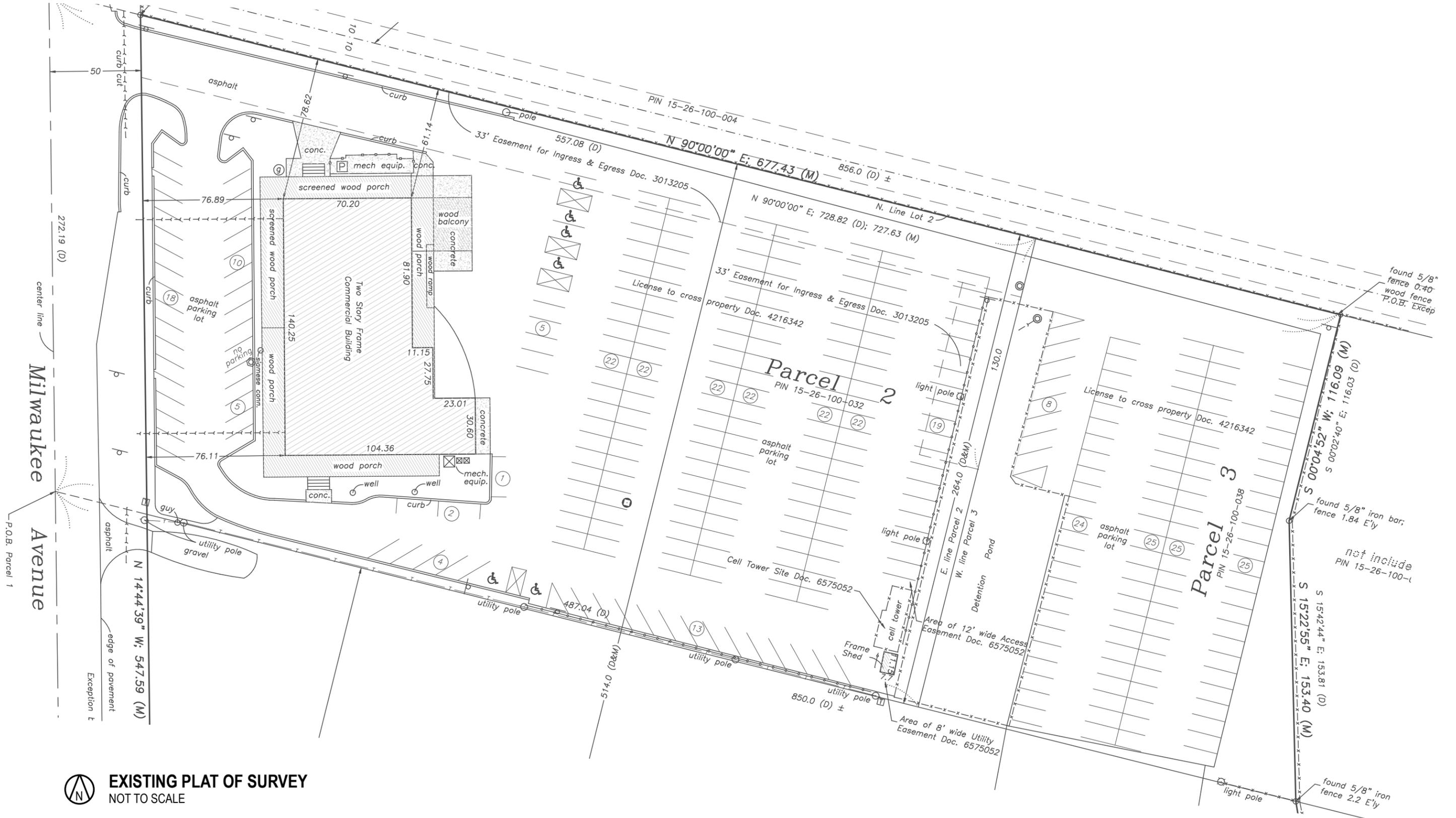


LOFT 21 - PROPOSED EVENT VENUE

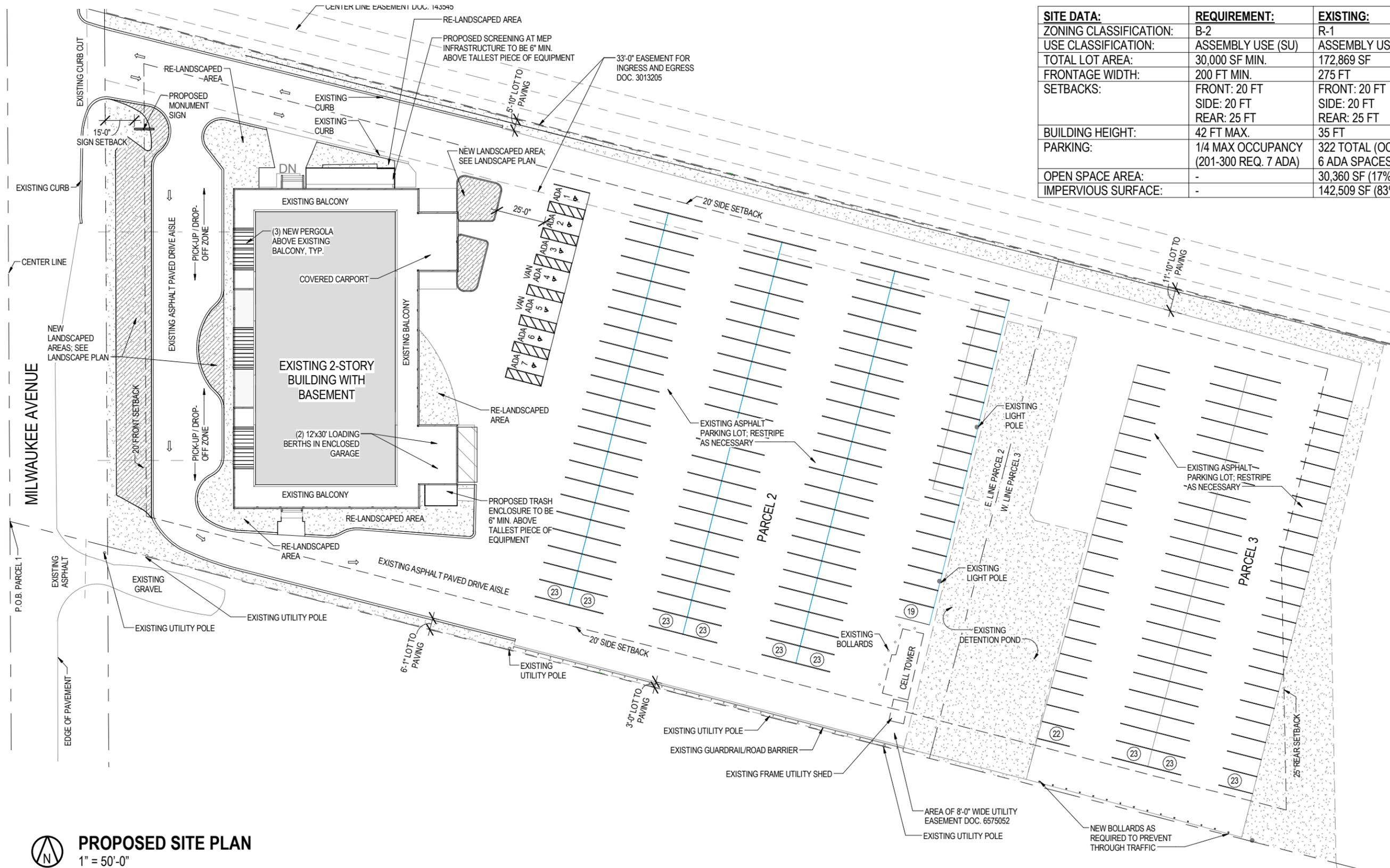
21661 N MILWAUKEE AVE, LINCOLNSHIRE

VILLAGE OF LINCOLNSHIRE REVIEW PACKET

(WITH REVISIONS PER ARB FEEDBACK FROM MEETING ON MAY 17, 2016)

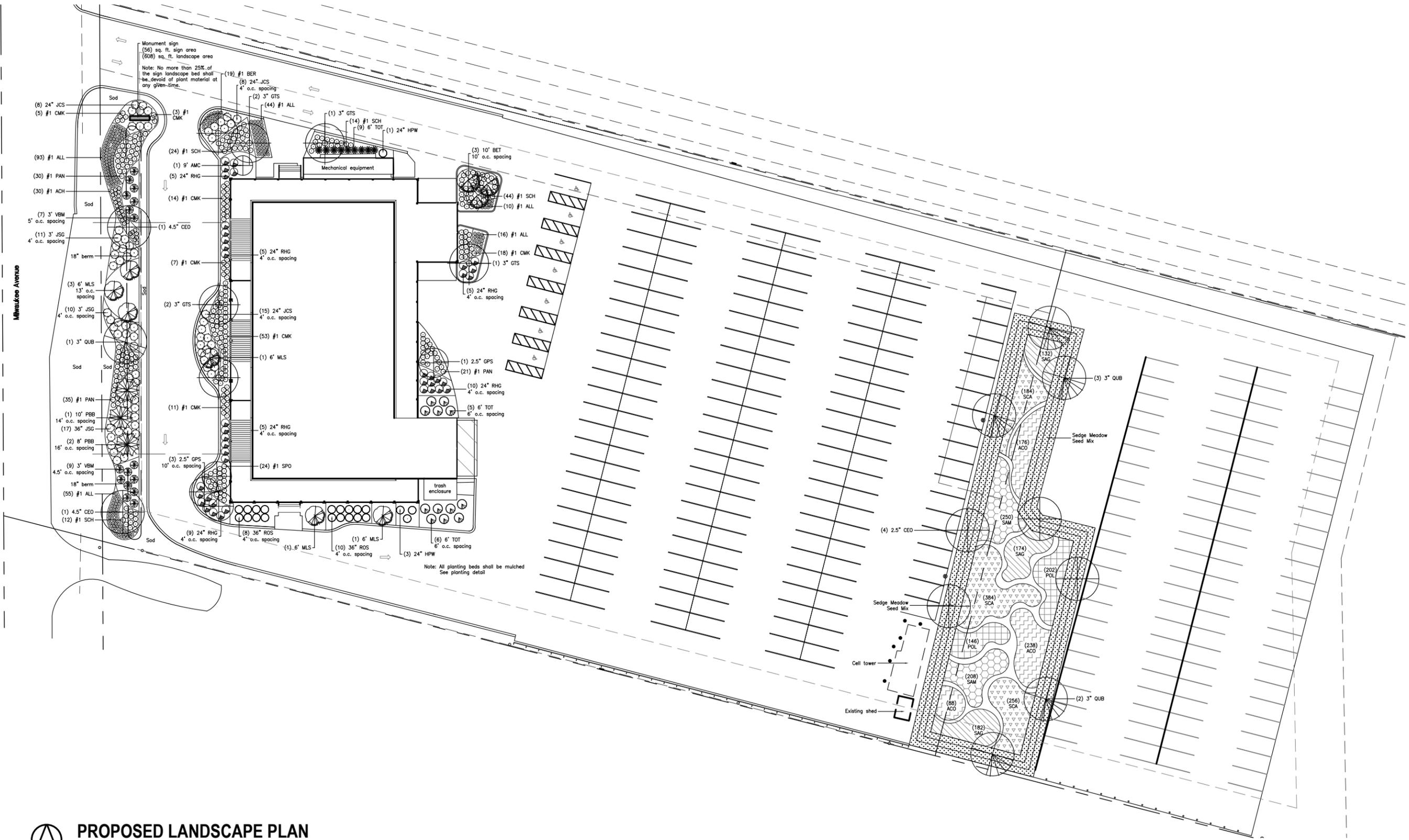


 **EXISTING PLAT OF SURVEY**
NOT TO SCALE



SITE DATA:	REQUIREMENT:	EXISTING:	PROPOSED:
ZONING CLASSIFICATION:	B-2	R-1	B-2
USE CLASSIFICATION:	ASSEMBLY USE (SU)	ASSEMBLY USE (SU)	NO CHANGE
TOTAL LOT AREA:	30,000 SF MIN.	172,869 SF	NO CHANGE
FRONTAGE WIDTH:	200 FT MIN.	275 FT	NO CHANGE
SETBACKS:	FRONT: 20 FT SIDE: 20 FT REAR: 25 FT	FRONT: 20 FT SIDE: 20 FT REAR: 25 FT	FRONT: NO CHANGE SIDE: NO CHANGE REAR: NO CHANGE
BUILDING HEIGHT:	42 FT MAX.	35 FT	NO CHANGE
PARKING:	1/4 MAX OCCUPANCY (201-300 REQ. 7 ADA)	322 TOTAL (OCC=1288) 6 ADA SPACES	255 TOTAL (OCC=1020) 7 ADA SPACES (2 VAN)
OPEN SPACE AREA:	-	30,360 SF (17%)	35,185 SF (20%)
IMPERVIOUS SURFACE:	-	142,509 SF (83%)	137,684 SF (80%)

PROPOSED SITE PLAN
1" = 50'-0"



 **PROPOSED LANDSCAPE PLAN**
 1" = 50'-0"

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
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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

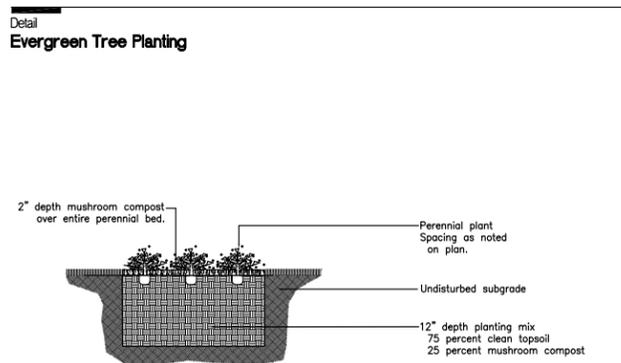
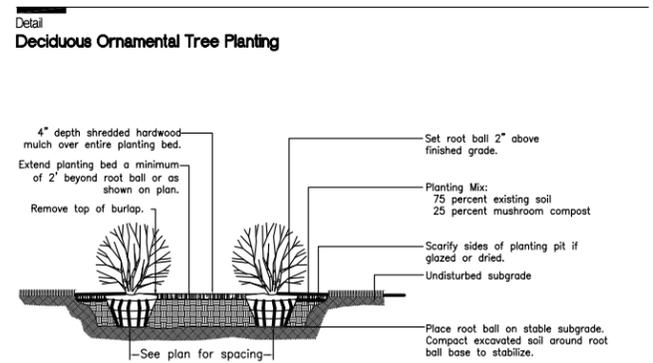
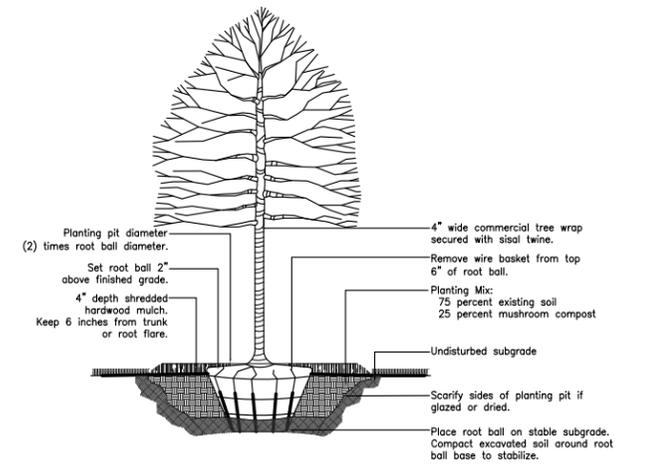
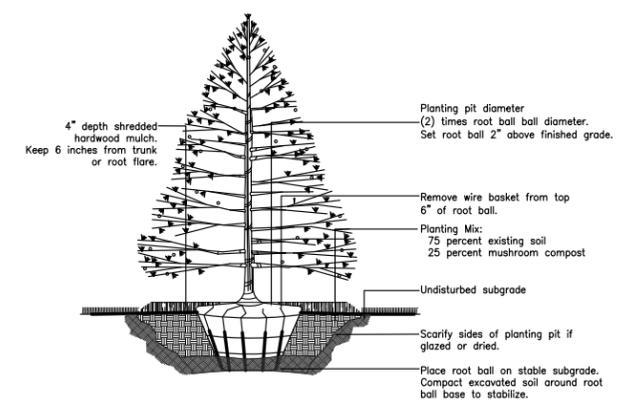
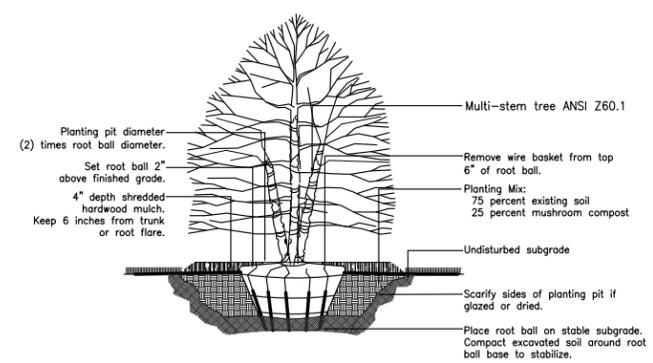
Shade Trees		Key	Qty.	Size	Botanical Name	Common Name	Remarks	Flowering Period
CEO	4	2.5"			Celtis occidentalis 'Prairie Pride'	Prairie Pride Common Hackberry	BB	N/A
CEO	2	4.5"			Celtis occidentalis 'Prairie Pride'	Prairie Pride Common Hackberry	BB	N/A
GPS	4	2.5"			Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	BB	N/A
GTS	4	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
BET	3	10'			Betula nigra	River Birch	N/A	N/A
MLS	6	6'			Malus sargentii	Sargent Crabapple	BB/Clump	April - May

Evergreen Trees		Key	Qty.	Size	Botanical Name	Common Name	Remarks	Flowering Period
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	31	24"			Juniperus chinensis 'Sargentii'	Sargent Juniper	BB	N/A
JSG	38	3'			Juniperus chinensis 'Sea Green'	Sea Green Juniper	BB	N/A
RHG	40	24"			Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	BB	March - April
ROS	18	#3			Rosa 'Pavement'	Pink Pavement Rose	Container	May - Sept.
TOT	21	6"			Thuja occidentalis 'Technyil'	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	30	#1			Achillea 'Moonshine'	Moonshine Yarrow	Container	July - Sept.
ACO	502	2"			Acorus calamus	Sweet Flag	Plugs	May - June
ALL	218	#1			Allium 'Summer Beauty'	Summer Beauty Allium	Container	July - Aug.
BER	19	#1			Bergenia cordifolia 'Winter Glow'	Winter Glow Bergenia	Container	April
CMK	110	#1			Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	Container	June - July
PAN	86	#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	94	#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



Baby Blueeyes Spruce



Pinky Winky Hydrangea



Sea Green Juniper



Gro-Low Fragrant Sumac



Pink Pavement Rose



Blue Muffin Arrowwood Viburnum



Sargent Juniper



Moonshine Yarrow



Sweet Flag



Summer Beauty Allium



Winter Glow Bergenia



Feather Reed Grass



Switch Grass



Water Smartweed



Broadleaf Arrowhead



Chairmaker's Rush



Hard Bulrush

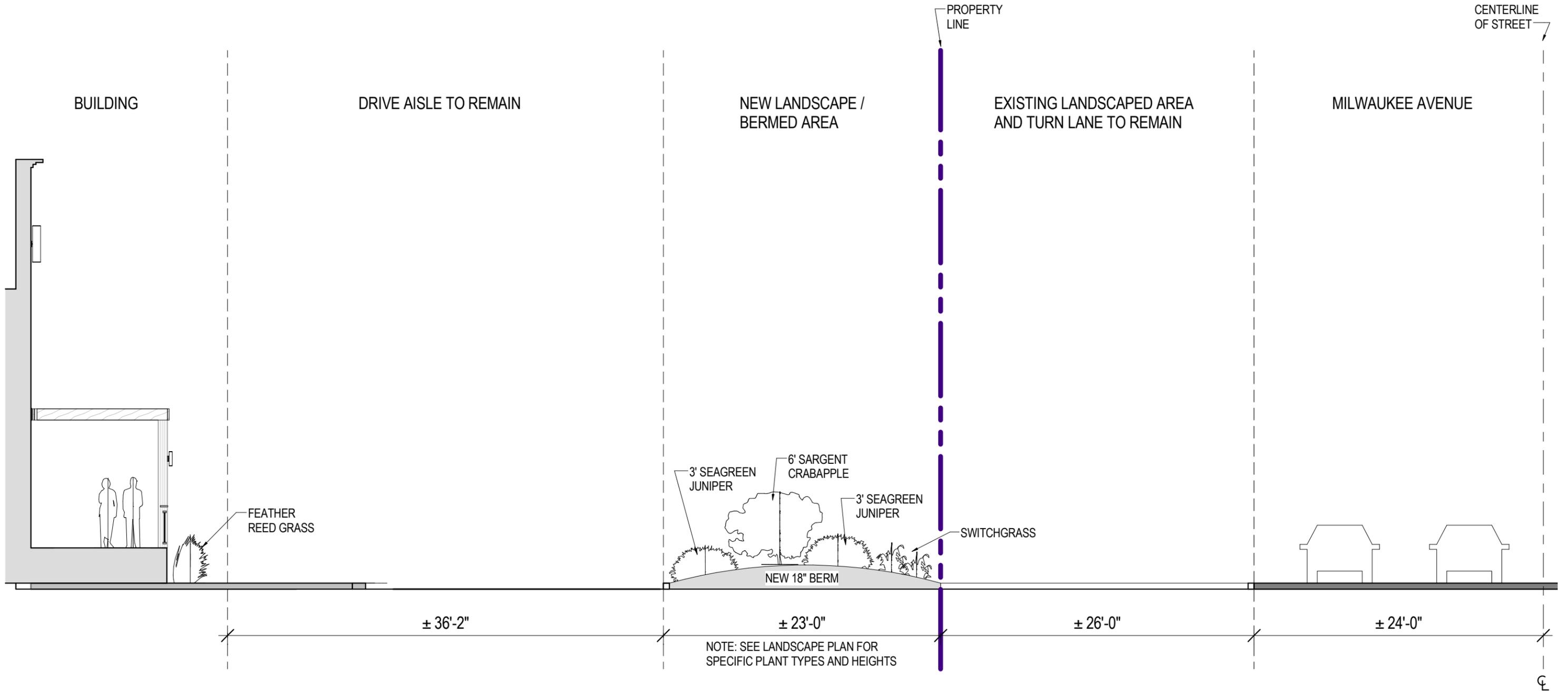


Little Bluestem

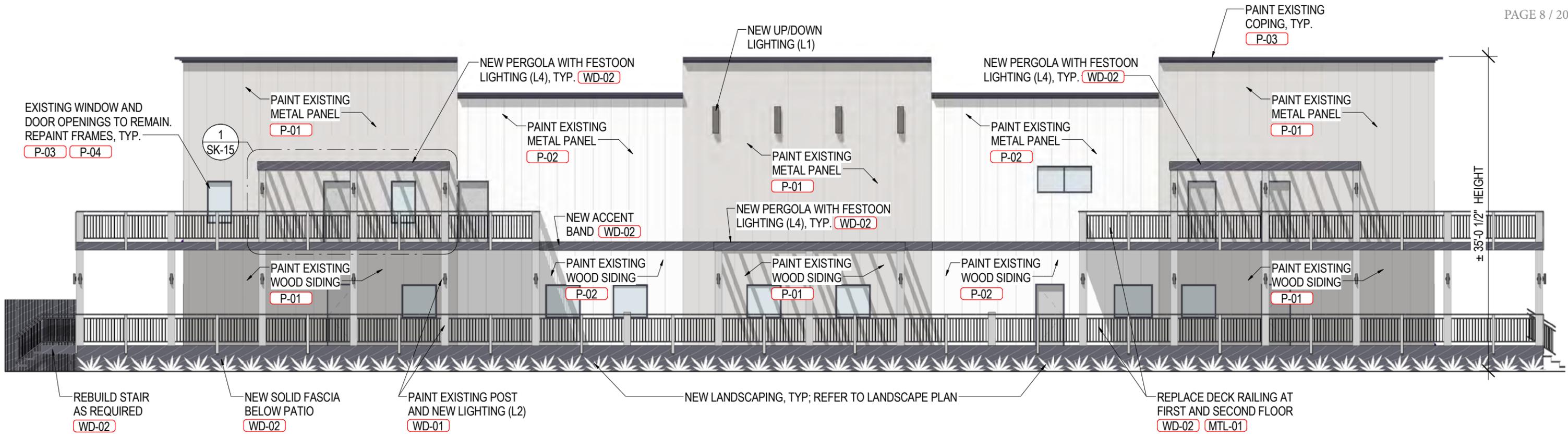


Prairie Dropseed

PLANTING SAMPLE PHOTOS

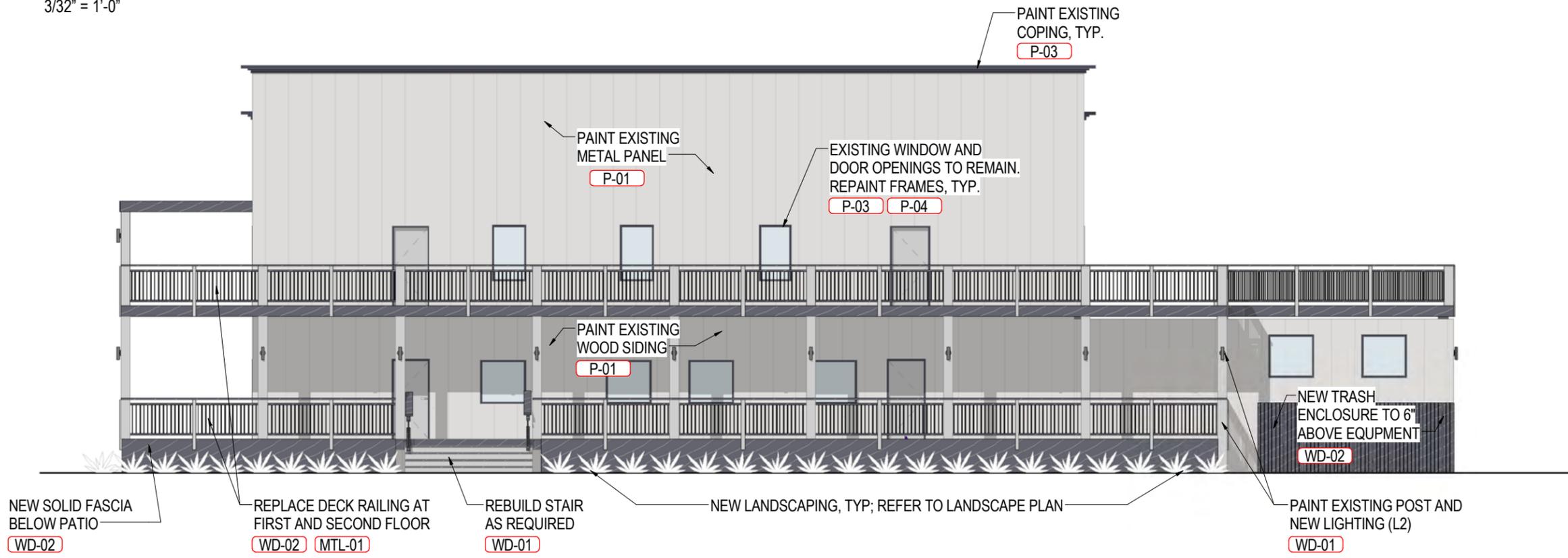


CONCEPTUAL STREETSCAPE SECTION
NOT TO SCALE



PROPOSED WEST (STREET FACING) ELEVATION

3/32" = 1'-0"



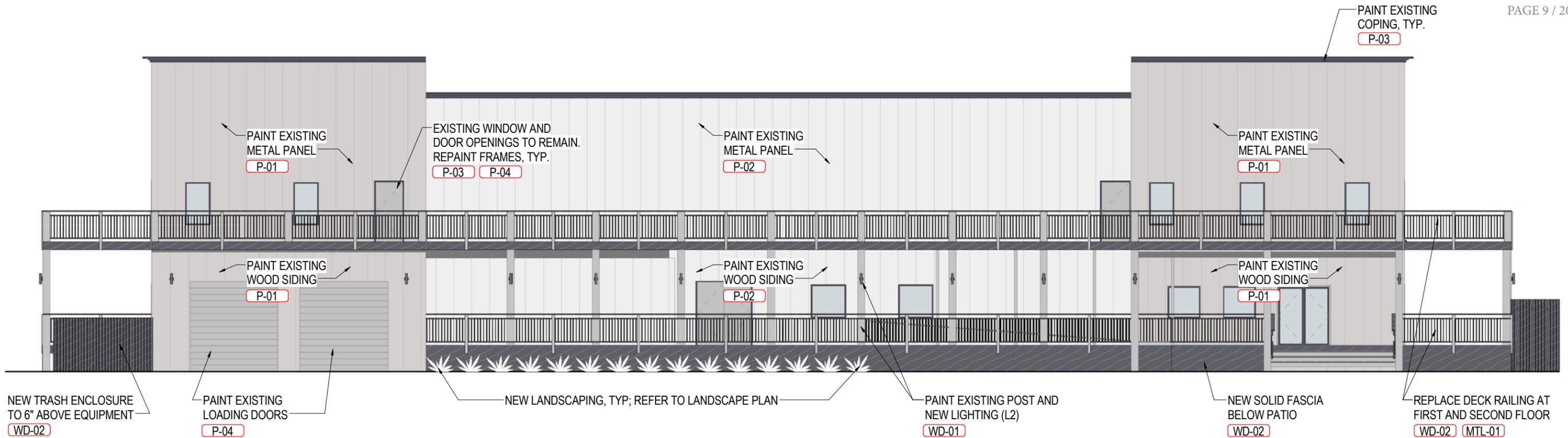
PROPOSED SOUTH ELEVATION

3/32" = 1'-0"

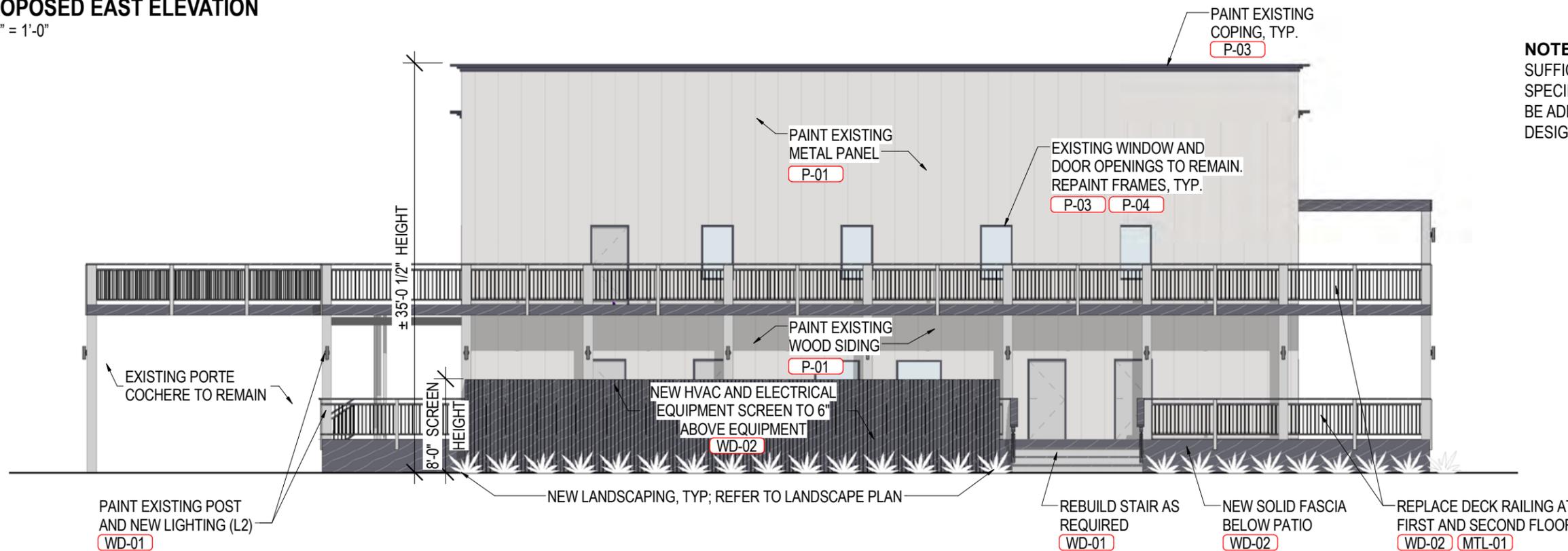
NOTE: MECHANICAL DESIGN IS NOT AT A POINT TO SUFFICIENTLY DETERMINE ROOFTOP EQUIPMENT SPECIFICATION OR HEIGHT. THIS INFORMATION WILL BE ADDED TO THE DRAWINGS DURING THE MAIN DESIGN PHASE OF THE PROJECT.



PROPOSED EQUIPMENT AND TRASH ENCLOSURE SCREENING
(AT GROUND LEVEL ONLY, SEE ELEVATION FOR COLOR)



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



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

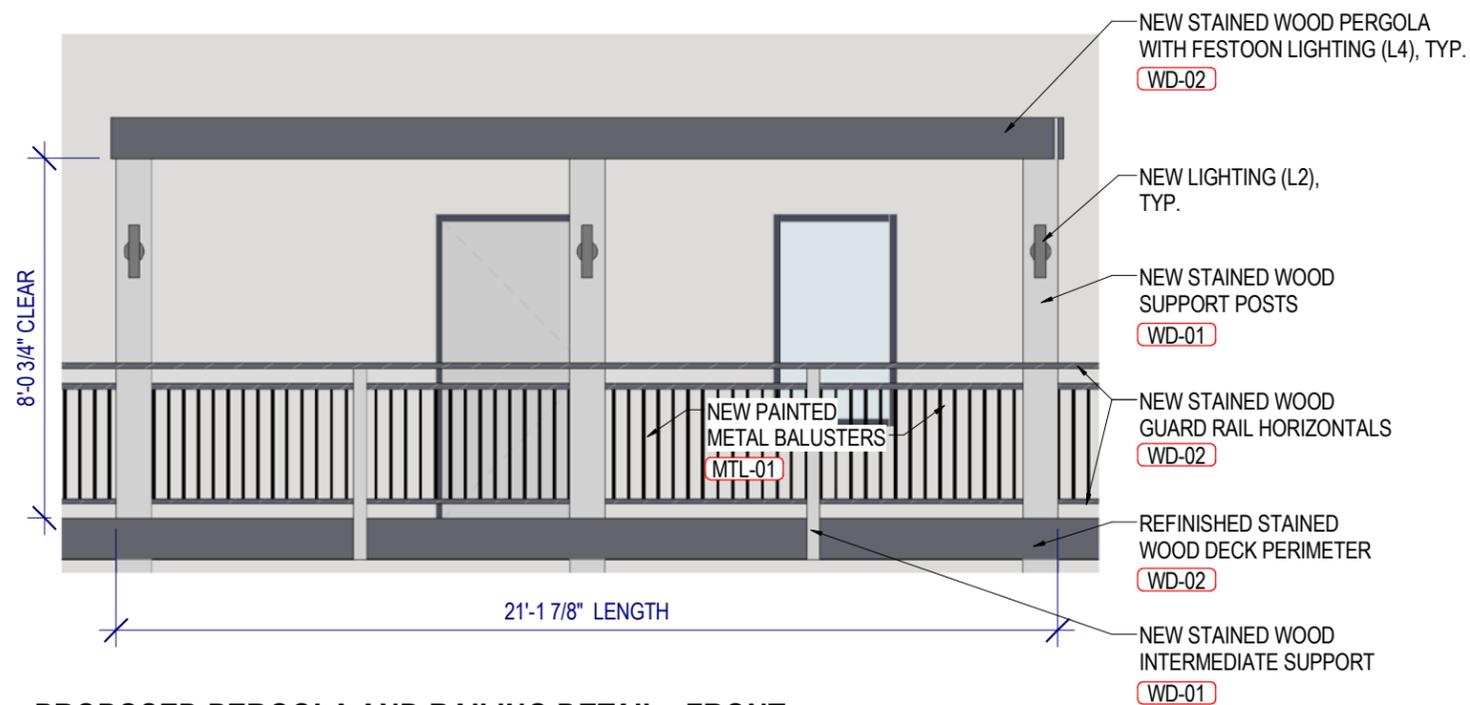
NOTE: MECHANICAL DESIGN IS NOT AT A POINT TO SUFFICIENTLY DETERMINE ROOFTOP EQUIPMENT SPECIFICATION OR HEIGHT. THIS INFORMATION WILL BE ADDED TO THE DRAWINGS DURING THE MAIN DESIGN PHASE OF THE PROJECT.



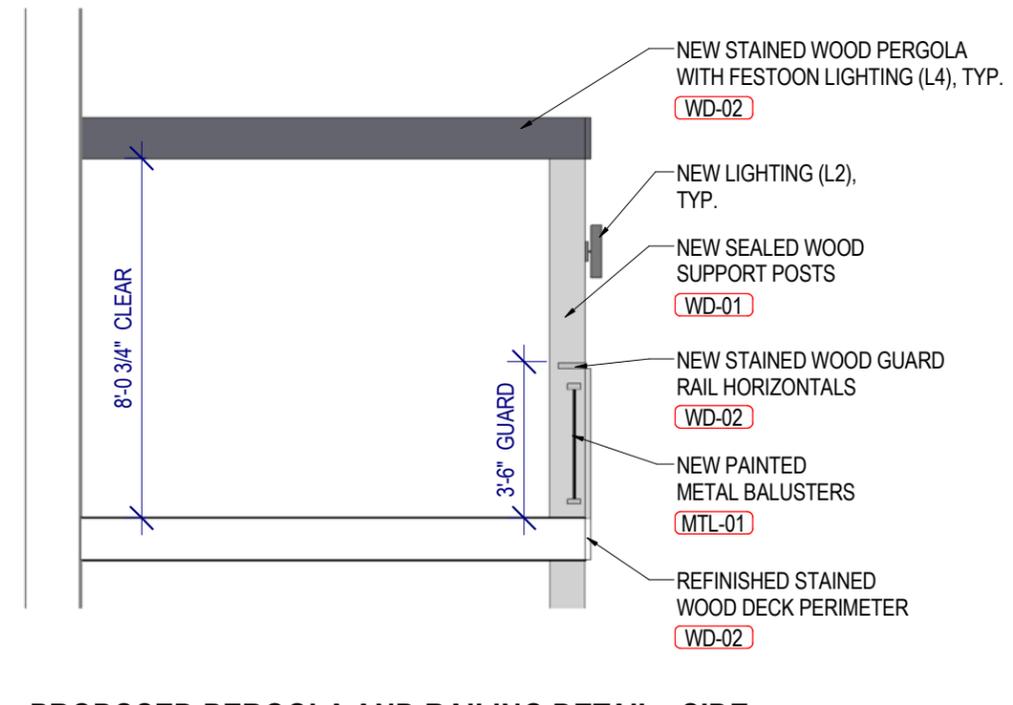
Inspiration for Deck Railing



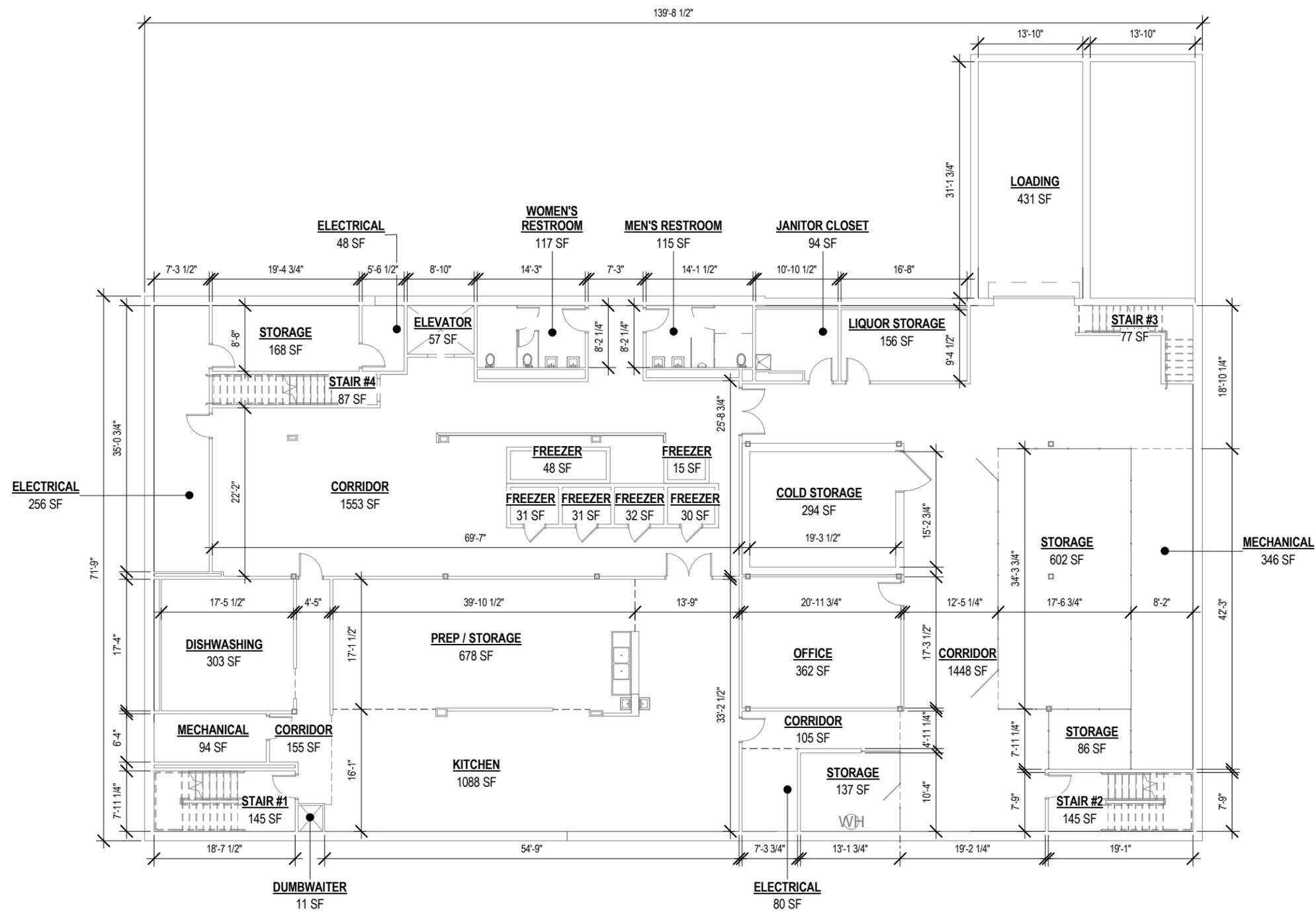
Inspiration for Pergola



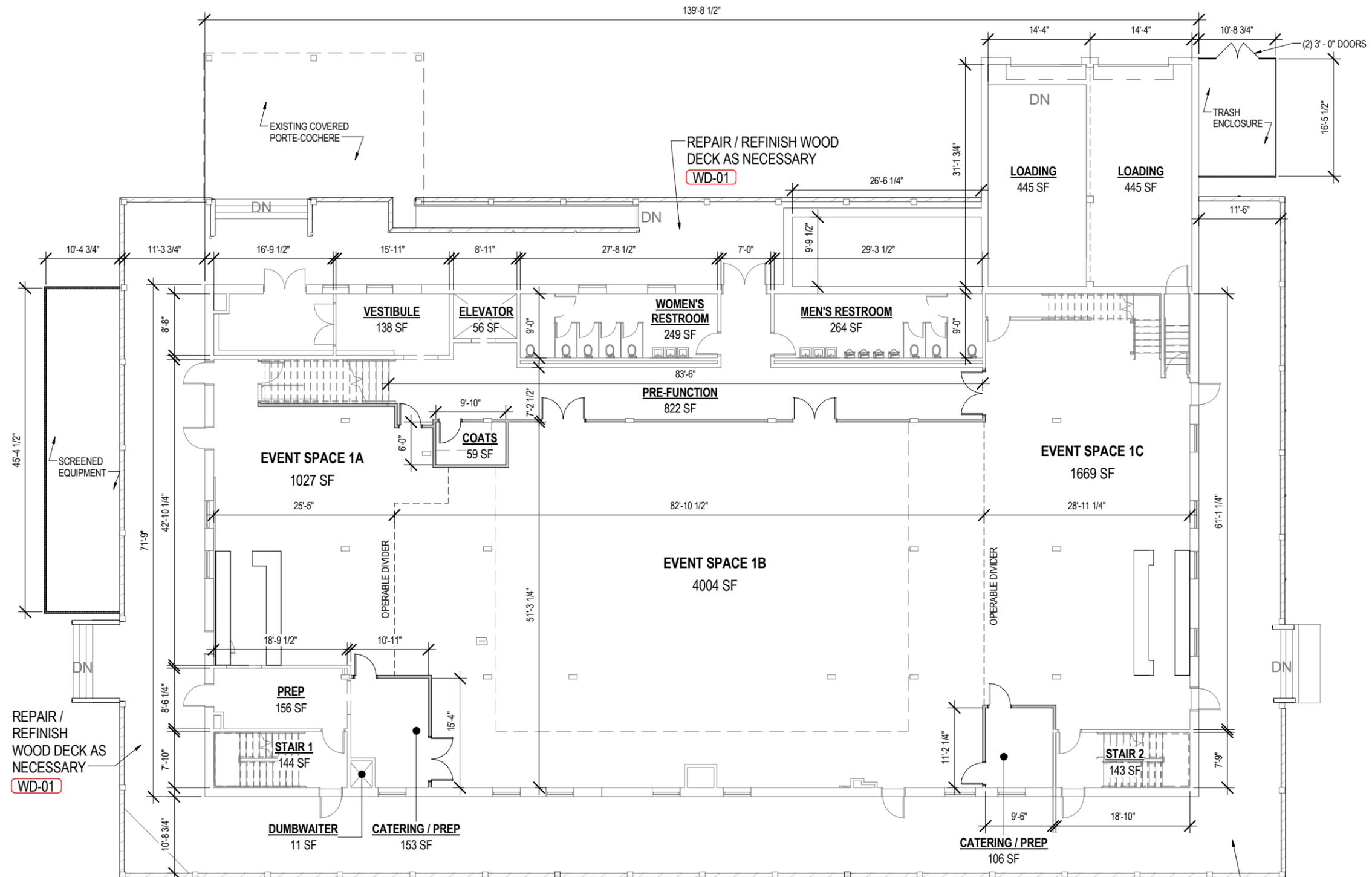
PROPOSED PERGOLA AND RAILING DETAIL - FRONT
1/4" = 1'-0"



PROPOSED PERGOLA AND RAILING DETAIL - SIDE
1/4" = 1'-0"

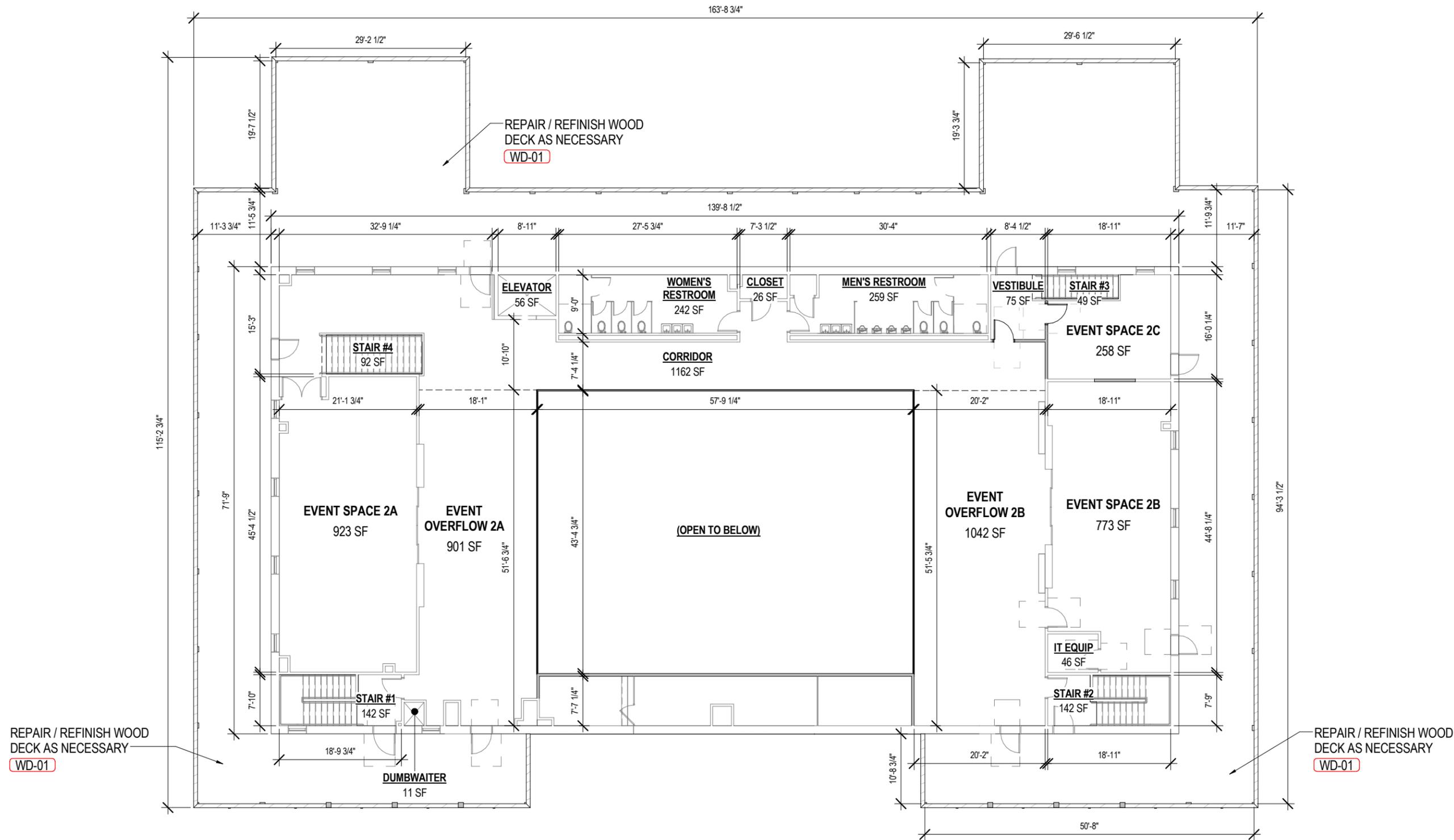


 **PROPOSED BASEMENT FLOOR PLAN**
1/8" = 1'-0"

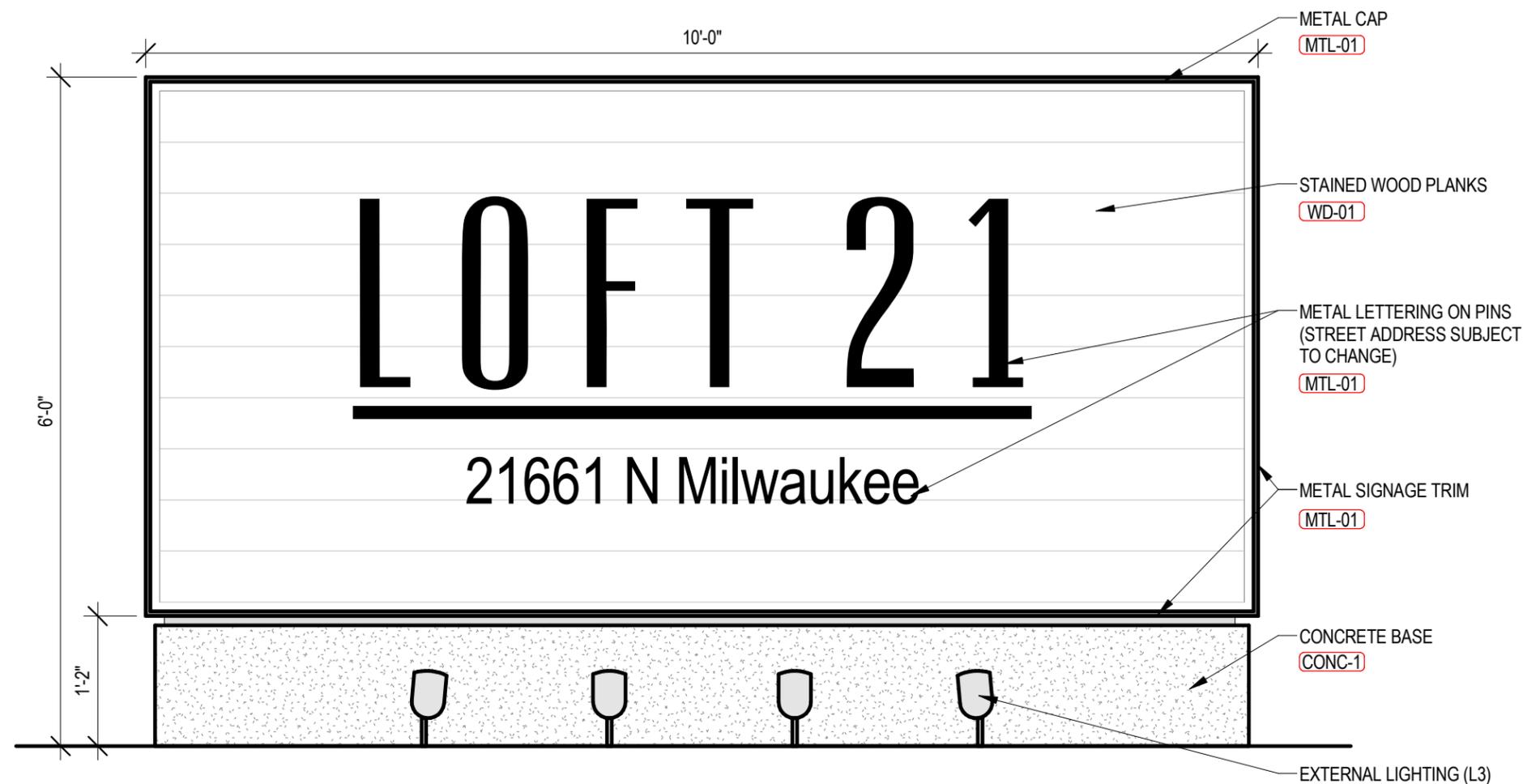
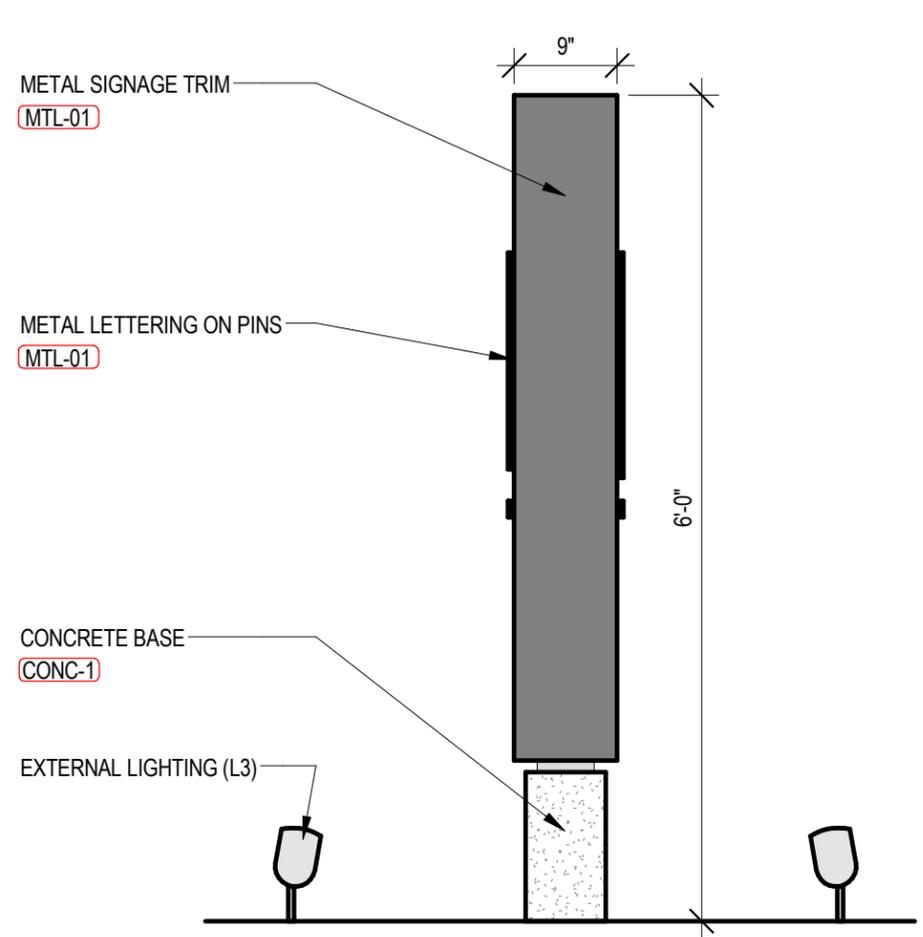


 **PROPOSED FIRST FLOOR PLAN**
1/8" = 1'-0"

REPAIR / REFINISH WOOD DECK AS NECESSARY
WD-01



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



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

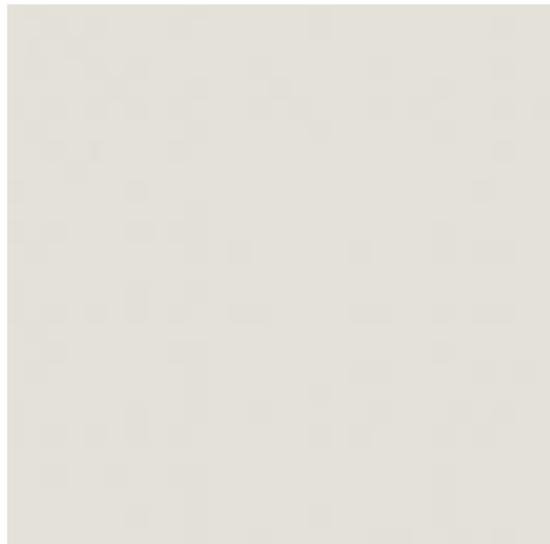
SIGNAGE REQUIREMENTS:	REQUIREMENT:	PROPOSED:
SIGNAGE ZONE:	CORRIDOR COMMERCIAL	NO CHANGE
SIGN AREA:	60 SF MAXIMUM	60 SF
HEIGHT OF MONUMENT:	6 FT MAXIMUM	6 FT
LENGTH OF MONUMENT:	10 FT MAXIMUM	10 FT
SETBACK:	15 FT MINIMUM	15 FT



PROPOSED SIGNAGE COLOR RENDER
NOT TO SCALE



P-01 Flat Paint
 Sherwin Williams SW7043 Worldly Gray
 Exterior Building



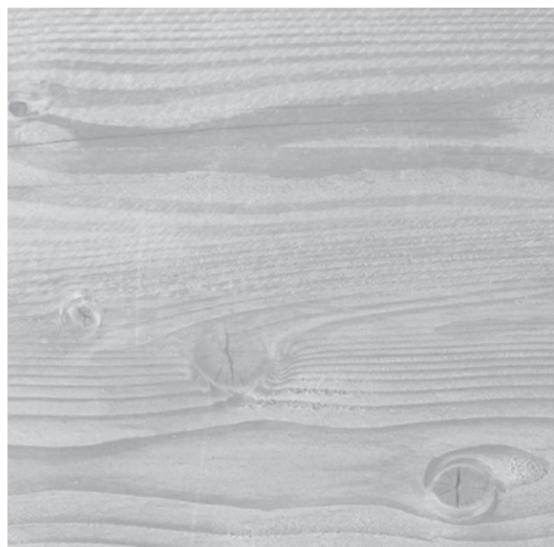
P-02 Flat Paint
 Benjamin Moore OC-23 Classic Gray
 Exterior Building



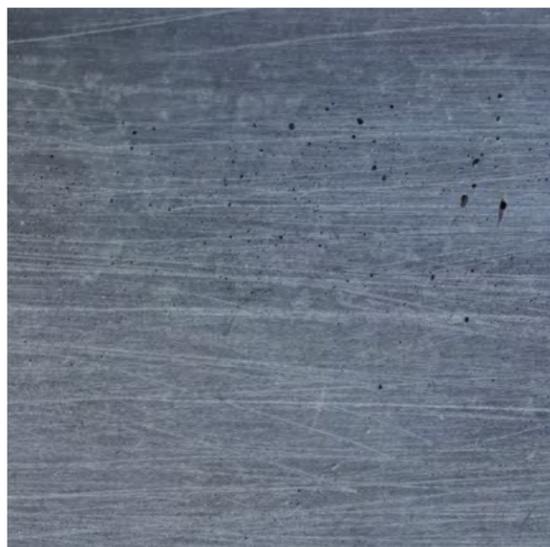
P-03 Semi Gloss Paint
 Sherwin Williams SW6250 Granite Peak
 Building Coping



P-04 Semi Gloss Paint
 Sherwin Williams SW7634 Pediment
 Exterior Doors and Windows



WD-01 Wood Stain
 Benjamin Moore Arborcoat Semisolid Stain
 Deck Railings & Posts, Signage Backing Slats, Trash and
 Equipment Screens, Deck Flooring



WD-02 Wood Stain
 Benjamin Moore Arborcoat Semisolid Stain
 Deck Perimeter Board, Fascia Below Patio, Pergola Slats,
 Deck Guard Rail



MTL-01 Prefinished Metal
 Black Iron
 Railing Balusters, Signage Cap and Frame



CONC-01 Concrete
 Smooth Sealed Concrete Finish
 Monument Signage Base

PROPOSED FINISH MATERIAL PALETTE
 SEE PLANS AND ELEVATIONS FOR SPECIFIC LOCATIONS



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

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

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.

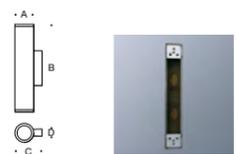
Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

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
©copyright BEGA-US 2016 Updated 02/16

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



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: KHR349589			
Company:	Fixture Type:	Date:	May 02, 2016
Project:	Approved By:		

L1 - EXTERIOR SCONCE AT NEW FEATURE WALL

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

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.

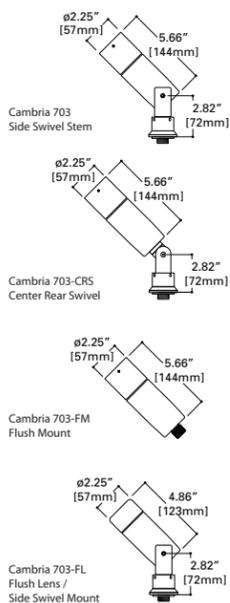


CAMBRIA 703

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

REQUEST FOR BOARD ACTION
Architectural Review Board
May 17, 2016

Subject:	Redevelopment of a Former Cubby Bear Bar Site - Loft 21 Banquet Hall
Action Requested:	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
Petitioner:	Trisha Bumpass & Standard Bank & Trust Co.
Originated By/Contact:	Tonya Zozulya, Economic Development Coordinator Department of Community & Economic Development
Advisory Board Review:	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.

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